

TOWN OF PARKER COUNCIL AGENDA

July 17, 2023

AMENDED

Notes:

Town Council meeting packets are prepared several days prior to the meeting. This information is reviewed and studied by the Councilmembers 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 Council.

Ordinances listed for first reading are being approved to introduce them. Public comment will be held upon second reading.

Public comment for items that are not on the agenda may be made in person or electronically at <http://parkeronline.org/CouncilPublicComment>. For those unable to provide comments in person or electronically through the website, please contact the Clerk's Office to make alternative arrangements. The Town Clerk can be reached at 303-805-3198. Public comments submitted electronically through the website that are received by 5:00 p.m. on the day of the regular or special Town Council meeting will be provided to the Town Council and will be included with the approved minutes of the Town Council meeting.

Public Viewing Only - YouTube: Town Council meetings may be viewed live on YouTube at www.youtube.com/townofparkerco.

PLEASE NOTE: Public participation is NOT available through YouTube.

1. TOWN COUNCIL MEETING SCHEDULE

- A. 6:00 P.M. – Call to Order Town Council Meeting and Roll Call**
- B. Executive Session – Immediately following Call to Order/Roll Call – (See Attached)**
- C. Reconvene Town Council Meeting at 7:00 P.M. or as soon thereafter as the regular public meeting can be conducted.**

2. SPECIAL PRESENTATIONS

- **Distinguished Budget Presentation Award, Award for Outstanding Achievement in Popular Annual Financial Reporting and Certificate of Achievement for Excellence in Financial Reporting**

- 3. PUBLIC COMMENTS (No action will be taken on these items.)** *Public Comment is an opportunity for Town residents and other interested individuals to speak about items that are NOT on the agenda. This comment period is limited to 30 minutes total time, with each individual allowed a maximum of 3 minutes to speak. You must sign up ahead of time in order to comment, and that sign up begins 30 minutes before the start of the meeting. The Council will accommodate as many speakers as possible during this time—but with preference to Town residents—but if public comment extends beyond the allotted 30 minutes, Town Council will continue the comment period at the end of the meeting, prior to adjourning for those who signed up before the meeting.*

4. REPORTS, ITEMS AND COMMENTS FROM MAYOR AND COUNCIL

5. PRESENTATION OF FINANCIAL STATEMENTS BY PLANTE MORAN PLLC

6. **CONSENT AGENDA**

Consent Agenda Items are considered to be routine and will be enacted by one motion and vote. There will be no separate discussion of Consent Agenda Items unless Council votes to remove an item for individual discussion. Ordinances on the Consent Agenda are for introduction only and will not be removed for discussion.

A. *APPROVAL OF MINUTES - July 10, 2023*

B. *ORDINANCE NO. 9.357 - First Reading*

A Bill for an Ordinance to Approve the Intergovernmental Agreement Between the Town of Parker and the Board of the County Commissioners of Douglas County Regarding Cost Sharing for the Construction of the Dransfeldt Road Extension Project

Department: Engineering and Public Works, Chris Hudson

Second Reading: August 7, 2023

C. *ORDINANCE NO. 3.74.3 - First Reading*

A Bill for an Ordinance Amending Ordinance No. 3.74.1, Series of 2013, by the Deletion of Certain Property from the Planned Development Zoned Area Known as the Crown Point Center Planned Development Property

Department: Community Development, Amber Wood Hicken

Second Reading: August 7, 2023

D. *ORDINANCE NO. 3.331.1 - First Reading*

A Bill for an Ordinance Rezoning Certain Property Within the Town of Parker, Colorado, to be Included Within the Highlands At King's Point PD-Planned Development District and Amending the Highlands at King's Point PD Planned Development District to Include Such Property, Pursuant to the Parker Land Development Ordinance and Amending the Zoning Ordinance and Map to Conform Therewith

Department: Community Development, Amber Wood Hicken

Second Reading: August 7, 2023

E. *ORDINANCE NO. 9.358 - First Reading*

A Bill for an Ordinance Approving the Intergovernmental Agreement between the Douglas County Clerk and Recorder and the Town of Parker Regarding the Conduct and Administration of the November 7, 2023, Coordinated Election

Department: Town Clerk, Chris Vanderpool

Town Attorney, Kristin Hoffmann

Second Reading: August 7, 2023

F. *RESOLUTION NO. 23-062*

A Resolution Setting a Public Hearing for Consideration of a Petition to Form the Downtown Parker Business Improvement District and Directing the Town Clerk to Cause a Notice of the Hearing to be Published and Mailed Pursuant to the Business Improvement District Act

Department: Town Attorney, Kristin Hoffmann

G. *CONTRACTS OVER \$100,000*

2023 Townwide Concrete Replacement Program (CIP23-004)

Amount: \$1,610,515

Contractor: Norra Concrete Construction Corporation

Department: Engineering and Public Works, John Mounier

7. **PUBLIC HEARINGS**

A. **POPE PROPERTY ANNEXATION**

Applicant: David Brehm, Plan West

Location: Southwest corner of Twenty Mile Road and Dransfeldt Road

Department: Community Development, Stacey Nerger

TRAKiT ANX22-009

No.:

1. **ORDINANCE NO. 2.282 - Second Reading (Continued from February 6, 2023 and May 1, 2023) (To be continued to October 16, 2023)**

A Bill for an Ordinance Approving and Accomplishing the Annexation of Contiguous Unincorporated Territory Known as the Pope Property in Douglas County

B. **RESOLUTION NO. 23-058**

A Resolution to Adopt the Bike and Pedestrian Master Plan as a part of the Town of Parker Transportation Master Plan

Department: Community Development, Jeremiah Fettig, Mary Munekata

C. **ORDINANCE NO. 3.36.5 - Second Reading**

A Bill for an Ordinance to Amend the Stroh Ranch Planned Development Master Plan 2nd Amendment - PD Development Guide Pursuant to the Parker Land Development Ordinance

Department: Community Development, Julia Duncan

Trakit No.: Z22-016

8. **ORDINANCES**

A. **ORDINANCE NO. 4.52.4 - Second Reading**

A Bill for an Ordinance to Amend Ordinance Nos. 4.52.1, Series of 2004, 4.52.2, Series of 2006, and 4.52.3, Series of 2008, to Amend the Title to Chapter 10.10, Subsection 10.10.010(a), and Sections 13.06.070, 13.07.080, 13.07.140 and 13.10.110 of the Parker Municipal Code Concerning the Parks, Trails, Open Space & Streetscape Design and Construction Manual

Department: Community Development, Mary Munekata

Parks, Recreation, and Open Space, Brett Collins

- B. ORDINANCE NO. 1.587 - Second Reading**
A Bill for an Ordinance Stating the Intent of the Town of Parker to Acquire Certain Property Interests for the Purpose of Constructing and Improving the Parker Road Sidewalk - East Side (Sulphur Gulch to South of Parker Square Drive), Through the Utilization of the Town's Power of Eminent Domain and Directing the Town's Staff and Town Attorney to Notify All Persons Affected Thereby of the Above-Stated Intent of the Town, and Thereafter to Comply with All Pertinent Provisions of C.R.S. § 38-1-101, et. seq., Relating to Good Faith Negotiations
Department: Engineering & Public Works, Chris Hudson
- C. ORDINANCE NO. 1.589 - Second Reading**
A Bill for an Ordinance Stating the Intent of the Town of Parker to Acquire Certain Property Interests for the Purpose of Constructing and Widening Lincoln Avenue, a Town Roadway, from Keystone Boulevard to Parker Road, Through the Utilization of the Town's Power of Eminent Domain, and Directing the Town's Staff and Town Attorney to Notify All Persons Affected Thereby of the Above-Stated Intent of the Town, and Thereafter to Comply with All Pertinent Provisions of C.R.S. § 38-1-101, et seq., Relating to Good Faith Negotiations
Department: Engineering and Public Works, Patrick Burke
- D. ORDINANCE NO. 1.588 - Second Reading**
A Bill for an Ordinance to Approve the Right-of-Way Purchase and Sale Agreement by and Between Primary Colors Land Company Inc. and the Town of Parker for a Portion of Lot 6, Block 1, Twenty Mile Village Filing No. 2, 1st Amendment
Department: Engineering and Public Works, Bob Exstrom
- E. ORDINANCE NO. 9.359 - Second Reading**
A Bill for an Ordinance Approving the Agreement Regarding Construction of Development Improvement Project Drainage and Flood Control Improvements for Brandy Gulch Upstream of Spirit Trail Boulevard (Agreement No. 23-04.15 Project No. 109776) By and Between Urban Drainage and Flood Control District d/b/a Mile High Flood District and the Town of Parker
Department: Engineering and Public Works, Alex Mestdagh
- F. ORDINANCE NO. 5.06.42.2 - Second Reading**
A Bill for an Ordinance to Amend Section 7.03.020 of the Parker Municipal Code Concerning Restrictions on Use of Certain Vehicles
Department: Town Attorney's Office, Jamie Wynn
Police, Jim Tsurapas
Engineering and Public Works, Tom Williams
- G. ORDINANCE NO. 5.06.42.3 - Second Reading**
A Bill for an Ordinance to Amend Chapter 7.03 of the Parker Municipal Code by the addition Thereto of a New Section 7.03.025 Concerning Golf Cars on Public Town Roadways
Department: Town Attorney's Office, Jamie Wynn
Police, Jim Tsurapas
Engineering and Public Works, Tom Williams

H. ORDINANCE NO. 12.03.7 - Second Reading
A Bill for an Ordinance to Amend Section 12.02.100 of the Parker Municipal Code Concerning the Use of Motorized Vehicles

Department: Town Attorney, Jamie Wynn
Police, Jim Tsurapas
Engineering and Public Works, Tom Williams

9. PUBLIC COMMENTS CONTINUED IF NECESSARY

10. ADJOURNMENT

Parker Town Council

Executive Session Agenda

July 17, 2023

“To hold a conference with the Town’s attorney to receive legal advice on specific legal questions, pursuant to C.R.S. § 24-6-402(4)(b).”

1. Quasi-judicial hearings
2. Chapter 10.11 of the Parker Municipal Code concerning a proposed Kime Ranch Metropolitan District service plan and intergovernmental agreement

**TOWN OF PARKER COUNCIL
MINUTES
JULY 10, 2023**

Mayor Jeff Toborg called the meeting to order at 6:17 p.m. All Councilmembers were present.

Town Attorney Kristin Hoffmann announced there were a total of two topics for discussion in the Executive Session. Under C.R.S. § 24-6-402(4)(b), the first item was about Section 15.9 of the Parker Home Rule Charter concerning concurrent annexation and zoning. The second item was regarding Chapter 10.11 of the Parker Municipal Code concerning a First Amendment to the Olde Town Metropolitan District Service Plan.

EXECUTIVE SESSION

Brandi Wilks moved and Todd Hendreks seconded to go into Executive Session at 6:18 p.m. to receive legal advice on specific legal questions, pursuant to C.R.S. § 24-6-402(4)(b).

The motion was approved unanimously.

Joshua Rivero moved and Anne Barrington seconded to come out of Executive Session at 6:57 p.m.

The motion was approved unanimously.

Todd Hendreks moved and Anne Barrington seconded to recess the Regular Meeting until 7:00 p.m.

The motion was approved unanimously.

REGULAR SESSION

Mayor Toborg reconvened the regular Town Council meeting at 7:02 p.m.

Mayor Toborg led the Council and audience in the Pledge of Allegiance.

SPECIAL PRESENTATIONS

Parker Police Explorers Competition Recognition

Mayor Toborg, Chief Jim Tsurapas, and Parker Police Explorers advisor Natalie, acknowledged the Parker Police Explorers for their performance in a recent competition. They took first place in all of their tactical competitions and placed in many of the other competitions.

PUBLIC COMMENTS

None.

REPORTS, ITEMS AND COMMENTS FROM MAYOR AND COUNCIL

Each Councilmember reported on meetings and activities they had attended since the last Town Council meeting.

CONSENT AGENDA

- A. *APPROVAL OF MINUTES - June 20, 2023*
- B. *ORDINANCE NO. 5.06.42.2 - First Reading*
A Bill for an Ordinance to Amend Section 7.03.020 of the Parker Municipal Code Concerning Restrictions on Use of Certain Vehicles
Department: Town Attorney's Office, Jamie Wynn
Police, Jim Tsurapas
Engineering and Public Works, Tom Williams
Second Reading: July 17, 2023
- C. *ORDINANCE NO. 5.06.42.3 - First Reading*
A Bill for an Ordinance to Amend Chapter 7.03 of the Parker Municipal Code by the addition Thereto of a New Section 7.03.025 Concerning Golf Cars on Public Town Roadways
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Police, Jim Tsurapas
Engineering and Public Works, Tom Williams
Second Reading: July 17, 2023
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Police, Jim Tsurapas
Engineering and Public Works, Tom Williams
Second Reading: July 17, 2023
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A Bill for an Ordinance Stating the Intent of the Town of Parker to Acquire Certain Property Interests for the Purpose of Constructing and Improving the Parker Road Sidewalk - East Side (Sulphur Gulch to South of Parker Square Drive), Through the Utilization of the Town's Power of Eminent Domain and Directing the Town's Staff and Town Attorney to Notify All Persons Affected Thereby of the Above-Stated Intent of the Town, and Thereafter to Comply with All Pertinent Provisions of C.R.S. § 38-1-101, et. seq., Relating to Good Faith Negotiations
Department: Engineering & Public Works, Chris Hudson
Second Reading: July 17, 2023

- F. *ORDINANCE NO. 1.588 - First Reading*
A Bill for an Ordinance to Approve the Right-of-Way Purchase and Sale Agreement by and Between Primary Colors Land Company Inc. and the Town of Parker for a Portion of Lot 6, Block 1, Twenty Mile Village Filing No. 2, 1st Amendment
Department: Engineering and Public Works, Bob Exstrom
Second Reading: July 17, 2023
- G. *ORDINANCE NO. 1.589 - First Reading*
A Bill for an Ordinance Stating the Intent of the Town of Parker to Acquire Certain Property Interests for the Purpose of Constructing and Widening a Portion of Lincoln Avenue, a Town Roadway, from Keystone Boulevard to Parker Road, Through the Utilization of the Town's Power of Eminent Domain, and Directing the Town's Staff and Town Attorney to Notify All Persons Affected Thereby of the Above-Stated Intent of the Town, and Thereafter to Comply with All Pertinent Provisions of C.R.S. § 38-1-101, et seq., Relating to Good Faith Negotiations
Department: Engineering and Public Works, Patrick Burke
Second Reading: July 17, 2023
- H. *ORDINANCE NO. 9.359 - First Reading*
A Bill for an Ordinance Approving the Agreement Regarding Construction of Development Improvement Project Drainage and Flood Control Improvements for Brandy Gulch Upstream of Spirit Trail Boulevard (Agreement No. 23-04.15 Project No. 109776) By and Between Urban Drainage and Flood Control District d/b/a Mile High Flood District and the Town of Parker
Department: Engineering and Public Works, Alex Mestdagh
Second Reading: July 17, 2023
- I. *CONTRACTS OVER \$100,000*
1. *Production Contract - School of Rock*
Amount: Walkout Potential \$130,000
Contractor: Veritas Productions, LLC
Department: Cultural, Carrie Glassburn
2. *Purchase of Additional Fleet Vehicles*
Amount: \$556,631
Contractor: John Elway Chevrolet
Department: Engineering and Public Works, Jim Gilbert
- J. *PROCLAMATION - Parks and Recreation Month in the Town of Parker*

Joshua Rivero moved to approve Consent Agenda Items 5A through 5J.

Todd Hendreks seconded the motion.

A roll call vote was taken:

Joshua Rivero - yes

Anne Barrington - yes

Todd Hendreks - yes

John Diak - yes

Brandi Wilks - yes

Laura Hefta - yes

The motion was approved unanimously.

PUBLIC HEARINGS

A. COYLE/PERKINS PROPERTY ANNEXATION AND ZONING (Continued from November 7, 2022, February 21, 2023, April 17, 2023, and June 5, 2023)

Applicant: Avalon Bay Communities, Inc.

Location: Southwest corner of Stroh Ranch and Crowfoot Valley Road

Department: Community Development, Julia Duncan

TRAKiT No.: ANX22-006 & Z22-017

Mayor Toborg opened the Public Hearing at 7:13 p.m.

This proposal is for annexation and zoning of 33.40 acres in unincorporated Douglas County located at the southeast corner of the intersection of Stroh Road and Crowfoot Valley Road. The site is bounded to the east by a vacant parcel of land owned by Parker Water & Sanitation District, to the south by the Meadowlark residential neighborhood and a private residence. To the west, across Crowfoot Valley Road, is the Looking Glass residential neighborhood, and to the north of the site, across Stroh Road, are the Hunter's Chase Condominiums.

If approved, the Annexation Agreement ensures the timing of commercial development submittals; the dedication of Planning Area 5, comprised of 4.74 acres of open space, to the Town; Douglas County School fees; trails; a financial contribution equating to the cost of the Lemon Gulch Trail connection adjacent to the property; parks; and road construction. The property is eligible for annexation because it is located within the Town's Planning Area (urban growth boundary) and satisfies the contiguity requirements of State statutes. The Town identified the Coyle property as a candidate for annexation through the Three-Mile Plan and the Parker 2035 Master Plan. The annexation is consistent with the Town's land use policies expressed in both plans. The annexation fulfills the Town of Parker goal of actively pursuing annexations to allow for continuity of services within the Parker 2035 Master Plan's Planning Area.

The subject property is currently zoned A1 - Agricultural One within Douglas County, and is proposed to be zoned Avalon-Parker Planned Development (PD). The proposed PD would permit a maximum of 343 residential dwelling units, 9.76 acres of commercial development, 4.77 acres of parkland, and a minimum of 6.68 acres of open space. The proposal would allow for multi-family housing types, minimum lot areas, building heights, lot widths, required

setbacks, and residential and commercial uses which are delineated amongst the five (5) proposed Planning Areas and are consistent with straight zoning proposed in the Land Development Ordinance Modernization.

Planning Area 1, adjacent to the intersection of Crowfoot Valley Road and Stroh Road, is designated within the PD as a “Mixed-Use Neighborhood and is intended to accommodate a mix of housing types at varied densities supporting neighborhood-centric commercial activities serving the needs of surrounding residents at a less-intense, more walkable scale. The Mixed-Use district is intended to include both vertical and horizontal mixed-use development and can serve as a transitional district to more intense commercial, mixed-use, and nonresidential districts and uses. Multi-tenant commercial development requirements have been included in the PD. At 8.76 acres of commercial zoning, this Planning area is consistent with the Neighborhood Center commercial requirements.

Planning Areas 2, 3, and 4 are multi-family residential and are intended to accommodate a variety of housing types and serve as transitional districts from the more intense Mixed-Use district of PA-1 to the less intense residential uses to the south. The land use development standards in PA2, 3 and 4 become more restrictive to respect the more sensitive single-family residences to the south. Maximum height on the southernmost residential portion of the property is 2 stories, equivalent in height to a single-family detached home. A minimum buffer for the southern properties of 30 feet is required along the southern property line, five feet more than the Development Design Standards required 25-foot setback when adjacent to single-family. A roadway along Crowfoot Valley Road is also required.

On May 11, 2023, the Planning Commission held a public hearing on the proposed PD zoning and voted 5-2 to recommend that the Town Council approve the zoning. The two Planning Commissioners who voted against the proposed zoning expressed concern about residential use, buffers/setbacks along the southern property line, and potential impacts to the existing residential property located in unincorporated Douglas County to the south.

Todd Nicotra of Avalon Bay, Denver; Daniel Jennings of Norris Design, Denver; and Andrew Johnson of Avalon Bay, Denver made a presentation on behalf of the applicant and answered questions of Council.

Public Comments: Carl Wilson, Parker; and Wanda Wilson, Parker, adjacent property owners spoke in opposition to the project and requested more buffers between the properties. Mitch Trevey, Parker, has represented this property owner for over fifteen years and advised that he feels this project fits the vision of the Town's Master Plan.

Mayor Toborg closed the Public Hearing at 8:04 p.m.

Mayor Toborg reopened the Public Hearing at 8:06 p.m.

Mayor Toborg closed the Public Hearing again at 8:16 p.m.

1. ORDINANCE NO. 2.281 - Second Reading (*Continued from November 7, 2022, February 21, 2023, April 17, 2023, and June 5, 2023*)
A Bill for an Ordinance Approving and Accomplishing the Annexation of Contiguous Unincorporated Territory Known as the Coyle/Perkins Property in Douglas County

John Diak moved to approve Ordinance No. 2.281 on second reading.

Todd Hendreks seconded the motion.

A roll call vote was taken:

Joshua Rivero - yes

Anne Barrington - yes

Todd Hendreks - yes

John Diak - yes

Brandi Wilks - yes

Laura Hefta - yes

The motion was approved unanimously.

2. ORDINANCE NO. 3.361 - Second Reading
A Bill for an Ordinance Zoning Certain Property Within the Town of Parker, Colorado, Known as the Coyle/Perkins Property to PD-Planned Development District Pursuant to the Town of Parker Land Development Ordinance and Amending the Zoning Ordinance and Map to Conform Therewith

John Diak moved to approve Ordinance No. 3.361 on second reading.

Laura Hefta seconded the motion.

A roll call vote was taken:

Joshua Rivero - yes

Anne Barrington - yes

Todd Hendreks - yes

John Diak - yes

Brandi Wilks - yes

Laura Hefta - yes

The motion was approved unanimously.

3. Annexation Agreement

Joshua Rivero moved to approve the Coyle/Perkins Annexation Agreement.

Todd Hendreks seconded the motion.

A roll call vote was taken:

Joshua Rivero - yes

Anne Barrington - yes

Todd Hendreks - yes

John Diak - yes

Brandi Wilks - yes

Laura Hefta - yes

The motion was approved unanimously.

B. NEWLIN CROSSING FILING 2

Applicant: Lennar Colorado LLC
Location: Northeast of Mainstreet and Chambers Road
Department: Community Development, Julia Duncan
Engineering and Public Works, Alex Mestdagh
TRAKiT No.: SUB22-037

Mayor Toborg opened the Public Hearing at 8:34 p.m.

The subject property is part of the Newlin Crossing Planned Development (PD) that is approved for future mixed-use development. The applicant, Lennar Colorado, LLC, submitted a final plat to create 109 residential lots along with required parks, open space, and trails. The final plat requires a public hearing due to the vacation of a public right-of-way tract that was previously dedicated to the Town. The subject property is located at the northeast corner of the intersection of Mainstreet and Chambers Road adjacent to the Carousel Farms and Stonegate residential neighborhoods. The property is bordered to the north by the Stonegate residential neighborhood, to the south by Mainstreet, to the east by a church and the Carousel Farms residential neighborhood, and to the west by Chambers Road. The applicant is proposing a final plat for future residential use containing detached, single-family homes as the first phase of development (Filing No. 2).

The proposed final plat for Filing No. 2 is a portion of the overall Newlin Crossing PD. The final plat has a total area of 79.3 acres and creates 109 lots and 12 tracts. The proposed lots will be developed with detached, single-family homes. The applicant has completed a Master Utility, Traffic and Drainage Studies for the entire Newlin Crossing PD that has been reviewed by staff and determined to be acceptable.

The prior, approved plat for the Newlin Crossing PD Filing No. 1 created and dedicated land known as Tract L to the Town for right-of-way (ROW). The applicant has performed additional design work for a future road in the ROW and determined that the ROW must be realigned. As a result of this design change, the applicant has requested that the Town vacate the original ROW and they will again dedicate land to the Town for a revised ROW that supports the updated road design. Final plat applications are typically processed administratively; however, the Municipal Code requires that applications involving the vacation of ROW to be decided by the Town Council at public hearing.

The final plat application also requires that a road connection to Newlin Gulch Boulevard be made within the adjacent Carousel Farms neighborhood. This road was originally planned to

connect from the northwest to minimize impacts to the adjacent Parker Bible Church property. However, the applicant has proposed an alternate design that connects from the west and requires a ROW dedication from the church to the Town. The alternate design has been reviewed and approved by the Engineering and Public Works Department subject to the dedication of necessary ROW. The applicant has reached an agreement with the church for conveyance of the ROW at an agreed price, and the church has provided a signed ROW deed for dedication to the Town. The ROW dedication must be accepted by the Town through a resolution in accordance with the Municipal Code.

Lennar Colorado employees Brian Wilson, Englewood; and Brian Stockton, Englewood, answered questions on behalf of the applicant.

Public Comments: Written comments were distributed to Council and made a part of the record. Siobhan Cox, Parker, and Kenneth Ramsey, Parker, voiced concerns over prairie dogs on the property and requested their relocation to Pueblo.

Mayor Toborg closed the Public Hearing at 8:54 p.m.

1. Resolution No. 23-056

A Resolution Accepting the Conveyance of Real Property from Riverside Baptist Church South for the Proposed Hobble Drive in Newlin Crossing

John Diak moved to approve Resolution No. 23-056.

Brandi Wilks seconded the motion.

A roll call vote was taken:

Joshua Rivero - yes

Anne Barrington - yes

Todd Hendreks - yes

John Diak - yes

Brandi Wilks - yes

Laura Hefta - yes

The motion was approved unanimously.

2. Final Plat

John Diak moved to approve the Newlin Crossing Filing No. 2 Final Plat based on staff recommendations.

Todd Hendreks seconded the motion.

A roll call vote was taken:

Joshua Rivero - yes
Anne Barrington - yes
Todd Hendreks - yes
John Diak - yes
Brandi Wilks - yes
Laura Hefta - yes

The motion was approved unanimously.

3. Subdivision Agreement

John Diak moved to approve the Newlin Crossing Filing No. 2 Subdivision Improvement Agreement based on staff recommendations.

Todd Hendreks seconded the motion.

A roll call vote was taken:

Joshua Rivero - yes
Anne Barrington - yes
Todd Hendreks - yes
John Diak - yes
Brandi Wilks - yes
Laura Hefta - yes

The motion was approved unanimously.

ORDINANCES

ORDINANCE NO. 1.582 - Second Reading

A Bill for an Ordinance to Approve the Right-of-Way Purchase and Sale Agreement By and Between Savanna Properties LLC and the Town of Parker for a Portion of Lot 22A, Block 1, Twenty Mile Village Filing No. 2

Department: Engineering and Public Works, Bob Exstrom

The purpose of this ordinance is to approve the Right-of-Way Purchase and Sale Agreement for the conveyance of real property from Savanna Properties LLC for a Portion of Lot 22A, Block 1, Twenty Mile Village Filing No. 2 for the Dransfeldt Road widening project. Approximately 834 square feet (SF) of additional right-of-way is needed at the northwest corner of Stage Run Road and Dransfeldt Road to relocate the existing traffic signal, to install a new traffic pedestal pole, and to accommodate new sidewalks and curb ramps. Approximately 3,829 SF of temporary construction easement is needed to facilitate construction, to reconstruct portions of the private driveway (egress) at the northeast corner disrupted by construction, and to restore private landscaping and irrigation that are anticipated to be impacted due to the widening.

Public Comments: None.

Laura Hefta moved to approve Ordinance No. 1.582 on second reading.

Anne Barrington seconded the motion.

A roll call vote was taken:

Joshua Rivero - yes

Anne Barrington - yes

Todd Hendreks - yes

John Diak - yes

Brandi Wilks - yes

Laura Hefta - yes

The motion was approved unanimously.

CONTRACTS OVER \$500,000

CONTRACT MODIFICATION - Hilltop Road/Canterberry Parkway Area Improvements (CIP 22-039) Contract Modification

Amount: \$498,705.00 Addition to the Original Contract Amount of \$989,515.50 for a Revised Total of \$1,488,220.50

Contractor: 53 Corporation, LLC

Department: Engineering and Public Works, Michael Grabczyk

On May 1, 2023, Town Council approved the award of the Hilltop Road and Canterberry Parkway Area Improvements project (CIP22-039) for \$989,915.50 to 53 Corporation, LLC. Due to budget and schedule concerns, a portion of the project consisting of stormwater pond improvements was removed from the contract.

On June 20, 2023, Town Council approved a resolution to negotiate a fee for the remaining project improvements with a single contractor, 53 Corporation, LLC. A fee of \$498,705 for the additional improvements was negotiated. The negotiated fee is less than the design engineer's opinion of probable cost, and staff considers it a fair and reasonable price. This contract amendment will allow 53 Corporation, LLC to move forward with scheduling and executing the construction of pond and drainage improvements associated with the Hilltop Road and Canterberry Parkway Area Improvements.

Public Comments: None.

Anne Barrington moved to approve the staff recommendation, as a part of the regular agenda.

Brandi Wilks seconded the motion.

A roll call vote was taken:

Joshua Rivero - yes

Anne Barrington - yes

Todd Hendreks - yes

John Diak - yes

Brandi Wilks - yes

Laura Hefta - yes

The motion was approved unanimously.

ADJOURNMENT

Joshua Rivero moved to adjourn the meeting at 9:09 p.m.

Anne Barrington seconded the motion.

A roll call vote was taken:

Joshua Rivero - yes

Anne Barrington - yes

Todd Hendreks - yes

John Diak - yes

Brandi Wilks - yes

Laura Hefta - yes

The motion was approved unanimously.

Susan L. Irvine, Deputy Town Clerk

Jeff Toborg, Mayor



Request for Town Council Action

Date: July 17, 2023

Submitted By: Chris Hudson, Deputy Director of Engineering

Reviewed By: Michelle Kivela, Town Manager

Title: **ORDINANCE NO. 9.357 - First Reading**
A Bill for an Ordinance to Approve the Intergovernmental Agreement
Between the Town of Parker and the Board of the County
Commissioners of Douglas County Regarding Cost Sharing for the
Construction of the Dransfeldt Road Extension Project
Department: Engineering and Public Works, Chris Hudson
Second August 7, 2023
Reading:

EXECUTIVE SUMMARY

The purpose of the attached ordinance is to approve the Intergovernmental Agreement (IGA) with Douglas County for partial construction funding of the proposed Dransfeldt Road extension construction project. This IGA is needed to formalize negotiations and jointly fund the construction effort.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

For the past decade, the Town has been contemplating the extension of Dransfeldt Road south of Twenty Mile Road, over Cherry Creek, connecting to Motsenbocker Road. This proposed roadway is an important component to the Parker area's long-term roadway transportation plan. Due to a portion of the proposed roadway extension being located in unincorporated Douglas County, the project needs to be coordinated with Douglas County. After several years of discussions with Douglas County staff, the Town and County moved forward with an ordinance (9.286) approving an intergovernmental agreement (IGA) for design in 2019. The original IGA for design was amended a total of three (3) times in 2019, 2021, and 2022 for funding to complete the design effort. The proposed Dransfeldt Road extension project also includes improvements to Motsenbocker Road from the Todd Drive intersection to the proposed new Dransfeldt/Motsenbocker intersection. The limits of the improvements are shown on the attached vicinity map.

Rather than continue to amend the original IGA, Douglas County would like to start a new IGA for the construction of the Dransfeldt Road extension improvements. This construction IGA acknowledges the Town's other IGA with the Mile High Flood Control District and the Cherry Creek Basin Water Quality Authority for the Cherry Creek floodway improvements. This

Douglas County construction IGA would commit Douglas County to an \$8-million funding contribution for the construction of the Dransfeldt extension project. Construction of the roadway improvements is tentatively anticipated to commence in the 4th quarter of 2023 or the 1st quarter of 2024 following the floodway improvements. Due to the variability in the start of construction, the roadway IGA has a flexible construction award date of July 31, 2024 and a substantial completion date of May 1, 2026. An ordinance is needed for the approval of this IGA.

The Douglas County Board of County Commissioners is tentatively scheduled to review this IGA at their August 22, 2023 meeting.

FINANCIAL IMPACT

Funding has been appropriated for this construction effort in the Streets Capital Projects Fund (301-4310).

STRATEGIC GOAL(S)



INNOVATE WITH
COLLABORATIVE
GOVERNANCE



DEVELOP A VISIONARY
COMMUNITY THROUGH
BALANCED GROWTH

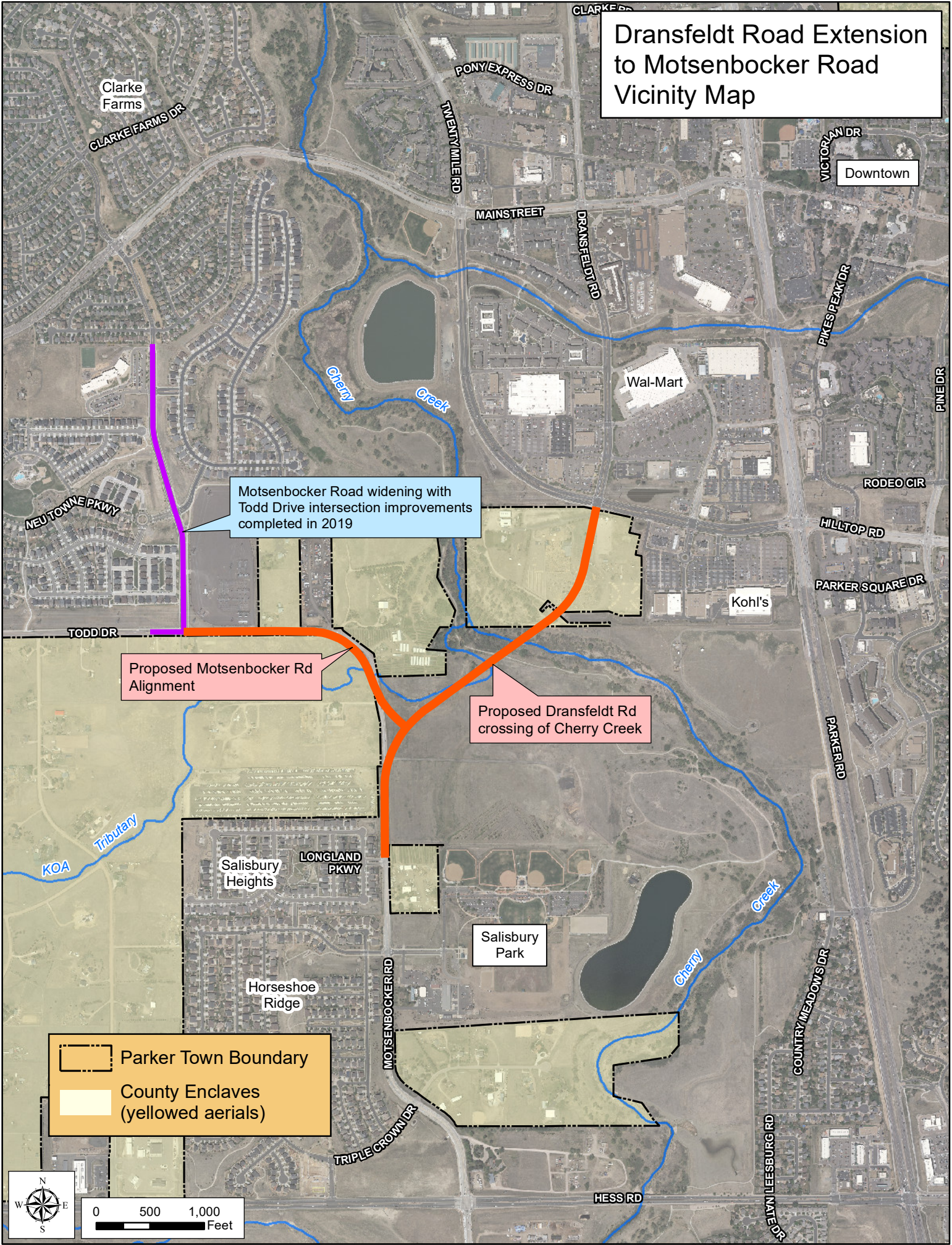
ATTACHMENTS

1. Dransfeldt Road Extension South of 20 Mile Vicinity Map
2. Ordinance No. 9.357

RECOMMENDED MOTION

I move to approve Ordinance No. 9.357 on first reading and to schedule second reading for August 7, 2023, as part of the consent agenda.

Dransfeldt Road Extension to Motsenbocker Road Vicinity Map



ORDINANCE NO. 9.357, Series of 2023

TITLE: A BILL FOR AN ORDINANCE TO APPROVE THE INTERGOVERNMENTAL AGREEMENT BETWEEN THE TOWN OF PARKER AND THE BOARD OF COUNTY COMMISSIONERS OF DOUGLAS COUNTY REGARDING COST SHARING FOR THE CONSTRUCTION OF THE DRANSFELDT ROAD EXTENSION PROJECT

NOW, THEREFORE, THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, ORDAINS:

Section 1. The Town Council of the Town of Parker hereby approves the Intergovernmental Agreement between the Town of Parker and the Board of County Commissioners of Douglas County Regarding Cost Sharing for the Construction of the Dransfeldt Road Extension Project, which is attached hereto as **Exhibit 1** and incorporated herein by this reference, and authorizes the Mayor of the Town to enter into the Agreement on behalf of the Town.

Section 2. Safety Clause. The Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town of Parker, that it is promulgated for the health, safety and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained. The Town Council further finds that the title to this Ordinance was posted in two public places two days before the Town Council meeting, as provided by Section 7.5e. of the Town of Parker Home Rule Charter.

Section 3. Severability. If any clause, sentence, paragraph or part of this Ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect application to other persons or circumstances.

Section 4. This Ordinance shall become effective ten (10) days after final publication.

INTRODUCED AND PASSED ON FIRST READING this ____ day of _____, 2023.

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

ADOPTED ON SECOND AND FINAL READING this ____ day of _____, 2023.

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

APPROVED AS TO FORM:

Kristin Hoffmann, Town Attorney

EXHIBIT 1

INTERGOVERNMENTAL AGREEMENT BETWEEN THE TOWN OF PARKER AND THE BOARD OF COUNTY COMMISSIONERS OF DOUGLAS COUNTY REGARDING COST SHARING FOR THE CONSTRUCTION OF THE DRANSFELDT ROAD EXTENSION PROJECT

THIS INTERGOVERNMENTAL AGREEMENT (the “Agreement”) is made and entered into this ____ day of _____, **2023**, (the “Effective Date”) by and between the Town of Parker, a Colorado home rule municipal corporation (the “Town”), and the Board of County Commissioners of Douglas County, State of Colorado (the “County”), hereinafter collectively referred to as the “Parties.”

WITNESSETH:

WHEREAS, the Town and the County entered into an intergovernmental agreement on June 3, 2019, to share in the cost to design the Dransfeldt Road Extension Project, (the “Project”), which intergovernmental agreement was amended on November 4, 2019, April 16, 2021, and April 26, 2022, (as amended, the “Design Agreement”); and

WHEREAS, the Parties shared in the cost to develop and complete the design of the Project as part of the Design Agreement, and the County has contributed Eight Hundred Seventy-Five Thousand Dollars and No Cents (\$875,000.00) to the Town, representing approximately fifty percent (50%) of the design costs for the Project; and

WHEREAS, the Town, Urban Drainage and Flood Control District d/b/a Mile High Flood Control District, and the Cherry Creek Basin Water Quality Authority, entered into a separate intergovernmental agreement on June 23, 2021, which was amended on October 13, 2022 and April 17, 2023, concerning the design and construction of channel improvements to the Cherry Creek Floodway, (as amended, the “Channel Improvements Agreement”), and the County is not a party to the Channel Improvements Agreement; and

WHEREAS, these channel improvements are associated with the Project and are estimated to cost Seven Million Two Hundred Seventy-Four Thousand and Thirty-One Dollars (\$7,274,031); and

WHEREAS, the work described in the Channel Improvements Agreement is currently planned to commence in the spring or summer of 2023 (the “Channel Improvements”); and

WHEREAS, the current estimated cost to construct the Project is currently estimated to cost over Twenty Million Dollars (\$20,000,000), and this amount is subject to change as the design is finalized and the Town conducts its bid opening for the Project; and

WHEREAS, the construction limits of the Project are depicted in **Exhibit A**, attached hereto, and incorporated herein, which construction limits begin at Twenty-Mile Road on the north; and include improvements to Motsenbocker Road extending west to Todd Drive; and

WHEREAS, currently, the Project is anticipated to commence following the completion of the Channel Improvements in either the fourth quarter of 2023 or first quarter of 2024; and

WHEREAS, the County and the Town desire to cooperate in the funding the construction of the Project and to memorialize their agreement concerning the County's participation in the funding of the Project.

NOW, THEREFORE, for and in consideration of the mutual promises and covenants contained herein, the sufficiency of which is mutually acknowledged, the Parties hereto agree as follows:

1. Town Responsibilities and Contribution for the Project.

The Town is responsible for managing all pre-construction activities and all construction activities associated with the Project. The Town's responsibilities include but are not limited to the following: consulting services for surveying, design, utility coordination and utility relocates, right-of-way acquisitions, obtaining all necessary local, state, and federal permits, managing the contractor(s) and consultants that provide the Town with professional services for construction management, construction inspections and material testing.

The Town is responsible for securing all the necessary funding for the Project in excess of the County Contribution (as defined below).

The Town is responsible for owning, operating, and maintaining all the improvements associated with the Project, including any work identified in separate third-party agreements related to operation and maintenance responsibilities associated with the Project, with the exception of private improvements including, but not limited to, fences and property access driveways.

Upon written request from the County, the Town agrees to provide the County with copies of applicable Project documentation, including but not limited to the design and construction documents (plans and specifications), bid tabulations and other Project related expenditures.

Once the Town has commenced the Project advertisement for bids process, the Town shall prepare and submit an electronic invoice requesting the full County Contribution. The Town's invoice should be sent to Ashley Pennick, Douglas County Public Works Engineering at apennick@douglas.co.us

After completing the Town's bid process, if the Town elects to not award a construction contract for the Project, then the Town will return the County Contribution to the County within one-hundred and twenty (120) days of the Town's decision to not award a construction contract, unless the Town decides to rebid the project. At the Town's sole discretion, the Town may decide to rebid and the Project and / or delete certain miscellaneous minor items to stay within its budget appropriated for the Project.

2. County Responsibilities and Contribution for the Project.

The County agrees to pay the Town Eight Million Dollars and No Cents (\$8,000,000.00) (the "County Contribution"). In no event will the County be liable for paying the Town any amount more than the County Contribution, including for any unforeseen Project related costs or claims.

The County Contribution is due to the Town within thirty (30) days of the date that the Town notifies the County in writing that the Town has commenced the advertisement for bids on the Project. Advertisement for the Project is currently anticipated to occur before October 1, 2023. The County agrees to open a Douglas County purchase order to the Town within sixty (60) days of the Effective Date of this Agreement.

The County Contribution shall be applied to the cost to construct the Project. The County Contribution shall be utilized solely to fund direct expenses that are incurred for the construction of the Project, which include, but are not limited to, payments to contractor(s) and consultants providing the Town with professional services for construction management, construction inspection, and material testing.

County shall have no financial responsibility for owning, operating, or maintaining the improvements associated with the Project.

3. Term and Time of Performance. This Agreement shall commence upon the Effective Date and shall continue until completion of the Project. If the Town does not award a construction contract before **July 31, 2024**, and unless an extension is agreed to in writing by both Parties prior to **July 15, 2024**, then the County may terminate this Agreement and the Town shall refund the County Contribution to the County.

Currently, the Town anticipates that construction will be substantially completed for the Project on or before **May 1, 2026**; provided however, that failure of the Town to substantially complete construction by such date shall not require the County Contribution to be refunded to the County provided the Town has been diligently pursuing completion of the Project.

4. Remedies. The Parties hereto acknowledge and agree that each Party may exercise all rights and remedies in law or in equity, by a decree in specific performance, or such other legal or equitable relief as may be available.

5. Notice. Any notice required or permitted by this Agreement shall be in writing and shall be deemed to have been sufficiently given for all purposes if sent by certified mail or registered mail, postage and fees prepaid, addressed to the party to whom such notice is to be given, at the address set forth below, or at such other address as has been previously furnished in writing, to the other party. Such notice shall be deemed to have been given when deposited in the United States mail.

Town of Parker: Town of Parker
 Attn: Director of Engineering / Public Works
 20120 E. Mainstreet
 Parker, Colorado 80138

With electronic copy sent to: legal@parkeronline.org

Douglas County: Douglas County
 Attn: Director of Public Works
 100 Third Street
 Castle Rock, Colorado 80104

With electronic copy sent to: attorney@douglas.co.us

6. Appropriation. Pursuant to C.R.S. § 29-1-110, the financial obligations of the Town and the County contained herein which are payable after the current fiscal year are contingent upon funds for that purpose being appropriated, budgeted and otherwise made available.

7. No Waiver of Governmental Immunity Act. The Parties hereto understand and agree that the Parties, their commissioners, officials, officers, directors, agents and employees, are relying on, and do not waive or intend to waive by any provisions of this Agreement, the monetary limitations or any other rights, immunities and protections provided by the Colorado Governmental Immunity Act, §§ 24-10-101 to 120, C.R.S., or otherwise available to the County.

8. Additional Documents. The Parties agree to execute any additional documents or take any additional action that is necessary to carry out the intent of this Agreement.

9. Colorado Law. This Agreement shall be governed by the laws of the State of Colorado. Venue for any action hereunder shall be in the District Court, County of Douglas, State of Colorado, and the Parties waive any right to remove any action to any other court, whether state or federal.

10. Separate Entities. The Parties enter into this Agreement as separate, independent governmental entities and shall maintain such status throughout.

11. No Third-Party Beneficiaries. The enforcement of the terms and conditions of this Agreement and all rights of action relating to such enforcement, shall be strictly reserved to the Parties, and nothing contained in this Agreement shall give or allow any such claim or right of action by any other or third person under such Agreement. Any beneficiary of the terms and conditions of this Agreement are not intended beneficiaries but are incidental beneficiaries only.

12. Severability. It is understood and agreed by the Parties hereto that if any part, term, or provision of this Agreement is by the courts held to be illegal or in conflict with any law of the State of Colorado, the validity of the remaining portions or provisions shall not be affected, and the rights and obligations of the parties shall be construed and enforced as if the Agreement did not contain the particular part, term, or provision held to be invalid.

13. Recitals. The Recitals to this Agreement are incorporated herein by this reference.

14. Entirety. This Agreement merges and supersedes all prior negotiations, representations, and agreements between the Parties hereof and constitutes the entire agreement between the Parties concerning the subject matter hereof.

[Remainder of page intentionally left blank. Signatures on following page.]

IN WITNESS WHEREOF, this Agreement is executed by the Parties hereto as of the date first written above.

TOWN OF PARKER, COLORADO

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool Town Clerk

APPROVED AS TO FORM:

Kristin Hoffmann, Town Attorney

BOARD OF COUNTY COMMISSIONERS OF DOUGLAS COUNTY

_____, Chair

ATTEST:

APPROVED AS TO CONTENT:

_____,
Clerk to the Board

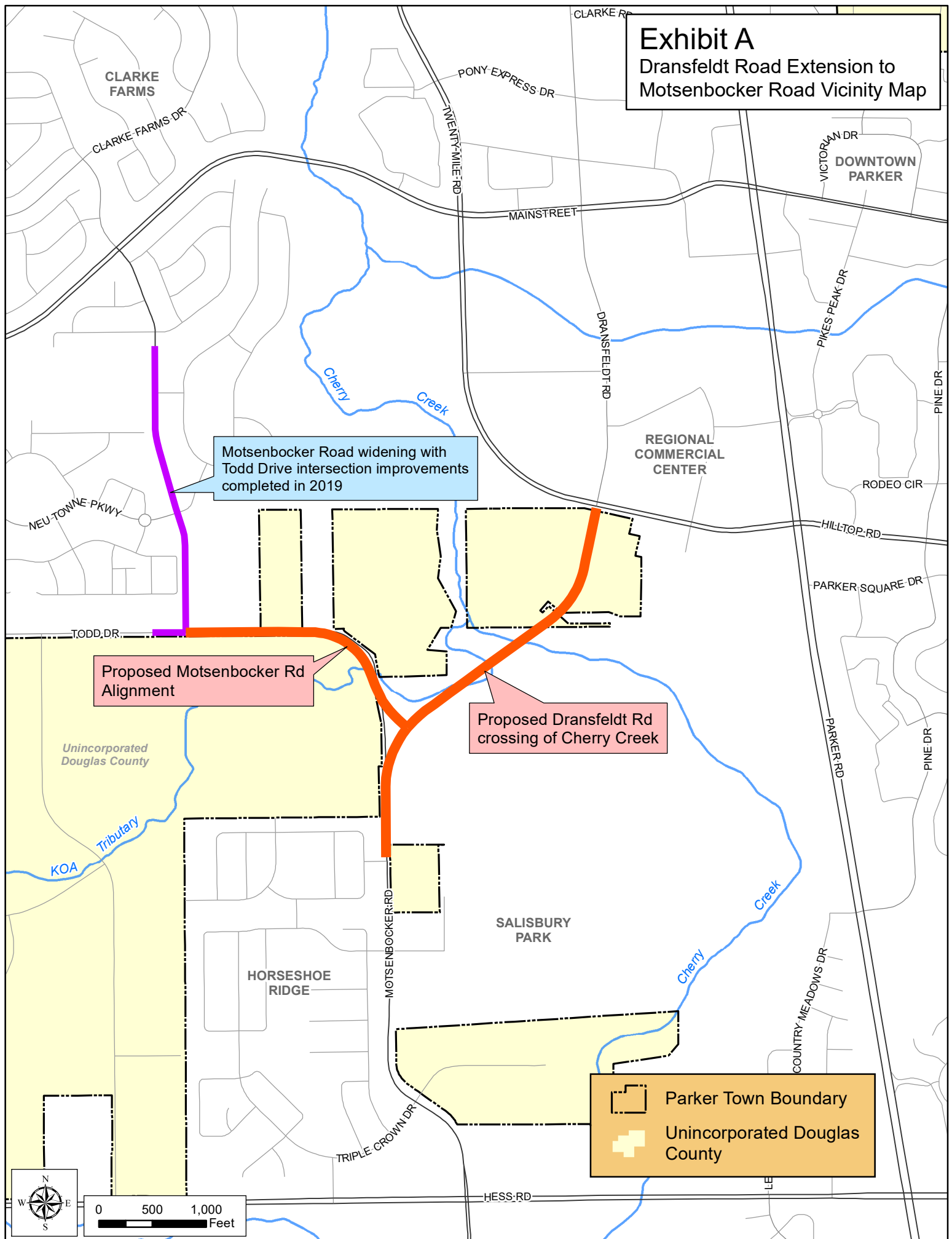
Douglas J. DeBord, County Manager

APPROVED AS TO FORM: APPROVED AS TO FISCAL CONTENT:

Chris Pratt, Senior County Attorney

Andrew Copland, Director of Finance

Dransfeldt Road Extension to Motsenbocker Road Vicinity Map





Request for Town Council Action

Date: July 17, 2023

Submitted By: Amber Wood Hicken, Planner I
Bryce Matthews, Assistant Director - Planning
John Fussa, Community Development Director

Reviewed By: Michelle Kivela, Town Manager

Title: **ORDINANCE NO. 3.74.3 - First Reading**
A Bill for an Ordinance Amending Ordinance No. 3.74.1, Series of 2013,
by the Deletion of Certain Property from the Planned Development
Zoned Area Known as the Crown Point Center Planned Development
Property
Department: Community Development, Amber Wood Hicken
Second August 7, 2023
Reading:

EXECUTIVE SUMMARY

The applicant, Peter Niederman on behalf of the William M. Moore 2014 Irrevocable Trust, is proposing to amend the Crown Point Center Planned Development (PD) zoning by removing a property from the PD. The subject property will be added to the adjacent Highlands at King's Point PD to expand the Commercial Planning Area. The property is located at the northeast corner of the intersection of Cottonwood Drive and Kings Point Way.

This agenda item 6.C, and agenda item 6.D, are related and require two (2) ordinances because the proposal affects two (2) different PD zones.

The Town Council, in reviewing the rezoning application, shall consider the following factors:

1. A need exists for the proposal;
2. The particular parcel of ground is indeed the correct site for the proposed development;
3. There has been an error in the original zoning; or
4. There have been significant changes in the area to warrant a zone change;
5. Adequate circulation exists and traffic movement would not be impeded by development; and
6. Additional municipal service costs will not be incurred which the Town is not prepared to meet.
7. There are minimal environmental impacts or impacts can be mitigated.
8. The proposal is consistent with the Town Master Plan maps, goals and policies.
9. There is adequate waste and sewage disposal, water, schools, parks and recreation, and other services to the proportional degree necessary due to the impacts created by the

proposed land uses.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

The applicant has submitted a Rezoning application to transfer a 2.54-acre property, Lot 1 - Block 7 in Crown Point Filing No. 1, from the Crown Point PD to the adjacent Highlands at King's Point PD. The subject property is irregular in shape and is developed with a Cottonwood Water and Sanitation District (the "District") well facility. The purpose of the proposed rezoning is to add the subject property to the Highlands at King's Point PD and increase the size of the Commercial Planning Area in this PD for future commercial use.

The Highlands at King's Point PD is a commercial zone district that is planned for a broad range of retail, restaurant, service, and office uses. The PD has two (2) Planning Areas: Planning Area 1 located on the west side of E-470 with a total area of 15.45 acres and Planning Area 2 located on the east side of E-470 with a total area of 3.6 acres. Planning Area 1 is zoned for commercial use and the subject property will be incorporated into it for future development. Planning Area 2 is zoned for open space use and will remain unchanged by the proposed rezoning. The proposed rezoning application will increase the size of the above-referenced Planning Area 1 to 17.99 acres providing additional land for future commercial use and access improvements at the intersection of Cottonwood Drive and Kings Point Way. The District well facility will remain on the subject property and the District will have the opportunity to review and comment upon future development applications through the Town's referral review process. Planning Area 2 will remain unchanged and is intended to provide an open space buffer between E-470 and the Stone Canyon Apartments on the east side of the highway.

There is one (1) remaining issue that the applicant and staff must resolve with the District for their well facility on the subject property. The District has indicated that it has concerns about, and objections to, the proposed rezoning application as it relates to their existing well facility and the easement they hold for improvements and operations related to it. Staff is working with the applicant and the District to address their concerns prior to the Town Council public hearing scheduled for August 7, 2023. It may be necessary to continue the Council public hearing to a future date certain if resolution of the issue requires additional time.

FINANCIAL IMPACT

None

STRATEGIC GOAL(S)



DEVELOP A VISIONARY
COMMUNITY THROUGH
BALANCED GROWTH



ENHANCE ECONOMIC
VITALITY

ATTACHMENTS

1. Planning Commission Staff Report - Z22-035
2. Highlands at King's Point Rezone Vicinity Map
3. Highlands at King's Point Approved Zoning Map

4. Ordinance No. 3.74.3

RECOMMENDED MOTION

I move to approve Ordinance No. 3.74.3 on first reading and to schedule second reading for August 7, 2023, as part of the consent agenda.



Planning Commission Staff Report

Planning Commission Date: 7/13/2023

Town Council Date: 8/7/2023

Hearing Type: Public Hearing
Highlands at Kings Point PD Amendment Rezoning
Z22-035

Location: Northeast corner of Cottonwood Drive and King's Point Way

Project Planner: Amber Wood Hicken

Applicant: Mitch Scarborough, THK Associates

Executive Summary: The applicant, THK Associates, is proposing to amend the Highlands at Kings Point PD to expand the Commercial Planning Area to include a parcel in Crown Point to the south. The site is located at the northeast corner of Cottonwood Drive and Kings Point Way.

Staff Recommendation: Approval

RECOMMENDED MOTION

"I move the Planning Commission recommend Town Council approve the zoning."

ALTERNATIVE MOTIONS

"I move the Planning Commission recommend Town Council approve the zoning request subject to the following conditions:"

-List conditions

"I move the Planning Commission recommend Town Council deny the zoning 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 zoning to a future date."

I. BACKGROUND/DISCUSSION

The property within the Highlands at King's Point was annexed into the Town of Parker in 2017 and zoned as the Highlands at King's Point PD allowing for commercial uses. The Town and the property owner entered a pre-annexation agreement in 2016.

The King's Point PD has two Planning Areas. Planning Area One is zoned commercial and is currently undeveloped. Planning Area Two is zoned open space. The applicant has acquired a 2.535-acre triangular parcel to the south, Lot 1 Block 7, Crown Point Filing No. 1, which is zoned Crown Point PD for commercial, office, and hotel district uses. An existing well facility is currently located on the Crown Point Property. This triangular parcel will become part of Planning Area One, within the Highlands at King's Point PD.

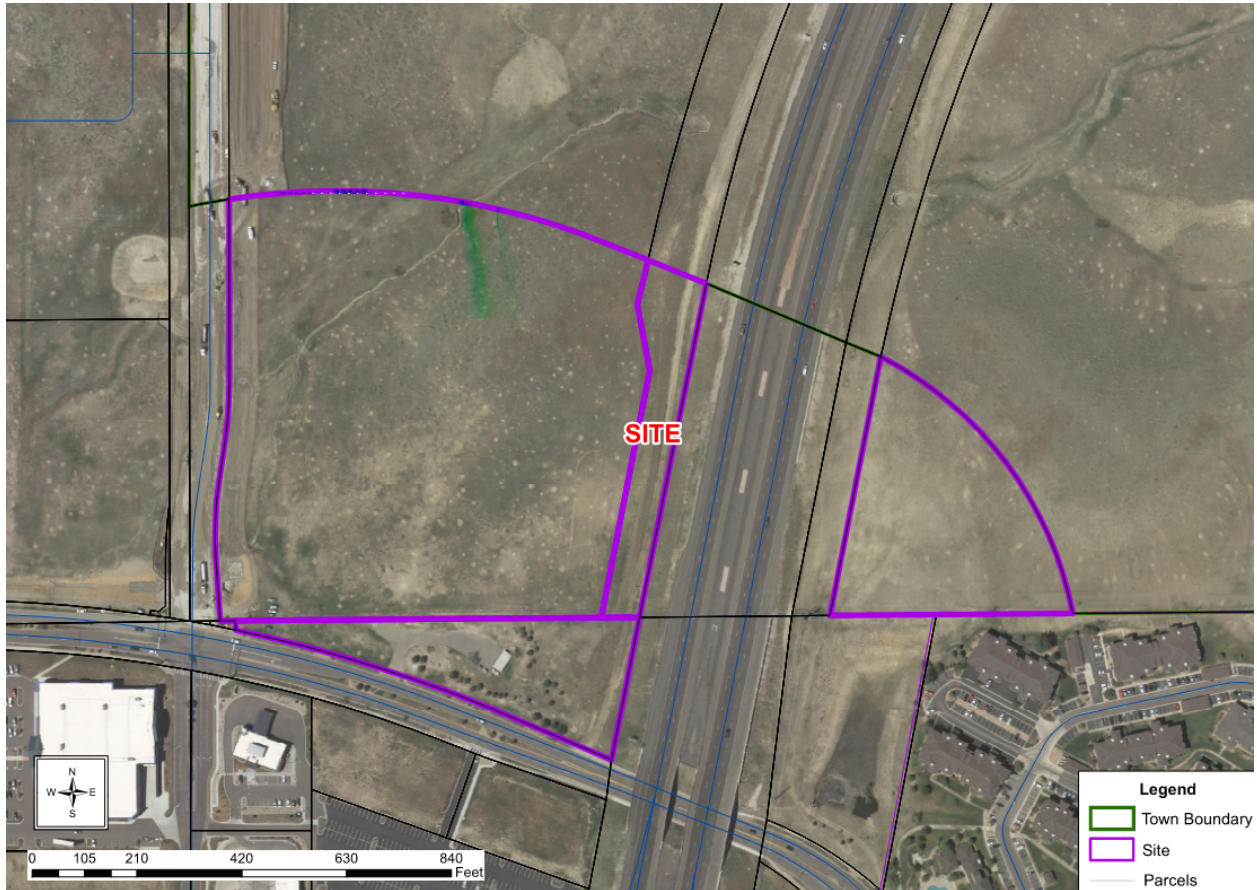
The request proposes to rezone the southerly 2.535-acre property from the Crown Point PD to the Kings Point PD, Planning Area 1, creating a single commercial planning area of 17.98 acres. Planning Area Two (3.62 acres) is located on the east side of E-470 will remain zoned as open space. The applicant is requesting the zoning amendment as they recently obtained ownership of the 2.535-acre parcel and would like to create contiguous zoning.

Parcel 2 (Lot 1, Block 7, Crown Point Subdivision) is proposed for rezoning as commercial. Parcel 2 includes a Booster Pump Station owned by Cottonwood Water and Sanitation District ("Cottonwood"), which is necessary to continue to provide water service to the Crown Point neighborhood.

The Booster Pump Station was constructed pursuant to a blanket easement over the entire Lot under the Crown Point Center Declaration. Specifically, the Designation of Common Elements, recorded at Reception No. 2003023639, made the full Lot a Common Element and § 11.3 of the Declaration creates a blanket easement over Common Elements for utility purposes, including water and sewer, which Cottonwood has not released.

Staff is currently working to resolve Cottonwood's objection to a rezoning of the property that does not indicate that Cottonwood has an easement for water and sewer utilities over this entire parcel. Cottonwood is willing to negotiate a narrower easement with the property owner, to provide for an easement of the booster pump station location, including its related pipelines, emergency generator, the booster pump station emergency bypass infrastructure, and all related accessories along with an access drive, and withdraw its objection if the new easement agreement is signed, recorded, and noted on the rezoning map.

Vicinity Map



II. PRIOR ACTIONS

Date	Action
12/4/1989	Crown Point Center was annexed into the Town of Parker and zoned as a planned development.
8/7/2001	Crown Point Development Guide was approved by the Town of Parker.
10/16/2017	The property within Highlands at King's Point was annexed into the Town of Parker and zoned as a planned development.
10/16/2017	Town Council adopted the Highlands at King's Point Planned Development.

III. CURRENT SITE DATA

Existing Zoning	Planned Development
Overlay District	N/A
PD & Plan Area	Highlands at King's Point Planning Area 1, Planning Area 2; Commercial and Crown Point Planning Area 1
Master Plan Area	Mixed Use – Residential Emphasis
Site Acreage	21.6143(includes new acquisition from Crown Point)

Subdivision		Highlands at King’s Point	
Existing Use		Undeveloped	
Surrounding Uses			
	Master Plan Land Use	Zoning	Existing Use
North	City of Aurora	R1A Single Family Residential	Undeveloped
South	Regional Commercial Retail	Crown Point Planned Development	Commercial businesses, Cottonwood Drive
East	City of Aurora	R1A Single Family Residential	Undeveloped
West	Mixed Use	Vantage Point Planned Development	Undeveloped

IV. PARKER 2035 MASTER PLAN

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

MASTER PLAN CONSISTENCY	
Master Plan Designation	Mixed Use – Residential Emphasis ☒ Consistent ☐ Inconsistent
Master Plan Character Discussion	The Parker 2035 Master Plan identifies Highlands at Kings Point Property and the Crown Point property as Mixed Use within the E-470 Corridor. The Mixed Use designation within the E-470 Corridor recommends higher intensity uses including multifamily, senior housing, assisted-living facilities, office, retail and restaurants. The proposed Planned Development to allow commercial sales tax generating uses is consistent with the Parker 2035 Master Plan. Commercial uses in this area are appropriate when a part of a mixed-use development, are of a scale that serves the needs of the areas residents or provides support to adjoining uses.
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
Staff Analysis	This proposal aligns with the Master Plan. The planning areas within this zoning amendment can be developed with supporting retail, office, and commercial uses. The flexibility in land uses provides the framework to combine supporting uses and allows development to

	respond to changing market conditions. The mix of retail, office, commercial and hospitality supports the goals and intent for the development of the E-470 corridor. The planning areas will help build a commercial node to service surrounding residents.
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V. LAND DEVELOPMENT ORDINANCE

DEVELOPMENT POTENTIAL (Rezoning)			
Provisions	As recommended by the Master Plan	Proposed	Analysis
Units Per Acre	N/A	No proposed changes	☐ Consistent ☐ Inconsistent ☒ No Change ☐ N/A
Allowed Uses	a. Open Space b. Commercial	No proposed changes	☐ Consistent ☐ Inconsistent ☒ No Change
Height/Stories	N/A	No proposed changes	☐ Consistent ☐ Inconsistent ☒ No Change
Staff Analysis	As detailed in the analysis above, the requested rezoning is consistent with the Parker 2035 Master Plan.		

VI. ACCESS, CIRCULATION, & TRAFFIC ANALYSIS

No proposed changes to access or traffic circulation.

The King's Point West Right of Way Exemption Plat recently vacated a sliver of right of way just west of King's Point Way and granted access to Planning Area One of the Highlands at King's Point PD.

All new development on the Crown Point Property will be accessed through the Highlands at King's Point property.

VII. APPROVAL CRITERIA

Title 13.04.240.f. Approval Considerations for Rezoning Requests:

1. A need exists for the proposal.

Applicant analysis and findings:

The applicant owns both parcels described in the project narrative and both parcels are adjacent to each other. Moving the parcel that was previously in Crown Point into the Highlands at King's Point PD will create contiguous zoning.

Staff Analysis and Findings:

The project location is in an area that is already zoned for commercial uses through the Crown Point PD. Additionally, the inclusion of the 2.535 acres into the Highlands at King's Point PD creates a larger commercial development opportunity with direct visibility to Cottonwood Drive. Based on this analysis, staff has determined that this criterion has been met. Crown Point PD setbacks are 30 feet in areas abutting a perimeter and interior public streets, and the maximum building height is 60 feet. Highlands at King's Point PD setbacks are 20 feet for Cottonwood Drive, 10 feet off for E-470 ramp, 10 feet for local streets, and 10 feet for the rear, and no maximum building height exists.

2. The particular parcel of ground is indeed the correct site for the proposed development.

Applicant analysis and findings:

Merging the 2.535 acre Crown Point Parcel that borders Cottonwood Drive into the Highlands at Kings Point PD will allow for a more contiguous development and character as well as support future commercial development in this important area of Town.

Staff Analysis and Findings:

The Highlands at King's Point PD allows for the proposed use and is consistent with the Mixed Use planning area as designated by the Master Plan. This particular parcel of ground is located in a commercial area with direct visibility to Cottonwood Drive, and creates a commercial area that is consistent with the PD, LDO, and Master Plan. Staff has determined that the request meets this criterion.

3. There has been an error in the original zoning, or

Applicant analysis and findings:

N/A

Staff analysis and findings:

N/A

4. There have been significant changes in the area to warrant a zone change.

Applicant analysis and findings:

Planning Area One, Parcel Two was purchased by applicant. Additionally, multifamily residential development has commenced to the west and Aurora is reviewing the first single-family residential filing of Kings Point South located north of the proposed site. With increased residential development in the area, there is a need for additional commercial land to support this growth. In addition, Highlands at Kings Point was annexed and zoned after the smaller 2.235 acre Crown Point parcel was created.

Staff analysis and findings:

The Crown Point PD was zoned in 1989, and the Highlands at King's Point PD was zoned in 2017. Combining the proposed parcels will create cohesive zoning and development that did not exist previously due to the more King's Point zoning. The area to be included in the zoning amendment does not limit the amount of commercial uses in this area. Staff has determined that the request meets this criterion.

5. Adequate circulation exists and traffic movement would not be impeded by development.

Applicant analysis and findings:

Both parcels are vacant save for the well on the Crown Point property. No disruption to traffic or additional municipal service costs are anticipated.

Staff analysis and findings:

Roadway infrastructure exists around the property. Properties will still both have commercial services and King's Point Way and Cottonwood Drive both adjoin the site. Additional improvements to traffic and circulation will be determined at the time of platting and site plan, when a traffic study will be required. Cottonwood Drive and Kings Point Way are Town-owned collector roadways that were constructed to provide commercial access to these lots. At the time of development, internal access points will be constructed. Additionally, the zoning on the property has been restricted to Sales Tax generating uses to help pay back the cost to construct Kings Point Way. Based on this analysis, staff has determined that the request meets this criterion.

6. Additional municipal service costs would not be incurred which the Town is not prepared to meet.

Applicant analysis and findings:

Both parcels are vacant save for the well on the Crown Point property. No additional municipal service costs are anticipated.

Staff analysis and findings:

As the proposed zoning amendment does not include changes in use, no increase in municipal demand is expected. Based on this analysis, staff has determined that the request meets this criterion.

7. There are minimal environmental impacts or impacts can be mitigated.

Applicant analysis and findings:

Environmental impacts are minimal. Any environmental impacts that are discovered during the course of development will be mitigated. Planning Area Two (the eastern parcel of the property) will remain as 3.6283 acres of Open Space to be held and maintained by the owner.

Staff analysis and findings:

The Town does not anticipate significant environmental impacts. Staff has determined that the request meets this criterion.

8. The proposal is consistent with the Town Master Plan maps, goals, and policies.

Applicant analysis and findings:

The Master Plan 2035 indicates that this site is located within the Mixed Use Area of the E-470 Corridor and is within the Town's Urban Growth Area. The Mixed Use designation within the E-470 Corridor recommends higher intensity uses including multifamily, senior housing, assisted-

living facilities, office, retail and restaurants. The proposed Planned Development to allow commercial sales tax generating uses consistent with the Parker 2035 Master Plan.

Staff analysis and findings:

As detailed in Section IV of this staff report, the proposed rezoning to include the Crown Point parcel is consistent with the Master Plan.

The Parker 2035 Master Plan identifies Highlands at Kings Point Property and the Crown Point property as Mixed Use within the E-470 Corridor. The Mixed Use designation within the E-470 Corridor recommends higher intensity uses including multifamily, senior housing, assisted-living facilities, office, retail and restaurants. The proposed Planned Development to allow commercial sales tax generating uses is consistent with the Parker 2035 Master Plan.

Commercial uses in this area are appropriate when a part of a mixed-use development, are of a scale that serves the needs of the areas residents or provides support to adjoining uses.

The planning areas within this zoning amendment can be developed with supporting retail, office, and commercial uses. The flexibility in land uses provides the framework to combine supporting uses and allows development to respond to changing market conditions. The mix of retail, office, commercial and hospitality supports the goals and intent for the development of the E-470 corridor. The planning areas will help build a commercial node to service surrounding residents. Based on this analysis, staff has determined that the request meets this criterion.

9. There is adequate waste and sewage disposal, water, schools, parks, and recreation and other services to the proportional degree necessary due to the impacts created by the proposed land uses.

Applicant analysis and findings:

Future water and sewage disposal will be provided by the Cottonwood Water and Sanitation District. Combining the zoning of the two parcels does not create additional impacts for services listed above beyond what is already planned for.

Staff analysis and findings:

The property is located within Cottonwood Water and Sanitation District and infrastructure exists serving adjoining properties. Based on this analysis, staff has determined that this criterion has been met.

VIII. SUMMARY REFERRAL AGENCY COMMENTS AND CONDITIONS

Agency	Comments
Parker Engineering	No comment
Fire Life Safety	Advisory comment: There is nothing in either the adopted 2021 IBC or 2021 IFC that would prohibit or limit zoning for this application.
Parker Police	No comment

Cottonwood Water and Sanitation District	
Urban Drainage	No comment
Xcel	No comment
IREA/CORE	Approved
CenturyLink	No comment
Comcast	No comment

IX. CONCLUSION

This zoning request is being processed to allow for contiguous zoning in the area. No changes in use are proposed, and viable commercial development will still be feasible. The application has been determined to align with the Town Master Plan and meets the zoning approval criteria of the Parker Land Development Ordinance. Based on the analysis contained in this staff report, staff recommends that Planning Commission recommends Town Council approve the zoning request.

X. RECOMMENDATION

Staff recommends that the Planning Commission recommend Town Council approve the zoning amendment request.

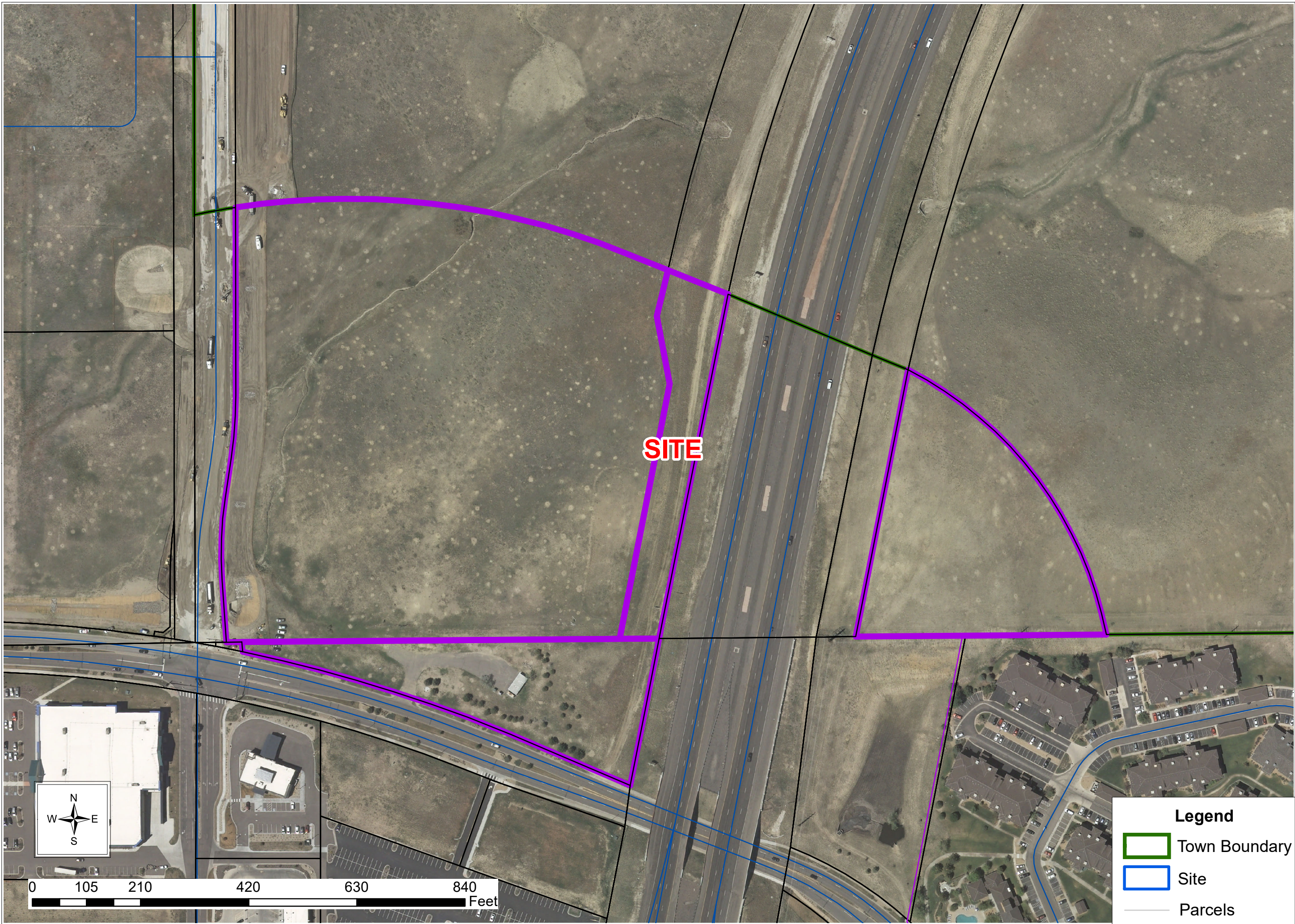
XI. ATTACHMENTS

Highlands at King Point PD Plan Amendment No. 1

Report Approved By: Bryce Matthews, Assistant Director - Planning

Highland's at King's Point

Rezone



HIGHLANDS AT KING'S POINT DEVELOPMENT PLAN AMENDMENT I

KEY MAP



PREPARED FOR: Peter Niederman
William M Moore 2014 Irrevocable Trust
50 Glenmoor Circle
Englewood, CO 80113
PH: 303.748.1100
peter@thkassoc.com

PREPARED BY: Landscape Architects/Planners
THK Associates, Inc.
2953 S. Peoria St, Suite 101
Aurora, Co 80014
PH: 303.770.7201
jgamec@thkassoc.com



Final Document
Subject To Conditions In Approval Letter

APPROVED DATE: 06/13/2023

Planning Approval By: A. Wood Hicken

	EXCEPTION PARCELS
	ACCESS EASEMENT
	R.O.W.
	UTILITY EASEMENT
	DIRT ROAD

NOTE: OWNER WILL CONVEY A 75' MULTI-USE EASEMENT TO ACCOMMODATE A 10' WIDE, "HIGH PLAINS REGIONAL TRAIL", WHEN RE-PLATTED.

LEGAL DESCRIPTION:

PLANNING AREA 1:

PARCEL ONE:

A PARCEL OF LAND LOCATED IN THE NW 1/4 OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NW 1/4 OF SECTION 3;
THENCE N89°29'59"E ALONG THE SOUTH LINE OF THE NW 1/4 OF SECTION 3, A DISTANCE OF 60.39 FEET TO THE POINT OF BEGINNING;
THENCE THE FOLLOWING FIVE (5) COURSES ALONG THE EASTERLY LINE OF A PARCEL OF LAND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED AT RECEPTION NUMBER 2016072202, DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE;

1. THENCE N03°55'44"W A DISTANCE OF 121.65 FEET TO A POINT OF CURVE;
2. THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 12°26'57", A RADIUS OF 730.00 FEET, AN ARC LENGTH OF 158.61 FEET, A CHORD BEARING OF N02°17'45"E AND A CHORD DISTANCE OF 158.30 FEET;
3. THENCE N08°31'13"E A DISTANCE OF 79.00 FEET TO A POINT OF CURVE;
4. THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 08°38'06", A RADIUS OF 810.00 FEET, AN ARC LENGTH OF 122.07 FEET, A CHORD BEARING OF N04°12'10"E AND A CHORD DISTANCE OF 121.96 FEET;
5. THENCE N00°06'53"W A DISTANCE OF 364.78 FEET;

THENCE EASTERLY, ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 30°48'13", A RADIUS OF 1439.00 FEET, AN ARC LENGTH OF 773.64 FEET, A CHORD BEARING OF S83°17'49"E, AND A CHORD DISTANCE OF 764.36 FEET;
THENCE S67°52'58"E A DISTANCE OF 86.64 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF E-470 PUBLIC HIGHWAY (REC. NO. 1999036250);
THENCE SOUTHWESTERLY, ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING THREE COURSES:

1. THENCE S13°22'45"W, A DISTANCE OF 91.73 FEET;
2. THENCE S10°45'44"E, A DISTANCE OF 133.94 FEET;
3. THENCE S11°07'45"W, A DISTANCE OF 504.32 FEET TO THE SOUTHERLY LINE OF SAID NW 1/4 OF SECTION 3;

THENCE S89°29'59"W, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 763.77 FEET TO THE POINT OF BEGINNING;
COUNTY OF DOUGLAS, STATE OF COLORADO.

PARCEL CONTAINS (673,137 SQUARE FEET) 15.4531 ACRES, MORE OR LESS

PARCEL TWO:

LOT 1, BLOCK 7, CROWN POINT, (ALSO REFERRED TO AS CROWN POINT F#1, THE PLAT OF WHICH IS RECORDED OCTOBER 17, 2000 UNDER RECEPTION NO. 2000073633,

EXCEPT THAT PORTION TAKEN AND CONDEMNED BY KINGS POINT SOUTH METRO DISTRICT NO. 1 IN RULE AND ORDER RECORDED NOVEMBER 9, 2015 UNDER RECEPTION NO. 2015081062 AND AS DEEDED IN QUITCLAIM DEED RECORDED NOVEMBER 15, 2016 UNDER RECEPTION NO. 2016082598, AND ALSO EXCEPTING THAT PORTION CONVEYED TO THE TOWN OF PARKER IN SPECIAL WARRANTY DEED RECORDED NOVEMBER 30, 2017 UNDER RECEPTION NO. 2017075435,

COUNTY OF DOUGLAS, STATE OF COLORADO

PLANNING AREA 2:

PARCEL ONE:

A PARCEL OF LAND LOCATED IN THE NW 1/4 OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NW 1/4 OF SECTION 3; THENCE N89°29'59"E, ALONG THE SOUTHERLY LINE OF SAID NW 1/4, A DISTANCE OF 1283.62 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF E-470 PUBLIC HIGHWAY (REC. NO. 1999036250) AND THE POINT OF BEGINNING;
THENCE NORTHEASTERLY, ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING TWO COURSES:

1. THENCE N11°07'45"E, A DISTANCE OF 523.56 FEET;
2. THENCE N13°22'45"E, A DISTANCE OF 4.74 FEET;

THENCE LEAVING SAID RIGHT-OF-WAY, ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 52°09'34", A RADIUS OF 730.00 FEET, AN ARC DISTANCE OF 664.56 FEET, CHORD BEARING OF S36°46'53"E AND A CHORD DISTANCE OF 641.85 FEET TO THE SOUTHERLY LINE OF SAID NW 1/4 OF SECTION 3; THENCE S89°29'59"W, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 486.49 FEET TO THE POINT OF BEGINNING;
COUNTY OF DOUGLAS, STATE OF COLORADO.

PARCEL CONTAINS (158,048 SQUARE FEET) 3.6283 ACRES, MORE OR LESS

SIGNATURE BLOCK BY OWNER

OWNERS / MORTGAGERS

BY: PETER NEIDERMAN,
DOUGLAS COUNTY ASSOCIATES LIMITED PARTNERSHIP, LLP

TITLE: MANAGER

WITNESS BY:
STATE OF COLORADO)
COUNTY OF)SS

SUBSCRIBED AND SWORN TO BEFORE ME THIS ____DAY OF ____, 20__

BY: _____

MY COMMISSION EXPIRES: _____

PLANNING COMMISSION ACCEPTANCE

THIS DEVELOPMENT PLAN WAS REVIEWED AND RECOMMENDED FOR APPROVAL BY

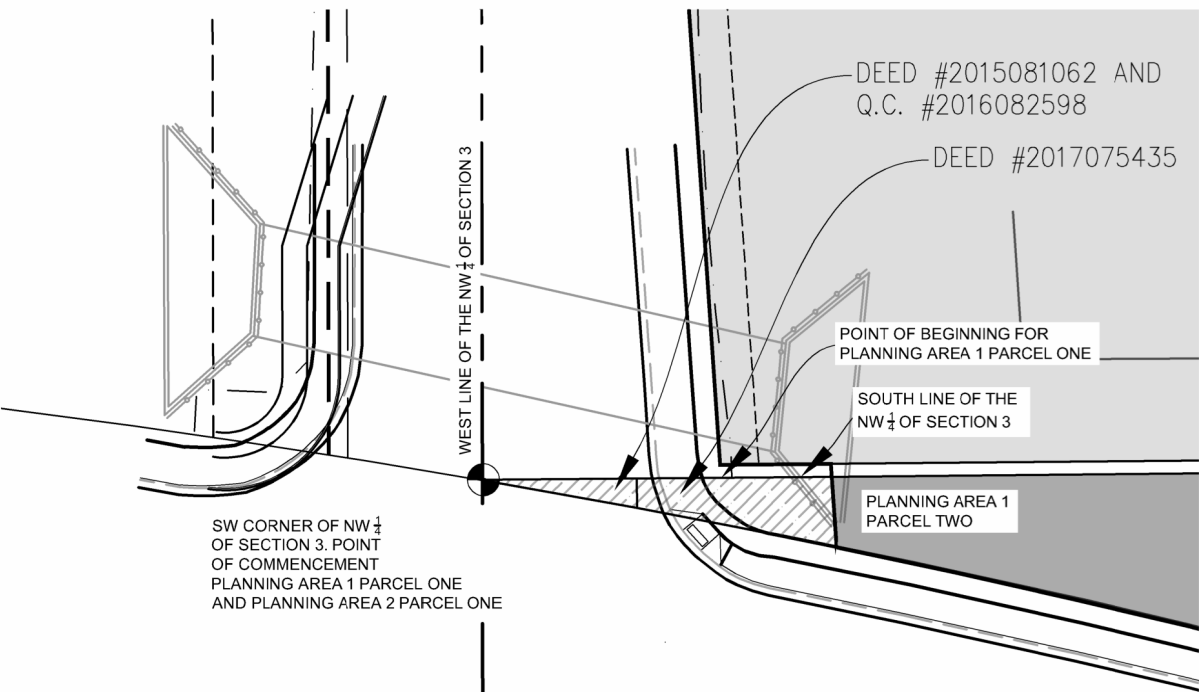
THE TOWN OF PARKER PLANNING COMMISSION FOLLOWING A

PUBLIC HEARING HELD ON THE ____DAY OF ____, 20__

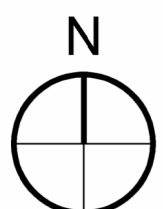
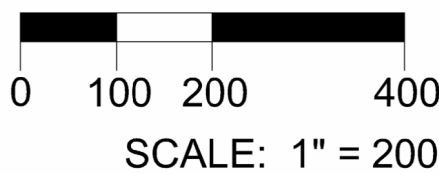
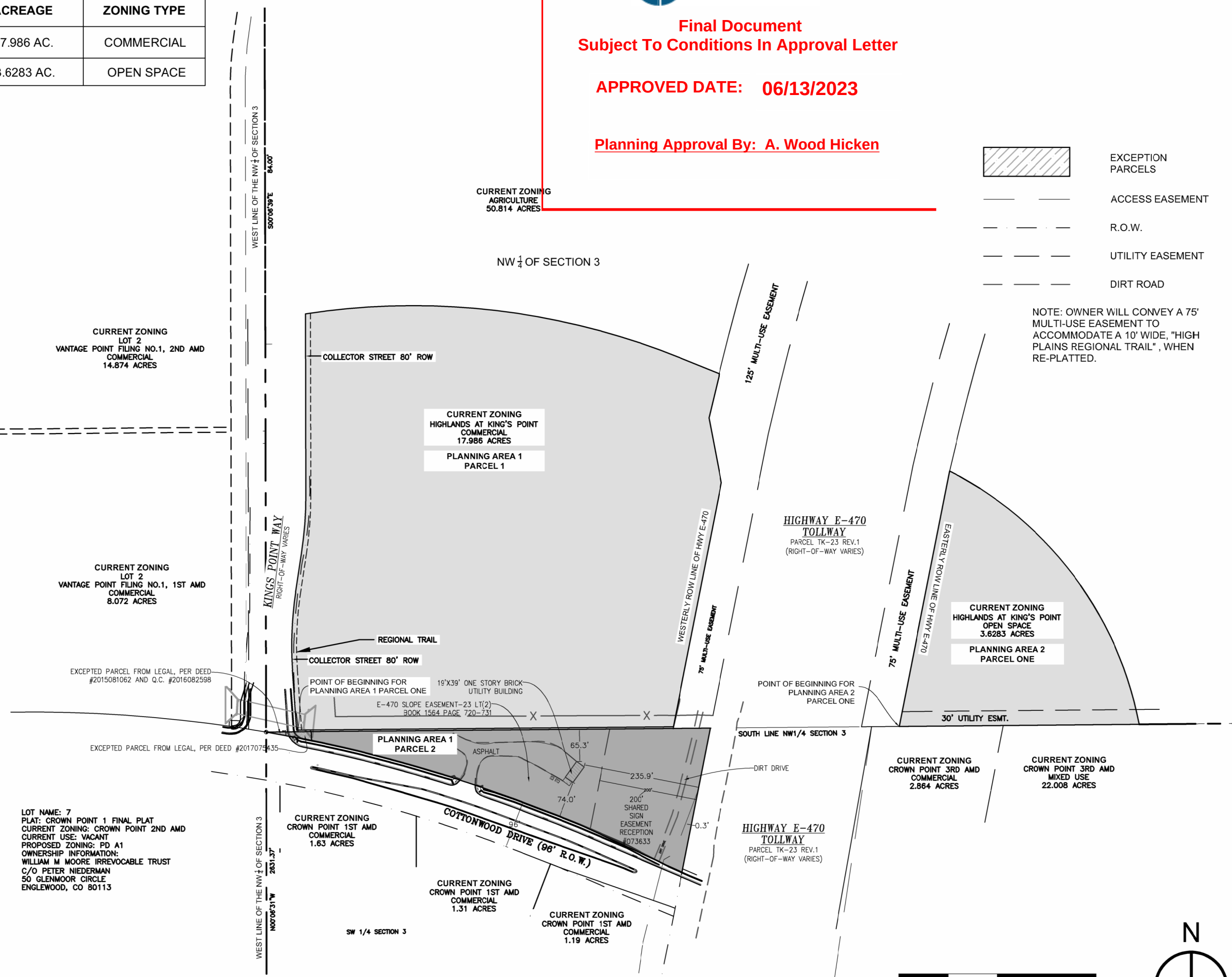
PLANNING DIRECTOR, ON BEHALF OF THE TOWN OF PARKER PLANNING COMMISSION

LAND USE TABLE

PLANNING AREA	ACREAGE	ZONING TYPE
ONE	17.986 AC.	COMMERCIAL
TWO	3.6283 AC.	OPEN SPACE



EXCEPTED PARCELS: 1" = 50'



REVIEWS	DATE	#	1	2	3	4	5	6
SECOND SUBMITTAL	2-1-2023	1						
THIRD SUBMITTAL	4-17-2023	2						
FOURTH SUBMITTAL	6-7-2023	3						
		4						
		5						
		6						

PROJECT: HIGHLANDS AT KING'S POINT DEVELOPMENT PLAN AMENDMENT I

DRAWING: _____

CLIENT: PETER NIEDERMANN

DESIGNED BY: _____

DRAWN BY: _____

CHECKED BY: _____

SCALE: _____

DATE: 6-7-2023

PLANNER/LANDSCAPE ARCHITECT:
THK ASSOCIATES, INC.
2953 S. PEORIA STREET, SUITE 101
AURORA, CO 80014
P: 303.770.7201
E: JGAMEC@THKASSOC.COM

thk associates, inc.

SHEET NUMBER
L-1

SHEET 1 OF 1

ORDINANCE NO. 3.74.3, Series of 2023

TITLE: A BILL FOR AN ORDINANCE AMENDING ORDINANCE NO. 3.74.1, SERIES OF 2013, BY THE DELETION OF CERTAIN PROPERTY FROM THE PLANNED DEVELOPMENT ZONED AREA KNOWN AS THE CROWN POINT CENTER PLANNED DEVELOPMENT PROPERTY

NOW, THEREFORE, THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, ORDAINS:

Section 1. Finding of Fact.

a. Application has been made for rezoning certain property described in the attached **Exhibit A**, within the Town of Parker, Colorado (the "Property"), which is a portion of the property known as Crown Point Center Planned Development property, which was zoned PD-Planned Development, pursuant to Ordinance No. 3.74, Series of 1989, and amended by Ordinance No. 3.74.1, Series of 2013, to include the Property into the Highlands at King's Point Development Plan Amendment No. 1.

b. Public notice has been given of such rezoning by publication on the Town of Parker's website, at least fifteen (15) days prior to the public hearing of such rezoning.

c. Written notice was sent by first class mail to all owners of property that abuts the Property, at least fifteen (15) days prior to the public hearing.

d. Notice of such proposed hearing was posted on the Property for fifteen (15) consecutive days prior to said hearing.

e. The requirements contained in Section 13.04.240 of the Parker Land Development Ordinance for rezoning of the Property described in Exhibit A have been satisfied.

Section 2. The Property identified in Exhibit A is hereby deleted from the Planned Development area known as Crown Point Center Planned Development property, as described in Ordinance No. 3.74.1, Series of 2013, and is rezoned as more particularly set forth in Ordinance No. 3.331.1, approved concurrently herewith.

Section 3. The Zoning Ordinance and Zoning Map are hereby amended to conform with the zoning change to the Property.

Section 4. Approval of this Ordinance does not create a vested property right. Vested property rights may arise and accrue pursuant to the provisions of Ordinance No. 3.65.1 of the Town of Parker.

Section 5. Safety Clause. The Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town of Parker, that it is promulgated for the health, safety and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare.

The Town Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained. The Town Council further finds that the title to this Ordinance was posted in two public places two days before the Town Council meeting, as provided by Section 7.5e. of the Town of Parker Home Rule Charter.

Section 6. Severability. If any clause, sentence, paragraph or part of this Ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect application to other persons or circumstances.

Section 7. This Ordinance shall become effective ten (10) days after final publication.

INTRODUCED AND PASSED ON FIRST READING this ____ day of _____, 2023.

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

ADOPTED ON SECOND AND FINAL READING this ____ day of _____, 2023.

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

APPROVED AS TO FORM:

Kristin Hoffmann, Town Attorney

EXHIBIT A

Legal Description

LOT 1, BLOCK 7, CROWN POINT, ALSO REFERRED TO AS CROWN POINT F#1, THE PLAT OF WHICH IS RECORDED OCTOBER 17, 2000, UNDER RECEPTION NO. 2000073633, EXCEPT THAT PORTION TAKEN AND CONDEMNED BY KINGS POINT SOUTH METRO DISTRICT NO. 1 IN RULE AND ORDER RECORDED NOVEMBER 9, 2015, UNDER RECEPTION NO. 2015081062, AND AS DEEDED IN QUITCLAIM DEED RECORDED NOVEMBER 15, 2016, UNDER RECEPTION NO. 2016082598, AND ALSO EXCEPTING THAT PORTION CONVEYED TO THE TOWN OF PARKER IN SPECIAL WARRANTY DEED RECORDED NOVEMBER 30, 2017, UNDER, RECEPTION NO. 2017075435, COUNTY OF DOUGLAS, STATE OF COLORADO



Request for Town Council Action

Date: July 17, 2023

Submitted By: Amber Wood Hicken, Planner I
Bryce Matthews, Assistant Director - Planning
John Fussa, Community Development Director

Reviewed By: Michelle Kivela, Town Manager

Title: **ORDINANCE NO. 3.331.1 - First Reading**
A Bill for an Ordinance Rezoning Certain Property Within the Town of Parker, Colorado, to be Included Within the Highlands At King's Point PD-Planned Development District and Amending the Highlands at King's Point PD Planned Development District to Include Such Property, Pursuant to the Parker Land Development Ordinance and Amending the Zoning Ordinance and Map to Conform Therewith
Department: Community Development, Amber Wood Hicken
Second August 7, 2023
Reading:

EXECUTIVE SUMMARY

The applicant, Peter Niederman on behalf of the William M. Moore 2014 Irrevocable Trust, is proposing to amend the Highlands at King's Point Planned Development (PD) zoning by adding a property to the PD. The subject property will be removed from the adjacent Crown Point Center PD and transferred to the Highlands at King's Point PD to expand the Commercial Planning Area. The property is located at the northeast corner of the intersection of Cottonwood Drive and Kings Point Way.

This agenda item 6.D, and agenda item 6.C, are related and require two (2) ordinances because the proposal affects two (2) different PD zones.

The Town Council, in reviewing the rezoning application, shall consider the following factors:

1. A need exists for the proposal;
2. The particular parcel of ground is indeed the correct site for the proposed development;
3. There has been an error in the original zoning; or
4. There have been significant changes in the area to warrant a zone change;
5. Adequate circulation exists and traffic movement would not be impeded by development; and
6. Additional municipal service costs will not be incurred which the Town is not prepared to meet.
7. There are minimal environmental impacts or impacts can be mitigated.

8. The proposal is consistent with the Town Master Plan maps, goals and policies.
9. There is adequate waste and sewage disposal, water, schools, parks and recreation, and other services to the proportional degree necessary due to the impacts created by the proposed land uses.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

The applicant has submitted a rezoning application to transfer a 2.54 acre property, Lot 1 - Block 7 in Crown Point Filing No. 1, to the Highlands at King's Point PD from the adjacent Crown Point PD. The subject property is irregular in shape and is developed with a Cottonwood Water and Sanitation District (the "district") well facility. The purpose of the proposed rezoning is to add the subject property to the Highlands at King's Point PD and increase the size of the Commercial Planning Area in this PD for future commercial use.

The Highlands at King's Point PD is a commercial zone district that is planned for a broad range of retail, restaurant, service, and office uses. The PD has two (2) Planning Areas: Planning Area 1 located on the west side of E-470 with a total area of 15.45 acres and Planning Area 2 located on the east side of E-470 with a total area of 3.6 acres. Planning Area 1 is zoned for commercial use and the subject property will be incorporated into it for future development. Planning Area 2 is zoned for open space use and will remain unchanged by the proposed rezoning. The proposed rezoning application for the Highlands at King's Point PD will increase the size of the above-referenced Planning Area 1 to 17.99 acres, providing additional land for future commercial use and access improvements at the intersection of Cottonwood Drive and Kings Point Way. The District well facility will remain on the subject property, and the District will have the opportunity to review and comment upon future development applications through the Town's referral review process. Planning Area 2 will remain unchanged and is intended to provide an open space buffer between E-470 and the Stone Canyon Apartments on the east side of the highway.

There is one (1) remaining issue that the applicant and staff must resolve with the District for their well facility on the subject property. The District has indicated that it has concerns about, and objections to, the proposed rezoning application as it relates to their existing well facility and the easement they hold for improvements and operations related to it. Staff is working with the applicant and the District to address their concerns prior to the Town Council public hearing scheduled for August 7, 2023. It may be necessary to continue the Council public hearing to a future date certain if resolution of the issue requires additional time.

FINANCIAL IMPACT

None

STRATEGIC GOAL(S)



ENHANCE ECONOMIC
VITALITY



DEVELOP A VISIONARY
COMMUNITY THROUGH
BALANCED GROWTH

ATTACHMENTS

1. Planning Commission Staff Report - Z22-035
2. Highlands at King's Point Rezone Vicinity Map
3. Ordinance No. 3.331.1

RECOMMENDED MOTION

I move to approve Ordinance No. 3.331.1 on first reading and to schedule second reading for August 7, 2023, as part of the consent agenda.



Planning Commission Staff Report

Planning Commission Date: 7/13/2023

Town Council Date: 8/7/2023

Hearing Type: Public Hearing
Highlands at Kings Point PD Amendment Rezoning
Z22-035

Location: Northeast corner of Cottonwood Drive and King's Point Way

Project Planner: Amber Wood Hicken

Applicant: Mitch Scarborough, THK Associates

Executive Summary: The applicant, THK Associates, is proposing to amend the Highlands at Kings Point PD to expand the Commercial Planning Area to include a parcel in Crown Point to the south. The site is located at the northeast corner of Cottonwood Drive and Kings Point Way.

Staff Recommendation: Approval

RECOMMENDED MOTION

"I move the Planning Commission recommend Town Council approve the zoning."

ALTERNATIVE MOTIONS

"I move the Planning Commission recommend Town Council approve the zoning request subject to the following conditions:"

-List conditions

"I move the Planning Commission recommend Town Council deny the zoning 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 zoning to a future date."

I. BACKGROUND/DISCUSSION

The property within the Highlands at King's Point was annexed into the Town of Parker in 2017 and zoned as the Highlands at King's Point PD allowing for commercial uses. The Town and the property owner entered a pre-annexation agreement in 2016.

The King's Point PD has two Planning Areas. Planning Area One is zoned commercial and is currently undeveloped. Planning Area Two is zoned open space. The applicant has acquired a 2.535-acre triangular parcel to the south, Lot 1 Block 7, Crown Point Filing No. 1, which is zoned Crown Point PD for commercial, office, and hotel district uses. An existing well facility is currently located on the Crown Point Property. This triangular parcel will become part of Planning Area One, within the Highlands at King's Point PD.

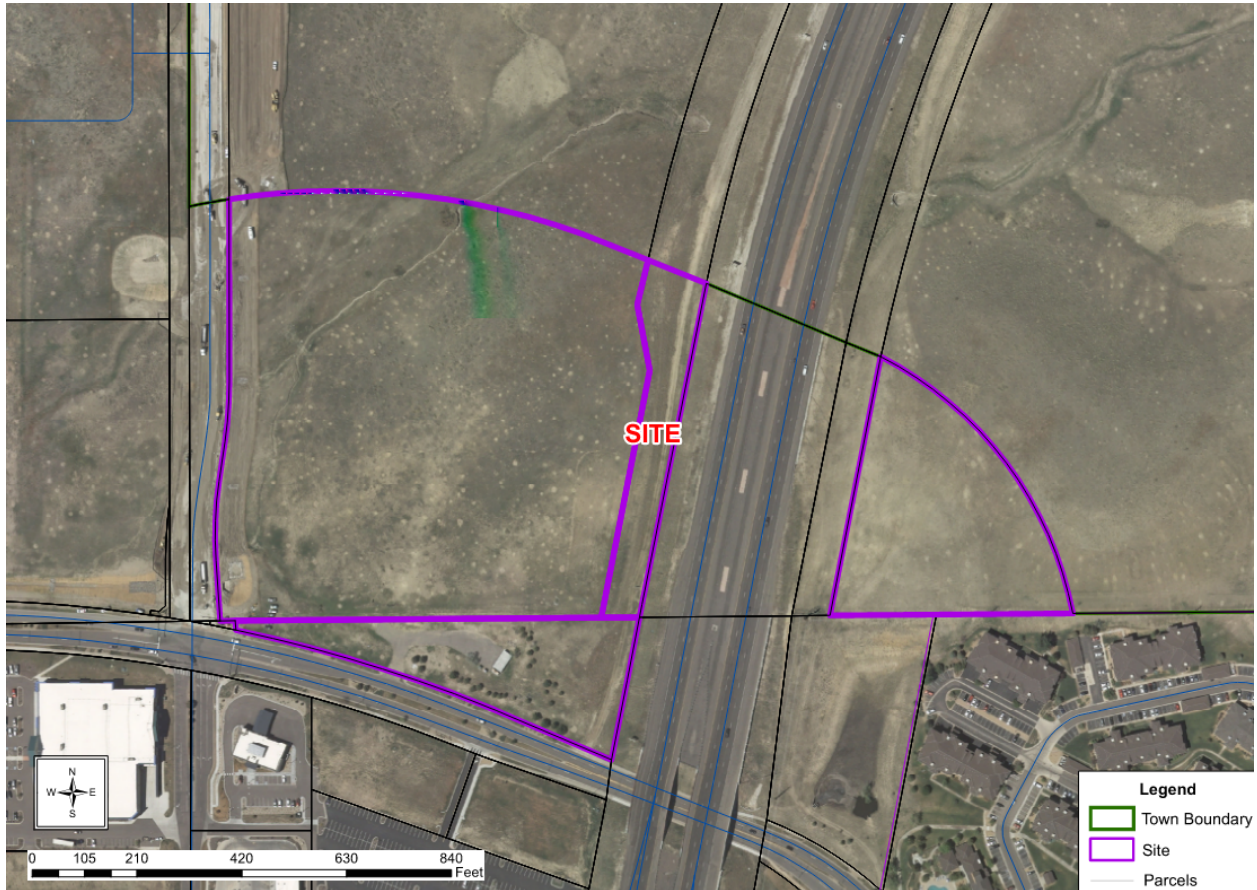
The request proposes to rezone the southerly 2.535-acre property from the Crown Point PD to the Kings Point PD, Planning Area 1, creating a single commercial planning area of 17.98 acres. Planning Area Two (3.62 acres) is located on the east side of E-470 will remain zoned as open space. The applicant is requesting the zoning amendment as they recently obtained ownership of the 2.535-acre parcel and would like to create contiguous zoning.

Parcel 2 (Lot 1, Block 7, Crown Point Subdivision) is proposed for rezoning as commercial. Parcel 2 includes a Booster Pump Station owned by Cottonwood Water and Sanitation District ("Cottonwood"), which is necessary to continue to provide water service to the Crown Point neighborhood.

The Booster Pump Station was constructed pursuant to a blanket easement over the entire Lot under the Crown Point Center Declaration. Specifically, the Designation of Common Elements, recorded at Reception No. 2003023639, made the full Lot a Common Element and § 11.3 of the Declaration creates a blanket easement over Common Elements for utility purposes, including water and sewer, which Cottonwood has not released.

Staff is currently working to resolve Cottonwood's objection to a rezoning of the property that does not indicate that Cottonwood has an easement for water and sewer utilities over this entire parcel. Cottonwood is willing to negotiate a narrower easement with the property owner, to provide for an easement of the booster pump station location, including its related pipelines, emergency generator, the booster pump station emergency bypass infrastructure, and all related accessories along with an access drive, and withdraw its objection if the new easement agreement is signed, recorded, and noted on the rezoning map.

Vicinity Map



II. PRIOR ACTIONS

Date	Action
12/4/1989	Crown Point Center was annexed into the Town of Parker and zoned as a planned development.
8/7/2001	Crown Point Development Guide was approved by the Town of Parker.
10/16/2017	The property within Highlands at King's Point was annexed into the Town of Parker and zoned as a planned development.
10/16/2017	Town Council adopted the Highlands at King's Point Planned Development.

III. CURRENT SITE DATA

Existing Zoning	Planned Development
Overlay District	N/A
PD & Plan Area	Highlands at King's Point Planning Area 1, Planning Area 2; Commercial and Crown Point Planning Area 1
Master Plan Area	Mixed Use – Residential Emphasis
Site Acreage	21.6143(includes new acquisition from Crown Point)

Subdivision		Highlands at King’s Point	
Existing Use		Undeveloped	
Surrounding Uses			
	Master Plan Land Use	Zoning	Existing Use
North	City of Aurora	R1A Single Family Residential	Undeveloped
South	Regional Commercial Retail	Crown Point Planned Development	Commercial businesses, Cottonwood Drive
East	City of Aurora	R1A Single Family Residential	Undeveloped
West	Mixed Use	Vantage Point Planned Development	Undeveloped

IV. PARKER 2035 MASTER PLAN

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

MASTER PLAN CONSISTENCY	
Master Plan Designation	Mixed Use – Residential Emphasis ☒ Consistent ☐ Inconsistent
Master Plan Character Discussion	The Parker 2035 Master Plan identifies Highlands at Kings Point Property and the Crown Point property as Mixed Use within the E-470 Corridor. The Mixed Use designation within the E-470 Corridor recommends higher intensity uses including multifamily, senior housing, assisted-living facilities, office, retail and restaurants. The proposed Planned Development to allow commercial sales tax generating uses is consistent with the Parker 2035 Master Plan. Commercial uses in this area are appropriate when a part of a mixed-use development, are of a scale that serves the needs of the areas residents or provides support to adjoining uses.
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
Staff Analysis	This proposal aligns with the Master Plan. The planning areas within this zoning amendment can be developed with supporting retail, office, and commercial uses. The flexibility in land uses provides the framework to combine supporting uses and allows development to

	respond to changing market conditions. The mix of retail, office, commercial and hospitality supports the goals and intent for the development of the E-470 corridor. The planning areas will help build a commercial node to service surrounding residents.
--	--

V. LAND DEVELOPMENT ORDINANCE

DEVELOPMENT POTENTIAL (Rezoning)			
Provisions	As recommended by the Master Plan	Proposed	Analysis
Units Per Acre	N/A	No proposed changes	☐ Consistent ☐ Inconsistent ☒ No Change ☐ N/A
Allowed Uses	a. Open Space b. Commercial	No proposed changes	☐ Consistent ☐ Inconsistent ☒ No Change
Height/Stories	N/A	No proposed changes	☐ Consistent ☐ Inconsistent ☒ No Change
Staff Analysis	As detailed in the analysis above, the requested rezoning is consistent with the Parker 2035 Master Plan.		

VI. ACCESS, CIRCULATION, & TRAFFIC ANALYSIS

No proposed changes to access or traffic circulation.

The King's Point West Right of Way Exemption Plat recently vacated a sliver of right of way just west of King's Point Way and granted access to Planning Area One of the Highlands at King's Point PD.

All new development on the Crown Point Property will be accessed through the Highlands at King's Point property.

VII. APPROVAL CRITERIA

Title 13.04.240.f. Approval Considerations for Rezoning Requests:

1. A need exists for the proposal.

Applicant analysis and findings:

The applicant owns both parcels described in the project narrative and both parcels are adjacent to each other. Moving the parcel that was previously in Crown Point into the Highlands at King's Point PD will create contiguous zoning.

Staff Analysis and Findings:

The project location is in an area that is already zoned for commercial uses through the Crown Point PD. Additionally, the inclusion of the 2.535 acres into the Highlands at King's Point PD creates a larger commercial development opportunity with direct visibility to Cottonwood Drive. Based on this analysis, staff has determined that this criterion has been met. Crown Point PD setbacks are 30 feet in areas abutting a perimeter and interior public streets, and the maximum building height is 60 feet. Highlands at King's Point PD setbacks are 20 feet for Cottonwood Drive, 10 feet off for E-470 ramp, 10 feet for local streets, and 10 feet for the rear, and no maximum building height exists.

2. The particular parcel of ground is indeed the correct site for the proposed development.

Applicant analysis and findings:

Merging the 2.535 acre Crown Point Parcel that borders Cottonwood Drive into the Highlands at Kings Point PD will allow for a more contiguous development and character as well as support future commercial development in this important area of Town.

Staff Analysis and Findings:

The Highlands at King's Point PD allows for the proposed use and is consistent with the Mixed Use planning area as designated by the Master Plan. This particular parcel of ground is located in a commercial area with direct visibility to Cottonwood Drive, and creates a commercial area that is consistent with the PD, LDO, and Master Plan. Staff has determined that the request meets this criterion.

3. There has been an error in the original zoning, or

Applicant analysis and findings:

N/A

Staff analysis and findings:

N/A

4. There have been significant changes in the area to warrant a zone change.

Applicant analysis and findings:

Planning Area One, Parcel Two was purchased by applicant. Additionally, multifamily residential development has commenced to the west and Aurora is reviewing the first single-family residential filing of Kings Point South located north of the proposed site. With increased residential development in the area, there is a need for additional commercial land to support this growth. In addition, Highlands at Kings Point was annexed and zoned after the smaller 2.235 acre Crown Point parcel was created.

Staff analysis and findings:

The Crown Point PD was zoned in 1989, and the Highlands at King's Point PD was zoned in 2017. Combining the proposed parcels will create cohesive zoning and development that did not exist previously due to the more King's Point zoning. The area to be included in the zoning amendment does not limit the amount of commercial uses in this area. Staff has determined that the request meets this criterion.

5. Adequate circulation exists and traffic movement would not be impeded by development.

Applicant analysis and findings:

Both parcels are vacant save for the well on the Crown Point property. No disruption to traffic or additional municipal service costs are anticipated.

Staff analysis and findings:

Roadway infrastructure exists around the property. Properties will still both have commercial services and King's Point Way and Cottonwood Drive both adjoin the site. Additional improvements to traffic and circulation will be determined at the time of platting and site plan, when a traffic study will be required. Cottonwood Drive and Kings Point Way are Town-owned collector roadways that were constructed to provide commercial access to these lots. At the time of development, internal access points will be constructed. Additionally, the zoning on the property has been restricted to Sales Tax generating uses to help pay back the cost to construct Kings Point Way. Based on this analysis, staff has determined that the request meets this criterion.

6. Additional municipal service costs would not be incurred which the Town is not prepared to meet.

Applicant analysis and findings:

Both parcels are vacant save for the well on the Crown Point property. No additional municipal service costs are anticipated.

Staff analysis and findings:

As the proposed zoning amendment does not include changes in use, no increase in municipal demand is expected. Based on this analysis, staff has determined that the request meets this criterion.

7. There are minimal environmental impacts or impacts can be mitigated.

Applicant analysis and findings:

Environmental impacts are minimal. Any environmental impacts that are discovered during the course of development will be mitigated. Planning Area Two (the eastern parcel of the property) will remain as 3.6283 acres of Open Space to be held and maintained by the owner.

Staff analysis and findings:

The Town does not anticipate significant environmental impacts. Staff has determined that the request meets this criterion.

8. The proposal is consistent with the Town Master Plan maps, goals, and policies.

Applicant analysis and findings:

The Master Plan 2035 indicates that this site is located within the Mixed Use Area of the E-470 Corridor and is within the Town's Urban Growth Area. The Mixed Use designation within the E-470 Corridor recommends higher intensity uses including multifamily, senior housing, assisted-

living facilities, office, retail and restaurants. The proposed Planned Development to allow commercial sales tax generating uses consistent with the Parker 2035 Master Plan.

Staff analysis and findings:

As detailed in Section IV of this staff report, the proposed rezoning to include the Crown Point parcel is consistent with the Master Plan.

The Parker 2035 Master Plan identifies Highlands at Kings Point Property and the Crown Point property as Mixed Use within the E-470 Corridor. The Mixed Use designation within the E-470 Corridor recommends higher intensity uses including multifamily, senior housing, assisted-living facilities, office, retail and restaurants. The proposed Planned Development to allow commercial sales tax generating uses is consistent with the Parker 2035 Master Plan.

Commercial uses in this area are appropriate when a part of a mixed-use development, are of a scale that serves the needs of the areas residents or provides support to adjoining uses.

The planning areas within this zoning amendment can be developed with supporting retail, office, and commercial uses. The flexibility in land uses provides the framework to combine supporting uses and allows development to respond to changing market conditions. The mix of retail, office, commercial and hospitality supports the goals and intent for the development of the E-470 corridor. The planning areas will help build a commercial node to service surrounding residents. Based on this analysis, staff has determined that the request meets this criterion.

9. There is adequate waste and sewage disposal, water, schools, parks, and recreation and other services to the proportional degree necessary due to the impacts created by the proposed land uses.

Applicant analysis and findings:

Future water and sewage disposal will be provided by the Cottonwood Water and Sanitation District. Combining the zoning of the two parcels does not create additional impacts for services listed above beyond what is already planned for.

Staff analysis and findings:

The property is located within Cottonwood Water and Sanitation District and infrastructure exists serving adjoining properties. Based on this analysis, staff has determined that this criterion has been met.

VIII. SUMMARY REFERRAL AGENCY COMMENTS AND CONDITIONS

Agency	Comments
Parker Engineering	No comment
Fire Life Safety	Advisory comment: There is nothing in either the adopted 2021 IBC or 2021 IFC that would prohibit or limit zoning for this application.
Parker Police	No comment

Cottonwood Water and Sanitation District	
Urban Drainage	No comment
Xcel	No comment
IREA/CORE	Approved
CenturyLink	No comment
Comcast	No comment

IX. CONCLUSION

This zoning request is being processed to allow for contiguous zoning in the area. No changes in use are proposed, and viable commercial development will still be feasible. The application has been determined to align with the Town Master Plan and meets the zoning approval criteria of the Parker Land Development Ordinance. Based on the analysis contained in this staff report, staff recommends that Planning Commission recommends Town Council approve the zoning request.

X. RECOMMENDATION

Staff recommends that the Planning Commission recommend Town Council approve the zoning amendment request.

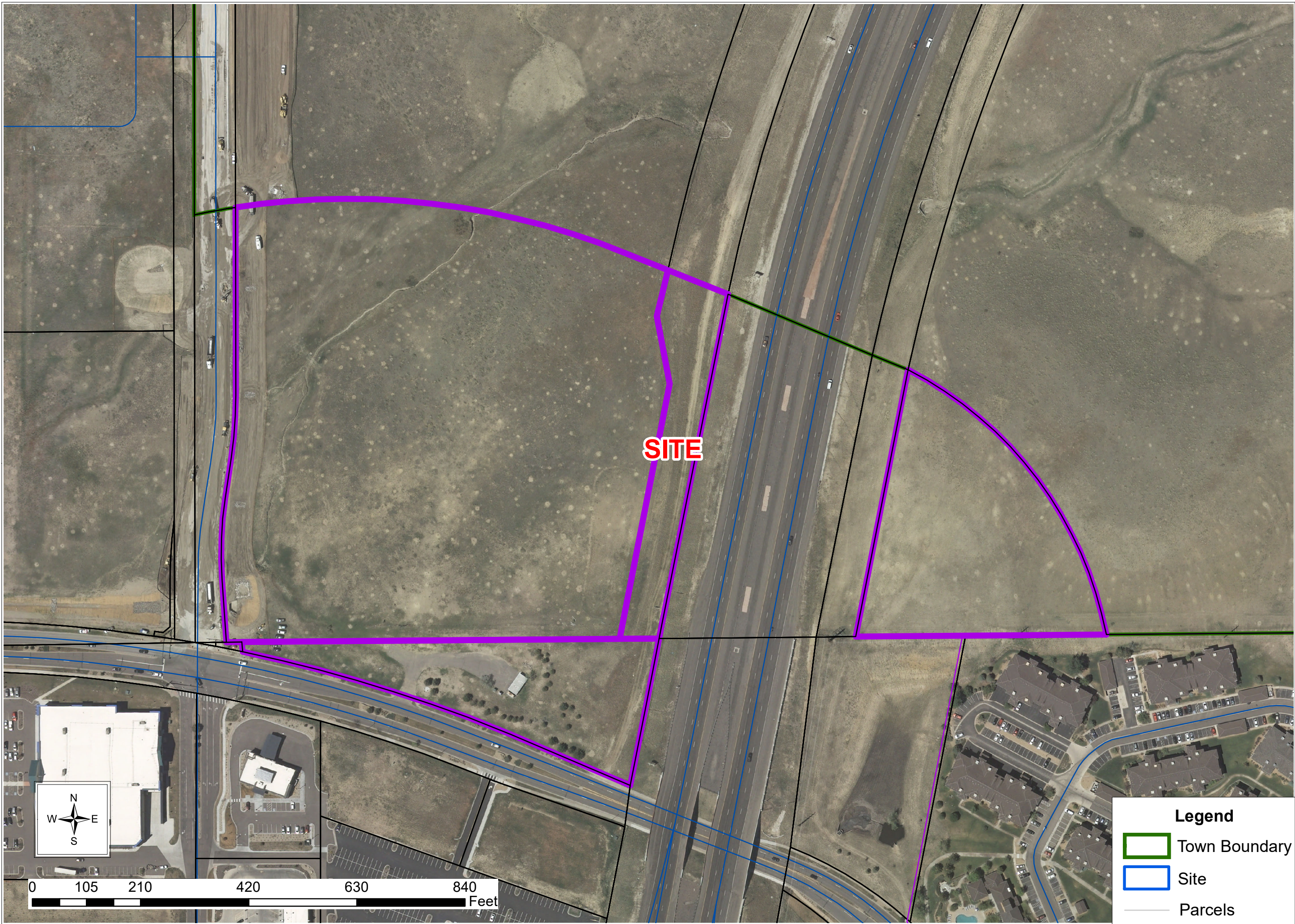
XI. ATTACHMENTS

Highlands at King Point PD Plan Amendment No. 1

Report Approved By: Bryce Matthews, Assistant Director - Planning

Highland's at King's Point

Rezone



ORDINANCE NO. 3.331.1, Series of 2023

TITLE: A BILL FOR AN ORDINANCE REZONING CERTAIN PROPERTY WITHIN THE TOWN OF PARKER, COLORADO, TO BE INCLUDED WITHIN THE HIGHLANDS AT KING'S POINT PD-PLANNED DEVELOPMENT DISTRICT AND AMENDING THE HIGHLANDS AT KING'S POINT PD-PLANNED DEVELOPMENT DISTRICT TO INCLUDE SUCH PROPERTY, PURSUANT TO THE PARKER LAND DEVELOPMENT ORDINANCE AND AMENDING THE ZONING ORDINANCE AND MAP TO CONFORM THEREWITH

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, THAT:

Section 1. Finding of Fact.

a. Application has been made for rezoning certain property described in attached **Exhibit A**, within the Town of Parker, Colorado (the "Property"), to PD-Planned Development District, as provided in Ordinance No. 3.331, Series of 2017 (the "Highlands at King's Point PD-Planned Development District") and including the Property into the Highlands at King's Point PD-Planned Development District, pursuant to the Parker Land Development Ordinance.

b. Public notice has been given of such rezoning by publication on the Town's website at least fifteen (15) days prior to the public hearing of such rezoning.

c. Written notice was sent by first class mail to all owners of property that abuts the Property, at least fifteen (15) days prior to the public hearing.

d. Notice of such proposed hearing was posted on the Property for fifteen (15) consecutive days prior to said hearing.

e. The requirements of Section 13.04.240 of the Parker Land Development Ordinance for rezoning the Property have been satisfied.

Section 2. The Property is hereby rezoned PD-Planned Development District and included in the Highlands at King's Point PD-Planned Development District and made subject to the Development Guide, as contained in Ordinance No. 3.331, Series of 2017.

Section 3. The Development Plan, as contained in Ordinance No. 3.331, Series of 2017, is hereby amended by the Highlands at King's Point Development Plan Amendment I, as described in **Exhibit B**, attached hereto and incorporated by this reference.

Section 4. The Zoning Ordinance and Zoning Map are hereby amended to conform with the zoning change to the property.

Section 5. Approval of this Ordinance does not create a vested property right. Vested property rights may arise and accrue, pursuant to the provisions of Ordinance No. 3.65.1, as amended, of the Town of Parker.

Section 6. Safety Clause. The Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town of Parker, that it is promulgated for the health, safety and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained. The Town Council further finds that the title to this Ordinance was posted in two public places two days before the Town Council meeting, as provided by Section 7.5e. of the Town of Parker Home Rule Charter.

Section 7. Severability. If any clause, sentence, paragraph, or part of this Ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect application to other persons or circumstances.

Section 8. This Ordinance shall become effective ten (10) days after final publication.

INTRODUCED AND PASSED ON FIRST READING this ____ day of _____, 2023.

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

ADOPTED ON SECOND AND FINAL READING this ____ day of _____, 2023.

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

APPROVED AS TO FORM:

Kristin Hoffmann, Town Attorney

EXHIBIT A

Legal Description

LOT 1, BLOCK 7, CROWN POINT, ALSO REFERRED TO AS CROWN POINT F#1, THE PLAT OF WHICH IS RECORDED OCTOBER 17, 2000, UNDER RECEPTION NO. 2000073633, EXCEPT THAT PORTION TAKEN AND CONDEMNED BY KINGS POINT SOUTH METRO DISTRICT NO. 1 IN RULE AND ORDER RECORDED NOVEMBER 9, 2015, UNDER RECEPTION NO. 2015081062, AND AS DEEDED IN QUITCLAIM DEED RECORDED NOVEMBER 15, 2016, UNDER RECEPTION NO. 2016082598, AND ALSO EXCEPTING THAT PORTION CONVEYED TO THE TOWN OF PARKER IN SPECIAL WARRANTY DEED RECORDED NOVEMBER 30, 2017, UNDER, RECEPTION NO. 2017075435, COUNTY OF DOUGLAS, STATE OF COLORADO

HIGHLANDS AT KING'S POINT
DEVELOPMENT PLAN AMENDMENT I

LEGAL DESCRIPTION:

PLANNING AREA 1:

PARCEL ONE:

A PARCEL OF LAND LOCATED IN THE NW ¼ OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NW ¼ OF SECTION 3;
THENCE N89°29'59"E ALONG THE SOUTH LINE OF THE NW ¼ OF SECTION 3, A DISTANCE OF 60.39 FEET TO THE POINT OF BEGINNING;
THENCE THE FOLLOWING FIVE (5) COURSES ALONG THE EASTERLY LINE OF A PARCEL OF LAND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED AT RECEPTION NUMBER 2016072202, DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE;

1. THENCE N03°55'44"W A DISTANCE OF 121.65 FEET TO A POINT OF CURVE;
2. THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 12°26'57", A RADIUS OF 730.00 FEET, AN ARC LENGTH OF 158.61 FEET, A CHORD BEARING OF N02°17'45"E AND A CHORD DISTANCE OF 158.30 FEET;
3. THENCE N08°31'13"E A DISTANCE OF 79.00 FEET TO A POINT OF CURVE;
4. THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 08°38'06", A RADIUS OF 810.00 FEET, AN ARC LENGTH OF 122.07 FEET, A CHORD BEARING OF N04°12'10"E AND A CHORD DISTANCE OF 121.96 FEET;
5. THENCE N00°06'53"W A DISTANCE OF 364.78 FEET;

THENCE EASTERLY, ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 30°48'13", A RADIUS OF 1439.00 FEET, AN ARC LENGTH OF 773.64 FEET, A CHORD BEARING OF S83°17'49"E, AND A CHORD DISTANCE OF 764.36 FEET;
THENCE S67°52'58"E A DISTANCE OF 86.64 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF E-470 PUBLIC HIGHWAY (REC. NO. 1999036250);
THENCE SOUTHWESTERLY, ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING THREE COURSES:

1. THENCE S13°22'45"W, A DISTANCE OF 91.73 FEET;
2. THENCE S10°45'44"E, A DISTANCE OF 133.84 FEET;
3. THENCE S11°07'45"W, A DISTANCE OF 504.32 FEET TO THE SOUTHERLY LINE OF SAID NW ¼ OF SECTION 3;

THENCE S89°29'59"W, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 763.77 FEET TO THE POINT OF BEGINNING;
COUNTY OF DOUGLAS, STATE OF COLORADO.

PARCEL CONTAINS (673,137 SQUARE FEET) 15.4531 ACRES, MORE OR LESS

PARCEL TWO:

LOT 1, BLOCK 7, CROWN POINT, (ALSO REFERRED TO AS CROWN POINT F#1, THE PLAT OF WHICH IS RECORDED OCTOBER 17, 2000 UNDER RECEPTION NO. 2000073633,

EXCEPT THAT PORTION TAKEN AND CONDEMNED BY KINGS POINT SOUTH METRO DISTRICT NO. 1 IN RULE AND ORDER RECORDED NOVEMBER 9, 2015 UNDER RECEPTION NO. 2015081062 AND AS DEEDED IN QUITCLAIM DEED RECORDED NOVEMBER 15, 2016 UNDER RECEPTION NO. 2016082598, AND ALSO EXCEPTING THAT PORTION CONVEYED TO THE TOWN OF PARKER IN SPECIAL WARRANTY DEED RECORDED NOVEMBER 30, 2017 UNDER RECEPTION NO. 2017075435,

COUNTY OF DOUGLAS, STATE OF COLORADO

PLANNING AREA 2:

PARCEL ONE:

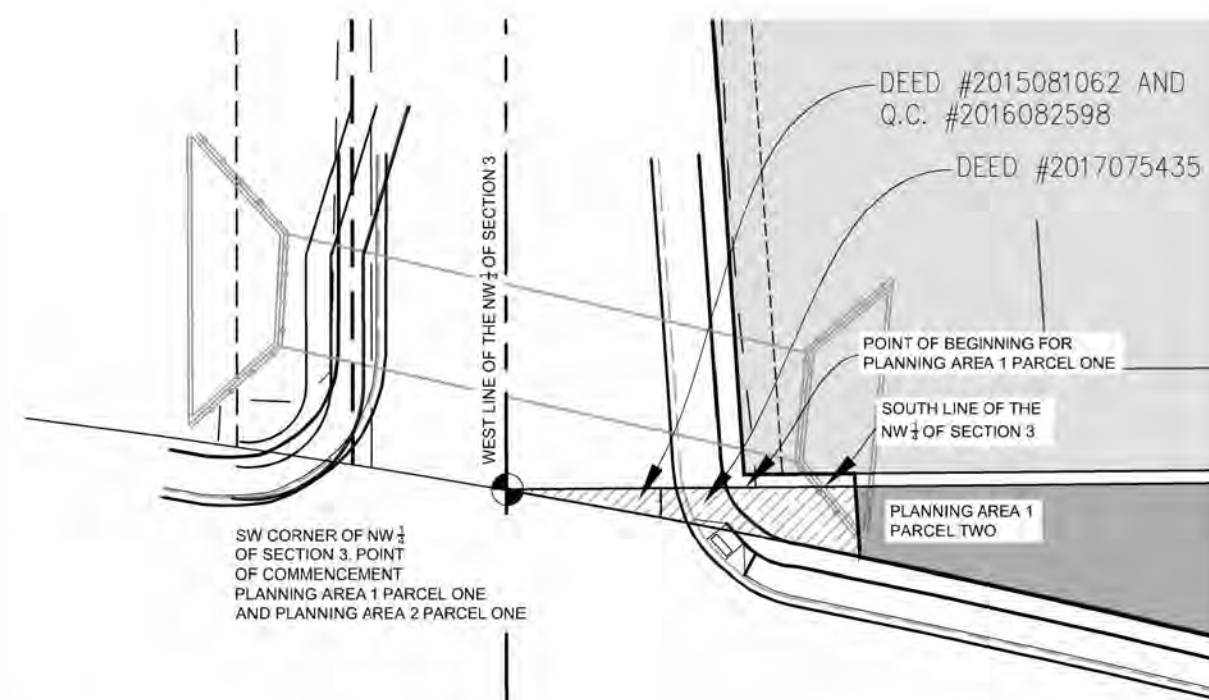
A PARCEL OF LAND LOCATED IN THE NW ¼ OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NW ¼ OF SECTION 3; THENCE N89°29'59"E, ALONG THE SOUTHERLY LINE OF SAID NW ¼, A DISTANCE OF 1283.62 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF E-470 PUBLIC HIGHWAY (REC. NO. 1999036250) AND THE POINT OF BEGINNING;
THENCE NORTHEASTERLY, ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING TWO COURSES:

1. THENCE N11°07'45"E, A DISTANCE OF 523.56 FEET;
2. THENCE N13°22'45"E, A DISTANCE OF 4.74 FEET;

THENCE LEAVING SAID RIGHT-OF-WAY, ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 52°09'34", A RADIUS OF 730.00 FEET, AN ARC DISTANCE OF 664.56 FEET, CHORD BEARING OF S36°46'53"E AND A CHORD DISTANCE OF 641.85 FEET TO THE SOUTHERLY LINE OF SAID NW ¼ OF SECTION 3; THENCE S89°29'59"W, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 486.49 FEET TO THE POINT OF BEGINNING;
COUNTY OF DOUGLAS, STATE OF COLORADO.

PARCEL CONTAINS (158,048 SQUARE FEET) 3.6283 ACRES, MORE OR LESS



EXCEPTED PARCELS: 1" = 50'

SIGNATURE BLOCK BY OWNER

OWNERS / MORTGAGERS

BY: PETER NIEDERMAN,
DOUGLAS COUNTY ASSOCIATES LIMITED PARTNERSHIP, LLP

TITLE: MANAGER

WITNESS BY:
STATE OF COLORADO)
COUNTY OF) SS

SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF ____, 20__

BY: _____

MY COMMISSION EXPIRES: _____

PLANNING COMMISSION ACCEPTANCE

THIS DEVELOPMENT PLAN WAS REVIEWED AND RECOMMENDED FOR APPROVAL BY THE TOWN OF PARKER PLANNING COMMISSION FOLLOWING A

PUBLIC HEARING HELD ON THE ____ DAY OF ____, 20__

PLANNING DIRECTOR, ON BEHALF OF THE TOWN OF PARKER PLANNING COMMISSION

TOWN COUNCIL ACCEPTANCE

THIS DEVELOPMENT PLAN WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF PARKER ON THE ____ DAY OF ____, 20__

FOR THE PROPERTY DESCRIBED AS HIGHLANDS AT KING'S POINT. THE ZONING INFORMATION SHOWN HEREON WAS CONFIRMED WITH THE

ADOPTION OF ORDINANCE NO. _____

MAYOR, TOWN OF PARKER

ATTEST: _____

TOWN CLERK

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF) SS

I HEREBY CERTIFY THAT THIS DEVELOPMENT PLAN WAS FILED IN MY OFFICE

ON THIS ____ DAY OF ____, 20__ A.D. AT ____ O'CLOCK ____, M.

AND WAS RECORDED WITH RECEPTION NUMBER _____

DOUGLAS COUNTY CLERK AND RECORDER



PREPARED FOR: Peter Niederman
William M Moore 2014 Irrevocable Trust
50 Glenmoor Circle
Englewood, CO 80113
PH: 303.748.1100
peter@thkassoc.com

PREPARED BY: Landscape Architects/Planners
THK Associates, Inc.
2953 S. Peoria St, Suite 101
Aurora, Co 80014
PH: 303.770.7201
jgamec@thkassoc.com



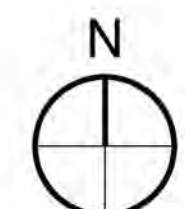
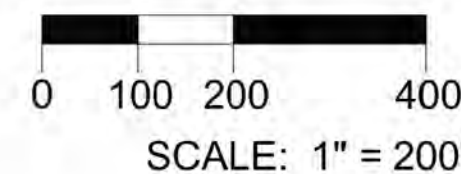
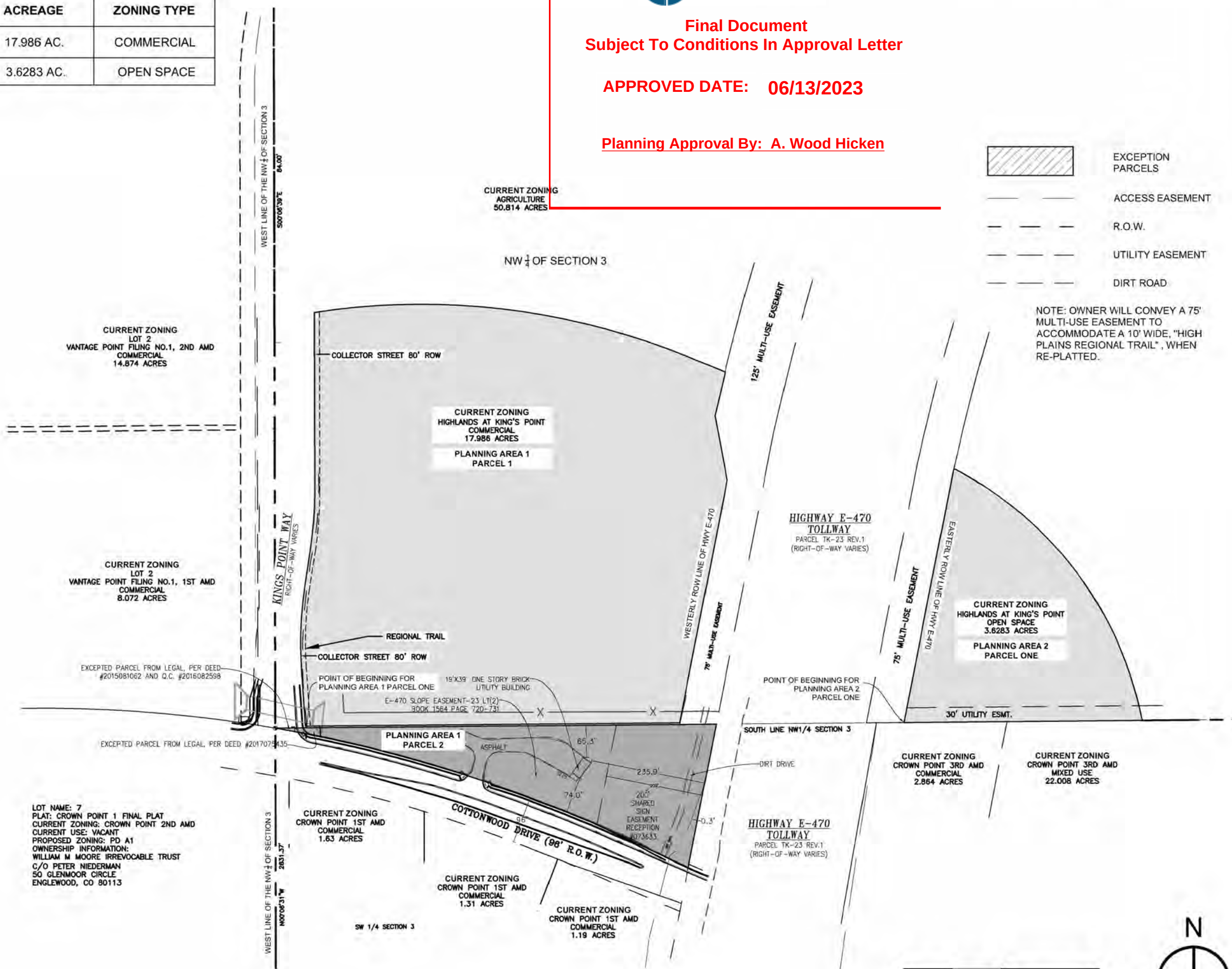
Final Document
Subject To Conditions In Approval Letter

APPROVED DATE: 06/13/2023

Planning Approval By: A. Wood Hicken

	EXCEPTION PARCELS
	ACCESS EASEMENT
	R.O.W.
	UTILITY EASEMENT
	DIRT ROAD

NOTE: OWNER WILL CONVEY A 75' MULTI-USE EASEMENT TO ACCOMMODATE A 10' WIDE, "HIGH PLAINS REGIONAL TRAIL", WHEN RE-PLATTED.



REVISED	DATE	REVISIONS
1	2-1-2023	SECOND SUBMITTAL
2	4-17-2023	THIRD SUBMITTAL
3	6-7-2023	FOURTH SUBMITTAL
4		
5		
6		

PROJECT:	HIGHLANDS AT KING'S POINT DEVELOPMENT PLAN AMENDMENT I
DRAWING:	
CLIENT:	PETER NIEDERMAN
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
SCALE:	HORZ: VERT: 6-7-2023

PLANNER/LANDSCAPE ARCHITECT:
THK ASSOCIATES, INC.
2953 S. PEORIA STREET, SUITE 101
AURORA, CO 80014
P: 303.770.7201
E: JOANIE@THKASSOC.COM



SHEET NUMBER

L-1

SHEET 1 OF 1



Request for Town Council Action

Date: July 17, 2023

Submitted By: Kristin Hoffmann, Town Attorney
Chris Vanderpool, Town Clerk

Reviewed By: Michelle Kivela, Town Manager

Title: **ORDINANCE NO. 9.358 - First Reading**
A Bill for an Ordinance Approving the Intergovernmental Agreement
between the Douglas County Clerk and Recorder and the Town of
Parker Regarding the Conduct and Administration of the November 7,
2023, Coordinated Election
Department: Town Clerk, Chris Vanderpool
Town Attorney, Kristin Hoffmann
Second August 7, 2023
Reading:

EXECUTIVE SUMMARY

The Town's special election will be conducted as a coordinated election with Douglas County. The Town and Douglas County are required to enter into an intergovernmental agreement (IGA) to govern the conduct of the election, pursuant to C.R.S. § 1-7-116(2).

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

Under the "Uniform Election Code," the Town will coordinate its special election with Douglas County. On May 1, 2023, the Town Council passed Resolution No. 23-043 in order to participate in the November 7, 2023 Douglas County coordinated election. Under the Uniform Election Code, the Town and Douglas County are required to enter into an IGA to conduct the election. The Town and Douglas County will enter into the 2023 IGA which is attached to the ordinance.

FINANCIAL IMPACT

The Town has appropriated \$45,000 for the 2023 special election in the budget. It is estimated that the 2023 coordinated election will cost \$75,000 due to the length of the Town's ballot questions.

STRATEGIC GOAL(S)



PROMOTE A SAFE AND
HEALTHY COMMUNITY



INNOVATE WITH
COLLABORATIVE
GOVERNANCE

ATTACHMENTS

1. Ordinance No. 9.358

RECOMMENDED MOTION

I move to approve Ordinance No. 9.358 on first reading and to schedule second reading for August 7, 2023, as part of the consent agenda.

ORDINANCE NO. 9.358, Series of 2023

TITLE: A BILL FOR AN ORDINANCE APPROVING THE INTERGOVERNMENTAL AGREEMENT BETWEEN THE DOUGLAS COUNTY CLERK AND RECORDER AND THE TOWN OF PARKER REGARDING THE CONDUCT AND ADMINISTRATION OF THE NOVEMBER 7, 2023, COORDINATED ELECTION

WHEREAS, under Section 2.1 of the Town of Parker Home Rule Charter and Section 2.06.020 of the Parker Municipal Code, the Town has adopted the exclusive use of Title 1 of the Colorado Election Code for all Town elections that are conducted with Douglas County;

WHEREAS, the Town Council of the Town of Parker adopted Resolution No. 23-043, Series of 2023, stating the Town's intent to participate in the Douglas County Coordinated Election on November 7, 2023, and appointing the Town Clerk as the designated election official of the Town;

WHEREAS, the Town has sufficient funds available and appropriated in its approved budget to pay the Town's prorated election expenses for the coordinated election;

WHEREAS, the Town Council of the Town of Parker desires to enter into an intergovernmental agreement with the Douglas County Clerk and Recorder regarding the conduct and administration of the November 7, 2023, coordinated election; and

WHEREAS, the Town Council of the Town of Parker desires to authorize the Mayor to execute the Intergovernmental Agreement between the Douglas County Clerk and Recorder and the Town of Parker Regarding the Conduct and Administration of the November 7, 2023, Coordinated Election.

NOW, THEREFORE, THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, ORDAINS:

Section 1. The Town Council of the Town of Parker hereby approves the Intergovernmental Agreement between the Douglas County Clerk and Recorder and the Town of Parker Regarding the Conduct and Administration of the November 7, 2023, Coordinated Election, which agreement shall be in substantially the same form as the agreement attached hereto as **Exhibit 1**. The Town Council further authorizes the Mayor of the Town to enter into the Intergovernmental Agreement on behalf of the Town in substantially the same form as attached hereto, following final approval by the Town Attorney.

Section 2. The Recitals of this Ordinance are incorporated herein by the reference.

Section 3. **Safety Clause.** The Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town of Parker, that it is promulgated for the health, safety and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relation to

the proper legislative object sought to be obtained. The Town Council further finds that the title to this Ordinance was posted in two public places two days before the Town Council meeting, as provided by Section 7.5e. of the Town of Parker Home Rule Charter.

Section 4. Severability. If any clause, sentence, paragraph or part of this Ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect application to other persons or circumstances.

Section 5. This Ordinance shall become effective ten (10) days after final publication.

INTRODUCED AND PASSED ON FIRST READING this ____ day of _____, 2023.

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

ADOPTED ON SECOND AND FINAL READING this ____ day of _____, 2023.

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

APPROVED AS TO FORM:

Kristin Hoffmann, Town Attorney

EXHIBIT 1

INTERGOVERNMENTAL AGREEMENT

BETWEEN

DOUGLAS COUNTY CLERK AND RECORDER

AND

(Jurisdiction Name)

REGARDING THE CONDUCT AND ADMINISTRATION OF THE

**NOVEMBER 7, 2023
COORDINATED ELECTION**

**SHERI DAVIS
DOUGLAS COUNTY CLERK AND RECORDER
ELECTIONS DIVISION
CASTLE ROCK, CO 80109**



THIS AGREEMENT is made by and between the Board of County Commissioners of the County of Douglas, State of Colorado, on behalf of the Douglas County Clerk and Recorder (hereinafter referred to as the "County") and _____ (hereinafter referred to as the "Jurisdiction") collectively as the "Parties"; and

WHEREAS, pursuant to the Uniform Election Code of 1992 (Articles 1 to 13 of Title 1, C.R.S.), governmental entities are encouraged to cooperate and consolidate elections in order to reduce taxpayer expenses; and

WHEREAS, pursuant to section 1-7-116, C.R.S. if more than one political subdivision holds an election on the same day in November and the eligible electors for each such election are the same or the boundaries overlap, the County Clerk and Recorder is the Coordinated Election Official and, pursuant to section 1-5-401, C.R.S. shall conduct the elections on behalf of all political subdivisions utilizing the mail ballot procedures set forth in article 7.5 of title 1; and

WHEREAS, the County and Jurisdiction have determined that section 1-7-116, C.R.S. applies and it is in the best interest of the taxpayers and the electors to enter into this Agreement to conduct the Coordinated Election on November 7, 2023; and

WHEREAS, such agreements are authorized pursuant to Article XIV, Section 18 of the Colorado Constitution, and sections 1-7-116 and 29-1-203, C.R.S.

NOW, THEREFORE, for and in consideration of the promises herein contained, the sufficiency of which is hereby acknowledged, the Parties hereto agree this election shall be conducted as a coordinated election in accordance with the Uniform Election Code of 1992 (Articles 1-13 of Title 1, C.R.S.) or any other Title of C.R.S. governing participating Jurisdiction's election matters, as well as the Colorado Constitution, and the State of Colorado Secretary of State (SOS) Rules (hereinafter referred to as the "Code"). The election participants will execute agreements with Douglas County for this purpose and may include municipalities, school districts, and special districts within the Douglas County limits and the State of Colorado.

SECTION I. PURPOSE AND GENERAL MATTERS

1.01 DEFINITIONS:

- A. **"Coordinated Election Official"** (hereinafter "CEO") means the County Clerk and Recorder who acts as the "coordinated election official", as defined within the Code and Rules.
- B. **"Contact Officer"** means the person who acts as the primary liaison or contact between the Jurisdiction and the CEO. The Contact Officer shall be that person under the authority of the CEO who will have primary responsibility for the coordination of the election for the Jurisdiction and the procedures to be completed by the County Clerk hereunder.
- C. **Canvass Board** is appointed by the major political parties before the election. The canvass is the audit function of the election and the process of reconciling the number of ballots counted to the number of voters who voted. The Canvass Board

will meet no later than the 22nd day after the election to certify the abstract of votes cast.

- D. **"Designated Election Official"** (hereinafter "DEO"), means the person identified by the Jurisdiction to act as the primary liaison between the Jurisdiction and the Contact Officer and who will have primary responsibility for the conduct of election procedures to be handled by the Jurisdiction, as specified within the Code.
- E. **Logic & Accuracy Test** The county must conduct a Logic and Accuracy Test on its voting equipment at least 21 days before the election. Voting devices must be tested before they are used in an election. One registered elector from each major political party is required to serve on the Logic and Accuracy Testing Board.
- F. **Risk Limiting Audit** This audit provides strong statistical evidence that the election outcome is correct. The number of ballots required to conduct an RLA will vary based on the smallest margin of the contest selected by the Secretary of State and the risk limit. The smaller the margin, the more ballots to audit. The smaller the risk limit, the more ballots to audit. The Audit Board is appointed by the major political parties and must complete its report no later than 5:00 p.m. one business day before the canvass deadline. At least one member of each major political party's Canvass Board will serve as an observer of the audit.
- G. **TABOR** (Taxpayer Bill of Rights) is a constitutional measure that requires voter approval for tax increases.

1.02 JOINT RESPONSIBILITIES

- A. All parties shall familiarize themselves with all statutory and regulatory requirements impacting coordinated elections and TABOR notices and shall adhere to all applicable provisions of the Code which are necessary or appropriate to the performance of the duties required.
- B. Nothing herein shall be deemed to relieve the CEO or the Jurisdiction from their official responsibilities for the conduct of the election, including any of their respective responsibilities under the Fair Campaign Practices Act or any local ordinances concerning fair campaign practices.

1.03 JURISDICTION

The Jurisdiction encompasses territory within Douglas County. This Agreement shall apply only to that portion of the Jurisdiction within Douglas County. Where the Jurisdiction is entirely contained within Douglas County, the Contact Officer has jurisdiction in establishing ballot order and number in accordance with CRS 1-5-407(5). When the Jurisdiction is split among more than one county, the Contact Officer will coordinate with other counties to agree upon ballot order and numbering, per Colorado SOS Election Rule 4.2.

SECTION II. COUNTY/JURISDICTION RESPONSIBILITIES

The County and the Jurisdiction shall each perform their respective duties and/or functions within the context of this Agreement:

2.01 COUNTY RESPONSIBILITIES:

- A. Assist the DEO on any matter related to the election to ensure the smooth and efficient operation of the election (such information shall not include legal advice) by designating a Contact Officer with the specific duty of assisting with the election of the Jurisdiction and acting as the primary liaison between the County and Jurisdiction.
- B. Provide an Address Confirmation Form (Appendix A) accompanied by an Address Library Report and Jurisdiction Boundary Map that defines Jurisdictional boundaries in terms of residential street ranges based on County Assessor records. The Address Library Report will include the address report from the Secretary of State voter registration system, which defines street addresses within the Jurisdiction.
- C. Verify errors, omissions, and/or corrections identified by the Jurisdiction against County Assessor data, and where appropriate, modify street ranges to accurately define the eligible electors within the Jurisdiction.
- D. Contract for the mail ballot packets (ballot(s), voter instructions, and return envelope) and remit payment directly to the vendor.
- E. Provide ballot printing layouts compliant with the Code for proofreading and signature approval by the Jurisdiction prior to final ballot printing.
- F. Mail the ballot packets as required by the Code.
- G. Provide a certified list of the Jurisdiction's registered voters, as requested.
- H. Conduct all associated tasks relating to election judges including, but not limited to, eligibility, placement, training, and oversight.
- I. Conduct all functions of the Canvass Board to include a canvass of the votes and certification of the results. Additionally, provide the Jurisdiction a copy of all election statements required under the Code.
- J. Prepare and conduct the Logic and Accuracy Test.
- K. Publish and post the required legal notices. pursuant to § 1-5-205(1), C.R.S.
- L. Refer members of the public and press to the DEO regarding specific questions about ballot measures or candidates.

- M. Provide all necessary equipment, system programming, and personnel for ballot tabulation.
- N. Conduct and oversee the process of counting ballots and reporting results.
- O. Conduct a recount of the ballots cast if required by law, requested by the Jurisdiction, or requested by an interested party as allowed by the Code.
- P. Prepare and conduct the Risk Limiting Audit before certifying election results.
- Q. Provide the Jurisdiction an invoice for all expenses incurred under this Agreement.
- R. Archive and maintain all election records as required by the Code.

2.02 JURISDICTION RESPONSIBILITIES:

- A. Identify a DEO who shall familiarize themselves with all statutory and regulatory requirements impacting the Jurisdiction.
- B. Identify immediately to the Contact Officer if Jurisdiction is shared by additional county(ies).
- C. Provide a copy of the Ordinance or Resolution stating that the Jurisdiction has adopted the exclusive use of the Code for the conduct of the election and that the Jurisdiction will participate in the coordinated election in accordance with the terms and conditions of this Agreement.
- D. Confirm sufficient funds are available and appropriated in Jurisdiction's approved budget to pay election expenses. The Jurisdiction recognizes that the County cannot accurately predict the exact cost for the election, but represents to the County that it will pay its calculated prorated share and has appropriated sufficient funds to do so.
- E. Return this Intergovernmental Agreement with the signature page completed on or before the seventieth (70) day prior to the election per the Code.
- F. May appoint one representative to participate in the Canvass Board. If there is not a representative appointed, an employee of the Douglas County Clerk and Recorder will be appointed on the Jurisdiction's behalf by the Contact Officer.
- G. May appoint one representative to participate in the Logic and Accuracy Test. If there is not a representative appointed, an employee of the Douglas County Clerk and Recorder will be appointed on the Jurisdiction's behalf by the Contact Officer.
- H. May choose to appoint an observer for the Risk Limiting Audit. If there is not a representative appointed, an employee of the Douglas County Clerk and Recorder will be appointed on the Jurisdiction's behalf by the Contact Officer.
- I. Certify Jurisdictional boundaries by completing and returning the Address Confirmation Form or the Jurisdiction Boundary Map (Appendix A)

- J. Review all petition information, if applicable, and verify the information against the registration records, and, where applicable, the county assessor's records as per § 1-4-908, C.R.S. After review, the DEO shall notify the candidate of the number of valid signatures and whether the petition appears to be sufficient or insufficient. Upon determining that the petition is sufficient, and after the time for protest has passed, the DEO shall certify the candidate to the ballot, and notify the Contact Officer.
- K. The DEO shall refer correspondence and calls relating to the election outside of the DEO's expertise to the Contact Officer for response.
- L. Determine the ballot title and text. Certify, if applicable, the candidate, how many selections a voter should make (e.g., Vote for One), whether there is a certified write-in candidate, the list of ballot issues and/or ballot questions electronically (with receipt confirmed by the Contact Officer) in a plain text format, on or before the sixtieth (60) day, no later than 5:00 pm. The ballot content must be certified in the order in which it will appear on the ballot and must include specific instructions (e.g., Vote for One, etc.). The certified list of candidates and ballot measures shall be final, and the Contact Officer will not be responsible for making any changes after the certification, except those prescribed by statute. The use of all capital letters is reserved for TABOR issues only, per the Code.
- M. Provide either directly by the DEO or by the candidate on behest of the DEO, the phonetic pronunciation of each candidate's name to assist in the preparation of the audio ballot at the time ballot content is certified to the County. Record a voice message at (303) 663-6279 and include the candidate name, jurisdiction, and title of office no later than sixty (60) days prior to the election.
- N. Indicate whether question(s) are a referred measure or an initiative from a citizen petition. The Jurisdiction understands and agrees that any untimely ballot content submitted may result in candidates, issues, or questions not being on the ballot for the coordinated election.
- O. Proofread the layout and the text of the Jurisdiction's portion of the official ballots and TABOR notice (if applicable) and provide written confirmation (electronic format) of acceptance before the printing of the ballots. **Approval or requested changes must be received within four (4) business hours of receiving the layout and text from the county** or as identified by the Contact Officer. This may require availability outside of normal business hours. Such acceptance is final, and no changes will be made after written notice (electronic format) is given to the Contact Officer. Failure to respond by the deadline will be considered acceptance "as is". A penalty for delay or rework of the ballot or TABOR notice will result in an additional fee to the Jurisdiction for all associated costs with fixing or correcting Jurisdictional errors.
- P. Perform the following tasks (as applicable) where Jurisdictional property owners are eligible to vote:

- a. Notify Contact Officer of the Title under which the political subdivision is formed and specifically which property owners are eligible to vote in the election.
 - b. Provide a certified list of eligible property owners, as determined by the Jurisdiction, who:
 - i. Own property within the Jurisdiction, appear on the State of Colorado list of registered voters and reside at an address that is not within the boundaries of Douglas County ("Out of County" property owners); or,
 - ii. Own property within the Jurisdiction, appear on the Douglas County list of registered voters, reside at an address that may not match the property address as shown on the County Assessor's list, but is within the boundaries of Douglas County ("In County" property owners).
 - c. Coordinate directly with the Douglas County Assessor's Office (303-660-7450), or visit their website to obtain the list of all recorded owners of taxable real and personal property at <https://apps.douglas.co.us/assessor/advanced-search/>.
 - d. Exclude non-person entities and persons not living in the state of Colorado; any individuals not registered to vote; any person who resides in the district, as they will already receive a mail ballot.
 - e. Submit the lists as an electronic copy using Microsoft Excel format. The spreadsheet shall contain no more than one (1) eligible elector's name per line. Each line shall consist of the following separated fields: Last name, first name, middle name, mailing address, city, state, zip, parcel number, phone number, if available, and voter identification number. All files provided to the Contact Officer are to be clearly named.
- Q. Publish and post any required legal notices for the Jurisdiction's ballot content, other than the notice required by § 1-5-205, C.R.S, which Douglas County will publish. A copy of such published legal notice shall be submitted to the Douglas County Clerk and Recorder, Recording Division for its records.
- R. Provide phone support on Election Day from 7:00am – 7:00pm. Designated contact person for Jurisdiction must be provided upon execution of this Agreement. Emergency contact information must also be provided for this purpose.
- S. Notify the Contact Officer within 24 hours of the completion of the final ballot tabulation whether a recount is required or desired. The Jurisdiction shall reimburse the County for the full cost of the recount. If other Jurisdictions are included in the recount, the cost will be pro-rated among the participating Jurisdictions as per § 1-10.5-101, C.R.S. Refer to SOS Rule 10.9.5 for Jurisdictions in more than one County.
- T. Within thirty (30) days from the date of receipt of such invoice, the Jurisdiction shall remit total payment to the County.
- U. Pay any additional or unique election costs resulting from Jurisdiction delays, mistakes, recounts, and/or special preparations or cancellations relating to the Jurisdiction's participation in the coordinated election. Charges are \$1.00 per registered voter, with a minimum charge of \$1,000, not including publication cost, excess linear ballot column

inches cost (\$2,000 for Coordinated over 5”), special text formatting such as italic, underline, bullets, numbering, tables, strike-through or indentations (\$500 if applicable) the use of all capital letters is reserved for TABOR issues only, per the Code., and TABOR Notice costs with a minimum charge of \$500 (if applicable).

Illustrative Pro-Rated Costs Table:

Current Registration Total (Active & Inactive)	% of Total Participants Registration	TABOR registered Voters	TABOR % of total Registration	Current Registration Total X \$1.00	OR \$1k minimum, whichever is greater	AND \$2k ea. add. column inch over 5	TABOR Notice Cost x % registration or \$500 minimum	Public Notice Divided equally by participating entities	Requested Report Fees (\$25/report)	Estimated Minimum Cost
43,000	17.38%	21,000	46.5%	\$64,500	\$0.00	\$6,000	\$13,953.49	\$15.00	\$50.00	\$ 84,518.49
98,000	39.62%	45,000	99.67%	\$147,000	\$0.00	\$2,000	\$29,900.33	\$15.00	\$50.00	\$178,965.33
7,500	3.03%	0	0.00	\$11,250	\$0.00	\$0	\$0.00	\$15.00	\$25.00	\$ 11,290.00
300	0.12%	150	0.33%	\$450	\$1,000	\$0	\$500.00	\$15.00	\$25.00	\$ 1,990.00

If costs of TABOR Notice were \$30,000 and other public notices were \$60.

SECTION III. CANCELLATION OF ELECTION

3.01 CANCELLATION OF ELECTION BY THE JURISDICTION.

In the event the Jurisdiction resolves to cancel the election, notice shall be provided to the Contact Officer immediately. The Jurisdiction shall be liable for the full actual costs of the activities relating to the election incurred both before and after the Contact Officer’s receipt of such notice. The Jurisdiction shall provide and post notice by publication as defined in the Code. In the event that the Jurisdiction resolves to cancel the election after the last day for the DEO to certify the ballot order and content to the Contact Officer, the text provided by the Jurisdiction cannot be removed from the ballot and/or the TABOR Notice.

(remainder of page intentionally blank)

**SECTION IV.
MISCELLANEOUS**

4.01 NOTICES.

Any and all notices required to be given by this Agreement are deemed to have been received and to be effective: (1) three days after they have been mailed by certified mail, return receipt requested; (2) immediately upon hand delivery; 3) or by email to the address of a Party as set forth below or to such Party or addresses as may hereafter be designated in writing:

To County:

Sheri Davis
Douglas County Clerk and Recorder
Elections Division
125 Stephanie Place
Castle Rock, Colorado 80109

Email: Elections@Douglas.co.us

To Jurisdiction:
(Enter Contact and address
information)

4.02 TERM OF AGREEMENT.

The term of this Agreement shall continue until all statutory requirements concerning the conduct of the coordinated election are fulfilled.

4.03 AMENDMENT.

This Agreement may be amended only in writing and following the same formality as the execution of the initial Agreement.

4.04 INTEGRATION.

The Parties acknowledge that this Agreement constitutes the sole Agreement between them relating to the subject matter hereof and that no Party is relying upon any oral representation made by another Party or employee, agent or officer of that Party.

4.05 CONFLICT OF AGREEMENT WITH LAW, IMPAIRMENT.

In the event that any provision in this Agreement conflicts with the Code or other statute, this Agreement shall be modified to conform to such law. No resolution of either party to this Agreement shall impair the rights of the CEO or the Jurisdiction hereunder without the consent of the other party to this Agreement.

4.06 TIME OF ESSENCE.

Time is of the essence for this Agreement. The time requirements of the Code shall apply to completion of the tasks required by this Agreement. Failure to comply with the

terms of this Agreement and/or the deadlines or the Code may result in consequences up to and including termination of this Agreement.

4.07 GOOD FAITH.

The parties shall implement this Agreement in good faith, including acting in good faith in all matters that require joint or general action.

4.08 NO WAIVER OF GOVERNMENTAL IMMUNITY ACT.

The Parties hereto understand and agree that they, their commissioners, officials, officers, directors, agents, and employees, are relying on, and do not waive or intend to waive by any provisions of this Agreement, the monetary limitations or any other rights, immunities and protections provided by the Colorado Governmental Immunity Act (the "CGIA"), §§ 24-10-101 to 120, C.R.S., or otherwise available to the County or the Jurisdiction. To the extent the CGIA imposes varying obligations or contains different waivers for cities and counties, both the Jurisdiction and the County agree that they will remain liable for their independent obligations under the CGIA, and neither party shall be the agent of the other or liable for the obligations of the other.

4.09 NO THIRD-PARTY BENEFICIARIES.

The enforcement of the terms and conditions of this Agreement and all rights of action relating to such enforcement shall be strictly reserved to the County and the Jurisdiction, and nothing contained in this Agreement shall give or allow any such claim or right of action by any other or third person under such Agreement.

(remainder of page intentionally blank)

IN WITNESS WHEREOF, the parties hereto have executed this Agreement to be effective on the latest date noted below.

THE BOARD OF COUNTY
COMMISSIONERS
OF THE COUNTY OF DOUGLAS,
COLORADO
(Board signature required only if
coordination cost will exceed \$25,000)

COORDINATED ELECTION OFFICIAL:

By _____
Board of County Commissioners
Chairperson

By _____
Clerk and Recorder

Date _____

Date _____

Attest _____
Deputy Clerk to the Board

APPROVED AS TO FISCAL CONTENT:

APPROVED AS TO LEGAL FORM:

Director of Finance

County Attorney

Jurisdiction Signatures:

By: _____

By: _____

Title: _____

Title: _____

Date: _____

Date: _____

Attest _____

Title: _____

Contents

Appendix A – Address Confirmation Form

Appendix B – Contact Information Form

Appendix C – Important Dates

Appendix D – Checklist

Appendix E – TABOR Notice Agreement

Appendix F – TABOR Notice Proof Acceptance Form

Appendix G – Sample TABOR Notice

November 7, 2023

Appendix A Address Confirmation Form

JURISDICTION NAME: _____

The address ranges identified in the **Address Library Report**, provided in addition to the IGA, represent all current addresses within your Jurisdiction according to our Voter Registration System address report. *The Douglas County Elections Office only maintains residential addresses – not business or commercial addresses.* We are sending you the **Address Library Report** to confirm that the address ranges are complete and accurate. These addresses will be used to identify eligible electors within the Jurisdiction. It is the Jurisdiction's responsibility to know all current addresses within its boundaries.

Please verify that the **Address Library Report** includes all residential addresses within your Jurisdiction. If there is an error, please note it on the table below. If there are no errors, omissions, and/or corrections, it is still essential to sign, date, and return this form to the Douglas County Elections Office. Thank you.

PROPOSED DISTRICTS: Provide a certified legal description, map, and street listing (including street ranges).

Section 1

Enter information in table, if applicable. If more space is needed, please create a separate document.

Street Name	Dir.	Street Type	Low/High Range	Odd/Even	Zip Code	Notes
<i>Example</i> Main	E	St.	101/603	E	80104	

Section 2

Enter other counties shared by Jurisdiction.

County Name(s): _____

___ Not Applicable

2023 COORDINATED ELECTION

November 7, 2023

I have reviewed the Jurisdiction's Address Library Report provided by the Douglas County Elections Office and certify it to be a true and accurate description of the address ranges defining boundaries of the Jurisdiction, except for any discrepancies, which are noted on this form.

Signature

Date

November 7, 2023

Annexations, Inclusions, Exclusions

This form may be used in conjunction with the provided Jurisdiction Boundary Map, in place of reviewing and verifying the provided Address Library Report.

JURISDICTION NAME: _____

To ensure our office has the most current information, please complete the applicable Section below, pertaining to Annexations, Inclusions, and Exclusions for your Jurisdiction.

Section 1

Since January 1 of the current year, the Jurisdiction has approved (check all that apply):

☐ Annexations

☐ Inclusions

☐ Exclusions

All supporting documents pertaining to the applicable Annexation(s), Inclusion(s), or Exclusion(s) are attached to this form and should be used by the Douglas County Elections Office in order to update address information for the Jurisdiction.

By signing below, I acknowledge and certify that the information is true and accurate.

Signature

Date

Section 2

I acknowledge and certify the Jurisdiction has not approved any Annexation(s), Inclusion(s), or Exclusion(s) since January 1 of the current year.

By signing below, I acknowledge and certify that the information is true and accurate.

Signature

Date

Appendix B
Contact Information Form

Please enter your Jurisdiction's information:

Jurisdiction: _____

Designated Election Official:

Name

Mailing Address

City, State, Zip

Email

Phone

Represented By:

Attorney / Law Firm

Mailing Address

City, State, Zip

Email

Phone

Per the IGA, please indicate the Jurisdiction representative(s) who will participate in the following activities.

Required Participation

- 1. November 7, 2023; 7:00am – 7:00pm
Election Day phone support for citizen inquiries**

Name: _____

Phone: _____

Email: _____

Optional Participation

- 2. September 29, 2023 (Alternate Date = October 2)
Logic and Accuracy Test (LAT)**

Name: _____

Phone: _____

Email: _____

- 3. November 21 – 22, 2023 (Additional days may be needed)
Risk Limiting Audit (RLA)**

Name: _____

Phone: _____

Email: _____

November 7, 2023

**4. November 27, 2023 (Alternate Date = November 28)
Canvass Board and Final Certification of Election**

Name: _____

Phone: _____

Email: _____

Note: If a representative is not designated for the optional activities, the Douglas County Elections office will designate a staff member to serve on behalf of the Jurisdiction.

Douglas County Coordinated Election Official: Sheri Davis, Clerk and Recorder Name

301 Wilcox Street, PO Box 1360

Mailing Address

Castle Rock, CO 80104

City, State, Zip

sdavis1@douglas.co.us

Email

303-663-7364

Phone

Douglas County Contact Officer: Jack Twite Jr, Deputy of Elections Name

125 Stephanie Place

Mailing Address

Castle Rock, CO 80109

City, State, Zip

jtweite@douglas.co.us

Email

303-814-7618

Phone

2023 COORDINATED ELECTION

November 7, 2023

Douglas County Deputy of Elections:

Jack Twite Jr
Name

125 Stephanie Place
Mailing Address

Castle Rock, CO 80109
City, State, Zip

jtweite@douglas.co.us
Email

303-814-7618
Phone

Douglas County Senior Assistant Attorney:

Christopher Pratt
Name

100 Third Street
Mailing Address

Castle Rock, CO 80104
City, State, Zip

cpratt@douglas.co.us
Email

303-660-7321
Phone

Appendix C Important Dates

Event	Date
Last day to provide in writing to the County Clerk & Recorder Notice of Intent to coordinate for the 2023 Coordinate Election (-100 days)	July 28 (Friday)
Last day to return signed IGA to the Contact Officer (-70 days)	August 29 (Tuesday)
Last day to return completed Address Confirmation Form (Appendix A) or Boundary Map to ensure accurate voter information (-70 days)	August 29 (Tuesday)
Last day to submit certified ballot order and content to the Contact Officer (-60 days)	September 8 (Friday)
Last day for Secretary of State to certify state ballot order and content to county clerk (-57 days)	September 8 (Friday)
Last day to mail ballots to Uniformed and Overseas electors (UOCAVA) (-45 days)	September 23 (Saturday)
Last day to submit TABOR Notice Language and summarized Pro/Con & Fiscal Impact Statements to Contact Officer (-43 days)	September 25 (Monday)
Logic and Accuracy Test (LAT)	September 29 (Friday)
Logic and Accuracy Test (LAT) – Alternate Date	October 2 (Monday)
Ballots mailed to voters (-22 days)	October 16 (Monday)
Ballot Drop Boxes open (-15 days minimum)	October 16 - November 7 All boxes close Election Day, November 7 at 7 p.m.
Last day voter can request our office mail a ballot (-8 days)	October 30 (Monday)

2023 COORDINATED ELECTION

November 7, 2023

Voter Service and Polling Centers (VSPCs) open (-8 days)	October 30 – November 7 Monday - Friday, 8 a.m. - 5 p.m. Saturday, November 4, 9 a.m. - 1 p.m. Election Day, Tuesday, November 7, 7 a.m. – 7 p.m.
Election Day	November 7, 7 a.m. – 7 p.m. (Tuesday)
Risk Limiting Audit (RLA)	November 21-22 (Additional days may be needed)
Canvass Board and Final Certification of Election	November 27 (Monday)
Canvass Board and Final Certification of Election – Alternate Date	November 28 (Tuesday)
Final Certification of Election deadline	November 29 (Wednesday)

Appendix D IGA Checklist

Dates shown below are either Statute-driven deadline dates or preferred dates of the Douglas County Elections office.

- ☐ **Friday, July 28**
 - Provide in writing to the County Clerk and Recorder notice of intent to coordinate.

- ☐ **Wednesday, August 2**
 - Receive and review IGA and accompanying documents from the Contact Officer, including important District addressing verification.

- ☐ **Tuesday, August 29**
 - Complete and return all required documents of the IGA via USPS mail or email to the Contact Officer, jtwite@douglas.co.us
 - Provide a copy of the Ordinance and/or Resolution that outlines intent to participate in the General Election.
 - Provide a statement to confirm sufficient funds to pay election expenses are available and appropriated in the Jurisdiction's approved budget.
 - For PROPOSED DISTRICTS:
 - Provide certified legal description, map, and street listing (including street ranges).

- ☐ **Friday, September 8**
 - Provide certified ballot order and content to the Contact Officer. C.R.S 1-5-203(3). Refer to Section 2.02 (L) of the IGA for specific requirements.
 - As applicable, provide phonetic pronunciation of each candidate's name via voicemail. Refer to Section 2.02 (M) of the IGA for instructions.
 - Proofread ballot layout and text for Jurisdiction's portion of the official ballot and provide written acceptance of content or written notice of necessary changes. Refer to Section 2.02 (O) of the IGA for instructions.

- ☐ **Monday, September 25**
 - Provide Contact Officer with full text of any required ballot issues or ballot questions and all summarized pro/con statements to the Contact Officer.

- ☐ **Tuesday, October 3 – For elections where property owners are eligible electors:**
 - Provide all applicable eligible property owner list(s). Refer to Section 2.02 (P) of the IGA for instructions and requirements.

November 7, 2023

- ☐ **Wednesday, October 18 – For elections where property owners are eligible electors:**
 - Provide a supplemental list of applicable eligible property owner(s) for eligible voters not submitted in the original list from Monday, September 13. Refer to Section 2.02 (P) of the IGA for instructions and requirements.

- ☐ **Election Day, Tuesday, November 7**
 - Provide phone support for Jurisdiction for hours of voting (7:00 a.m. -7:00 p.m.) should information be needed from Douglas County Elections office or the general public.

- ☐ **Post-Election Day**
 - Notify Contact Officer within 24 hours of completion of final ballot tabulation if a recount is required.
 - Remit payment within 30 days of receipt of billing invoice.



Request for Town Council Action

Date: July 17, 2023

Submitted By: Kristin Hoffmann, Town Attorney

Reviewed By: Michelle Kivela, Town Manager

Title: **RESOLUTION NO. 23-062**
A Resolution Setting a Public Hearing for Consideration of a Petition to Form the Downtown Parker Business Improvement District and Directing the Town Clerk to Cause a Notice of the Hearing to be Published and Mailed Pursuant to the Business Improvement District Act

Department: Town Attorney, Kristin Hoffmann

EXECUTIVE SUMMARY

This resolution sets the public hearing on the petition for organization of the Downtown Parker Business Improvement District for August 21, 2023, at 7 p.m. at the Parker Town Hall.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

On July 12, 2023, a petition for organization of the Downtown Parker Business Improvement District (the "Downtown BID") was filed with the Town Clerk. C.R.S. § 31-25-1206 requires the Council to set a date and time for a public hearing on the petition and that notice of the hearing be given by publication and mailing. This resolution sets the public hearing for August 21, 2023, at 7 p.m., at the Parker Town Hall.

FINANCIAL IMPACT

None.

STRATEGIC GOAL(S)



ATTACHMENTS

1. Resolution No. 23-062

RECOMMENDED MOTION

I move to approve Resolution No.23-062, as part of the consent agenda.

RESOLUTION NO. 23-062, Series of 2023

TITLE: A RESOLUTION SETTING A PUBLIC HEARING FOR CONSIDERATION OF A PETITION TO FORM THE DOWNTOWN PARKER BUSINESS IMPROVEMENT DISTRICT AND DIRECTING THE TOWN CLERK TO CAUSE A NOTICE OF THE HEARING TO BE PUBLISHED AND MAILED PURSUANT TO THE BUSINESS IMPROVEMENT DISTRICT ACT

WHEREAS, the Town of Parker (the “Town”) is a municipal corporation duly organized and existing as a home rule municipality under Article XX of the State Constitution and laws of the State of Colorado; and

WHEREAS, the members of the Town Council of the Town of Parker have been duly elected and qualified; and

WHEREAS, on July 12, 2023, there was filed with the Town Clerk a petition (the “Petition”) requesting the organization of the Downtown Parker Business Improvement District (the “BID”) within the Town; and

WHEREAS, C.R.S. § 31-25-1206 requires the Town Council to set a date and time for a public hearing on the Petition for organization of the BID and that notice of the hearing be given by publication and mailing.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, AS FOLLOWS:

Section 1. A public hearing on the Petition shall be held at 7:00 p.m., on Monday, August 21, 2023, at Council Chambers, Parker Town Hall, 20120 E. Mainstreet, Parker, Colorado 80138, at which time and place any interested party may appear and be heard on the sufficiency of the Petition.

Section 2. Pursuant to the Business Improvement District Act, the Town Clerk is directed to provide notice of the hearing by publication and mailing, as required by C.R.S. § 31-25-1206.

RESOLVED AND PASSED this _____ day of _____, 2023.

TOWN OF PARKER, COLORADO

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk



Request for Town Council Action

Date: July 17, 2023
Submitted By: John Mounier, Associate Project Manager
Reviewed By: Michelle Kivela, Town Manager
Title: **2023 Townwide Concrete Replacement Program (CIP23-004)**
Amount: **\$1,610,515**
Contractor: **Norra Concrete Construction Corporation**
Department: **Engineering and Public Works, John Mounier**

EXECUTIVE SUMMARY

This item is to award a contractor agreement with Norra Concrete Construction Corporation for the 2023 Townwide Concrete Replacement Program (CIP 23-004) in the amount of \$1,610,515. The Town of Parker's concrete roadway infrastructure needs to be maintained, updated, and enhanced through annual contracted maintenance programs.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

The Town of Parker publicly opened competitive bids on May 5, 2023, for the 2023 Townwide Concrete Replacement Program (CIP 23-004). This program includes removing and replacing damaged and outdated concrete infrastructure on Town arterial, collector, and residential streets such as Chambers Road, Mainstreet, and Dransfeldt Road.

The Town of Parker received three (3) sealed bids from contractors, with Norra Concrete Construction being the lowest responsible bidder. Norra Concrete Construction has performed as a prime contractor and completed projects in the past with the Town of Parker. Therefore, staff recommends moving forward with this contract award.

The bid results were as follows:

- | | |
|---------------------------------|-------------|
| 1.) Norra Concrete Construction | \$1,610,515 |
| 2.) Stone and Concrete | \$1,667,805 |
| 3.) Jalisco International | \$1,768,910 |

Engineer's estimate - \$1,535,000.

FINANCIAL IMPACT

Funding for this program has been appropriated in the Engineering and Public Works/Streets Division Repair and Maintenance (R&M) General Fund account (101-4310).

STRATEGIC GOAL(S)



ENHANCE ECONOMIC
VITALITY



SUPPORT AN
ACTIVE COMMUNITY

ATTACHMENTS

None

RECOMMENDED MOTION

I move to approve the staff recommendation, as a part of the consent agenda.



Request for Town Council Action

Date: July 17, 2023

Submitted By: Stacey Nerger, Senior Planner
Bryce Matthews, Assistant Director - Planning
John Fussa, Community Development Director

Reviewed By: Michelle Kivela, Town Manager

Title: **POPE PROPERTY ANNEXATION**
Applicant: David Brehm, Plan West
Location: Southwest corner of Twenty Mile Road and Dransfeldt Road
Department: Community Development, Stacey Nerger
TRAKiT ANX22-009
No.:

EXECUTIVE SUMMARY

The owner of a 38-acre enclave parcel located in unincorporated Douglas County, known as the Pope property, has submitted an Annexation Petition to the Town.

STAFF RECOMMENDATION

Continue

BACKGROUND/DISCUSSION

Prior Action

On October 3, 2022, the Town Council approved Resolution No. 22-048 that determined the submitted Annexation Petition substantially complies with the Colorado Municipal Annexation Act of 1965 (the "Act", § 31-12-107(1)) and which set a public hearing date of November 21, 2022 to determine eligibility for annexation into the Town.

On November 21, 2022, the Town Council approved Resolution No. 22-061 that determined the Pope property is eligible for annexation into the Town as provided by the Act. In addition, the annexation ordinance was scheduled for a public hearing of the Town Council on February 6, 2023.

On January 17, 2023, the Town Council approved the Annexation Ordinance on first reading with the annexation public hearing scheduled for February 6, 2023.

On February 6, 2023, the Town Council continued the annexation public hearing to May 1, 2023 to allow the applicant additional time to work through the Annexation Agreement, process the required inclusion into the Parker Water and Sanitation District and and process the required zoning application.

On May 1, 2023, the Town Council again continued the Annexation Public Hearing to July 17, 2023 to allow the applicant additional time to work through the Annexation Agreement, process the required inclusion into the Parker Water and Sanitation District and and process the required zoning application.

On July 17, 2023, the Town Council will consider the staff recommendation to continue the annexation public hearing to October 16, 2023 to allow the applicant additional time to process the required inclusion into the Parker Water and Sanitation District and process the required zoning application.

Summary

The subject property, known as the Pope property, is an enclave parcel located in unincorporated Douglas County that is contiguous to the Town. The property is approximately 38 acres in total and is currently used as Flat Acres Farm, an "agritainment" and commercial recreation business.

The subject property fronts Twenty Mile Road and is bordered to the north by commercial uses at the Parker Valley Center (Target); to the south by Cherry Creek open space and future Salisbury Park North; to the east by commercial uses at FlatAcres Marketplace (Kohls); and to the west by Cherry Creek open space. The property and adjacent areas in the Cherry Creek open space contain environmentally sensitive land including a 100-year floodplain and habitat for the Preble's Meadow Jumping Mouse, which is protected by the U.S. Endangered Species Act.

The Town surrounds the subject property and has identified it as a candidate for future annexation within its Municipal Planning Area (urban growth boundary). This is an existing land use policy recommendation supported by the annual Three-Mile Area Plan and the Parker 2035 Master Plan.

The applicant is proposing to divide the 38 acre property into three (3) sections with different zoning. The western section of the property along Cherry Creek consisting of approximately 9.2 acres will be zoned Open Space and dedicated to the Town. The central section of the property consisting of approximately 17.5 acres will be zoned Agricultural and will allow the applicant to continue those "agritainment" uses currently in operation. The remaining section to the east of the future Dransfeldt Road extension and consisting of approximately 11.9 acres will be zoned Greater Downtown District - Market Center and permit future commercial use.

Staff has worked with the applicant to accommodate the "agritainment" uses currently operated on the subject property and believes that the proposed zoning is appropriate because it is consistent with the Parker 2035 Master Plan. The Master Plan identifies the property as 100-year floodplain and recommends a mix of uses including future commercial, open space and transportation use. Further, the Transportation Master Plan recommends the Dransfeldt Road extension through the subject property to expand the transportation system for greater vehicular, bicycle and pedestrian mobility across Cherry Creek.

The Town of Parker and Parker Water and Sanitation District (PWSD) have an

intergovernmental agreement that requires properties to be included into PWSD prior to annexation into the Town. The applicant started the process for inclusion into PWSD on December 29, 2022. PWSD has a process that will take several months for inclusion to be completed once a complete application has been submitted. Therefore, the proposed annexation hearing needs to be continued to allow for the required inclusion into PWSD.

As a result of the above, staff recommends that the Town Council continue the annexation public hearing from July 17, 2023 to October 16, 2023 so the property owner has additional time to complete the PWSD inclusion process and process the required zoning application with the Town.

FINANCIAL IMPACT

None

STRATEGIC GOAL(S)



ENHANCE ECONOMIC
VITALITY



DEVELOP A VISIONARY
COMMUNITY THROUGH
BALANCED GROWTH



INNOVATE WITH
COLLABORATIVE
GOVERNANCE

ATTACHMENTS

1. Vicinity Map
2. Ordinance No. 2.282

RECOMMENDED MOTION

I move to continue the public hearing to consider Ordinance No. 2.282 to a date certain of October 16, 2023.

Pope Property

Annexation and Zoning



ORDINANCE NO. 2.282, Series of 2023

TITLE: A BILL FOR AN ORDINANCE APPROVING AND ACCOMPLISHING THE ANNEXATION OF CONTIGUOUS UNINCORPORATED TERRITORY KNOWN AS THE POPE PROPERTY IN DOUGLAS COUNTY

WHEREAS, pursuant to the laws of the State of Colorado, there was presented to and filed with the Town Council of the Town of Parker, Colorado, written petition(s) for annexation to and by the Town of Parker, Colorado, of that property described in attached **Exhibit 1** (the “Property”), being contiguous unincorporated territory situated, lying, and being in the County of Douglas, State of Colorado;

WHEREAS, the Town Council of the Town of Parker, Colorado has conducted a public hearing, as required by law, to determine the eligibility for annexation of the Property; and

WHEREAS, the Town Council of the Town of Parker, Colorado, has satisfied itself concerning the eligibility for annexation of the Property, and concerning the conformance of the proposed annexation to the applicable law and the annexation policy of the Town of Parker, Colorado.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, THAT:

Section 1. The annexation by and to the Town of Parker, State of Colorado, of the Property, situated, lying, and being in the County of Douglas, State of Colorado, meets all requirements of law and the annexation policy of the Town of Parker, and therefore, the said annexation is hereby approved.

Section 2. More than fifty percent (50%) of the owner(s) of more than fifty percent (50%) of the Property have petitioned for annexation.

Section 3. Rezoning of the Property shall be completed simultaneously with the annexation of the Property, pursuant to Section 15.9 of the Home Rule Charter for the Town of Parker (the “Charter”).

Section 4. Upon the effective date of this Annexation Ordinance, the Property shall become subject to the Municipal Laws of the State of Colorado pertaining to cities and to the Charter, ordinances, resolutions, rules and regulations of the Town of Parker, except general taxation, which shall be effective on and after January 1 of the next succeeding year following the passage of this Annexation Ordinance.

Section 5. The Town Council hereby approves the Annexation Agreement that is attached hereto as **Exhibit 2**, and incorporated by this reference, and authorizes the execution of the Annexation Agreement by the Mayor and Town Clerk.

Section 6. Considering all of the foregoing, and based on the conviction that annexation of the Property to the Town of Parker will serve the best interests of the Town of Parker and the owner(s) of the Property, the Property is hereby annexed to the Town of Parker, Colorado.

Section 7. The Town Clerk shall file for recording three (3) certified copies of the Annexation Ordinance and three (3) certified copies of the Annexation Map for the Property with the Clerk and Recorder of the County of Douglas, State of Colorado.

Section 8. The Annexation Map showing the boundaries of the newly annexed territory, as above described, shall be kept on file in the office of the Douglas County Clerk and Recorder.

Section 9. Safety Clause. The Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town of Parker, that it is promulgated for the health, safety and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained. The Town Council further finds that the title to this Ordinance was posted in two public places two days before the Town Council meeting, as provided by Section 7.5e. of the Town of Parker Home Rule Charter.

Section 10. This Annexation Ordinance shall become effective ten (10) days after the publication date of this Annexation Ordinance, except for the purpose of general taxation, and for such purposes it shall become effective on January 1st of the next succeeding year following passage of this Annexation Ordinance.

INTRODUCED AND PASSED ON FIRST READING this ____ day of _____, 2023.

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

ADOPTED ON SECOND AND FINAL READING this ____ day of _____, 2023.

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

APPROVED AS TO FORM:

Kristin Hoffmann, Town Attorney

EXHIBIT 1

Legal Description

FLATACRES MARKETCENTER #2 ANNEXATION AND ZONING

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 22 SAID POINT BEING THE POINT OF BEGINNING; THENCE N00°07'48"W ALONG THE WESTERLY LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 22 A DISTANCE OF 1111.96 FEET; THENCE N89°48'03"E A DISTANCE OF 1090.40 FEET TO A POINT THE SOUTH RIGHT-OF-WAY OF 20 MILE ROAD AS DESCRIBED IN BOOK 1668, PAGE 50 AND BOOK 1653, PAGE 1126 AT THE OFFICE THE CLERK AND RECORDER OF DOUGLAS COUNTY; THENCE S77°23'50"E ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 466.68 FEET TO THE NORTHWEST CORNER OF TRACT B, FLATACRES MARKETCENTER RECORDED OCTOBER 25, 2002 AT RECEPTION NO. 2002112467; THENCE ALONG SAID TRACT B THE FOLLOWING FIFTEEN (15) CONSECUTIVE COURSES; 1.) S12°36'10"W A DISTANCE OF 141.39 FEET; 2.) THENCE S77°23'50"E A DISTANCE OF 103.64 FEET; 3.) THENCE S12°35'53"W A DISTANCE OF 190.51 FEET; 4.) THENCE S77°24'07"E A DISTANCE OF 59.58 FEET; 5.) THENCE S00°00'17"E A DISTANCE OF 554.32 FEET; 6.) THENCE N89°59'01"W A DISTANCE OF 188.02 FEET; 7.) THENCE N69°54'00"W A DISTANCE OF 116.48 FEET; 8.) THENCE N89°59'51"W A DISTANCE OF 444.37 FEET; 9.) THENCE N48°54'15"W A DISTANCE OF 163.19 FEET; 10.) THENCE S41°05'45"W A DISTANCE OF 112.51 FEET; 11.) THENCE S48°54'15"E A DISTANCE OF 30.00 FEET; 12.) THENCE N41°05'45"E A DISTANCE OF 82.51 FEET; 13.) THENCE S48°54'15"E A DISTANCE OF 250.94 FEET; 14.) THENCE S89°59'51"E A DISTANCE OF 385.67 FEET; 15.) THENCE S00°53'59"E A DISTANCE OF 40.07 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF THE SOUTHWEST QUARTER OF SECTION 22; THENCE S89°59'43"W ALONG SAID SOUTHEASTERLY LINE A DISTANCE OF 1343.78 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 38.602 ACRES MORE OR LESS.

BEARINGS ARE BASED ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, WHICH BEARS N00°13'15"W AND BEING MONUMENTED BY A FOUND 3 ¼" ALUMINUM CAP PLS # ILLEGIBLE IN RANGE BOX AT THE CENTER QUARTER CORNER AND A FOUND 3 ¼" ALUMINUM CAP PLS # 9133 AT THE SOUTH QUARTER CORNER.

PREPARED BY RICHARD A. NOBBE PLS
FOR AND ON BEHALF OF:
MARTIN/MARTIN INC.
12499 W. COLFAX AVE.
LAKEWOOD, CO 80215

EXHIBIT 2

Annexation Agreement

[To be provided prior to public hearing.]



Request for Town Council Action

Date: July 17, 2023

Submitted By: Jeremiah Fettig, Associate Planner
Mary Munekata, Senior Planner
John Fussa, Community Development Director

Reviewed By: Michelle Kivela, Town Manager

Title: **RESOLUTION NO. 23-058**
A Resolution to Adopt the Bike and Pedestrian Master Plan as a part of the Town of Parker Transportation Master Plan

Department: Community Development, Jeremiah Fettig, Mary Munekata

EXECUTIVE SUMMARY

The Parker Transportation Master Plan is the Town's transportation policy document that addresses and promotes a multi-modal approach to access, mobility and system development in the community. The Transportation Master Plan was adopted in 2014 and incorporates prior transportation related plans such as the 2005 Bike Lane Plan and the 2010 Open Space, Trails and Greenways Master Plan. The Bicycle and Pedestrian Master Plan (the Plan) will update these prior plans and serve as the Town's policy document for future bike and pedestrian mobility while serving as a road map to promote a safe, comfortable and well-connected bike and pedestrian network.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

The Bicycle and Pedestrian Master Plan (the "Plan") is an element of the Parker Transportation Master Plan, which promotes a multi-modal approach to access, mobility and system development in the community. The Plan replaces the 2005 Bike Lane Plan and supports the Town's other transportation related policies and standards including the Complete Streets Policy, Roadway Design & Construction Criteria Manual and the Construction Specifications and Design Considerations for Parks, Trails and Streetscapes.

The preparation of the Bicycle and Pedestrian Master Plan was a multi-disciplinary effort led by the Community Development Department. This reflects the fact that the Plan will influence future economic vitality, growth and development, mobility, quality of life and recreational opportunities in the Town. As such, the project team includes staff from the Parks, Recreation and Open Space, Engineering/Public Works and Communications Departments.

To ensure that the Plan serves the entire community, the staff team utilized a robust public participation process to identify issues, obtain input, and understand preferences and priorities. The Plan was shaped by and incorporates the information obtained through the public participation process. The public participation opportunities were planned to occur throughout the process and included two (2) in-person open houses, a virtual open house, the Let's Talk Parker project website, two (2) public surveys, articles in the Talk of the Town, and an online interactive mapping tool.

The Bike and Pedestrian Master Plan provides an active transportation vision and policy guidance for implementation through future capital projects, development projects, ongoing programs, and investments by the Town. The Plan includes four (4) chapters: Chapter 1: Introduction to the Plan; Chapter 2: Biking and Walking in Parker Today and in the Future; Chapter 3: Community Engagement; Chapter 4: Bike and Pedestrian Improvement Toolbox.

There are six (6) overarching goals incorporated into the framework of the Plan. The six (6) goals promote an integrated bike and pedestrian network that is an effective part of the overall transportation system providing links to destinations, greater comfort for users, and improved safety while being accessible for users of all ages and abilities.

- **Goal 1: Policy** – Develop policies, standards and specifications to promote biking and pedestrian mobility in Parker.
- **Goal 2: Accessibility** – Promote and enhance accessibility for all users to encourage people to bicycle or walk to work, shops and services.
- **Goal 3: Connectivity** – Create connectivity between trails, sidewalks and bike lanes allowing for safe and efficient bicycle and pedestrian movement.
- **Goal 4: Health & Safety** – Provide a safe and comfortable bike and pedestrian network that adds to Parker's healthy lifestyle and quality of life.
- **Goal 5: Increase Use** – Increase usage of the multimodal transportation network to expand travel choices and, where feasible, provide residents with an alternative to vehicular transportation, especially for local travel.
- **Goal 6: Implementation** – Ensure planning processes and funding are allocated on a consistent basis to grow the active transportation network.

The recommendations presented in the Plan support the goals and strategies necessary for the Town to advance a multi-modal approach to transportation, increase travel choices, and promote a safe, efficient bicycle and pedestrian network. As a result, the Plan will provide guidance for the Town regarding support for active transportation and future investments in the bike and pedestrian network through Parker.

FINANCIAL IMPACT

None

STRATEGIC GOAL(S)



**SUPPORT AN
ACTIVE COMMUNITY**



**PROMOTE A SAFE AND
HEALTHY COMMUNITY**



**FOSTER COMMUNITY
CREATIVITY AND
ENGAGEMENT**



**DEVELOP A VISIONARY
COMMUNITY THROUGH
BALANCED GROWTH**

ATTACHMENTS

1. PC Staff Report
2. Resolution No. 23-058

RECOMMENDED MOTION

I move to approve Resolution No. 23-058.



Planning Commission Staff Report

Planning Commission Date:	06/22/2023
Town Council Date:	07/17/2023
Hearing Type:	A resolution to adopt the Bike and pedestrian Master Plan as a part of the Town of Parker Transportation Master Plan.
Location:	Townwide
Project Planner:	Jeremiah Fettig, Associate Planner Mary Munekata, Senior Planner
Applicant:	Town of Parker
Executive Summary:	Bicycling and walking are not only great recreational pastimes, but are also important means of travel for many people in Colorado communities – including Parker. The new Bike and Pedestrian Master Plan (the ‘Plan’) will serve as the Town’s policy document and ‘road map’ to support existing Town documents ensuring the construction of safe, comfortable and connected bike and pedestrian infrastructure. This Plan includes analysis of the existing active transportation network and provides recommendations for improving the Town’s trail, sidewalk and bike lane systems.
Staff Recommendation:	Approval

RECOMMENDED MOTION

“I move the Planning Commission recommend Town Council adopt the Bike and Pedestrian Master Plan as a Part of the Parker Transportation Master Plan.”

ALTERNATIVE MOTIONS

“I move the Planning Commission deny the adoption of the Bike and Pedestrian Master Plan as a Part of the Parker Transportation Master Plan.”

“I move the Planning Commission vote to continue the public hearing to adopt the Bike and Pedestrian Master Plan.”

I. BACKGROUND/DISCUSSION

The draft Bike and Pedestrian Master Plan (the Plan) has been prepared as an element of the Town of *Parker Transportation Master Plan*. The new Plan includes recommendations to establish a consolidated approach to bike and pedestrian mobility and replaces the Town’s current Bike Lane Plan adopted in 2005.

Community engagement and public participation have been integral elements of the planning process throughout the preparation of the draft Bike and Pedestrian Master Plan. Community feedback has helped shape the development of the Plan’s goals, strategies and recommendations. Community engagement opportunities have been on-going throughout the process including in-person open houses, a virtual open house, Let’s Talk Parker project website, two (2) public surveys, articles in the Talk of the Town, and an online interactive mapping tool.

The Plan supports and references existing Town documents including the Transportation Master Plan, Complete Streets Policy, Roadway Design & Construction Criteria Manual, and the Construction Specifications and Design Considerations for Parks, Trails, and Streetscapes. Additionally, the Bike and Pedestrian Master Plan is expected to:

- Align Town policy and regulations with the community’s vision & goals for an active transportation system
- Provide guidance for future development of the bike and pedestrian infrastructure
- Advance interconnectivity of the bike and pedestrian transportation network
- Improve mobility choices and opportunities for walking and biking
- Identify gaps in infrastructure to effectively allocate resources
- Enhance the overall quality of life for Parker residents

Plan Study Area

The Plan study area includes the Town Planning Area established in the *Parker 2035 Master Plan* and considers connections to the regional system and adjoining communities.

Planning Process & Approach

The Community Development Department Planning Division led the development of this plan along with an interdisciplinary team of key staff from multiple Town Departments including Parks, Recreation and Open Space, Engineering/Public Works, Communications and GIS.

Planning and engineering consultant Toole Design was commissioned to complete a townwide bike network analysis. This analysis measured the Level of Traffic Stress which provided vital information regarding the comfortability of biking in Parker and associated challenges and opportunities to improve the network.

The planning approach included the following main components, all of which have informed the development of this plan and specific chapters:

- **Data Collection, Existing Conditions and Analysis**
- **Community Engagement**
- **Visions, Goals and Strategies**
- **Recommendations and Implementation**

Plan Vision & Goals

The new community vision and goals seek to align with the visions of the *Parker 2035 Master Plan* and the *Transportation Master Plan* more closely.

The Town of Parker’s Bike and Pedestrian Master Plan’s vision is ‘to be a community where bicycling, walking and rolling are comfortable, safe and convenient and provide multimodal transportation options and a network for people of all ages and abilities’

Goals

The Goals and Strategies stated below are the guiding framework of the Bike and Pedestrian Master Plan. Parker will continue to develop a robust interconnected bike and pedestrian transportation network that links destinations and is safe, comfortable, and accessible for users of all ages and abilities.

- **Goal 1: Policy** – Develop policies, standards and specifications to promote biking and pedestrian mobility in Parker.
- **Goal 2: Accessibility** – Promote and enhance accessibility for all users to encourage people to bicycle or walk to work, shops and services.
- **Goal 3: Connectivity** – Create connectivity between trails, sidewalks and bike lanes allowing for safe and efficient bicycle and pedestrian movement.
- **Goal 4: Health & Safety** – Provide a safe and comfortable bike and pedestrian network that adds to Parker’s healthy lifestyle and quality of life.
- **Goal 5: Increase Use** – Increase usage of the multimodal transportation network to expand travel choices and, where feasible, provide residents with an alternative to vehicular transportation, especially for local travel.
- **Goal 6: Implementation** – Ensure planning processes and funding are allocated on a consistent basis to grow the active transportation network.

Bike and Pedestrian Master Plan Components

The Bike and Pedestrian Master Plan is an active transportation visioning and policy document to guide future planning and investments in the Town. The Plan features four (4) chapters:

- **Chapter 1: Introduction to the Plan**

- **Chapter 2: Biking and Walking in Parker Today and in the Future**
- **Chapter 3: Community Engagement**
- **Chapter 4: Bike and Pedestrian Improvement Toolbox**

Recommendations

The recommendations presented in the Plan focus on the goals and strategies as the methods by which the Town of Parker will accomplish the advancement and promotion of safe and efficient bicycle and pedestrian travel. Recommendations were developed by analyzing community input, best practices and assessing local needs.

Implementation

The Bike and Pedestrian Master Plan is a living document that will require periodic updating to reflect progress made, consider potential additional strategies and respond to unforeseen opportunities and challenges.

II. PARKER 2035 MASTER PLAN

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

MASTER PLAN CONSISTENCY	
Master Plan Designation	Choose an item. ☒ Consistent ☐ Inconsistent
Master Plan Character Discussion	The Bike and Pedestrian Plan builds upon a foundation of existing master plans (examples include <i>Parker 2035 Master Plan</i> , <i>Transportation Master Plan</i> , <i>Open Space, Trails and Greenways Master Plan</i>) and policy documents (<i>Complete Streets Policy</i> , <i>Town of Parker Pedestrian Crossing Treatment Guidelines</i>), adopted by the Town. These existing plans and policies provide a framework to improve and enhance the quality of life for residents and visitors of Parker, through specific goals and strategies. The implementation of the adopted goals and strategies seek to improve multimodal facilities and opportunities.
Consistent Goals/Strategies/Policies	<u>Parker 2035 Master Plan</u> The Bike and Pedestrian Master Plan is consistent with the Parker 2035 Master Plan because it includes goals and recommendations to improve the quality of life for Parker residents, expand the active transportation system and ensure biking and walking are accessible modes of transportation. Chapter 6: Land Use (Goal 1): Growth shall be appropriately directed and site-planned to sustain our community's needs as we grow. Strategy 1.F: Develop land use patterns that are compatible with and support a

	variety of transportation opportunities and or choices. Chapter 7: Community Appearance and Design (Goal 1): Our community’s streets and walkways will be planned, built and maintained as safe and attractive public spaces. <u>Strategy 1.E:</u> Parker Road pedestrian underpasses shall be enhanced to ensure they are safe, attractive, and accessible. Chapter 10: Transportation (Goal 2): The Town will plan for transportation and land use in an integrated, safe and efficient manner. <u>Strategy 2.D:</u> The Town will ensure that transportation for pedestrians, bicycle, and automobiles is adequately provided throughout the Town. <u>Strategy 2. E:</u> Ensure the Town's Complete Streets Policy is utilized in the prioritization, design and construction of all town-wide transportation facilities. Chapter 10: Transportation (Goal 5): Provide an interconnected system of bikeways, walkways and trails within Town and to the regional network to encourage non-driving modes of transportation. <u>Strategy 5.A:</u> Implement the strategies in the ‘Bike Lane Plan’. <u>Strategy 5.B:</u> Implement the trail strategies adopted in the ‘Open Space, Trails and Greenways Master Plan’. <u>Strategy 5.C:</u> Enhance street standards to adequately allow for non-driving modes of transportation. <u>Transportation Master Plan</u> The Bike and Pedestrian Master Plan is consistent with the Transportation Master Plan as it focuses on the improvement of multimodal choice, opportunity and facilities. Policy 1: Integration: Coordinate land use planning, transportation planning and management, economic initiatives and capital investments to result in a transportation system and land uses that support and enhance each other. Policy 2. Multi-Modal: Provide an integrated multi-modal transportation system that
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	maximizes mode choice and mobility for all users. Policy 5: Health: Provide a transportation system that offers opportunities for physical activity and healthy lifestyles. Policy 6. Safety: Plan, design and implement transportation infrastructure that affords safe travel for all users. <u>Open Space, Trails and Greenways Master Plan</u> The Bike and Pedestrian Master Plan is consistent with the Open Space, Trails and Greenways Master Plan. It includes recommendations and strategies to further the adopted goals, specifically, those identified in this section. Goal 1 (Trails): Improve connectivity of the trail system within the Town and to the regional trail system. Goal 5 (Trails): Integrate the needs of diverse user and modes of transportation within the trail system. Strategy 5.2: Interconnect trails, sidewalks, bike lanes, and other transportation modes to allow access to services, employment, and other citizens needs to create an integrated transportation system. Goal 8 (Trails): Develop trail loops throughout the Town using a combination of trails, sidewalk systems and bike lanes, where appropriate. Goal 8 (Open Spaces): Plan open space and the built environment together to allow both uses to enhance the other.
Staff Analysis	Through the vision, goals, strategies and recommendations of this Plan, the Town of Parker has the potential to be a great bicycling and walkable community. The benefits of implementing the Plan's recommendations will further advance Parker's multimodal active transportation network and work to help connect people to places in the community.

III. CONCLUSION

The Bike and Pedestrian Master Plan will provide future guidance for the Town regarding active transportation decisions and investments for the Town of Parker. The benefits of implementing the Plan's recommendations will further advance Parker's multimodal active transportation network and work to help connect people to places in the community.

Staff recommends that the Planning Commission recommend Town Council adopt the Bike and Pedestrian Master Plan.

IV. ATTACHMENTS

1. Draft Bike and Pedestrian Master Plan

Report Approved By: Bryce Matthews, Assistant Director - Planning

RESOLUTION NO. 23-058, Series of 2023

**TITLE: A RESOLUTION TO ADOPT THE BIKE AND PEDESTRIAN MASTER PLAN
AS PART OF THE TOWN OF PARKER TRANSPORTATION MASTER PLAN**

WHEREAS, pursuant to C.R.S. § 31-23-206, it is the duty of the Town of Parker Planning Commission (the "Planning Commission") to make and recommend adoption of a master plan for the physical development of the municipality;

WHEREAS, pursuant to C.R.S. § 31-23-206(1)(b), the Planning Commission shall make recommendations as part of the adoption of the master plan for the development of the Town of Parker and outlying areas, including the general location of public places or facilities, including playgrounds, squares, parks, public grounds, open spaces, trails, and designated federal, state and local wildlife areas;

WHEREAS, pursuant to C.R.S. § 31-23-207, the master plan shall be made with the general purposes of guiding and accomplishing a coordinated, adjusted and harmonious development of the municipality and its environs which will, in accordance with present and future needs, best promote health, safety, morals, order, convenience, prosperity and general welfare, as well as efficiency and economy in the process of development, including, among other things, adequate provisions for traffic, the promotion of safety from fire, floodwaters and other dangers, adequate provisions for light and air, the promotion of healthful and convenient distribution of population, the promotion of good civic design and arrangement, wise and efficient expenditure of public funds, and the promotion of energy conservation and adequate provisions of public utilities and other public requirements;

WHEREAS, pursuant to C.R.S. § 31-23-208, the Planning Commission may recommend adoption of the master plan as a whole by a single resolution or may, by successive resolutions, recommend adoption of successive parts of the plan, and may recommend adoption of any amendments or extensions thereof or additional thereto;

WHEREAS, pursuant to Section 6.3 of the Town of Parker Home Rule Charter, the Planning Commission shall prepare and submit to the Town Council of the Town of Parker (the "Town Council") the update of the master plan, in whole or in part, for approval by Town Council;

WHEREAS, on June 16, 2014, Town Council adopted the Transportation Master Plan pursuant to Resolution No. 14-023;

WHEREAS, the Transportation Master Plan is part of the Parker 2035 Master Plan;

WHEREAS, the Town Council determined it is appropriate to adopt the Bike and Pedestrian Master Plan (the "Plan"), as a part of the Transportation Master Plan, which is part of the Parker 2035 Master Plan;

WHEREAS, the proposed Plan, when adopted, will amend and become part of the Transportation Master Plan, and therefore the Parker 2035 Master Plan by reference;

WHEREAS, the mission of the Parker Community Development Department (the “Department”) is to provide quality development services to meet the needs of the Town’s residents, stakeholders and user groups;

WHEREAS, the preparation and implementation of the Plan presents an opportunity to integrate previous Town plans, analyses, community interests, and approaches into a single, focused vision for long-term sustainability and growth of bike and pedestrian routes under the Town’s stewardship;

WHEREAS, the Plan will help achieve various Strategic Goals adopted by the Town Council, including: Support an Active Community, Foster Community Creativity and Engagement, and Promote a Safe and Healthy Community;

WHEREAS, the Plan addresses priorities identified by the Town’s Community Development Department and their plans for managing growth and development in the community that align with the adopted Parker 2035 Master Plan;

WHEREAS, the Plan assesses current conditions, identifies community needs and interests, and outlines a strategic action plan that balances opportunity, sustainability, and financial realities;

WHEREAS, the Plan provides recommendations that when implemented will enhance the quality of life for our citizens by providing dynamic, industry leading programs, facilities, parks and services;

WHEREAS, the Plan provides guidance and policy direction for the Department’s role in the community;

WHEREAS, the following Town documents and plans were used and/or integrated into the Plan as necessary and are on file at the Town Clerk’s Office:

- Parker 2035 Master Plan
- Parker 2010 Open Space, Trails and Greenways Master Plan
- 2014 Town of Parker Transportation Master Plan

WHEREAS, as part of the preparation of the Plan, on March 8, 2022, March 9, 2022, and December 6, 2022, a balanced, open and collaborative community input and engagement process was employed by the Town to ensure citizen support and buy-in, thereby enabling the Town to effectively deliver community-oriented bike and pedestrian opportunities;

WHEREAS, the following public engagement methods were used during the community input process:

- Two Community Surveys
- Master Plan Project Website
- Two Public Meetings and Comment Sessions, March 8, 2022, and December 6, 2022, at the Fieldhouse, and December 6, 2022, at the PACE Center
- A virtual open house on March 9, 2022

WHEREAS, the Planning Commission held study sessions on November 10, 2022, and April 13, 2023, to review and comment on the proposed Plan;

WHEREAS, the Town Council held study sessions on November 14, 2022, and April 24, 2023, to review and comment on the proposed Plan;

WHEREAS, the Planning Commission held a public hearing on June 22, 2023, and recommended to the Town Council approval of the Bike and Pedestrian Master Plan, as a part of the Transportation Master Plan, which is part of the Parker 2035 Master Plan; and

WHEREAS, the Town Council held a public hearing on July 17, 2023, and approved the Bike and Pedestrian Master Plan, as a part of the Transportation Master Plan, which is part of the Parker 2035 Master Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, AS FOLLOWS:

Section 1. The Town Council of the Town of Parker hereby adopts the Bike and Pedestrian Master Plan, which is attached hereto as **Exhibit A** and incorporated herein by this reference, as a part of the Town of Parker Transportation Master Plan, which is part of the Parker 2035 Master Plan.

Section 2. The Town Council directs that a copy of the Bike and Pedestrian Master Plan shall be filed with the Douglas County Clerk and Recorder.

RESOLVED AND PASSED this _____ day of _____, 2023.

TOWN OF PARKER, COLORADO

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

2023

Bike and Pedestrian Master Plan



Town of Parker

Adoption Date: 7/17/2023

Resolution #: 23-058

Acknowledgements

The Town would like to thank all who were involved in this project for your assistance and valuable input!

This project would not have been possible without the participation of the citizens during the public outreach process and the commitment from our project partners.

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Executive Summary

The Plan has been developed as a supplement to the Town of Parker *Transportation Master Plan*. The new bike and pedestrian master plan (the Plan) incorporates the Town's current 2005 *Bike Lane Plan* and includes recommendations to develop a consolidated bike and pedestrian master plan. This Plan works to create a more walk and bike friendly Town of Parker. The Plan identifies opportunities to improve the active transportation network and is an initiative to remove barriers that may prevent more people from walking and bicycling whether out of necessity or recreation.

Based on citizen feedback, the Toole Design network analysis, and sound planning principles, the Plan provides tools to achieve higher rates of walking and bicycling, improve safety and to create a comfortable, low-stress bicycle and pedestrian network for all users. Project input was used to inform the development of this Plan and should also be used during the Town's budgeting processes and for development of the Capital Improvement Program to complete recommended projects. Outcomes from this Plan may result in an improved active transportation system connecting people from their front doors to the community's destinations – furthering Town goals to improve the quality of life for Parker residents and visitors. Implementing the Plan's recommendations is meant to create a more connected, healthier, socially equitable and economically resilient community.

Appendices are also included with this Plan and include further analysis and public engagement information, which supported the development of the Plan.

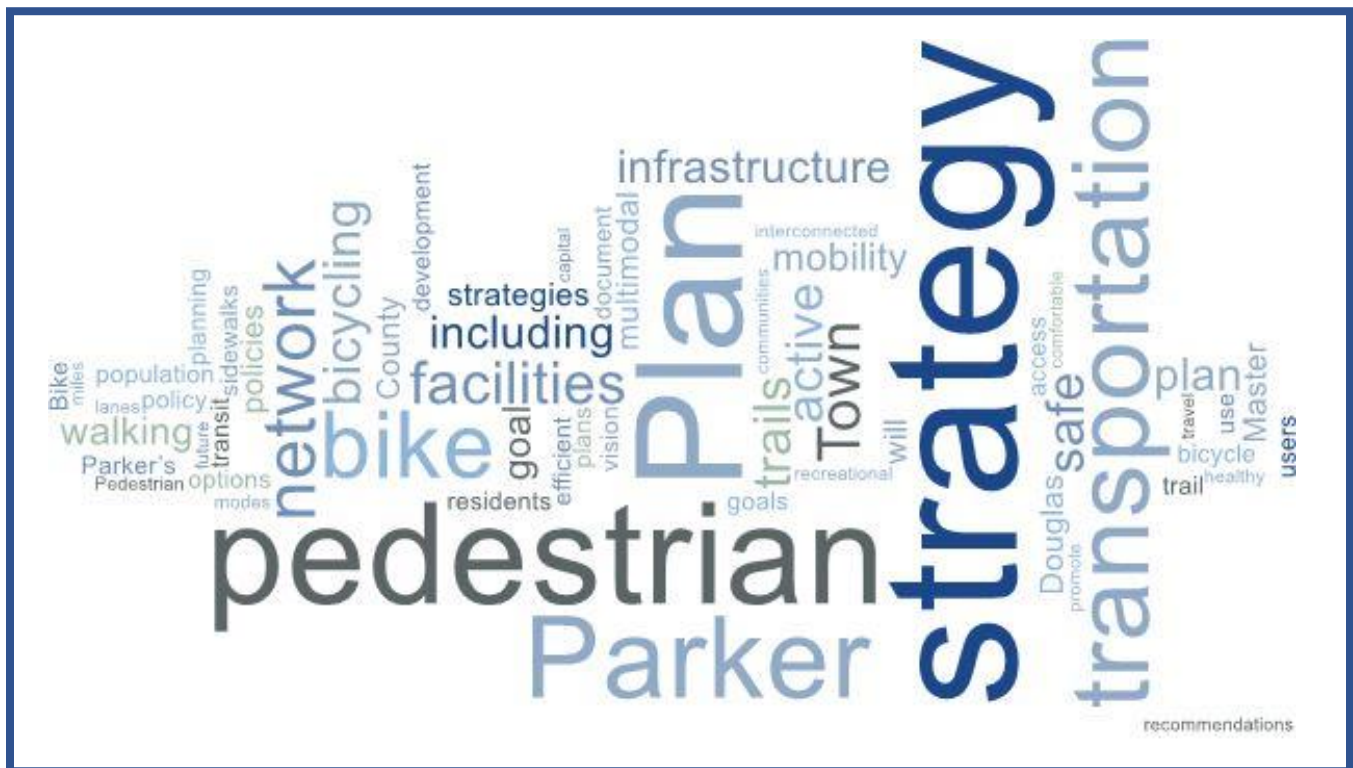


Figure 1: Community Engagement Feedback Themes

Chapter 1: Introduction to the Plan

Why Plan for Bikes and Pedestrians?

Bicycling and walking are not only great recreational pastimes but are also important means of travel for many people in Colorado communities – including Parker. The Town of Parker continually plans for and constructs diverse transportation options including bicycling, walking, rolling (e.g. skateboarding, rollerblading, scooting, wheelchair users), public transit and automobiles. The Bike and Pedestrian Master Plan ('Plan') will serve as the Town's policy document and 'road map' to support safe, comfortable and connected bike and pedestrian infrastructure while promoting transportation equity.

The Town has an extensive sidewalk and trail system, which can be enhanced by providing bike lanes on public streets and parallel trails to allow bicyclists to move safely between trails, public streets and Town destinations. This Plan is a continuation of our community's commitment that trails, sidewalks and bike lanes are integral to the Town and its transportation system, as well as our commitment to provide a variety of transportation options.



Figure 2: Downtown Parker Connectivity

Source: Town of Parker

Transportation is the second-largest cost after housing for a typical household according to The Center for Neighborhood Technology's Housing and Transportation. Communities with walkable streets and convenient access to jobs, transit and a wide variety of businesses are more efficient, affordable and sustainable. Parker's suburban development style creates opportunities for improving the active transportation network and options.

The Plan promotes and provides for active transportation in our community, while furthering Parker's vision of an enhanced interconnected bicycling and walking network. A robust active transportation network for our residents and visitors provides transportation options and promotes health and recreation. Additionally, the Plan will detail where additional bike lanes and active transportation facilities are needed and how they can be connected to the Town's existing trail system.

Active transportation is any means of getting around by that which is powered by human energy, usually involving walking and bicycling, but also including other non-motorized forms of transportation, such as the use of wheelchairs, rollerblades/skates, or skateboards.

The Bike and Pedestrian Master Plan is focused on bicycling and pedestrian multimodal facilities and network improvements that enhance safety, comfortability and access. The Plan provides recommendations and implementation strategies on improving the active transportation network including trails, sidewalks, bike lanes and crossings. The Plan seeks to achieve the following:

- **Align** Town policy and regulations with the community's vision and goals for an active transportation plan
- **Provide** guidance for future development and capital investment in bike and pedestrian infrastructure
- **Advance** interconnectivity of the bike and pedestrian transportation network
- **Improve** transportation and mobility choices and opportunities for walking and biking
- **Identify** gaps in infrastructure
- **Enhance** the overall quality of life for Parker residents

This Plan draws upon other Town plans and policies for bicycle and pedestrian mobility and incorporates existing Town goals and strategies with new goals and strategies to create a single comprehensive master planning document that further supports multimodal transportation in Parker and integrates the vision from the Parker 2035 Master Plan and Transportation Master Plan – ***“Parker will develop and sustain a safe, convenient, and efficient transportation system incorporating various modes of travel including automobiles, public transportation, bicycles, and pedestrians.”***



Figure 3: Downtown Parker Connectivity

Source: Town of Parker

Plan Study Area

The Plan study area includes the Town Planning Area established in the *Parker 2035 Master Plan* and considers connections to the regional system and adjoining communities. The Town's Planning Area is outlined in red, while the Town's Boundary is outlined with a blue line in the map below. Shaded areas located outside of the red line are either unincorporated Douglas or Arapahoe Counties.

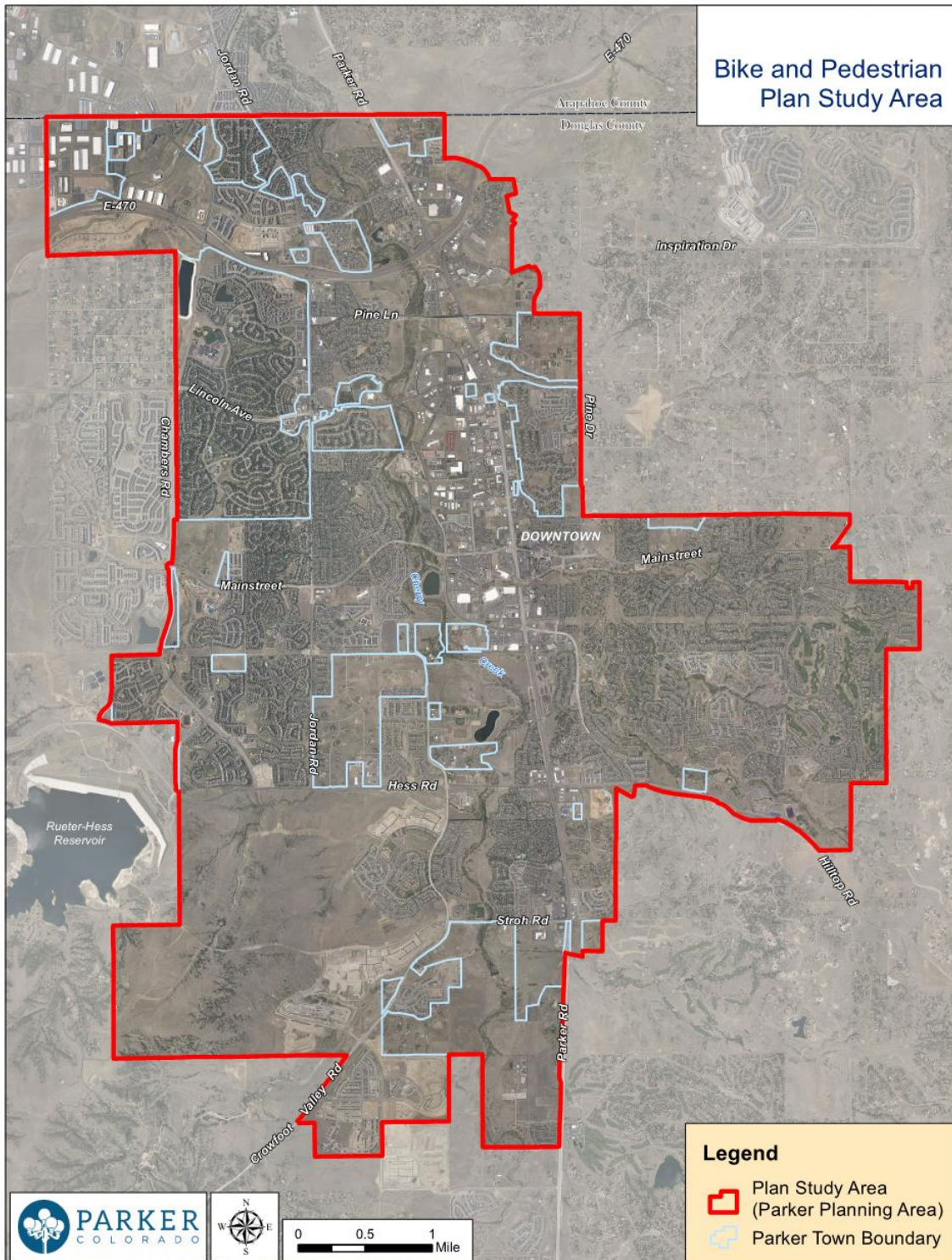


Figure 4: Plan Study Area Map

Parker's Context – Yesterday and Today

The Town of Parker was incorporated in 1981 with a population of 285 residents. Located in northeastern Douglas County approximately 20 miles southeast of Denver, Parker is a relatively young and fast-growing community in Colorado. Both Parker and Douglas County are popular destinations. Parker encompasses a land area of 22.4 square miles within the municipal boundary. The Town has experienced significant growth from a population of 6,000 in 1990 to 58,512 in 2020 (U.S. Census Bureau – 2020). The anticipated population at residential build-out based on town estimates is approximately 80,000 – 100,000 by 2050.

Active Transportation Health Benefits

In 2022 Douglas County came in as the 3rd healthiest county in the US in 2022 report from U.S. News & World Report released in collaboration with the Aetna Foundation. Source: <https://www.usnews.com/news/healthiest-communities/rankings>. Douglas County, Colorado was ranked as the 2nd healthiest county in America, in both 2021 and 2020.



Douglas County is among the healthiest in America – again – according to U.S. News and World Report

This year's analysis included equity factors and a look at comorbidities related to increased risk from COVID-19

Posted on June 27, 2022 in 2022, Breaking News, Public Health

Share   



Figure 5: Douglas County News Article on Healthiest Counties Ranking

Source: Douglas County

Parker takes pride in its recreational amenities that are geared toward providing the community with an active and healthy lifestyle. Douglas County and Parker are aging – both physically (the built environment) and demographically (citizens) and the importance of promoting and providing active recreational amenities and transportation options is even more important than ever especially as citizens desire to age in place.

Transportation can also be a ‘vehicle’ to wellness. It’s well known that the built environment directly influences physical activity through the bike and pedestrian transportation system. Improving Parker’s active transportation system (walking and bicycling) will make healthy living in our community more attainable.



Figure 6: Wellness Benefits

Source: [transportation.gov](https://www.transportation.gov)

The Town’s investments in affordable and varied multimodal options, such as sidewalks, trails, bike lanes, bike-share programs and other similar infrastructure provides improved access, comfort, safety and exercise opportunities to our citizens and visitors. A well developed and connected active transportation network for bikes and pedestrians is not only fundamental for transportation and recreation purposes, but other benefits include improving the physical and mental health for our citizens, reducing emissions, improving the local economy and enhancing Parker’s quality of life.

Town Council Strategic Goals

In 2016, the Town Council adopted the *Town of Parker Strategic Plan* which included six (6) strategic goals to guide the Town in serving our residents into the future. The following goals support the visions, mission and strategic goals of the Council. They are also overarching goals relevant to this plan and of which this plan was built from.



Supporting the Active Community:

Parker’s parks and recreational opportunities are often ranked among our community’s most valuable assets. Parker is home to state-of-the-art recreational facilities and parks. Acting as partners in community wellness, we support lifelong recreation opportunities and amenities both indoors, including our fitness activities, multi-use trails and beautiful open spaces.”



Foster Community Creativity and Engagement

“History, arts and culture are significant contributors to our hometown feel. We embrace community creativity and encourage our residents to be active partners in the cultural arts and enrichment opportunities. Our residents love to create, explore and participate in community activities, and cultural events ranked among the top five most highly-rated Town services in our recent Citizen Survey.”



Enhance Economic Vitality:

"Parker will be an area leader for economic growth by supporting the development of thriving businesses and industry. We will play a critical role in shaping quality of life, creating a sense of place, and providing fiscal stability for the community."



Promote a Safe and Healthy Community:

"Parker will promote the public health and safety of our community by protecting our residents' welfare through prevention services and a safe transportation network. Parker fosters a feeling of personal safety and security through a visible, responsive public safety presence and a proactive focus on prevention, intervention and safety education."



Innovate with Collaborative Governance:

"Parker will support transparency, accountability, and fiscal sustainability by using innovative techniques to optimize performance. We engage in regional relationships and governing partnerships, including our education, fire, water providers and governmental agencies. Parker employs a high quality, dedicated workforce to support these goals."



Develop a Visionary Community through Balanced Growth:

"Parker will demonstrate our commitment to balanced growth, community development and infrastructure using a visionary plan for a sustainable future. We support a healthy, future-focused community with exceptional services and a hometown feel. Parker supports well-planned development and excellent infrastructure."

Bike and Pedestrian Master Plan Vision and Goals

The Town of Parker's Bike and Pedestrian Master Plan's vision is 'to be a community where bicycling, walking and rolling are comfortable, safe and convenient and provide multimodal transportation options and a network for people of all ages and abilities'

The Goals and Strategies stated below are the guiding framework of this Bike and Pedestrian Plan. The recommendations presented in this Plan focus on these strategies as the methods by which the Town of Parker will accomplish the advancement and promotion of safe and efficient bicycle and pedestrian travel. Parker will continue to develop a robust interconnected bike and pedestrian transportation network that links destinations and is safe, comfortable, and accessible for users of all ages and abilities.



Goal 1: Policy: *Develop policies, standards and specifications to promote biking and pedestrian mobility in Parker.*

Strategy 1a: Continue to evaluate and update Town bicycle and pedestrian facility requirements and standards to align with best practices.

Strategy 1b: Require the improvement, expansion and enhancement of the bike and pedestrian network, including bike lanes, pathways, trails and other active transportation amenities with new development and redevelopment projects.

Strategy 1c: Implement the recommendations of this plan to increase bike and pedestrian mobility.

Strategy 1d: Enhance bicycle and pedestrian policies utilizing best practices.

Strategy 1e: Utilize transportation planning best practices to promote sustainability and the physical, social and economic advancement of the Town.

Strategy 1f: Ensure future land use does not degrade existing multimodal network.



Goal 2: Accessibility: *Promote and enhance accessibility for all users to encourage people to bicycle or walk to work, shops and services.*

Strategy 2a: Create a system that meets the needs of all users.

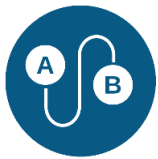
Strategy 2b: Prioritize facility improvements in areas that lack or need improved facilities to provide mobility options for those who rely more heavily on bicycling and walking for most of their trips.

Strategy 2c: Continue to maintain Town owned bike and pedestrian facilities in good condition for accessibility and use by all users regardless of age and ability.

Strategy 2d: Continue to enforce maintenance of private, HOA and Metro District owned bike and pedestrian facilities.

Strategy 2e: Create bike and pedestrian systems that are accessible without automobile use for initial access.

Strategy 2f: Strive to create a community inclusive of complete streets pursuant to the Town of Parker Complete Streets Policy.



Goal 3: Connectivity: *Create connectivity between trails, sidewalks and bike lanes allowing for safe and efficient bicycle and pedestrian movement.*

Strategy 3a: Develop and maintain a low stress townwide multimodal system of facilities through appropriate planning, policies and standards.

Strategy 3b: Provide internal pedestrian connections and direct access to neighboring land uses, schools, trails, transit centers, including employment and commercial centers.

Strategy 3c: Use this plan in coordination with the *Opens Space, Trails and Greenway Master Plan* in the design of future roadway construction or reconstruction to improve bike and pedestrian connectivity.

Strategy 3d: Ensure the active transportation network is linked to local destinations, amenities and transit facilities.

Strategy 3e: Implement the bike and pedestrian transportation projects identified in the *Parker Transportation Master Plan* and other adopted plans.



Goal 4: Safety and Health: *Provide a safe and comfortable bike and pedestrian network that adds to Parker's healthy lifestyle and quality of life.*

Strategy 4a: Design and develop bikeway and pedestrian facilities to meet national best practices.

Strategy 4b: Seek ways to improve trail wayfinding and etiquette signage.

Strategy 4c: Incorporate ways to better track bike and pedestrian crash data.

Strategy 4d: Reduce and minimize pedestrian crossing distances at intersections to the greatest extent practicable.



Goal 5: Increase Usage: Increase usage of the multimodal transportation network to expand travel choices and, where feasible, provide residents with an alternative to vehicular transportation, especially for local travel.

Strategy 5a: Promote bicycling, walking and rolling for recreation and health through events, social marketing, and dissemination of information such as bike maps, biking and walking tips, and a comprehensive way-finding sign program to community destinations.

Strategy 5b: Increase the number of people walking and using bikes for recreation, health and utilitarian trips by ensuring active transportation network facilities are well maintained, comfortable, accessible and easy to use.

Strategy 5c: Promote destinations that are accessible by active transportation, neighborhood services (churches, schools, parks and recreation areas).



Goal 6: Implementation: *Ensure planning processes and funding are allocated on a consistent basis to grow the active transportation network.*

Strategy 6a: Prioritize capital infrastructure dollars based on recommendations of this Plan.

Strategy 6b: Focus capital investment where demand is highest.

Strategy 6c: Seek interdepartmental opportunities to coordinate bike and pedestrian projects with other infrastructure and capital projects.

How the Plan was Developed

The Community Development Department Planning Division led the development of this plan along with an interdisciplinary team of key staff from multiple Town Departments including Parks, Recreation and Open Space, Engineering/Public Works, Communications and GIS. Coordination and collaboration with other departments is essential to a successful plan.

Toole Design was commissioned to complete a townwide bike comfortability analysis. This analysis provided vital information that guided the Plan and its recommendations. The entire Toole Design analysis and maps can be found in the appendix of this document.

The planning approach included the following main components, all of which have informed the development of this plan and specific chapters:

- Data Collection, Existing Conditions and Analysis
- Community Engagement
- Visions, Goals and Strategies
- Recommendations and Implementation

This Plan is a continuation of the Town's commitment that trails, sidewalks and bike lanes are an integral part of our community's transportation system, as well as providing a variety of multimodal options.

Relationship with Other Plans, Studies and Documents

Several existing Town reports, studies, policies and plans relevant to multimodal transportation planning in Parker have been reviewed for alignment with this plan. The documents reviewed are discussed below and their relevant goals and strategies for bicycling and pedestrian facilities have been considered in this Plan to further those initiatives and inform this Plan.

Town Master Plan: Parker 2035 Changes and Choices (2014, last update 2022):

The *Parker 2035 Master Plan* is a policy framework for decisions that affect the physical, social and economic environment of the Town. Specifically, the transportation chapter supports a multimodal transportation system with the following relevant goals and strategies:

Chapter 6: Land Use (Goal 1): Growth shall be appropriately directed and site-planned to sustain our community's needs as we grow.

Strategy 1.F: Develop land use patterns that are compatible with and support a variety of transportation opportunities and or choices.

Chapter 7: Community Appearance and Design (Goal 1): Our community's streets and walkways will be planned, built and maintained as safe and attractive public spaces.

Strategy 1.E: Parker Road pedestrian underpasses shall be enhanced to ensure they are safe, attractive, and accessible.

Chapter 10: Transportation (Goal 2): The Town will plan for transportation and land use in an integrated, safe and efficient manner.

Strategy 2.D: The Town will ensure that transportation for pedestrians, bicycle, and automobiles is adequately provided throughout the Town.

Strategy 2.E: Ensure the Town's Complete Streets Policy is utilized in the prioritization, design and construction of all town-wide transportation facilities.

Chapter 10: Transportation (Goal 5): Provide an interconnected system of bikeways, walkways and trails within Town and to the regional network to encourage non-driving modes of transportation.

Strategy 5.A: Implement the strategies in the 'Bike Lane Plan'.

Strategy 5.B: Implement the trail strategies adopted in the 'Open Space, Trails and Greenways Master Plan'.

Strategy 5.C: Enhance street standards to adequately allow for non-driving modes of transportation.

Parker Transportation Master Plan (2014):

The *Parker Transportation Master Plan* is the Town's first consolidated long-range transportation plan that is focused on Parker's transportation network, mobility choices and travel efficiency. This plan envisions more than roads, it also recommends projects that help to create a more balanced transportation system. This plan provides policy guidance, transportation goals, strategies and prioritizes projects. As a living document, the plan is an element of the Parker 2035 Master Plan. The following are relevant policies:

Policy 1: Integration: Coordinate land use planning, transportation planning and management, economic initiatives and capital investments to result in a transportation system and land uses that support and enhance each other.

Policy 2. Multi-Modal: Provide an integrated multi-modal transportation system that maximizes mode choice and mobility for all users.

Policy 5: Health: Provide a transportation system that offers opportunities for physical activity and healthy lifestyles.

Policy 6. Safety: Plan, design and implement transportation infrastructure that affords safe travel for all users.

Open Space, Trails and Greenways Master Plan (2010):

The *Parker Open Space, Trails and Greenways Master Plan* is an element of the Parker 2035 Master Plan, and serves as a guide to assess, preserve and manage the Town's open space and trail corridors.

The Town places a high value on its open spaces, greenways, and trails. The Plan reflects the community's vision that "open space and trails go beyond community amenities and are interwoven into the places we live, work and play." The following are the relevant goals and strategies from this Plan:

Goal 1 (Trails): Improve connectivity of the trail system within the Town and to the regional trail system.

Goal 5 (Trails): Integrate the needs of diverse user and modes of transportation within the trail system.

Strategy 5.2: Interconnect trails, sidewalks, bike lanes, and other transportation modes to allow access to services, employment, and other citizens needs to create an integrated transportation system.

Goal 8 (Trails): Develop trail loops throughout the Town using a combination of trails, sidewalk systems and bike lanes, where appropriate.

Goal 8 (Open Spaces): Plan open space and the built environment together to allow both uses to enhance the other.

Parker Road Corridor Plan (2019):

Parker Road is a major regional CDOT highway that runs north to south through the entire Town, operating as both a transportation connector and a transportation barrier. The *Parker Road Corridor Plan* was adopted as an element of the *Parker 2035 Master Plan* in 2019 and was developed to provide a roadmap that coordinates both the Town's and CDOT's policies and programming to inform transportation investments and land development approvals.

The plan recommends additional sidewalk and trail connectivity on both sides of Parker Road to provide safe bicycle and pedestrian access in the Town. The plan encourages public and private investment partnerships for more sidewalk and trail connectivity.

The plan also acknowledges gaps in the network due to development occurring prior to sidewalk and trail requirements in the Town. Due to leapfrog development patterns, gaps in infrastructure exist. As new development occurs, sidewalks and missing gaps will be completed. The Town continues to add sidewalks incrementally through the Town's sidewalk gap program. Lastly, intersection improvements should be leveraged to also address pedestrian and bicycle mobility comfort and economic development opportunities.

Complete Streets Policy and Supporting Documents (2018):

The *Parker Complete Streets Policy* adopted in 2018 promotes a multimodal approach to street design and construction while recognizing that vehicular travel will continue to be the dominant mode of travel in Parker.

The Policy's vision is for the Town of Parker to "plan, design, construct and maintain interconnected transportation facilities that are safe, comfortable, and accessible for users of all ages and abilities." The Policy commits to context sensitivity design for diverse users, inclusion in future development and complete streets best practices. The Policy includes implementation strategies and evaluation metrics. Figure 7 is a graphic from the *Complete Streets Policy* illustrating examples of bike lanes and buffered bike lanes and other multimodal transportation options representing a "complete street".

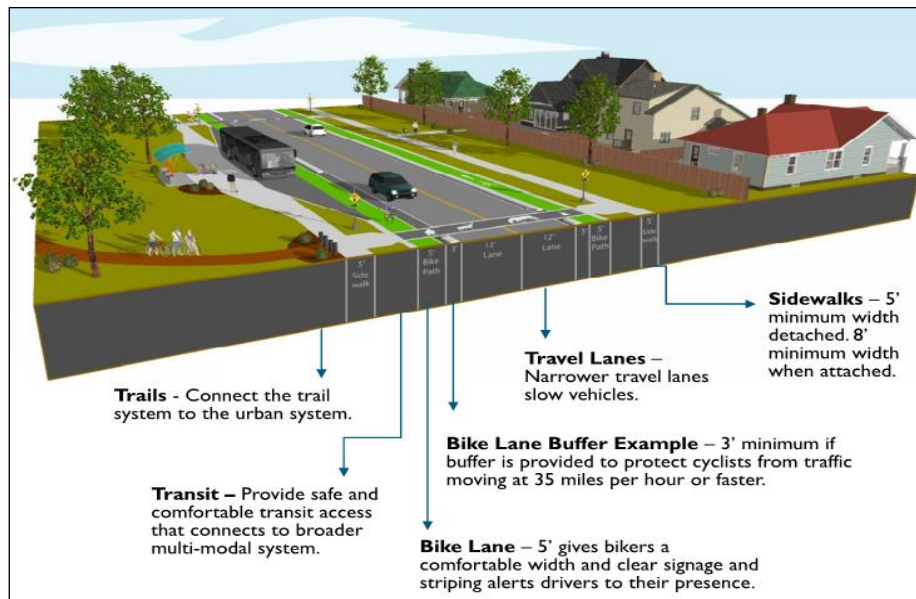


Figure 7: Components of a Complete Street - Suburban Context

Chapter 2: Biking and Walking in Parker Today and in the Future

Bicycle and Pedestrian Network

The primary study area for this plan encompasses the Parker Planning Area boundary as shown in Map 1 in Chapter 1, while considering beyond Parker's boundaries for regional connections and connectivity with Douglas County and other neighboring jurisdictions. See Figure 4 – General Study Area Map. The bicycle and pedestrian network is made up of three components:

1. Trails;
2. Sidewalks; and
3. Bike lanes

Trails. The Town's Open Space, Trails and Greenways Master Plan defines trails as a transportation or recreational route used by non-motorized alternative transportation to the automobile such as walking, bicycling, horseback riding or rolling. The following are descriptions of the Town's typical trails from the *Construction Specifications and Design Considerations for Parks, Trails, and Streetscapes*, last revised in 2008.

- Regional Trails are typically concrete and a minimum width of 10 feet in width and connect
- Local Trails are typically concrete and a minimum of 8 feet in width and are used to connect local destinations and neighborhoods

Sidewalks. In addition, Parker offers a robust network of sidewalks to connect neighborhoods to parks, trails, open space and other amenities. The Town's *Roadway Design and Construction Criteria Manual (2020)* requires sidewalks with all new development and defines them as:

- Sidewalks are typically concrete and 5 – 8 feet in width and can be multiuse/shared

Bike Lanes. The Town of Parker trail system provide a foundation and backbone for bicycle movement, however once a bicyclist leaves the trail, they must be able to move freely to destinations within the Town. Bike lanes are one of many tools the Town uses to accomplish this. The presence of bike lanes creates a higher level of confidence for bicyclists by providing a portion of the road or transportation corridor that is reasonably safe and reserved for only bicycle use. Roadway bike lanes should accommodate intermediate and expert riders, these lanes are not appropriate for young bicycle riders and novice bicycle riders.

Per the National Association of City Transportation Officials (NACTO), bike lanes are defined as;

"A portion of the roadway that has been designated by striping, signing, and pavement markings for preferential and exclusive use by bicyclists. Bike lanes enable bicyclists to ride at their preferred speed without interference from prevailing traffic conditions and facilitate predictable behavior and movements between bicyclists and motorists."

- Bike Lanes are typically:
 - A portion of the paved road that is designated by striping, signing and pavement marking for the exclusive use of bicycles;
 - A parallel 8'-10' wide separated lane or trail; or



Figure 8: Left: Bike Lane on Hess Road-Parker, Right Sharrow Example

Source: Google Maps, Google

A wide shoulder (2-4 feet) can be used to support bicycle use. The American Association of State Highway and Transportation Officials (AASHTO) roadway standards recommend 5' wide bike lanes. Paved shoulders and sharrows should only be implemented when no other options are available due to significant constraints on the existing roadway.

Existing Active Transportation Infrastructure

Parker's existing network of bike lanes, hard and soft surface trails and multimodal bridges and underpasses is summarized below in Table 1.

Table 1: Summary of Project Area Multimodal Facilities:

Multimodal Type	Description	Total
Bike Lanes	There are 13.7 miles of roadway bicycle lanes within the Plan Study Area. In addition to the on-street bike lanes, bicyclists can use the local trail system. 40.8 miles of roadway bike lanes are proposed.	13.7 miles
Hard Surface Trails	A total of 107 miles of hard surface (concrete or asphalt) trails for recreation & non-motorized transportation currently exists within the Plan Study Area. Most trails in Parker are multiuse corridors allowing for various activities such as walking and running, bicycling, skateboarding, rollerblading and other non-motorized activities including equestrians.	107 miles
Soft Surface Trails	In addition to the 107 miles of hard surface trails, there are 19.7 miles of soft surface (crusher fines, dirt or gravel) trails.	19.7 miles
Pedestrian Bridges, Underpasses of Roads and Water Crossings	In the Plan Study Area, there are 69 pedestrian crossings. These include overpasses, underpasses, and bridge crossings adjacent to or along the roadway. The total includes 24 underpasses and 45 pedestrian bridges.	69 crossings

The Active Transportation map (Figure 9) on the next page illustrates the Town's overall network of all bicycle and pedestrian infrastructure including bike lanes, sidewalks, trails, trailheads, parks and schools in Parker.

Active Transportation Overview Map

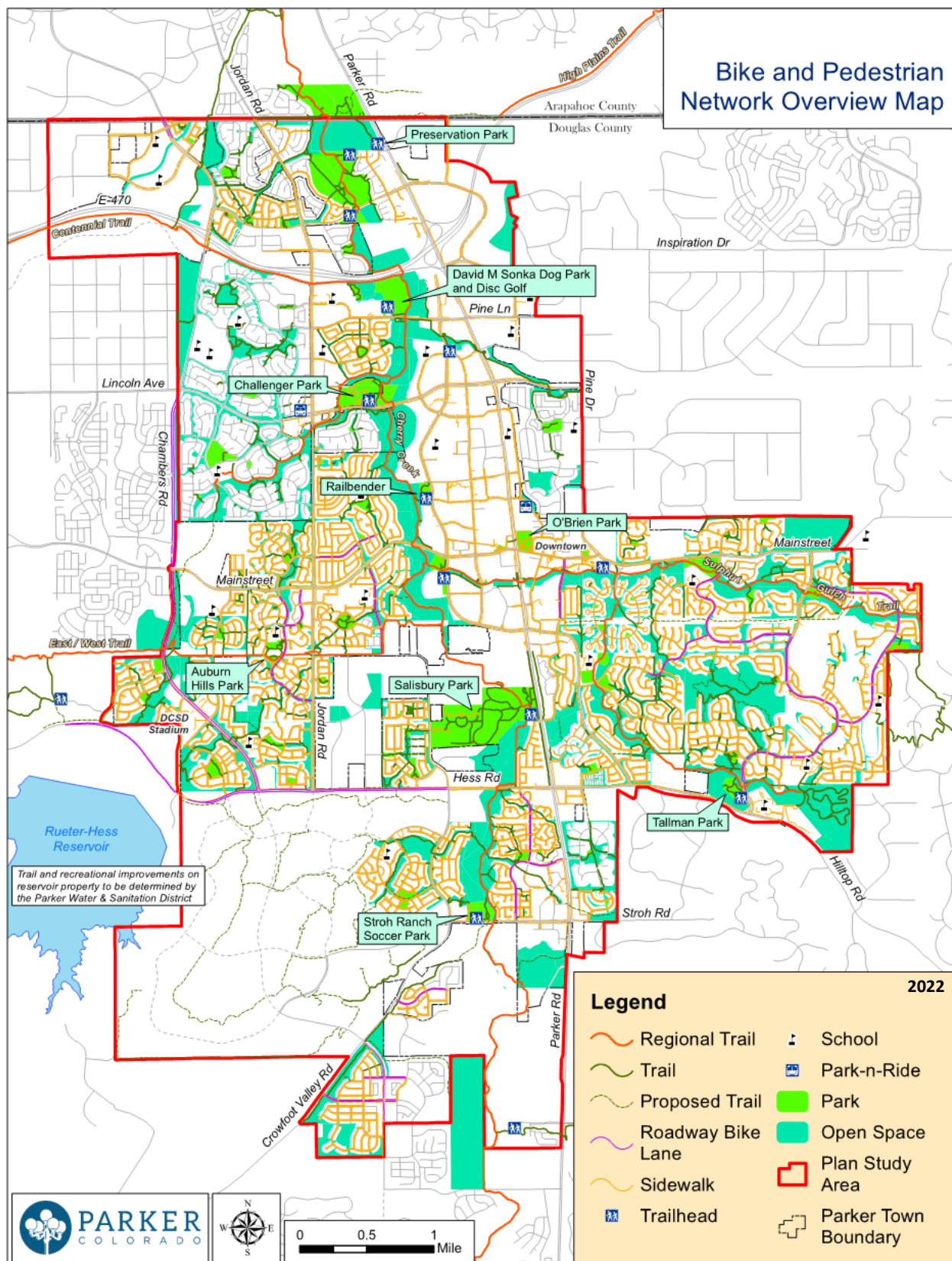


Figure 9: Active Transportation Overview Map

Past and current leadership value Parker's trail and open space amenities. Parker has an extensive active transportation network, but gaps remain in that active transportation network. When these gaps are filled, the active transportation network will better connect residents, visitors and workers to daily destinations conveniently and comfortably. Some developments occurred prior to the Town's incorporation when sidewalks were not required, creating gaps in the network. The Town continues to work on constructing missing trail and sidewalk gaps on public lands when possible.

Gaps & Barriers

Parker is an auto-centric bedroom community with suburban style development patterns requiring a vehicle to accomplish almost all errands and trips. However, the Town has policy and regulatory requirements to ensure that all new development includes bike and pedestrian facilities and connections to adjacent developments.

Gaps in the system exist for many different reasons. Some sidewalk and trail gaps are caused by undeveloped properties since sidewalks and trails are not required to be constructed until the time of development. Others exist along Parker Road because CDOT did not construct sidewalks with previous roadway improvements, while some others are caused by infrastructure project limits and infrastructure construction timing.

Major roadway corridors such as Parker Road, Lincoln Avenue, Hess Road and Hilltop Road are significant barriers to cross and access primary destinations. High vehicle speeds and traffic volumes combined with limited space dedicated to walking and biking creates stressful, uncomfortable and potentially unsafe conditions along major corridors in Parker. These conditions diminish people's willingness to walk and bike to community destinations that are otherwise accessible by foot or bike in terms of travel time. These issues should be addressed by looking at improving connectivity gaps and pedestrian crossings, including potentially improved street design, pedestrian refuge islands, walk times and enforcement.

Through the redevelopment of outdated buildings occurs, Parker can create more compact neighborhoods, pedestrian-friendly spaces, and mixed-use places where many activities of daily living can be easily accessible and within bicycling, walking, and rolling distance.

The 5-Minute Walk

The 5-minute walk, also known as the pedestrian shed or walk shed, is the building block of walkable neighborhoods and communities. The 5-minute walk is defined as the willingness for pedestrians to walk before considering driving for daily necessities. Destinations are close by; routes are direct and convenient along with being comfortable and desirable. The walk shed is approximately a quarter mile radius and varies with development patterns such as traditional neighborhoods with gridded streets versus conventional suburban street layouts that are more auto-centric dependent. However, planning for an even more sustainable Parker and shifting economic trends, the 5-minute walk may need to evolve into the concept of the 15-minute city.

The 15-Minute City

The 15-minute city principal is defined as a community where all residents are able to access daily needs (work, housing, food, health, education, and culture & recreation) within the distance of a 15-minute walk or bike ride. This may be achieved through a mix of land uses, design diversity and density. This provides the potential of more opportunities for choices, services and a thriving neighborhood. As mentioned in Chapter 1, re-imagining local communities this way has the potential for significant mental health and well-being benefits. The close proximity of daily necessities also promotes sustainable urban living and a healthier environment.

Parker Walk Score

A walk score defines how walkable a community is by primarily looking at walking routes to destinations and amenities. According to [walkscore.com](https://www.walkscore.com), walk scores measure the walkability of any address or community by

analyzing walking routes to nearby destinations and amenities. **Parker has a walk score of 21 out of 100 reflecting it is a car-dependent community where doing almost all errands require a car.** For comparison, the Town of Castle Rock, CO has a walk score of 11 out of 100. Based on Parker’s score, there is significant room to improve walkability and connectivity between commercial and residential neighborhoods through enhancements to existing and well-planned future infrastructure. Walk Score rankings and descriptions are as follows:

Walk Score®	Description
90-100	Walker's Paradise Daily errands do not require a car.
70-89	Very Walkable Most errands can be accomplished on foot.
50-69	Somewhat Walkable Some errands can be accomplished on foot.
25-49	Car-Dependent Most errands require a car.
0-24	Car-Dependent Almost all errands require a car.

Figure 10: Walk Score Rankings

Source: Walkscore.com

Parker Bike Score

According to Walk Score, a Bike Score measures whether a community is good for biking. A Bike Score is calculated by measuring bike infrastructure (lanes, trails, etc.), hills, destinations and road connectivity, and the number of bike commuters. Based on this, **Parker is somewhat bikeable with a Bike Score of 44 out of 100.** In comparison to Parker, the Town of Castle Rock has a bike score of 40 out of 100. By making more thoughtful investment into the bicycling network and facilities, Parker can improve the bike score. Parker currently has limited bike lane infrastructure, affecting the current Bike Score. Bike Score rankings and descriptions are as follows:

Bike Score	Description
90-100	Biker's Paradise Daily errands can be accomplished on a bike.
70-89	Very Bikeable Biking is convenient for most trips.
50-69	Bikeable Some bike infrastructure.
0-49	Somewhat Bikeable Minimal bike infrastructure.

Figure 11: Bike Score Rankings

Source: Walkscore.com

Network and Connectivity Analysis

This section describes how adopted policies and plans have shaped the active transportation network in Parker. The Town consulted with Toole Design to conduct an analysis of Parker's existing active transportation network and connectivity. This analysis helped shape and drive the outcomes of this Plan and will guide future decisions and considerations for improving the active transportation network.

Roadway Design and Construction Criteria Manual (2020)

The *Roadway Design and Construction Criteria Manual* determines the typical cross sections for new roadways in Parker. The Town's Engineering/Public Works Department uses this document when considering new roadways and reconstruction for expansion of existing roadways. A review of the Town of Parker's current policies and programs included the Town's 2015 revision of street standards, where new principal arterial and major collector roadway classifications were added that includes 5-foot bike lanes on both sides of the road. Also new in 2015 was the addition of 5-foot bike lanes to arterials, non-residential collectors, and residential collectors. In addition, pedestrian crossing criteria was added to arterial, residential boulevard collector, residential collector, and non-residential collector roadways. All the adopted roadway sections include sidewalk facilities to improve mobility and access.

Transportation Master Plan (2014)

The 2014 *Parker Transportation Master Plan* (TMP) analyzed bicycle and pedestrian sheds. In the TMP, the methodology included assumptions and bike and pedestrian shed maps to identify places that "are walkable and bikeable for the average person from major town destinations." Those assumptions are as follows:

- The average cyclist would ride, on average, 10 miles per hour.
- The average cyclist would have two trip lengths that would be deemed appropriate for trips of different contexts – 10 minutes and 30 minutes.
- Most cyclists would feel comfortable riding on local streets, trails, sharrows, and bike lanes.
- The average pedestrian can comfortably walk 3.1 miles per hour.
- Most pedestrians would deem a 5 or 15 minute walk a comfortable walking distance (distances within these timeframes were analyzed).
- Pedestrians would feel comfortable walking on local streets, trails and sidewalks which form the basis for the pedestrian network.

Parker Parks, Recreation & Open Space Master Plan

This plan includes high-level policy recommendations for parks, trails, recreational facilities and preserving open space. These amenities contribute to the active transportation network and the Town's overall high-quality of life.

Toole Design Analysis

The bicycling and pedestrian spatial analysis from Toole Design has helped to inform this plan. The full memo and analysis from Toole Design can be found in Appendix A. The spatial analysis includes the Bike Network Analysis (BNA) completed by Toole. The BNA evaluates how areas within the Town are connected via a low-stress bicycle network (made up of existing low-stress bike lanes, trails, protected bike lanes, and low-traffic neighborhood streets). The BNA uses the results of the Level of Traffic Stress (LTS) analysis to create the low stress bicycle network (ranked as LTS 1 and LTS 2) and the high stress bicycle network (ranked as LTS 3 and LTS 4).

Level of traffic stress analysis identifies the stress of street networks for people bicycling based on the built environment, traffic speed and traffic volume characteristics. The graphic below (Figure 12), depicts the four main groups of bicycling comfort, from low stress tolerance to high stress tolerance.



Figure 12: Types of Bicyclists and Traffic Stress Tolerance

Source: Toole Design

Table 2: Street Characteristic Assumptions (Toole Design Analysis)

Parker Functional Classification	Design Speed	Travel Lanes per Direction	On-Street Parking	Parking lane width*	Bike lane width (where present)	ADT
Principal Arterial	50 mph	3	No	N/A	5 ft	28,000
Arterial and Major Collector	45 mph	2	No	N/A	5 ft	17,000
All other Collector Types (Residential, Residential Boulevard, Non-Residential)	35 mph	1	Yes, w/low parking flag	8 ft	5 ft	6,500
Local	30 mph	1	Yes	8 ft	None	1,500

The LTS analysis determines bicycling comfort level by roadway facility type and the following variables; traffic speed, number of total travel lanes, average daily traffic volume (ADT), presence and width of on-street parking and presence of a centerline – as illustrated in Table 2 above. The result of this analysis concludes that:

- Streets with speeds above 25 miles per hour and with traffic volumes above 1,500 to 3,000 vehicles per day are considered “high stress” if they do not have any sort of dedicated bikeway (e.g., bike lanes or protected bike lanes).
- Streets with two or more lanes per direction (or on streets with only one lane per direction when speeds exceed 30 miles per hour), streets are usually only considered “low stress” if they have protected bike lanes. To achieve more low stress facilities the Town should consider the implementation of dedicated bikeways where appropriate.

In addition, Toole Design developed trip potential maps utilizing the following six categories: parks, schools, employment, transit, retail and grocery related trips. The consolidated map in Figure 13 created by Toole Design is a composite map reflecting those six categories and their trip potential. Trip potential is represented in the map using color range gradient from light blue to dark purple as follows:

-
- Light blue indicates less trip potential for biking and walking.
 - Dark purple indicates the greatest trip potential for biking and walking.

Based on this analysis, projects should be focused in the darker purple areas as improvements in these areas will more likely lead to higher levels of walking and bicycling activity and trail usage.

The areas with the highest trip potential include:

- Jordan Road and Lincoln Avenue intersection – a more intense commercial destination area
- Cottonwood Drive and Parker Road intersection – a more intense commercial destination area
- Parker’s Downtown along Mainstreet and Parker Road – as a regional destination, the ability to improve biking and walking exists
- As a lighter shade of purple, the Parker Road corridor – opportunities for enhancement include completing the missing gaps in the multiuse trail along Parke Road.

Composite Biking and Walking Trip Potential Map

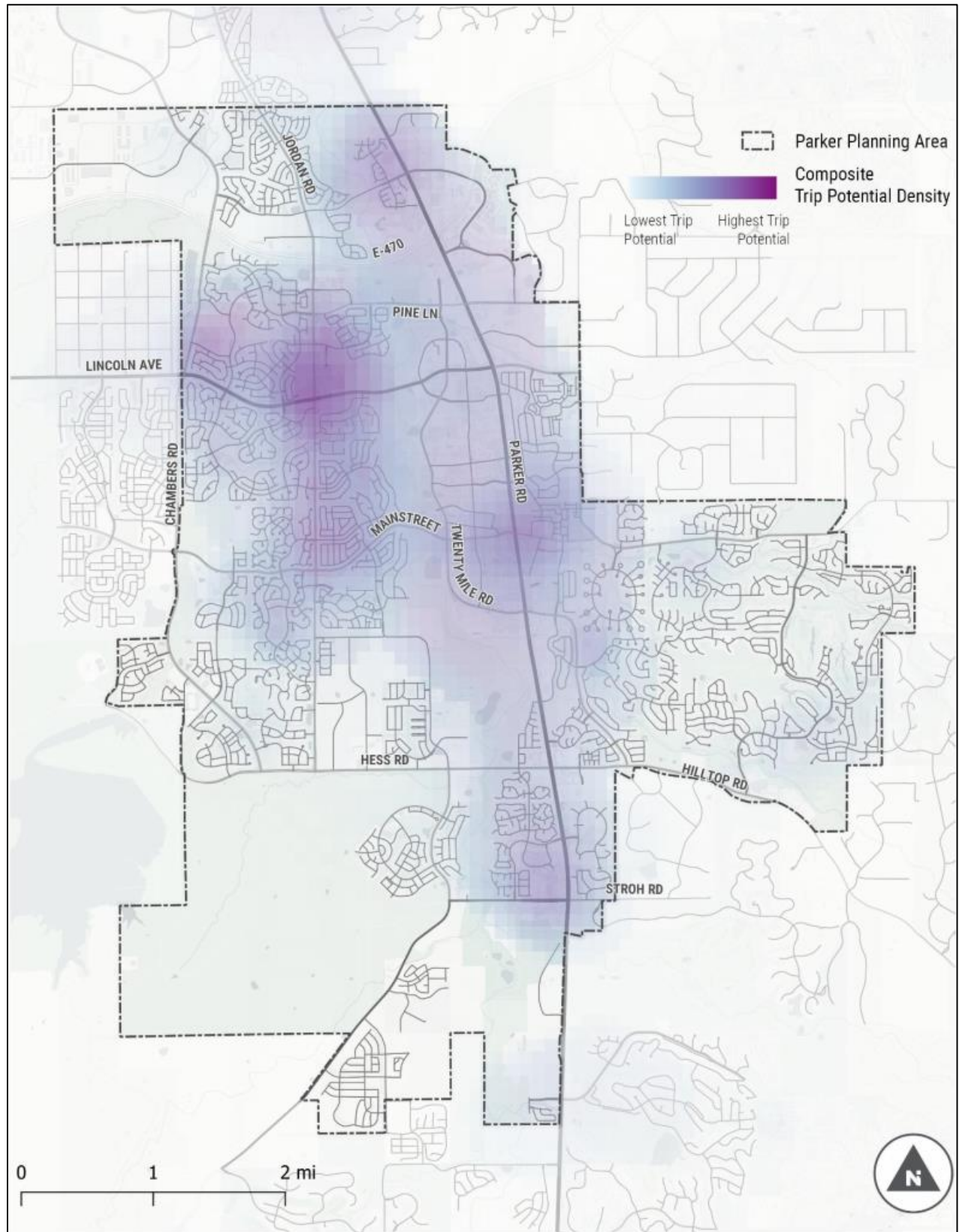


Figure 13: Composite Biking and Walking Trip Potential Map

Surrounding Jurisdictions & Coordination

The Town of Parker is adjacent to developed and developing jurisdictions. Because of this, it is important when planning for active transportation to coordinate with these jurisdictions to improve local and regional connectivity. To promote an integrated multimodal bike and pedestrian network in Parker, the Town should review and consider multimodal transportation plans of surrounding jurisdictions. Coordination is an important step in the collaborative planning process to identify potential impacts, additional projects, and funding partnerships. By coordinating with surrounding jurisdictions, the goals for improving continuity and for developing an interconnected network of active transportation is more attainable.

The following are resources from surrounding jurisdictions for consideration:

- **Douglas County:** *Douglas County 2040 Transportation Plan, Douglas County Bicycling Map, Parks, Trails and Open Space Master Plan, Advancing Lincoln Avenue*
- **Arapahoe County:** *Arapahoe County 2040 Transportation Plan, Bicycle/Pedestrian Master Plan*
- **Elbert County:** *Elbert County Comprehensive Plan, West Elbert County Transportation Master Plan*
- **City of Aurora:** *Bicycle and Pedestrian Master Plan*
- **City of Centennial:** *Transportation Master Plan, Trails and Recreation Plan*
- **City of Castle Pines:** *Master Transportation Plan, Parks and Recreation Comprehensive Plan 2017, Final Trails Master Plan*
- **Town of Castle Rock:** *Transportation Master Plan, Parks and Recreation Master Plan*
- **City of Lone Tree:** *2040 Transportation Master Plan, Walk & Wheel Report, Advancing Lincoln Avenue*

Summary

Integrating bike lanes into the existing and future transportation network of the Town of Parker will increase the connectivity, access and safety of residents who use their bicycles for recreation and transportation. Current and interim adjacent trails will remain and be improved in conjunction with the goals and strategies of this Plan and the *Open Space, Trails and Greenways Master Plan*. The combination of existing and proposed trails and bike lanes can ensure that local and regional linkages between different communities are appropriate, seamless and safe, and that this network can allow residents to live an active and healthy lifestyle.

Chapter 3: Community Engagement

Public Outreach

Community outreach and education was an important element of the Town's Bicycle and Pedestrian Master Plan process. Outreach provided the planning team with community input about where enhancements are needed to improve walking and bicycling in the community, and what the public's priorities and interests are. This information is combined with the data-driven analysis in the previous chapters to identify needed improvements in Parker's active transportation network.

With the development of any plan, the Town completes robust public outreach to inform plans during the planning process. Public feedback was analyzed, and common themes were developed to help guide the planning process and drafting of the Plan. Feedback is used by the Town to assess existing conditions, determine system needs and apply best practices for trail, open space and greenways development. The culmination of feedback from various outreach events is used to inform the plan. Finally, this feedback is used to develop recommendations for improvements and enhancements to the active transportation network. A summary of public engagement process below.

The public involvement process kicked off in August of 2021 and continued through the entire process of developing the plan and included several opportunities for participation including:

- **Open Houses**
- **Outreach Events**
- **Farmers' Market**
- **Bike to Work Day**
- **Online Outreach**
- **Surveys**
- **Public Draft Review**



Open Houses

- **March 8, 2022** at the Parker Fieldhouse. Informational boards were presented to attendees to visualize existing bike and pedestrian conditions and consider strategies for improvement. A public participation map was provided for attendees to mark up and leave comments on missing trail connections, crossings and anything relating to the active transportation network.
- **March 9, 2022** virtual online meeting held, where staff presented an overview of the project, next steps and how the public can get involved, followed by a live question and answer session. The presentation was posted to the project website.
- **December 6, 2022** at the PACE Center. Informational boards were presented providing a draft vision, goals, plan components, project outcomes and example recommendations.

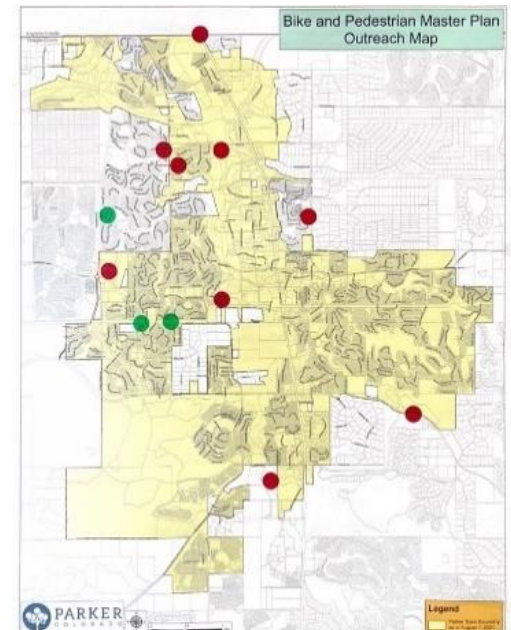


Figure 14: Photos from Open House

Source: Town of Parker

Outreach Events

- **August 16, 2021** – Town booth map exercise at the Parker Farmer’s Market.
- **September 22, 2021** – Bike to Work Day Town booth promotion of the Bike and Pedestrian Plan.
- **June 22, 2022** – Bike to Work Day Town booth promoting the Bike and Pedestrian Plan.



Online Outreach

Several tools were used to engage the public online. Parker community members were invited to comment on the existing walking and bicycling conditions in the Town through two online surveys and an online interactive mapping tool. These online tools were available through the project website, www.parkeronline.org/bikeandpedplan. The project website was routinely updated with relevant project information. The question-and-answer surveys collected general information about walking and bicycling in Parker, while the online mapping tool enabled respondents to comment on specific locations. Social media was also used extensively to advertise how the public could get involved in the planning process. The online initiatives and information gathered further influenced the drafting and recommendations identified in the Plan.

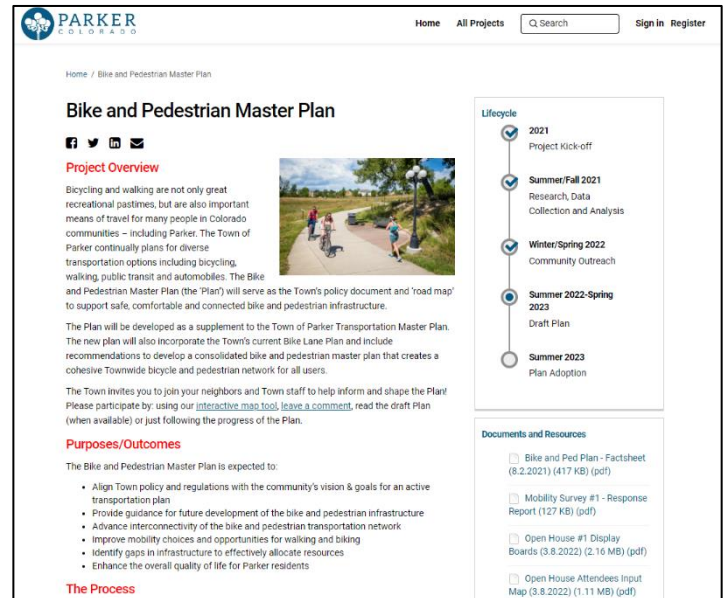
- **Project Website.** The project website was used as the primary portal of information about the Bicycle and Pedestrian Master Plan and served as the primary platform for the public to provide input.
- **Public Input Map.** The online interactive mapping tool was hosted on the project website and provided an opportunity for the public to submit precise location comments about bicycle and pedestrian concerns and ideas.
- **Surveys.** Two project surveys were developed to discern and analyze the major trends and issues related to walking and biking in Parker and to identify key community values and priorities.
- **Traditional Publication.** Articles were included in the Town publications, which were mailed to residents in Parker, to direct the public to the project website.

- **Digital Media.** Social media platforms were used to push information about the project and the online input tools.

Project Surveys

Two online surveys were conducted via the Town of Parker's website. The survey focused on gathering public input from residents regarding the importance of walking and biking in the community, frequency of these activities today, difficulties or barriers to walking or biking, and suggestions for improvements. The project surveys were developed to discern and analyze the major trends and issues related to walking and biking in Parker and to identify key community values and priorities. Respondents were asked questions about their transportation habits and demographic information.

The following are the key takeaways from the mobility surveys (full results in appendix).



- **Survey No. 1 (August 31 – September 24, 2022)**
- **Survey No. 2 – Final Mobility Survey (March 8 – April 8, 2022)**

Key Mobility Survey Takeaways

- Respondents felt active transportation (biking and walking) is very important and believe the active transportation network should be improved
- Citizens are active and enjoy biking and walking frequently
- Top four purposes for walking in Parker are for fitness or exercise, enjoying nature, family/social time and walking pet or pushing a stroller
- Top four purposes for biking in Parker are for fitness or exercise, transportation to a local destination, enjoying nature and family/social time
- Barriers for walking more include difficulty crossing roadways or intersections, gaps in sidewalks and trails and distances to destinations
- Barriers for biking more today include other difficulty crossing roadways or intersections, gaps in sidewalks or trails

Parker Community Survey

The Town of Parker conducts a bi-annual community survey that gives residents an opportunity to provide feedback to the Town on what is working well and what is not. This is an important tool because these survey results have been tracked by the Town over the years and help Town leadership identify opportunities, challenges, and priorities as the community grows and maintains our high quality of life.

A key takeaway has been respondents cited improvements to infrastructure (public transportation, bike lanes and trails, sidewalks, etc.) be designed to improve mobility around the community. Community Survey results related

to active transportation for the years 2013, 2015, 2017, and 2021. Overall, survey respondents have indicated that overtime, ease of bicycling and walking has decreased in Parker.

Table 3: Parker Community Survey Bicycling and Pedestrian Overview

Bi-Annual Parker Community Survey Characteristics Comparison*				
Historical question relating to bike and pedestrian activity in Parker (results include only responses of excellent and good)	2013	2015	2017	2021
Ease of bicycle travel in Parker	78%	77%	73%	72%
Ease of walking in Parker	79%	78%	73%	74%
*Exception: Survey not completed in 2019				

Public Comment and Themes

Public input throughout the project has helped to inform the development of this plan. Also, bike and pedestrian comments in the Parker Land Development Ordinance Modernization project have been incorporated to further inform this plan. Common themes from feedback are summarized below. All comments have been included in the appendix of this Plan for further reference:

- **Connectivity.** Missing gaps in sidewalks, trails, bike lanes, etc. More/better connectivity to destinations. Add connections to Reuter Hess Reservoir.
- **Access.** Destinations, barriers to getting to destinations.
- **Crossings.** Difficult crossings, missing crossings, feel unsafe at crossings.
- **Connections.** Particularly at High Plains Trail.
- **Infrastructure.** Wider trails. Separate pedestrian paths. Bike maintenance stations. Eliminate dangerous curves and intersections. More bike parking facilities. Separated bike lanes. Four-foot soft surface shoulders on each side of paved trails. Trail striping down middle to separate/delineate.
- **Education.** Biking and walking safety and etiquette; signage/kiosks.
- **Positives.** We love our trails! Great job on trails.

Participants most “liked”:



- Love the ease of the Sulphur Gulch trail's underpasses to travel East/West across all the commercial areas
- We love our trails, especially Cherry Creek Trail
- Love the path to the Parker Recreation Center

Participants most “disliked”:



- Poor bike and ped access to southwest corner of 20-Mile and Parker Road (Kohl's Center)
- No safe route from Cherry Creek trail to the hospital, Sierra Middle School, or to Pine Lane Elementary School
- Add bike lanes to Jordan Road (x3)



Figure 15: Left: Pedestrian and Bicyclists using Cherry Creek Trail (Source: Town of Parker), Middle: Kieffer's Crossing under Parker Road at Mainstreet (Source: Town of Parker), Right: Jordan Road (Source: Google Maps)

Online Conversation Summary

1,100

PROJECT VISITORS

52

INTERACTIVE MAP PINS

27

PLAN IDEAS



Figure 16: Online Public Participation Overview

Source: Town of Parker

Chapter 4: Bike and Pedestrian Improvement Toolbox

This Chapter provides an overview of a variety of tools including recommendations for expanding and improving Parker's bicycle and pedestrian infrastructure. The recommendations are based on community input, opportunities identified throughout the Town, best practices, and policy considerations to accomplish the Plan's goals and objectives.

The tools and recommendations provide guidance and general considerations for advancing projects and will result in the following benefits:

- **Achieve greater access to safe and seamless walking and bicycling**
- **Improved health and social connectivity**
- **Enhanced recreational amenities**
- **Opportunities for economic benefits**

Multimodal Level of Service (MMLOS)

The *Parker Transportation Master Plan* recommends integrating MMLOS as way to achieve one of the plan's guiding principles to "create a multimodal network that allows people of any age or ability to be comfortable driving, walking, bicycling or using transit." MMLOS is defined by NACTO as an evaluation method used to rate various transportation modes and impacts. MMLOS can be used to analyze the tradeoffs of various street designs in terms of their effects on auto, transit, bicycle, and pedestrian users and their perceptions of the quality of service – assessing how well a street serves the needs of all of its users.

Using bicycle and pedestrian MMLOS will help the Town to determine impacts and needed improvements to the multimodal transportation system. MMLOS metrics should be incorporated into the Town's *Roadway Design and Construction Criteria Manual*. Also, the Town can leverage MMLOS by adding to existing facilities and constructing new facilities.

Bicycle Facility Considerations

Generally, all roads are, or have the opportunity to be bikeways, except for limited access highways (e.g. E-470 and Parker Road). The type of bicycle facility will vary depending on the roadway type and usage. Below describes the types of bike lane facilities for consideration as well as current Town roadway classifications and sample cross sections. Bike lanes are typically located on both sides of the road and carry bicyclists in the same direction as adjacent motor vehicle traffic. Bike lanes are recommended to be five feet wide, however widths may vary depending on context and constraints.

The following are types of bike lanes and other infrastructure considerations for the Town.

Types of on-Street Bike Facilities*

- | | |
|-----------------------------------|---|
| ➤ On-Street Striped | ➤ Shared Lane Markings or Sharrows |
| ➤ Buffered or Protected | ➤ Shoulder |
| ➤ Cycle Track or Separated | |

*Source: Urban Bikeway Design Guide (NACTO)

On-Street Striped Bike Lanes

On-street striped bike lanes provide a dedicated space within the roadway for bicyclists to ride. Bike lanes use lane striping to delineate the bikeway to physically separate bicyclists from motor vehicles.

Buffered or Protected Bike Lanes

Buffered bike lanes are conventional bike lanes paired with a designated buffer space, separating the bike lanes from the adjacent motor vehicle travel lanes and/or parking lanes, providing more comfortable conditions for bicyclists. This facility type is appropriate on roadways with high motor vehicle traffic volumes and speeds, adjacent to parking lanes

Cycle Track or Separated Bike Lanes

A cycle track is an exclusive bike facility that combines the user experience of a physically separated path with an on-street infrastructure of a conventional bike lane. In situations where on-street parking is allowed, cycle tracks are located to the curb-side of parking (in contrast to on-street striped bike lanes). Cycle tracks may be one way or two ways, at street level, sidewalk level or at an intermediate level.

Shared Lane Markings or Sharrows

Shared Lane Markings (SLMs), or “sharrows,” are road markings used to indicate a shared lane environment for bicycles and automobiles. Among other benefits shared lane markings reinforce the legitimacy of bicycle traffic on the street, recommend proper bicyclist positioning, and may be configured to offer directional and wayfinding guidance. The shared lane marking is a pavement marking with a variety of uses to support a complete bikeway network; it is not a facility type and should not be considered a substitute for bike lanes, cycle tracks, or other separation treatments.

Shoulder

Paved shoulders provide separated space for bicyclists and also provide vehicle safety benefits and space for vehicles to pull out of the travel lane. Shoulder facilities should only be considered if no other treatments are available.

Roadway and Bicycle Design Elements

- | | |
|--|--|
| ➤ Arterial Roadway Cross Section | ➤ On-street Vehicle Parking |
| ➤ Non-Residential Collector Cross Section | ➤ Intersections |
| ➤ Shared Roadways/Local Streets | ➤ Access Management |
| | ➤ Off-street Bicycle Parking |
| | ➤ Off-street Bicycle Facilities |

The following describes the Town of Parker current roadway classifications and design characteristics relating to bike facilities.

Arterial roadways carry a higher volume of traffic with greater speeds. Two types of additional bike lane options for arterials include a wider outside travel lane to provide more room for bicyclists, or a detached dedicated bike lane running parallel to the roadway, similar to a protected bike lane. Each has advantages and limitations for providing safe and efficient bike travel. Below is the Town’s current arterial cross section.

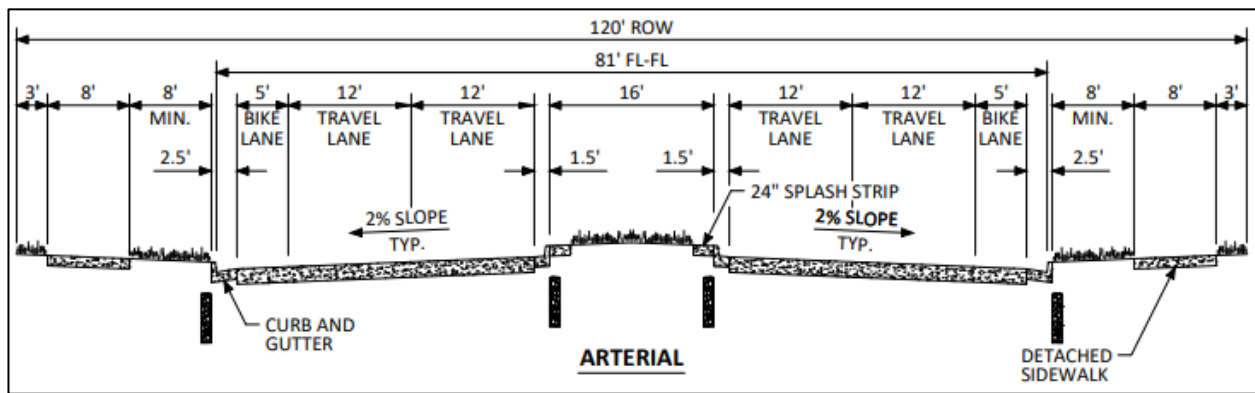


Figure 17: Parker Arterial Roadway Cross Section

Non-residential and major collectors are appropriate roadways for bicycle facilities. The Town's non-residential collector cross section is shown below.

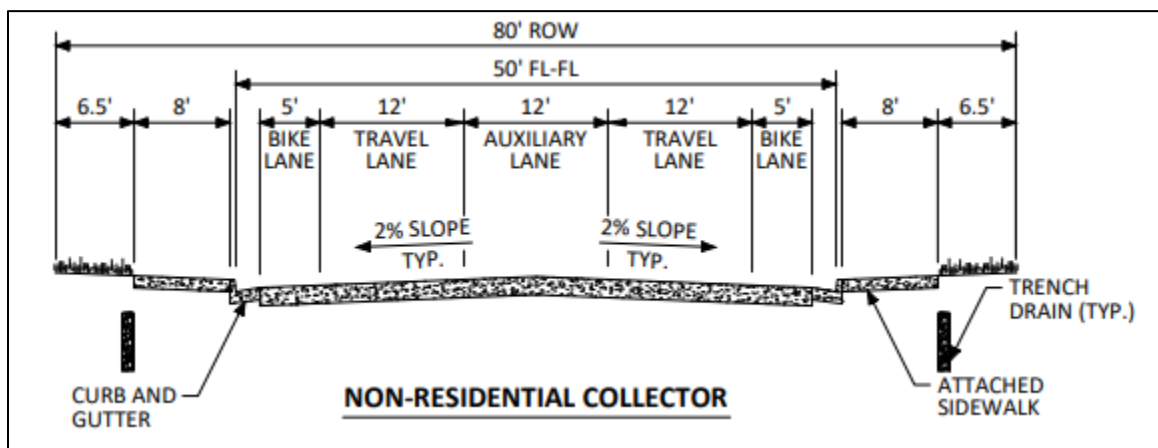


Figure 18: Parker's Non-Residential Collector Roadway Cross Section

Shared Roadways/Local Streets (striping)

Striped 4 to 6-foot bike lanes should be used to encourage more bike use. Residential collectors, residential boulevard collectors and non-residential collectors that have limited access and that connect with major and regional bike trails can be striped to encourage users who can navigate bike lanes that are immediately adjacent to roadways. Bike lanes on local streets are generally not needed nor appropriate due to low traffic levels.

On-street Parking

On-street parking creates conditions for conflicts by forcing bicyclists to ride between moving traffic and parked cars. The bike lane should be a minimum of 5 feet to allow motorists to open car doors without forcing bicyclists to swerve out into traffic. for a bike lane and parking lane. If on-street parking is necessary for new construction, it is recommended to use parking cut-outs to accommodate parking along the street.

Intersections/Crossings

Bike lane locations and bike lane striping at intersections is dependent on the type of intersection that is crossed, the types of turns allowed, center turn lane characteristics and the location of pedestrian crosswalks. The residential collector and residential boulevard collector streets that are identified in this plan for potential bike lanes have a variety of intersection conditions. Bike lane striping to direct bicyclists through these intersections

should follow the standard safety guidelines as presented in AASHTO Guide for the Development of Bicycle Facilities (2012).

Access Management

On collector streets where bike lanes are proposed it is recommended that driveways with access to the street should be limited and/or consolidated to protect bicyclists from side entering traffic. Replacing center-turn lanes with raised or landscaped medians is also recommended as a means of providing clear and safe turn lanes for bicyclists as is provided in the standard section for residential boulevard collectors in the *Parker Roadway Design and Construction Criteria* (2020).

Off-street Bicycle Parking

Bicycle parking is an important supporting element for promoting bicycling. Bicyclists need a safe and convenient place to park or store their bicycles along or at the end of most trips. The Town requires bicycle parking with commercial and multi-family development projects. More creative bicycle parking facilities are needed, especially in the downtown area.

Off-street Bicycle Facilities

Where appropriate, consideration may be given to widening existing sidewalks along roadways to become multi-use paths as an alternative to adding on-street bicycle lanes to roadways.

Recommended Bike Facilities

The existing and recommended bike lanes map from the 2005 *Bike Lane Plan* has been updated to include newly identified roadway bike lane opportunities and now includes roadway bike lanes that have been implemented since 2005. The Existing and Recommended Bike Lane Map (Figure 18) identifies two types of bike lane improvements – roadways within the adopted Parker Planning Area and roadways outside of the Parker Planning Area.

Bike Facilities (lanes and sharrows) within the Parker Planning Area

New and proposed roadways that have not been engineered and designed yet should be built using the *Roadway Design and Construction Criteria Manual* including bike lanes and sidewalks. Bike lane improvements to roadways within the Parker Planning Area may include adding two 5-foot bike lanes during reconstruction of roadways, re-striping of roads creating a wider outside lane, or the construction of a parallel trail.

Example roadways that can be improved with added bike lanes include:

- Canterbury Parkway
- Riva Ridge Drive
- Roadways between Mainstreet and the Park-n-Ride at Long's Way (Victorian Way, Summerset and Long's Way)
- Lincoln Avenue
- Mainstreet (west of Twenty-Mile Road)
- Pine Drive (north of Mainstreet to Inspiration Drive)
- Pine Drive (south of Hilltop Road to Parker Road)
- Jordan Road
- Hess Road missing connection to County system Great Plain Way to Double Angel Road
- Crowfoot Valley Road missing connection to County system north to Stroh Road

Bike Facilities (lanes and sharrows) Outside the Parker Planning Area

Bike lanes located outside the Town's adopted Planning Area require cooperation and coordination between adjoining jurisdictions outside the such as Arapahoe and Douglas Counties, the cities of Castle Rock, Castle Pines, Centennial, Lone Tree, Aurora, the E-470 Authority and Colorado Department of Transportation. These bike lane developments target roadway connections outside the Town of Parker to connect with other bike lanes and trails that are either existing or proposed by other agencies and entities to ensure bike lane connectivity and destinations for public use.

Example bike lane connections include the following:

- Pine Drive north of Inspiration Drive into Douglas and Arapahoe County
- Pine Lane east of Parker Road to Pine Drive
- Chambers Road as it connects north into Arapahoe County
- Mainstreet west into Douglas County
- Crowfoot Valley Road south into Douglas County
- Stroh Road east of Town Boundary into Douglas County
- Sundown Trail south of Hilltop Road to Stroh Road

Parker Road

Through further evaluation and analysis with stakeholders including CDOT, it was decided that roadway bike lanes on Parker Road were not feasible. Since the adoption of the *Bike Lane Plan*, an off-street multiuse paired trail along Parker Road in coordination with CDOT is being constructed. Several segments have been completed, with more under construction or planned for future construction subject to funding availability.

Existing and Recommended Bike Lanes

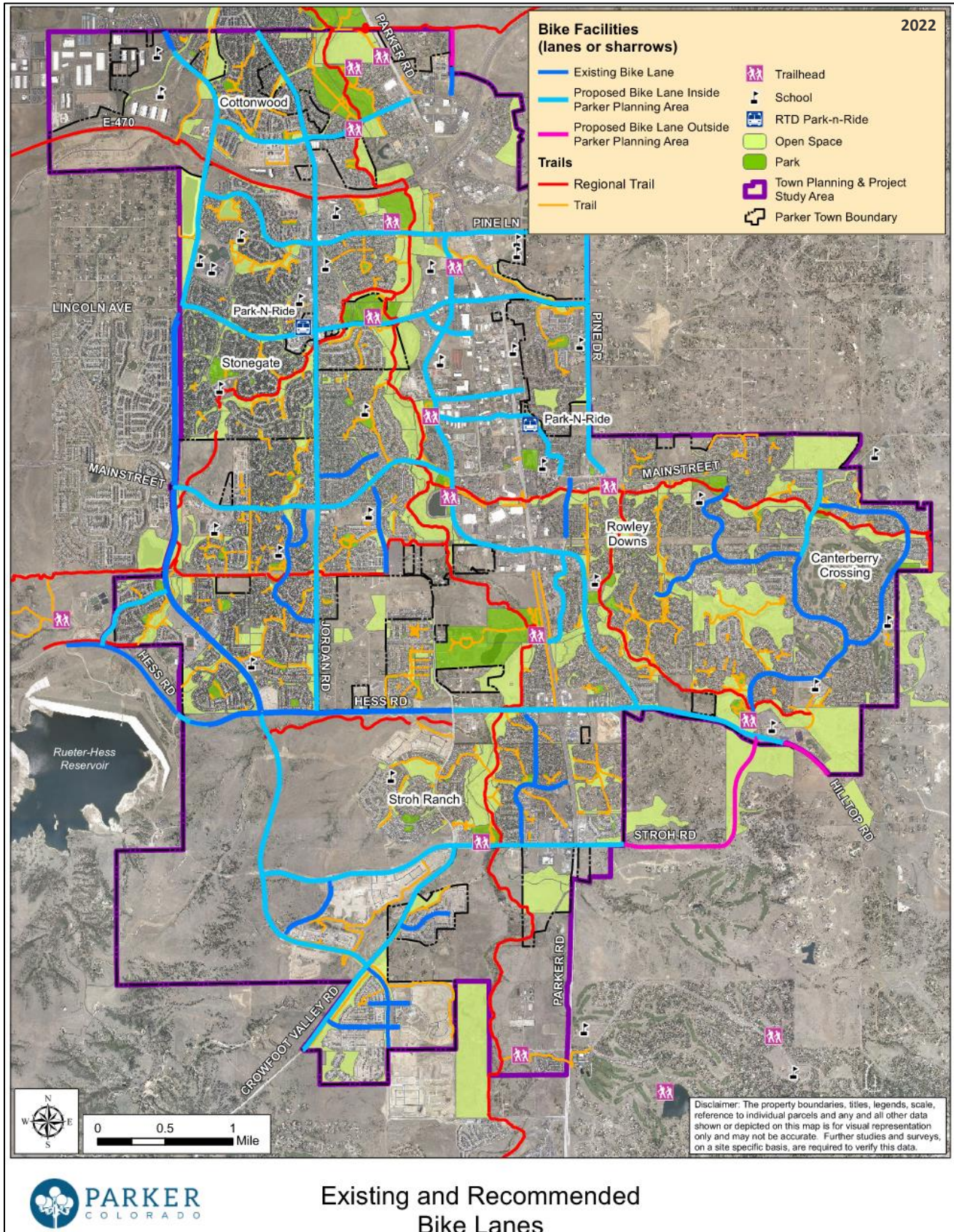


Figure 19: Existing and Recommended Bike Lanes Map

Pedestrian Facility Considerations

Pedestrian walkways are generally a portion of the public right-of-way that provides a dedicated space for pedestrians, separated from the roadway area for traveling on foot. This can be attached or detached sidewalks, trails, or parallel tracts such as multiuse or shared trails or paths. Sidewalks and walkways are used for a variety of reasons including transportation, recreation and health benefits and should be designed to be continuous, safe, accessible and aesthetically pleasing to attract users. Parker is mindful of pedestrian movement and access; this section highlights potential pedestrian facility enhancement considerations.

The following have been identified as different types of pedestrian facilities enhancement considerations by the Town:

Types of Facilities

- Sidewalks
- Shared Use or Multiuse Trails
- Pedestrian Crossings

Sidewalks

As stated above, sidewalks provide a dedicated space for pedestrians to travel. The Institute of Transportation Engineers (ITE) guidelines recommend a minimum width of five feet for a sidewalk or walkway which allows two people to walk side by side or pass comfortably. However, wider sidewalks should be installed in downtown areas, near schools, transit stops, or anywhere that high concentrations of pedestrians exist. Sidewalks are planned, required, and constructed with all development in Parker.

Parker has many multi-lane, high-speed arterial and collector roadways that travel north/south and east/west through the city. For pedestrians to be comfortable walking along these corridors, wide, buffered sidewalks should be available on both sides of the road. As a mitigation effort to reduce gaps in the sidewalk network, the Town has a limited annual sidewalk gap fund for some projects.

Shared Use Paths or Multiuse Trails

The Town of Parker offers two different types of trails – local and regional. Local trails connect destinations to other bike and pedestrian facilities and regional, which connect Parker to major destinations in Parker and the surrounding area. Many local trails are eight feet in width, but new preferences are for ten-foot widths. Regional trails are typically a minimum of ten feet in width.

Accompanying soft surface side path trails are located adjacent to local and regional trails. Side paths are typically separated by three to five feet of grass between hard surface trails. The preferred widths are eight feet to allow for diverse users, especially in high use areas.

Shared use paths, also called multiuse trails, allow for two-way, off-street use by pedestrians, bicyclists, skaters, rollerbladers, scootering, wheelchair users, joggers, and other non-motorized users. To enable two-way travel, shared use paths should be a minimum width of eight feet wide, with a preferred width of ten to twelve feet with wider paths constructed where volumes are expected to be high.

The growth experienced in Parker including our trail usage, the Town may need to consider wider trails at the time of new development. In addition to wider trails, in high-volume areas, separate paths for bicycles and pedestrians may be necessary at some point due to the diversity of trail users and the interactions between them.

Pedestrian Crossings

Signalized intersections are typically the preferred crossing location for pedestrians since traffic is stopped in one direction and motorists generally expect crossing pedestrians. However, vehicular turning speed, visibility, crossing distance, and signal timing can be great barriers for pedestrians on roadways that are designed to primarily accommodate vehicular traffic. The Plan is supportive of town-wide implementation of the adopted Town of Parker Pedestrian Crossing Treatment Guidelines.

- **Crosswalks:** Crosswalks should be designed to offer as much comfort and protection to pedestrians as possible. Historically, many crosswalks were designed using inadequate, narrow striping, setbacks, deviations from the pedestrian walkway, and considerable crossing distances. Intersection crossings should be kept as compact as possible, facilitating eye contact by moving pedestrians directly into the driver's field of vision. The majority of vehicle-pedestrian incidents involve a driver who is turning. The Town should ensure all signalized crossings are striped and signed to reinforce yielding of vehicles turning during a green signal phase. For enhanced pedestrian safety, providing a protected left turn phasing or leading pedestrian interval may help reduce conflicts with pedestrians crossing parallel to vehicular traffic. This includes a red arrow when the pedestrian crossing signal is activated. In downtown areas, additional crosswalk treatments including different paint, materials and designs can be used in downtown areas to make streets more welcoming.



Figure 20: Painted Sidewalk Examples

Source: transpo.com

- **Curb Ramps:** Curb ramps are important accessibility features because they provide an easy route for pedestrians and people with disabilities to safely transition from a curbed sidewalk or pedestrian path to a roadway crosswalk. Directional curb ramps are preferred by the Colorado Department of Transportation (CDOT) per their *Curb Ramp Designers Resource* Version 1.2, 2019. Directional curb ramps are ramps that provide a direct (straight line) connection onto the roadway without requiring any pedestrian turning movements.
- **Stop Lines:** Stop lines in advance of an intersection are solid white lines across driving lanes, signaling where motorists are to stop, to not impede crosswalks. Stop lines improve pedestrian comfortability when placed further back from a crosswalk. When yielding vehicles stop too close to crosswalks, they create unsafe and uncomfortable pedestrian crossing conditions. A pedestrian crossing directly in front of a vehicle is more uncomfortable than crossing where a larger gap between them exists.



Figure 21: Stop Bar example of enhanced pedestrian comfortability at crossing Source: Google Maps



Figure 22: Stop bar example of decreased pedestrian comfortability at crossing Source: Google Maps

- **Curb Extensions:** Curb extensions, or curb bulb outs, are expansions of the curb into the parking lane, and reduce the crossing distance and exposure time for pedestrians and bicyclists. These tools improve pedestrian safety and comfortability when crossing roadways by narrowing the crossing distance, slowing traffic with a narrower travel lane and also increasing the driver's visibility and awareness of pedestrians. Curb extensions are appropriate in Parker's downtown and may be utilized in other parts of the Town.
- **Median Refuge Islands:** Median refuge islands reduce the exposure time experienced by a pedestrian in an intersection. They are generally applied at locations where speeds and volumes make crossing challenging, or where three or more lanes of traffic make pedestrians feel exposed or unsafe in the intersection. It's important to reduce the crossing distance when feasible for high-volume and wide intersections. Median refuge islands have been proven to improve safety and comfortability of pedestrians.
- **Pedestrian Bridges and Underpasses:** Pedestrian bridges and underpasses allow for the uninterrupted flow of pedestrian movement separate (either above or below) from vehicle traffic. These types of facilities are most appropriate over highways and high speed, and high-volume arterials. Bridges and underpasses should only be used when necessary to cross significant barriers.
- **Mid-Block Crossings:** Mid-block crossings typically consist of a marked crossing area, signage, and other roadway design elements to slow or stop traffic. The approach to designing crossings at unsignalized locations depends on an evaluation of vehicular traffic, line of sight, pathway traffic, use patterns, vehicle speed, road type, road width, and other safety issues. The types of mid-block crossing improvements recommended include the addition of beacons, as well as curb extensions and pedestrian refuge islands.
- **Pedestrian Hybrid Beacons:** Pedestrian Hybrid Beacons (PHBs) are designed to help pedestrians safely cross busy or higher-speed roadways at midblock crossings. These beacons consist of two red lenses above a single yellow lens. PHBs are used to improve non-motorized crossings of major streets in locations where side-street volumes do not support installation of a conventional traffic signal, and where the distance between marked crossings is long. PHBs are most appropriate in areas of heavy traffic with multiple travel lanes (roadways with four lanes or more). The Town has a couple of mid-block crossing with pedestrian hybrid beacons located on Jordan Road north of E-470 and on Jordan Road near Pine Lane. The Town should identify other appropriate locations for mid-block crossing enhancements.

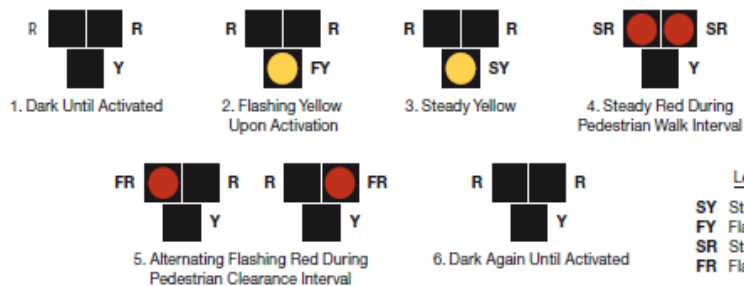


Figure 24: PHB Display Sequence

Source: Federal Highway Administration (FHWA)

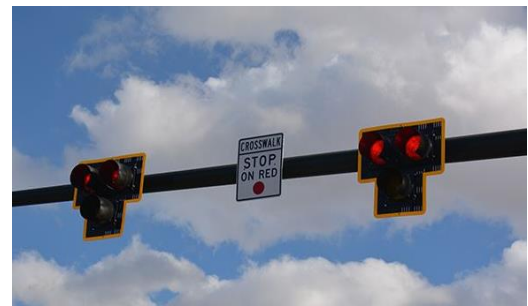


Figure 23: PHB on Jordan Road north of E-470

Source: Town of Parker

- Flashing Beacons:** Rectangular Rapid Flash Beacons (RRFBs) use an irregular flashing pattern to alert drivers to yield where pedestrians and/or bicyclists are crossing at a marked crosswalk and have been shown to drastically improve motor vehicle yielding compliance over no beacon. RRFBs can be either user or sensor activated, and are appropriate on three lane roads, or two-lane roads with high traffic volumes and speeds where gaps in traffic are infrequent.



Figure 25: Rectangular Rapid Flash Beacons (RRFBs)

Source: National Association of City Transportation Officials (NACTO)

Plan Recommendations

The following provides specific recommendations for implementing this Plan to achieve the goals and vision of creating a community with a continuous fabric of complete streets and smaller blocks that include accessible and connected sidewalks, trails and bike infrastructure. To ensure this Plan will be effective, implementation of the recommendations, whether short term or longer term, must be completed to reach the desired active transportation improvement outcomes.

The following recommendations have been assigned near term, mid-term and long-term action or implementation years. **Near term items are to be accomplished in 3 years or less, mid-term action items should be accomplished in 3-10 years and long-term recommendations accomplished after 10 years.** Additionally, the priorities each have a ranking of low, medium and high. The priority rankings are dependent on market trends, development and phasing of development/projects, project cost and ease of implementation. Implementing the Plan's recommendations will make Parker a more walk and bike friendly community. Ultimately leading Parker to becoming a healthier and a more socially equitable, economically resilient community.

Goal 1: Policy: Develop policies, standards and specifications to promote biking and pedestrian mobility in Parker.

Recommendations	Priority	1-3 years	3-10 years	10+ years	Cost
1. Continue to evaluate and update policies regarding electric mobility devices, e-bikes, scooters and other motorized equipment.	Low-Med	x	x	x	\$
2. Update maps every two years analyzing missing links and adding new destinations.	High	x			\$
3. Updates to Roadway Design and Criteria Manual will consider best practices for pedestrian and bicycle facilities.	High	x			\$
4. Evaluate and update sidewalk and bike lane standards to align with best management practices.	High	x			\$
5. Review and recommend changes to the Town's pedestrian crossing policy for multimodal improvements.	High	x			\$
6. Assess and analyze multimodal transportation improvements to intersections and roadways where high demand land uses exist.	High	x			\$
7. Evaluate multimodal best practices from the Colorado Department of Transportation, Denver Regional Council of Governments, National Association of City Transportation Officials and American Association of State Highway and Transportation Officials when developing and updating policies, standards and specifications.	Med		x		\$
8. Use Town tools such as events, Talk of the Town and website to educate public on bicycle and pedestrian safety.	High	x			\$
9. Adopt policies, standards, and specifications to meet the needs of all modes and users, including children, families, the aging, and those with mobility impairments.	High	x			\$

10. Implement the Town's Complete Street Policy to ensure streets are designed and operated to enable safe use and support mobility for all users.	High	x			\$
11. Analyze what Denver Regional Council of Governments and other agencies do to increase active transportation usage.	Med		x		\$

Goal 2: Accessibility: Promote and enhance accessibility for all users to encourage people to bicycle or walk to work, shops and services.

Recommendations	Priority	1-3 years	3-10 years	10+ years	Cost
1. Continue to construct directional ramps to the maximum extent practicable, ensuring ramps direct pedestrians directly across intersections.	High	x			\$
2. Provide more bicycle parking Townwide and encourage more creative designs, especially in the downtown area.	High	x			\$
3. Evaluate and update local and regional trail cross sections including, widths and additions of soft surface parallel companion trails.	Low		x		\$\$
4. Evaluate sidewalk widths where connections to local and regional trails exists.	Low		x		\$\$
5. Evaluate enhancing an at grade trail crossing of Parker Road at the Indian Pipe Lane traffic light.	High	x			\$
6. Evaluate adding a grade-separated trail crossing of Parker Road between Twenty Mile Road/Hilltop Drive and Pine Drive/Indian Pipe Lane.	Med	x			\$-\$\$\$
7. Evaluate the width and conditions of trails and sidewalks especially in high use areas to determine where revised trail design, maintenance and improvements may be necessary.	Low		x		\$
8. Ensure future land use changes enhance the multimodal network.	High	x			\$

Goal 3: Connectivity: Create connectivity between all trails, sidewalks and bike lanes allowing for safe and efficient bicycle and pedestrian movement.

Recommendations	Priority	1-3 years	3-10 years	10+ years	Cost
1. Consider and research feasibility to build grade separated crossings where regional trails cross arterials roads and to connect important destinations such as schools, parks and public amenities: a. Oak Gulch Trail crossing Motsenbocker Road b. Lemon Gulch Trail under or over Crowfoot Valley Road c. Lemon Gulch Trail from Crowfoot Valley to Chambers Road d. Newlin Gulch Trail under Hess Road e. Kinney Creek under Parker Road f. High Plains Trail/Jordan Road g. High Plains Trail/Chambers Road	High	x	x		\$\$-\$\$\$

2. Use this plan in coordination with the Open Space, Trails and Greenway Master Plan when reviewing future developments to ensure bike and pedestrian connections are made.	High	x			\$
3. Complete missing trail connections list from the Open Space, Trails and Greenway Master Plan.	High		X		\$-\$\$\$
4. Continue to periodically update Opens Space, Trails and Greenway Master Plan and maps to address missing trail connections.	High	x			\$
5. Evaluate and add bike lanes: a. Priority bike lanes on Plaza Drive, Heirloom Parkway, Clubhouse Drive b. Seek opportunities for other additional bike lanes	High	x			\$-\$\$
6. Ensure road reconstruction projects are developed using the Roadway Design and Construction Criteria Manual roadway section that include sidewalks and bike lanes as a baseline for design and also following complete street policy, to the maximum extent practicable.	High	x	x	x	\$
7. Ensure sidewalks and bike lanes are constructed with all development and roadways.	High	x	x	x	\$
8. Establish clear multimodal requirements in Land Development Ordinance for developments and redevelopments.	High	x			\$
9. Complete sidewalk gap on the west side of Hilltop Road along the Preston Hill/Rampart Station subdivision.	Low		x		\$-\$\$\$
10. Complete sidewalk gap along east side of Hilltop Road between Tallman Drive and Hidden River Lane.	Low		x		\$-\$\$\$

Goal 4: Safety and Health: Provide a safe and comfortable bike and pedestrian network that adds to Parker's healthy lifestyle and quality of life.

Recommendations	Priority	1-3 years	3-10 years	10+ years	Cost
1. Create a regional trail crossing evaluation program (5-year evaluation) for arterial roadway crossings and implement findings from evaluation for enhanced user safety.	High	x	x		\$-\$\$
2. For future development of new trails and new roadways, ensure trails crossing collector roadways are managed with crosswalks and other safety technology.	High	x	x	x	\$-\$\$
3. Enhance pedestrian infrastructure at important intersections– enhanced crosswalks, additional signage regarding yielding to pedestrians, pedestrian refuge islands and other best practices. The Community Development and Engineering/Public Works Departments to coordinate locations for improvements.	High	x			\$-\$\$
4. Ensure sufficient trail etiquette signage exists on trails to optimize trail safety.	Low	x			\$
5. Provide pedestrian protected left turns at lights when the crossing signal is activated in high pedestrian activity areas	Med	x	x	x	\$\$-\$\$\$

such as schools, downtown and parks as traffic signals are replaced and upgraded.					
6. Consider amending turn radius profiles at intersections with higher bicycle and pedestrian users, with the goal to improve pedestrian comfortability.	Med		x		\$-\$
7. Retrofit existing roadways to accommodate bike lanes to the greatest extent practicable.	Med		x		\$-\$-\$
8. To ensure minimal disruption to the area, during roadway reconstruction, maintenance and restriping projects add recommended bike lanes and shoulders to the greatest extent practicable. a. When shoulders are used, signage and markings are needed	High	x			\$-\$-\$
9. Collect bike and pedestrian crash data and complaints to better inform the location and type of needed safety improvements.	Low	x			\$

Goal 5: Increase Usage: Increase Usage: Increase usage of the multimodal transportation network to expand travel choices and, where feasible, provide residents with an alternative to vehicular transportation, especially for local travel.

Recommendations	Priority	1-3 years	3-10 years	10+ years	Cost
1. Require the improvement, expansion and enhancement of the bike and pedestrian network with new development and redevelopment projects.	High	x			\$
2. Seek opportunities to implement pilot projects such as: a. Temporary bollards for bump outs to shorten pedestrian crossings b. Temporary bollards or striping used for bike lanes less than 5 feet c. Temporary bollards or striping used for bike shoulders d. Temporary parklets e. Temporary pilot projects for traffic calming f. Seasonal pilot projects – bring in bikes, scooters, shut down a road for a short period time. The Community Development and Engineering/Public Works Departments to coordinate locations for improvements.	Med		x		\$-\$
3. Collect pedestrian counts and other pedestrian data for priority intersections in Town such as: a. Indian Pipe Lane and Parker Road b. Parker Road and Mainstreet c. Parker Road and Cottonwood Drive d. Hilltop Road/Twenty Mile Road and Parker Road e. Lincoln Avenue and Jordan Road f. Twenty Mile Road and Mainstreet g. Parker Road Traffic Signals	High	x			\$
4. Provide bike facilities on downtown streets with new development and redevelopment.	High		x		\$

5. Designate bike route(s) using signage, wayfinding, mapping and other tools to create a high-quality, low stress bicycling environment.	Low		x		\$
6. Ensure sidewalk gap funding is prioritized annually.	Med	x			\$
7. Evaluate creating an annual bike lane improvement program.	Med	x			\$-\$\$\$
8. Monitor and count trail user data to determine network improvement opportunities.	High	x			\$

Goal 6: Implementation: Ensure planning processes and funding are allocated on a consistent basis to grow the active transportation network.

Recommendations	Priority	1-3 years	3-10 years	10+ years	Cost
1. Implement active transportation projects recommended in the Parker Road Corridor Plan. a. Complete Parker Road sidewalk/multiuse trail through Town b. Improve pedestrian and bicycle crossings at intersections including Cottonwood Drive, Mainstreet, Pine Lane, Pine Drive and Indian Pipe Lane	Med			x	\$-\$\$\$
2. Implement trails best practices when planning new trails and evaluating revisions to cross sections.	High	x			\$
3. Implement Parker Road Corridor Plan recommended multimodal transportation action lists items.	Med		x		\$-\$\$\$
4. Implement maximum distance between pedestrian crossings on a roadway based on current best practices.	High	x			\$
5. Implement multimodal level-of-service (MMLOS) recommendations from the Town's Transportation Master Plan.	High	x	x	x	\$\$
6. Complete bike and pedestrian projects from Parker Transportation Master Plan recommendations list.	High	x	x	x	\$-\$\$\$
7. Expand and prioritize the Sidewalk Gap Program in the Capital Improvement Program to increase funding to construct new and complete missing gaps in the trail, sidewalk and bike lane system where demand is the highest until all sidewalk gaps are eliminated.	High	x	x	x	\$\$-\$\$\$
8. Strategically phase larger infrastructure projects such as trail corridors, bike routes or pedestrian bridges.	High	x	x	x	\$
9. Capital infrastructure projects should ensure street design follows complete streets policy to greatest extent practicable.	High	x	x	x	\$-\$\$\$

\$ = Low Cost: \$0-\$250,000

\$\$ = Medium Cost: \$250,000-\$500,000

\$\$\$ = High Cost: \$500,000+

Conclusion

The Town has historically done well building trails and sidewalks. Through the vision, goals, strategies and recommendations of this Plan, the Town of Parker has the potential to be a great bicycling and walkable community. Parker needs great on-street bikeways to complement its trail and sidewalk network where possible. In order to achieve this, Parker should commit to constructing the above recommended bicycle and pedestrian projects over time as resources are available. Many projects can be accomplished in the short-term, while others may require more time and additional policy and funding solutions.

The benefits of implementing the Plan's recommendations will further advance Parker's multimodal active transportation network and work to help connect people to places in the community.

Appendices

Appendix A: Toole Design Network Analysis Report

Appendix B: Detailed Online Public Engagement Summary Report



Request for Town Council Action

Date: July 17, 2023

Submitted By: Julia Duncan, Associate Planner
Bryce Matthews, Assistant Director - Planning
John Fussa, Community Development Director

Reviewed By: Michelle Kivela, Town Manager

Title: **ORDINANCE NO. 3.36.5 - Second Reading**
A Bill for an Ordinance to Amend the Stroh Ranch Planned Development Master Plan 2nd Amendment - PD Development Guide Pursuant to the Parker Land Development Ordinance
Department: Community Development, Julia Duncan
Trakit No.: Z22-016

EXECUTIVE SUMMARY

The applicant has submitted a rezoning application that would amend the Stroh Ranch Planning Development (PD) zoning to add 275 residential units to the PD zoning for use in the MU - Mixed Use Planning Areas for Filings 14 and 15. The Mixed Use Planning Areas are planned and zoned for residential and commercial use but all of the permitted residential yield has been developed elsewhere in Stroh Ranch PD. The applicant's rezoning proposal would address this issue and is necessary for the mixed-use development that they plan if the rezoning application is approved. The subject property is undeveloped and extends from the intersection of Parker Road and J Morgan Boulevard in the north to Stroh Road between the King Soopers shopping center and Village on the Green neighborhood in the south.

LDO Criteria for Review and Decision

The LDO requires that the Town Council shall consider the following factors in making its decision on the proposed zoning:

1. A need exists for the proposal;
2. The particular parcel of ground is indeed the correct site for the proposed development;
3. There has been an error in the original zoning; or
4. There have been significant changes in the area to warrant a zone change;
5. Adequate circulation exists and traffic movement would not be impeded by development;
6. Additional municipal service costs will not be incurred which the Town is not prepared to meet;
7. There are minimal environmental impacts or impacts can be mitigated;
8. The proposal is consistent with the Town Master Plan maps, goals and policies;
9. There is adequate waste and sewage disposal, water, schools, parks and recreation, and

other services to the proportional degree necessary due to the impacts created by the proposed land uses.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

Overview

The Stroh Ranch Planned Development (PD) is one of the Town's oldest and largest mixed-use neighborhoods dating to its original annexation and zoning in 1984. The Stroh Ranch neighborhood is largely built-out except for the subject property that is planned and zoned MU - Mixed Use Planning Area for Filings 14 and 15 and the Blair property planned and zoned C2 - Neighborhood Commercial at the intersection of Parker Road and Hess Road. The subject property is undeveloped with a total area of approximately 23 acres and is located in a mixed-use area with attached townhomes to the north; commercial development to the south; Parker Road to the east; and an office building and multi-family housing to the west.

The original 1984 Stroh Ranch PD zoning has been amended several times over the years, including in 2004 and 2013. The Stroh Ranch PD zoning is relatively unique because it has a cap or maximum on total residential yield that has ranged as high as 8,350 dwelling units in the 1984 zoning to the current standard of 2,817 dwelling units which dates to 2004. The 2004 PD zoning amendment, through the approved Development Plan, did not assign any residential dwelling units to the subject property as it did with other residential Planning Areas. It is unclear whether this was intended or the result of a technical oversight. In the intervening years, property owners and developers have utilized the total residential yield permitted by the PD zoning resulting in a situation where the applicant must obtain rezoning approval for a proposal(s) creating new residential development.

Summary of Proposed Rezoning

The proposed rezoning application, officially the Stroh Ranch PD Third Amendment, would increase the cap or maximum on total residential yield found in Section I-C, Density Variations, by 275 residential dwelling units from 2,817 to 3,092 units. This represents an increase in total residential yield of 9.7 percent if approved. The applicant would utilize the additional residential yield for a future mixed-use development in the MU - Mixed Use Planning Area for Filings 14 and 15 where the PD zoning permits commercial and multi-family residential uses (subject to the residential cap or maximum). The future mixed-use development concept may be summarized as follows:

- **Uses:** A mix of multi-family residential, commercial and park/open space uses.
- **Residential Yield:** A total of 275 multi-family residential dwelling units with a residential density of 8.68 dwelling units per acre. This is substantially less than the maximum permitted residential density of 22 dwelling units per acre.
- **Commercial Yield:** A minimum of 39,500 square feet (s.f.) of commercial floor area for retail, restaurant, office and service uses.
- **Park/Open Space Yield:** A total of 11.5 acres of parks and open space with a 3.8 acre

public park that is planned to be an active, improved recreation amenity.

For further context, the Stroh Ranch PD zoning currently has a cap or maximum on total residential yield in the amount of 2,817 dwelling units. However, property owners and developers have only built 2,596 residential dwelling units over the years. This is 221 dwelling units less than the maximum permitted residential yield of 2,817 residential dwelling units. The PD zoning has a provision that would have enabled applicants to preserve unused residential dwelling units and transfer them to other Planning Areas within the Stroh Ranch PD for future use, but property owners and developers must do this at the time when they submit a development application and obtain Town approval for their project. The prior property owners and developers did not do this years ago when most of the Stroh Ranch PD was developed, so the above-referenced 221 residential dwelling units are not available.

Summary of Proposed Residential Yield and Density

The following summarizes the applicant's proposed cap or maximum on total residential yield, increase in total residential yield and related residential density:

- PD Zoning Current Residential Yield: 2,817 dwelling units
- PD Zoning Proposed Residential Yield: 3,092
- PD Zoning Total Units Built: 2,596 dwelling units
- PD Zoning Proposed Increase in Units Built: 275 dwelling units (not counting the 221 units that are not available)
- PD Zoning Maximum Residential Density: 22 dwelling units per acre
- Actual Applicant's Proposed Residential Density: 8.7 dwelling units per acre

Proposed Commercial Zoning and Yield

The proposed rezoning application would also create new MU - Mixed-Use Commercial Planning Areas designated in the PD zoning that would limit future development in these areas to commercial use only. These Planning Areas are located along Stroh Road and one (1) parcel in the northeastern section of the subject property. The proposed rezoning application also eliminates several high-intensity commercial uses that generate impacts, such as automotive repair services, gas service stations, and car washes. In addition, the proposed rezoning application incorporates a requirement for up to 39,500 square feet of commercial use as follows:

- A minimum of 9,500 s.f. commercial space for retail and restaurant use to be developed as the ground-floor element of a vertical mixed-use building(s).
- An additional 30,000 s.f. of commercial space for retail, restaurant, office and service use on three (3) designated properties including two (2) parcels along Stroh Road and one (1) parcel in the northeastern section of the subject property.

Applicant Community Engagement

The applicant engaged in community engagement starting in December, 2021 by contacting representatives of the Stroh Ranch, Ironstone, and Village on the Green Homeowners' Associations (HOA's). This includes the following activities:

1. Engaged in meetings with leadership from the above-referenced HOA's, representatives from the Stroh Business Circle Owners' Association, Regency Centers (operators of King Soopers shopping center), and individual contact with nearby residents through door-to-door canvassing.
2. Held an all-day community open house on Wednesday, May 11, 2022 with two (2) sessions. The sessions were intended to provide residents with the opportunity to review the proposal, provide feedback and interact with the project team. Approximately 19 community members attended the morning session and 21 members attended the evening session. The community feedback included concerns and questions about adequate parking, traffic, density, height and setbacks, land use, and parks/open space.
3. In November and December, 2022, the project representatives met one-on-one with residents of the Stroh Ranch, Ironstone, and Village on the Green neighborhoods to share information about the proposed rezoning, review the planned mixed-use development and provide an opportunity for questions, comments, and feedback. The outreach efforts resulted in mixed feedback with multiple expressions of support and opposition from local residents.

Public Comment

The Planning Commission staff report for the proposed rezoning application was posted on June 1, 2023 on the Town website. The Town subsequently received a number of public comments via email and letters. Staff added the public comments to the application record in eTRAKiT, made them available to the public, and provided a standard response with information about the scheduled public hearings, including opportunities for public comment. Finally, a number of residents attended and spoke about their support for, or opposition to, the proposed rezoning application at the June 8, 2023 Planning Commission meeting.

Planning Commission

On June 8, 2023, the Planning Commission voted four to one (4-1) to recommend that the Town Council approve the proposed rezoning application.

FINANCIAL IMPACT

None

STRATEGIC GOAL(S)



ENHANCE ECONOMIC
VITALITY



DEVELOP A VISIONARY
COMMUNITY THROUGH
BALANCED GROWTH

ATTACHMENTS

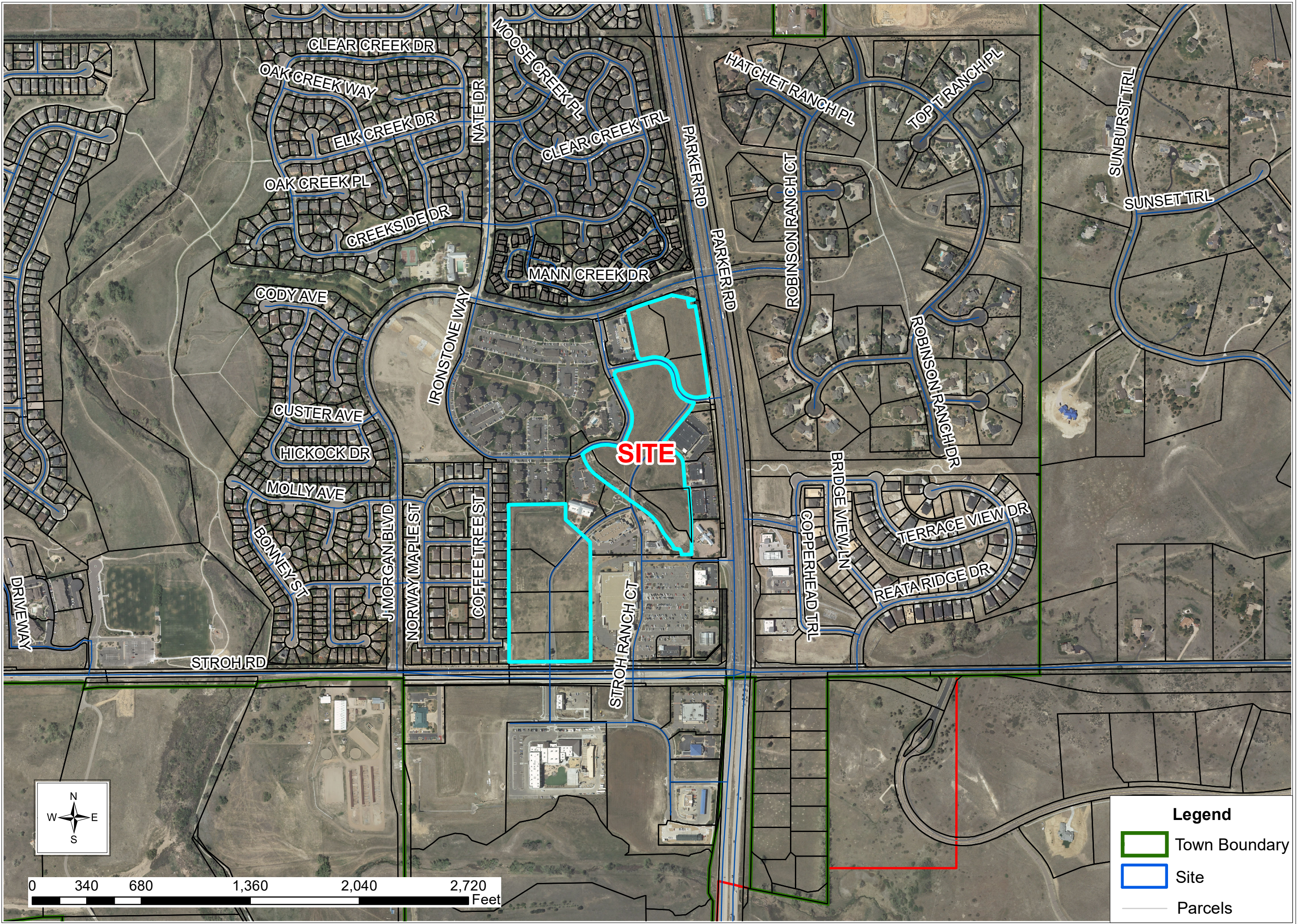
1. Vicinity Map
2. Z22-016 PC Staff Report
3. 230407-Mill Creek Parker-PD Guide_redlines
4. Combined Public Comment
5. Mill Creek - PD Amendment - Letter to Town Council
6. Ordinance No. 3.36.5

RECOMMENDED MOTION

I move to approve Ordinance No. 3.36.5 on second reading.

Stroh Ranch PD 3rd Amd. Vicinity Map

Zoning





Planning Commission Staff Report

Planning Commission Date: 6/8/2023

Town Council Date: 7/17/2023

Hearing Type: Public Hearing
Stroh Ranch Planned Development 3rd Amendment.
TRAKiT No: Z22-016

Location: The site is located on vacant land north of Stroh Road and west of Parker Road.

Project Planner: Julia Duncan, Associate Planner

Applicant: MCRT Investments LLC

Executive Summary: The applicant is proposing a PD Amendment to add 275 units to the Stroh Ranch PD and allocate them to the Mixed-Use Planning Area for Filings 14 and 15 and amend the commercial uses permitted within the same Planning Area.

Staff Recommendation: Approval

RECOMMENDED MOTION

"I move the Planning Commission recommend Town Council approve the zoning."

ALTERNATIVE MOTIONS

"I move the Planning Commission recommend Town Council approve the zoning request, subject to the following conditions:"

-List proposed conditions

"I move the Planning Commission recommend Town Council deny the zoning 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 zoning to a future date."

I. BACKGROUND/DISCUSSION

Located west of Parker Road, south of Hess Road, north of Stroh Road and east of Motsenbocker Road, the Stroh Ranch Planned Development was annexed to the Town in 1984 and amended by ordinance in 2004. The PD was subsequently amended, the second amendment, in 2013 which modified permitted uses in the C2-Neighborhood Commercial and C1-Convenience Commercial land uses within Stroh Ranch. The only property affected by the Second Amendment was the "Peppy Blue Dot" property, located at the southwest corner of Parker Road and Hess Road. The Amendment removed "assembly" type uses which included uses such as private clubs, schools, churches, theaters, and bowling alleys. The Second Amendment left both the C1 and C2 land use areas as pure commercial and office in terms of permitted uses.

The request for the Planned Development (PD) Third Amendment is seeking to modify the residential dwelling unit maximum within a mixed-use development on approximately 23 acres of vacant land. There are several undeveloped parcels which were previously platted under Stroh Ranch Filings 14 and 15 and are designated as "Mixed Use" (MU) within the PD. The project proposes a mix of residential uses, commercial uses, as well as parks and open space. If the Amendment is approved a future site plan replat submittal will be required. The proposed project includes 275 market-rate residential dwelling units for a density of 8.68 dwelling units per acre across the overall Mixed-Use area (11.96 du/ac on the developable area) and the proposed zoning requires the project to accommodate a minimum of 39,500 square feet of non-residential floor area. Not required by the existing zoning, the conceptual site plan, which is an administrative process, proposes approximately 11.5 acres of open space for the project, 3.8 acres of which is planned to be activated park and recreation space in accordance with the Town of Parker Land Development Ordinance.

The Amendment proposes an increase in the total number of dwelling units from 2,817 dwelling units, currently allowed under the PD, to 3,092 dwelling units, an increase of less than 10%. The Stroh Ranch PD currently allows for a maximum of 2,817 dwelling units, however, only 2,596 of those dwelling units were built, 221 dwelling units less than the maximum (2,817). Therefore, the proposed amendment amounts to a 1.9% density increase compared to the current PD. The existing PD allows a density of up to 22 du/ac in the MU area, the proposed amendment would result in 8.7 dwelling units per acre across the overall MU Filing 14 & 15 areas a reduction in density of approximately 13.3 DU/Acre.

Summary:

Stroh Ranch PD Total Units Permitted – 2,817

Stroh Ranch PD Total Units Built – 2,596

Stroh Ranch PD Units Proposed – 3,092

Stroh Ranch PD Proposed Increase in Units Built – 54

Stroh Ranch PD MU Density Permitted – 22 DU/Acre

Stroh Ranch PD MU Density Proposed – 8.7 DU/Acre

The proposal would also create new Mixed-Use Commercial areas designated on the Plan which would limit the development to only commercial uses. These areas are located along Stroh Road and a parcel on the northeast portion of the site. The Amendment eliminates several high-intensity commercial land uses which include automotive service uses, gasoline stations, and car washes. These uses are currently permitted under the PD. In addition, 39,500 square feet of commercial/ retail space is required:

- A minimum of 9,500 square feet of commercial/retail space shall be constructed as a ground-floor component of vertical mixed-use buildings.
- An additional 30,000 square feet of commercial/retail uses is contemplated in three designated outparcels, including two parcels along Stroh Road and a separate parcel near the northeast corner of the site.

Community Engagement

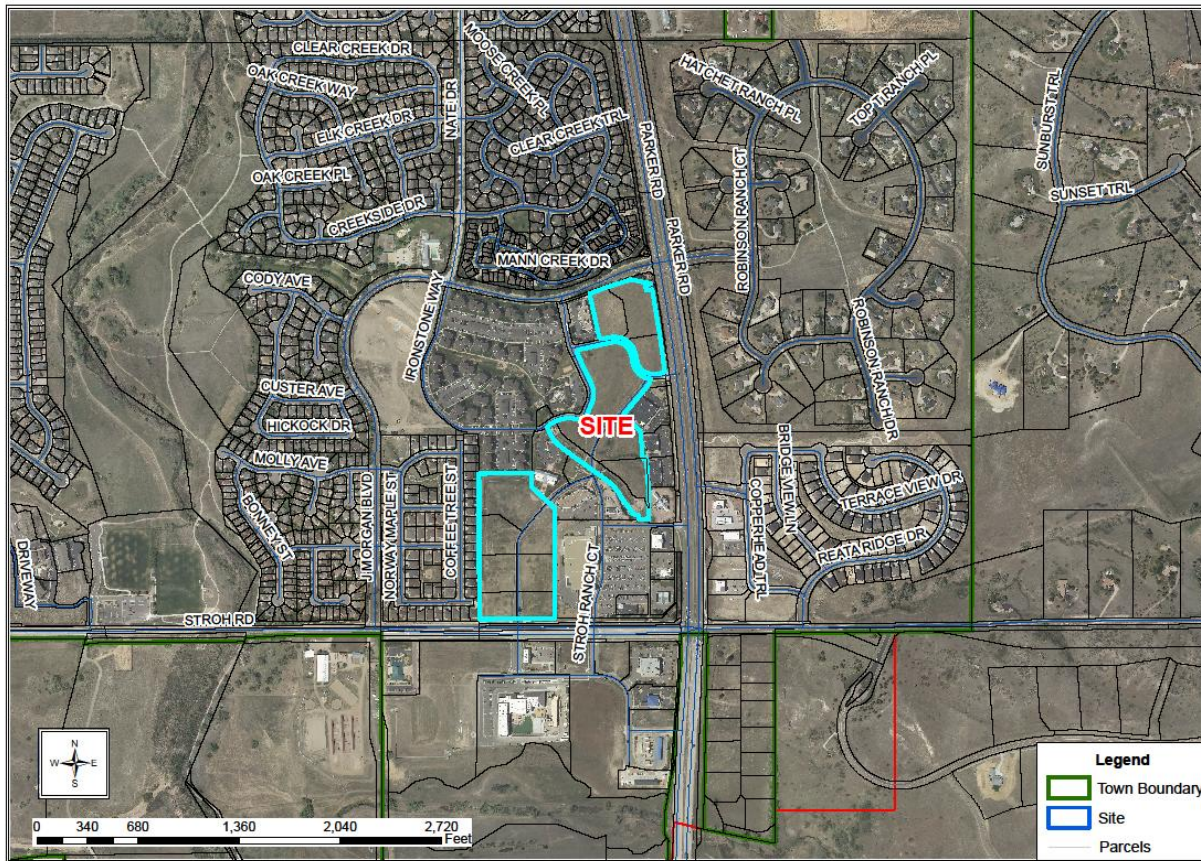
The applicant began engagement efforts in December 2021 by reaching out to leadership with the Stroh Ranch, Ironstone and Village on the Green HOAs. In addition, since then the applicant:

- Engaged in meetings with leadership from each of these HOAs, representatives from the Stroh Business Circle, Regency Centers (operators of the adjacent commercial center), and individual contact with area residents through door-to-door canvassing.
- Held an all-day community open house on Wednesday, May 11, 2022, with two sessions (10:30am to 1:30pm and 4:30pm to 8:00pm). The sessions were intended to provide residents with the opportunity to review the proposal, provide feedback and interact with the project team. Approximately 19 community members attended the morning session and 21 members at the evening session. Community feedback included concerns and questions about adequate parking, traffic, density, height and setbacks, land use, and parks and open space. Refer to a detailed meeting summary which is included as a supplement to this PD amendment application.
- In November and December of 2022, the project representatives met one-on-one with residents of the Stroh, Ironstone, and Village on the Green neighborhoods to share information about the proposed mixed-use community and invite questions and feedback. These efforts resulted in 36 letters of support from residents.
- Regency Centers has provided a letter of support of the proposed development, stating that a mixed-use project at this location will increase the viability of the shopping center and will expand opportunities for nearby residents to access services within the center.

Public Comment

Staff received a letter dated July 21, 2022, from the Stroh Ranch Community Association (HOA), Ironstone Condos Association (HOA), Village On The Green Association (HOA), Stroh Ranch Business Circle Board of Directors expressing appreciation for the applicant's outreach but opposition to the project. The letter has been included in the file.

Vicinity Map



Stroh Ranch PD 3rd Amd. Vicinity Map
Zoning

II. PRIOR ACTIONS

Date	Action
1984	Town Council approved the Annexation and Zoning
2004	Town Council adopted the Stroh Ranch Planned Development Guide 1 st Amendment
2013	Town Council adopted the Stroh Ranch Planned Development Guide 2 nd Amendment

III. CURRENT SITE DATA

Existing Zoning	PD - Planned Development
Overlay District	N/A
PD & Plan Area	Stroh Ranch Planned Development Master Plan 2 nd Amendment
Master Plan Area	Community Center
	Medium Density Residential
Site Acreage	727.7 Acres
Subdivision	Stroh Ranch

Existing Use		The areas affected by the proposed Amendment are vacant. The developed parcels within the PD are developed with a mix of Single-family and multi-family residential, and commercial development.	
Surrounding Uses			
	Master Plan Land Use	Zoning	Existing Use
North	Medium Density Residential	PD – Planned Development	Multifamily and Single-Family residential
South	Community Center	PD - Planned Development -	Commercial development; dental office, Walgreens, Leman Academy of Excellence
	Medium Density Residential		
East	Community Center	PD - Planned Development	Commercial development; bank, dentists
West	Medium Density Residential	PD - Planned Development	Single-Family residential

IV. PARKER 2035 MASTER PLAN

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

MASTER PLAN CONSISTENCY	
Master Plan Designation	Choose an item. ☒ Consistent ☐ Inconsistent
Master Plan Character Discussion	<u>Neighborhood Centers and Community Centers</u> are located within Medium Density and Low-Density Residential Character Areas and are generally situated at major intersections. These Centers must be carefully planned and coordinated to avoid negative impacts to traffic capacity and adjacent land uses. Development within these Centers should transition into the surrounding neighborhood, both in terms of land use and design features. These Centers, created to protect and serve residential neighborhoods, are defined below. The physical characteristics of Community and Neighborhood Centers includes the concentration of commercial development near the intersections of major arterials or collector streets. Preserving key commercial corners of these intersections is necessary to ensure adequate locations for commercial development to serve visitors and residents of the Town. Important commercial/retail corners should be accessible to transit, are walkable, have good automobile access, are visible from the roadway and have the potential to connect to a neighborhood.

	It is important that Neighborhood Centers and Community Centers incorporate multi-modal access to existing residential neighborhoods and, where planned, higher density residential use is integrated into the Center design as a secondary element. Mixed-Use Planning Areas within Neighborhood Centers and Community Centers shall have no less than 33 percent of their total land area developed for commercial use. Limited exceptions may be made for vertical mixed-use development, clustering to address environmentally sensitive areas or improve urban design. <u>Community Centers</u> Community Centers are areas that are larger than Neighborhood Centers and have a larger market area, serving multiple neighborhoods. Typical uses within Community Centers include retail and personal/business services. Other compatible uses such as small offices, recreational and restaurants are also permitted. Generally, the total Gross Leasable Area (GLA) for the commercial/office components within an entire Community Center should range from 250,000 to 500,000 square feet combined. In general, a Community Center shall have no less than 33 percent or 20 acres, whichever is greater of its total land area zoned and developed for commercial use with corner located parcels zoned and developed principally for commercial retail, service, and restaurant use. Residential use shall be a secondary element unless part of a vertical mixed-use development. <u>Medium Density Residential</u> The Medium Density Residential Character Area will consist of an overall gross density of 3.5 dwelling units per acre. Higher densities for housing for older adults may be considered as long as impacts are comparable to other uses permitted within this Character Area. Higher densities are also appropriate in Neighborhood and Community Centers as described in the Master Plan.
Consistent Goals/Strategies	Land Strategy 1Use 1. A Land Use 1.C Land Use 1. E Land Use 1. H Land Use 1. I Housing and Neighborhoods 3.A and 3. B Jobs and Economic Vitality I.2 Jobs and Economic Vitality I.2.A

	Jobs and Economic Vitality I.2.B Jobs and Economic Vitality I.2. E
Staff Analysis	The Stroh Ranch Planned Development Master Plan is located on vacant land north of Stroh Road and west of Parker Road and is part of a Community Center as designated by the Parker 2035 Master Plan. The proposed PD Amendment impacts the area designated as “Mixed-Use” on the Development Plan. This area allows for both commercial uses and multifamily residential uses up to a maximum density of 22 dwelling units per acre. The impacted lots are currently undeveloped. Multi-family Residential and commercial uses have always been permitted in the Mixed -Use Zone. For parcels zoned Mixed Use (MU), the zoning allows dwelling units to be transferred from undeveloped sites at the Site Plan stage up to a maximum density of 22 dwelling units per acre through an administrative minor amendment. Because Stroh Ranch is built out with the exception of this parcel, the applicant cannot take advantage of this element of the zoning which is part of the request for this rezoning. The Amendment proposes an increase in the total number of dwelling units from 2,817 dwelling units, currently allowed under the PD, to 3,092 dwelling units, an increase of less than 10%. The Stroh Ranch PD currently allows for a maximum of 2,817 dwelling units, however, only 2,596 of those dwelling units were built, 221 dwelling units less than the maximum (2,817). The remaining 221 dwelling units were not transferred to the Mixed-Use Planning area through the administrative minor amendment at the Site Plan stage and are therefore not available for the mixed-use areas unless the zoning is amended. The proposed amendment amounts to a 1.9% density increase compared to the original intent of the PD, which allows the development and feasibility of the development of the commercial areas. The existing PD allows a density of up to 22 du/ac in the MU area, the proposed amendment would result in 8.7 dwelling units per acre across the overall MU Filing 14 & 15 areas.

	Existing PD	2,817 DU
	Built	2,596 DU
	Difference (Not Built/Utilized)	221 DU
	Proposed Additional Units	275 DU
	Difference (275-221=)	54 DU
	Percentage Difference between what is currently allowed under the Existing PD (2,817) and what will actually be built out if approved (2,817+54= 2,871)	1.88%
	Percentage Difference Calculation: (2871-2,817)/(2,871)=	
The Amendment eliminates several high-intensity commercial land uses which include automotive services, gasoline stations, and car washes. These uses are currently permitted under the PD and their elimination will encourage higher end retail and commercial uses that are neighborhood serving to the adjacent existing multi-family and single -family residential. Based on this analysis, staff has determined that the request is consistent with the Parker 2035 Master Plan.		

V. LAND DEVELOPMENT ORDINANCE

DEVELOPMENT POTENTIAL (Rezoning)			
Provisions	As recommended by the Master Plan	Proposed	Analysis
Units Per Acre	Community Center: Higher Densities Permitted when Integrated into the Center Medium Density Residential: 3.5 DU/Acre PD: 22 DU/Acre	No proposed changes to PD density maximum	☐ Consistent ☐ Inconsistent ☒ No Change ☐ N/A

Allowed Uses	a. Multifamily residential b. Commercial c. Single Family Detached Dwelling Units, Zero Lot Line Dwelling Units, Single Family Attached, Semi-detached, Clustered Single Family Dwelling Units, Manor Home Dwelling Units, Duplex Dwelling Units, Townhome Dwelling Units and Accessory Uses.	Eliminates several high-intensity commercial land uses which include automotive services, gasoline stations, and car washes. No changes proposed to the type of residential.	☒ Consistent ☐ Inconsistent ☐ No Change
Height/Stories	No building or structures shall exceed forty (40) feet in height, except by Special Review, in which case no Buildings or Structures shall exceed fifty (50) feet.	No proposed changes	☒ Consistent ☐ Inconsistent ☐ No Change
Staff Analysis	As detailed in the analysis above, the requested rezoning is consistent with the Parker 2035 Master Plan.		

VI. APPROVAL CRITERIA REZONING

Title 13.04.240.f. Approval Considerations for Rezoning Requests:

1. A need exists for the proposal.

Applicant analysis and findings:

As noted in the Parker 2035 Master Plan, single-family detached homes account for 75% of the housing stock in the Town, while the demand for rental housing is increasing. In addition, a need exists to provide an appropriate amount of neighborhood-scale commercial/retail development to expand business opportunities and retail options for

existing and future residents. The proposed development considers the Town's need for strong commercial offerings together with the emerging residential needs of the population, resulting in a well-integrated and balanced community with emphasis on small-town livability. Thus, there is a strong need to expand and diversify housing options in the Town of Parker while maintaining a healthy balance of non-residential development. Land identified for housing development in the Town of Parker is limited, particularly for multifamily rental housing.

The proposed PD amendment will accomplish these goals and support both the residential and non-residential needs that currently exist in the community. This PD amendment will also allow development to occur in accordance with the Town's vision for the property as identified within the Parker 2035 Master Plan and envisioned by the Stroh Ranch PD.

Staff analysis and findings:

The project location is the remaining infill lots in the Stroh Ranch PD. The vacant lots occupy the space between residential developments containing both single-family and multi-family and the commercial developments at the corner of Stroh and Parker roads. The proposed changes are consistent with the intent of the original PD. The proposed zoning amendment continues to allow for both residential and commercial uses, but preserves the lots more appropriate for commercial development, adjacent to the rights-of-way and the corner of J. Morgan and Parker Road, for commercial development. The residential development makes commercial development more feasible, and the commercial will provide additional needed services to the adjacent and proposed residential communities. The proposed elimination of the intense auto uses more compatible with the existing and proposed residential areas. Allowing for the change in units as opposed to purely commercial will allow residential development that creates a transition and buffer between the commercial development and single-family to the east and multi-family to the north. The prohibition of auto related uses will encourage higher end retail and commercial uses that are neighborhood serving. The proposed amendment will encourage development of the undeveloped infill parcels, serving commuters, the residents of the adjacent single-family and multi-family, and the Town of Parker community at large.

2. The parcel of ground is indeed the correct site for the proposed development.

Applicant analysis and findings:

The property's location, market conditions, existing infrastructure and development in the area, and the existing land use designation make the subject parcels the ideal site for mixed-use development as proposed. As previously stated, demand exists for both multifamily housing and neighborhood-scale commercial, particularly in compact, walkable, mixed-use arrangements. Public facilities and services exist in this location to support development of the property, and existing infrastructure is adequate to serve development of the property as proposed. A mixed-use development at this location will be fully compatible and well-integrated with existing uses and will provide the ideal

transition from commercial uses along the adjacent roadways to residential uses to the north and west of the property.

The Project Site is located in the Mixed-Use planning area within the existing Stroh Ranch PD which is intended “to provide for the integration of a broad range” of both commercial/retail and/or multi-family residential land uses. The Stroh Ranch PD also considers residential densities within the Mixed-Use planning areas up to a maximum of 22 du/ac. Land within the filings 14 and 15 Mixed Use area has been partially developed with non-residential uses, indicating the need for supporting residential uses on the vacant parcels to contribute to a healthy and desirable balance of uses as well as an appropriate transition from a major intersection to existing residential neighborhoods. The Project Site is the last remaining undeveloped parcel within the Stroh Ranch PD. The Stroh Ranch PD was originally approved in 2004, and, although it has been updated as recently as 2013, both market demand and planning best practices have changed considerably over that period of time. With the subject parcels remaining undeveloped, and the market in this area having matured, the applicant believes that the proposed mix of uses represents the best opportunity to develop the remaining vacant parcels in a way that is both supported by the market and adheres to the underlying principles, vision, and intent of the PD. The proposed mixed-use community also provides a perfect opportunity to achieve a project that is well integrated with the existing residential development on one side and the commercial area on the other side.

With respect to the PD zoning specifically, the proposed increase in density represents a modest increase of less than 10%. While Stroh Ranch is considered fully built out, a total of only 2,596 dwelling units have been approved, which is 221 less than the 2,817 units currently allowed. Therefore, the proposed PD amendment equates to only a 1.9% increase in density in the context of the currently approved and platted neighborhoods. The proposed density of the Project, at less than 12 du/acre (and 8.7 du/acre within the overall 31.7-acre MU area), is significantly less than the maximum allowed density of 22 du/ac.

Furthermore, the property is within a designated “Community Center” within the Parker 2035 Master Plan, which envisions a concentration of commercial uses at major intersections with thoughtful transitions to surrounding neighborhoods. The proposed plan achieves this transition and integrates seamlessly with existing residential and non-residential uses adjacent to the property. The proposed PD Amendment supports the provision of high quality, medium density residential uses while providing commercial/retail opportunities, thereby directly achieving the Town’s overall vision for the property.

For these reasons, the proposed development fulfills the purpose and intent of the Mixed-Use planning area, the overall vision of the Stroh Ranch PD, and the vision set forth in the Parker 2035 Master Plan.

Staff analysis and findings:

The current zoning allows for mixed use including both residential and commercial uses. The proposed changes within the Mixed-Use area of the PD allow for the addition of

275 units (54 net new units in the Stroh Ranch PD) and 39,500 square feet of commercial development in an area intended for both residential and commercial uses. Because only 2,596 dwelling units have been built, 221 less than the 2,817 units currently allowed under the PD, the request results in a true increase of 54 units from what was initially allowed through the PD. The proposed maximum allowed density of less than 12 DU/AC is less than the 22 DU/AC allowed by the current PD. The proposed elimination of the intense auto uses is more compatible with the existing and proposed residential areas. The uses, required commercial development, and densities are consistent with the intent of the Master Plan.

Based on this analysis, staff has determined that this criterion has been met.

3. There has been an error in the original zoning; or

Applicant analysis and findings:

The purpose of this application is not to correct an error in the original zoning; therefore, this factor is not applicable.

Staff analysis and findings:

N/A

4. There have been significant changes in the area to warrant a zone change.

Applicant analysis and findings:

The need to diversify and expand housing options, expand neighborhood-scale commercial options, and the desire for compact, walkable, mixed-use development warrants this PD amendment. Furthermore, the commercial/retail market has seen a shift away from reliance on storefronts in recent years, with the ever-increasing desire and technological flexibility for home offices and other remote working environments. The amount of land subject to this PD amendment is not suitable for exclusively commercial/retail land uses. The above items demonstrate that significant changes have occurred in the area, particularly since the original Stroh Ranch PD was adopted in 2004, and even since the 2nd Amendment in 2013.

Staff analysis and findings:

Several previously vacant parcels within the PD have been developed with multi-family residential buildings and commercial development, however, a large portion of the Mixed-Use area remains undeveloped, and the market is not responding to develop these infill sites with exclusively commercial uses. As Parker's population has continued to grow the need for a range of housing types has increased. The intersection of Parker Road and Stroh Road has seen multiple commercial sites developed in the past few years, allowing for better access and visibility. Multi-family residential units provide market-rate supply to the housing market. The zone change addresses the significant population growth that has occurred, increases market rate housing supply, sets aside

lots for commercial development, and is consistent with the original intent of the PD and Master Plan.

5. Adequate circulation exists and traffic movement would not be impeded by development.

Applicant analysis and findings:

Primary access to the property will be provided from existing access on Parker Road and Stroh Road. Existing internal roadways will be utilized for access to the individual development parcels. The existing circulation network is adequate to serve the development as demonstrated in further detail in the Traffic Impact Analysis included with this application.

Staff analysis and findings:

A Traffic Impact Study (TIS), prepared by Kimley-Horn and Associates, Inc., was submitted with the PD zoning application. The report has been evaluated by Engineering staff and will also be subsequently evaluated through the Site Plan process. Traffic mitigation measures will be based on impacts determined through the analysis.

Regional access to the development will be provided by E-470, Interstate 25 (I-25) and Parker Road. Primary access will be provided by Parker Road (SH-83) and Stroh Road. Direct access will be provided by six proposed full movement access intersections from existing roads. The existing roadway system of Stroh Ranch Place, Stroh Ranch Drive and Stroh Ranch Court are proposed to stay in place at this time and access to future development will be taken from these roads. The project is expected to generate approximately 3,188 weekday daily trips, with 181 of these trips occurring during the morning peak hour and 305 of these trips occurring during the afternoon peak hour. Based on the analysis presented in this report, Kimley-Horn believes the project will be successfully incorporated into the existing and future roadway network. A number of traffic improvements are recommended in the report that will be further analyzed and implemented during a future replat and Site Plans.

Because the proposed zone change would allow for residential in lieu of an entirely commercial development the traffic impacts would be reduced. Commercial developments have a higher trip count than residential uses. Therefore, the zone change would reduce daily trips than what would be expected with a purely commercial development, and the analysis shows a 30 percent reduction.

Existing and proposed roadway and circulation infrastructure are adequate to serve the development as proposed, and intersections will continue to operate at acceptable levels of service. Based on this analysis, staff has determined that this criterion has been met.

6. Additional municipal service costs will not be incurred which the Town is not prepared to meet.

Applicant analysis and findings:

Existing facilities and services are in place to serve development on the property, and development of the property will not result in undue financial burden. Existing internal roadways are privately maintained, and any new roads, utilities, and infrastructure will also be privately constructed and maintained. The proposed mix of residential and commercial uses will strengthen and diversify the Town's employment base, increase sales tax revenues, and expand opportunities for residents to live and work in the Town. Residential and commercial uses in a compact and well-connected form will allow residents to live in close proximity to places of work and provide options to walk and bike to access goods and services. This reduces traffic congestion, noise, and air pollution, resulting in a more sustainable and environmentally conscious community. Adding 275 market-rate homes will increase viability and sustainability of the existing shopping center adjacent to the property (as affirmed by a letter of support from this shopping center) as well as the commercially zoned land on the adjacent corners of Stroh Road and Parker Road. A unique and innovative mixed-use community will expand opportunities for high-quality retail and service options with the supporting customer base, thereby bolstering the Town's sales-tax revenue and overall economic viability.

Staff analysis and findings:

The Town does not anticipate significant municipal service costs with the proposed zoning that it is not prepared to meet. The proposed additional use will be consistent with existing adjacent uses and within Planning Areas originally intended for both residential and commercial uses.

Based on this analysis, staff has determined that this criterion has been met.

7. There are minimal environmental impacts or impacts can be mitigated.

Applicant analysis and findings:

The property consists of platted parcels of land within an existing development, thereby constituting an infill property where development will result in minimal to no impacts to vegetation or wildlife. Infrastructure exists in the areas immediately surrounding the property and no environmentally sensitive features exist on the property. The proposed development will enhance the existing built environment by expanding the pedestrian and open space network, strengthening connections to nature and existing recreational amenities, and by improving vacant and underutilized land in a manner and style that is complementary to that of adjacent developments.

Staff analysis and findings:

The Town does not anticipate significant environmental impacts.

Based on this analysis, staff has determined that this criterion has been met.

8. The proposal is consistent with the Town Master Plan, maps, goals, and policies.

Applicant analysis and findings:

The proposed PD amendment directly advances many strategies stated within the Parker 2035 Master Plan as described below.

Land Use

Strategy 1.A: Strengthen the identity of Parker by encouraging a balance of land uses that supports a high quality of life and contributes to the hometown character of our community.

The proposed PD amendment will facilitate a one-of-a-kind mixed-use community in the Town of Parker. A strong balance will be provided among the proposed mix of uses while respecting existing uses through several site design characteristics as described earlier. Through a healthy balance of residential, commercial, and recreational uses, residents will have the opportunity to live, work, and play in close proximity, appealing to a wider range of lifestyles, thereby advancing Parker's vision to "be a full-service community with a hometown feel."

Strategy 1.C: Ensure adequate opportunities for future expansion of our economic base in appropriate locations in the community.

Diversifying and expanding the Town's housing mix will increase opportunities for expansion of employment base. With the simultaneous provision of non-residential uses, the proposed PD amendment will ensure opportunities for existing and future Town residents to live and work in the same area.

Strategy 1.D: Increase the amount of open space using the criteria set forth in the Open Space, Trails and Greenways Master Plan which emphasizes supporting a regional greenway network that provides a community separation buffer from development in neighboring jurisdictions while maintaining the viability and connectivity of the natural ecosystem.

The proposed development will increase open space and recreational offerings for future and existing residents, supporting more active and healthier lifestyles and a stronger connection to nature. A total of approximately 11.5 acres of parks, open space, landscaping, and site amenities are proposed throughout the site, or half of the total developable land area. Of this, approximately 3.8 acres will be dedicated as an improved public park and the plan will include sidewalks and trails that will connect to the established trail network, including connections to the Cherry Creek Regional Trail.

Strategy 1.E: Encourage transitions between different land uses and intensities.

The proposed PD amendment will facilitate a development that is well integrated into surrounding land use and provide an effective and appropriate transition of uses. Mixed-use development consisting of residential, commercial, and recreational uses at this location will provide a seamless transition between existing commercial uses along the perimeter roadways and various residential uses to the north and west of the property.

In addition to a balanced transition of land uses, site design characteristics are implemented to achieve compatibility with surrounding uses and to minimize potential impacts to adjacent properties. Buildings are strategically situated to limit heights to two-stories adjacent to existing two-story residences, and three-story buildings are placed next to commercial uses or existing three-story residences. Building design, materials, and colors will be selected to complement existing buildings and structures. Wide landscape buffers and internal landscaping areas provide additional separation and natural, attractive screening to minimize visual impacts. The transition is further enhanced through the provision of an approximate 3.8-acre neighborhood park and the expansion of trails and sidewalks connecting to the broader pedestrian network.

Strategy 1.F: Develop land use patterns that are compatible with and support a variety of transportation opportunities and/or choices.

The subject property is located at the intersection of major roadways with a variety of surrounding land use and transportation options. RTD operates two bus routes along Parker Road, including limited stop service (Route P). Pedestrian and bicycle infrastructure currently exist along these roadways, and sidewalk connections exist internal to the site. Additional sidewalks will be provided by the proposed development to further reinforce walkability and a safe, pedestrian-scale environment. Providing an integrated mix of residential and commercial/retail uses will activate vacant, underutilized land and support local and regional transportation options.

Strategy 1.H: Encourage land uses that create a sense of community among those who work, live and play within appropriate neighborhoods.

The proposed PD amendment will provide an integrated mix of land uses and will exemplify orderly and compact growth. The amendment will also afford residents to live, work, and play in the same neighborhood – particularly through the proposed 3.8-acre dedicated public park – while integrating seamlessly with existing neighborhoods, thereby encouraging and promoting social integration and strengthening the overall sense of community.

Community Appearance and Design

Strategy 2.B: Use architecture, building design, public spaces and massing to create neighborhoods that are desirable places to live.

The site plan is thoughtfully planned to encourage a walkable, pedestrian-focused environment. Proposed building location and scale are complementary to adjacent uses and structures, and setbacks, buffers, and heights provide an effective transition. Buildings will feature a high degree of architectural variation, high-quality and durable building materials and colors that are complementary to the Town's built and natural setting. A centrally located, approximately 3.8-acre park offers a public gathering space and encourages recreation, socialization, and wellness. The PD zoning will achieve these characteristics, preserving and promoting a strong sense of community, social interaction, and livability in the Town.

Strategy 5.C: Where appropriate, locate buildings adjacent to the street to either block or break up the view of parking lots.

As demonstrated by the site plan, buildings are oriented toward the streets, framing the edges of the site to enhance the pedestrian experience and create an attractive streetscape. Parking lots are planned to be internal to their respective sites where applicable to help minimize the presence of surface parking on the site. Landscape areas are also planned to provide natural screening and separation to minimize view of parking areas.

Housing and Neighborhoods

Strategy 1.A: When reviewing development proposals adjacent to and within existing neighborhoods, ensure that the development demonstrates compatibility with, and sensitivity to, existing neighborhood characteristics in terms of housing, quality, density, building height, placement, scale and architectural character.

The proposed PD amendment and associated development will achieve compatibility with existing land uses in all areas including housing, quality, density, building massing and placement, and architectural character. The site plan is designed to maximize perimeter buffers, minimize the presence of on-site parking, preserve views, and encourage a walkable and pedestrian-scale environment. Building design and architecture will feature durable, high-quality materials that will complement the existing built and natural environment. Additionally, although the proposed PD includes both two-story and three-story buildings, the buildings are intentionally distributed throughout the site in a way that transitions height away from the neighborhood and towards Parker Road. Where the proposed development is adjacent to single or two-story residential development, building height is limited to two stories. Three-story buildings are to be located adjacent to commercial uses or existing three-story buildings.

Strategy 3.B: Encourage multi-family housing units within mixed-use buildings, where appropriate.

As described throughout, the proposed development consists of multifamily residential and commercial/retail uses in integrated vertical and horizontal configuration. The proposed PD amendment is also supportive of the intent of the MU land use designation stated within the Stroh Ranch PD: “To provide for the integration of a broad range of retail goods and services, business and professional services with Single Family, Manor Home, Townhome, and/or Multifamily residential development.”

Jobs and Economic Vitality

Strategy 2.A: Nurture and support established businesses and ensure adequate opportunities for future and expanded commercial activity within designated areas of Town, as specified in the General Land Use Plan.

The General Land Use Plan designates the subject property within a designated “Community Center” which envisions a concentration of commercial uses at major

intersections with thoughtful transitions to surrounding neighborhoods. The proposed plan achieves this transition and integrates seamlessly with existing residential and non-residential uses adjacent to the property. Furthermore, the inclusion of residential uses as part of the mixed-use community will expand the employment base and support existing and future commercial business in the area.

Strategy 2.B: Balance Parker's business and retail community includes a variety and diversity of business types as well as a variety of business scales and sizes.

Providing a new, vibrant mixed-use development will increase and diversify the Town's businesses, with types and scales that are well integrated into the existing neighborhood context and provide desirable transitions from major roadways and existing uses. The proposed PD amendment will allow a wider variety of commercial/retail offerings to complement existing commercial uses in the area.

Strategy 6.A: Encourage and support the quality renovation and reuse of under-utilized parcels and buildings. The proposed PD amendment will facilitate desirable development on otherwise underutilized vacant land. The existing parcel arrangement demands creative land use and site plan solutions, and the PD amendment will afford the flexibility to achieve a high-quality development and fill missing gaps in both the housing and commercial/ retail markets.

Staff analysis and findings:

The proposal is consistent with the Town Master Plan, maps, goals, and policies. As part of the Community Center Character Area, the allowance of additional units is consistent with the intent of the original Mixed-Use designation. As detailed in Section IV. of this staff report, the proposed rezoning to allow for the additional use is consistent with the Parker 2035 Master Plan.

Based on this analysis, staff has determined that this criterion has been met.

9. There is adequate waste and sewage disposal, water, schools, parks and recreation, and other services to the proportional degree necessary due to the impacts created by the proposed land uses.

Applicant analysis and findings:

Public facilities and services exist to serve the proposed development including water and sewer utilities, water resources, fire and emergency response, schools, and parks and recreation. The property is currently within the Parker Water & Sanitation District. Additionally, in accordance with the Town of Parker LDO the proposed development will provide 3.8 acres of additional improved park and recreation areas for the enjoyment of existing and future residents.

Staff analysis and findings:

The property is located within Parker Water and Sanitation District and infrastructure exists serving adjoining properties.

Based on this analysis, staff has determined that this criterion has been met.

VII. CONCLUSION

This zoning request is being processed to allow for 275 additional residential units and 39,500 square feet of commercial space. The proposed rezoning allows for a use, residential dwelling units, consistent with original intention of the PD for the Mixed-Use Planning area while requiring specific commercial requirements and eliminating auto related commercial uses. The application has been determined to meet the zoning approval criteria of the Parker Land Development Ordinance.

Based on the analysis contained in this staff report, staff recommends that Planning Commission recommends Town Council approve the zoning request.

VIII. RECOMMENDED CONDITIONS

Staff recommends that the Planning Commission recommend that the Town Council approve the Stroh Ranch Planned Development Master Plan 3rd Amendment.

IX. ATTACHMENTS

1. Vicinity Map
2. Stroh Ranch Planned Development Master Plan 3rd Amendment Development Guide
3. Stroh Ranch Planned Development Master Plan 3rd Amendment Development Plan
4. Public Comment

Report Approved By: Bryce Matthews, Assistant Director-Planning

Exhibit B

Stroh Ranch Planned Development Master Plan
~~2nd~~-3rd Amendment

Town of Parker, Colorado

PD Development Guide
~~08/19/2013~~04/05/2023

I. GENERAL PROVISIONS

II. DEFINITIONS

III. LAND USE REGULATIONS

- A. Residential (SFa and SFb)
- B. Residential (SFc)
- C. Residential (THa, THb and THc)
- D. Multi-Family (MF)
- E. Convenience Commercial (C1)
- F. Neighborhood Commercial (C2)
- G. Business Center (C3)
- H. Residential (SFd)
- I. Residential (SFe)
- J. Residential (THd)
- K. Mixed Use (MU)
- L. Parks
- M. Open Space (OS)
- N. Floodplains/Stream Buffer Areas
- O. All Land Use Areas

IV. ENFORCMENT AND ADMINISTRATION

- A. Incorporation of Planned Development Master Plan
- B. Effect of Recorded Plan

I. GENERAL PROVISIONS

A. Application

The standards outlined in the Development Guide shall apply to all property contained within the “STROH RANCH DEVELOPMENT PLAN” except as provided herein. The standards outlined in the Development Guide may be divergent from the zoning regulations contained in Chapter 13.04 of the Land Development Code, but not any other chapter of the Land Development Code. In the event there is a conflict between the standards contained in the Development Guide and the Land Development Code (excluding Chapter 13.04) then the Land Development Code shall control.

B. Density Standards

The Dwelling Unit Density permitted in any residential Planning Area is an Average Density that shall apply to the entire residential Planning Area and shall not be specifically applicable to any portion thereof. The Average Density of any residential Planning Area shall be computed by dividing the total number of Dwelling Units in the residential Planning Area by the gross acres in the residential Planning Area.

C. Density Variations

In no event shall the total number of ~~2817~~3092 residential Dwelling Units within all Planning Areas as set forth on the “STROH RANCH DEVELOPMENT PLAN”, be exceeded. The total number of Dwelling Units actually developed in a Planning Area may be less than the number established on the Planned Development Master Plan. Remaining units may be transferred to other parcels in whole or in part, in support of the mixed-use concept. Any residential Planning Area may contain up to an additional ten percent (10%) of the total number of Dwelling Units set forth in the “STROH RANCH DEVELOPMENT PLAN”, for such Planning Area, as determined by the Developer. For parcels zoning Mixed Use (MU), dwelling units may be transferred at the Site Plan stage up to a maximum density of 22 Du/Ac. An increase in the number of permitted Dwelling Units within any such Planning Area may be accomplished through a transfer of Dwelling Units from any other Planning Area with an administrative minor amendment, to create an updated map of the “STROH RANCH DEVELOPMENT PLAN” and PD Development Guide except as otherwise provided in Section 13.07.160 of the Town of Parker Land Development Code.

D. Planning Area Boundaries

Wherever a Planning Area abuts a street as shown on the “STROH RANCH DEVELOPMENT PLAN”, the Planning Area boundary is the centerline of the abutting right-of-way of such street. Wherever a Planning Area does not so abut a street, the Planning Area boundary shall be as shown on the “STROH RANCH DEVELOPMENT PLAN”. Modifications in Planning Area boundaries and streets may be accomplished by the Developer by final road alignments or engineering refinements shown on a Site Plan or Plat, without any amendment to the “STROH RANCH DEVELOPMENT PLAN” provided the changes in the Planning Area does not exceed ten percent (10%).

E. Underground Utility Requirements

All electrical and communications distribution lines shall be placed underground. All

transmissions lines shall be underground unless same cannot be accomplished by direct burial.

F. Soil Tests

Soil tests for building sites shall be provided at the time of building permit application for the purpose of establishing engineering criteria for building foundation design.

G. Homeowners Associations

Homeowner Associations composed of property owners in residential areas may be created for the following purposes: a) to provide for the continued development, improvement and maintenance of properties and facilities which it owns or administers, and b) to protect the investment, enhance the value, and control the use of property owned by its members.

Homeowner's Associations shall be created in residential areas where common lands or facilities are to be owned and maintained by the Homeowner's Association, but shall not be required in residential areas where common land or facilities are not so owned and maintained.

II. DEFINITIONS

A. Purposes: It is the purpose of this Article to define words, terms and phrases contained within this PD Development Guide. See the Town of Parker Land Development Code for other definitions not defined herein.

B. Word Usage: In the interpretation of this Guide, the provisions and rules of this section shall be observed and applied, except when the context requires otherwise.

1. The particular controls the general.
2. In the case of any difference of meaning or implication between the text of this Guide and any caption or table, the text shall control.
3. Words used or defined in one tense or form shall include other tenses and derivative forms.
4. Words in the singular number shall include the plural number and words in the plural number shall include the singular number.
5. The masculine gender shall include the feminine and the feminine gender shall include the masculine.
6. The word “shall” is mandatory.
7. The word “may” is permissive.

C. Definitions:

1. Abut. To have a common border with.
2. Accessory Buildings. Detached subordinate building(s) or Structure(s), the use of which is customarily incidental to that of the Principal Building or to the main use of the land and which is located on the same lot with the Main Building or use, including carriage house units located above detached and semi-detached garages, designated for and occupied by not more than one family, and with a maximum size of 600 square feet.
3. Building, Principal or Main. A building or buildings which may contain one or more Dwelling Unit(s) in which is conducted one or more of the permitted Principal Uses of the Lot or project in which is it situated and including areas such as garages, carports, storage sheds which are attached to or architecturally integrated with the principal building.
4. Building Front. That exterior wall of a Building which faces a Front Lot Line of a Lot.
5. Building Ground Coverage. The amount of land covered or permitted to be covered by a Building.

6. Building Height. The vertical distance from the average finished grade to the highest point of the coping of a flat roof or to the deck line of a mansard roof or to the average height of the highest gable of a pitched or hipped roof. A weighted average of the finished grade on the perimeter of the building may be utilized.
7. Building Setback. The distance between the Building and the adjacent street right-of-way, property line, Private Street Easement line, or external parcel boundary.
8. Building Side. That exterior wall of a Building which faces a Side Lot Line of a Lot.
9. Building Rear. That exterior wall of a Building which faces a Rear Lot Line of a Lot.
10. Car Care Center. An establishment providing sales of a vehicle fuel and such services as lubrication, oil and tire changes, and minor repairs. This use does not include Paint spraying or body repair.
11. Density, Gross or Average. A ratio of number of Dwelling Units per acre calculated by dividing the number of Dwelling Units within the boundary of one or more residential Planning Areas or portion thereof by the number of acres contained within the Planning Area(s) or portions thereof; including all land within said Planning Area(s) or portion thereof reserved or dedicated for Open Space, recreation, educational, community, and public use, including Public Street rights-of-way and Easements.
12. Density, Net. A ratio of number of Dwelling units per acre calculated by dividing the number of Dwelling Units within the boundary of one or more residential Planning Areas or portion thereof by the number of acres contained within the Planning Area(s) or portion thereof; excluding all land within said Planning Area(s) or portion thereof reserved or dedicated for Open Space, recreation, educational, community or public use, included Public Street rights-of-ways.
13. Dwelling Unit, Atrium. An alternative type of Single Family Detached or Attached Dwelling Unit in which the private individual Open Space associated with each Dwelling Unit is consolidated into a private yard surrounded by buildings or walls forming an atria. This atria replaces the conventional front, side and rear yards associated with traditional Single Family Detached Dwelling Units.
14. Dwelling Unit, Clustered Single Family. A type of Single Family Detached or Attached Dwelling Unit development which combines reduced lot size with compensating amounts of Open Space within the proposed development.
15. Dwelling Unit, Patio. An alternative type of Single Family Detached or Attached Dwelling Unit in which the private individual Open Space associated with each Dwelling Unit is consolidated into a garden or patio area commonly located toward the side or rear of the Lot. This patio area replaces the conventional front, side and rear yards associated with traditional Single Family Detached Dwelling Units.
16. Dwelling Unit, Single Family. A Dwelling Unit Type which includes both Single Family Detached or Attached Dwelling Units.

17. Dwelling Unit, Single Family Attached. A Building designated for and containing more than one Dwelling Unit and occupied by not more than four (4) families within one Structure each of which is separated from the others by one (1) or more unpierced walls from ground to roof.
18. Dwelling Unit, Single Family Detached. A type of Dwelling Unit designated for and occupied by not more than one family and having no roof, wall or floor in common with any other Dwelling Unit.
19. Dwelling Unit, Townhome. A type of Single Family Attached or Multi-Family Dwelling Unit in which each single Dwelling Unit goes from ground to roof and is separated from other Townhome Dwelling Units by a common wall. Each Townhome Dwelling Unit has individual outside access. Although Townhome Dwelling Units have no side yards, front and rear yards can exist.
20. Dwelling Unit, Zero Lot Line. An alternative type of Single Family Detached Dwelling Unit which is situated on a Lot so that one or more sides rest directly on the boundary line of the Lot.
21. Dwelling Unit, Manor Home. A Building designated for and containing more than one Dwelling Unit and occupied by not more than eight (8) families within one Structure each of which is separated from the others by one (1) or more unpierced walls from ground to roof.
22. Dwelling Unit, Live/Work. An alternative type of Townhome Dwelling Unit in which a range of retail goods and services, consistent with the Mixed Use (MU) designation are permitted, in combination with residential use, and where residential setbacks apply.
23. Easement, Private Street. An acquired right of use, interest or privilege in land owned by another containing a privately owned access way constructed to the specifications of the Town of Parker but not maintained by the Town of Parker. Town of Parker approved fire access shall be provided in all cases.
24. Exterior Storage. Outdoor storage of fuel, raw materials, products and equipment. In the case of lumberyards, exterior storage includes all impervious materials stored outdoors.
25. Floor Area Ratio. A measurement of Development intensity expressed as a ratio derived by dividing the total Floor Area of a Building by the actual area of the Lot.
26. Garage, Parallel. A garage, attached or detached, which is oriented so that the axis which corresponds with the garage opening is substantially parallel to the adjacent street from which the Lot derives access.
27. Garage, Perpendicular. A garage, attached or detached, which is oriented so that the axis which corresponds with the garage opening is substantially perpendicular to the adjacent street from which the Lot derives access.
28. Group Care Facilities. A facility where three or more persons are provided

supervision and a planned treatment of counseling, therapy or other rehabilitative social services in a family environment. Such residence must be licensed by or operated by a federal, state, county or local/judicial/health/welfare agency or serve only referrals from such agencies. Examples of group care facilities are: group foster care, children's homes, halfway houses, rehabilitative centers, assisted living, maternity or senior citizen homes.

29. Land Use Category. A set of permitted land use types which are aggregated to form a land use classification similar in nature to zoning districts. Each Land Use Category is identified on the PD Master Plan and in Section III. Land Use Regulations of this PD Development Guide.
30. Nursery. An enterprise which conducts the retail and wholesale sale of plants grown on the site, as well as accessory items (but not farm implements) directly related to their care and maintenance. The accessory items normally sold are clay pots, potting soil, fertilizers, insecticides, hanging baskets, rakes and shovels.
31. Open Space/Golf. The area of land, located by convention, within the golf course safety corridor and held within private ownership, but which may be available for private or public use. Generally, this area will provide passive and active recreation opportunities, buffering for environmental and view-shed protection, aesthetic benefits, opportunities to enhance and widen open space corridors, and shape the patterns of urban development.
32. Parking Coverage. The amount of land covered or permitted to be covered by parking. Parking shall include all areas used for the display or parking of any and all types of vehicles, and all land upon which vehicles traverse the property as a function of the Principal Use.
33. Parking, Shared. Shared parking is a concept intended to alleviate parking spaces through coordination of land uses with parking requirements that have different demand patterns or times of peak usage. It is most effective when the associated land uses include some combination of peak parking characteristics that vary by time of day, day of the week, and/or season of the year. Areas of mixed-use zoning are often appropriate for the utilization of shared parking, due the complimentary land uses involved. Land banking of parking requirements is another form of limiting the paved surface of the ground. Areas designed for future parking facilities are "land banked" and landscaped and or hardscaped until the future need arises for the additional parking.
34. Planning Area. Parcels of land delineated on the PD Master Plan identified with a phrase or symbol which designates a specific set of permitted land use types according to the Land Use Categories provided in Section III. - Land Use Regulations of this PD Development Guide. Planning Area boundaries are as illustrated on the PD Master Plan.
35. Planning Commission. The Planning Commission of the Town of Parker.
36. Principal Use. The specific primary purpose or activity for which land or any building thereon is designed, arranged or intended, or for which it is occupied or maintained.

37. Recreational Vehicle. A vehicle or unit that is mounted on or drawn by another vehicle primarily designed for recreation or temporary living. Recreational vehicles include travel trailers, camping trailers, truck campers, motor homes, boats, snowmobiles and other similar recreation equipment.
38. Restaurant, Conventional. An establishment whose principal business is the sale of food and/or beverages to customers whose principal method of operation includes one or both of the following characteristics: (1) customers, normally provided with an individual menu, are served their foods and beverages by a restaurant employee at the same table or counter at which food and beverages are consumed. And (2) cafeteria type operation where food and beverages generally are consumed within the restaurant building.
39. Restaurant, Fast Food. An establishment whose principal business is the sale of food and/or beverages in a “ready to consume” state: (1) within the restaurant building; (2) within a motor vehicle parking on the premises; or (3) off the premises as carry out orders and whose principal method of operation includes the following characteristics: food and/or beverages are usually served in edible containers or in paper, plastic or other disposable containers.
40. Ridgeline: Major. Any substantial ridgeline on site, that when viewed from the site’s periphery forms the horizon against the sky or is not backed by land of higher elevation within the property.
41. Setback. The distance between the Building Line and the adjacent street right-of-way line or Lot Boundary.
42. Structure. Anything constructed or erected, which requires permanent location on the ground or is attached to something having a permanent location on the ground, but not including fences or walls less than six (6) feet, poles, lines, cables, or other transmission or distribution facilities or public utilities.
43. Town Council. The Town Council for the Town of Parker.
44. Traditional Neighborhood Design (TND). Traditional Neighborhood Design standards are intended to provide flexibility allowing land use patterns representative of those that were planned earlier in the 20th century. Traditional neighborhoods generally have a broad mix of uses including Single Family and Multi-Family land use patterns that help to create more pedestrian friendly streetscapes, in neighborhoods where homes and other uses orient toward the street.
45. Transit Oriented Design (TOD). Transit Oriented Design neighborhoods contain a broad mix of uses including: Single Family and Multi-Family residential combined with commercial and retail opportunities in land use patterns that help to create a pedestrian friendly environment, with convenient access to public transit.

III. LAND USE REGULATIONS

A. Single Family (SFa and SFb)

1. Intent

Provide for residential Development allowing for Single Family Detached Dwelling Units, Zero Lot Line Dwelling Units and Accessory Uses.

2. Uses Permitted by Right

- a. Single Family Detached Dwelling Units.
- b. Zero Lot Line Dwelling Units.
- c. Attached or detached private garages (3 cars maximum).
- d. Commonly associated Accessory Uses, incidental to the Principal Use or Building, including but not limited to: storage sheds, private greenhouses, home occupations, radio or t.v. antennas, t.v., satellite dishes, private tennis courts, private swimming pools, and private facilities for the keeping of common household pets according to the regulations and standards contained within the Town of Parker zoning Ordinance.
- e. Private and/or public Open Space.
- f. Churches, church schools, and synagogues. A Site Plan according to the standards provided in Section V shall be required.
- g. Public and private schools and related administrative facilities for elementary and secondary education. A Site Plan according to the standards provided in Section V shall be required.
- h. Private recreational and park uses, country clubs, golf courses, recreational facilities, including but not limited to: tennis courts, swimming pools and jogging, riding, hiking and biking trails.
- i. Signs as permitted in this Land Use Category.
- j. Fences, hedges and walls as permitted in this Land Use Category.
- k. Any other uses consistent with the purposes of this Section and compatible with the uses set forth herein, as determined by the Planning Commission.
- l. Utility services facilities, including but not limited to water wells, water well pump stations, stormwater control facilities, and water supply reservoirs or tanks provided that no public offices, repair facilities or storage yards are located in conjunction with these facilities.

3. Uses Permitted by Special Review¹

- a. Clustered Single Family Dwelling Units, including but not limited to Zero Lot Line Dwelling Units, Patio Dwelling Units and Atrium Dwelling Units.
- b. Major utility service facilities, including but not limited to telephone exchanges, electric substations, and gas regulator stations.
- c. Group Homes.
- d. Common recreation vehicle storage area.
- e. Buildings, garages and utility stations related to emergency services, such as ambulance, fire, police and rescue.
- f. Neighborhood public service, health and education facilities, such as community centers, libraries and museums.
- g. Public parks, playgrounds and other recreational areas.
- h. Child Care Centers.

4. Development Standards

- a. Average Density. The Average Density shall be three and two-tenths (3.2) Dwelling Units per acre, for each SFa Land Use Parcel and shall be four and five-tenths (4.5) Dwelling Units per acre for each SFb Land Use Parcel, These Average Densities are set forth on the PD Master Plan.
- b. Maximum Number of Dwelling Units. The maximum number of Dwelling Units permitted within each SFa and SFb residential Land Use Parcel shall not exceed 1.1 times the maximum number set forth on the PD Master Plan for each individual Land Use Parcel.
- c. Building Setback: Land Use Parcel Boundary. The minimum Building Setback from the external boundary of any SFa and SFb Land Use Parcel not abutting a non-residential land Use Parcel shall be twenty (20) feet.
- d. Building Setback: Street/Other Property Lines.

- (1) Street. The minimum Building Setback from any Public Street right-of-way or Private Street Easement Line shall be:

Building Front – 20 feet (Principal Building or Dwelling Unit)
18 feet (Garage-perpendicular)
12 feet (Garage-parallel)
Building Sides - 10 feet
Building Rear - 25 feet

¹ According to the requirements and procedures contained in the Town of Parker Zoning Ordinance. As part of Special Review, a Site Plan shall be required for consideration of these uses.

- (2) Other property lines – the minimum Setback requirements from other property lines shall be:

Building Front – 0 feet

Building Sides – 0 feet (either side, 10 feet total both sides)

Building Rear – 0 feet

- e. Building Separation. The minimum building separation shall be either (8) feet for all residential Buildings and twenty (20) feet for other Principal Buildings located within each SFa or SFb Land Use Parcels, or shall be governed by the applicable fire code.
- f. Building Height. No residential Buildings within either SFa or SFb Land Use Parcels shall exceed thirty-five (35) feet in height.
- g. Off-Street Parking. A minimum of (2) off-street parking spaces shall be provided for each Dwelling Unit located within SFa or SFb Land Use Parcels.

B. Single Family Clusters (SFc)

1. Intent

Provide for residential Development allowing a variety of Single Family Detached, Single Family Attached, Semi-detached, and Clustered Single Family Dwelling Units and Accessory Uses.

2. Uses Permitted by Right

- a. All uses permitted by right within the Single Family (SFa and SFb) Land Use Category.
- b. Semi-detached Dwelling Units, including two family Dwelling Units and Patio Dwelling Units.
- c. Attached Single Family Dwelling Units (four attached units maximum).
- d. Attached or detached private garages.
- e. Any other uses consistent with the purposes of this Section and compatible with the uses set forth herein, as determined by the Planning Commission.

3. Uses Permitted by Special Review

- a. All uses permitted by Special Review within the Single Family (SFa and SFb) Land Use category.

4. Development Standards

- a. Average Density. The Average Density shall be six (6.0) Dwelling Units per

acre for each SFc Land Use Parcel, as set forth in the PD Master Plan.

- b. Maximum Number of Dwelling Units. The maximum number of Dwelling Units permitted within each SFc Land Use Parcel shall not exceed 1.1 times the maximum number set forth on the PD Master Plan for each individual Land Use Parcel.
- c. Building Setback: Land Use Parcel Boundary. The minimum Building Setback from the external boundary of any SFc Land Use Parcel not abutting a non-residential land Use Parcel shall be twenty-five (25) feet.
- d. Building Setback: Street/Other Property Lines.
 - (1) Street. The minimum Building Setback from any Public Street right-of-way line:
 - Building Front - 20 feet (Principal Building or Dwelling Unit)
 - 18 feet (Garage-perpendicular)
 - 12 feet (Garage-parallel)
 - Building Sides - 10 feet
 - Building Rear - 25 feet

To encourage innovative design, minimum setbacks from Private Street Easement Lines shall be as determined on the Site Plan.
 - (2) Other property lines – the minimum Setback requirements from other property lines shall be:
 - Building Front - 0 feet
 - Building Sides - 0 feet (either side, 10 feet total both sides)
 - Building Rear - 0 feet
- e. Building Separation. The minimum building separation shall be either (8) feet for Single Family Detached Dwelling Units, ten (10) feet for Buildings containing Single Family Attached Dwelling Units, and twenty (20) feet for other Principal Buildings located within each SFc Lands Use Parcel, or shall be governed by the applicable fire code.
- f. Building Height. No residential Buildings within either SFc Land Use Parcels shall exceed thirty-five (35) feet in height.
- g. Off-Street Parking. A minimum of (2) off-street parking spaces shall be provided for each Dwelling Unit.
- h. Open Space. A minimum of thirty-five (35) percent of the land area of each SFc Land Use Parcel shall be provided as private individual or Common Open Space or some combination of both.

C. Townhome/Patio Home (THa, THb, THc)

- 1. Intent

- a. Provide for residential Development allowing for a variety of Single Family and Townhome Dwelling Units and Accessory Uses.
2. Uses Permitted by Right
 - a. Townhome Dwelling Units
 - b. All uses permitted by right within Single Family Cluster (SFc) Land Use Category, Development standards contained within the Single Family Cluster (SFc) Land Use Section shall apply, as required.
 - c. Attached or detached garages.
 - d. Any other uses consistent with the purposes of this Section and compatible with the uses set forth herein, as determined by the Planning Commission.
3. Uses Permitted by Special Review
 - a. All Uses permitted by Special Review within the Single Family Cluster (SFc) Land Use Category
4. Development Standards
 - a. Average Density. The Average Density shall be six (6) Dwelling Units per acre for each THa Land Use Parcel, ten (10) Dwelling Units per acre for each THb Land Use Parcel, and twelve (12) Dwelling Units per acre for each THc Land Use Parcel. These average densities are set forth on the PD Master Plan.
 - b. Maximum Number of Dwelling Units. The maximum number of Dwelling Units permitted within each THa, THb, and THc residential Land Use Parcel shall not exceed the 1.1 times the maximum number set forth on the PD Master Plan for each individual Land Use Parcel.
 - c. Building Setback: Land Use Parcel Boundary. The minimum Building Setback from the external boundary of any THa, THb, or THc Land Use Parcel not abutting a street and abutting a non-residential Land Use Parcel shall be twenty-five (25) feet.
 - d. Building Setback: Street/Other Property Lines.
 - (1) Street. The minimum Building Setback from any Public Street right-of-way line:

Building Front - 20 feet
Building Sides - 10 feet
Building Rear - 25 feet
 - (2) Other property lines – the minimum Setback requirements from other property lines shall be:

Building Front - 0 feet
Building Sides - 0 feet
Building Rear - 0 feet

- e. Building Separation. The minimum building separation shall be fifteen (15) feet for all residential Buildings and twenty (20) feet for other Principal Buildings located within each THa, THb or THc Land Use Parcels, or shall be governed by the applicable fire code.
- f. Building Height. No residential Building within THa, THb or THc Land Use Parcels shall exceed thirty-five (35) feet in height.
- g. Off-Street Parking. The minimum number of off-street parking spaces per Dwelling Unit shall be the following:

One Bedroom Units:	1.5 spaces per unit
Two Bedroom Units:	2.0 spaces per unit
Three Bedroom Units:	2.0 spaces per unit
Four Bedroom Units or greater:	2.5 spaces per unit
- h. Attached Dwelling Units. The maximum number of attached Dwelling Units per Building shall be eight (8) units when arranged with a linear building front; twelve (12) units when arranged with an angled, broken or curvilinear building front; or sixteen (16) units when arranged around a central courtyard.
- i. Open Space. A minimum of twenty-five (25) percent of the land area of each THa, THb or THc Land Use Parcels shall be provided as private individual or Common Open Space or some combination of both.

D. Multi-Family (MF)

1. Intent

Provide for residential development allowing a variety of Single Family, Townhome and Multi-family Dwelling Units and Accessory Uses.

2. Uses Permitted by Right

- a. Multi-family Dwelling Units.
- b. All uses permitted by right within Townhome/Patio Home (THa, THb or THc) Land Use Category. Development standards contained within the Townhome/Patio Home (THa, THb or THc) Land Use Section shall apply, as required.
- c. Attached or detached private garages.
- d. Any other uses consistent with the purposes of this Section and compatible with the uses set forth herein, as determined by the Planning Commission.

3. Uses Permitted by Special Review

- b. All uses permitted by Special Review within the Single Family Cluster (SFc) Land Use Category.

4. Development Standards

- a. Average Density. The Average Density shall be twenty-two (22) Dwelling Units per acre for each MF Land Use Parcel, as set forth in the PD Master Plan.
- b. Maximum Number of Dwelling Units. The maximum number of Dwelling Units permitted within each residential Land Use Parcel shall not exceed 1.1 times the maximum number set forth on the PD Master Plan for each individual Land Use Parcel.
- c. Building Setback: Land Use Parcel Boundary. The minimum Building Setback from the external boundary of any MF Land Use Parcel not abutting a street and abutting non-residential land Use Parcel shall be thirty (30) feet.
- d. Building Setback: Street/Other Property Lines.
 - (1) Street. The minimum Building Setback from any Public Street right-of-way line:

Building Front - 25 feet
Building Sides - 15 feet
Building Rear - 25 feet
 - (2) Other property lines – the minimum Setback requirements from other property lines shall be:

Building Front - 0 feet
Building Sides - 0 feet
Building Rear - 0 feet
- e. Building Separation. The minimum building separation shall be twenty (20) feet for all residential Buildings and other Principal Buildings located within each MF Land Use Parcel, or shall be governed by the applicable fire code.
- f. Building Height. No residential Buildings shall exceed thirty-five (35) feet in height, except by Special Review, in which case no residential Building shall exceed forty-five (45) feet.
- g. Dwelling Units Per Building. The maximum number of Dwelling Units per Building shall be forty-eight (48).
- h. Off-Street Parking. The minimum number of off-street parking spaces per Dwelling Unit shall be the following:

- studio units 1.0 spaces per unit.
- one Bedroom Units: 1.5 spaces per unit
- two Bedroom Units: 2.0 spaces per unit
- three Bedroom Units: 2.0 spaces per unit
- four Bedroom Units or greater: 2.5 spaces per unit

- i. Open Space. A minimum of twenty-five (25) percent of the land area of each THa, THb or THc Land Use Parcels shall be provided as private individual or Common Open Space or some combination of both.

E. Convenience Commercial (C1)

1. Intent

To provide for the sale of limited convenience goods and personal services to satisfy the needs of neighborhood residents.

2. Uses Permitted by Right

- a. Convenience grocery.
- b. Convenience retail shopping facilities, including but not limited to: drug stores, liquor stores, florists, book and stationery stores, hardware stores, auto supply stores, record and tape stores, and retail food specialty shops which sell food products not intended to be consumed on the premises, such as (but not limited to) butcher shops, candy stores, bakeries, doughnut shops, dairy product shops, ice cream parlors and delicatessens.
- c. Convenience service establishments, including but not limited to: barber and beauty shops, cleaners, shoe repair shops, laundries, watch or jewelry repair, and travel service.
- d. Low intensity specialty goods and services establishments, including but not limited to: art gallery, antiques, artisan shops, photo studio, gift shop, plant store or nursery, pet shops, furniture store, home furnishings, newspaper office, apparel, and appliances.
- e. Conventional restaurants.
- f. Fast food, drive-in or carryout restaurants.
- g. Electric funds transfer facilities.
- h. Photo service facilities.
- i. Utility service facilities, including but not limited to water wells, water well pump stations, stormwater control facilities and water supply reservoirs or tanks, provided that no public offices repair facilities or storage yards are maintained on the site.

j. Medical and dental offices and clinics.

k. Business and professional offices.

3. Uses Permitted by Special Review¹

a. Car care center.

b. Small animal veterinary clinics with no outside facilities.

c. Major utility service facilities including but not limited to telephone exchanges, electric substations, gas regulator stations.

4. Development Standards

a. Floor/Area Ratio. The maximum floor-area ratio for each development parcel within the convenience commercial Land Use parcel shall be three tenths (.3) to one (1).

b. Building Ground Coverage. The maximum building coverage at ground level for the convenience commercial Land Use parcel, or portion thereof shall be thirty (30) percent.

c. Parking Coverage. The maximum parking coverage for the convenience commercial Land Use parcel, or portion thereof shall be fifty-five (55) percent.

d. Open Space. A minimum of twenty (20) percent of the development parcel area designated for convenience commercial Land Use shall be provided as landscaped open space.

e. Building Setback: Street. The minimum building setback from any public street right-of-way shall be:

Building front-	25 feet
Building side-	25 feet
Building rear-	25 feet

f. Building Separation. The minimum building or structure separation shall be twenty (20) feet or shall be governed by the applicable fire code.

g. Building Height. No buildings or structures shall exceed thirty-five (35) feet in height.

¹ According to the requirements and procedures contained in the Town of Parker Zoning Ordinance. As part of Special Review, a Site Plan shall be required for consideration of these uses.

F. Neighborhood Commercial (C2)

1. Intent

To provide a broad range of retail goods and services, business and professional services, which support residential uses; and a complimentary public community services and facilities within a community activity center complex.

2. Uses Permitted by Right

- a. All those uses permitted within the convenience commercial (C1) Land Use Category.
- b. Retail food and food service establishments, including but not limited to: groceries and supermarkets, and cafeterias.
- c. General retail merchandise and apparel shops, including but not limited to: junior department stores; variety stores; discount department stores; clothing; accessory and specialty stores; shoe stores; furriers and fur stores; furniture stores; home furnishing stores; home furnishing stores; household appliance stores; floor covering, drapery and upholstery stores; and radio, television, stereo and video stores.
- d. Personal service establishments
- e. General retail business establishments, including but not limited to: card and gift stores; tobacco shops; cosmetic store; toy and game stores; automotive tire, battery and accessory stores, garden plant and floral shops; and bicycle stores.
- f. Car care centers.
- g. Banks, savings and loan and other financial service establishments.
- h. Fences, hedges and walls as permitted in the Land Use category.
- i. Buildings, garages and utility stations related to emergency services, such as ambulance, fire, police and rescue.
- j. Utility service facilities including but not limited to water wells, water well pump stations, stormwater control facilities and water supply reservoirs or tanks, provided that no repair facilities or storage yards are maintained on site.

3. Uses Permitted by Special Review

- a. Major utility services facilities including but not limited to telephone exchanges, electric substations and gas regulator facilities.

4. Development Standards

- a. Floor/Area Ratio. The maximum floor-area ratio for each development tract within the Neighborhood Commercial Land Use parcel shall be thirty-five hundredths (.35) to one (1).
- b. Building Ground Coverage. The maximum building coverage for each development tract within the Neighborhood Commercial Land Use parcels shall be thirty-five (35) percent.
- c. Parking Coverage. The maximum parking coverage for each development tract within the Neighborhood Commercial Land Use parcels shall be sixty-five (65) percent.
- d. Open Space. A minimum of twenty (20) percent of the development parcel area designated for Neighborhood Commercial Land Uses shall be provided as landscaped Open Space.
- e. Building Setback: Street. The minimum building setback from any public street right-of-way line shall be:

Building front-	40 feet
Building side-	20 feet
Building rear-	25 feet
- f. Building Separation. The minimum building or structure separation shall be twenty (20) feet or shall be governed by the applicable fire code.
- g. Building Height. No buildings or structures shall exceed thirty-five (35) feet in height, except by Special Review, in which case no Building or Structure shall exceed fifty (50) feet.

G. Business Center (C3)

1. Intent

To provide a broad range of retail goods and services, business and professional services which support residential uses; and complementary public community services and facilities within an activity center.

2. Uses permitted by Right

- a. All those uses permitted within the neighborhood commercial (C2) Land Use category.
- b. Establishments for conduction any retail commercial, wholesale commercial, or service activities, not of industrial nature, including but not limited to the following uses:
 - i. Automobile and other motor vehicle sales, leasing, rental and service.
 - ii. Building materials.

- iii. Carpentry and woodworking.
 - iv. Contractor's offices.
 - v. Printing and publishing.
 - vi. Radio and television offices.
 - vii. Mortuaries.
 - viii. Car Washes.
- c. Signs as permitted within this Land Use category.
 - d. Fences, hedges, and walls as permitted within this Land Use category.
3. Uses permitted by Special Review
- a. All uses permitted by Special Review in Neighborhood Commercial (C2) Land Use areas.
4. Development Standards
- a. Floor/Area Ratio. The maximum floor-area ratio for each development tract within Business Center Land Use parcel shall be six-tenths (.60) to one (1).
 - b. Building Ground Coverage. The maximum building overage for each development tract within the Business Center Land Use parcel shall be thirty (30) percent.
 - c. Parking Coverage. The maximum parking coverage for each development tract within the Business Center Land Use parcels shall be sixty-five (65) percent.
 - d. Open Space. A minimum of twenty (20) percent of the development parcel designated for Business Center Land Uses shall be provided and landscaped open space.
 - e. Building Setback: Street. The minimum building setback from any public street right-of-way shall be:

Building front-	40 feet
Building side-	20 feet
Building rear-	25 feet
 - f. Building Separation. The minimum building or structure separation shall be twenty (20) feet or shall be governed by the applicable fire code.
 - g. Building Height. No buildings or structures shall exceed thirty-five (35)

feet in height, except by Special Review, in which case no Buildings or Structures shall exceed fifty (50) feet.

H. Residential (SFd)

1. Intent

Provide for residential Development allowing for a variety of Single Family Detached Dwelling Units, Zero Lot Line Dwelling Units, Single Family Attached, Semi-detached, Clustered Single Family Dwelling Units, Manor Home Dwelling Units, Duplex Dwelling Units, Townhome Dwelling Units and Accessory Uses.

2. Uses Permitted by Right.

- a. Single Family Detached Dwelling Units.
- b. Zero Lot Line Dwelling Units.
- c. Manor Home Dwelling Units.
- d. Duplex Dwelling Units.
- e. Townhome Dwelling Units including Single Family Attached, Semi-detached Dwelling Units and Live/Work Dwelling Units.
- f. Clustered Single Family Dwelling Units, including but not limited to Zero Lot Line Dwelling Units, Patio Dwelling Units, Two Family Dwelling Units and Atrium Dwelling Units.
- g. Attached or detached private garages (3 cars maximum).
- h. Commonly associated Accessory Uses, incidental to the Principal Use or Building, including but not limited to: carriage house units, storage sheds, private greenhouses, home occupations, radio or T.V. antennas, satellite dishes, private tennis courts, private swimming pools, and private facilities for the keeping of common household pets according the regulations and standards contained within the Town of Parker Zoning Ordinance.
- i. Private and/or public Open Space.
- j. Public and private schools and related administrative facilities for elementary and secondary education.
- k. Private recreational and park uses, country clubs, golf courses, recreational facilities, including but not limited to: tennis courts, swimming pools and jobbing, riding, hiking and biking trails.
- l. Public parks, playgrounds and other recreational areas.
- m. Signs as permitted by Town of Parker code.

- n. Fences, hedges and walls as permitted by the Town of Parker code.
 - o. Any other uses consistent with the purposes of this Section and compatible with the uses set forth herein, as determined by the Planning Director.
3. Uses permitted by Special Review
- a. Utility service facilities, including but not limited to water wells, water well pump stations, storm water control facilities, and water supply reservoirs or tanks provided that no public offices, repair facilities or storage yards are located in conjunction with these facilities, major utility service facilities, including but not limited to the telephone exchanges, electric substations, gas regulator stations, subject to the provisions of Section 13.04.205 of the Town of Parker Land Development Code.
 - b. Group Homes.
 - c. Common recreation vehicle storage area.
 - d. Buildings, garages, and utility stations related to emergency services, such as ambulance, fire, police and rescue.
 - e. Places of religious assembly, religious schools.
 - f. Neighborhood public service, health and education facilities, such as community centers, libraries and museums.
 - g. Child Care Centers.
4. Development Standards
- a. Average Density. The Average Density shall be up to four and five-tenths (4.5) Dwelling Units per acre for each SFd Planning Area. These Average Densities are set forth on the PD Master Plan, and reflect the number of units over the entire acreage for the parcel. Densities within portions of the parcel will vary depending on product type.
 - b. Maximum Number of Dwelling Units. The maximum number of Dwelling Units permitted within each SFd residential Planning Area shall not exceed 1.1 times the maximum number set forth on the PD Master Plan for each individual Planning Area.
 - c. Building Setback. The minimum Building Setbacks in SFd residential Planning Areas will vary depending upon the product type in any given portion of the Planning Area. The following setbacks will be associated with the different product types defined as a User Permitted by Right.

Single Family Detached Unit

Building Front	-10 feet (Principal Building)
	-12 feet (Garage perpendicular)

	-8 feet (Garage parallel)
Building Sides -	10 feet from corner street
Building Sides-	0 feet from other property lines
Building Rear-	4 feet from alley
Building Rear-	0 feet from other property lines

Zero Lot Line Dwelling Unit

Building Front	-10 feet (Principal Building)
	-12 feet (Garage perpendicular)
	-8 feet (Garage parallel)
Building Sides -	10 feet from corner street
Building Sides-	0 feet from other property lines
Building Rear-	4 feet from alley
Building Rear-	0 feet from other property lines

Manor Home Dwelling Unit

Building Front	-18 feet (Principal Building)
	-20 feet (Garage perpendicular)
	-15 feet (Garage parallel)
Building Sides -	18 feet from corner street
Building Sides-	0 feet from other property lines & lots with common walls
Building Rear-	4 feet from alley
Building Rear-	5 feet from other property lines

Duplex Dwelling Unit

Building Front	-10 feet (Principal Building)
	-12 feet (Garage perpendicular)
	-8 feet (Garage parallel)
Building Sides -	10 feet from corner street
Building Sides-	0 feet from other property lines
Building Rear-	4 feet from alley
Building Rear-	0 feet from other property lines

Townhome Dwelling Unit (including Live/Work Townhomes)

Building Front	-4 feet (Principal Building)
	-12 feet (Garage perpendicular)
	-8 feet (Garage parallel)
Building Sides -	4 feet from corner street
Building Sides-	0 feet from other property lines & lots with common walls
Building Rear-	4 feet from alley
Building Rear-	0 feet from other property lines

Patio Dwelling Unit

Building Front	-8 feet (Principal Building)
	-10 feet (Garage perpendicular)
	-6 feet (Garage parallel)
Building Sides -	8 feet from corner street
Building Sides-	0 feet from other property lines
Building Rear-	4 feet from alley

Building Rear- 0 feet from other property lines

- d. Building Separation. The minimum building separation shall be the greater of:
 - i) eight (8) feet for Single Family Detached residential Buildings, ten (10) feet for Buildings containing Single Family Attached Dwelling Units and twenty (20) feet for other Principal Buildings located within SFd Lands Use Parcels, or
 - ii) shall be governed by the applicable building code.
- e. Building Height. No residential Buildings within SFd Planning Areas shall exceed thirty-five (35) feet in height.
- f. Minimum Lot Sizes. The minimum lot sizes in SFd residential Planning Areas shall be thirty five hundred (3500) square feet.

I. Residential (SFe)

1. Intent

Provide for residential Development allowing for a variety of Single Family Detached Dwelling Units, Zero Lot Line Dwelling Units, Dwelling Units, Single Family Attached, Semi-detached, Clustered Single Family Dwelling Units, Manor Home Dwelling Units, Duplex Dwelling Units, Townhome Dwelling Units and Accessory Uses.

2. Uses Permitted by Right

- a. All uses permitted by right within in the Residential (SFd) Land Use Category.
- b. Any other uses consistent with the purposes of this Section and compatible with the uses set forth herein, as determined by the Planning Director.

3. Uses Permitted by Special Review

- a. All uses permitted by Special Review within the Residential (SFd) Land Use Category.

4. Development Standards

- a. Average Density. The Average Density shall be up to six (6.0) Dwelling Units per acre for each SFe Planning Area, as set forth in the PD Master Plan, and reflect the number of units over the entire acreage for the parcel. Densities within portions of the parcel will vary depending on the product type.
- b. Maximum Number of Dwelling Units. The maximum number of Dwelling Units permitted within each SFe residential Planning Area shall not exceed 1.1 times the maximum number set forth on the PD Master Plan for each individual Planning Area.

- c. **Building Setbacks.** The minimum Building Setback in SFe residential Planning Areas will vary depending upon the product type in any given portion of the Planning area. The following setbacks will be associated with the different product types defined as a Use Permitted by Right.

Single Family Detached Unit

Building Front	-10 feet (Principal Building) -12 feet (Garage perpendicular) -8 feet (Garage parallel)
Building Sides -	10 feet from corner street
Building Sides-	0 feet from other property lines
Building Rear-	4 feet from alley
Building Rear-	0 feet from other property lines

Zero Lot Line Dwelling Unit

Building Front	-10 feet (Principal Building) -12 feet (Garage perpendicular) -8 feet (Garage parallel)
Building Sides -	10 feet from corner street
Building Sides-	0 feet from other property lines
Building Rear-	4 feet from alley
Building Rear-	0 feet from other property lines

Manor Home Dwelling Unit

Building Front	-18 feet (Principal Building) -20 feet (Garage perpendicular) -15 feet (Garage parallel)
Building Sides -	18 feet from corner street
Building Sides-	0 feet from other property lines & lots with common walls
Building Rear-	4 feet from alley
Building Rear-	5 feet from other property lines

Duplex Dwelling Unit

Building Front	-10 feet (Principal Building) -12 feet (Garage perpendicular) -8 feet (Garage parallel)
Building Sides -	10 feet from corner street
Building Sides-	0 feet from other property lines
Building Rear-	4 feet from alley
Building Rear-	0 feet from other property lines

Townhome Dwelling Unit (including Live/Work Townhomes)

Building Front	-4 feet (Principal Building) -12 feet (Garage perpendicular) -8 feet (Garage parallel)
Building Sides -	4 feet from corner street
Building Sides-	0 feet from other property lines & lots with common walls
Building Rear-	4 feet from alley

Building Rear- 0 feet from other property lines

Patio Dwelling Unit

Building Front -8 feet (Principal Building)
-10 feet (Garage perpendicular)
-6 feet (Garage parallel)
Building Sides - 8 feet from corner street
Building Sides- 0 feet from other property lines
Building Rear- 4 feet from alley
Building Rear- 0 feet from other property lines

- g. Building Separation. The minimum building separation shall be the greater of:
i) eight (8) feet for Single Family Detached Dwelling Units, ten (10) feet for Buildings containing Single Family Attached Dwelling Units and twenty (20) feet or other Principal Buildings located within SFe Lands Use Parcels, or
ii) shall be governed by the applicable building code.
- h. Building Height. No residential Buildings within SFe Planning Area shall exceed thirty-five (35) feet in height except by special review.
- i. Minimum Lot Sizes. The minimum lot sizes in SFe residential Planning Areas shall be thirty five hundred (3500) square feet.

J. Residential (THd)

1. Intent

Provide for residential Development allowing for a variety of Single Family Detached Dwelling Units, Zero Lot Line Dwelling Units, Single Family Attached, Semi-detached, Clustered Single Family Dwelling Units, Manor Home Dwelling Units, Duplex Dwelling Units, Townhome Dwelling Units and Accessory Uses.

2. Uses Permitted by Right

- a. All uses permitted by right within Residential (SFe) Land Use Category, Development standards contained within the Residential (SFe) Land Use Section shall apply, as required.
- b. Any other uses consistent with the purposes of this Section and compatible with the uses set forth herein, as determined by the Planning Director.

3. Uses Permitted by Special Review

- a. All uses permitted by Special Review within the Residential (SFe) Land Use Category.

4. Development Standards.

- a. Average Density. The Average Density shall be up to ten (10) Dwelling Units per acre for each THd Planning Area. These average densities are set forth on the PD Master Plan, and reflect the number of units over the entire acreage for the parcel. Densities within portions of the parcel will vary depending on product type.
- b. Maximum Number of Dwelling Units. The maximum number of Dwelling Units permitted within each THd residential Planning Area shall not exceed the 1.1 times the maximum number set forth on the PD Master Plan for each individual Planning Area.
- c. Building Setback. The minimum Building Setbacks in THD residential Planning Areas will vary depending upon the project type in any given portion of the Planning Area. The following setbacks will be associated with the different product types defined as a Use Permitted by Right.

Single Family Detached Unit

Building Front	-10 feet (Principal Building)
	-12 feet (Garage perpendicular)
	-8 feet (Garage parallel)
Building Sides -	10 feet from corner street
Building Sides-	0 feet from other property lines
Building Rear-	4 feet from alley
Building Rear-	0 feet from other property lines

Zero Lot Line Dwelling Unit

Building Front	-10 feet (Principal Building)
	-12 feet (Garage perpendicular)
	-8 feet (Garage parallel)
Building Sides -	10 feet from corner street
Building Sides-	0 feet from other property lines
Building Rear-	4 feet from alley
Building Rear-	0 feet from other property lines

Manor Home Dwelling Unit

Building Front	-18 feet (Principal Building)
	-20 feet (Garage perpendicular)
	-15 feet (Garage parallel)
Building Sides -	18 feet from corner street
Building Sides-	0 feet from other property lines & lots with common walls
Building Rear-	4 feet from alley
Building Rear-	5 feet from other property lines

Duplex Dwelling Unit

Building Front	-10 feet (Principal Building)
	-12 feet (Garage perpendicular)
	-8 feet (Garage parallel)
Building Sides -	10 feet from corner street
Building Sides-	0 feet from other property lines
Building Rear-	4 feet from alley

Building Rear- 0 feet from other property lines

Townhome Dwelling Unit (including Live/Work Townhomes)

Building Front -4 feet (Principal Building)
-12 feet (Garage perpendicular)
-8 feet (Garage parallel)

Building Sides - 4 feet from corner street

Building Sides- 0 feet from other property lines & lots with common walls

Building Rear- 4 feet from alley

Building Rear- 0 feet from other property lines

Patio Dwelling Unit

Building Front -8 feet (Principal Building)
-10 feet (Garage perpendicular)
-6 feet (Garage parallel)

Building Sides - 8 feet from corner street

Building Sides- 0 feet from other property lines

Building Rear- 4 feet from alley

Building Rear- 0 feet from other property lines

- d. Building Separation. The minimum building separation shall be the greater of:
- iii) eight (8) feet for Single Family Detached residential Buildings, ten (10) feet for Buildings containing Single Family Attached Dwelling Units and twenty (20) feet or other Principal Buildings located within THd Lands Use Parcels, or
 - iv) shall be governed by the applicable building code.
- e. Building Height. No residential Buildings within THd Planning Areas shall exceed forty (40) feet in height except by Special Review.
- f. Minimum Lot Sizes. The minimum lot sizes in THd residential Planning Areas shall be thirty five hundred (3500) square feet.

K. Mixed Use (MU) and Mixed-Use Commercial (MU-C)

1. Intent

To provide for the integration of a broad range of retail goods and services, business and professional services with Single Family, Manor Home, Townhome, and/or Multi-family residential development.

2. Commercial Requirements

- a. A minimum of 9,500 square feet of ground floor commercial floor area shall be constructed in the Mixed-Use (MU) Filing 14 and 15 Planning Area as a component of new vertical mixed-use buildings.
- b. The Mixed-Use Commercial Areas designated on the Stroh Ranch PD Master Plan shall accommodate a minimum of an additional 30,000 square feet of commercial floor area.
- a. The Mixed-Use Commercial Areas designated on the Stroh Ranch PD

Master Plan shall be limited to the commercial uses listed in this section.

2.3. Uses Permitted by Right

a. Commercial

1. Convenience grocery.
2. Convenience retail shopping facilities, including but not limited to: drug stores, liquor stores, florists, book and stationery stores, hardware stores, ~~auto-supply stores~~, record and tape stores, and retail food specialty shops which sell food products not intended to be consumed on the premises, such as (but not limited to) butcher shops, candy stores, bakeries, doughnut shops, dairy product shops, ice cream parlors and delicatessens.
3. Convenience service establishments, including but not limited to: barber and beauty shops, cleaners, shoe repair shops, laundries, watch or jewelry repair, and travel service.
4. Low intensity specialty goods and service establishments, including but not limited to: art gallery, antiques, artisan shops, photo studio, gift shop, plant store or nursery, pet shops, furniture store, home furnishings, newspaper office, apparel, and appliances.
5. Conventional restaurants.
6. Fast food, drive-in or carryout restaurants.
7. Electronic funds transfer facilities.
8. Photo service facilities.
9. Places of religious assembly, religious schools.
10. Medical and dental offices and clinics.
11. Business and professional offices.
12. Public and private recreational and park uses, country clubs, golf courses, recreational facilities, including but not limited to: open space, tennis courts, swimming pools and jogging, riding, hiking and biking trails.
13. Neighborhood public service, health and education facilities, such as community centers, libraries and museums.
14. Nursery schools and day/child care centers.
15. Retail food and service establishments, including but not limited to: groceries and supermarkets, and cafeterias.

16. General retail merchandise and apparel shops, including but not limited to: junior department store; variety stores; discount department stores; clothing; accessory and specialty stores; shoe stores; furriers and fur stores; furniture stores; home furnishing stores; household appliance stores; floor covering, drapery and upholstery stores; and radio, television, stereo and video stores.

17. Personal service establishment.

18. General retail business establishments, including but not limited to: card and gift stores; tobacco shops; cosmetic store; toy and game stores; ~~automotive tire, battery and accessory stores~~; garden, plant and floral shops; and bicycle stores.

~~19. Car care centers, gasoline services/stations, tire sales and service, car wash.~~

~~20.~~19. Commercial entertainment businesses, including but not limited to: indoor movie theaters, performance arts, bowling alleys, skating rinks (both ice and roller), pool halls, and arcade amusement centers.

~~21.~~20. Banks, saving and loan and other financial service establishments.

~~22.~~21. Public utility administrative and business offices.

~~23.~~22. Buildings, garages and utility stations related to emergency services, such as ambulance, fire, police and rescue.

~~24.~~23. Motel, Hotels, including detached guest units, restaurants, gift shops and other incidental accessory uses located within the principal building.

~~25. Establishments for conducting any retail commercial, wholesale commercial, or service activities, not of an industrial nature, including but not limited to: automobile and other motor vehicle sales, leasing, rental and service, building materials, carpentry and woodworking, contractor's offices, printing and publishing, radio and television offices, mortuaries and car washes.~~

~~26.~~24. Signs as permitted by the Town of Parker code.

~~27.~~25. Fences, hedges and walls as permitted by the Town of Parker code.

~~28.~~26. Transit facilities.

~~29.~~27. Universities, Colleges, or high educational type uses.

~~30.~~28. Any other uses consistent with the purposes of this Section and compatible with the uses set forth herein, as determined by the Planning Director.

- b. Residential
 - 1. All those permitted by right within the Residential (THd) Land Use Category.
 - 2. All those uses permitted within the Parks, Open Space and Gold Land Use categories.
 - 3. Multi-family Dwelling Units.
- 3. Uses Permitted by Special Review.
 - a. All uses permitted by Special Review in the in Residential (THd) Land Use category.
 - b. Stadiums for athletic events.
 - c. Small animal veterinary clinics with no outside facilities.
 - d. Utility services facilities, including but not limited to water wells, water well pump stations, storm water control facilities, and water supply reservoirs or tanks provided that no public offices, repair facilities or storage yards are located in conjunction with these facilities, major utility service facilities, including but not limited to telephone exchanges, electric substations, gas regulator stations, subject to the provisions of Section 13.04.205 of the Town of Parker Land Development Code.
- 4. Development Standards
 - a. Floor/Area Ratio. The maximum floor-area ratio for each development tract within the Mixed Use Planning Area shall be six tenths (.60) to one (1).
 - b. Maximum Number of Dwelling Units. For parcels zoned Mixed Use (MU), dwelling units may be transferred at the Site Plan stage up to a maximum density of 22 Du/Ac. An increase in the number of permitted Dwelling Units within any such Planning Area may be accomplished through a transfer of Dwelling Units from any other Planning Area with an administrative minor amendment, to create an updated map of the Planned Development Master Plan and PD Development Guide.
 - c. Building Setback: Non-Residential. The minimum building setback from any public street right-of-way shall be:
 - Building front- 4 feet
 - Building side- 4 feet
 - Building rear- 20 feet
 - d. Building Setback: Residential. For residential components within Mixed Use (MU) zoning, the building setback standards

outlined in the Townhome/Patio Home (THd) Land Use Category shall apply. For multi-family Dwelling Units the setbacks shall be:

Building front- 4 feet
Building side- 4 feet
Building rear- 4 feet from alley
Building rear- 0 feet

- e. Building separation. The minimum building or structure separation shall be the greater of:
 - 1. ten (10) feet or
 - 2. shall be governed by the applicable building code.
- f. Building Height. No building or structures shall exceed forty (40) feet in height, except by Special Review, in which case no Buildings or Structures shall exceed fifty (50) feet.
- g. Off-street Parking. The following off-street parking space requirements shall apply to those uses allowed within the Mixed Use Land Use area until such a time as the Town of Parker Land Development Code allows for shared parking and land banking of parking at which time the Land Development Code will prevail:
 - 1. Wherever possible within mixed use area, the concept of shared parking will be utilized to minimize the amount of impervious surface present, and to maximize the efficiency and operation of all parking layouts.
 - 2. Land banking of parking requirements shall be permitted. Areas designed for future parking facilities may be landscaped and or hardscaped until the future need arises for the additional parking.

L. Parks

Intent

To provide for park use which compliment residential neighborhoods.

- 1. Uses Permitted by right
 - a. Public schools of all types and associated uses.
 - b. Passive recreation uses and open space.
 - c. Active recreation uses, including but not limited to the following facilities: baseball diamonds, softball diamonds, soccer fields, tennis courts, volleyball courts, basketball courts, swimming pools, play apparatus, picnic areas, recreation center, and jogging, hiking and/or bicycling trails.
 - d. Signs as permitted by the Town of Parker code.

- e. Fences, hedges and walls as permitted by the Town of Parker code.
 - f. Community protection services and facilities including but not limited to: police stations, fire stations, ambulance services and rescue services.
2. Uses permitted by Special Review
- a. Stadiums for athletic events.
 - b. Cultural activities and facilities, including but not limited to: libraries, museums, and performance center.
 - c. Utility service facilities, including but not limited to water well, water well pump stations, storm water control facilities, and water supply reservoirs or tanks provided that no public offices, repair facilities or storage yards are located in conjunction with these facilities, major utility service facilities, including but not limited to telephone exchanges, electric substations, gas regulator stations, subject to the provisions of Section 13.04.205 of the Town of Parker Land Development Code.
 - d. Limited low intensity specialty goods and service establishment uses intended to support the concept of community park facilities including but not limited to: art gallery, artisan shops, gift shop, conventional restaurants, specialty food service, general park concessions, camps, Neighborhood public service, etc.
3. Development Standards
- a. Building Setback: Street. The minimum building setback from any public street right-of-way line shall be:
 - Building front- 25 feet
 - Building side- 20 feet
 - Building rear- 25 feet
 - b. Building Separation. The minimum building separation shall be the greater of:
 - i) Twenty (20) feet or
 - ii) Shall be governed by the applicable building code.
 - c. Building Height. No buildings or structures shall exceed thirty-five (35) feet in height, except by Special Review, in which case no Buildings or Structures shall exceed forty-five (45) feet.

M. Open Space (OS)

1. Intent

To provide passive open space uses which will separate, define and protect the development parcels contained within this Planned Development.

2. Uses Permitted by Right

- a. Passive recreation uses and open space.
- b. Jogging, hiking and/or bicycle trails.
- c. Signs as permitted by the Town of Parker code.
- d. Fences, hedges and walls as permitted by the Town of Parker code.

3. Uses Permitted by Special Review

- a. Active recreation uses, including but not limited to the following facilities: golf courses, country clubs, baseball diamonds, softball diamonds, soccer fields, tennis courts, volley ball courts, basketball courts, swimming pools, stadiums, play apparatus, picnic areas, and recreation centers.
- b. Utility service facilities, including but not limited to water wells, water well pump stations, storm water control facilities, and water supply reservoirs or tanks provided that no public offices, repair facilities or storage yards are located in conjunction with these facilities, major utility service facilities, including but not limited to telephone exchanges, electric substations, gas regulator stations, subject to the provisions of Section 13.04.205 of the Town of Parker Land Development Code.
- c. Recreation maintenance facilities.

4. Development Standards

- a. Building Setback: Street. The minimum building setback from any public street right-of-way line shall be:
 - Building front- 25 feet
 - Building side- 15 feet
 - Building rear- 25 feet
- b. Building Separation. The minimum building or structure separation shall be twenty (20) feet or shall be governed by the applicable building code.
- c. Building Height. No buildings or structures shall exceed thirty-five (35) feet in height.

N. Floodplains/Stream Buffer Areas

The use of floodplains and stream buffer areas designated within this Planned Development and more specifically defined by approved final plats shall include, but not limited to:

1. Uses Permitted by Right

- a. All uses permitted by right within Section 13.10.220 of the Town of Parker Land Development Code.
 - b. Golf courses.
 - c. Golf and recreation maintenance and operational facilities.
2. Uses Permitted by Special Review
- a. All uses permitted by special review within Section 13.10.220 of the Town of Parker Land Development Code.
 - b. Active recreation uses, including but not limited to the following facilities: golf courses, country clubs, baseball diamonds, softball diamonds, soccer fields, tennis courts, volley ball courts, basketball courts, swimming pools, stadiums, play apparatus, picnic areas, and recreation centers.
 - c. Utility service facilities, including but not limited to water wells, water well pump stations, storm water control facilities, and water supply reservoirs or tanks provided that no public offices, repair facilities or storage yards are located in conjunction with these facilities, major utility service facilities, including but not limited to telephone exchanges, electric substations, gas regulator stations, subject to the provisions of Section 13.04.205 of the Town of Parker Land Development Code.

O. All Land Use Areas

- 1. The following uses shall be permitted by Special Review within all Land Use Areas:
 - a. Storage of wastewater effluent pursuant to Section 13.04.205 of the Town of Parker Land Development Code.
- 2. In any portion of a parcel where Zero Lot Line Dwelling Unit products is used to architecturally define a corner, special corner vision clearance standards intended to accomplish the goals of the Planned Development may be developed specifically for the intersection in concert with the Town of Parker.

IV. ENFORCEMENT AND ADMINISTRATION

A. Incorporation of Planning Development Master Plan

The plan of development for Stroh Ranch, including the location and boundaries of Planning Areas, the circulation elements, and the densities established by this PD Development Guide, is shown upon the “STROH RANCH DEVELOPMENT PLAN”, which is hereby incorporated by reference into this PD Development Guide with everything shown thereon and all amendments hereto.

B. Effect of Recorded Plan

The approval of the “STROH RANCH DEVELOPMENT PLAN” by the Town

Council and the filing of such a Master Plan with the Town Clerk shall be deemed to be rezoning to a PD-Planned Development District of Stroh Ranch. All future development of the property will be governed by the provisions included in the approved "STROH RANCH DEVELOPMENT PLAN" and Development Guide. Detailed Site Plans and/or subdivision Plats submitted for all or any part of the area covered by the "STROH RANCH DEVELOPMENT PLAN" and Development Guide shall conform to the approved regulations adopted as a part of the approved "STROH RANCH DEVELOPMENT PLAN" and Development Guide.

Public Comment

From: Joy Overbeck <joyoverbeck@gmail.com>

Sent: Friday, June 2, 2023 1:08 PM

To: Mayor, Council, and TM <Elected@parkeronline.org>; Planning <Planning@parkeronline.org>; Matthews, Bryce <bmatthews@parkeronline.org>; Fussa, John <jfussa@parkeronline.org>

Subject: Please DO NOT approve zoning change for Mill Creek Development's 275 apartments near Stroh King Soopers!

Hello -

This would be an alarming violation of the Town's Master Plan, the Town's consistent position that Parker zoning is fixed, and also a terrible traffic and congestion mess in this longtime established single-family residential community.

The current zoning permits only about 80-something such units; to change it after 30 years to such high density AND to allow buildings up to 45 feet in height is a violation of your duty as responsible decision-makers in our town.

We voters need to see the commitment our local government has made in its planning documents to our peaceful residential neighborhoods followed, not discarded. We also have many apartments that are not occupied and hundreds more recently approved by Douglas County Commissioners. Please vote NO on this zoning change.

Sincerely,
Joy Overbeck
Parker

"You're betraying your whole life if you don't say what you think and say it honestly and bluntly."
Charles Krauthammer

From: Linda Metcalf <metcalflinda@yahoo.com>

Sent: Sunday, June 4, 2023 3:12 AM

To: Planning <Planning@parkeronline.org>

Subject: PLEASE STOP BUILDING APARTMENTS IN STROH RANCH - ENOUGH IS ENOUGH

PLEASE STOP RUINING STROH RANCH!!!

I have lived in Stroh Ranch for more than 25 years. It was a wonderful neighborhood, safe and family oriented.

You are destroying my neighborhood with all of your section 8 housing and commercial strip malls and EXCEL power stations all in my neighborhood!! WHY us? People call my area the ghetto of Parker. Why must you continue this destruction?!

Can you PLEASE leave my neighborhood alone. Parker PD is in my neighborhood every day with issues from the new apartments. Please stop!! Cars are stolen, cars are broken in to, the rec center is vandalized and children are bullied. Traffic is dangerous in my once quiet neighborhood!

You're destroying Stroh Ranch, and I am begging you to spare my area any more negative building! PLEASE! Please stop building in and around Stroh Ranch!!

Linda Metcalf

From: Linda Metcalf <metcalflinda@yahoo.com>

Sent: Sunday, June 4, 2023 3:11 AM

To: Matthews, Bryce <bmatthews@parkeronline.org>

Subject: Please STOP BUILDING IN AND AROUND STROH RANCH -- ENOUGH IS ENOUGH-

PLEASE STOP RUINING STROH RANCH!!!

I have lived in Stroh Ranch for more than 25 years. It was a wonderful neighborhood, safe and family oriented.

You are destroying my neighborhood with all of your section 8 housing and commercial strip malls and EXCEL power stations all in my neighborhood!! WHY us? People call my area the ghetto of Parker. Why must you continue this destruction?!

Can you PLEASE leave my neighborhood alone. Parker PD is in my neighborhood every day with issues from the new apartments. Please stop!! Cars are stolen, cars are broken in to, the rec center is vandalized and children are bullied. Traffic is dangerous in my once quiet neighborhood!

You're destroying Stroh Ranch, and I am begging you to spare my area any more negative building! PLEASE! Please stop building in and around Stroh Ranch!!

Linda Metcal

-----Original Message-----

From: Megan DiMaria <mdimaria3@comcast.net>

Sent: Friday, June 2, 2023 12:37 PM

To: Mayor, Council, and TM <Elected@parkeronline.org>; Planning

<Planning@parkeronline.org>; Matthews, Bryce <bmatthews@parkeronline.org>; Fussa, John <jfussa@parkeronline.org>

Subject: Mill Creek

No more apartments in Stroh Ranch, PLEASE. It's too congested already. Town council and the planning commission FAILED the Stroh Ranch once already, don't do this again.

Regards,

Megan DiMaria

-----Original Message-----

From: Carl DiMaria <carldimaria@comcast.net>

Sent: Friday, June 2, 2023 12:35 PM

To: Planning <Planning@parkeronline.org>

Subject: No More Apartments In Stroh Ranch

No More Apartments in Stroh Ranch. Stop Already.

Carl DiMaria

From: Chris Adams <cmadams77@gmail.com>

Sent: Friday, June 2, 2023 11:17 AM

To: Mayor, Council, and TM <Elected@parkeronline.org>; Planning <Planning@parkeronline.org>; Matthews, Bryce <bmatthews@parkeronline.org>; Fussa, John <jfussa@parkeronline.org>

Subject: Mill Creek Development - Agenda Item 6

All,

I am out of town for business on June 8 for the town council meeting and I would like to voice my **SUPPORT** for the proposed development. I feel that Parker needs a wider range of living spaces and the combination of commercial/living would be in that goal and help Parker in both markets. The south end of Parker is lacking in commercial (other than car shops) and needs this development to assist in the growth of the town.

Thanks,

Chris Adams

From: Hudson Bob <bobhudson777@yahoo.com>

Sent: Friday, June 2, 2023 11:00 AM

To: Mayor, Council, and TM <Elected@parkeronline.org>; Planning <Planning@parkeronline.org>; Matthews, Bryce <bmatthews@parkeronline.org>; Fussa, John <jfussa@parkeronline.org>

Subject: Regarding Mill Creek Development in Stroh Ranch

WHEN: Thursday, June 8, 2023

TIME: 7:00PM

WHERE: Parker Town Hall

AGENDA ITEM: 6

LINK: <https://parkerco.portal.civicclerk.com/event/2019/files>

(click on Agenda Packet)

I would like to express my opposition to this development in the Stroh Ranch neighborhood. It would be disruptive to the community by adding a far greater density of development than has been allowable and acceptable for many years.

Please vote no to this new development.

Sincerely,

Bob Hudson
18969 E Elk Creek Dr
Parker, CO 80134

303-249-8462

From: Austin Canaday <adcanaday16@gmail.com>

Sent: Tuesday, June 6, 2023 7:00 AM

To: Planning <Planning@parkeronline.org>

Subject: Mill Creek Development Proposal

Good Morning,

I am reaching out today to voice a strong opposition to this proposal. The Mill Creek Development seeks to add apartments to an already residentially saturated area of our great town of Parker. As it stands, a massive apartment complex was just completed not two blocks away from where this new development is being proposed.

The town of Parker has yet to be able to provide the infrastructure needed to support the homes/residential units already built/being built. Our Grocery stores are strained, gas stations running out regularly. Local businesses are overwhelmed by customer base and unable to provide. The people moving into these homes are not contributing to the local businesses, rather most are stay at home workers for massive corporations, or they are traveling further North to the DTC and Denver commercial districts.

The Town of Parker Police, Fire and Medical have been strained for some time. Crime is EXPLODING in our neighborhoods with theft, vandalism and violent encounters increasing at an alarming pace. Adding more people to this will only make this effect on our first responders worse.

The greed of home developers should not be suffered by the residents of this town. As they increase prices on residential units, it increases taxes and home costs for those living around them. This madness must not continue.

Please, vote against this proposal and help keep Parker a function family town, not a continuation of failed Aurora.

Sincerely a concerned resident,

Austin Canaday

From: Nick Zimmerman <nzimmerman71@gmail.com>

Sent: Friday, June 2, 2023 10:49 AM

To: Mayor, Council, and TM <Elected@parkeronline.org>; Planning

<Planning@parkeronline.org>; Matthews, Bryce <bmatthews@parkeronline.org>; Fussa, John <jfussa@parkeronline.org>

Subject: Mill Creek Development

Hi,

I am a homeowner in Village on the Green (my home there backs to this land in question) and in Stroh Ranch. I am writing to express my concern about the proposed zoning change of the land between village on the green and King Soopers. I do not support this change, as when we all purchased our homes we did with the expectation and understanding of what the zoning was and understood that commercial, similar to the King Soopers shopping center, is what could be allowed there, NOT 3-4 story apartments. Since the south range crossing apartments were approved years ago and now have been moved into, we have had increased speed on J Morgan blvd as well as graffiti and children physically assaulted at the Stroh Ranch park (Stroh ranch sent us an email with all of this information). We were all assured that rezoning the land to accommodate the south range crossing apartments would not have any negative impact on our neighborhood and community and that has not been the case. It is also my understanding that the land in question with this proposal was attempted to be rezoned then and it was denied. I would kindly ask you guys to not approve this rezoning as all of the homeowners will be negatively affected and that is not what we signed up for when we purchased our properties. We can dive into the statistics as well and see that there was a home in village on the green that backs to the ironstone condos and it sold for much less than other homes with similar finish quality and square footage, the only difference being the 3 story condo building right behind it. If these apartments are allowed to proceed and be constructed it will financially harm anyone whose property currently backs to this land, which is unacceptable. I hope you guys take this into consideration in your decision, I will see everyone at the meeting on June 8.

Best wishes,

Nick Zimmerman

Homeowner in Stroh Ranch & Village on the Green

(224) 234-0131

From: Jack Serr <jacklserr@gmail.com>
Sent: Tuesday, June 6, 2023 8:23 PM
To: Planning <Planning@parkeronline.org>
Subject: Mill Creek Development

June 6, 2023

Hello,

Thank you for taking a moment to read our letter regarding the Mill Creek Development.

My wife and I, homeowners in Stroh Ranch for 23 years, would like to voice to you that we OPPOSE the Mill Creek Development. Here are a few reasons:

1. Stroh Ranch got hit recently with South Range Crossings. We have no idea the total impact of those apartments that are crowding our community. It has only been open a few months.
2. We'd like to encourage our town council and planning commission to enforce our existing zoning and cause the developers to find other land options that are not so developed to refrain from bringing too much congestion and traffic concerns that put our children at risk. Our understanding is the MCD would like to add 275 apartments on top of a commercial building. That may be nice for downtown Denver, but here in Parker, when will we decide there are enough apartments for a while? 84 units in that space is too many, let alone the proposal of 275. Yes, apartments bring in more revenue, but there has to come a time where a community has to balance its housing. People do not have to live in Parker.
3. We are concerned about the growth and an infrastructure that is trying to play catch up. It's just getting too crowded in the Stroh Ranch Community. People have moved away due to the crowdedness. We believe the Parker Town Leaders can make a difference. It's time to bring balance to our community. Developers generally don't live where the homeowner lives, so they are not as sensitive as we hope our town council and planning commission is.

Again, thank you for reading our thoughts!

Jack and Lynnett Serr
19030 E Creekside Dr
Stroh Ranch

From: Enrica Fox <enricaa93@yahoo.com>

Sent: Wednesday, June 7, 2023 10:32 AM

To: Mayor, Council, and TM <Elected@parkeronline.org>; Planning <Planning@parkeronline.org>; Matthews, Bryce <bmatthews@parkeronline.org>; Fussa, John <jfussa@parkeronline.org>

Subject: Concerns Regarding the Mill Creek Project

Good morning,

I am writing to express my deep concerns regarding the proposed construction of the apartments in our neighborhood. While I understand the need for development and growth, I strongly believe that this project will have detrimental impact on our community. I kindly request that you reconsider the decision to proceed with this development and consider the following points:

1. Increased Traffic Congestion: Our neighborhood already experiences heavy traffic during peak hours. Adding more apartments will undoubtedly worsen the situation, leading to increased congestion, longer commute times, and potential safety hazards. The existing infrastructure is ill-equipped to handle such an influx of vehicles and expanding it to accommodate the increased traffic will cause significant disruptions to our daily lives.

2. Strain on Public Services: Our community and the town of Parker is already strained when it comes to public services such as schools, parks, and healthcare facilities. The addition of more residents through the construction of apartments will put undue pressure on these services, affecting the quality of education, access to recreational spaces, and availability of medical care. It is essential to address the existing deficiencies before considering any additional burdens on our already overburdened infrastructure.

3. Loss of Community Character: Our neighborhood has a unique character that is defined by its single-family homes, green spaces, and a sense of close-knit community. The introduction of apartments will significantly alter the aesthetic appeal and the overall atmosphere of the area. We value the tranquility and peace that our neighborhood currently offers, and we fear that this development will diminish the charm and identity that attracted us to this community in the first place.

4. Environmental Impact: As responsible citizens, it is crucial that we prioritize sustainability and environmental preservation. The construction of apartments will likely involve the destruction of trees and green spaces, leading to a loss of habitat for local wildlife. Furthermore, the increase population density will strain our already limited natural resources and put a burden on waste management systems. We must carefully consider the environmental implications before proceeding with this project.

5. Property Value Concerns: The introduction of apartments near single-family homes can often have a negative impact on property values. Many of us have invested significant time, effort, and financial resources in our homes, and we are concerned that this development will decrease the value of our properties. It is essential to protect the investments of current homeowners and ensure stability of our community's housing market.

Considering these concerns, I urge the Town Council to reevaluate the decision to construct apartments in our neighborhood. I respectfully request that you consider alternate solutions that align with the interests and well-being of the existing residents. Community engagement and involvement in the decision-making process are essential to ensure a sustainable and harmonious development that preserves the character of our neighborhood.

Thank you for your attention to this matter. I trust that you will carefully consider the valid concerns raised by the residents and make a decision that truly reflects the best interests of our community.

[Sent from Yahoo Mail on Android](#)

From: Kevin Oppenheim <kev.oppenheim@gmail.com>

Sent: Wednesday, June 7, 2023 1:51 PM

To: Mayor, Council, and TM <Elected@parkeronline.org>; Planning <Planning@parkeronline.org>; Matthews, Bryce <bmatthews@parkeronline.org>; Fussa, John <jfussa@parkeronline.org>

Subject: Z22-016 apartments

Hello town of Parker leadership,

I am a homeowner at 19639 E Elk Creek Dr, Parker, CO 80134 Stroh Ranch. I wanted to reach out in regards to this proposal. We are strongly opposed to adding more apartments to our town. We feel we do not have the infrastructure to support it and we already feel we have too high a population. We no longer attend any town events as it is just jam packed with people and no longer fun. Traffic has been a nightmare on all the main roads and especially around stroh ranch. The number of issues and general crime has already gone up from the low income apartments recently added and we feel more apartments may contribute to these numbers as well.

thank you for your time and consideration,

Kevin Oppenheim

From: Maggi Pritchard <maggi@maggipritchard.com>

Sent: Thursday, June 8, 2023 9:00 AM

To: Matthews, Bryce <bmatthews@parkeronline.org>

Subject: Proposed Mill Creek Development

NO, NO, NO!!!

Maggi Pritchard

CRS, GRI, ABR, CNE, SRES

HomeSmart

maggi@maggipritchard.com

[303-898-8164](tel:303-898-8164)

Sent from my T-Mobile 5G Device

From: Brianna M <briannamedema@gmail.com>

Sent: Thursday, June 8, 2023 8:40 AM

To: Mayor, Council, and TM <Elected@parkeronline.org>; Planning <Planning@parkeronline.org>; Matthews, Bryce <bmatthews@parkeronline.org>; Fussa, John <jfussa@parkeronline.org>

Subject: Mill Creek Development - 275-apartments plus commercial

Hello,

I am a resident of Stroh Ranch, and have been for 8+ years. Our HOA is pushing our residents to comment on this development. I am an engineer who has worked in municipal development both on the Traffic Engineering and Civil Engineering side.

I want to voice my support for this development. This is an appropriate location to increase density for the following reasons: good roadway network connectivity with limited cut through to single family residential, existing infrastructure to support this level of development, adjacency to commercial with grocery and school, pedestrian access to commercial and trail systems.

I support the change in zoning to allow 45-foot tall buildings. Apartments over commercial tend to lend itself to more service (coffee, small scale retail) which is missing in our area.

Our community needs more attainable housing. We recently had affordable housing built in close proximity, but we are missing traditional apartments (the condos are mostly individually owned, and some units are rented, but at a higher price). RTD does not serve our area currently, and with increased density, it increases the likelihood of service in the future, which would support the ageing community of Stroh Ranch as they want to stay but may lose the ability of driving as they "age in place".

I am happy to answer any questions you may have of my support.

Thanks,

Brianna Medema, P.E.

13095 S Bonney St, Parker CO

From: RJ OConnor <rjoconnor21@icloud.com>
Sent: Thursday, June 8, 2023 12:46 PM
To: Planning <Planning@parkeronline.org>
Cc: Mayor, Council, and TM <Elected@parkeronline.org>
Subject: MILL CREEK PROPOSAL

Dear Planning Commission

I would like to express my **OPPOSITION** to the following proposal that you're looking at this evening.

STROH RANCH PLANNED DEVELOPMENT 3rd AMENDMENT

Applicant: Norris Design

Location: North of Stroh Road and West of Parker Road

Department: Community Development, Julia Duncan

TRAKiT No.: Z22-016

STROH RANCH PLANNED DEVELOPMENT 3rd AMENDMENT

First, Zoning for this area has been intact for 30+years. Every business that is currently in this area, had to follow the zoning laws, design guidelines and the requirements of the Stroh Ranch Planned Development.

Six years ago, an apartment complex developer came to the Town wanting to add 202 apartments to the Stroh community. All we heard from Town Planning, the Planning Commission, members of the Town Council and town legal representation at that time was..... THAT LAND HAS ALWAYS BEEN ZONED MULTI-FAMILY, we just can't change the zoning because the people don't like what's proposed.

Here we are six years later with a developer asking for the Planning Commission and Town Council to change those long-standing laws/rules/guidelines, because it's something the development and Town Planning folks appear to be okay with.

So, by approving this just on this basis, you're potentially going to tell the Stroh Ranch Community and every citizen of this town rules, ordinances, guidelines all matter... unless you say they don't. Doesn't that just stink of hypocrisy and elitism?

Secondly, I know the developer is making an argument that commercial traffic would bring MORE traffic to the Stroh Ranch community than multi-family homes and that may be true. But, there are HUGE distinctions in the type of that traffic.

- 1: The huge bulk of commercial traffic will be doing its entry and exiting from Parker and Stroh Roads.
- 2: The huge bulk of residential traffic will be using Stroh Ranch for its entry and existing as the residents of that property will be going thru the community to access Stroh/Hess roads as main driving routes to and from work in neighboring larger cities (Castle Rock/Lone Tree/Centennial/Denver). We already have significant and dangerous driving conditions on Nate Dr. and J. Morgan Blvd, which the town.... FOR YEARS.... has taken very little interest in addressing and calming by any creative measure.

Direction and impact of traffic... commercial or residential matters.

Please end this now, save Parker taxpayers and residents the expense and frustration of changing the rules in the middle of the game.

Applicant: Norris Design

PLocation: North of Stroh Road and West of Parker Road

Department: Community Development, Julia Duncan

TRAKiT No.: Z22-016Regards,

R.J. O'Connor

Stroh Ranch Homeowner "When the people fear the government, there is tyranny. When the government fears the people, there is liberty." Thomas Jefferson

From: Jan Harrison <jan@teenwithadream.org>
Sent: Thursday, June 8, 2023 1:22 PM
To: Planning <Planning@parkeronline.org>
Subject: Mill Creek Development

Good afternoon,

I am writing to voice my opposition to building additional apartments on the lots adjacent to Stroh Ranch and King Soopers.

This would require re-zoning and the zoning was there to protect the town from over development. This is a ridiculous money grab, that will result in higher density in our schools, our roads, our water resources, our recreational facilities. STOP THIS NOW and preserve the standard of living that Parker has built its reputation on, going ahead will degrade the reason we moved to Parker and will ultimately make the town of Parker a horrible place to live.

Stop this now,

Jan Harrison

Jan Harrison

Teen with a Dream

Cell (303) 810-7327

www.teenwithadream.org

~ enriching the lives of pediatric cancer patients, until there is a cure ~

-----Original Message-----

From: Jan Harrison <jan@teenwithadream.org>

Sent: Thursday, June 8, 2023 1:28 PM

To: Matthews, Bryce <bmatthews@parkeronline.org>

Subject: Mill Creek Development

Good afternoon,

I am writing to voice my opposition to building additional apartments on the lots adjacent to Stroh Ranch and King Soopers.

This would require re-zoning and the zoning was there to protect the town from over development. This is a ridiculous money grab, that will result in higher density in our schools, our roads, our water resources, our recreational facilities. STOP THIS NOW and preserve the standard of living that Parker has built its reputation on, going ahead will degrade the reason we moved to Parker 29 YEARS AGO and will ultimately make the town of Parker a horrible place to live.

Stop this now,

Jan Harrison

19110 E. Creekside Drive

Parker, CO 80134

Resident since 1994

From: Niki Elardo <niki.elardo@gmail.com>

Sent: Thursday, June 8, 2023 2:51 PM

Cc: Mayor, Council, and TM <Elected@parkeronline.org>; Planning <Planning@parkeronline.org>; Matthews, Bryce <bmatthews@parkeronline.org>; Fussa, John <jfussa@parkeronline.org>

Subject: Stroh Ranch - Mill Creek Development Concerns

Good Afternoon,

As a resident of the Stroh Ranch community I am deeply concerned about the proposal from Mill Creek Development to rezone an existing project consisting of 84 units to a new one consisting of 275 apartments. Our quality of life has already been compromised due to the other multi-family units that have been built here and adding to that is going to reduce our quality of life even further. We have had an increase of traffic violations and crime since the other large capacity units were built. I'm scared to pull out of my neighborhood each day because of the rise of speeders and I can't even let my teenager go play basketball at our community center because every time we go there people are doing drugs and a child was just accosted there. Our formerly safe neighborhood has already been disregarded by the town of Parker and I would hope that you would take our concerns into consideration when the proposal to rezone an existing project is brought up in today's meeting.

We have always loved the town of Parker and have been feeling lately like the city is turning its back on us and is looking at revenue versus the existing residents' quality of life.

Sincerely,

Niki Elardo

From: Hollis R Moore <hollisgrdina@gmail.com>

Sent: Thursday, June 8, 2023 4:11 PM

To: Mayor, Council, and TM <Elected@parkeronline.org>; Planning <Planning@parkeronline.org>; Matthews, Bryce <bmatthews@parkeronline.org>; Fussa, John <jfussa@parkeronline.org>

Subject: Agenda Item 6

As a Stroh Ranch resident, I am against the new apartment complex proposed to be built off Stroh Road behind King Soopers. Our HOA fought against the existing apartments, South Range Crossing, so we are fighting against this too.

1. I am concerned for the property value of my home if additional multi-family units are added adjacent to our neighborhood.

2. We have experienced many negative interactions with the residents of South Range Crossing; including intimidation and bullying on the playground, using the Stroh Ranch Basketball and Volleyball courts; smoking cigarettes and marijuana in the Stroh Ranch rec center parking lot.

Please respect our objections and do not build additional multi family until in this area.

From: Jane Millspaugh <jamillspaugh@comcast.net>

Sent: Tuesday, June 6, 2023 1:57 PM

To: Mayor, Council, and TM <Elected@parkeronline.org>; Planning <Planning@parkeronline.org>; Fussa, John <jfussa@parkeronline.org>; Matthews, Bryce <bmatthews@parkeronline.org>

Subject: Mill Creek Development proposal

Hello all,

We are residents of Stroh Ranch and we are **strongly** against the proposal of the Mill Creek Development to add 275-apartments to the empty lots between Stroh Ranch and King Soopers. First of all, the Town would have to change the existing zoning and amend the Stroh Ranch Planned Development guide. We have the zoning laws in place for a reason and have had them for over 3 decades and we shouldn't amend them at any whim. Under the current zoning law only some 84 units are allowed, but this Mill Creek proposal would triple that number, which is very unreasonable. The Stroh Ranch guide allows 45-foot-high buildings, but with the new proposal, this height would be greatly increased. Our second reason to be against this proposal is that cramming that many apartments into the small space would just exponentially increase the use of our natural resources, such as water and trails. It would tax our roads and our infrastructure. We are already seeing many new subdivisions in the area which is changing the landscape and straining the resources. There has to be a time when reasonable heads say enough to the unreasonable expansion of apartment buildings. We ask you to please say 'no' to this development. The developer doesn't care about this nice community. He will build the apartments and then walk away and we in Stroh Ranch will be left with unsightly high buildings and an overcrowding of people in the area. As stated above, we are strongly against this proposal. It is time to stand up for the people that you represent. We have confidence that you will do just that.

Respectfully,

Rob and Jane Millspaugh

12440 S Sopris Creek Drive, Parker, CO 80134

TO: TOWN OF PARKER PLANNING DEPARTMENT

TO: TOWN OF PARKER COUNCIL

RE: MILL CREEK PARKER DEVELOPMENT PROPOSAL / Z22-016

DATE: JULY 21, 2022

Dear Town Of Parker,

The following letter is the response to the zoning submittal Z22-016 by the developers of Mill Creek Parker. This letter is a cooperative response from the following entities that are in the referral area of the project. The entities are:

- 1: Stroh Ranch Community Association (HOA)
- 2: Ironstone Condos Association (HOA)
- 3: Village On The Green Association (HOA)
- 4: Stroh Ranch Business Circle Board of Directors

First, we want to express our appreciation to the developers leading the Mill Creek Parker project. They reached out to us with their vision and ideas for the property, they've been honest and straight forward about their plans and have had an open line of communication from the beginning. While our four entities are opposed to this project at this location, which we detail below, we appreciate the respectful manner that Mill Creek Parker has taken with us. It's a nice change from how other developers have handled their entry into our community.

Our opposition to this project begins with what we believe is a significant deviation from the Density designations the Town of Parker has had for this space and general area for decades. This project is asking Town Planning and the Town Council to

punch a serious hole in the Density limits that have long directed what has been allowed in the past for the development of the Stroh Ranch area.

ISSUE 1: DENSITY

According to the Town's planning/zoning, Stroh Ranch falls into its Medium Density/Community Center designation. In that, the Town's own Master Plan defines this as:

Medium Density Residential: The Medium Density Residential Character Area will consist of an overall gross density of 3.5 dwelling units per acre. Higher densities for housing for older adults may be considered as long as impacts are comparable to other uses permitted within this Character Area.

If this is the guide for this area, 3.5 dwelling units per acre, on this 23 acre lot should be capped at 80.5 units. Mill Creek's plan put 275 units on this land. This proposal and the Town's Master Plan appear to already be in conflict with each other.

As the majority of the area in Stroh Ranch has been developed by the existing standards and ordinances, this significant density deviation would stress and overwhelm the existing infrastructure, which was never designed, built or able to accommodate such a large scale variance.

In addition to these issues, our "Community Center" status by the Town also places limits on this type of mixed use proposals.

"In general, a Community Center shall have no less than 33 percent or 20 acres, whichever is greater of its total land area zoned and developed for commercial use with corner located parcels zoned and developed principally for commercial retail, service and restaurant use. Residential use shall be a secondary element unless part of a vertical mixed-use development."

The town, at one time used the 80/20 mix for single family / multi-family residential, meaning the town's goal was the keep 80% of the housing as single family and 20% multi-family. During a Planning Commission meeting for the Dominion project in Stroh Ranch (South Range Crossing) in (2017), Commissioner Rich Forrester questioned town planning on this issue. Planner Stacy Nерger stated the latest information at that time (2016) had the town near or exceeding that mix. When pressed to answer the question on what the Dominion project would do to that mix, Ms. Nерger avoided giving a direct answer. Until the town can prove that mix is at or under 80-percent, this project cannot move forward.

Here again, we already built the existing developments based on a reliance on what was expected to be developed around us. This development puts some of the existing buildings in strange company. We have a couple of office buildings that would be sandwiched in the middle of all this residential. There is a reasonable expectation for existing owners that the city/town will abide by its rules that were relied upon by those owners at the time of purchasing these buildings. Zoning exists in part for this very reason.

ISSUE 2: ZONING

We were told in 2016 that Town Planning had to follow the rules, and where residential was in the zoning, they relied upon that to allow that project. Now they would be doing the opposite. How are we supposed to rely on them when they don't follow their own rules. None of the existing infrastructure was put in with this type of density in mind.

The Mill Creek proposal effectively overloads the road infrastructure in that area and also the overall Stroh Ranch Community.

ISSUE 3: TRAFFIC

Mill Creek Traffic Study: There appears to be nothing in this study that takes into account the traffic flow increases that will happen once the Dominion development opens for business (later this year). The Dominion project adds 204 units, at least

600 residents and hundreds of additional car trips per day to our roadways and the Mill Creek Project will only add additional and dangerous stress on J. Morgan Blvd and Nate Drive... taking the situation from worse to catastrophic.

Just Saturday night (7/16/22), a man was killed after his vehicle slammed into a tree at very high speed on J. Morgan Blvd. Thankfully, mature trees in Stroh Ranch prevented that vehicle slamming into homes. Witnesses claim he was going approximately 90-mph as he entered the curve of J. Morgan Boulevard. The driver of that vehicle also nearly took the life of a 14-year old girl who was out walking her dog. Her quick action prevented her from being part of the carnage.

We have warned for more than a decade about the dangers of these two streets. It was only a matter of time before someone was killed. It's now a reality. Our kids should not have to live in those kind of conditions in this kind of a community. It's completely unacceptable. How is the situation on JMB and Nate going to improve by adding hundreds of more car trips per day? It's not. In fact, it will become extraordinarily dangerous on those roads and the children of this community will likely pay the highest price.

On the issue of traffic, the roads inside the area in question were never intended to handle the higher loads of traffic that will take place with 275 additional multi-family units. King Soopers executives say our store is already beyond capacity, not only for traffic, but parking and the number of people utilizing that store.

Bottom line, the Mill Creek developers have a nice idea, but the highly negative impact all of the added traffic and overall density will make Stroh Ranch an unlivable area. The Town's Master Plan stated goal of: Our 'hometown feel' was described in a number of ways, from the friendly atmosphere of our Town, to the importance of our downtown, to the appearance of our buildings. ***As we grow, we will strive to preserve the attributes of our unique, hometown character and community identity, the beauty of our natural environment, and the strengths of our neighborhoods, while lessening the adverse effects of growth. We will preserve our single-family neighborhoods while providing choices that will allow people to live in Parker throughout their lives.***

The Mill Creek proposal, in this location, is antithetical to the core of the Town of Parker Master Plan, It requires a significant change in Zoning, which historically has been something previous councils and town leadership have told us is something that doesn't get changed simply because someone doesn't like what's being proposed. This proposal directly conflicts with the Stroh Ranch planned development plat dating back to the 1980's.

By allowing this development, the town would be ignoring its own actions previously.

- It would be contradicting the existing zoning.

- It would be dismissing the significant concerns of the residents who currently live in the area.

- It would be disregarding growing problems it has already had to deal with along Parker road for other residential neighborhoods.

- It would be failing to fulfill the obligations the Town agreed to perform and failing its existing homeowners and town members.

This is not an issue of NIMBY, it's an issue of public safety, it's an issue of major zoning changes, it's an issue of sidelining the Town's Master Plan (once again). It's an issue of oversizing the long standing density limits for this area. We encourage the Town to work with Mill Creek to find a location more suited for this development, but we cannot support this project in the Stroh Ranch Community.

Regards,

Stroh Ranch Community Association Board of Directors

Ironstone Condos Association Board of Directors

Village on The Green HOA Board of Directors

Stroh Ranch Business Circle Board of Directors.



8480 East Orchard Road
Suite 6900
Greenwood Village, CO 80111

303 300 5300
RegencyCenters.com

January 10, 2023

Mayor Toborg
Parker Town Councilmembers
20120 E Mainstreet
Parker, CO 80138

Regency has been made aware of a project being proposed by Mill Creek for the undeveloped land within Stroh Ranch, to the west and north of our King Sooper's-anchored Stroh Ranch Shopping Center at the intersection of Parker Road and Stroh Road.

Regency understands there has been no specific development submittal however, a courtesy concept plan and narrative description has provided by Mill Creek. After taking the opportunity to learn more about the project as it relates to the operation and ownership of our shopping center, we feel that Mill Creek's proposal will be complementary to the continued success of our center and surrounding area. Regency has always expected absorption of vacant land within the Stroh Ranch Master Plan and believe multi-family with mixed use retail to be appropriate. It will primarily provide the benefit of additional residents within close proximity to the services provided within our center.

While additional retail presents competition, our understanding is that it will include limited small shop retail and no competing anchor space. Market demand will ultimately dictate the success of additional retail within the immediate area.

Mill Creek has a reputation for executing high quality projects and we appreciate their willingness to reach out to us for comments. Additionally, their commitment to build a well-programed 4-acre park which will serve as amenity for all residents and shoppers in the area.

Regards,

A handwritten signature in black ink, appearing to read "Will Damrath".

Will Damrath
Vice President, Market Officer

Date: 11-21-22

Mayor Toborg
Parker Town Councilmembers
20120 E Mainstreet
Parker, CO 80138

Dear Mayor Toborg and Parker Town Councilmembers:

I wanted to take the opportunity as an Ironstone Condominium resident to express my support for Mill Creek's proposal for the undeveloped land next to our community. While change is difficult, I would rather have a project with a 4-acre park near our condominiums than large office buildings. I appreciate the developer's willingness to include this significant open space as I believe it will be a great community amenity that all area residents can enjoy. It's good to have a developer who is willing to listen to our feedback and make meaningful changes in the pursuit of a project that can be a win/win for everyone. I hope you'll carefully consider and support this thoughtful proposal.

Sincerely,

Name:

Brooklyn Myles

Address:

19480 J Morgan Blvd 2-248

Email:

Date: 11.21.22

Mayor Toborg
Parker Town Councilmembers
20120 E Mainstreet
Parker, CO 80138

Dear Mayor Toborg and Parker Town Councilmembers:

I wanted to take the opportunity as an Ironstone Condominium resident to express my support for Mill Creek's proposal for the undeveloped land next to our community. While change is difficult, I would rather have a project with a 4-acre park near our condominiums than large office buildings. I appreciate the developer's willingness to include this significant open space as I believe it will be a great community amenity that all area residents can enjoy. It's good to have a developer who is willing to listen to our feedback and make meaningful changes in the pursuit of a project that can be a win/win for everyone. I hope you'll carefully consider and support this thoughtful proposal.

Sincerely,

Name:

Kiera Fisher

Address:

19180 J Morgan Blvd

Email:

kierab8@yahoo.com

Date: 11/13/22

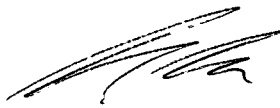
Mayor Toborg
Parker Town Councilmembers
20120 E Mainstreet
Parker, CO 80138

Dear Mayor Toborg and Parker Town Councilmembers:

As a resident of Village on the Green, I'd like to express my support for Mill Creek's proposed mix-use project for the undeveloped land in Stroh Ranch. Per the request of our HOA leadership, the developer has agreed to increased landscaping and a height limit of 2-stories for all buildings along the eastern boundary of our community. They've also committed to ongoing coordination with our HOA to ensure improved drainage conditions along the boundary of VOTG. I'd much rather have two-story residences next to our neighborhood than less compatible three-story office buildings and the additional traffic associated with more office/commercial development. I hope you'll take our thoughts into consideration and support Mill Creek's proposal.

Sincerely,

Name:

Shawn Jones 

Address:

12961 Coffee Tree St

Email:

NA

Date: 11/13/22

Mayor Toborg
Parker Town Councilmembers
20120 E Mainstreet
Parker, CO 80138

Dear Mayor Toborg and Parker Town Councilmembers:

As a resident of Village on the Green, I'd like to express my support for Mill Creek's proposed mix-use project for the undeveloped land in Stroh Ranch. Per the request of our HOA leadership, the developer has agreed to increased landscaping and a height limit of 2-stories for all buildings along the eastern boundary of our community. They've also committed to ongoing coordination with our HOA to ensure improved drainage conditions along the boundary of VOTG. I'd much rather have two-story residences next to our neighborhood than less compatible three-story office buildings and the additional traffic associated with more office/commercial development. I hope you'll take our thoughts into consideration and support Mill Creek's proposal.

Sincerely,

Name:

John Worley

Address:

19427 Dunraven St. Parker, CO

Email:

Date: 11/13/22

Mayor Toborg
Parker Town Councilmembers
20120 E Mainstreet
Parker, CO 80138

Dear Mayor Toborg and Parker Town Councilmembers:

As a resident of Village on the Green, I'd like to express my support for Mill Creek's proposed mix-use project for the undeveloped land in Stroh Ranch. Per the request of our HOA leadership, the developer has agreed to increased landscaping and a height limit of 2-stories for all buildings along the eastern boundary of our community. They've also committed to ongoing coordination with our HOA to ensure improved drainage conditions along the boundary of VOTG. I'd much rather have two-story residences next to our neighborhood than less compatible three-story office buildings and the additional traffic associated with more office/commercial development. I hope you'll take our thoughts into consideration and support Mill Creek's proposal.

Sincerely,

Name:

Judy Poulson

Address:

1596 2 Norway Maple St.

Email:

Judy.poulson@comcast.net

Date: 11/13/22

Mayor Toborg
Parker Town Councilmembers
20120 E Mainstreet
Parker, CO 80138

Dear Mayor Toborg and Parker Town Councilmembers:

As a resident of Village on the Green, I'd like to express my support for Mill Creek's proposed mix-use project for the undeveloped land in Stroh Ranch. Per the request of our HOA leadership, the developer has agreed to increased landscaping and a height limit of 2-stories for all buildings along the eastern boundary of our community. They've also committed to ongoing coordination with our HOA to ensure improved drainage conditions along the boundary of VOTG. I'd much rather have two-story residences next to our neighborhood than less compatible three-story office buildings and the additional traffic associated with more office/commercial development. I hope you'll take our thoughts into consideration and support Mill Creek's proposal.

Sincerely,

Name:

Karthi Hogue

Address:

12983 Norway Maple St

Email:

Date: 11-16-22

Mayor Toborg
Parker Town Councilmembers
20120 E Mainstreet
Parker, CO 80138

Dear Mayor Toborg and Parker Town Councilmembers:

I'm writing as a Stroh Ranch resident to express my support for Mill Creek's proposal for the undeveloped land within Stroh Ranch. After taking the opportunity to learn more about the project, I believe Mill Creek's proposal will be less impactful than what's currently allowed by-right on the land today. I appreciate Mill Creek's willingness to lower building heights closer to less dense residential areas and their commitment to build a well-programmed 4-acre park which will serve as amenity for all residents in the area. Development on this land is inevitable, but it can be done thoughtfully with all stakeholders in mind. I believe their proposal accomplishes that task and I hope you'll support it.

Thank you for your time and consideration.

Sincerely,

Name:

Morgan Reinos

Address:

13047 S Bonney St

Email:

h

Date: 11/14/22

Mayor Toborg
Parker Town Councilmembers
20120 E Mainstreet
Parker, CO 80138

Dear Mayor Toborg and Parker Town Councilmembers:

I'm writing as a Stroh Ranch resident to express my support for Mill Creek's proposal for the undeveloped land within Stroh Ranch. After taking the opportunity to learn more about the project, I believe Mill Creek's proposal will be less impactful than what's currently allowed by-right on the land today. I appreciate Mill Creek's willingness to lower building heights closer to less dense residential areas and their commitment to build a well-programmed 4-acre park which will serve as amenity for all residents in the area. Development on this land is inevitable, but it can be done thoughtfully with all stakeholders in mind. I believe their proposal accomplishes that task and I hope you'll support it.

Thank you for your time and consideration.

Sincerely,

Name:

Will Reas

Address:

130417 S. bunny st

Email:

Date: 11/16/22

Mayor Toborg
Parker Town Councilmembers
20120 E Mainstreet
Parker, CO 80138

Dear Mayor Toborg and Parker Town Councilmembers:

I'm writing as a Stroh Ranch resident to express my support for Mill Creek's proposal for the undeveloped land within Stroh Ranch. After taking the opportunity to learn more about the project, I believe Mill Creek's proposal will be less impactful than what's currently allowed by-right on the land today. I appreciate Mill Creek's willingness to lower building heights closer to less dense residential areas and their commitment to build a well-programmed 4-acre park which will serve as amenity for all residents in the area. Development on this land is inevitable, but it can be done thoughtfully with all stakeholders in mind. I believe their proposal accomplishes that task and I hope you'll support it.

Thank you for your time and consideration.

Sincerely,

Name:

JELENA SANCIC

Address:

13039 S Bonney St

Email:

andjelkovic.jeca@gmail.com

Date: 11-14-22

Mayor Toborg
Parker Town Councilmembers
20120 E Mainstreet
Parker, CO 80138

Dear Mayor Toborg and Parker Town Councilmembers:

I'm writing as a Stroh Ranch resident to express my support for Mill Creek's proposal for the undeveloped land within Stroh Ranch. After taking the opportunity to learn more about the project, I believe Mill Creek's proposal will be less impactful than what's currently allowed by-right on the land today. I appreciate Mill Creek's willingness to lower building heights closer to less dense residential areas and their commitment to build a well-programmed 4-acre park which will serve as amenity for all residents in the area. Development on this land is inevitable, but it can be done thoughtfully with all stakeholders in mind. I believe their proposal accomplishes that task and I hope you'll support it.

Thank you for your time and consideration.

Sincerely,

Name:

GORAN SAVCIC

Address:

13039 S Bonney St

Email:

gogesha84@gmail.com

Date: 11-14-22

Mayor Toborg
Parker Town Councilmembers
20120 E Mainstreet
Parker, CO 80138

Dear Mayor Toborg and Parker Town Councilmembers:

I'm writing as a Stroh Ranch resident to express my support for Mill Creek's proposal for the undeveloped land within Stroh Ranch. After taking the opportunity to learn more about the project, I believe Mill Creek's proposal will be less impactful than what's currently allowed by-right on the land today. I appreciate Mill Creek's willingness to lower building heights closer to less dense residential areas and their commitment to build a well-programed 4-acre park which will serve as amenity for all residents in the area. Development on this land is inevitable, but it can be done thoughtfully with all stakeholders in mind. I believe their proposal accomplishes that task and I hope you'll support it.

Thank you for your time and consideration.

Sincerely,

Name:

Mimi Davis

Address:

13031 S. Bonney St.

Email:

Date: 11-16-22

Mayor Toborg
Parker Town Councilmembers
20120 E Mainstreet
Parker, CO 80138

Dear Mayor Toborg and Parker Town Councilmembers:

I'm writing as a Stroh Ranch resident to express my support for Mill Creek's proposal for the undeveloped land within Stroh Ranch. After taking the opportunity to learn more about the project, I believe Mill Creek's proposal will be less impactful than what's currently allowed by-right on the land today. I appreciate Mill Creek's willingness to lower building heights closer to less dense residential areas and their commitment to build a well-programed 4-acre park which will serve as amenity for all residents in the area. Development on this land is inevitable, but it can be done thoughtfully with all stakeholders in mind. I believe their proposal accomplishes that task and I hope you'll support it.

Thank you for your time and consideration.

Sincerely,

Name:

Mia Kuybura

Address:

13965 S. Smoky St

Email:

Date: 11/16/20

Mayor Toborg
Parker Town Councilmembers
20120 E Mainstreet
Parker, CO 80138

Dear Mayor Toborg and Parker Town Councilmembers:

I'm writing as a Stroh Ranch resident to express my support for Mill Creek's proposal for the undeveloped land within Stroh Ranch. After taking the opportunity to learn more about the project, I believe Mill Creek's proposal will be less impactful than what's currently allowed by-right on the land today. I appreciate Mill Creek's willingness to lower building heights closer to less dense residential areas and their commitment to build a well-programmed 4-acre park which will serve as amenity for all residents in the area. Development on this land is inevitable, but it can be done thoughtfully with all stakeholders in mind. I believe their proposal accomplishes that task and I hope you'll support it.

Thank you for your time and consideration.

Sincerely,

Name:

Chase Huckley

Address:

19270 E Second Ave.

Email:

ChaseHuckley07@gmail.com

Date: 11/16/22

Mayor Toborg
Parker Town Councilmembers
20120 E Mainstreet
Parker, CO 80138

Dear Mayor Toborg and Parker Town Councilmembers:

I'm writing as a Stroh Ranch resident to express my support for Mill Creek's proposal for the undeveloped land within Stroh Ranch. After taking the opportunity to learn more about the project, I believe Mill Creek's proposal will be less impactful than what's currently allowed by-right on the land today. I appreciate Mill Creek's willingness to lower building heights closer to less dense residential areas and their commitment to build a well-programmed 4-acre park which will serve as amenity for all residents in the area. Development on this land is inevitable, but it can be done thoughtfully with all stakeholders in mind. I believe their proposal accomplishes that task and I hope you'll support it.

Thank you for your time and consideration.

Sincerely,

Name:

Judith Crune

Address:

13043 S. Stuart Way, Parker, 80134

Email:

Date: 11/16/22

Mayor Toborg
Parker Town Councilmembers
20120 E Mainstreet
Parker, CO 80138

Dear Mayor Toborg and Parker Town Councilmembers:

I'm writing as a Stroh Ranch resident to express my support for Mill Creek's proposal for the undeveloped land within Stroh Ranch. After taking the opportunity to learn more about the project, I believe Mill Creek's proposal will be less impactful than what's currently allowed by-right on the land today. I appreciate Mill Creek's willingness to lower building heights closer to less dense residential areas and their commitment to build a well-programmed 4-acre park which will serve as amenity for all residents in the area. Development on this land is inevitable, but it can be done thoughtfully with all stakeholders in mind. I believe their proposal accomplishes that task and I hope you'll support it.

Thank you for your time and consideration.

Sincerely,

Name:

Andy J. Searcy

Address:

13029 S. Storer, WY

Email:

Date: 11-21-22

Mayor Toborg
Parker Town Councilmembers
20120 E Mainstreet
Parker, CO 80138

Dear Mayor Toborg and Parker Town Councilmembers:

I wanted to take the opportunity as an Ironstone Condominium resident to express my support for Mill Creek's proposal for the undeveloped land next to our community. While change is difficult, I would rather have a project with a 4-acre park near our condominiums than large office buildings. I appreciate the developer's willingness to include this significant open space as I believe it will be a great community amenity that all area residents can enjoy. It's good to have a developer who is willing to listen to our feedback and make meaningful changes in the pursuit of a project that can be a win/win for everyone. I hope you'll carefully consider and support this thoughtful proposal.

Sincerely,

Name:

Jennifer Quidachay

Address:

19100 J Morgan Blvd #211

Email:

jennifer.qin73@gmail.com

Date: 11-11-22

Mayor Toborg
Parker Town Councilmembers
20120 E Mainstreet
Parker, CO 80138

Dear Mayor Toborg and Parker Town Councilmembers:

I wanted to take the opportunity as an Ironstone Condominium resident to express my support for Mill Creek's proposal for the undeveloped land next to our community. While change is difficult, I would rather have a project with a 4-acre park near our condominiums than large office buildings. I appreciate the developer's willingness to include this significant open space as I believe it will be a great community amenity that all area residents can enjoy. It's good to have a developer who is willing to listen to our feedback and make meaningful changes in the pursuit of a project that can be a win/win for everyone. I hope you'll carefully consider and support this thoughtful proposal.

Sincerely,

Name:



Address:

7-107
14110 J Morgan Blvd Parker CO 80134

Email:

m92791@gmail.com

Date: 11.21.22

Mayor Toborg
Parker Town Councilmembers
20120 E Mainstreet
Parker, CO 80138

Dear Mayor Toborg and Parker Town Councilmembers:

I wanted to take the opportunity as an Ironstone Condominium resident to express my support for Mill Creek's proposal for the undeveloped land next to our community. While change is difficult, I would rather have a project with a 4-acre park near our condominiums than large office buildings. I appreciate the developer's willingness to include this significant open space as I believe it will be a great community amenity that all area residents can enjoy. It's good to have a developer who is willing to listen to our feedback and make meaningful changes in the pursuit of a project that can be a win/win for everyone. I hope you'll carefully consider and support this thoughtful proposal.

Sincerely,

Name:

VACERY LUGO

Address:

19110 J Morgan Blvd 7-106
Park CO 80134

Email:

valugo09@gmail.com

Date: 11.21.22

Mayor Toborg
Parker Town Councilmembers
20120 E Mainstreet
Parker, CO 80138

Dear Mayor Toborg and Parker Town Councilmembers:

I wanted to take the opportunity as an Ironstone Condominium resident to express my support for Mill Creek's proposal for the undeveloped land next to our community. While change is difficult, I would rather have a project with a 4-acre park near our condominiums than large office buildings. I appreciate the developer's willingness to include this significant open space as I believe it will be a great community amenity that all area residents can enjoy. It's good to have a developer who is willing to listen to our feedback and make meaningful changes in the pursuit of a project that can be a win/win for everyone. I hope you'll carefully consider and support this thoughtful proposal.

Sincerely,

Name:

Landi Lionberger

Address:

14110 J Morgan Blvd. #205

Email:

landilionberger@gmail.com

Date: 12-21-22

Mayor Toborg
Parker Town Councilmembers
20120 E Mainstreet
Parker, CO 80138

Dear Mayor Toborg and Parker Town Councilmembers:

I wanted to take the opportunity as an Ironstone Condominium resident to express my support for Mill Creek's proposal for the undeveloped land next to our community. While change is difficult, I would rather have a project with a 4-acre park near our condominiums than large office buildings. I appreciate the developer's willingness to include this significant open space as I believe it will be a great community amenity that all area residents can enjoy. It's good to have a developer who is willing to listen to our feedback and make meaningful changes in the pursuit of a project that can be a win/win for everyone. I hope you'll carefully consider and support this thoughtful proposal.

Sincerely,

Name:

Felisha DeRicco

Address:

19110 S Morgan Blvd #7-103

Email:

FelishaabiDeR15@outlook.com

Date: 11-22

Mayor Toborg
Parker Town Councilmembers
20120 E Mainstreet
Parker, CO 80138

Dear Mayor Toborg and Parker Town Councilmembers:

I wanted to take the opportunity as an Ironstone Condominium resident to express my support for Mill Creek's proposal for the undeveloped land next to our community. While change is difficult, I would rather have a project with a 4-acre park near our condominiums than large office buildings. I appreciate the developer's willingness to include this significant open space as I believe it will be a great community amenity that all area residents can enjoy. It's good to have a developer who is willing to listen to our feedback and make meaningful changes in the pursuit of a project that can be a win/win for everyone. I hope you'll carefully consider and support this thoughtful proposal.

Sincerely,

Name:

Zachary Walker

Address:

19120 J Morgan Unit 6-201

Email:

ZacharyJWalker8@gmail.com

Date: 11.21.22

Mayor Toborg
Parker Town Councilmembers
20120 E Mainstreet
Parker, CO 80138

Dear Mayor Toborg and Parker Town Councilmembers:

I wanted to take the opportunity as an Ironstone Condominium resident to express my support for Mill Creek's proposal for the undeveloped land next to our community. While change is difficult, I would rather have a project with a 4-acre park near our condominiums than large office buildings. I appreciate the developer's willingness to include this significant open space as I believe it will be a great community amenity that all area residents can enjoy. It's good to have a developer who is willing to listen to our feedback and make meaningful changes in the pursuit of a project that can be a win/win for everyone. I hope you'll carefully consider and support this thoughtful proposal.

Sincerely,

Name:

Jenifer Ferreira

Address:

19140 J Morgan Boulevard #5-107

Email:

Date: 11.21.22

Mayor Toborg
Parker Town Councilmembers
20120 E Mainstreet
Parker, CO 80138

Dear Mayor Toborg and Parker Town Councilmembers:

I wanted to take the opportunity as an Ironstone Condominium resident to express my support for Mill Creek's proposal for the undeveloped land next to our community. While change is difficult, I would rather have a project with a 4-acre park near our condominiums than large office buildings. I appreciate the developer's willingness to include this significant open space as I believe it will be a great community amenity that all area residents can enjoy. It's good to have a developer who is willing to listen to our feedback and make meaningful changes in the pursuit of a project that can be a win/win for everyone. I hope you'll carefully consider and support this thoughtful proposal.

Sincerely,

Name:

Usa marie Huerta

Address:

19140 J Morgan blvd 5-201

Email:

Date: 11/21/22

Mayor Toborg
Parker Town Councilmembers
20120 E Mainstreet
Parker, CO 80138

Dear Mayor Toborg and Parker Town Councilmembers:

I wanted to take the opportunity as an Ironstone Condominium resident to express my support for Mill Creek's proposal for the undeveloped land next to our community. While change is difficult, I would rather have a project with a 4-acre park near our condominiums than large office buildings. I appreciate the developer's willingness to include this significant open space as I believe it will be a great community amenity that all area residents can enjoy. It's good to have a developer who is willing to listen to our feedback and make meaningful changes in the pursuit of a project that can be a win/win for everyone. I hope you'll carefully consider and support this thoughtful proposal.

Sincerely,

Name:

Allison Engler

Address:

12912 Ironstone Way #201
Parker CO 80134

Email:

Date: 11/21/12

Mayor Toborg
Parker Town Councilmembers
20120 E Mainstreet
Parker, CO 80138

Dear Mayor Toborg and Parker Town Councilmembers:

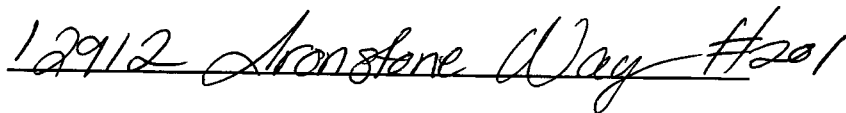
I wanted to take the opportunity as an Ironstone Condominium resident to express my support for Mill Creek's proposal for the undeveloped land next to our community. While change is difficult, I would rather have a project with a 4-acre park near our condominiums than large office buildings. I appreciate the developer's willingness to include this significant open space as I believe it will be a great community amenity that all area residents can enjoy. It's good to have a developer who is willing to listen to our feedback and make meaningful changes in the pursuit of a project that can be a win/win for everyone. I hope you'll carefully consider and support this thoughtful proposal.

Sincerely,

Name:

A handwritten signature in cursive script, reading "Pam J. Malley", written over a horizontal line.

Address:

A handwritten address in cursive script, reading "12912 Ironstone Way #201", written over a horizontal line.

Email:

Date: 11-21-22

Mayor Toborg
Parker Town Councilmembers
20120 E Mainstreet
Parker, CO 80138

Dear Mayor Toborg and Parker Town Councilmembers:

I wanted to take the opportunity as an Ironstone Condominium resident to express my support for Mill Creek's proposal for the undeveloped land next to our community. While change is difficult, I would rather have a project with a 4-acre park near our condominiums than large office buildings. I appreciate the developer's willingness to include this significant open space as I believe it will be a great community amenity that all area residents can enjoy. It's good to have a developer who is willing to listen to our feedback and make meaningful changes in the pursuit of a project that can be a win/win for everyone. I hope you'll carefully consider and support this thoughtful proposal.

Sincerely,

Name:

Olha Tymoshchuk

Address:

12920 Ironestone Way, Apt 202, P

Email:

0

Date: 11-21-22

Mayor Toborg
Parker Town Councilmembers
20120 E Mainstreet
Parker, CO 80138

Dear Mayor Toborg and Parker Town Councilmembers:

I wanted to take the opportunity as an Ironstone Condominium resident to express my support for Mill Creek's proposal for the undeveloped land next to our community. While change is difficult, I would rather have a project with a 4-acre park near our condominiums than large office buildings. I appreciate the developer's willingness to include this significant open space as I believe it will be a great community amenity that all area residents can enjoy. It's good to have a developer who is willing to listen to our feedback and make meaningful changes in the pursuit of a project that can be a win/win for everyone. I hope you'll carefully consider and support this thoughtful proposal.

Sincerely,

Name:

Sergiy Tymoshchuk

Address:

12920 Ironstone Way, Apt 202

Email:

Date: 11-21-22

Mayor Toborg
Parker Town Councilmembers
20120 E Mainstreet
Parker, CO 80138

Dear Mayor Toborg and Parker Town Councilmembers:

I wanted to take the opportunity as an Ironstone Condominium resident to express my support for Mill Creek's proposal for the undeveloped land next to our community. While change is difficult, I would rather have a project with a 4-acre park near our condominiums than large office buildings. I appreciate the developer's willingness to include this significant open space as I believe it will be a great community amenity that all area residents can enjoy. It's good to have a developer who is willing to listen to our feedback and make meaningful changes in the pursuit of a project that can be a win/win for everyone. I hope you'll carefully consider and support this thoughtful proposal.

Sincerely,

Name:

Larry Colditz

Address:

12908 Ironstone Wy 104

Email:

Date: 11-21-22

Mayor Toborg
Parker Town Councilmembers
20120 E Mainstreet
Parker, CO 80138

Dear Mayor Toborg and Parker Town Councilmembers:

I wanted to take the opportunity as an Ironstone Condominium resident to express my support for Mill Creek's proposal for the undeveloped land next to our community. While change is difficult, I would rather have a project with a 4-acre park near our condominiums than large office buildings. I appreciate the developer's willingness to include this significant open space as I believe it will be a great community amenity that all area residents can enjoy. It's good to have a developer who is willing to listen to our feedback and make meaningful changes in the pursuit of a project that can be a win/win for everyone. I hope you'll carefully consider and support this thoughtful proposal.

Sincerely,

Name:

Karen Goldstone

Address:

12928 Ironstone Wy 104

Email:

Date: 11-4-22

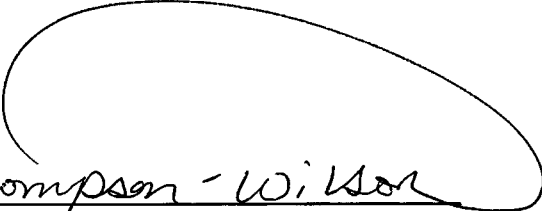
Mayor Toborg
Parker Town Councilmembers
20120 E Mainstreet
Parker, CO 80138

Dear Mayor Toborg and Parker Town Councilmembers:

I wanted to take the opportunity as an Ironstone Condominium resident to express my support for Mill Creek's proposal for the undeveloped land next to our community. While change is difficult, I would rather have a project with a 4-acre park near our condominiums than large office buildings. I appreciate the developer's willingness to include this significant open space as I believe it will be a great community amenity that all area residents can enjoy. It's good to have a developer who is willing to listen to our feedback and make meaningful changes in the pursuit of a project that can be a win/win for everyone. I hope you'll carefully consider and support this thoughtful proposal.

Sincerely,

Name:


Krissi Thompson-Wilson

Address:

12928 Ironstone Way apt. 201 Parker, CO 80134

Email:

Date: 11-21-22

Mayor Toborg
Parker Town Councilmembers
20120 E Mainstreet
Parker, CO 80138

Dear Mayor Toborg and Parker Town Councilmembers:

I wanted to take the opportunity as an Ironstone Condominium resident to express my support for Mill Creek's proposal for the undeveloped land next to our community. While change is difficult, I would rather have a project with a 4-acre park near our condominiums than large office buildings. I appreciate the developer's willingness to include this significant open space as I believe it will be a great community amenity that all area residents can enjoy. It's good to have a developer who is willing to listen to our feedback and make meaningful changes in the pursuit of a project that can be a win/win for everyone. I hope you'll carefully consider and support this thoughtful proposal.

Sincerely,

Name:

Alexis Khalefeh

Address:

12922 Ironstone Way #104 Parker, CO 80134

Email:

al

Date: 11-21-22

Mayor Toborg
Parker Town Councilmembers
20120 E Mainstreet
Parker, CO 80138

Dear Mayor Toborg and Parker Town Councilmembers:

I wanted to take the opportunity as an Ironstone Condominium resident to express my support for Mill Creek's proposal for the undeveloped land next to our community. While change is difficult, I would rather have a project with a 4-acre park near our condominiums than large office buildings. I appreciate the developer's willingness to include this significant open space as I believe it will be a great community amenity that all area residents can enjoy. It's good to have a developer who is willing to listen to our feedback and make meaningful changes in the pursuit of a project that can be a win/win for everyone. I hope you'll carefully consider and support this thoughtful proposal.

Sincerely,

Name:

Phil Ieshman

Address:

12922 Ironstone Way #109

Email:

Date: 11-21-22

Mayor Toborg
Parker Town Councilmembers
20120 E Mainstreet
Parker, CO 80138

Dear Mayor Toborg and Parker Town Councilmembers:

I wanted to take the opportunity as an Ironstone Condominium resident to express my support for Mill Creek's proposal for the undeveloped land next to our community. While change is difficult, I would rather have a project with a 4-acre park near our condominiums than large office buildings. I appreciate the developer's willingness to include this significant open space as I believe it will be a great community amenity that all area residents can enjoy. It's good to have a developer who is willing to listen to our feedback and make meaningful changes in the pursuit of a project that can be a win/win for everyone. I hope you'll carefully consider and support this thoughtful proposal.

Sincerely,

Name:

Sudy Enoters

Address:

12896 Ironstone Wy 104

Email:

Date:

Mayor Toborg
Parker Town Councilmembers
20120 E Mainstreet
Parker, CO 80138

Dear Mayor Toborg and Parker Town Councilmembers:

I'm writing as a Stroh Ranch resident to express my support for Mill Creek's proposal for the undeveloped land within Stroh Ranch. After taking the opportunity to learn more about the project, I believe Mill Creek's proposal will be less impactful than what's currently allowed by-right on the land today. I appreciate Mill Creek's willingness to lower building heights closer to less dense residential areas and their commitment to build a well-programmed 4-acre park which will serve as amenity for all residents in the area. Development on this land is inevitable, but it can be done thoughtfully with all stakeholders in mind. I believe their proposal accomplishes that task and I hope you'll support it.

Thank you for your time and consideration.

Sincerely,

Name:

ALYS M. HALL

Address:

19239 E. DOWNEY CREEK PL.
PARKER, CO 80134

Email:

hmgardm@gmail.com

Date: 1-3-23

Mayor Toborg
Parker Town Councilmembers
20120 E Mainstreet
Parker, CO 80138

Dear Mayor Toborg and Parker Town Councilmembers:

I'm writing as a Stroh Ranch resident to express my support for Mill Creek's proposal for the undeveloped land within Stroh Ranch. After taking the opportunity to learn more about the project, I believe Mill Creek's proposal will be less impactful than what's currently allowed by-right on the land today. I appreciate Mill Creek's willingness to lower building heights closer to less dense residential areas and their commitment to build a well-programmed 4-acre park which will serve as amenity for all residents in the area. Development on this land is inevitable, but it can be done thoughtfully with all stakeholders in mind. I believe their proposal accomplishes that task and I hope you'll support it.

Thank you for your time and consideration.

Sincerely,

Name:

Terrence Sizemore

Address:

19249 E. Downy Creek Place

Email:

tsizem7@msn.com

Date: 12-11-22

Mayor Toborg
Parker Town Councilmembers
20120 E Mainstreet
Parker, CO 80138

Dear Mayor Toborg and Parker Town Councilmembers:

I'm writing as a Stroh Ranch resident to express my support for Mill Creek's proposal for the undeveloped land within Stroh Ranch. After taking the opportunity to learn more about the project, I believe Mill Creek's proposal will be less impactful than what's currently allowed by-right on the land today. I appreciate Mill Creek's willingness to lower building heights closer to less dense residential areas and their commitment to build a well-programmed 4-acre park which will serve as amenity for all residents in the area. Development on this land is inevitable, but it can be done thoughtfully with all stakeholders in mind. I believe their proposal accomplishes that task and I hope you'll support it.

Thank you for your time and consideration.

Sincerely,

Name:

Greg & Sherri Wignall

Address:

19199 E Downy Creek Pl Parker, CO 80134

Email:

sherri100@msn.com

Date: 11.16.2022

Mayor Toborg
Parker Town Councilmembers
20120 E Mainstreet
Parker, CO 80138

Dear Parker Town Councilmembers:

I'm writing as a Stroh Ranch resident to express my support for Mill Creek's proposal for the undeveloped land within Stroh Ranch. After taking the opportunity to learn more about the project, I believe Mill Creek's proposal will be less impactful than what's currently allowed by-right on the land today. I appreciate Mill Creek's willingness to lower building heights closer to less dense residential areas and their commitment to build a well-programmed 4-acre park which will serve as amenity for all residents in the area. Development on this land is inevitable, but it can be done thoughtfully with all stakeholders in mind. I believe their proposal accomplishes that task and I hope you'll support it.

Thank you for your time and consideration.

Sincerely,

Name: Hayden Pistilli

Address: 18657 Stroh Rd. Parker, Colorado 80134

Email: hspina17@gmail.com

Date: 11.16.2022

Mayor Toborg
Parker Town Councilmembers
20120 E Mainstreet
Parker, CO 80138

Dear Parker Town Councilmembers:

I'm writing as a Stroh Ranch resident to express my support for Mill Creek's proposal for the undeveloped land within Stroh Ranch. After taking the opportunity to learn more about the project, I believe Mill Creek's proposal will be less impactful than what's currently allowed by-right on the land today. I appreciate Mill Creek's willingness to lower building heights closer to less dense residential areas and their commitment to build a well-programed 4-acre park which will serve as amenity for all residents in the area. Development on this land is inevitable, but it can be done thoughtfully with all stakeholders in mind. I believe their proposal accomplishes that task and I hope you'll support it.

Thank you for your time and consideration.

Sincerely,

Name: Tony Pistilli

Address: 18657 Stroh Rd. Parker, Colorado 80134

Email: pistillit1317@gmail.com

From: Ronny Higbee-Tucker <girlctr@yahoo.com>
Sent: Thursday, June 29, 2023 3:23 PM
To: Mayor, Council, and TM <Elected@parkeronline.org>
Subject: Stroh Ranch development

I am very dismayed to find out about this proposed project. Zoning should not be changed for this. Who is wanting so many apartments in this town anyway? Stroh Ranch cannot handle this high density nor should it have to. We already got stuck with one that slipped in at the last minute and it hasn't even been a year. Town planning needs to take a step back and curtail any more apartments.

We don't have the infrastructure the grocery store or the space for this many more people.

[Sent from Yahoo Mail on Android](#)

From: Kristin Blanchard <kap7270@aol.com>
Sent: Thursday, June 29, 2023 2:51 PM
To: Planning <Planning@parkeronline.org>
Subject: Proposed zoning change

Hi. I am very concerned about the proposed zoning change in Stroh Ranch. When we bought our home here, that land was expected to be used for commercial properties - we already have lots of new multi family units nearby. I expect you to support the existing residents of Stroh Ranch by keeping the existing zoning.

Sincerely,

Kristin Blanchard

From: Linda Metcalf <metcalflinda@yahoo.com>

Sent: Friday, June 30, 2023 2:26 AM

To: Planning <Planning@parkeronline.org>

Subject: TOTALLY AND COMPLETELY AGAINST APARTMENTS IN STROH RANCH

Hello-

I cannot make your meetings, but would like to go on record stating I am COMPLETELY AGAINST any more apartments in STROH RANCH! IT is NOT zoned for this--you should NOT change the zoning -- and we HAVE ENOUGH apartments -- which have caused significant issues in our community already. Please LEAVE US ALONE already -- and STOP building apartments in STROH. Please STOP.

Sincerely

Linda Metcalf

25 year resident

-----Original Message-----

From: April Falkenberg <aprilbensonmt@yahoo.com>

Sent: Friday, June 30, 2023 10:08 AM

To: Mayor, Council, and TM <Elected@parkeronline.org>; Planning <Planning@parkeronline.org>;

Matthews, Bryce <bmatthews@parkeronline.org>; Fussa, John <jfussa@parkeronline.org>

Subject: No apartments

I'm asking you to not build more apartments in Stroh Ranch.

Thank you

April falkenberg

Sent from my iPhone

From: coloradojoan@comcast.net <coloradojoan@comcast.net>

Sent: Wednesday, July 5, 2023 11:23 AM

To: Planning <Planning@parkeronline.org>

Subject: Rezoning land for more apartmnts

Ladies/Gentlemen:

This recent request from developers to add more apartments in our already crowded neighborhood here at Stroh Ranch reeks of greedy developers who care nothing for Stroh Ranch problems they are bringing. Please see what crowded housing is going to bring to this entire development: no recreation areas for children,

We see more police cars now in Stroh to patrol and control the young people these apartments have with no place to recreate. It's not their fault no one added a rec center. I'm sure subsequent building will allow nothing and your police dept. will be e busy handling young people & bikes.

Do not rezone this last piece of turf!!

Joan Thompson

12980 S.Carson Ct.Parker, CO.

From: BJ Roush <bjvroush@gmail.com>

Sent: Friday, July 7, 2023 7:27 AM

To: Mayor, Council, and TM <Elected@parkeronline.org>; Planning <Planning@parkeronline.org>; Matthews, Bryce <bmatthews@parkeronline.org>; Fussa, John <jfussa@parkeronline.org>

Subject: NO MORE APARTMENTS IN STROH RANCH

I'm urging town council to vote no for the proposed addition of apartments in Stroh Ranch. Stroh Ranch has already been hit with the Dominion units, and we surely don't need more apartments at this point. **The current "PD" DOES NOT ALLOW FOR ANY apartments/residential.**

Please do the right thing and do not let this pass.

Thanks,

Robert Roush (27 year Stroh Ranch resident)

From: Denise Stevens <denisestevens10@gmail.com>
Sent: Thursday, July 6, 2023 3:07 PM
To: Mayor, Council, and TM <Elected@parkeronline.org>
Cc: Planning <Planning@parkeronline.org>
Subject: STROH ranch

STOP THE APARTMENTS BY
Mill Creek!!

would significantly increase density that WAS NEVER ZONED to handle it.

***ROADS:** (J Morgan Blvd and Nate) would see significantly more traffic, which were NEVER DESIGNED to handle it. These roadways will become more dangerous than they are now.

***CRIME:** New crime stats from Parker Police show a dramatic increase over the last three years at the three apartment complexes closest to Stroh Ranch (Hilltop/Briargate/South Range Crossings). PPD already has resources that are stretched and Town Planning isn't taking any of this into consideration with this 275-unit proposal.

The Stroh Ranch Community Association, Ironstone Condos Association and Stroh Ranch Business Circle stand united in opposition to this project, but your voice is needed.

I

Sent from my iPhone

From: Hudson Bob <bobhudson777@yahoo.com>

Sent: Thursday, July 6, 2023 3:11 PM

To: Mayor, Council, and TM <Elected@parkeronline.org>; Planning <Planning@parkeronline.org>;
Matthews, Bryce <bmatthews@parkeronline.org>; Fussa, John <jfussa@parkeronline.org>

Subject: Stroh Ranch proposed appartments

I am a resident of Stroh Ranch. I strongly disapprove of the Town of Parker allowing the development of high density dwellings in Stroh Ranch. I cannot be at the meeting on July 17th, however I want you to know that the residents of Stroh Ranch do not want this development in our neighborhood.

DATE: Monday, July 17, 2023

TIME: 7:00p

LOC: Parker Town Hall

Please take into account my voice, as well as many others, and vote no to this development.

Sincerely,

Bob Hudson

18969 E Elk Creek Drive

Parker

From: Joy Overbeck <joyoverbeck@gmail.com>

Sent: Monday, July 10, 2023 12:23 PM

To: Mayor, Council, and TM <Elected@parkeronline.org>; Planning <Planning@parkeronline.org>; Matthews, Bryce <bmatthews@parkeronline.org>; Fussa, John <jfussa@parkeronline.org>

Subject: Appallingly, Mill Creek Developers tried to deceive Planning Commission - STOP 275 more apartments in Stroh Ranch!

Hello -

I attended and spoke at the recent Parker Planning Commission meeting at which Parker's TOWN PLANNERS presenting and speaking

for the developer maintained that they were only asking for 54 or so more apartments in their development proposed for rezoning than are allowed by current zoning.

But thanks to close questioning by one of the Commissioners who knew the truth, it was eventually revealed that in actuality (due to a document or filing error by Mill Creek?) NOT ONE of the 275 apartments planned by the developer is permitted in the proposed development area. HOW DOES THIS HAPPEN?

How can the planning professionals in the Parker Planning Department, whose salaries we the people pay, knowingly collude with a developer to promote a total falsehood at a public meeting? Completely unacceptable. (Further, why are our tax dollars paying for Parker's

planners to advocate in elaborate and costly presentations FOR any developer scheme when the developers already create their own lengthy presentations?)

This outrageous deceit alone should galvanize our elected representatives on the Town Council to vote NO on this proposed zoning

change. But there are many other reasons, including traffic congestion on the same roads where over 200 new apartments and 400 parking spaces were recently added on the 11 acres of South Range Crossing, causing dangerous high density traffic in this peaceful 40 year old single family community. There have been numerous crashes on the same feeder roads, J.Morgan Boulevard, and Nate to Hess Road, that the residents of the proposed new apartments would take through Stroh Ranch to jobs or shopping in Parker, Lone Tree and elsewhere via I-25. There have been more vehicle collisions in the last 12 months than the previous 12 years, and one of them was a fatality.

More apartments will just mean more danger to current residents, especially to the many children who ride their bikes on our popular bike lanes throughout Stroh Ranch.

In addition, according to statistics from the Parker Police Department, property and other crimes have risen significantly throughout the Stroh Community since the South Range Crossings complex opened in October, 2022.

Please deny this zoning change and preserve the long-standing Stroh Ranch traditional community without any further high density growth which is discouraged in this area by the Master Plan and current zoning.

Sincerely,

Joy Overbeck

Stroh Ranch HOA

From: Molly Melvin <mollymelvin6208@outlook.com>

Sent: Tuesday, July 11, 2023 11:44 AM

To: Mayor, Council, and TM <Elected@parkeronline.org>; Planning <Planning@parkeronline.org>;
Matthews, Bryce <bmatthews@parkeronline.org>; ifuss@parkeronline.org

Subject: opposing changing the zoning in Stroh Ranch Planned Development

I'm against changing the zoning in Stroh Ranch to allow for more apartments.

Please hear me loud and clear, we cannot handle more traffic in our area. We moved to Parker because it was so such an uncluttered area.

Thank you!

Molly Melvin

19099 East Elk Creek Drive

Parker, CO 80134

From: reweber888@aol.com <reweber888@aol.com>
Sent: Tuesday, July 11, 2023 12:02 PM
To: Mayor, Council, and TM <Elected@parkeronline.org>
Cc: ifussa@parkeronline.org; Planning <Planning@parkeronline.org>; Matthews, Bryce
<bmatthews@parkeronline.org>
Subject: Apartment zoning at STROH RANCH

NO MORE APARTMENTS IN STROH

A short note of protest of another development of apartments in our Stroh Ranch area.

I bought my home here in 1995, because it was nicely developed and had a good strong HOA that kept everything neat and well maintained. I will promise to work against any retention of city offices that will allow this zoning change to take place. We have a nice area to live and want to keep it this way. Thank you for listening to my request to keep things the way they are now.

**Ramon (Ray) Weber
19600 E CreekSide DR
Parker, Co. 80134**

Ph 720-989-8420

From: Doris Bender <benderd884@gmail.com>

Sent: Tuesday, July 11, 2023 1:15 PM

To: Matthews, Bryce <bmatthews@parkeronline.org>; Mayor, Council, and TM
<Elected@parkeronline.org>; Planning <Planning@parkeronline.org>

Subject: Mill Creek Develop

I'm not able to attend the town hall meeting but want to voice my opinion of the proposed apartments in Stroh Ranch. I live in Stroh Ranch.

These apartments are not appropriate for our development. It is not zoned for apartments and that should not be changed. We have had such a big and negative impact with the South Range Crossings. The traffic has increased dramatically. The parking for the grocery store is more crowded. Crime has increased as well. The roads are not designed for the currency traffic congestion.

Please do not approve a change to the zoning!

Doris Bender

12884 Capital Creek Street

Parker, CO

From: Jean Port <cjport00@comcast.net>

Sent: Wednesday, July 12, 2023 11:50 AM

To: Mayor, Council, and TM <Elected@parkeronline.org>; Planning <Planning@parkeronline.org>; Matthews, Bryce <bmatthews@parkeronline.org>; Fussa, John <jfussa@parkeronline.org>

Subject: Mill Creek apartments

To whom this applies:

I am a Stroh Ranch resident and want to express my concerns for this new development.

1) There has been a lot of development around our community which has caused us difficulties with the traffic. We have already installed a flashing light at one of our crosswalks (J Morgan Blvd) and people still do not slow down or even stop!

I can see a huge increase in the traffic issues we will have with 300-500 more cars in our area!

2) Crime has increased terribly since the low income apartments have been built and occupied. I can only imagine the increase with 275 more apartments being built on land that is NOT zoned for residential.

3) Groceries,,, this will greatly impact our only grocery store in this area! The shelves at King Soopers are already bare .. this is going to be a huge PROBLEM!

This may sound silly to all of you BUT this is not funny to US here in Stroh Ranch. I feel that we are being suffocated.

Let me ask you " What is in this for you?"

Thanks for reading!

Jean Port

19066 E Hickock Dr

Parker CO 80134

Stroh Ranch resident for 16.5 years

Hoffmann, Kristin

From: Bailey, Tarah N. <tbailey@bhfs.com>
Sent: Wednesday, July 12, 2023 5:03 PM
To: Toborg, Jeff; Barrington, Anne; Diak, John; Hefta, Laura; Hendreks, Todd; Rivero, Joshua; Wilks, Brandi
Cc: Duncan, Julia; Hoffmann, Kristin; White, Carolynne C.
Subject: Mill Creek Residential - Modera Parker - Letter to Town Council
Attachments: Mill Creek - PD Amendment - Letter to Town Council(25842379.1).pdf

Good Afternoon Mayor and Councilmembers,

On behalf of our client, Mill Creek Residential, please find attached a letter to accompany the application for a Planned Development Amendment set for public hearing before this Town Council on Monday, July 12, 2023.

Best,

Tarah N. Bailey

Brownstein Hyatt Farber Schreck, LLP

675 15th Street, Suite 2900

Denver, CO 80202

303.223.1240 tel

tbailey@bhfs.com

WE HAVE MOVED: Our new address is: 675 15th Street, Suite 2900, Denver, CO 80202

STATEMENT OF CONFIDENTIALITY & DISCLAIMER: The information contained in this email message is attorney privileged and confidential, intended only for the use of the individual or entity named above. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copy of this email is strictly prohibited. If you have received this email in error, please notify us immediately by calling (303) 223-1300 and delete the message. Thank you.

July 12, 2023

Carolynne C. White
Attorney at Law
303.223.1197 direct
cwhite@bhfs.com

Parker Town Council
20120 E. Mainstreet
Parker, CO 80138

Re: Request to affirm the Town of Parker Planning Commission Decision Approving the Application for a Third Amendment to the Stroh Ranch Planned Development.

Dear Mayor and Town Council:

We represent Mill Creek Residential Trust, LLC ("Mill Creek" and/or the "Applicant"), the developer of the proposed mixed-use development, called "Modera Parker", (the "Project") of approximately 23 acres of vacant land within Filings 14 and 15 of the Stroh Ranch Planned Development, as amended (the "Stroh Ranch PD"), located northwest of the intersection of Parker Roach and Stroh Road (the "Property").

Mill Creek is one of the most prolific multifamily developers in the country and was ranked one of the top five developers of rental apartment homes for eight out of the last nine years by the National Multifamily Housing Council. Since the inception of the company, Mill Creek has acquired and developed 183 communities totaling 51,318 homes. On a local level, Mill Creek has also developed ten multifamily apartment home communities in Denver that have consistently outperformed comparable properties – including seven new communities since 2017 alone. Modera Parker will be led by Mill Creek's local Denver office.

Mill Creek is a full-service firm with development, construction, acquisition, investment management, portfolio management, property management, and asset management capabilities. Mill Creek develops, builds, and manages all of our multifamily communities.

The purpose of this letter is to provide this Town Council ("Council") with a written summary of the Application, and set forth how the Application meets all of the criteria of approval for an amendment to a Planned Development ("PD") under the Town's Land Development Ordinance (the "Code") in order to assist in your review.

I. **BACKGROUND & HISTORY**

The Property consists of several undeveloped parcels currently zoned “Mixed Use” (“**MU**”) under the Stroh Ranch PD. Pursuant to Section III.K of the Stroh Ranch PD, the intent of the MU zone is to provide for the integration of a broad range of retail goods and services, business and professional services with single family, manor home, townhome and/or multi-family residential development. The following uses are permitted by right in the MU zone:

- Commercial, including auto uses
- Residential
- Multi-family dwelling units
- Uses permitted within the Parks, Open Space and Golf land use categories

Stroh Ranch PD, § III.K.

Under the Stroh Ranch PD, which may also be referred to herein as the “**Existing PD**”, a density transfer of residential dwelling units up to 22 du/ac is permitted, with a maximum of 2,817 dwelling units permitted across the entirety of land within the Stroh Ranch PD. *Stroh Ranch PD, § I.C.* However, only 2,596 of those units were ever built (leaving 221 dwelling units unbuilt). The Application proposes to authorize 275 dwelling units within the Property. To put this in context, this would represent an increase across the entire Stroh Ranch PD to a total of 3,092 dwelling units, which amounts to 54 more dwelling units than what was originally permitted under the Existing PD (the “**Proposed Density Increase**”).

The Proposed Density Increase is equal to an increase of 8.7 du/ac for the Property (11.96 du/ac across the entire Stroh Ranch PD); thus, the Application is still well within the 22 du/ac allowable density transfer maximum originally envisioned under the Stroh Ranch PD, and proposes just a 1.9% density increase. Although a 22 du/ac density could have previously been transferred to this Property from other areas within the Stroh Ranch PD, for reasons unknown, the unused density within other areas of the Stroh Ranch PD did not get transferred to this Property. *See Stroh Ranch PD, § I.C.*

The Applicant is thus requesting a third amendment to the Stroh Ranch PD (the “**Application**”), essentially, to recover the unused density that was never transferred to this Property (plus an additional 54 units) and to develop this land that has remained undeveloped within the Stroh Ranch PD for over 20 years. Since the Stroh Ranch PD was first approved in 2004, market conditions have drastically changed with an increased demand for housing and a decrease in commercial development. Without the residential homes proposed for this site, the Project is not feasible and will likely continue to sit vacant. We believe that the Application proposes zoning that will allow a development that is customized for this area and provides what the market demands.

The Application proposes minor changes to Existing PD, including:

- Allows 275 market-rate residential dwelling units (a density of 8.68 du/ac) of 2- and 3- stories in height;
- The removal of high intensity auto uses including gas stations, car washes and car service uses;
- A commitment to 39,500 square feet of commercial and retail space of which 9,500 square feet will be a ground-floor component of the vertical mixed-use buildings;
- 11.5 acres of open space of which 3.8 is planned for a public park space.

Pursuant to the processes set forth in the Code, the site plan will be presented to the Town for its approval at a later date; however, the Applicant submitted a conceptual site plan (the “**Concept Plan**”) with the Application to demonstrate how the Project is compatible with the surrounding neighborhood, provides many community benefits, and facilitates appropriate and desirable land uses. The Applicant underwent significant coordination with Town planning staff (“**Staff**”) and the neighboring community to create a proposal for a livable and desirable development well suited to this undeveloped land within the Stroh Ranch PD.

The Concept Plan has been thoughtfully and strategically designed to support a fully integrated development in vertical and horizontal mixed-use arrangements with substantial open space. The Concept Plan proposes to designate portions of the Property for commercial uses only, which will be located along Stroh Road and the northeastern portion of the site. Ground floor retail is also proposed for some of the multi-family buildings, as requested by Staff. Buildings and parking areas have been situated to respect existing uses, maximize perimeter buffers, reduce the presence of on-site parking, preserve views, and encourage a walkable and pedestrian-scale environment. The site is designed to be sensitive to existing uses by restricting building height to two- stories where the buildings are adjacent to existing residential dwellings and orienting residential buildings toward the internal roadways with parking behind the buildings. Significant landscape buffers and building setbacks provide appropriate separation of uses to further minimize potential impacts to the neighboring community. The central clubhouse will serve as a community gathering space for the residents and will feature a pool and various other amenities. The proposed 3.8 acre public access park space will provide abundant opportunities for existing and future residents in the area as well as the general public. Sidewalks and trails meandering throughout the site will provide pedestrian connectivity to the Project and the surrounding area, offering a hometown feel and overall livability. Overall, the Concept Plan achieves an ideal transition between the existing residential and commercial uses with seamless integration.

The Application has already been considered and recommended for approval by the Town Planning Commission (the “**Planning Commission**”) on June 8, 2023. We therefore request that this Council affirm the Planning Commission decision and approve the Application.

II. COMMUNITY OUTREACH

The Applicant has engaged in substantial community engagement since December of 2021, including the following open house sessions and one-on-one meetings with community residents, the Stroh Ranch Homeowners Association (“**HOA**”), the Ironstone HOA, and the Village on the Green HOA:

- Held an all-day community open house on Wednesday, May 11, 2022
- Hosted the following one-on-one meetings in November and December of 2022
- Held six meetings with HOA representatives
- Hosted various meetings with community members which resulted in forty-one (41) letters of support. The owner of the adjacent shopping center also provided a letter of support.
- Between November and December 2022, knocked on over 971 doors and contacted 266 residents within the Stroh Ranch and Ironstone neighborhoods. Of the 266 contacts, there were 180 conversations with 36 residents signing a support letter at the door and an additional 63 taking a support letter/stamped envelope from the representative.

Over the course of the review process, the Applicant made significant changes to its proposal in order to address comments and concerns from neighbors. These changes include:

- Reducing the proposed density from 322 dwelling units to 275 dwelling units (a 15% reduction)
- Limiting building height to two-stories for buildings adjacent to existing residential two-story dwellings
- Eliminating cut-through traffic to adjacent neighborhoods by using access points and an internal roadway network
- Committing to nearly 40,000 square feet of commercial/retail
- Offer to include of traffic calming improvements
- Locating buildings centrally within the development
- Commitment to both commercial and residential uses
- Integration of a large, centrally located public park space for use and enjoyment by residents, the neighboring community, and the general public.

A detailed explanation of the Applicant’s engagement with the community, and changes made to the Project in response to community feedback, is set forth on Exhibit A attached hereto.

III. ANALYSIS

A. Compliance with the Code

The Code requires that the Application comply with the criteria of approval set forth in Section 13.240 of the Code. For the reasons set forth below, the Application complies with all of these requirements,

and therefore the Planning Commission's decision recommending approval of the Application should be upheld.

*1. Section 13.240(f)(1) – A **need exists** for the proposal.*

A need for the Projects exists. With increased demand for rental housing and neighborhood-scale commercial and retail in the area, the Project aims to provide the community with what is most needed and desired. The Master Plan provides that single-family detached homes make up approximately 75% of the housing stock in the Town, thus signifying a need for more diverse housing products at varying price points, particularly for multi-family dwelling units. *Master Plan, p. 8.1*. The Project considers the Town's need for strong commercial offerings together with emerging residential needs, resulting in a well-integrated and balanced community with an emphasis on small-town livability.

The Project's commercial and retail offerings will also serve the neighboring communities, providing additional needed services to the area.

Therefore, this criterion is met.

*2. Section 13.240(f)(2) – The particular parcel of ground is indeed **the correct site for the proposed development**.*

The property's location, market conditions, existing infrastructure, development in the area, and the existing land use designation makes the subject parcels the ideal site for mixed-use development as proposed. As discussed above, there is demand for both multifamily housing and neighborhood-scale commercial, particularly in compact, walkable, mixed-use arrangements.

Additionally, land within the Filings 14 and 15 have been partially developed with non-residential uses, indicating the need for supporting residential uses on the vacant parcels to contribute to a healthy and desirable balance of uses as well as an appropriate transition from a major intersection to existing residential neighborhoods. The Application's elimination of the intense auto uses, which are permitted uses by right, is also more compatible with the surrounding area. A mixed-use development on this Property is compatible with the existing residential neighborhoods. Additionally, the Project will serve to buffer the existing residential to the north and the west of the Property from the traffic and noise on Parker Road and Stroh Road.

The Project is also aligned with the intent of the Stroh Ranch PD. The Stroh Ranch PD provides that the purpose of the MU areas within the Stroh Ranch PD is "to provide for the integration of a broad range" of both commercial/retail and/or multi-family residential land uses. *Stroh Ranch PD, p. 26*.

As we will describe in more detail below, this proposal supports the vision of both the Parker 2035 Master Plan (the “**Master Plan**”) and the Stroh Ranch PD, which the Property falls within. Notably, the proposal advances the Property’s “Community Center” designation, which calls for mixed-use development at higher densities with thoughtful transitions to adjacent properties.

Accordingly, the Application meets this criterion.

3. Section 13.240(f)(3) – There has been an error in the original zoning.

The purpose of this Application is not to correct an error in the original zoning. Therefore, this factor is not applicable.

*4. Section 13.240(f)(4) – There have been **significant changes in the area to warrant a zone change**.*

The Stroh Ranch PD was initially approved in 2004, and most recently amended in 2013. Since its inception, a need for expanded and diversified housing have increased, along with a desire for neighborhood-scale commercial options in compact, walkable formats. There have also been significant changes to the commercial/retail market since 2004 with many commercial and retail spaces shifting away from reliance on storefronts as retail has moved online and the need for storefronts decreased. The COVID-19 pandemic also forced many retail stores to close their stores, leaving storefronts across the country vacant. Therefore, this amount of land is not suitable for exclusively commercial and retail land uses under the Existing PD in this changing market.

The proposed Application seeks to provide what market conditions currently demand. The proposal supports the provision of high quality, medium density residential uses while also providing some commercial and retail opportunities, thereby directly achieving the Town’s overall vision for the Property. The proposed mixed-use development therefore provides a customer base for the commercial and retail in a walkable and integrated format.

Additionally, as Town Staff concludes, “a large portion of the mixed-use area [within the Stroh Ranch PD] remains undeveloped, and the market is not responding to develop these infill sites with exclusively commercial uses. As Parker’s population has continued to grow the need for a range of housing types has increased. . . [t]he zone change addresses the significant population growth that has occurred[.]” *Staff Report, June 8, 2023, p. 9.*

The Applicant has therefore met this criterion.

5. *Section 13.240(f)(5) – **Adequate circulation** exists and **traffic movement** would not be impeded by development.*

The Application proposes a primary access location with excellent traffic movement and circulation throughout the development. Additionally, as indicated by the Traffic Impact Study (the “**Traffic Study**”) dated November 2022 and prepared by Kimley-Horn and Associates, Inc., which is included in your packet, with the addition of the residential uses, the proposal reduces the expected traffic by approximately thirty percent (30%) as compared to the traffic expected under the Property’s current zoning with only commercial uses.

Regional access to the Project is accessible by E-470, Interstate 25, and Parker Road. The primary access for the Project is provided by Parker Road and Stroh Road. Therefore, the Traffic Study concluded that the Project will be successfully incorporated into the existing and future roadway network. Any traffic improvements recommended by the Traffic Study will be further analyzed and implemented during a future replat and during the approval process of the site plan.

Additionally, improvements to the pedestrian circulation system – including the installation of trails, sidewalks and enhanced pedestrian crosswalks to increase safety and promote multi-modal activity – is proposed.

Accordingly, this criterion is met.

6. *Section 13.240(f)(6) – **Additional municipal service costs will not be incurred** which the Town is not prepared to meet.*

Existing facilities are already in place to service the Project. Internal roadways and infrastructure will be privately maintained, and new roads, utilities, and infrastructure will also be privately constructed and maintained. Therefore, additional municipal service costs will not be borne by the Town.

Moreover, the Project will strengthen and diversify the Town’s economic base, increasing sales tax revenue and expanding opportunities for residents to live and work in the Town, with options to live near places of work and bike or walk to work or commercial areas. Adding 275 market-rate homes will increase viability and sustainability of the existing shopping center adjacent to the Property, the existing nearby shopping center, as well as the commercially zoned land on the corners of Stroh Road and Parker Road. The adjacent shopping center also provided a letter of support for the Project.

This criterion is therefore met.

7. *Section 13.240(f)(7) – There are **minimal environmental impacts** or impacts can be mitigated.*

The Property consists of platted parcels surrounded by existing development. The Property does not contain any environmentally sensitive features. Thus, the Project will have no significant impacts to sensitive visitation, wildlife, or natural features. The Project also enhances the built and natural environment by providing a 3.8 acre publicly accessible park space, trails, and pedestrian connections.

The Applicant therefore meets this criterion.

8. *Section 13.240(f)(8) – The proposal is **consistent with the Town Master Plan maps, goals and policies.***

The Project is consistent with many of the Master Plan visions and goals. In considering conformance to the Master Plan, it is important to recognize that the Master Plan sets forth the vision, but the Code sets forth the specific regulations by which it is intended that the vision be achieved. “While the Master Plan provides a framework for decisions, the Land Development Ordinance is used to realize these goals and strategies.” *Master Plan, p. 4.3.*

The Master Plan designates the property as within the “Neighborhood Centers” and “Community Centers” areas, which the plan envisions as a mixed-use area, as well as the Medium Density Residential Area. The proposal is consistent with many goals and visions of the Master Plan, including but not limited to:

Land Uses Goals and Strategies

- *Strategy 1.A: Strengthen the identity of Parker by encouraging a balance of land uses that supports a high quality of life and contributes to the hometown character of our community.*

The Project meets this goal by providing a mix of integrated uses, including both commercial and residential, with various amenities, pedestrian walkways, trails, and a 3.8 acre publicly accessible park space. In bringing all of these uses together in one development, the Project aims to enhance community spaces and appeal to a multitude of lifestyles.

- *Strategy 1.C: Ensure adequate opportunities for future expansion of our economic base in appropriate locations in the community.*

By diversifying and expanding the Town’s mix of offered housing products, the Project increases opportunities for expansion of employment base in an area that has been envisioned by the Town to include a mix of both residential and commercial uses.

- *Strategy 1.D: Increase the amount of open space using the criteria set forth in the Open Space, Trails and Greenways Master Plan which emphasizes supporting a regional greenway network that provides a community separation buffer from development in neighboring jurisdictions while maintaining the viability and connectivity of the natural ecosystem.*

The Project proposes 11.5 acres of parks, open space, landscaping and site amenities, thereby increasing the amount of open space for existing and future residents and providing recreational opportunities. 3.8 acres will be dedicated as a publicly accessible park space with connecting sidewalks and trails that link to the existing Cherry Creek Regional Trail.

- *Strategy 1.E: Encourage transitions between different land uses and intensities.*

The Project meets this goal by providing a balanced transition of land uses that minimizes impacts to the existing neighborhoods and surrounding areas. The Project strategically places the three-story buildings next to commercial uses or existing three-story residences with two-story buildings places adjacent to existing two-story residences.

The Project also incorporates wide landscape buffers and internal landscaping to provide natural and attractive screening to minimize visual impacts.

- *Strategy 1.F: Develop land use patterns that are compatible with and support a variety of transportation opportunities and/or choices.*

The Project provides for land use patterns that are both compatible with and support a variety of transportation options. As mentioned, the Property is located at the intersection of major roadways with a variety of surrounding land uses and transportation options. The Denver Regional Transportation District (“**RTD**”) operates two bus routes along Parker Road, including a limited stop service (Route P). The Project also proposes pedestrian and bicycle infrastructure, as mentioned above, that will enhance the existing infrastructure.

- *Strategy 1.H: Encourage land uses that create a sense of community among those who work, live and play within appropriate neighborhoods.*

By integrating a mix of land uses within the Property that foster a sense of community – including open space, a public park space, amenities, commercial, and retail – the Project provides opportunities for the existing and future residents to live, work and play within the neighborhood. The Project promotes social integration through the aforementioned land uses, which in turn will enhance the overall sense of community within the area.

Community Appearance and Design Goals and Strategies

- *Strategy 2.B: Use architecture, building design, public spaces and massing to create neighborhoods that are desirable places to live.*

The Project thoughtfully considers how architecture, building design, public spaces, and massing can encourage desirability of the development. As shown on the Concept Plan included in your packet, the proposed building location and scale are complementary to adjacent uses and structures. Architecture will include high-quality and durable materials and colors to enhance the aesthetic quality of the buildings. Additionally, the 3.8 public park space, landscaping, and amenities which will connect to pedestrian sidewalks and the Cherry Creek Regional Trail will promote recreational opportunities, social interactions, and livability.

- *Strategy 5.C: Where appropriate, locate buildings adjacent to the street to either block or break up the view of parking lots.*

Buildings within the Project will be oriented towards the streets, thereby framing the edges of the site to enhance the pedestrian experience and create an attractive streetscape. The proposed surface parking lots will be integrated internally within the site to help minimize the presence of parking. Additionally, landscaping is planned to provide natural screening and buffering to minimize views of the parking areas.

Housing and Neighborhoods Goals and Strategies

- *Strategy 1.A: When reviewing development proposals adjacent to and within existing neighborhoods, ensure that the development demonstrates compatibility with, and sensitivity to, existing neighborhood characteristics in terms of housing, quality, density, building height, placement, scale and architectural character.*

The Application presents a development that is both compatible with the existing neighborhoods and sensitive to the existing neighborhood characteristics. When thinking in terms of compatibility, it does not mean “the same as.” Rather, compatibility means that two things which are different may exist harmoniously in proximity to one another. In applying this concept to the Project, the proposal provides for a development that can exist harmoniously with neighboring community. First, as the conceptual site plan demonstrates, the Project is designed to maximize perimeter buffers, minimize the presence of on-site parking, preserve views and encourage a walkable and pedestrian-scale environment. Second, building design and architecture will feature durable, high-quality materials that will complement the existing built and natural environment. Third, although the Project proposes both two-story and three-story buildings, the buildings are intentionally distributed throughout the site in a way that transitions height away from the existing adjacent neighborhood and towards Parker Road.

- *Strategy 3.B: Encourage multi-family housing units within mixed use buildings, where appropriate.*

The Application proposes a development that consists of multi-family housing units within mixed-uses buildings. Retail is proposed on the ground floor for some of the buildings, with multi-family housing units above, thus furthering this goal.

Jobs and Economic Vitality Goals and Strategies

- *Strategy 2.A: Nurture and support established businesses and ensure adequate opportunities for future and expanded commercial activity within designated areas of Town, as specified in the General Land Use Plan.*

The Master Plan designates the Property as “Community Center”, where a concentration of commercial uses at major intersections with thoughtful transitions to surrounding neighborhoods is envisioned. The Project achieves this transition and integrates it seamlessly with the existing residential and non-residential uses adjacent to the Property. The inclusion of residential uses within the Project as part of a mixed-use community will expand the employment base and support existing and future commercial business in the area.

- *Strategy 2.B: Balance Parker’s business and retail community so it includes a variety and diversity of business types as well as a variety of business scales and sizes.*

By providing a vibrant mixed-use development, the Project will increase and diversify the Town’s businesses. The proposed commercial and retail uses will also serve as a buffer from the major roadways to the existing residential neighborhoods. A wider variety of retail and commercial offerings will also complement the existing commercial uses in the area.

- *Strategy 6.A: Encourage and support the quality renovation and reuse of under-utilized parcels and buildings.*

The Project facilitates desirable development on otherwise underutilized vacant land. The existing parcel arrangement demands creative land use and site plan solutions, and this Project provides a high-quality development, and fills missing gaps in the Town for both housing and commercial/retail markets, while also providing desired public spaces, landscaping, pedestrian walkways and trail connections.

9. *Section 13.040.240(f)(9) – There is **adequate waste and sewage disposal, water, schools, parks and recreation**, other services to the proportional degree necessary due to the impacts created by the proposed land uses.*

Staff has indicated that existing infrastructure is adequate to serve the proposed development, including water and sewer, fire and emergency response, schools, parks and recreation.

Therefore, this criterion is met.

IV. CONCLUSION

In summary, the Application meets all the Code criteria for an amendment to the Stroh Ranch PD. Additionally, the Applicant has engaged in substantial public outreach throughout the process and made significant changes to the proposal in response to public feedback.

The proposed project has also been designed to provide many benefits to the Town and the community, including adequate buffering, landscaping and walkability among the neighborhood, a new community park, eliminating intensive and incompatible uses, and providing for an integrated mix of uses and a less congested and traffic-prone design.

Lastly, the proposal supports the Town's visions and policies, meets the demands of the market and community needs, expands housing options and provides a new public park space with recreational activities.

Accordingly, because all the requirements under the Code for an amendment to the Stroh Ranch PD have been met, we respectfully request your approval of the Application.

Sincerely,

Carolynne C. White

cc: Julia Duncan, Town Planner

Kristen Schledorn Hoffman, Town Attorney

EXHIBIT A



Mill Creek Residential Stroh Community Engagement Summary Updated – June 8, 2023

Overview

This document is intended to provide a detailed timeline/overview of all community engagement activities associated with Mill Creek Residential's proposed mixed-use community on the undeveloped land in Stroh Ranch.

Community Engagement Summary

December 16, 2021 – Peter Wall (Wall Kane Consulting), Mill Creek's community engagement representative, emails the Stroh Ranch HOA to set up a meeting regarding the proposed mixed-use community.

December 16, 2021 – Peter Wall emails the Stroh Ranch Business Circle to set up a meeting regarding the proposed mixed-use community.

December 20, 2021 – Scott Makee/Jeff Farmer (Mill Creek) and Peter Wall meet virtually with R.J. O'Connor (President, Board of Directors – Stroh Ranch Community Association) and Mark Eames (SRCA Management and Stroh Ranch Business Circle) to discuss the proposal. Concerns centered around additional rental units in the area and in particular, affordable housing as well as traffic, parking, and architecture.

December 20 and 21, 2021 – Emails between project team and R.J. O'Connor regrading Xcel access/construction easement concerns and Mill Creek's willingness to support an easement on their desired development property as an alternative to Xcel access off J Morgan Blvd.

December 29, 2021 – In response to the request by R.J. O'Connor, Scott Makee provides Town of Parker with letter supporting Xcel access easement through their desired development property as an alternative to Xcel access off J Morgan Blvd.

December 30, 2021 – Peter Wall emails Village on the Green to set up a meeting regarding the proposed mixed-use community.

December 30, 2021 – Peter Wall emails Ironstone Condominiums to set up a meeting regarding the proposed mixed-use community.

December 31, 2021 – R.J. O’Conner informs Peter Wall that his conversation with the Stroh Ranch Board went well. He said the Board was not overly excited about more multi-family, but it helped knowing Mill Creek would build higher-end product.

January 13, 2022 – Scott Makee/Jeff Farmer and Peter Wall meet in-person with Brent Jones (President of the Village on the Green Board) and other VOTG Board Members. Concerns centered around keeping new residential development to two-stories along VOTG border, landscaping, setbacks, no through access on Fallgold St., drainage, and uses for the commercial pads along Stroh Rd.

January 17, 2022 – Peter Wall reaches back out to Ironstone Condominiums to meet regarding the proposed mixed-use community.

January 20, 2022 – Peter Wall reaches back out to Mark Eames to set up a meeting with the Stroh Ranch Business Circle Board.

January 25, 2022 – Scott Makee emails Brent Jones, confirming in writing that Mill Creek will meet the four main requests made by Village on the Green at the in-person meeting on January 13th:

- The section of homes that are adjacent to VOTG will be two stories, not three.
- Fallgold Street will not connect with Mill Creek’s proposed development plan.
- Mill Creek will provide decorative fencing at a minimum along the “courtyard areas”; and will explore the possibility of the entire length.
- Have a separate meeting with VOTG to discuss drainage plan schematics and ensure no additional flows are added to the VOTG system - both during and after construction.

January 27, 2022 – Scott Makee/Jeff Farmer and Peter Wall meet virtually with R.J. O’Connor, Brent Jones and Ron Meier (President of the Ironstone Condominiums HOA) to present the conceptual site plan.

February 7, 2022 – Peter Wall emails R.J. O’Connor, Brent Jones and Ron Meier to request follow-up meeting to further discuss Stroh proposal.

February 14, 2022 – Peter Wall follows-up with R.J. O’Connor, Brent Jones and Ron Meier regarding additional meeting to further discuss Stroh proposal.

March 2022 – The following changes were made in response to feedback received by representatives from Stroh Ranch, Village on the Green and Ironstone:

- The consolidation of dedicated park land into the center of the site to create a larger 4-acre park that would be more easily accessible to the surrounding residential communities.

- Replacing residential development in the center of the property (near the Ironstone Condominiums) with more dedicated park space.
- A reduction in the number of proposed residences from ~320 to 275.
- A reduction in height from 3 to 2-stories where Mill Creek's proposal is near to 2-story residential.

April 11, 2022 – Peter Wall emails R.J. O'Connor, Brent Jones and Ron Meier regarding May open house dates to further engage with community members.

April 13, 2022 – The May 11, 2022, open house notice information is disseminated through HOA representatives to Stroh Ranch, Village on the Green and Ironstone.

May 11, 2022 – Mill Creek Residential holds open house regarding their mixed-use community proposal. Mill Creek representatives and their project team attended sessions from 10:30am-1:30pm and 4:30pm-8:00pm to listen and gather community input. The open house took place within the Stroh Community at the Creekside Recreation Center. In total, 19 residents signed in for the morning session while 21 residents signed in for the afternoon session. It's estimated that approximately 50 residents attended throughout the day. *A copy of the open house summary memo is included in our engagement summary.*

May 2022 – PD amendment preparation and formal submittal.

May and June 2022 – Waiting for Town of Parker feedback on Mill Creek's first formal submittal.

June 28, 2022 – Peter Wall emails R.J. O'Connor, Brent Jones and Ron Meier to request a follow-up meeting regarding the proposed mixed-use community.

July 21, 2022 – R.J. O'Connor responds regarding following-up meeting.

July 27, 2022 – Scott Makee/Jeff Farmer and Peter Wall meet virtually with R.J. O'Connor and Ron Meier to discuss HOA referral comments received as part of the Town's response to Mill Creek's formal submittal on July 21, 2022. R.J. O'Connor and Ron Meier reiterate their concerns around density, zoning and traffic.

September 13, 2022 – Meeting with Town of Parker traffic staff, at the request of Mill Creek, to discuss potential traffic calming measures to address comments received by representatives from the Stroh Ranch, Village on the Green and Ironstone HOAs. Traffic calming measures such as roundabouts, bulbouts, enhanced pedestrian crossings and striping adjustments were discussed, but none were supported by staff given they were not warranted based on Mill Creek's traffic study. Mill Creek remains committed to implementing traffic calming measures/offsite improvements as allowed by the Town and is open to conducting additional traffic studies to justify enhancements.

November 8, 2022 – Peter Wall emails R.J. O’Connor, Brent Jones and Ron Meier to let them know about Mill Creek proposal overview letter that will arrive in mailboxes around November 10, 2022. Peter Wall also informs them about the door-to-door conversations that will take place with residents in the coming weeks.

November 10, 2022 – Mill Creek proposal overview letter arrives in mailboxes of all Stroh, Village on the Green and Ironstone residents. *A copy of the letter mailed to residents is included in our engagement summary.*

November 13, 2022 to November 21, 2022 – Mill Creek project representatives have one-on-one conversations with residents in the Stroh, Village on the Green and Ironstone neighborhoods about the proposed mixed-use community.

December 7, 2022 to December 12, 2022 – Mill Creek project representatives have one-on-one conversations with residents in the Stroh and Ironstone neighborhoods about the proposed mixed-use community. Over the November and December canvassing period, Mill Creek representatives knocked on 971 doors and contacted 266 residents. Of the 266 contacts, there were 180 conversations with 36 residents signing a support letter at the door and an additional 63 taking a support letter/stamped envelope from the representative.

January 3, 2023 – Peter wall texts Brent Jones requesting follow-up call with Village on the Green Board to discuss the latest Mill Creek proposal. No response received from Mr. Jones.

March 31, 2023 – Peter Wall emails Brent Jones requesting follow-up meeting with the Village on the Green Board to discuss the latest Mill Creek proposal. No response received from Mr. Jones.

April 10, 2023 – Peter Wall emails R.J. O’Connor (Stroh Ranch) and Ron Meier (Ironstone) for follow-up meeting to discuss the latest Mill Creek proposal and lay out upcoming hearing schedule.

May 15, 2023 – Peter Wall hears back from R.J. O’Connor via phone. Virtual meeting scheduled for May 18, 2023.

May 18, 2023 – Scott Makee and Nick Halstead (Mill Creek) meet with R.J. O’Connor (Stroh Ranch) and Ron Meier (Ironstone). Mr. Makee and Mr. Halstead refresh Mr. O’Connor and Mr. Meier on the plan, hear about ongoing issues with the Dominion project and layout the tentative public hearing schedule.

ORDINANCE NO. 3.36.5, Series of 2023

TITLE: A BILL FOR AN ORDINANCE TO AMEND THE STROH RANCH PLANNED DEVELOPMENT MASTER PLAN 2nd AMENDMENT - PD DEVELOPMENT GUIDE PURSUANT TO THE PARKER LAND DEVELOPMENT ORDINANCE

NOW, THEREFORE, THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, ORDAINS:

Section 1. Finding of Fact.

a. Application has been made for amending the Planned Development zoning for the “Stroh Ranch Planned Development Master Plan 2nd Amendment - PD Development Guide,” approved by the Town Council on August 19, 2013, and recorded in the Office of the Douglas County Clerk and Records Office on August 26, 2013, at Reception No. 2013071245 (the “2013 Stroh Ranch Development Guide”), for the property described in attached **Exhibit A**, which is attached hereto and incorporated by this reference, pursuant to the Parker Land Development Ordinance.

b. Public notice has been given by publication on the Town’s website at least fifteen (15) days prior to the public hearing of such zoning.

c. Written notice was sent by first class mail to all owners of property that abut the Property, at least fifteen (15) days prior to the public hearing.

d. Notice of such proposed hearing was posted on the property for fifteen (15) consecutive days prior to said hearing.

e. The requirements contained in Section 13.04.240 of the Parker Municipal Code for approving the amendment to the 2013 Stroh Ranch Development Guide have been satisfied.

Section 2. The 2013 Stroh Ranch Development Guide approved by the Town Council on August 19, 2013, for the property identified in Exhibit A, is hereby amended by the “Stroh Ranch Planned Development Master Plan 3rd Amendment – PD Development Guide” as set forth in **Exhibit B**, which is attached hereto and incorporated by this reference.

Section 3. Approval of this Ordinance does not create a vested property right. Vested property rights may arise and accrue, pursuant to the provisions of Ordinance No. 3.65.1, as amended, of the Town of Parker.

Section 4. Safety Clause. The Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town of Parker, that it is promulgated for the health, safety and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained. The Town Council further finds that the title

to this Ordinance was posted in two public places two days before the Town Council meeting, as provided by Section 7.5e. of the Town of Parker Home Rule Charter.

Section 5. Severability. If any clause, sentence, paragraph or part of this Ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect application to other persons or circumstances.

Section 6. This Ordinance shall become effective ten (10) days after final publication.

INTRODUCED AND PASSED ON FIRST READING this ____ day of _____, 2013.

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

ADOPTED ON SECOND AND FINAL READING this ____ day of _____, 2013.

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

APPROVED AS TO FORM:

Kristin Hoffmann, Town Attorney

EXHIBIT A

Legal Description

A parcel of land being a portion of Sections 33 and 34, Township 6 South, Range 66 West of the Sixth Principal Meridian, County of Douglas, State of Colorado, more particularly described as follows: Stroh Ranch Filing Nos. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17 and 18.

Containing 727.7 acres more or less.

EXHIBIT B

**Stroh Ranch Planned Development Master Plan
3rd Amendment**

Town of Parker, Colorado

PD Development Guide
04/05/2023

I. GENERAL PROVISIONS

II. DEFINITIONS

III. LAND USE REGULATIONS

- A. Residential (SFa and SFb)
- B. Residential (SFc)
- C. Residential (THa, THb and THc)
- D. Multi-Family (MF)
- E. Convenience Commercial (C1)
- F. Neighborhood Commercial (C2)
- G. Business Center (C3)
- H. Residential (SFd)
- I. Residential (SFe)
- J. Residential (THd)
- K. Mixed Use (MU)
- L. Parks
- M. Open Space (OS)
- N. Floodplains/Stream Buffer Areas
- O. All Land Use Areas

IV. ENFORCMENT AND ADMINISTRATION

- A. Incorporation of Planned Development Master Plan
- B. Effect of Recorded Plan

I. GENERAL PROVISIONS

A. Application

The standards outlined in the Development Guide shall apply to all property contained within the “STROH RANCH DEVELOPMENT PLAN” except as provided herein. The standards outlined in the Development Guide may be divergent from the zoning regulations contained in Chapter 13.04 of the Land Development Code, but not any other chapter of the Land Development Code. In the event there is a conflict between the standards contained in the Development Guide and the Land Development Code (excluding Chapter 13.04) then the Land Development Code shall control.

B. Density Standards

The Dwelling Unit Density permitted in any residential Planning Area is an Average Density that shall apply to the entire residential Planning Area and shall not be specifically applicable to any portion thereof. The Average Density of any residential Planning Area shall be computed by dividing the total number of Dwelling Units in the residential Planning Area by the gross acres in the residential Planning Area.

C. Density Variations

In no event shall the total number of 3092 residential Dwelling Units within all Planning Areas as set forth on the “STROH RANCH DEVELOPMENT PLAN”, be exceeded. The total number of Dwelling Units actually developed in a Planning Area may be less than the number established on the Planned Development Master Plan. Remaining units may be transferred to other parcels in whole or in part, in support of the mixed-use concept. Any residential Planning Area may contain up to an additional ten percent (10%) of the total number of Dwelling Units set forth in the “STROH RANCH DEVELOPMENT PLAN”, for such Planning Area, as determined by the Developer. For parcels zoning Mixed Use (MU), dwelling units may be transferred at the Site Plan stage up to a maximum density of 22 Du/Ac. An increase in the number of permitted Dwelling Units within any such Planning Area may be accomplished through a transfer of Dwelling Units from any other Planning Area with an administrative minor amendment, to create an updated map of the “STROH RANCH DEVELOPMENT PLAN” and PD Development Guide except as otherwise provided in Section 13.07.160 of the Town of Parker Land Development Code.

D. Planning Area Boundaries

Wherever a Planning Area abuts a street as shown on the “STROH RANCH DEVELOPMENT PLAN”, the Planning Area boundary is the centerline of the abutting right-of-way of such street. Wherever a Planning Area does not so abut a street, the Planning Area boundary shall be as shown on the “STROH RANCH DEVELOPMENT PLAN”. Modifications in Planning Area boundaries and streets may be accomplished by the Developer by final road alignments or engineering refinements shown on a Site Plan or Plat, without any amendment to the “STROH RANCH DEVELOPMENT PLAN” provided the changes in the Planning Area does not exceed ten percent (10%).

E. Underground Utility Requirements

All electrical and communications distribution lines shall be placed underground. All

transmissions lines shall be underground unless same cannot be accomplished by direct burial.

F. Soil Tests

Soil tests for building sites shall be provided at the time of building permit application for the purpose of establishing engineering criteria for building foundation design.

G. Homeowners Associations

Homeowner Associations composed of property owners in residential areas may be created for the following purposes: a) to provide for the continued development, improvement and maintenance of properties and facilities which it owns or administers, and b) to protect the investment, enhance the value, and control the use of property owned by its members.

Homeowner's Associations shall be created in residential areas where common lands or facilities are to be owned and maintained by the Homeowner's Association, but shall not be required in residential areas where common land or facilities are not so owned and maintained.

II. DEFINITIONS

A. Purposes: It is the purpose of this Article to define words, terms and phrases contained within this PD Development Guide. See the Town of Parker Land Development Code for other definitions not defined herein.

B. Word Usage: In the interpretation of this Guide, the provisions and rules of this section shall be observed and applied, except when the context requires otherwise.

1. The particular controls the general.
2. In the case of any difference of meaning or implication between the text of this Guide and any caption or table, the text shall control.
3. Words used or defined in one tense or form shall include other tenses and derivative forms.
4. Words in the singular number shall include the plural number and words in the plural number shall include the singular number.
5. The masculine gender shall include the feminine and the feminine gender shall include the masculine.
6. The word “shall” is mandatory.
7. The word “may” is permissive.

C. Definitions:

1. Abut. To have a common border with.
2. Accessory Buildings. Detached subordinate building(s) or Structure(s), the use of which is customarily incidental to that of the Principal Building or to the main use of the land and which is located on the same lot with the Main Building or use, including carriage house units located above detached and semi-detached garages, designated for and occupied by not more than one family, and with a maximum size of 600 square feet.
3. Building, Principal or Main. A building or buildings which may contain one or more Dwelling Unit(s) in which is conducted one or more of the permitted Principal Uses of the Lot or project in which is it situated and including areas such as garages, carports, storage sheds which are attached to or architecturally integrated with the principal building.
4. Building Front. That exterior wall of a Building which faces a Front Lot Line of a Lot.
5. Building Ground Coverage. The amount of land covered or permitted to be covered by a Building.

6. Building Height. The vertical distance from the average finished grade to the highest point of the coping of a flat roof or to the deck line of a mansard roof or to the average height of the highest gable of a pitched or hipped roof. A weighted average of the finished grade on the perimeter of the building may be utilized.
7. Building Setback. The distance between the Building and the adjacent street right-of-way, property line, Private Street Easement line, or external parcel boundary.
8. Building Side. That exterior wall of a Building which faces a Side Lot Line of a Lot.
9. Building Rear. That exterior wall of a Building which faces a Rear Lot Line of a Lot.
10. Car Care Center. An establishment providing sales of a vehicle fuel and such services as lubrication, oil and tire changes, and minor repairs. This use does not include Paint spraying or body repair.
11. Density, Gross or Average. A ratio of number of Dwelling Units per acre calculated by dividing the number of Dwelling Units within the boundary of one or more residential Planning Areas or portion thereof by the number of acres contained within the Planning Area(s) or portions thereof; including all land within said Planning Area(s) or portion thereof reserved or dedicated for Open Space, recreation, educational, community, and public use, including Public Street rights-of-way and Easements.
12. Density, Net. A ratio of number of Dwelling units per acre calculated by dividing the number of Dwelling Units within the boundary of one or more residential Planning Areas or portion thereof by the number of acres contained within the Planning Area(s) or portion thereof; excluding all land within said Planning Area(s) or portion thereof reserved or dedicated for Open Space, recreation, educational, community or public use, included Public Street rights-of-ways.
13. Dwelling Unit, Atrium. An alternative type of Single Family Detached or Attached Dwelling Unit in which the private individual Open Space associated with each Dwelling Unit is consolidated into a private yard surrounded by buildings or walls forming an atria. This atria replaces the conventional front, side and rear yards associated with traditional Single Family Detached Dwelling Units.
14. Dwelling Unit, Clustered Single Family. A type of Single Family Detached or Attached Dwelling Unit development which combines reduced lot size with compensating amounts of Open Space within the proposed development.
15. Dwelling Unit, Patio. An alternative type of Single Family Detached or Attached Dwelling Unit in which the private individual Open Space associated with each Dwelling Unit is consolidated into a garden or patio area commonly located toward the side or rear of the Lot. This patio area replaces the conventional front, side and rear yards associated with traditional Single Family Detached Dwelling Units.
16. Dwelling Unit, Single Family. A Dwelling Unit Type which includes both Single Family Detached or Attached Dwelling Units.

17. Dwelling Unit, Single Family Attached. A Building designated for and containing more than one Dwelling Unit and occupied by not more than four (4) families within one Structure each of which is separated from the others by one (1) or more unpierced walls from ground to roof.
18. Dwelling Unit, Single Family Detached. A type of Dwelling Unit designated for and occupied by not more than one family and having no roof, wall or floor in common with any other Dwelling Unit.
19. Dwelling Unit, Townhome. A type of Single Family Attached or Multi-Family Dwelling Unit in which each single Dwelling Unit goes from ground to roof and is separated from other Townhome Dwelling Units by a common wall. Each Townhome Dwelling Unit has individual outside access. Although Townhome Dwelling Units have no side yards, front and rear yards can exist.
20. Dwelling Unit, Zero Lot Line. An alternative type of Single Family Detached Dwelling Unit which is situated on a Lot so that one or more sides rest directly on the boundary line of the Lot.
21. Dwelling Unit, Manor Home. A Building designated for and containing more than one Dwelling Unit and occupied by not more than eight (8) families within one Structure each of which is separated from the others by one (1) or more unpierced walls from ground to roof.
22. Dwelling Unit, Live/Work. An alternative type of Townhome Dwelling Unit in which a range of retail goods and services, consistent with the Mixed Use (MU) designation are permitted, in combination with residential use, and where residential setbacks apply.
23. Easement, Private Street. An acquired right of use, interest or privilege in land owned by another containing a privately owned access way constructed to the specifications of the Town of Parker but not maintained by the Town of Parker. Town of Parker approved fire access shall be provided in all cases.
24. Exterior Storage. Outdoor storage of fuel, raw materials, products and equipment. In the case of lumberyards, exterior storage includes all impervious materials stored outdoors.
25. Floor Area Ratio. A measurement of Development intensity expressed as a ratio derived by dividing the total Floor Area of a Building by the actual area of the Lot.
26. Garage, Parallel. A garage, attached or detached, which is oriented so that the axis which corresponds with the garage opening is substantially parallel to the adjacent street from which the Lot derives access.
27. Garage, Perpendicular. A garage, attached or detached, which is oriented so that the axis which corresponds with the garage opening is substantially perpendicular to the adjacent street from which the Lot derives access.
28. Group Care Facilities. A facility where three or more persons are provided

supervision and a planned treatment of counseling, therapy or other rehabilitative social services in a family environment. Such residence must be licensed by or operated by a federal, state, county or local/judicial/health/welfare agency or serve only referrals from such agencies. Examples of group care facilities are: group foster care, children's homes, halfway houses, rehabilitative centers, assisted living, maternity or senior citizen homes.

29. Land Use Category. A set of permitted land use types which are aggregated to form a land use classification similar in nature to zoning districts. Each Land Use Category is identified on the PD Master Plan and in Section III. Land Use Regulations of this PD Development Guide.
30. Nursery. An enterprise which conducts the retail and wholesale sale of plants grown on the site, as well as accessory items (but not farm implements) directly related to their care and maintenance. The accessory items normally sold are clay pots, potting soil, fertilizers, insecticides, hanging baskets, rakes and shovels.
31. Open Space/Golf. The area of land, located by convention, within the golf course safety corridor and held within private ownership, but which may be available for private or public use. Generally, this area will provide passive and active recreation opportunities, buffering for environmental and view-shed protection, aesthetic benefits, opportunities to enhance and widen open space corridors, and shape the patterns of urban development.
32. Parking Coverage. The amount of land covered or permitted to be covered by parking. Parking shall include all areas used for the display or parking of any and all types of vehicles, and all land upon which vehicles traverse the property as a function of the Principal Use.
33. Parking, Shared. Shared parking is a concept intended to alleviate parking spaces through coordination of land uses with parking requirements that have different demand patterns or times of peak usage. It is most effective when the associated land uses include some combination of peak parking characteristics that vary by time of day, day of the week, and/or season of the year. Areas of mixed-use zoning are often appropriate for the utilization of shared parking, due the complimentary land uses involved. Land banking of parking requirements is another form of limiting the paved surface of the ground. Areas designed for future parking facilities are "land banked" and landscaped and or hardscaped until the future need arises for the additional parking.
34. Planning Area. Parcels of land delineated on the PD Master Plan identified with a phrase or symbol which designates a specific set of permitted land use types according to the Land Use Categories provided in Section III. - Land Use Regulations of this PD Development Guide. Planning Area boundaries are as illustrated on the PD Master Plan.
35. Planning Commission. The Planning Commission of the Town of Parker.
36. Principal Use. The specific primary purpose or activity for which land or any building thereon is designed, arranged or intended, or for which it is occupied or maintained.

37. Recreational Vehicle. A vehicle or unit that is mounted on or drawn by another vehicle primarily designed for recreation or temporary living. Recreational vehicles include travel trailers, camping trailers, truck campers, motor homes, boats, snowmobiles and other similar recreation equipment.
38. Restaurant, Conventional. An establishment whose principal business is the sale of food and/or beverages to customers whose principal method of operation includes one or both of the following characteristics: (1) customers, normally provided with an individual menu, are served their foods and beverages by a restaurant employee at the same table or counter at which food and beverages are consumed. And (2) cafeteria type operation where food and beverages generally are consumed within the restaurant building.
39. Restaurant, Fast Food. An establishment whose principal business is the sale of food and/or beverages in a “ready to consume” state: (1) within the restaurant building; (2) within a motor vehicle parking on the premises; or (3) off the premises as carry out orders and whose principal method of operation includes the following characteristics: food and/or beverages are usually served in edible containers or in paper, plastic or other disposable containers.
40. Ridgeline: Major. Any substantial ridgeline on site, that when viewed from the site’s periphery forms the horizon against the sky or is not backed by land of higher elevation within the property.
41. Setback. The distance between the Building Line and the adjacent street right-of-way line or Lot Boundary.
42. Structure. Anything constructed or erected, which requires permanent location on the ground or is attached to something having a permanent location on the ground, but not including fences or walls less than six (6) feet, poles, lines, cables, or other transmission or distribution facilities or public utilities.
43. Town Council. The Town Council for the Town of Parker.
44. Traditional Neighborhood Design (TND). Traditional Neighborhood Design standards are intended to provide flexibility allowing land use patterns representative of those that were planned earlier in the 20th century. Traditional neighborhoods generally have a broad mix of uses including Single Family and Multi-Family land use patterns that help to create more pedestrian friendly streetscapes, in neighborhoods where homes and other uses orient toward the street.
45. Transit Oriented Design (TOD). Transit Oriented Design neighborhoods contain a broad mix of uses including: Single Family and Multi-Family residential combined with commercial and retail opportunities in land use patterns that help to create a pedestrian friendly environment, with convenient access to public transit.

III. LAND USE REGULATIONS

A. Single Family (SFa and SFb)

1. Intent

Provide for residential Development allowing for Single Family Detached Dwelling Units, Zero Lot Line Dwelling Units and Accessory Uses.

2. Uses Permitted by Right

- a. Single Family Detached Dwelling Units.
- b. Zero Lot Line Dwelling Units.
- c. Attached or detached private garages (3 cars maximum).
- d. Commonly associated Accessory Uses, incidental to the Principal Use or Building, including but not limited to: storage sheds, private greenhouses, home occupations, radio or t.v. antennas, t.v., satellite dishes, private tennis courts, private swimming pools, and private facilities for the keeping of common household pets according to the regulations and standards contained within the Town of Parker zoning Ordinance.
- e. Private and/or public Open Space.
- f. Churches, church schools, and synagogues. A Site Plan according to the standards provided in Section V shall be required.
- g. Public and private schools and related administrative facilities for elementary and secondary education. A Site Plan according to the standards provided in Section V shall be required.
- h. Private recreational and park uses, country clubs, golf courses, recreational facilities, including but not limited to: tennis courts, swimming pools and jogging, riding, hiking and biking trails.
- i. Signs as permitted in this Land Use Category.
- j. Fences, hedges and walls as permitted in this Land Use Category.
- k. Any other uses consistent with the purposes of this Section and compatible with the uses set forth herein, as determined by the Planning Commission.
- l. Utility services facilities, including but not limited to water wells, water well pump stations, stormwater control facilities, and water supply reservoirs or tanks provided that no public offices, repair facilities or storage yards are located in conjunction with these facilities.

3. Uses Permitted by Special Review¹

- a. Clustered Single Family Dwelling Units, including but not limited to Zero Lot Line Dwelling Units, Patio Dwelling Units and Atrium Dwelling Units.
- b. Major utility service facilities, including but not limited to telephone exchanges, electric substations, and gas regulator stations.
- c. Group Homes.
- d. Common recreation vehicle storage area.
- e. Buildings, garages and utility stations related to emergency services, such as ambulance, fire, police and rescue.
- f. Neighborhood public service, health and education facilities, such as community centers, libraries and museums.
- g. Public parks, playgrounds and other recreational areas.
- h. Child Care Centers.

4. Development Standards

- a. Average Density. The Average Density shall be three and two-tenths (3.2) Dwelling Units per acre, for each SFa Land Use Parcel and shall be four and five-tenths (4.5) Dwelling Units per acre for each SFb Land Use Parcel, These Average Densities are set forth on the PD Master Plan.
- b. Maximum Number of Dwelling Units. The maximum number of Dwelling Units permitted within each SFa and SFb residential Land Use Parcel shall not exceed 1.1 times the maximum number set forth on the PD Master Plan for each individual Land Use Parcel.
- c. Building Setback: Land Use Parcel Boundary. The minimum Building Setback from the external boundary of any SFa and SFb Land Use Parcel not abutting a non-residential land Use Parcel shall be twenty (20) feet.
- d. Building Setback: Street/Other Property Lines.

(1) **Street.** The minimum Building Setback from any Public Street right-of-way or Private Street Easement Line shall be:

Building Front – 20 feet (Principal Building or Dwelling Unit)
 18 feet (Garage-perpendicular)
 12 feet (Garage-parallel)
 Building Sides - 10 feet
 Building Rear - 25 feet

¹ According to the requirements and procedures contained in the Town of Parker Zoning Ordinance. As part of Special Review, a Site Plan shall be required for consideration of these uses.

- (2) Other property lines – the minimum Setback requirements from other property lines shall be:

Building Front – 0 feet

Building Sides – 0 feet (either side, 10 feet total both sides)

Building Rear – 0 feet

- e. Building Separation. The minimum building separation shall be either (8) feet for all residential Buildings and twenty (20) feet for other Principal Buildings located within each SFa or SFb Land Use Parcels, or shall be governed by the applicable fire code.
- f. Building Height. No residential Buildings within either SFa or SFb Land Use Parcels shall exceed thirty-five (35) feet in height.
- g. Off-Street Parking. A minimum of (2) off-street parking spaces shall be provided for each Dwelling Unit located within SFa or SFb Land Use Parcels.

B. Single Family Clusters (SFc)

1. Intent

Provide for residential Development allowing a variety of Single Family Detached, Single Family Attached, Semi-detached, and Clustered Single Family Dwelling Units and Accessory Uses.

2. Uses Permitted by Right

- a. All uses permitted by right within the Single Family (SFa and SFb) Land Use Category.
- b. Semi-detached Dwelling Units, including two family Dwelling Units and Patio Dwelling Units.
- c. Attached Single Family Dwelling Units (four attached units maximum).
- d. Attached or detached private garages.
- e. Any other uses consistent with the purposes of this Section and compatible with the uses set forth herein, as determined by the Planning Commission.

3. Uses Permitted by Special Review

- a. All uses permitted by Special Review within the Single Family (SFa and SFb) Land Use category.

4. Development Standards

- a. Average Density. The Average Density shall be six (6.0) Dwelling Units per

acre for each SFc Land Use Parcel, as set forth in the PD Master Plan.

- b. Maximum Number of Dwelling Units. The maximum number of Dwelling Units permitted within each SFc Land Use Parcel shall not exceed 1.1 times the maximum number set forth on the PD Master Plan for each individual Land Use Parcel.
- c. Building Setback: Land Use Parcel Boundary. The minimum Building Setback from the external boundary of any SFc Land Use Parcel not abutting a non-residential land Use Parcel shall be twenty-five (25) feet.
- d. Building Setback: Street/Other Property Lines.
 - (1) Street. The minimum Building Setback from any Public Street right-of-way line:
 - Building Front - 20 feet (Principal Building or Dwelling Unit)
 - 18 feet (Garage-perpendicular)
 - 12 feet (Garage-parallel)
 - Building Sides - 10 feet
 - Building Rear - 25 feet

To encourage innovative design, minimum setbacks from Private Street Easement Lines shall be as determined on the Site Plan.
 - (2) Other property lines – the minimum Setback requirements from other property lines shall be:
 - Building Front - 0 feet
 - Building Sides - 0 feet (either side, 10 feet total both sides)
 - Building Rear - 0 feet
- e. Building Separation. The minimum building separation shall be either (8) feet for Single Family Detached Dwelling Units, ten (10) feet for Buildings containing Single Family Attached Dwelling Units, and twenty (20) feet for other Principal Buildings located within each SFc Lands Use Parcel, or shall be governed by the applicable fire code.
- f. Building Height. No residential Buildings within either SFc Land Use Parcels shall exceed thirty-five (35) feet in height.
- g. Off-Street Parking. A minimum of (2) off-street parking spaces shall be provided for each Dwelling Unit.
- h. Open Space. A minimum of thirty-five (35) percent of the land area of each SFc Land Use Parcel shall be provided as private individual or Common Open Space or some combination of both.

C. Townhome/Patio Home (THa, THb, THc)

- 1. Intent

- a. Provide for residential Development allowing for a variety of Single Family and Townhome Dwelling Units and Accessory Uses.
2. Uses Permitted by Right
 - a. Townhome Dwelling Units
 - b. All uses permitted by right within Single Family Cluster (SFc) Land Use Category, Development standards contained within the Single Family Cluster (SFc) Land Use Section shall apply, as required.
 - c. Attached or detached garages.
 - d. Any other uses consistent with the purposes of this Section and compatible with the uses set forth herein, as determined by the Planning Commission.
3. Uses Permitted by Special Review
 - a. All Uses permitted by Special Review within the Single Family Cluster (SFc) Land Use Category
4. Development Standards
 - a. Average Density. The Average Density shall be six (6) Dwelling Units per acre for each THa Land Use Parcel, ten (10) Dwelling Units per acre for each THb Land Use Parcel, and twelve (12) Dwelling Units per acre for each THc Land Use Parcel. These average densities are set forth on the PD Master Plan.
 - b. Maximum Number of Dwelling Units. The maximum number of Dwelling Units permitted within each THa, THb, and THc residential Land Use Parcel shall not exceed the 1.1 times the maximum number set forth on the PD Master Plan for each individual Land Use Parcel.
 - c. Building Setback: Land Use Parcel Boundary. The minimum Building Setback from the external boundary of any THa, THb, or THc Land Use Parcel not abutting a street and abutting a non-residential Land Use Parcel shall be twenty-five (25) feet.
 - d. Building Setback: Street/Other Property Lines.
 - (1) Street. The minimum Building Setback from any Public Street right-of-way line:

Building Front - 20 feet
Building Sides - 10 feet
Building Rear - 25 feet
 - (2) Other property lines – the minimum Setback requirements from other property lines shall be:

Building Front - 0 feet
Building Sides - 0 feet
Building Rear - 0 feet

- e. Building Separation. The minimum building separation shall be fifteen (15) feet for all residential Buildings and twenty (20) feet for other Principal Buildings located within each THa, THb or THc Land Use Parcels, or shall be governed by the applicable fire code.
- f. Building Height. No residential Building within THa, THb or THc Land Use Parcels shall exceed thirty-five (35) feet in height.
- g. Off-Street Parking. The minimum number of off-street parking spaces per Dwelling Unit shall be the following:

One Bedroom Units:	1.5 spaces per unit
Two Bedroom Units:	2.0 spaces per unit
Three Bedroom Units:	2.0 spaces per unit
Four Bedroom Units or greater:	2.5 spaces per unit
- h. Attached Dwelling Units. The maximum number of attached Dwelling Units per Building shall be eight (8) units when arranged with a linear building front; twelve (12) units when arranged with an angled, broken or curvilinear building front; or sixteen (16) units when arranged around a central courtyard.
- i. Open Space. A minimum of twenty-five (25) percent of the land area of each THa, THb or THc Land Use Parcels shall be provided as private individual or Common Open Space or some combination of both.

D. Multi-Family (MF)

1. Intent

Provide for residential development allowing a variety of Single Family, Townhome and Multi-family Dwelling Units and Accessory Uses.

2. Uses Permitted by Right

- a. Multi-family Dwelling Units.
- b. All uses permitted by right within Townhome/Patio Home (THa, THb or THc) Land Use Category. Development standards contained within the Townhome/Patio Home (THa, THb or THc) Land Use Section shall apply, as required.
- c. Attached or detached private garages.
- d. Any other uses consistent with the purposes of this Section and compatible with the uses set forth herein, as determined by the Planning Commission.

3. Uses Permitted by Special Review

- b. All uses permitted by Special Review within the Single Family Cluster (SFc) Land Use Category.

4. Development Standards

- a. Average Density. The Average Density shall be twenty-two (22) Dwelling Units per acre for each MF Land Use Parcel, as set forth in the PD Master Plan.
- b. Maximum Number of Dwelling Units. The maximum number of Dwelling Units permitted within each residential Land Use Parcel shall not exceed 1.1 times the maximum number set forth on the PD Master Plan for each individual Land Use Parcel.
- c. Building Setback: Land Use Parcel Boundary. The minimum Building Setback from the external boundary of any MF Land Use Parcel not abutting a street and abutting non-residential land Use Parcel shall be thirty (30) feet.
- d. Building Setback: Street/Other Property Lines.
 - (1) Street. The minimum Building Setback from any Public Street right-of-way line:

Building Front - 25 feet
Building Sides - 15 feet
Building Rear - 25 feet
 - (2) Other property lines – the minimum Setback requirements from other property lines shall be:

Building Front - 0 feet
Building Sides - 0 feet
Building Rear - 0 feet
- e. Building Separation. The minimum building separation shall be twenty (20) feet for all residential Buildings and other Principal Buildings located within each MF Land Use Parcel, or shall be governed by the applicable fire code.
- f. Building Height. No residential Buildings shall exceed thirty-five (35) feet in height, except by Special Review, in which case no residential Building shall exceed forty-five (45) feet.
- g. Dwelling Units Per Building. The maximum number of Dwelling Units per Building shall be forty-eight (48).
- h. Off-Street Parking. The minimum number of off-street parking spaces per Dwelling Unit shall be the following:

- studio units 1.0 spaces per unit.
- one Bedroom Units: 1.5 spaces per unit
- two Bedroom Units: 2.0 spaces per unit
- three Bedroom Units: 2.0 spaces per unit
- four Bedroom Units or greater: 2.5 spaces per unit

- i. Open Space. A minimum of twenty-five (25) percent of the land area of each THa, THb or THc Land Use Parcels shall be provided as private individual or Common Open Space or some combination of both.

E. Convenience Commercial (C1)

1. Intent

To provide for the sale of limited convenience goods and personal services to satisfy the needs of neighborhood residents.

2. Uses Permitted by Right

- a. Convenience grocery.
- b. Convenience retail shopping facilities, including but not limited to: drug stores, liquor stores, florists, book and stationery stores, hardware stores, auto supply stores, record and tape stores, and retail food specialty shops which sell food products not intended to be consumed on the premises, such as (but not limited to) butcher shops, candy stores, bakeries, doughnut shops, dairy product shops, ice cream parlors and delicatessens.
- c. Convenience service establishments, including but not limited to: barber and beauty shops, cleaners, shoe repair shops, laundries, watch or jewelry repair, and travel service.
- d. Low intensity specialty goods and services establishments, including but not limited to: art gallery, antiques, artisan shops, photo studio, gift shop, plant store or nursery, pet shops, furniture store, home furnishings, newspaper office, apparel, and appliances.
- e. Conventional restaurants.
- f. Fast food, drive-in or carryout restaurants.
- g. Electric funds transfer facilities.
- h. Photo service facilities.
- i. Utility service facilities, including but not limited to water wells, water well pump stations, stormwater control facilities and water supply reservoirs or tanks, provided that no public offices repair facilities or storage yards are maintained on the site.

- j. Medical and dental offices and clinics.
 - k. Business and professional offices.
3. Uses Permitted by Special Review¹
- a. Car care center.
 - b. Small animal veterinary clinics with no outside facilities.
 - c. Major utility service facilities including but not limited to telephone exchanges, electric substations, gas regulator stations.
4. Development Standards
- a. Floor/Area Ratio. The maximum floor-area ratio for each development parcel within the convenience commercial Land Use parcel shall be three tenths (.3) to one (1).
 - b. Building Ground Coverage. The maximum building coverage at ground level for the convenience commercial Land Use parcel, or portion thereof shall be thirty (30) percent.
 - c. Parking Coverage. The maximum parking coverage for the convenience commercial Land Use parcel, or portion thereof shall be fifty-five (55) percent.
 - d. Open Space. A minimum of twenty (20) percent of the development parcel area designated for convenience commercial Land Use shall be provided as landscaped open space.
 - e. Building Setback: Street. The minimum building setback from any public street right-of-way shall be:

Building front-	25 feet
Building side-	25 feet
Building rear-	25 feet
 - f. Building Separation. The minimum building or structure separation shall be twenty (20) feet or shall be governed by the applicable fire code.
 - g. Building Height. No buildings or structures shall exceed thirty-five (35) feet in height.

¹ According to the requirements and procedures contained in the Town of Parker Zoning Ordinance. As part of Special Review, a Site Plan shall be required for consideration of these uses.

F. Neighborhood Commercial (C2)

1. Intent

To provide a broad range of retail goods and services, business and professional services, which support residential uses; and a complimentary public community services and facilities within a community activity center complex.

2. Uses Permitted by Right

- a. All those uses permitted within the convenience commercial (C1) Land Use Category.
- b. Retail food and food service establishments, including but not limited to: groceries and supermarkets, and cafeterias.
- c. General retail merchandise and apparel shops, including but not limited to: junior department stores; variety stores; discount department stores; clothing; accessory and specialty stores; shoe stores; furriers and fur stores; furniture stores; home furnishing stores; home furnishing stores; household appliance stores; floor covering, drapery and upholstery stores; and radio, television, stereo and video stores.
- d. Personal service establishments
- e. General retail business establishments, including but not limited to: card and gift stores; tobacco shops; cosmetic store; toy and game stores; automotive tire, battery and accessory stores, garden plant and floral shops; and bicycle stores.
- f. Car care centers.
- g. Banks, savings and loan and other financial service establishments.
- h. Fences, hedges and walls as permitted in the Land Use category.
- i. Buildings, garages and utility stations related to emergency services, such as ambulance, fire, police and rescue.
- j. Utility service facilities including but not limited to water wells, water well pump stations, stormwater control facilities and water supply reservoirs or tanks, provided that no repair facilities or storage yards are maintained on site.

3. Uses Permitted by Special Review

- a. Major utility services facilities including but not limited to telephone exchanges, electric substations and gas regulator facilities.

4. Development Standards

- a. Floor/Area Ratio. The maximum floor-area ratio for each development tract within the Neighborhood Commercial Land Use parcel shall be thirty-five hundredths (.35) to one (1).
- b. Building Ground Coverage. The maximum building coverage for each development tract within the Neighborhood Commercial Land Use parcels shall be thirty-five (35) percent.
- c. Parking Coverage. The maximum parking coverage for each development tract within the Neighborhood Commercial Land Use parcels shall be sixty-five (65) percent.
- d. Open Space. A minimum of twenty (20) percent of the development parcel area designated for Neighborhood Commercial Land Uses shall be provided as landscaped Open Space.
- e. Building Setback: Street. The minimum building setback from any public street right-of-way line shall be:

Building front-	40 feet
Building side-	20 feet
Building rear-	25 feet
- f. Building Separation. The minimum building or structure separation shall be twenty (20) feet or shall be governed by the applicable fire code.
- g. Building Height. No buildings or structures shall exceed thirty-five (35) feet in height, except by Special Review, in which case no Building or Structure shall exceed fifty (50) feet.

G. Business Center (C3)

1. Intent

To provide a broad range of retail goods and services, business and professional services which support residential uses; and complementary public community services and facilities within an activity center.

2. Uses permitted by Right

- a. All those uses permitted within the neighborhood commercial (C2) Land Use category.
- b. Establishments for conduction any retail commercial, wholesale commercial, or service activities, not of industrial nature, including but not limited to the following uses:
 - i. Automobile and other motor vehicle sales, leasing, rental and service.
 - ii. Building materials.

- iii. Carpentry and woodworking.
 - iv. Contractor's offices.
 - v. Printing and publishing.
 - vi. Radio and television offices.
 - vii. Mortuaries.
 - viii. Car Washes.
- c. Signs as permitted within this Land Use category.
 - d. Fences, hedges, and walls as permitted within this Land Use category.
3. Uses permitted by Special Review
- a. All uses permitted by Special Review in Neighborhood Commercial (C2) Land Use areas.
4. Development Standards
- a. Floor/Area Ratio. The maximum floor-area ratio for each development tract within Business Center Land Use parcel shall be six-tenths (.60) to one (1).
 - b. Building Ground Coverage. The maximum building overage for each development tract within the Business Center Land Use parcel shall be thirty (30) percent.
 - c. Parking Coverage. The maximum parking coverage for each development tract within the Business Center Land Use parcels shall be sixty-five (65) percent.
 - d. Open Space. A minimum of twenty (20) percent of the development parcel designated for Business Center Land Uses shall be provided and landscaped open space.
 - e. Building Setback: Street. The minimum building setback from any public street right-of-way shall be:

Building front-	40 feet
Building side-	20 feet
Building rear-	25 feet
 - f. Building Separation. The minimum building or structure separation shall be twenty (20) feet or shall be governed by the applicable fire code.
 - g. Building Height. No buildings or structures shall exceed thirty-five (35)

feet in height, except by Special Review, in which case no Buildings or Structures shall exceed fifty (50) feet.

H. Residential (SFd)

1. Intent

Provide for residential Development allowing for a variety of Single Family Detached Dwelling Units, Zero Lot Line Dwelling Units, Single Family Attached, Semi-detached, Clustered Single Family Dwelling Units, Manor Home Dwelling Units, Duplex Dwelling Units, Townhome Dwelling Units and Accessory Uses.

2. Uses Permitted by Right.

- a. Single Family Detached Dwelling Units.
- b. Zero Lot Line Dwelling Units.
- c. Manor Home Dwelling Units.
- d. Duplex Dwelling Units.
- e. Townhome Dwelling Units including Single Family Attached, Semi-detached Dwelling Units and Live/Work Dwelling Units.
- f. Clustered Single Family Dwelling Units, including but not limited to Zero Lot Line Dwelling Units, Patio Dwelling Units, Two Family Dwelling Units and Atrium Dwelling Units.
- g. Attached or detached private garages (3 cars maximum).
- h. Commonly associated Accessory Uses, incidental to the Principal Use or Building, including but not limited to: carriage house units, storage sheds, private greenhouses, home occupations, radio or T.V. antennas, satellite dishes, private tennis courts, private swimming pools, and private facilities for the keeping of common household pets according the regulations and standards contained within the Town of Parker Zoning Ordinance.
- i. Private and/or public Open Space.
- j. Public and private schools and related administrative facilities for elementary and secondary education.
- k. Private recreational and park uses, country clubs, golf courses, recreational facilities, including but not limited to: tennis courts, swimming pools and jobbing, riding, hiking and biking trails.
- l. Public parks, playgrounds and other recreational areas.
- m. Signs as permitted by Town of Parker code.

- n. Fences, hedges and walls as permitted by the Town of Parker code.
 - o. Any other uses consistent with the purposes of this Section and compatible with the uses set forth herein, as determined by the Planning Director.
3. Uses permitted by Special Review
- a. Utility service facilities, including but not limited to water wells, water well pump stations, storm water control facilities, and water supply reservoirs or tanks provided that no public offices, repair facilities or storage yards are located in conjunction with these facilities, major utility service facilities, including but not limited to the telephone exchanges, electric substations, gas regulator stations, subject to the provisions of Section 13.04.205 of the Town of Parker Land Development Code.
 - b. Group Homes.
 - c. Common recreation vehicle storage area.
 - d. Buildings, garages, and utility stations related to emergency services, such as ambulance, fire, police and rescue.
 - e. Places of religious assembly, religious schools.
 - f. Neighborhood public service, health and education facilities, such as community centers, libraries and museums.
 - g. Child Care Centers.
4. Development Standards
- a. Average Density. The Average Density shall be up to four and five-tenths (4.5) Dwelling Units per acre for each SFd Planning Area. These Average Densities are set forth on the PD Master Plan, and reflect the number of units over the entire acreage for the parcel. Densities within portions of the parcel will vary depending on product type.
 - b. Maximum Number of Dwelling Units. The maximum number of Dwelling Units permitted within each SFd residential Planning Area shall not exceed 1.1 times the maximum number set forth on the PD Master Plan for each individual Planning Area.
 - c. Building Setback. The minimum Building Setbacks in SFd residential Planning Areas will vary depending upon the product type in any given portion of the Planning Area. The following setbacks will be associated with the different product types defined as a User Permitted by Right.

Single Family Detached Unit

Building Front	-10 feet (Principal Building)
	-12 feet (Garage perpendicular)

	-8 feet (Garage parallel)
Building Sides -	10 feet from corner street
Building Sides-	0 feet from other property lines
Building Rear-	4 feet from alley
Building Rear-	0 feet from other property lines

Zero Lot Line Dwelling Unit

Building Front	-10 feet (Principal Building)
	-12 feet (Garage perpendicular)
	-8 feet (Garage parallel)
Building Sides -	10 feet from corner street
Building Sides-	0 feet from other property lines
Building Rear-	4 feet from alley
Building Rear-	0 feet from other property lines

Manor Home Dwelling Unit

Building Front	-18 feet (Principal Building)
	-20 feet (Garage perpendicular)
	-15 feet (Garage parallel)
Building Sides -	18 feet from corner street
Building Sides-	0 feet from other property lines & lots with common walls
Building Rear-	4 feet from alley
Building Rear-	5 feet from other property lines

Duplex Dwelling Unit

Building Front	-10 feet (Principal Building)
	-12 feet (Garage perpendicular)
	-8 feet (Garage parallel)
Building Sides -	10 feet from corner street
Building Sides-	0 feet from other property lines
Building Rear-	4 feet from alley
Building Rear-	0 feet from other property lines

Townhome Dwelling Unit (including Live/Work Townhomes)

Building Front	-4 feet (Principal Building)
	-12 feet (Garage perpendicular)
	-8 feet (Garage parallel)
Building Sides -	4 feet from corner street
Building Sides-	0 feet from other property lines & lots with common walls
Building Rear-	4 feet from alley
Building Rear-	0 feet from other property lines

Patio Dwelling Unit

Building Front	-8 feet (Principal Building)
	-10 feet (Garage perpendicular)
	-6 feet (Garage parallel)
Building Sides -	8 feet from corner street
Building Sides-	0 feet from other property lines
Building Rear-	4 feet from alley

Building Rear- 0 feet from other property lines

- d. Building Separation. The minimum building separation shall be the greater of:
 - i) eight (8) feet for Single Family Detached residential Buildings, ten (10) feet for Buildings containing Single Family Attached Dwelling Units and twenty (20) feet for other Principal Buildings located within SFd Lands Use Parcels, or
 - ii) shall be governed by the applicable building code.
- e. Building Height. No residential Buildings within SFd Planning Areas shall exceed thirty-five (35) feet in height.
- f. Minimum Lot Sizes. The minimum lot sizes in SFd residential Planning Areas shall be thirty five hundred (3500) square feet.

I. Residential (SFe)

1. Intent

Provide for residential Development allowing for a variety of Single Family Detached Dwelling Units, Zero Lot Line Dwelling Units, Dwelling Units, Single Family Attached, Semi-detached, Clustered Single Family Dwelling Units, Manor Home Dwelling Units, Duplex Dwelling Units, Townhome Dwelling Units and Accessory Uses.

2. Uses Permitted by Right

- a. All uses permitted by right within in the Residential (SFd) Land Use Category.
- b. Any other uses consistent with the purposes of this Section and compatible with the uses set forth herein, as determined by the Planning Director.

3. Uses Permitted by Special Review

- a. All uses permitted by Special Review within the Residential (SFd) Land Use Category.

4. Development Standards

- a. Average Density. The Average Density shall be up to six (6.0) Dwelling Units per acre for each SFe Planning Area, as set forth in the PD Master Plan, and reflect the number of units over the entire acreage for the parcel. Densities within portions of the parcel will vary depending on the product type.
- b. Maximum Number of Dwelling Units. The maximum number of Dwelling Units permitted within each SFe residential Planning Area shall not exceed 1.1 times the maximum number set forth on the PD Master Plan for each individual Planning Area.

- c. Building Setbacks. The minimum Building Setback in SFe residential Planning Areas will vary depending upon the product type in any given portion of the Planning area. The following setbacks will be associated with the different product types defined as a Use Permitted by Right.

Single Family Detached Unit

Building Front	-10 feet (Principal Building) -12 feet (Garage perpendicular) -8 feet (Garage parallel)
Building Sides -	10 feet from corner street
Building Sides-	0 feet from other property lines
Building Rear-	4 feet from alley
Building Rear-	0 feet from other property lines

Zero Lot Line Dwelling Unit

Building Front	-10 feet (Principal Building) -12 feet (Garage perpendicular) -8 feet (Garage parallel)
Building Sides -	10 feet from corner street
Building Sides-	0 feet from other property lines
Building Rear-	4 feet from alley
Building Rear-	0 feet from other property lines

Manor Home Dwelling Unit

Building Front	-18 feet (Principal Building) -20 feet (Garage perpendicular) -15 feet (Garage parallel)
Building Sides -	18 feet from corner street
Building Sides-	0 feet from other property lines & lots with common walls
Building Rear-	4 feet from alley
Building Rear-	5 feet from other property lines

Duplex Dwelling Unit

Building Front	-10 feet (Principal Building) -12 feet (Garage perpendicular) -8 feet (Garage parallel)
Building Sides -	10 feet from corner street
Building Sides-	0 feet from other property lines
Building Rear-	4 feet from alley
Building Rear-	0 feet from other property lines

Townhome Dwelling Unit (including Live/Work Townhomes)

Building Front	-4 feet (Principal Building) -12 feet (Garage perpendicular) -8 feet (Garage parallel)
Building Sides -	4 feet from corner street
Building Sides-	0 feet from other property lines & lots with common walls
Building Rear-	4 feet from alley

Building Rear- 0 feet from other property lines

Patio Dwelling Unit

Building Front -8 feet (Principal Building)
-10 feet (Garage perpendicular)
-6 feet (Garage parallel)
Building Sides - 8 feet from corner street
Building Sides- 0 feet from other property lines
Building Rear- 4 feet from alley
Building Rear- 0 feet from other property lines

- g. Building Separation. The minimum building separation shall be the greater of:
i) eight (8) feet for Single Family Detached Dwelling Units, ten (10) feet for Buildings containing Single Family Attached Dwelling Units and twenty (20) feet or other Principal Buildings located within SFe Lands Use Parcels, or
ii) shall be governed by the applicable building code.
- h. Building Height. No residential Buildings within SFe Planning Area shall exceed thirty-five (35) feet in height except by special review.
- i. Minimum Lot Sizes. The minimum lot sizes in SFe residential Planning Areas shall be thirty five hundred (3500) square feet.

J. Residential (THd)

1. Intent

Provide for residential Development allowing for a variety of Single Family Detached Dwelling Units, Zero Lot Line Dwelling Units, Single Family Attached, Semi-detached, Clustered Single Family Dwelling Units, Manor Home Dwelling Units, Duplex Dwelling Units, Townhome Dwelling Units and Accessory Uses.

2. Uses Permitted by Right

- a. All uses permitted by right within Residential (SFe) Land Use Category, Development standards contained within the Residential (SFe) Land Use Section shall apply, as required.
- b. Any other uses consistent with the purposes of this Section and compatible with the uses set forth herein, as determined by the Planning Director.

3. Uses Permitted by Special Review

- a. All uses permitted by Special Review within the Residential (SFe) Land Use Category.

4. Development Standards.

- a. Average Density. The Average Density shall be up to ten (10) Dwelling Units per acre for each THd Planning Area. These average densities are set forth on the PD Master Plan, and reflect the number of units over the entire acreage for the parcel. Densities within portions of the parcel will vary depending on product type.
- b. Maximum Number of Dwelling Units. The maximum number of Dwelling Units permitted within each THd residential Planning Area shall not exceed the 1.1 times the maximum number set forth on the PD Master Plan for each individual Planning Area.
- c. Building Setback. The minimum Building Setbacks in THD residential Planning Areas will vary depending upon the project type in any given portion of the Planning Area. The following setbacks will be associated with the different product types defined as a Use Permitted by Right.

Single Family Detached Unit

Building Front	-10 feet (Principal Building)
	-12 feet (Garage perpendicular)
	-8 feet (Garage parallel)
Building Sides -	10 feet from corner street
Building Sides-	0 feet from other property lines
Building Rear-	4 feet from alley
Building Rear-	0 feet from other property lines

Zero Lot Line Dwelling Unit

Building Front	-10 feet (Principal Building)
	-12 feet (Garage perpendicular)
	-8 feet (Garage parallel)
Building Sides -	10 feet from corner street
Building Sides-	0 feet from other property lines
Building Rear-	4 feet from alley
Building Rear-	0 feet from other property lines

Manor Home Dwelling Unit

Building Front	-18 feet (Principal Building)
	-20 feet (Garage perpendicular)
	-15 feet (Garage parallel)
Building Sides -	18 feet from corner street
Building Sides-	0 feet from other property lines & lots with common walls
Building Rear-	4 feet from alley
Building Rear-	5 feet from other property lines

Duplex Dwelling Unit

Building Front	-10 feet (Principal Building)
	-12 feet (Garage perpendicular)
	-8 feet (Garage parallel)
Building Sides -	10 feet from corner street
Building Sides-	0 feet from other property lines
Building Rear-	4 feet from alley

Building Rear- 0 feet from other property lines

Townhome Dwelling Unit (including Live/Work Townhomes)

Building Front -4 feet (Principal Building)
-12 feet (Garage perpendicular)
-8 feet (Garage parallel)

Building Sides - 4 feet from corner street

Building Sides- 0 feet from other property lines & lots with common walls

Building Rear- 4 feet from alley

Building Rear- 0 feet from other property lines

Patio Dwelling Unit

Building Front -8 feet (Principal Building)
-10 feet (Garage perpendicular)
-6 feet (Garage parallel)

Building Sides - 8 feet from corner street

Building Sides- 0 feet from other property lines

Building Rear- 4 feet from alley

Building Rear- 0 feet from other property lines

- d. Building Separation. The minimum building separation shall be the greater of:
- iii) eight (8) feet for Single Family Detached residential Buildings, ten (10) feet for Buildings containing Single Family Attached Dwelling Units and twenty (20) feet or other Principal Buildings located within THd Lands Use Parcels, or
 - iv) shall be governed by the applicable building code.
- e. Building Height. No residential Buildings within THd Planning Areas shall exceed forty (40) feet in height except by Special Review.
- f. Minimum Lot Sizes. The minimum lot sizes in THd residential Planning Areas shall be thirty five hundred (3500) square feet.

K. Mixed Use (MU) and Mixed-Use Commercial (MU-C)

1. Intent

To provide for the integration of a broad range of retail goods and services, business and professional services with Single Family, Manor Home, Townhome, and/or Multi-family residential development.

2. Commercial Requirements

- a. A minimum of 9,500 square feet of ground floor commercial floor area shall be constructed in the Mixed-Use (MU) Filing 14 and 15 Planning Area as a component of new vertical mixed-use buildings.
- b. The Mixed-Use Commercial Areas designated on the Stroh Ranch PD Master Plan shall accommodate a minimum of an additional 30,000 square feet of commercial floor area.
- c. The Mixed-Use Commercial Areas designated on the Stroh Ranch PD

Master Plan shall be limited to the commercial uses listed in this section.

3. Uses Permitted by Right

a. Commercial

1. Convenience grocery.
2. Convenience retail shopping facilities, including but not limited to: drug stores, liquor stores, florists, book and stationery stores, hardware stores, record and tape stores, and retail food specialty shops which sell food products not intended to be consumed on the premises, such as (but not limited to) butcher shops, candy stores, bakeries, doughnut shops, dairy product shops, ice cream parlors and delicatessens.
3. Convenience service establishments, including but not limited to: barber and beauty shops, cleaners, shoe repair shops, laundries, watch or jewelry repair, and travel service.
4. Low intensity specialty goods and service establishments, including but not limited to: art gallery, antiques, artisan shops, photo studio, gift shop, plant store or nursery, pet shops, furniture store, home furnishings, newspaper office, apparel, and appliances.
5. Conventional restaurants.
6. Fast food, drive-in or carryout restaurants.
7. Electronic funds transfer facilities.
8. Photo service facilities.
9. Places of religious assembly, religious schools.
10. Medical and dental offices and clinics.
11. Business and professional offices.
12. Public and private recreational and park uses, country clubs, golf courses, recreational facilities, including but not limited to: open space, tennis courts, swimming pools and jogging, riding, hiking and biking trails.
13. Neighborhood public service, health and education facilities, such as community centers, libraries and museums.
14. Nursery schools and day/child care centers.
15. Retail food and service establishments, including but not limited to: groceries and supermarkets, and cafeterias.

16. General retail merchandise and apparel shops, including but not limited to: junior department store; variety stores; discount department stores; clothing; accessory and specialty stores; shoe stores; furriers and fur stores; furniture stores; home furnishing stores; household appliance stores; floor covering, drapery and upholstery stores; and radio, television, stereo and video stores.
 17. Personal service establishment.
 18. General retail business establishments, including but not limited to: card and gift stores; tobacco shops; cosmetic store; toy and game stores; garden, plant and floral shops; and bicycle stores.
 19. Commercial entertainment businesses, including but not limited to: indoor movie theaters, performance arts, bowling alleys, skating rinks (both ice and roller), pool halls, and arcade amusement centers.
 20. Banks, saving and loan and other financial service establishments.
 21. Public utility administrative and business offices.
 22. Buildings, garages and utility stations related to emergency services, such as ambulance, fire, police and rescue.
 23. Motel, Hotels, including detached guest units, restaurants, gift shops and other incidental accessory uses located within the principal building.
 24. Signs as permitted by the Town of Parker code.
 25. Fences, hedges and walls as permitted by the Town of Parker code.
 26. Transit facilities.
 27. Universities, Colleges, or high educational type uses.
 28. Any other uses consistent with the purposes of this Section and compatible with the uses set forth herein, as determined by the Planning Director.
- b. Residential
1. All those permitted by right within the Residential (THd) Land Use Category.
 2. All those uses permitted within the Parks, Open Space and Gold Land Use categories.
 3. Multi-family Dwelling Units.
3. Uses Permitted by Special Review.

- a. All uses permitted by Special Review in the in Residential (THd) Land Use category.
- b. Stadiums for athletic events.
- c. Small animal veterinary clinics with no outside facilities.
- d. Utility services facilities, including but not limited to water wells, water well pump stations, storm water control facilities, and water supply reservoirs or tanks provided that no public offices, repair facilities or storage yards are located in conjunction with these facilities, major utility service facilities, including but not limited to telephone exchanges, electric substations, gas regulator stations, subject to the provisions of Section 13.04.205 of the Town of Parker Land Development Code.

4. Development Standards

- a. Floor/Area Ratio. The maximum floor-area ratio for each development tract within the Mixed Use Planning Area shall be six tenths (.60) to one (1).
- b. Maximum Number of Dwelling Units. For parcels zoned Mixed Use (MU), dwelling units may be transferred at the Site Plan stage up to a maximum density of 22 Du/Ac. An increase in the number of permitted Dwelling Units within any such Planning Area may be accomplished through a transfer of Dwelling Units from any other Planning Area with an administrative minor amendment, to create an updated map of the Planned Development Master Plan and PD Development Guide.
- c. Building Setback: Non-Residential. The minimum building setback from any public street right-of-way shall be:
 - Building front- 4 feet
 - Building side- 4 feet
 - Building rear- 20 feet
- d. Building Setback: Residential. For residential components within Mixed Use (MU) zoning, the building setback standards outlined in the Townhome/Patio Home (THd) Land Use Category shall apply. For multi-family Dwelling Units the setbacks shall be:
 - Building front- 4 feet
 - Building side- 4 feet
 - Building rear- 4 feet from alley
 - Building rear- 0 feet
- e. Building separation. The minimum building or structure separation shall be the greater of:
 - 1. ten (10) feet or
 - 2. shall be governed by the applicable building code.

- f. Building Height. No building or structures shall exceed forty (40) feet in height, except by Special Review, in which case no Buildings or Structures shall exceed fifty (50) feet.
- g. Off-street Parking. The following off-street parking space requirements shall apply to those uses allowed within the Mixed Use Land Use area until such a time as the Town of Parker Land Development Code allows for shared parking and land banking of parking at which time the Land Development Code will prevail:
 - 1. Wherever possible within mixed use area, the concept of shared parking will be utilized to minimize the amount of impervious surface present, and to maximize the efficiency and operation of all parking layouts.
 - 2. Land banking of parking requirements shall be permitted. Areas designed for future parking facilities may be landscaped and or hardscaped until the future need arises for the additional parking.

L. Parks

Intent

To provide for park use which compliment residential neighborhoods.

- 1. Uses Permitted by right
 - a. Public schools of all types and associated uses.
 - b. Passive recreation uses and open space.
 - c. Active recreation uses, including but not limited to the following facilities: baseball diamonds, softball diamonds, soccer fields, tennis courts, volleyball courts, basketball courts, swimming pools, play apparatus, picnic areas, recreation center, and jogging, hiking and/or bicycling trails.
 - d. Signs as permitted by the Town of Parker code.
 - e. Fences, hedges and walls as permitted by the Town of Parker code.
 - f. Community protection services and facilities including but not limited to: police stations, fire stations, ambulance services and rescue services.
- 2. Uses permitted by Special Review
 - a. Stadiums for athletic events.
 - b. Cultural activities and facilities, including but not limited to: libraries, museums, and performance center.

- c. Utility service facilities, including but not limited to water well, water well pump stations, storm water control facilities, and water supply reservoirs or tanks provided that no public offices, repair facilities or storage yards are located in conjunction with these facilities, major utility service facilities, including but not limited to telephone exchanges, electric substations, gas regulator stations, subject to the provisions of Section 13.04.205 of the Town of Parker Land Development Code.
- d. Limited low intensity specialty goods and service establishment uses intended to support the concept of community park facilities including but not limited to: art gallery, artisan shops, gift shop, conventional restaurants, specialty food service, general park concessions, camps, Neighborhood public service, etc.

3. Development Standards

- a. Building Setback: Street. The minimum building setback from any public street right-of-way line shall be:

Building front- 25 feet
 Building side- 20 feet
 Building rear- 25 feet

- b. Building Separation. The minimum building separation shall be the greater of:
 - i) Twenty (20) feet or
 - ii) Shall be governed by the applicable building code.
- c. Building Height. No buildings or structures shall exceed thirty-five (35) feet in height, except by Special Review, in which case no Buildings or Structures shall exceed forty-five (45) feet.

M. Open Space (OS)

1. Intent

To provide passive open space uses which will separate, define and protect the development parcels contained within this Planned Development.

2. Uses Permitted by Right

- a. Passive recreation uses and open space.
- b. Jogging, hiking and/or bicycle trails.
- c. Signs as permitted by the Town of Parker code.
- d. Fences, hedges and walls as permitted by the Town of Parker code.

3. Uses Permitted by Special Review

- a. Active recreation uses, including but not limited to the following facilities: golf courses, country clubs, baseball diamonds, softball diamonds, soccer fields, tennis courts, volley ball courts, basketball courts, swimming pools, stadiums, play apparatus, picnic areas, and recreation centers.
 - b. Utility service facilities, including but not limited to water wells, water well pump stations, storm water control facilities, and water supply reservoirs or tanks provided that no public offices, repair facilities or storage yards are located in conjunction with these facilities, major utility service facilities, including but not limited to telephone exchanges, electric substations, gas regulator stations, subject to the provisions of Section 13.04.205 of the Town of Parker Land Development Code.
 - c. Recreation maintenance facilities.
4. Development Standards
- a. Building Setback: Street. The minimum building setback from any public street right-of-way line shall be:
 - Building front- 25 feet
 - Building side- 15 feet
 - Building rear- 25 feet
 - b. Building Separation. The minimum building or structure separation shall be twenty (20) feet or shall be governed by the applicable building code.
 - c. Building Height. No buildings or structures shall exceed thirty-five (35) feet in height.

N. Floodplains/Stream Buffer Areas

The use of floodplains and stream buffer areas designated within this Planned Development and more specifically defined by approved final plats shall include, but not limited to:

- 1. Uses Permitted by Right
 - a. All uses permitted by right within Section 13.10.220 of the Town of Parker Land Development Code.
 - b. Golf courses.
 - c. Golf and recreation maintenance and operational facilities.
- 2. Uses Permitted by Special Review
 - a. All uses permitted by special review within Section 13.10.220 of the Town of Parker Land Development Code.

- b. Active recreation uses, including but not limited to the following facilities: golf courses, country clubs, baseball diamonds, softball diamonds, soccer fields, tennis courts, volley ball courts, basketball courts, swimming pools, stadiums, play apparatus, picnic areas, and recreation centers.
- c. Utility service facilities, including but not limited to water wells, water well pump stations, storm water control facilities, and water supply reservoirs or tanks provided that no public offices, repair facilities or storage yards are located in conjunction with these facilities, major utility service facilities, including but not limited to telephone exchanges, electric substations, gas regulator stations, subject to the provisions of Section 13.04.205 of the Town of Parker Land Development Code.

O. All Land Use Areas

- 1. The following uses shall be permitted by Special Review within all Land Use Areas:
 - a. Storage of wastewater effluent pursuant to Section 13.04.205 of the Town of Parker Land Development Code.
- 2. In any portion of a parcel where Zero Lot Line Dwelling Unit products is used to architecturally define a corner, special corner vision clearance standards intended to accomplish the goals of the Planned Development may be developed specifically for the intersection in concert with the Town of Parker.

IV. ENFORCEMENT AND ADMINISTRATION

A. Incorporation of Planning Development Master Plan

The plan of development for Stroh Ranch, including the location and boundaries of Planning Areas, the circulation elements, and the densities established by this PD Development Guide, is shown upon the “STROH RANCH DEVELOPMENT PLAN”, which is hereby incorporated by reference into this PD Development Guide with everything shown thereon and all amendments hereto.

B. Effect of Recorded Plan

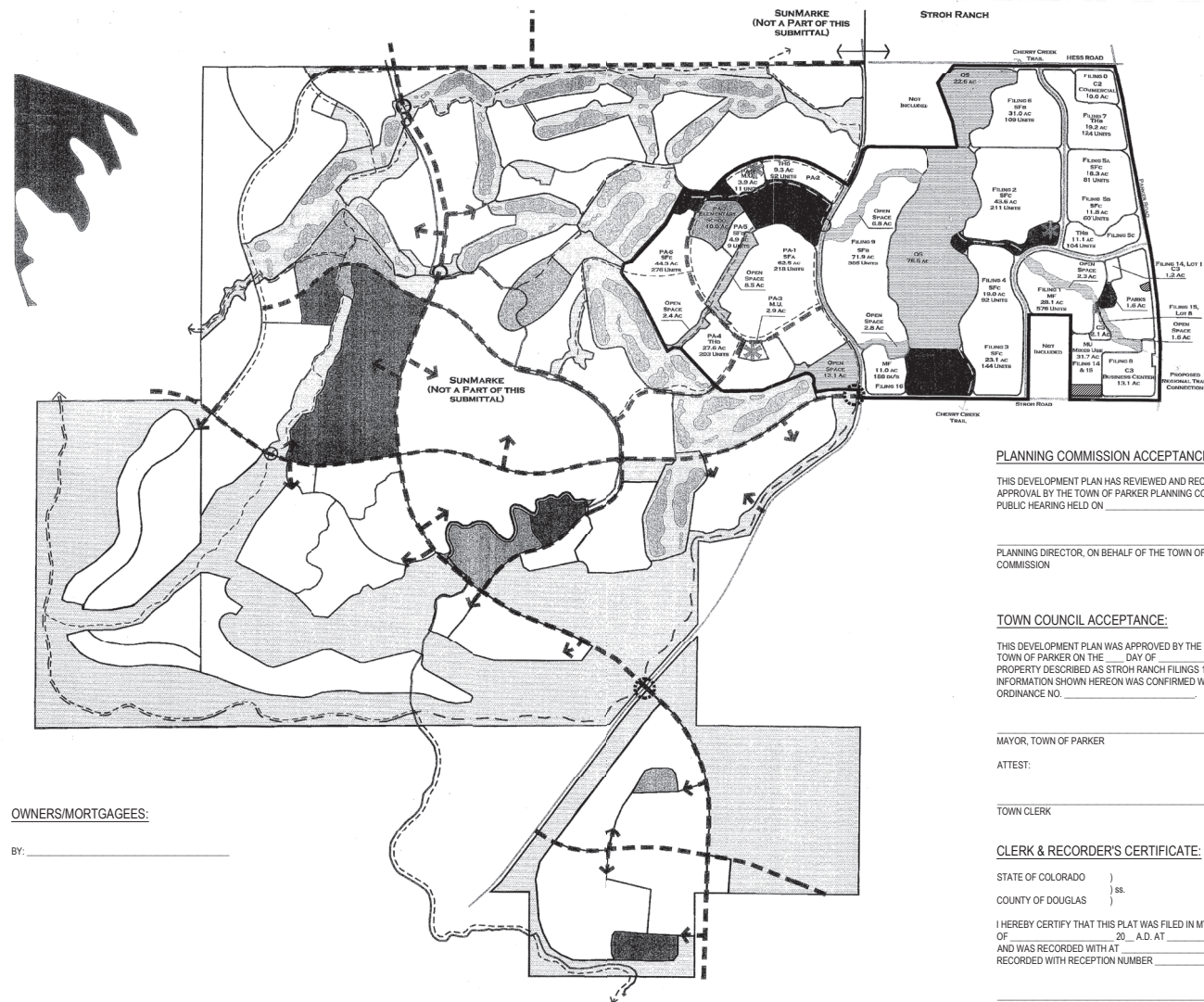
The approval of the “STROH RANCH DEVELOPMENT PLAN” by the Town Council and the filing of such a Master Plan with the Town Clerk shall be deemed to be rezoning to a PD-Planned Development District of Stroh Ranch. All future development of the property will be governed by the provisions included in the approved “STROH RANCH DEVELOPMENT PLAN” and Development Guide. Detailed Site Plans and/or subdivision Plats submitted for all or any part of the area covered by the “STROH RANCH DEVELOPMENT PLAN” and Development Guide shall conform to the approved regulations adopted as a part of the approved “STROH RANCH DEVELOPMENT PLAN” and Development Guide.

A PARCEL OF LAND BEING A PORTION OF SECTIONS 33 & 34, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH
PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO
727.7 ACRES - 3092 UNITS

Parcel	Land Use Category	Acres	% of Site	Avg Gross Density	Units
Filing 0	C2	10.0	1.4%		
Filing 1	MF	28.1	3.9%	20.5	576
Filing 2	SFC	43.6	6.0%	4.8	211
Filing 3	SFCs	23.1	3.2%	6.2	144
Filing 4	SFC	19.0	2.6%	4.8	92
Filing 5a	SFC	18.3	2.5%	4.4	81
Filing 5b	SFC	11.8	1.6%	5.1	60
Filing 5c	Thb	11.1	1.5%	9.4	104
Filing 6	SFB	31.0	4.3%	3.5	109
Filing 7	Thb	19.2	2.6%	6.5	124
Filing 8	C3	13.1	0.2%		
Filing 9	SFB	71.9	9.9%	4.2	305
Filing 14 Lot 1	C3	1.2	0.2%		
Filing 14, 15	MU	31.7	4.4%	8.7	275
Filing 15 Lot 8	C3	2.1	0.3%		
Parke	MF	11.0	1.5%	17.1	188
Parke	Parks	26.6	3.7%		
PA-1	MD	62.5	8.6%	3.5	218
PA-2	Thd	9.3	1.3%	9.9	92
PA-3	MU	2.9	0.4%		
PA-4	Thd	27.6	3.8%	7.4	203
PA-5	SFD	4.9	0.7%	1.8	9
PA-6	SFC	44.3	6.1%	6.2	276
PA-7	School	10.0	1.4%		
PA-8	Parks	25.5	3.5%		
PA-9	MU	3.9	0.5%	2.8	111
Open Space (Dedicated)		135.6	18.6%		
Open ROW		28.4	3.9%		
Unallocated Units					
TOTAL		727.7	100%		3942

	ARTERIAL ROADS
	RESIDENTIAL COLLECTOR ROADS
	PROPOSED NEWLIN GULCH TRAIL (W/ HARD SURFACE)
	PROPOSED COMMUNITY TRAIL
	DEDICATED OPEN SPACE
	PROPOSED REGIONAL PARK
	PROPOSED SCHOOL SITE
	PROPOSED COMMUNITY FACILITY
	MIXED-USE COMMERCIAL

BY: _____



THIS DEVELOPMENT PLAN HAS REVIEWED AND RECOMMENDED FOR APPROVAL BY THE TOWN OF PARKER PLANNING COMMISSION FOLLOWING A PUBLIC HEARING HELD ON _____.

PLANNING DIRECTOR, ON BEHALF OF THE TOWN OF PARKER PLANNING
COMMISSION

THIS DEVELOPMENT PLAN WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF PARKER ON THE ____ DAY OF _____, 20____, FOR THE PROPERTY DESCRIBED AS STROH RANCH FILINGS 14 AND 15. THE ZONING INFORMATION SHOWN HEREON WAS CONFIRMED WITH THE ADOPTION OF ORDINANCE NO. _____.

MAYOR, TOWN OF PARKER

ATTEST:

TOWN CLERK

[illegible]

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS ____ DAY
OF _____ 20__ A.D. AT _____ O'CLOCK, __M.
AND WAS RECORDED WITH AT _____ O'CLOCK, __M. AND WAS
RECORDED WITH RECEPTION NUMBER _____.

DOUGLAS COUNTY CLERK AND RECORDER



Request for Town Council Action

Date: July 17, 2023

Submitted By: Mary Munekata, Senior Planner
Brett Collins, Projects Administrator
Mary Colton, Parks and Recreation Director
John Fussa, Community Development Director

Reviewed By: Michelle Kivela, Town Manager

Title: **ORDINANCE NO. 4.52.4 - Second Reading**
A Bill for an Ordinance to Amend Ordinance Nos. 4.52.1, Series of 2004, 4.52.2, Series of 2006, and 4.52.3, Series of 2008, to Amend the Title to Chapter 10.10, Subsection 10.10.010(a), and Sections 13.06.070, 13.07.080, 13.07.140 and 13.10.110 of the Parker Municipal Code Concerning the Parks, Trails, Open Space & Streetscape Design and Construction Manual

Department: Community Development, Mary Munekata
Parks, Recreation, and Open Space, Brett Collins

EXECUTIVE SUMMARY

The Parks, Trails, Open Space & Streetscape Design and Construction Manual project is a follow-up to the Town's 2019 adoption of revised standards in the Land Development Ordinance (LDO) for parks, trails and open space required with new residential development. To implement the revised standards, new and clear design guidelines, illustrations and construction specifications are needed to support them. Additionally, the Town's current Construction Specifications and Design Considerations for Parks, Trails and Streetscapes manual that provides technical guidance for the design and construction of these improvements is in need of an update.

The above-referenced Manual has been revised and renamed the Parks, Trails, Open Space & Streetscape Design and Construction Manual. The Manual will be used by applicants and Town staff to guide the planning, design and construction of required parks, trails and open space within new residential development. It will also be used by Town staff to inform the design of new municipal parks and renovation of existing parks as repair and maintenance work is planned in the future.

The Community Development and the Parks and Recreation Departments are partners on the Parks, Trails, Open Space & Streetscape Design and Construction Manual. They worked to advance the project in collaboration with the Engineering/Public Works and Cultural Departments.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

Parks, trails and open space play a significant role in the Town of Parker residential quality of life and have been a long-standing priority of the Town Council. In 2019, the Town updated the LDO standards for parks, trails and open space for new residential development. These standards govern the number and type of parks that must be provided with new residential development as well as the types of amenities to be incorporated in the parks. The standards support the Town's goal of having new residential development incorporate adequate park, recreational and open space opportunities to serve the development and not overburden the municipal park system.

The new, revised design standards are also needed to supplement the previously updated LDO requirements for parks, trails, open space and streetscapes to further assist applicants with the planning and design process. Together, they will provide guidance and clarity about required improvements while helping applicants meet Town expectations for high quality residential development with park, recreation and open space amenities.

In addition to the new design standards above, the Town's current *Construction Specifications and Design Considerations for Parks, Trails and Streetscapes Manual* ("the Construction Manual") that provides technical guidance for the design and construction of these improvements is in need of updating. This project combines the recently updated LDO parks standards and the revision to the above-referenced Construction Manual into one (1) comprehensive document for the design and construction of parks, trails, open space and streetscapes.

The revised Manual has been developed by Town staff with the assistance of a parks design consultant and renamed the *Parks, Trails, Open Space & Streetscape Design and Construction Manual*. The Manual will assist applicants who have submitted residential development applications by providing clarity about the Town's expectations for the planning, design and construction of parks, recreation and open space amenities with their project. It also provides applicants with flexibility in meeting the Town's goal of achieving high quality parks with amenities in new residential neighborhoods. The Manual provides specific guidance on parks, trails and open space including:

- Alignment with the Parks, Recreation and Open Space Master Plan; Open Space, Trails and Greenways Master Plan; Land Development Ordinance (revised parks standards); and the Parker 2035 Master Plan
- Clear definitions to understand and use the Manual
- Design principles to establish the design intent, values and important considerations for planning and designing parks, trails, open space, and streetscapes
- Design guidelines that provide specific design criteria and standards to achieve the identified design principles
- Standard construction specifications and details for implementation

During the course of the project, the parks design consultant and staff reached out to developers, landscape architects and land use planning firms working in the Town on residential projects for comments and professional input. Their comments provided a useful applicant perspective and informed the development of the Manual.

As a guiding document, the *Parks, Trails, Open Space & Streetscape Design and Construction Manual* will be updated administratively in the future to stay current, incorporate best practices and reflect changing community needs. Future applicants and the development community will benefit from improved guidance and standards with greater predictability for successful outcomes in terms of parks, recreation and open space improvements. The new Manual is comprehensive, user-friendly, illustrative and includes the following components:

1. **Section 01:** Introduction
2. **Section 02:** Parks, Trails, & Open Space
3. **Section 03:** Streetscape
4. **Section 04:** Parks, Trails, Open Space, & Streetscape Amenities
5. **Section 05:** Parks, Trails, Open Space, & Streetscape Materials
6. **Section 06:** Signage Standards
7. **Appendix A:** Standard Construction Details
8. **Appendix B:** Standard Construction Specifications

The Planning Commission will hold a public hearing on July 13, 2023 and make a recommendation to the Town Council regarding adoption of the *Parks, Trails, Open Space & Streetscape Design and Construction Manual*.

FINANCIAL IMPACT

None

STRATEGIC GOAL(S)



ATTACHMENTS

1. Planning Commission Staff Report
2. Parks, Trails, Open Space & Streetscape Design and Construction Manual
3. Ordinance No. 4.52.4

RECOMMENDED MOTION

I move to approve Ordinance No. 4.52.4 on second reading.



Planning Commission Staff Report

Planning Commission Date: 07/13/2023

Town Council Date: 07/17/2023

Meeting Type: Amend Ordinance Nos. 4.52.1, Series of 2004, 4.52.2, Series of 2006, and 4.52.3, Series of 2008, to Amend the Title to Chapter 10.10, Subsection 10.10.010(a), and Sections 13.06.070, 13.07.080, 13.07.140 and 13.10.110 of the Parker Municipal Code Concerning the Parks, Trails, Open Space & Streetscape Design and Construction Manual.

Location: Townwide

Project Planner: Mary Munekata, Senior Planner
Brett Collins, Parks Project Manager

Applicant: Town of Parker

Executive Summary: *The Parks, Trails, Open Space & Streetscape Design and Construction Manual* (the Manual) project is a follow-on to the Town's 2019 adoption of revised standards in the Land Development Ordinance (LDO) for parks, trails and open space required with new residential development. To implement these revised standards, new and clear design guidelines, illustrations, and construction specifications are needed to supplement them. Additionally, the Town's current Construction Specifications and Design Considerations for Parks, Trails and Streetscapes manual that provides technical guidance for the design and construction of these improvements also needs updating.

The Construction Specifications manual has been revised, expanded and renamed the *Parks, Trails, Open Space & Streetscape Design and Construction Manual*. The Manual will be used by applicants and Town staff to guide the planning, design, and construction of required parks, trails, and open space within new residential development.

Staff Recommendation:

Approval

RECOMMENDED MOTION

“I move the Planning Commission recommend Town Council amend Sections 13.06.070, 13.07.080, 13.07.140 and 13.10.110 of the Parker Municipal Code Concerning the Parks, Trails, Open Space & Streetscape Design and Construction Manual.”

ALTERNATIVE MOTIONS

“I move the Planning Commission deny amending Sections 13.06.070, 13.07.080, 13.07.140 and 13.10.110 of the Parker Municipal Code Concerning the Parks, Trails, Open Space & Streetscape Design and Construction Manual.”

“I move the Planning Commission vote to continue the public meeting to amend Sections 13.06.070, 13.07.080, 13.07.140 and 13.10.110 of the Parker Municipal Code Concerning the Parks, Trails, Open Space & Streetscape Design and Construction Manual.”

I. BACKGROUND/DISCUSSION

Parks, trails, and open space play a significant role in the Town of Parker residents' quality of life and have been a long-standing priority of the Town Council. In 2019, the Town updated the LDO standards for parks, trails, and open space for new residential development. These standards govern the amount of park area per household and types of parks that must be provided with new residential development as well as the types of amenities to be incorporated in the parks. The standards support the Town's goal of having new residential development incorporate adequate park, recreational, and open space opportunities and amenities.

In addition to the new design guidelines above, the Town's current *Construction Specifications and Design Considerations for Parks, Trails and Streetscapes* manual that provides technical guidance for the design and construction of these improvements needs updating. This project combines the recently updated LDO parks standards and the revision to the current technical construction manual into one comprehensive document for the design and construction of parks, trails, open space, and streetscapes.

The Manual has been developed by staff from Parks and Recreation and Community Development with the assistance of a parks design consultant and renamed the *Parks, Trails, Open Space & Streetscape Design and Construction Manual*. The proposed new and revised design guidelines will supplement the previously updated LDO standards for parks, trails and open space. The Manual will assist applicants who have submitted residential development applications by providing clarity about the Town's expectations for the planning, design and construction of parks, recreation, and open space amenities with the development. It also provides applicants with flexibility in meeting the Town's goal of achieving high quality amenitized parks within new residential neighborhoods. The Manual will also be used by Town staff to inform the design of new municipal parks and renovation of existing parks.

The Manual provides specific guidance on parks, trails and open space including:

- **Alignment** with the:
 - *Parks, Recreation and Open Space Master Plan*;
 - *Open Space, Trails and Greenways Master Plan*;
 - *Land Development Ordinance* (revised parks standards); and
 - *Parker 2035 Master Plan*
- **Clear definitions** to understand and use the Manual
- **Design principles** to establish design intent, values and important considerations for planning and designing parks, trails, open space, and streetscapes
- **Design guidelines** that provide specific design criteria and standards to achieve the identified design principles
- **Standard construction specifications** and details for implementation

As a technical guiding document, the *Parks, Trails, Open Space & Streetscape Design and Construction Manual* will continue to be updated administratively to stay current, incorporate best practices and reflect changing community needs. Applicants and the development community will benefit from improved guidance and standards with greater predictability for successful outcomes in terms of parks, recreation, and open space improvements. The new Manual is comprehensive, user-friendly, illustrative, and includes the following components:

1. **Section 01** | Introduction
2. **Section 02** | Parks, Trails, & Open Space
3. **Section 03** | Streetscape
4. **Section 04** | Parks, Trails, Open Space, & Streetscape Amenities
5. **Section 05** | Parks, Trails, Open Space, & Streetscape Materials
6. **Section 06** | Signage Standards
7. **Appendix A** | Standard Construction Details
8. **Appendix B** | Standard Construction Specifications

Planning Process & Approach

The project kicked off in June 2022. The Community Development Department Planning Division and the Parks and Recreation Department led the development of this manual along with coordination with Engineering/Public Works and Cultural. During the course of the project, the parks design consultant Hord|Coplan|Macht and staff reached out to developers, landscape architects, and land use planning firms working in the Town on residential projects for comments and professional input. Their comments helped to inform the development of the Manual. Staff provided Planning Commission updates on the project during study sessions on October 27, 2022, and April 13, 2023.

Goals

The Goals and Guiding Principles stated below provide the framework of the *Parks, Trails, Open Space & Streetscape Design and Construction Manual*. The Manual will be used in conjunction with the Town's Land Development Ordinance and other planning documents to ensure high quality park design and amenities for our residents.

- **Goal 1:** Align with the Parks, Recreation & Open Space Master Plan and the Open Space, Trails and Greenways Master Plan.
- **Goal 2:** Provide flexibility to achieve the desires and aspirations for the highest quality and amenitized parks.
- **Goal 3:** Develop a manual that can be easily revised and updated.
- **Goal 4:** Provide a manual that incorporates information in a clear and easily referenced format.

Guiding Principles

1. Promote health and wellness in the community, including active and passive recreational activities.
2. Design all parks, trails, open space and streetscapes to be accessible and inclusive.
3. Create safe communities with a ‘hometown feel’ through programs and amenities within Parker’s parks, trails and open space.
4. Create sustainable and long-lasting public spaces for generations to enjoy.

Implementation

The *Parks, Trails, Open Space & Streetscape Design and Construction Manual* is a living document that will require periodic updating to reflect current best practices to remain relevant. The manual will provide direction to applicants and consultants during the development review process and will provide consistent outcomes for Town projects.

II. PARKER 2035 MASTER PLAN

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

MASTER PLAN CONSISTENCY	
Master Plan Designation	Choose an item. ☒ Consistent ☐ Inconsistent
Master Plan Character Discussion	The <i>Parks, Trails, Open Space & Streetscape Design and Construction Manual</i> is consistent with, and supports the parks and open space standards in the Land Development Ordinance. The Manual also supports existing master plans adopted by the Town including the <i>Parker 2035 Master Plan</i> , the <i>Parks, Recreation and Open Space Master Plan</i> , and the <i>Open Space, Trails and Greenways Master Plan</i> . Implementation of these existing plans work in coordination with the newly revised manual which provides the design and technical specifications for the construction of identified parks, trails and open space facilities. These master plans provide additional policy guidance and framework for the planning and design of parks, trails & open space amenities that enhance the Town’s physical built environment, character, and community connections.
Consistent Goals/Strategies	<u>Parker 2035 Master Plan</u>

The *Parks, Trails, Open Space & Streetscape Design and Construction Manual* is consistent with the *Parker 2035 Master Plan* as parks, trails and open space are highly valued and play a significant role in the Town's quality of life. The Manual supports the goals and strategies of the master plan for the development of park lands and open space amenities and provides the technical resources and specifications for construction.

Chapter 6: Land Use (Goal 1): Growth shall be appropriately directed and site-planned to sustain our community's needs as we grow.

Strategy 1.A: Strengthen the identity of Parker by encouraging a balance of land uses that supports a high quality of life and contributes to the hometown character of our community.

Strategy 1.I: Ensure that open space and parks are dedicated and made available to meet the needs of the community today and into the future.

Chapter 12: Natural Resource Protection (Goal 1): Preserve and protect significant natural areas that provide habitat essential for the conservation of plants, animals and their associated ecosystems.

Strategy 1.A: Encourage and assist efforts by private landowners and others to integrate natural areas into new development and redevelopment through Town review processes.

Chapter 13: Open Space and Recreation (Vision in part): "Parker will sustain a balanced system of open lands, natural areas, recreational spaces and parks, including trails and open areas."

Open Space, Trails and Greenways Master Plan

The *Parks, Trails, Open Space & Streetscape Design and Construction Manual* is consistent with the *Open Space, Trails and Greenways Master Plan*, as the manual supports the master plan's goal and strategies by providing critical design guidelines & principles, and construction specifications for the actual development of identified open space, trails and greenways.

Goal 1 (Trails): Improve connectivity of the trail system within the Town and to the regional

	trail system. Goal 8 (Open Spaces): Plan open space and the built environment together to allow both uses to enhance the other. <u>Parks, Recreation and Open Space Master Plan</u> The <i>Parks, Trails, Open Space & Streetscape Design and Construction Manual</i> is consistent with the <i>Parker Parks, Recreations and Open Space Master Plan</i>. This master plan is a roadmap to ensuring the Town meets the growing needs of our active community. As the technical component for the planning, design and construction of parks, trails and open space, this new manual supports the policies of the master plan by implementing its vision: “Our Parker community will respect, manage and actively seek open space resources and recreational opportunities in ways that sustain and protect the natural environment while providing recreational opportunities and unobstructed views. As such, Parker will sustain a balanced system of open lands, natural areas, recreational spaces and parks, including trails and open areas.”
Staff Analysis	The <i>Parks, Trails, Open Space & Streetscape Design and Construction Manual</i> is consistent with the Parker 2035 Master Plan. The master plan is a policy document that guides the physical development of the Town, and the new Manual supports and implements these policies. The Manual also aligns with the visions, goals and strategies of these other relevant Town planning documents. Applicants and Town staff will benefit from using the Manual along with these plans and have a greater understanding of Town expectations for parks, trails, open space and streetscape improvements, flexibility in amenity options, and better predictability for facility outcomes.

III. CONCLUSION

The *Parks, Trails, Open Space & Streetscape Design and Construction Manual* will aid in the planning, design and construction process and be part of a more efficient and beneficial process for applicants and staff by providing more clarity up front in the development process of the Town’s expectations and options for parks, trails, open space and streetscape improvements.

IV. RECOMMENDATION

Staff recommends that the Planning Commission recommend Town Council Amend

Sections 13.06.070, 13.07.080, 13.07.140 and 13.10.110 of the Parker Municipal Code Concerning the Parks, Trails, Open Space & Streetscape Design and Construction Manual.

V. ATTACHMENTS

1. Ordinance 4.52.4
2. Parks, Trails, Open Space & Streetscape Design and Construction Manual

Report Approved By: Bryce Matthews, Assistant Director - Planning



PARKER
COLORADO
Parks and Recreation

**PARKS, TRAILS,
OPEN SPACE
& STREETScape
DESIGN AND
CONSTRUCTION
MANUAL
2023**

ACKNOWLEDGEMENTS

Parks, Trails, Open Space & Streetscape Design and Construction Manual Revised and Adopted: July 17, 2023

Town of Parker Council

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Anne Barrington - Town Councilmember
John Diak - Town Councilmember
Laura Hefta - Town Councilmember
Todd Hendreks - Town Councilmember
Joshua Rivero - Town Councilmember
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Consultant

Hord Coplan Macht

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Kompan
Landscape Structures
Pillar Design Studios, LLC
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POPP Public Outdoor Ping Pong
RhinoSports
Sanderson Concrete
Town of Parker
Tulpi Designs
Velosolutions USA
Victory Stanley Inc.

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SF-1. Picnic Table SF-2. Bench (Backed) SF-3. Bench (Backless) SF-4. Trash / Recycling Receptacle SF-5. Dumpster Enclosure - Elevation SF-6. Dumpster Enclosure - Section SF-7. Dog Waste Station SF-8. Bicycle Rack SF-9. Bicycle Service Station SF-10. 4' Wide Single Decorative Gate, Pedestrian SF-11. Decorative Fencing SF-12. Guardrail (At Trails) SF-13. Guardrail (At Parks) SF-14. Double Leaf Gate, Vehicular SF-15. Outfield Fence and Gate SF-16. Prairie Dog Fencing SF-17. Roadway Parking Lot Pole Base Light SF-18. Pedestrian Light Pole Base SF-19. Natural Area Fence SF-20. Backstop SF-21. Foul Pole SF-22. Players Bench SF-23. Cabana With Bench	
06 Signage.....	SN
SN-1. Mileage Marker SN-2. Monument Sign - Large SN-3. Monument Sign, Large - Enlargement SN-4. Monument Sign - Small SN-5. Monument Sign, Small - Enlargement	



SN-6. Park Directional Signage

SN-7. Parks, Trails, and Open Space Regulatory Signs -
In-Ground Mount

SN-8. Parks, Trails, and Open Space Regulatory Signs -
Fence Mount

07 Field and Court LayoutsFC

FC-1. Soccer Field Layout - 360' x 225' or 300' x 180'

FC-2. Soccer Field Layout - 270' x 165' or 240' x 120'

FC-3. Futsal Court Layout

FC-4. Pickleball Court Layout

FC-5. Tennis Court Layout

FC-6. Basketball Court Layout - 84' x 56' or 60' x 40'

FC-7. Ballfield Layout - 90' Bases

FC-8. Ballfield Layout - 65' Bases

APPENDIX B | STANDARD CONSTRUCTION SPECIFICATIONS

DIVISION 03 - CONCRETE

* SECTION 033000 - CAST-IN-PLACE CONCRETE

DIVISION 05 - METALS

SECTION 055213 - PIPE AND TUBE RAILINGS

DIVISION 10 - SPECIALTIES

SECTION 107360.01 - MANUFACTURED SHADE STRUCTURES

DIVISION 11 - EQUIPMENT

SECTION 116800 - PLAY EQUIPMENT AND STRUCTURES

SECTION 116833.01 - OUTDOOR ATHLETIC EQUIPMENT

DIVISION 12 - FURNISHINGS

SECTION 129300 - SITE FURNISHINGS

DIVISION 13 - SPECIAL CONSTRUCTION

SECTION 133416.53 - CONTINUOUS ELEVATED ANGLE-FRAME BLEACHERS

DIVISION 31 - EARTHWORK

SECTION 311000 - SITE CLEARING

SECTION 312000 - EARTH MOVING

SECTION 312270.01 - TEMPORARY EROSION AND SEDIMENTATION CONTROL

DIVISION 32 - EXTERIOR IMPROVEMENTS

* SECTION 321313 - CONCRETE PAVING

* SECTION 321316 - DECORATIVE CONCRETE PAVING

* SECTION 321373 - CONCRETE PAVING JOINT SEALANTS

SECTION 321400 - UNIT PAVING

SECTION 321540 - CRUSHER FINES PAVING

- * SECTION 321723 - PAVEMENT MARKINGS
- * SECTION 321726 - DETECTABLE WARNING SURFACING
 - SECTION 321800.01 - INFIELD SURFACING
 - SECTION 321813 - SYNTHETIC GRASS SURFACING
 - SECTION 321816.13 - PLAYGROUND PROTECTIVE SURFACING
 - SECTION 321823.03 - SPORTS COURT SURFACING
 - SECTION 323113 - CHAIN LINK FENCES AND GATES
 - SECTION 323119 - DECORATIVE METAL FENCES AND GATES
 - SECTION 323129.01 - WOOD FENCES AND GATES
 - SECTION 328400 - PLANTING IRRIGATION
 - SECTION 329113 - SOIL PREPARATION
 - SECTION 329200 - TURF AND GRASSES
 - SECTION 329300 - PLANTS
 - SECTION 329600 - TRANSPLANTING

* Sections provided are supplemental to CDOT specifications. Relevant CDOT specification Divisions and Sections are provided at Appendix B Standard Construction Specifications.

An aerial photograph of a theme park, likely Six Flags Great Escape & Escape Island, taken from a high vantage point. The image shows a large crowd of people walking through the park, which is filled with various rides and structures. In the background, a roller coaster with a large loop is visible, along with other rides and the park's skyline. The sky is overcast with grey clouds. The entire image has a blue tint. The text '01' is positioned on the left side, above a horizontal line.

01

INTRODUCTION



01 INTRODUCTION

The Town of Parker Land Development Code states “The Town hereby finds that it is in the public interest for all developments to provide landscape improvements for the purposes of complementing the natural landscape; improving the general appearance of the community and enhancing its aesthetic appeal; preserving the economic base; improving the quality of life; delineating and separating use area; increasing the safety, efficiency and aesthetics of use areas and open space; screening and enhancing privacy; mitigating the adverse effects of climate, aspect and elevations; conserving energy; abating erosion and stabilizing slopes; deadening sound; and preserving air and water quality.” To ensure that these goals are accomplished, the Town of Parker has developed this Parks, Trails, Open Space & Streetscape Design and Construction Manual (Referred to in this document as ‘Design and Construction Manual’).

This document is intended to be used by developers, designers and contractors in the Town of Parker. It is intended to aid in the planning, design and construction process and to save time by putting forth the expectations of the Town for parks, trails, open space and streetscape design and construction improvements. The Town will not accept maintenance of improvements that do not meet these guidelines and standards. Although this material should be adapted for specific conditions, these standards are to be considered a minimal baseline for development and are subject to change.



a. Goals

The Goals of this Manual were to:

1. Align with the Parks, Recreation & Open Space Master Plan, and Open Space Trails and Greenways Master Plan.
2. Provide flexibility to achieve the desires and aspirations for the highest quality and amenitized parks.
3. Develop a manual that can be easily revised and updated.
4. Provide a manual that incorporates information in a clear and easily referenced format.

Guiding Principles:

1. Promote health and wellness within the community; including active and passive recreational activities.
2. Design all parks, trails, open space and streetscapes to be accessible and inclusive.
3. Create safe communities with a “hometown feel” through programs and amenities within Parker’s parks, trails, and open spaces.
4. Create sustainable and long-lasting public spaces for generations to enjoy.

b. Applicability

This manual provides design guidelines and standards that shall apply to all new park development, redevelopment and improvements to be maintained by the Town of Parker.

This design and construction manual is to be used in conjunction with other planning documents, both regulatory and advisory.

The standards and guidelines identified throughout this document are to be used as tools in assuring that the physical appearance of the built environment provides the guidance necessary to ensure the highest possible standards of design.

Document Navigation:

Use the hyperlinks within this Design and Construction Manual to easily navigate to an outside source.

- Clicking a [green hyperlinked reference](#) takes you to the online reference.

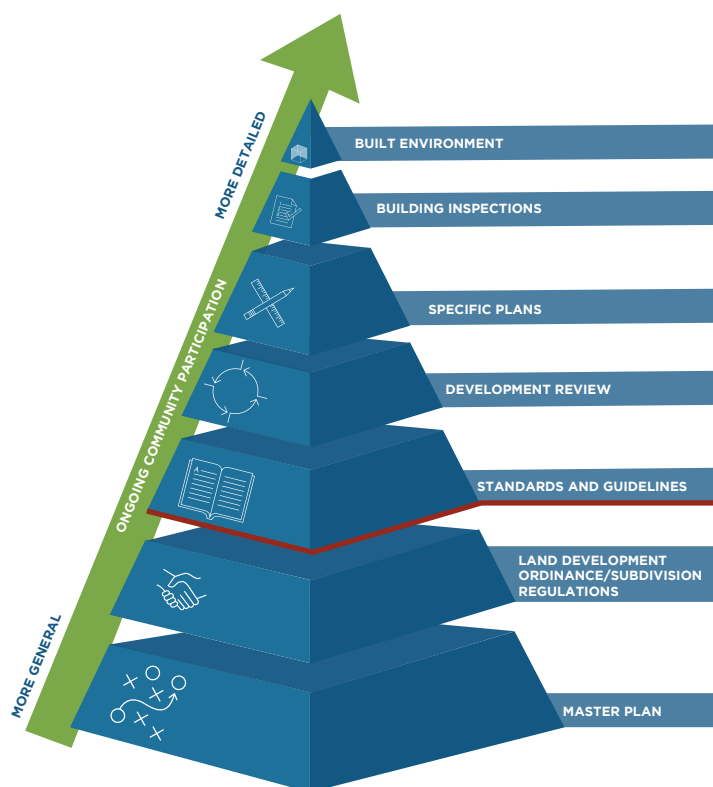
02 PURPOSE

The Town of Parker has developed this Design and Construction Manual to provide design guidance and construction specifications for the planning, design, and development of parks, trails, open space and streetscapes associated with new development and Town projects.

The Design and Construction Manual is a supplement to illustrate and provide specific guidance to the Town's parks, trails and open space Land Development Ordinance. The manual provides design guidelines, construction specifications and details for the Land Development Ordinance requirements for parks, trails, open space and streetscapes. This document shall be used in conjunction with the Town of Parker Land Development Ordinance.

a. Community Process

The pyramid graphic to the right displays how building a community is a cumulative process that involves local government, community participation, and various levels of approval. The 'Standards and Guidelines' (referring to this document) is underlined to show the relationship as part of a hierarchy of building a community and coordination with the Parker Parks, Recreation and Planning Departments.

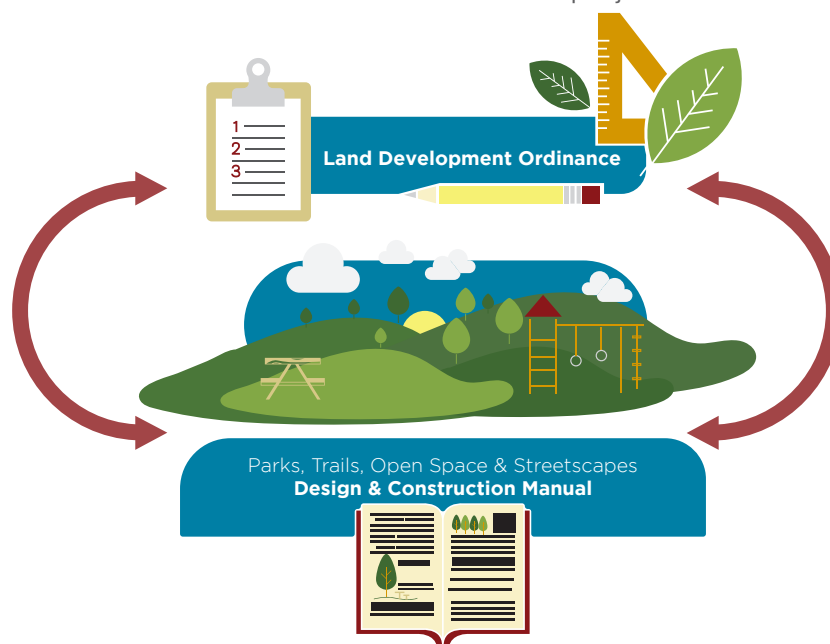




b. Planning Framework

Below is the process for development of the Design & Construction Manual.

- Step 1 - New Design Guidelines:** Develop guidelines to supplement and illustrate the Town's parks, trails and open space Land Development Ordinance standards - to assist developers and park designers in planning and designing these facilities and understanding the Town's expectations and options available. These design standards are incorporated into the Town's newly updated *Parks, Trails, Open Space and Streetscape Design & Construction Manual* (step 2).
- Step 2 - Updates:** Update the Town's current *Construction Specifications and Design Considerations for Parks, Trails and Streetscapes*, incorporating the new design guidelines, and re-title document as the *Parks, Trails, Open Space and Streetscape Design & Construction Manual*. Development of this manual was a collaborative effort between several Town departments including Parks and Recreation, Community Development - Planning, Forestry and Open Space, Cultural, Communications, Engineering and project consultant Hord Coplan Macht.



03 USING THE DESIGN GUIDELINES & CONSTRUCTION SPECIFICATIONS

The Design and Construction Manual shall be used in conjunction with the Land Development Ordinance for the design of new parks and recreational facilities, and rehabilitation of existing parks and recreation facilities within the Town of Parker.

This manual does not substitute for professional experience and sound judgment must be exercised in the design of facilities. The guidelines do not preclude the use of different methods when special conditions or site specific conditions are encountered as long as proper authorization is obtained from the Town of Parker.

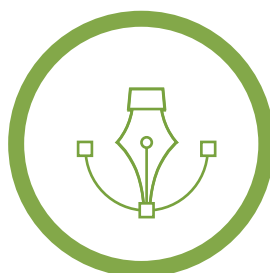
The design and construction of parks and recreational facilities shall comply with standards, guidelines, details and specifications referenced in this document and all other that may apply but not explicitly referenced. If conflicts arise between the Design and Construction Manual and other governing documents, contact the Town of Parker for clarification. If deviation from this manual is necessary or desired, then a request shall be submitted to the Town of Parker for review and approval by the Town. Site Plan Amendment or Adjustment may also be required by Planning.

This manual applies to all facilities and improvements within the Town of Parker. The manual is structured to guide the design of parks, trails, open spaces and streetscapes in order for these spaces, features and amenities to provide facilities for the community that are sustainable, maintainable and safe and enjoyable for the community.

The Design and Construction Manual is a living document and will be updated periodically as needed.



Design Guidelines



Reference Resources



Details



Specifications



a. Organization

This Design and Construction Manual is organized into the following parts:



Part 1: Design Guidelines

- The design guidelines provide best practices, recommended examples, and minimum requirements for the Town of Parker's parks, trails, open spaces and streetscapes.
- The guidelines are divided into six sections of design guidelines, and two appendices that provide Town of Parker standard construction details and specifications.



Part 2: Reference Resources

- The reference resources include key Town of Parker planning documents to refer to for planning, design and construction.
- Other reference resources, codes and standards not listed may be applicable to a project. The developer/designer/contractor shall ensure all current applicable codes, standards and guidelines are followed in the design and construction of projects.



Part 3: Standard Construction Details

- Town of Parker standard details provided within this manual directly correlate to the specifications and guidelines.
- Standard construction details are provided in Appendix A and include site, irrigation, paving & surfacing, park structures, site furnishings & equipment, signage and field & court layout details.
- All details are downloadable through the Town of Parker website. [Click here for link.](#)



Part 4: Standard Construction Specifications

- The Town of Parker standard construction specifications for Parks, Trails, and Open Space are provided in Appendix B.
- All specifications can be requested from the Town of Parker.

b. Reference Resources

References:

Below is a list of additional references to be used in the development of Parks, Trails, Open Space and Streetscapes.

Guiding Documents:

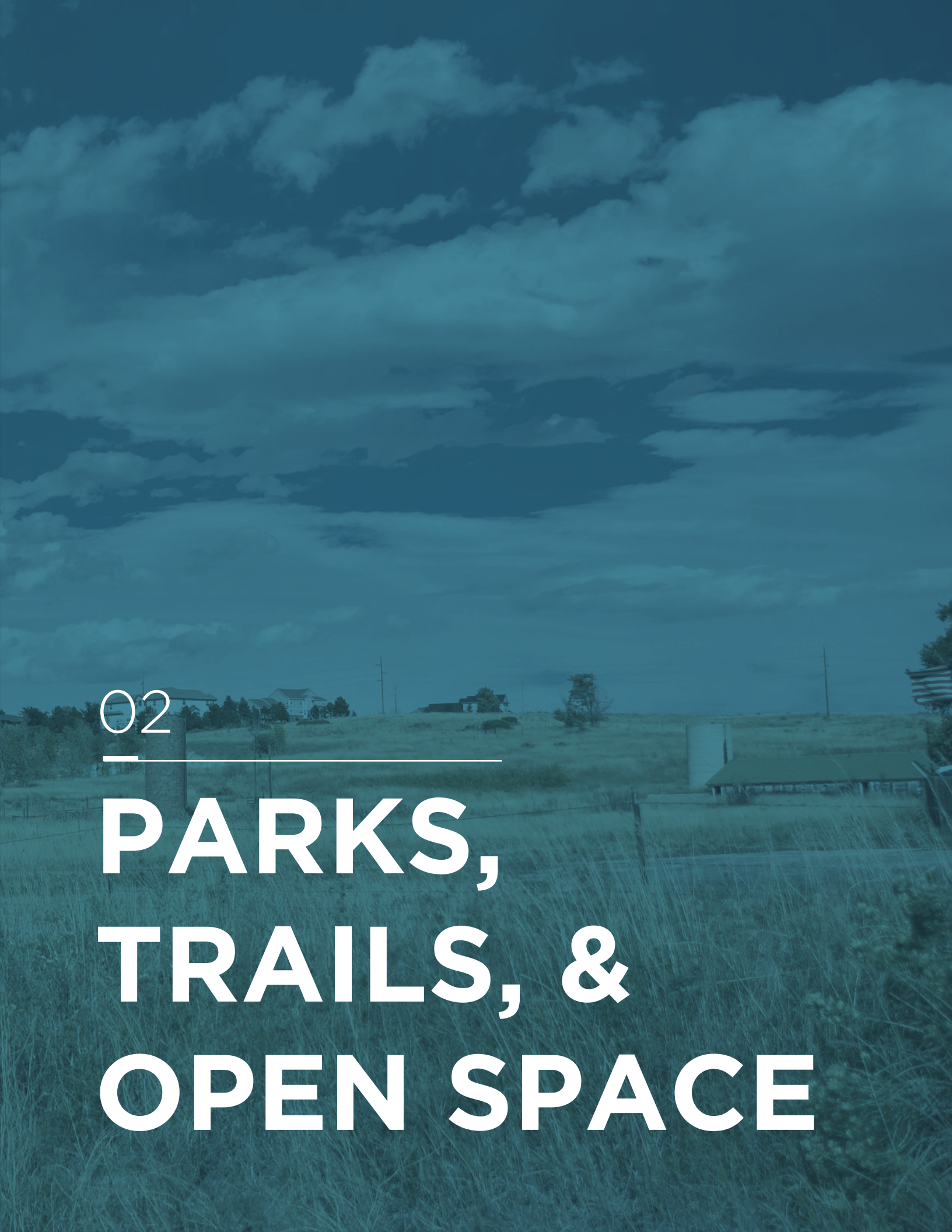
- Town of Parker Municipal Code for complete information on Town requirements and the review process. [Click Here.](#)
- Land Development Ordinance Parks Standards 13.08.030 [Click Here.](#)
- Land Development Code [Click Here.](#)
- Open Space, Trails and Greenways Master Plan [Click Here.](#)
- Roadway Design and Construction Criteria Manual [Click Here.](#)
- Storm Drainage and Environmental Criteria Manual [Click Here.](#)
- Current Town of Parker adopted building code [Click Here.](#)
- Parker Development Design Standards [Click Here.](#)
- Open Space, Trails and Greenways Master Plan (*latest version*)
- Town of Parker's Public Art Master Plan

State, County and National Standards:

- Universal Building Code (UBC)
- Douglas County Health Department (DCHD)
- American Society for Testing and Materials (ASTM)
- Americans with Disabilities Act Standards for Accessible Design (ADA)
- Public Rights-of-Way Accessibility Guidelines (PROWAG)
- American Association of State Highway Transportation Officials (AASHTO)
- American National Standards Institute (ANSI)
- Architectural Barriers Act (ABA) Accessibility Guidelines: Outdoor Developed Areas
- Current version of the ICC Accessible and Usable Buildings and Facilities
- ADA Title II Action Guide for State and Local Governments
- Consumer Products Safety Commission (CPSC)
- Manual on Uniform Traffic Control Devices (MUTCD)
- USDA Forest Service Equestrian Design Guidebook

*Other resources as referenced in this manual



A photograph of a rural landscape featuring a grassy field, a few scattered trees, and some buildings in the distance. The entire image is covered with a semi-transparent blue overlay. The text '02' is positioned on the left side, above a horizontal line.

02

PARKS, TRAILS, & OPEN SPACE

01 INTRODUCTION

Recreation and open space are critical components of a community's quality of life. They provide a variety of necessary opportunities to engage in outdoor recreation, access nature, and engage in both active and passive activities suitable for all residents.

The Town of Parker is committed to providing exceptional public parks, trail systems and open space that will meet the anticipated needs and demands of the residents. The purpose of developing standards is to ensure accessible, safe, and clearly defined options for both neighborhood and community spaces.

As described in the Town of Parker Open Space, Trails and Greenways Master Plan, "Open space and trails are an integral component of the quality of life", and are "central to our identity as a community" (*Parker Online* 4)*. For the most updated town-owned parks, open space, trails, and facilities map, refer to the [link here](#). As parks, trails, open spaces and facilities continue to expand and evolve, the guidelines set forth in this manual are meant to provide a fluid and effective means for new and improved parks, trails, open spaces and facilities that provide high quality amenities for the community.



* = "Open Space, Trails and Greenways Master Plan." *Parker Online*, July 12, 2010, <http://www.parkeronline.org/DocumentCenter/View/21717/Master-Plan-Update-2-with-Maps?bidId=>

02 DEFINITIONS & DESIGN

The words and phrases in this section provide the definitions needed to navigate the Parks, Trails, Open Space & Streetscape Design and Construction Manual.

Key Definitions:

- a. Neighborhood-Serving Parks
- b. Community-Serving Parks
- c. Open Space
- d. Recreation Facility (Indoor or Outdoor)

a. Neighborhood-Serving Parks

Neighborhood-serving parks are subdivision level or smaller parks providing essential recreation opportunities, play space, and small group gathering space to nearby neighborhoods. Amenity requirements and options for the different types of parks are provided in the Land Development Ordinance (LDO). Design of Neighborhood-Serving Parks is required to align with LDO definition and requirements.

Size & Characteristics:

- The minimum size of neighborhood-serving parks shall be one (1) acre. The maximum size shall be (9.99) acres. The preferred size of neighborhood-serving parks is one and one-half (1.5) to five (5) acres. A minimum of ninety percent (90%) of the land shall be developable for park uses.
- Refer to the [*Parker Land Development Ordinance*](#) Section 13.08.030(g)(3)d.8. for additional information regarding size, land and amenity requirements.
- Small to large, accessible park that may contain a variety of functions and activities.
- Create defined edges or boundaries of the park.
- Amenities for active use include but are not limited to playgrounds, play fields, multipurpose courts, gathering areas, or sport court games.
- Designed as outlined in the LDO.
- Park shall contain both active and passive recreational amenities.

Design requirements:

- Character is to match both the surrounding neighborhood and community aesthetic.
- All walkways are to be clearly identified, accessible, and emphasized for safety.
- Amenities are to meet the needs of the surrounding neighborhoods.

Age group requirements:

- Recreational amenities are to be provided for all age groups.
- Playgrounds must include play areas for 2 to 5 year olds, with a preference to also include play areas for 5 to 12 year olds. Allowing a play area for ages 2 to 5 years old only will be made on a case by case basis depending on the surrounding amenities in parks.



b. Community-Serving Parks

Community-serving parks are parks providing a variety of recreation opportunities and specialized uses for several neighborhoods or the entire community. These sites may support organized sports, large group gatherings, active and passive uses, and trails, while also providing access to unique landscapes and natural areas. Design of Community-Serving Parks is required to align with the LDO definition and requirements.

Size & Characteristics:

- Refer to the [**Parker Land Development Ordinance**](#) 13.08.030(g)(3)d.8. for information regarding size, land, and amenity requirements.

Design requirements:

- Refer to the [**Parker Land Development Ordinance**](#) 13.08.030(g)(4)h. for the various options for Parks and Open Space Amenities. Refer to the contents of this manual for further guidelines on these amenities.
- Improve on-site/off-site water quality and integrate water quality treatment when applicable.
- Provide both active and passive recreational amenities.

Age Group requirements:

- Recreational amenities are to be provided for all age groups.
- Provide play areas for 2 to 5 year olds and 5 to 12 year olds.



c. Open Space

Open space is private open land area set aside for the exclusive use and enjoyment of a development's residents, employees, or users. All open space should be left in its natural or existing condition except as determined by the Town. Existing trees and vegetation shall be preserved wherever possible. Refer to [**Parker Land Development Ordinance**](#) Section 13.08.030(g)(3)e.

Open Space Size & Characteristics:

- Minimum percentage recommended. The Town will determine the amount of public open space. Open space to be dedicated and/or set aside on a case-by-case basis depending upon proposed density, lot sizes and characteristics of the subject land, with the goal of achieving a minimum of twenty percent (20%) of the total development parcel as open space.
- Undeveloped land, preserved or partially preserved in its natural state. May contain a variety of environmental qualities such as wildlife corridors, geological features, waterways, scenic views, or natural habitats.
- Preservation of natural areas and resources, preservation of scenic views, greater resident access to open areas and recreation and enhancement to the quality of new development in the Town.
- Varies in size, depending on available land, function, and need.

- Environmentally-focused with minimal outdoor uses by the public. Examples of possible uses include nature trails, scenic view points, or other nature-centered activities.
- More pedestrian-focused, outdoor uses with adequate seating and focal points of activity.

Design requirements:

- Refer to the [**Parker Land Development Ordinance**](#) Sections 13.08.030(g)(4)h. for the various options for Open Space and Open Space Amenities. Refer to the contents of this manual for further guidelines on these amenities.
- Other design requirements may be negotiated between the town and the developer.



d. Recreation Facility (Indoor or Outdoor)

Recreation Facility, Indoor:

Recreation facility, indoor means a commercial recreational use within a building that provides entertainment or sport, including bowling, skating, arcade, health club, and movie theater. Accessory uses may include limited retail, concessions, and maintenance facilities.

Recreation Facility, Outdoor:

Recreation facility, outdoor means recreation and entertainment activities operated by a commercial enterprise that is mostly outdoors including picnic area, outdoor swimming pool, skateboard park, tennis court, basketball court, baseball diamond, soccer and football field, amphitheater, outdoor arena, outdoor theater, drive-in theater, golf course, golf driving range, miniature golf, batting cage, or other similar outdoor recreational uses. Accessory uses may include limited retail, concessions, and maintenance facilities.

Size & Characteristics:

- Size and function can vary depending on program and use. For Town owned facilities coordinated the required program needs, size and associated support amenities required.
- Other functions and/or support buildings and amenities may include concessions, restrooms, meeting spaces, storage, equipment, etc.
- Refer to the [**Parker Land Development Ordinance**](#) Section 13.02.010 for more clarification on recreational facilities. Table 13.05.A for more information on allowed uses and Section 13.05.030(e) for additional guidelines on commercial uses.
- Recreational facilities constructed in parks and open space shall comply with all applicable Town construction standards and specifications.

Design requirements:

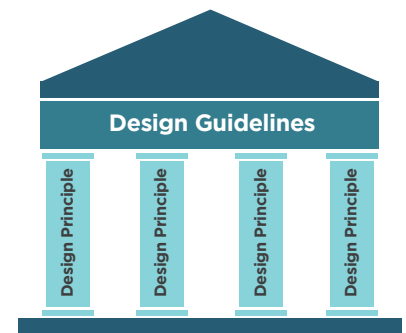
- Provide connectivity to parks, trails, and open spaces.
- Integrate public recreational facilities within or adjacent to parks and open spaces to provide opportunities for multi-use facilities and activities.
- Design and location shall be compatible with adjacent land uses, parks, open spaces, and community character.
- Include adequate parking or other means of transportation for larger events and tournaments.
- Adequate drainage and water quality treatments should be provided, and shall be compatible with adjacent land uses.
- For parking requirements for recreation facilities refer to the Parker Land Development Ordinance and Table 2.5 Community Park Parking Guidelines.

03 DESIGN PRINCIPLES

Design principles are the values and critical considerations that set the foundation for design guidelines, which are covered in section 04 of this chapter.

The design principles for the Town of Parker Parks, Trails, Open Space, and Streetscapes are as follows:

- a. Design for People and Safety (CPTED)
- b. Design for Accessibility (ADA) Compliance
- c. Design for Flexibility & Adaptability
- d. Design to Preserve & Enhance the Parks' Natural Features & Characteristic Landscape
- e. Design for Sustainability, Maintenance & Programming
- f. Design for Compatibility with Neighborhoods/Community



a. Design for People & Safety (CPTED)

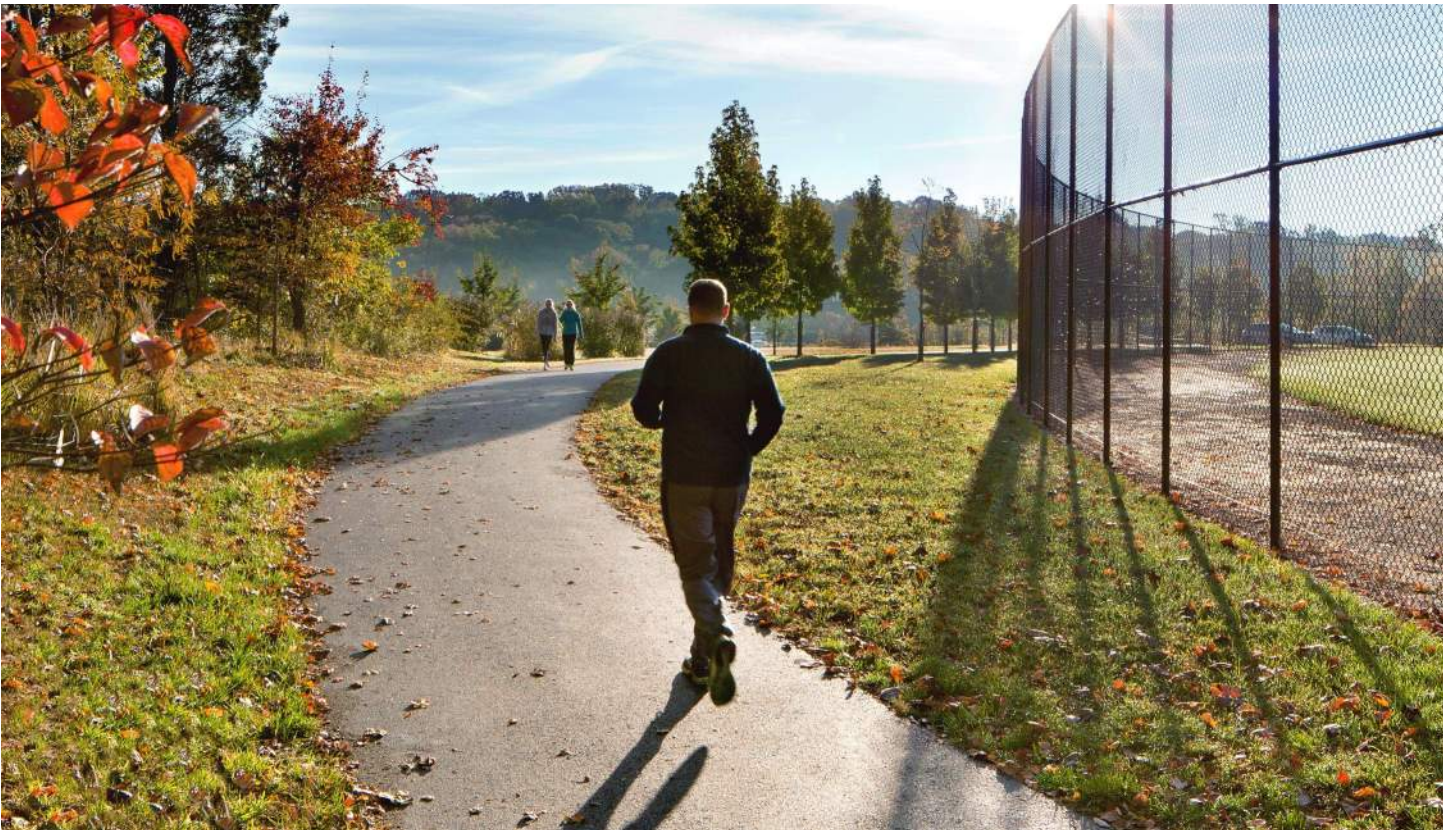
Crime Prevention through Environmental Design, or CPTED, is an approach that combines planning and design standards with crime prevention programs in communities. The design of public spaces can have a direct impact on the perception of safety within the Town of Parker, and include the following principles:

1. Encourage Safety Through High-visibility (Natural Surveillance)
2. Ensure Accessibility (Natural Access Control)
3. Clearly Define Public and Private Areas (Territorial Reinforcement)
4. Maintain and Care for Public Spaces (Maintenance and Management)



1. Encourage Safety Through High-visibility

- Maximize visibility from adjacent buildings and roads throughout open spaces and parks.
- Maximize surveillance on site by activating spaces with programming.
- Ensure views are unobstructed.
- Ensure well-defined, well-lit park entry and exit points.
- Concentrate activity areas that encourage multiple park users to congregate in designated areas for increased periods of time.
- Where applicable, provide water, shade, and seating to encourage the extended presence of visitors to parks.
- Provide security level lighting throughout the park.



2. Ensure Accessibility

- Ensure well-designed trails, landscaping, and other amenity orientation to guide visitors through a space.
- Ensure adequate bollards and/or barriers to restrict vehicles from entering public spaces.
- Ensure thoughtful design of furnishing placement to indicate pedestrian areas.
- Ensure fencing is adequately designed and placed to promote safety for children and families (prioritize play areas and recreational areas).
- Where applicable, ensure gates within fencing to help control access and promote safety.
- Establish clear signage that promotes easy wayfinding.

3. Clearly Define Public and Private Areas

- Ensure a clear distinction between Public vs. Private ownership.
- Ensure clear signage for recreational spaces.
- Where applicable, provide trees and/or formal planting to create natural barriers.
- Where applicable, provide hardscape and/or paving to create man-made indicators.

4. Maintain and Care for Public Spaces

- Indicate care and ownership over spaces to create a sense of place and pride.
- Ensure vandalism is quickly addressed to help ensure a sense of safety (paint over graffiti, within a reasonable amount of time repair/replace any damaged amenities).
- Create a visible presence.
- Trim and maintain trees and vegetation that may obscure park and open space lighting.

b. Design for Accessibility (Americans with Disabilities Act) Compliance

Accessibility and inclusion are critical to providing outdoor spaces that users of all abilities can access and enjoy safely. All public parks, trails, open spaces, streetscapes, and park amenities shall be designed to meet Americans with Disabilities Act Guidelines. Designs shall go beyond the minimum accessibility and meet universal principles as well. Refer to the below references for accessibility.

1. Accessibility References

- 2010 ADA Standards for Accessible Design (ADA)
- Public Rights-of-Way Accessibility Guidelines (PROWAG)
- ADA Title II Action Guide for State and Local Governments (parking, sport courts, fields, playgrounds etc.)
- Architectural Barriers Act Accessibility Guidelines: Outdoor Developed Areas
- United States Access Board for outdoor developed Areas Chapter 10 Accessibility standards for federal outdoor developed areas
- ICC Accessible and Usable Buildings and Facilities

2. ADA vs. Universal Design Principles

ADA and Universal Design share many of the same core design principles. ADA standards are regulations and codes enforced by federal law, whereas Universal Design goes beyond these standards by proposing ways in which designs can create spaces for all users. According to the American Society of Landscape Architects (ASLA), “Landscape Architects and designers can apply universal design principles to create more inclusive spaces for underserved communities, which include those who experience” (“Professional”)*:

- “Disabilities and/or limited mobility”
- “Aging”
- “Lack of community access”
- “Neuro-cognitive disorders”
- “Neurodevelopmental and/or Intellectual Disabilities”
- “Blindness and Low Vision”
- “Deafness and Hardness of Hearing”

ASLA also notes that “Universal landscape planning and design ensures people with disabilities can better participate in public life. These principles, which build off The Center for Universal Design’s principles, should guide the planning and design of all public spaces, regardless of intended audience” (“Professional”)*:

- Accessible
- Comfortable
- Participatory
- Ecological
- Legible
- Multi-Sensory
- Predictable
- Walkable / Traversable

By recognizing the various needs, abilities, and limitations of all community members, public spaces and recreational activities become more family friendly and inviting for all users.

3. Town of Parker ADA and Universal Design Guidelines for Parks and Open Spaces

- Accessibility to all local parks, trails, open space, streetscapes and recreation facilities is to be a priority.
- Any facilities that do not currently meet ADA accessibility design guidelines shall be updated when a renovation or improvement project occurs. This includes public parks, sports fields, outdoor courts, town pools, parking spaces, toilet facilities, spectator seating, and recreation centers.
- When possible, elements of universal design shall be included in all new construction.
- Refer to Play Space & Equipment Section 02(04)(d)(vi). for more information on how to incorporate universal design and inclusion into playground spaces and surrounding park space.

* = “Professional Practice.” ASLA, <https://www.asla.org/universaldesign.aspx>. Accessed 16 February 2023.



c. Design for Flexibility & Adaptability

Designing spaces that are flexible and adaptable to changing trends, functions, or environmental factors best ensures that public spaces continue to be well used and appreciated by the community. Designing for flexibility and adaptability in park design provides opportunities for multi-use design to accommodate a variety of uses and activities, including recreation, events, and passive uses.

The following design principles and considerations for flexible and adaptable spaces are as follows:

1. Design public spaces with diverse elements that accommodate a range of demographics and users of all abilities.
2. Design spaces that are flexible and adaptable to changing trends, functions, and environmental factors within a neighborhood or community.
3. Park design should allow for seasonal adaptability with areas designed to accommodate seasonal activities as appropriate.
4. Consideration should be given to adaptive reuse of existing buildings and structures within the park and open spaces, preserving heritage and history, while providing flexible spaces.
5. Provide multi-functional open spaces and parks to allow for various large and small scale events and activities for all ages.





d. Design to Preserve & Enhance the Parks' Natural Features & Characteristic Landscape

Designing spaces that preserve and enhance park and open spaces' natural features and characteristic landscape is essential for ensuring community value and a sense of place.

The following design principles for preserving natural features in open space and park design are as follows:

1. Use of native, adaptive and xeric plants to minimize water overuse and promote healthy ecosystems.
2. Avoid construction near wetlands, nature preserves, or other protected natural areas.
3. Provide water sensors or other irrigation devices to help minimize over-watering.
4. Do not remove topsoil from sites, to ensure the health of the soil and vegetation.
5. Preserve existing natural spaces and limit their disturbance as much as possible.
6. Limit the disturbance of fallen trees and mulch, unless it causes a public safety issue. Undergrowth is important for natural habitats.
7. Use mulch and compost for new vegetation.
8. Provide adequate seating that takes advantage of natural views for areas for the community to appreciate.
9. Encourage educational signage to be installed in areas that preserve or enhance nature, to educate the public on the value of a particular area and promote a sense of pride.
10. Promote the use of sustainable and environmentally friendly design.
11. Design spaces that include native planting and a reduction of water use.

e. Design for Sustainability, Maintenance & Programming

Sustainability is a broad term most often described as “meeting the needs of the present without compromising the ability of future generations to meet their needs.” - Brundtland Report for the World Commission on Environment and Development 1992.

The Town of Parker is committed to providing spaces that meet and support sustainable design, proper maintenance, and appropriate programming. The design principles to be considered are as follows:

1. Choose sustainable materials and construction techniques. Consider using recycled or salvaged materials, locally sourced materials, and materials that have a low environmental impact.
2. Minimize the impact of development by preserving existing vegetation, minimizing grading, and using sustainable construction methods.
3. Choose low-maintenance plants and materials that require minimal watering, pruning, and upkeep.
4. Use natural drainage systems to minimize the need for irrigation and stormwater management.
5. Design public spaces to be durable and low-maintenance by using construction techniques that minimize erosion, and resist damage from heavy use.
6. Incorporate energy-efficient lighting, heating, and cooling systems.
7. Implement sustainable water management practices such as rain gardens, bioswales, and permeable paving.
8. Reduce the amount of hard surfaces (i.e. pavement, concrete, etc.) in order to diminish air pollution caused by the heat island effect.
9. Enhance biodiversity in parks, trails, and open spaces by preserving and restoring habitats, creating wildlife corridors, and planting native species.

f. Design for Compatibility with Neighborhoods/Community

The purpose of designing public spaces that are compatible is to protect established neighborhoods and growing communities by recognizing their distinct characteristics and addressing how the design can contribute to that character.

When improving upon an existing design, or adding a new park or open space, the following design principles should be followed:

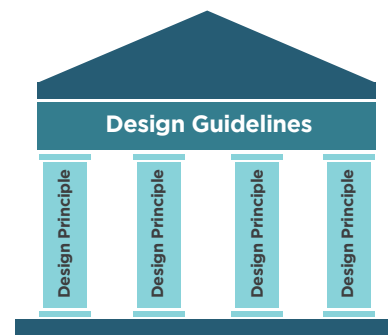
1. Assess if there is a prevalent pattern of design characteristics within a given neighborhood or area of the community, and ensure the new design adapts and maintains a similar pattern.
2. Encourage compatible designs that do not deviate substantially from the established pattern.
3. Encourage compatibility through adherence to a higher standard of design and construction, without hindering efforts to improve and upgrade neighborhoods.
4. Design spaces that are flexible and adaptable to changing trends, functions, and environmental factors within a neighborhood or community.
5. Provide multi-functional open spaces and parks to allow for various large and small scale events and activities for all age groups.
6. Neighborhood site furnishings can be flexible from the design standards set forth within this document. However, all selected furnishings must be commercial grade quality.

04 DESIGN GUIDELINES

Design guidelines are more specific applications for design that are layered with the design principles outlined in Section 03 of this Chapter. All of the following design guidelines are supported by the principles.

The design guidelines for the Town of Parker Parks, Trails, and Open Space are as follows:

- a. Natural Features
- b. Local & Regional Connectivity
- c. Sustainable Practices & Maintenance
- d. Parks and Open Space Amenities





a. Natural Features

The physical characteristics of a site, topography, natural features and viewsheds shall be considered early in the design process. The evaluation of key site characteristics will ensure the least disturbance of the existing site and protect the most valuable natural features including but not limited to vegetation and tree groves, steep slopes/topography, drainage ways and view corridors.

i. Topography/Natural Features

The design of topography and natural features shall ensure protection of significant topography and natural features, a safe design, adequate drainage, and proper maintenance.

Guidelines for topography and natural features include:

1. Protect all significant natural features including but not limited to: drainageways, groves/forests, prairies, riparian areas, rock outcroppings, wildlife corridors, native landscapes, etc.
2. Utilize the natural site topography and preserve areas with significant slopes.
3. Design to take advantage of the solar exposure of slopes by integrating amenities of the built environment into the compatible exposure.
4. Utilize existing topography that may provide buffers and barriers to surrounding uses.

5. Natural features are to remain as natural as possible with minimal maintenance, to encourage a healthy ecosystem and wildlife corridor connections.

ii. Floodplain/Riparian Areas

The Federal Emergency Management Administration (FEMA) defines a floodplain as any land area susceptible to being inundated by floodwaters from any source.

A riparian area is defined by the Colorado Department of Parks and Wildlife and U.S. Environmental Protection Agency (EPA) as “the areas alongside a river or stream. These conditions support a unique set of wildlife species” (“Riparian”)*.

Both of these areas are important for habitat conservation in and around parks and open spaces.

* = “Riparian and Wetland.” *Colorado Parks and Wildlife*, <https://cpw.state.co.us/conservation/Pages/CON-Riparian-Wetland.aspx>

The following guidelines are to be followed to maintain a healthy ecosystem and to keep the public safe:

1. Floodplain and riparian areas are to be preserved as much as possible.
2. Uses within these zones shall be restricted to those which are required by public necessity. Examples include but not limited to bridges, water pumps or control structures.
3. Use is to be restricted from public recreation. Exceptions may include activities with minimal impacts such as boardwalks, greenbelt trails, or educational signage.
4. Wildlife habitat improvements are acceptable uses within these zones as long as they have minimal impact to the surrounding ecosystem. Examples include the planting of native vegetation, installation of nesting structures, or riparian clean-up or restoration activities.
5. All use or encroachment activities must meet the approval of the Federal Emergency Management Agency and National Flood Insurance Program, and does not jeopardize the Town's participation in the Natural Flood Insurance Program.

iii. Vegetation/Soil Preservation

Preserving existing vegetation and the quality of soil and topsoil will benefit the health and microbial diversity of an ecosystem. Topsoil is the nutrient-rich, mineral-dense upper most layer of soil that contains natural organic matter essential for healthy plant growth.

Design guidelines for vegetation preservation:

- Create or preserve existing vegetative ecosystems that reflect the native conditions of the area.
- New construction designs shall avoid disturbing or preserve as much of the existing vegetation as possible.
- Where possible, existing trees are to be protected with tree protection fencing during construction.
- Consult a licensed Arborist to identify and assess any existing historic vegetation prior to project work.

Design guidelines for soil preservation:

- Native soils are to be preserved on site as much as possible. Minimize the amount of foreign soil imported from other locations.
- Improve upon local soils by providing good composition, structure, aeration, nutrients, and drainage.
- Conduct a horticultural suitability soil test for any new improvement or project work. Results and recommendations from this test shall be incorporated into the plans and specifications. Results shall determine the type and rate of soil amendments, if leaching is required, and the details of future maintenance requirements.





iv. Earthwork and Drainage

- All earthwork operations shall be executed in a manner which minimizes dust, noise, excessive accumulation of debris, danger to the public and interference with other construction.
- Positive drainage shall be provided at all times throughout the earthwork operations.
- Completed grades shall be smoothly and uniformly sloped, properly compacted, and shall provide drainage away from site improvements. All banks or slopes constructed shall be maintained in a stable condition to prevent slips, washouts or erosion, by approved methods. All maintenance shall be at the Contractor's expense until Town acceptance (typical warranty period is two (2) years. All finished grades to be within .2 feet (two tenths) of final design grade elevation.
- No area to be seeded or sodded shall be steeper than a 4:1 maximum slope (4' horizontal: 1' vertical), nor flatter than a two percent (2%) minimum cross slope. Areas where water will be likely to collect may require a steeper grade in order to drain adequately.
- Storm drainage ditches, water quality and detention ponds shall be designed to handle the appropriate design storm flows, and to provide ease of maintenance. For design of stormwater facilities refer to the Town of Parker Storm Drainage and Environmental Criteria Manual.
- Grading, storm drainage and related drawings shall clearly describe treatment of transition areas from vertical headwalls to adjacent 4:1 maximum slopes, detailed grades at pipe inlets and outfalls and similar situations. Rip rap results in difficult maintenance - its' use shall be limited except as required by the Town of Parker Storm Drainage and Evaluation Criteria Manual and consideration given toward ease of maintenance.

b. Local & Regional Connectivity

The Town of Parker trail systems are for both local and regional connectivity. A well-connected network of paths, trails, and multi-modal routes provides an effective means to accommodate all forms of multi-modal travel to neighborhoods, the town center, adjacent public uses and to and through parks and open spaces.

i. Connectivity

Bicycle trails should conform to:

Designing local and regional connectivity to parks, trails and open spaces is essential for creating accessible and enjoyable outdoor spaces for communities. The following are some guidelines to consider when designing for connectivity:

- Parks, trails, and open spaces should be designed to meet the needs of a range of users, including walkers, joggers, rollers, cyclists, families with strollers, and people with disabilities.
- Determine potential routes and connections between the park, trail or open space, including sidewalks, bike lanes, and public transportation options.
- Ensure that all routes and connections prioritize safety and accessibility for all users, including pedestrians, cyclists, and those with disabilities.
- Provide a range of connections to accommodate different modes of transportation, including bike paths, walking trails, and public transportation. This will encourage a wider range of people to access the parks, trails, and open spaces.
- Consider the potential for future growth and development in the area and plan for connectivity that can accommodate that growth.



[Refer to the link here for Existing and Proposed Town-Maintained and Owned Parks, Open Space, Trails and Facilities Overview](#)



c. Sustainable Practices & Maintenance

Parker is committed to protecting water resources via green infrastructure practices, reducing urban heat island effect with healthy tree canopies, and ensuring the materials and practices used are beneficial to the long-term health of the community. Parker is also committed to designing with sustainable and best management practices that enhance and minimize the disturbance to long term use and functionality of the surrounding ecosystems. Included with these commitments is the ability to sustain low maintenance designs and operation costs.

i. Landscape

According to the American Society of Landscape Architects (ASLA), “sustainable landscapes are responsive to the environment, re-generative, and can actively contribute to the development of healthy communities”. In addition, these landscapes “sequester carbon, clean the air and water, increase energy efficiency, restore habitats, and create value through significant economic, social and, environmental benefits” (“Designing”)*.

The term “landscaping” refers to planting trees, shrubs and ground cover, placement of boulders and decorative rock, bed edger materials, mulches and related work. Planting design shall utilize Xeriscape principles. Irrigated turf shall be used in active areas only and native and xeriscape planting shall be utilized in all other areas. Landscape plan final drawings, specifications and details shall be submitted to the Town for review and approval prior to construction.

Selecting the right plant for the right place within a site promotes health and longevity of the plant and reduces maintenance needs.

* = “What are Sustainable Landscapes?” ASLA, <https://www.asla.org/sustainablelandscapes/about.html#:~:text=What%20are%20Sustainable%20Landscapes%3F,the%20development%20of%20healthy%20communities.>

1. PLANT MATERIAL

- Refer to the [Town of Parker Recommended Plant List](#) for acceptable species. Species not listed on the “Preferred Plants” list may be submitted for consideration, provided they are not on the Towns “Excluded Species” list.
- Adequate variety (Biological Diversity) in the planting shall be provided to avoid epidemic insect or disease problems.
- Minimum average plant sizes shall be as follows:
 - » Deciduous shade trees - 2.5” caliper - measured 6” above ground, per “American Standard for Nursery Stock” ANSI Z60.1-1996.
 - » Ornamental trees - 2” caliper - measured 6” above ground, per “American Standard for Nursery Stock” ANSI Z60.1-1996.
 - » Evergreen trees - 6’ minimum height, measured to midpoint of most recent year’s growth.



- Shrubs - minimum of 5 gallon or larger, 2'-3' in height for deciduous, 18" - 24" spread for junipers, or as per "American Standard for Nursery Stock" ANSI Z60.1-1996.
- Design guidelines for landscape design:
 - » Plants shall be hardy to this area, in a healthy and vigorous state of growth, and conform in size, shape and character to the most recent edition of the American Association of Nurserymen Standards.
- All material shall be planted in accordance with the Town of Parker Details and Specifications.
- Where a screen or buffer is indicated on an approved landscape or site plan, the shrubs or other materials shall be planted and maintained to provide a continuous solid visual screen within 3 years from the time of planting.
- Installation of accepted root barriers may be considered for approval on a case by case basis.
- Refer to the [Parker Land Development Ordinance](#), Chapter 13 for other landscape requirements.
- Provide higher density planting in areas vulnerable to erosion.
- Xeriscape principles for landscape design are recommended, to meet sustainability goals. Native, xeric, and regionally adapted plants shall be used.
- Where applicable, design planting beds with shrubs and perennials.
- Plant varieties should be selected for year round interest (deciduous and evergreens, varied blooming throughout the growing season, winter berries, or ornamental grasses and low maintenance).
- Do not plant varieties that have any form of poisonous parts, thorns, or flowers that attract bees near playgrounds or other amenities that children could congregate.
- Do not locate plantings in areas that could be easily trampled in activity and social gathering areas where social paths between activities/amenities may form.
- Sizing and spacing in planting design:
 - » Shrubs and perennials should be spaced keeping mature spread and height in mind.
 - » Size perennials, shrubs and ornamental grasses at 100% mature growth. Masses of plants can be spaced at 75-80% mature growth.
 - » Group plantings with similar growth requirements for optimal growth and reduced maintenance needs.
- Separate plantings from turf areas with concrete mow bands, edging strips or sidewalks.

- Shrubs, perennials, and groundcovers should be spaced at a minimum of one-half of their mature diameter from all walkways to prevent impeding on walkways, parking lots or drives and the need for additional maintenance.
- Plant height should not obstruct visibility within sight triangles located at entries, drives, trail crossings, or at park or facility signage. Planting heights within parking lot islands shall not obstruct visibility within parking lot circulation.
- Refer to the [Parker Land Development Ordinance](#) Section 13.06.070 for other landscape maintenance requirements.
- Edging materials placed near building foundations shall allow for positive drainage away from the structures.
- Native or drought-tolerant approaches to landscaping will be considered, and are encouraged for planting in appropriate areas.
- It shall be noted that adequate permanent irrigation must be provided for establishment and maintenance, and that native grasses shall be maintained in a condition of acceptable height, free of weeds and debris, and shall not represent a fire hazard nor become a nuisance site for water or wind erosion. Native shrubs and trees, due to their drought-tolerance, are recommended in these areas.

2. GROUND COVER

- Ground covers should be spaced to ensure full coverage within two years of installation.
- Grass or other living plants shall be the primary ground cover in landscaped areas.
- Sodding is recommended but grass seeding is allowed under special circumstances.
- Vines are an acceptable ground cover in non-pedestrian areas.
- Ground covers used in lieu of grass shall be planted to present a finished appearance and complete coverage after three growing seasons.
- Other types of ground cover, e.g. bark mulches, wood chips, boulders, cobble or river rock, and similar shall be limited to small areas. Boulders, cobble, and river rock shall be placed over a suitable weed barrier or ground fabric.
- Native grasses shall have above ground temporary irrigation systems installed capable of providing head to head coverage.
- Native seed mixes shall consist of native species appropriate for the location. The seed mixes shall be established based on soil conditions and surrounding vegetation and shall utilize native and native adaptive species.
- Refer to [Section 05 Parks, Trails, and Open Space & Streetscape Materials](#) for additional information.



ii. Irrigation

Properly designed and functioning irrigation systems are beneficial both economically, environmentally, and is a sustainable practice.

An irrigation system refers to a permanently-installed (or temporary for native seed areas) automatic, underground pop-up irrigation system, which might include spray or rotor heads, bubblers, drip or trickle emitters or a variety of products. Manually operated systems are not acceptable.

1. IRRIGATION SYSTEM DESIGN

- The Contractor (or their design consultant) is requested to meet with Parks Staff to establish irrigation program requirements on a project-by-project basis prior to beginning design. Final drawings, specifications and details shall be furnished, subject to review and approval by Town Parks Staff, prior to design completion.

Design guidelines for Irrigation:

- Refer to [Appendix A for Standard Irrigation Details](#).
- Refer to [Appendix B for Irrigation Specifications](#).

- The irrigation system shall provide head to head coverage for all irrigated areas.
- Overspraying of buildings/structures, walks, trails, parking and other site features is not allowed.
- Coordinate planting and hydrozones to provide the appropriate water use.
- Meet with the local water service provider, and provide water service provider documentation (Landscape/Irrigation Worksheet and any other required documentation) to determine adequate tap size based on irrigation demand. All irrigation systems shall be approved by Parker Water and Sanitation District and Parks staff.
- Provide adequate number of zones to irrigation within the water window. Coordinate required water window with Parks staff. The design must obtain the Town's water window during the initial design phase.
- Temporary above-ground irrigation systems are acceptable only in locations of native seed establishment and must be in place for two years.



COVERAGE

1. All irrigation systems shall be designed to properly irrigate “bluegrass” type turf, regardless of whether “bluegrass” is originally seeded or sodded. “Native Seed” areas shall have irrigation designed in the same manner. Irrigation system design shall exceed minimum coverage requirements to ensure sustainability.
2. Provide pressures as needed to operate heads per manufacturer’s recommendation.
3. Regarding precipitation rate, all systems shall be capable of applying one and three-fourth inches (1-3/4”) of water per week to the irrigated area. Watering time shall not exceed eight (8) hours per day for seven days per week (design for every third day watering or similar is encouraged). Tap size (s) required shall be determined by the water service provider.
 - Precipitation rates of sprinkler heads selected shall be appropriate to plant material, slope, soil, intake character and similar criteria, and the precipitation rate for sprinklers on one valve shall not vary by more than ten percent (10%) unless approved by Parks Staff.
 - Areas with significantly different watering needs, i.e. slopes vs. level areas, bed areas or north-facing vs. south-facing areas shall be valved separately.
4. Head spacing shall be rated, at a minimum, for 5 mile per hour winds, per manufacturers’ recommendations. In no case shall maximum spacings exceed the following:

Triangular

S = 50% catalog diameter maximum

L = 86% of head spacing (+47%) catalog diameter maximum

Square

S = 50% of catalog diameter maximum

Rectangular

S = 45% catalog diameter maximum

L = 60% catalog diameter maximum

VELOCITY

The irrigation system shall be designed and its components selected so that the velocity in the copper service line from tap to meter does not exceed five feet per second (5 fps) and so that velocity in all other system piping does not exceed five feet per second (5 fps). Flow in gallons per minute shall not exceed 75% of the maximum safe-rated flow through the meter. Furthermore, surge pressures shall be calculated and if necessary, slower-opening and closing valves, air vent/vacuum relief valves or other components shall be specified to preclude damage from surge pressures.

DRAIN VALVES

- No automatic drains will be accepted. Mainline pipe shall be graded to drain toward manual drain valves at all low points on the mainline. The drain valve shall be as specified, and installed with valve box, gravel sump and related work. Gravel sumps shall be sized to hold the total volume of water which will drain to the sump from the pipe. Where possible, pipe shall be drained into a ditch or similar channel and water carried away.
- Adequate isolation valves and blowout connections shall be provided so that system may be conveniently blown free of water with an air compressor.

ELECTRICAL

The Contractor (or his design consultant) shall determine the electrical demand, and shall coordinate with CORE, or local service provider regarding the electrical service. All timing and costs for electrical service shall be the responsibility of the Contractor until the project is accepted by the Town, and this portion of the work is also subject to review and approval by Parks Staff. All electric service shall be independent from any other systems.

2. IRRIGATION MATERIALS

The Town has standardized irrigation equipment and materials. Refer to Appendix A and B for irrigation details and specifications. All irrigation equipment selected shall be represented by a local distributor who carries replacement parts. Install only new, non-damaged or repaired irrigation materials. Used materials will not be accepted.

SPRINKLER HEADS

- All sprinkler heads for a particular function in a system shall be of the same manufacturer in spec.
- Shrub heads, bubblers, trickle emitters and other xeric irrigation equipment shall be as approved by Parks Staff on a project-by-project basis.
- To prevent runoff and maximize sprinkler head effectiveness, maximum application rate shall be 1.25 inches per hour.

BACKFLOW PREVENTION

- Only a Reduced Pressure Backflow Preventer Assembly is acceptable. No other devices or combinations will be accepted. All devices and installations must be in accordance with the applicable water and sanitation district specifications.
- The Town follows the requirements of the Uniform Plumbing Code, latest edition, for the protection of potable water supplies. Direct specific questions to Parks Staff.

RISERS

- Risers for spray heads, gear driven rotary heads, and drip emitters should only be employed when needed due to site constraints, and only when approved by Parks Staff.

PIPE

- All pipe running from the tap and water main to the meter shall be in accordance to applicable water and sanitation district specifications and tap, meter and service line shall be the same nominal pipe size.
- All mainline elbows, tees and plugs shall be thrust blocked in accordance with the details and specifications. 3" and larger mainlines are to be gasketed and designed with pipe restraints.

VALVES

- Master shut-off valves and flow sensors should be integrated with the automatic irrigation controller.
- Each remote control valve shall irrigate a hydrozone with similar microclimate, soil conditions, slope, and plant materials with similar water demand.
- The flow control stem on a regular automatic control valve shall not be used to cut pressure by more than twenty percent (20%).
- Gate valves for use inside the meter vault or as a curb stop shall be per the Water District specifications. Gate valves on the irrigation mainline shall be in accordance with the details and specifications, and as approved by Parks Staff.

VALVE BOXES

- Cut or modified boxes are not permitted.
- Extensions shall be furnished as necessary. Design must follow specified size based on size and quantity of valves installed, and in accordance with the details and specifications.

PUMPS

- If a pump(s) is required, all materials shall be subject to review and approval by Parks Staff.



d. PARKS & OPEN SPACE AMENITIES

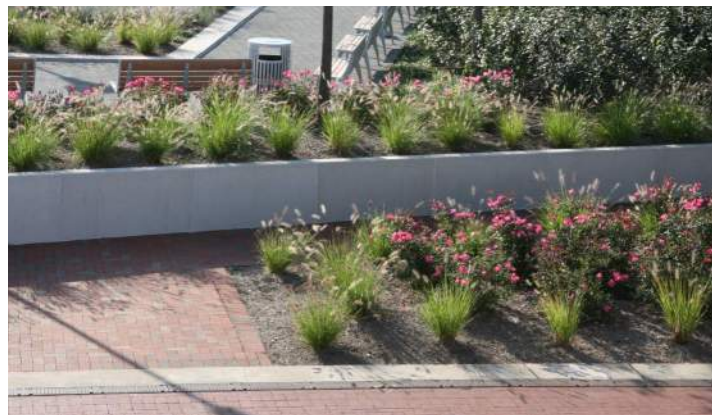
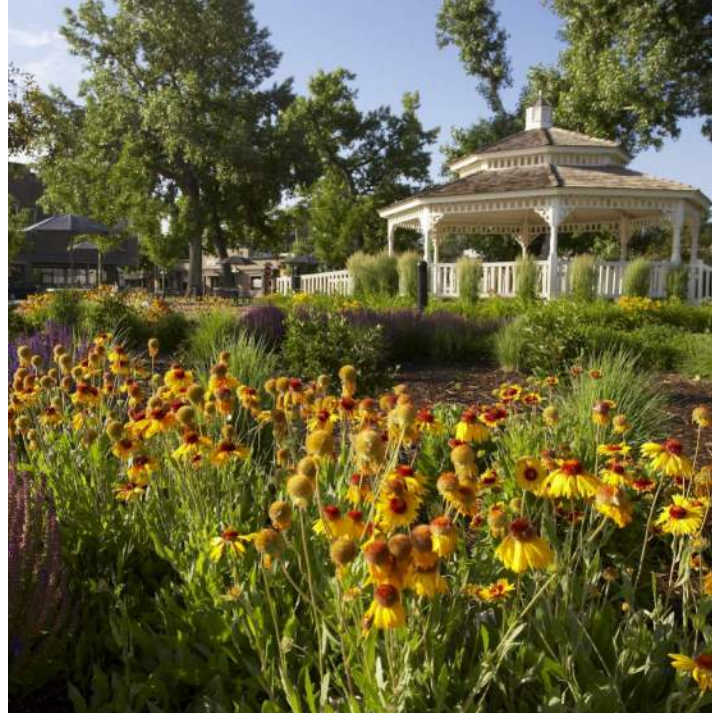
i. Gardens

1. ARBORETA/ DECORATIVE GARDEN

An arboreta and/or decorative garden is a public, botanical collection containing trees and mainly woody plants for educational and ornamental purposes.

Design Criteria:

- Sizes will vary based on site constraints and community need. Size shall be minimum 1000 square feet for a Decorative Garden and 5 acres for an Arboreta.
- A decorative garden shall include a variety of woody shrubs and perennials that provide flower from spring through fall and provide fall color.
- An arboreta shall provide a variety of low water use trees located in an area that is accessible to the public and provides space for sitting on the grass, seating on benches and educational signage.
- ADA accessible walkways are to be provided throughout.
- Educational signage and plant labels are encouraged.
- Gardens are to be highly visible and well-lit to ensure safe usage by the public.
- Refer to Section 02(04)(d)(X.) [**Table 2.4 Community Park Parking Guidelines**](#) for information on minimum parking space requirements.



Amenity Guidelines:

- Provide a minimum of (2) seating areas per garden space.
- Provide a trash receptacle at the entry/exit points of the garden.
- Provide signage at the entry of the arboreta/ garden indicating rules and regulations specific to the space.
- Provide irrigation per Town standards.



2. COMMUNITY GARDEN/ RAISED GARDEN

A community garden is a piece of land where residents of the community can cultivate and maintain a garden. This type of space typically consists of at-grade and raised garden beds.

Design Criteria:

- Size is determined by the amount of space needed to support the local demand.
- Shall consist of a minimum of (12) beds, size 12'L x 4'W or 8'L x 4'W).
- Provide water hydrant at each end of the garden and within adequate hose length to all areas of the garden.
- Back-up drip irrigation is required.
- All applicable water regulations and conservation strategies shall be applied.
- Plots are to be organized to maximize efficiency.
- Do not locate gardens above septic fields or within close proximity to streams or natural water features.
- ADA accessible walkways are to be provided throughout gardens and between garden plots.
- Parking and restrooms should be located within a convenient distance from the gardens.
- Refer to Section 02(04)(d)(X.) [Table 2.4 Community Park Parking Guidelines](#) for information on minimum parking space requirements.
- Provide signage at the entry of the garden indicating rules and regulations specific to the space.
- Provide a 4' height ornamental transparent perimeter fence around the garden space. Must meet local fire and building codes.
- Provide adequate setbacks for vehicular pathway and double-gate entry for maintenance and emergency access.
- Provide a minimum sized storage shed of 100 square feet. Must meet local fire and building codes. Storage shed materials shall compliment adjacent community.



Amenity Guidelines:

- A minimum of (1) elevated ADA -compliant garden bed is to be provided. A shallow planting shelf or designated space for a wheelchair to easily access the planter shall be part of the design.
- Provide (1) trash & recycling receptacle at the entry/exit point of the garden.
- Provide a minimum of (1) compost bin adjacent to the garden beds.



ii. Gathering & Social Spaces

Gathering and social space design strategies are important, flexible areas that allow for a multitude of events and assemblies. A variety of sizes and amenities can be included within these spaces, depending on the expected use and direction of the town.

1. OUTDOOR PERFORMANCE SPACE/STAGE

Outdoor performance spaces/stages are open air venues that provide a unique social gathering space for the community. They shall include sloping or terraced seating. They can range in size from small, intimate spaces to large areas with freestanding structures.

Design Criteria:

- Size is determined by the amount of space needed to support the event type. Size requirement to be approved by the Town.
- Designs and style shall match the character of the neighborhood and Town.
- The amount of seating and size of stage shall be determined based on anticipated performances and event types.
- The amphitheater shall meet all ADA guidelines.
- Compatible option with Community-serving Parks only.
- Multi-use structures are encouraged when stage is not in use (eg. picnicking).

Amenity Requirements:

- Multi-use shade structure/Band shell (for stage)
- Adequate parking
- ADA Accessible walkways
- Electrical connections suitable for stage-like performances
- Permanent restroom facilities
- Signage
- Seating and/or open area for gathering
- Public drinking fountain
- Adequate lighting for evening events
- Permanent seating and/or open area to allow temporary seating.
- Refer to Section 02(04)(d) (X.) [**Table 2.4 Community Park Parking Guidelines**](#) for information on minimum parking space requirements.



2. FESTIVAL/ EVENT SPACE

Festival and event spaces are flexible areas that suit the needs of a variety of event types and sizes. Depending on the location, the space can function as passive park space, street, or multi-use field during non-event times, and can also occupy large crowds and temporary structures during specific events. Minimum size shall be a minimum of 30,000 square feet. Size requirement to be approved by the Town.

Design Criteria:

- Refer to the Parker Land Development Ordinance Section 5.02.840 for local festival permit requirements., and Section 13.04.210 for temporary structures and uses.
- Spaces shall meet all ADA guidelines.
- Compatible option with Community-serving Parks only.

Amenity Requirements:

- Adequate permanent or temporary parking
- ADA Accessible walkways
- Electrical connections suitable for stage-like performances
- Permanent or temporary restroom facilities
- Signage
- Emergency access.



3. OUTDOOR NATURE CLASSROOM

Outdoor nature classrooms are gathering spaces dedicated for learning opportunities in a natural setting. They shall provide a shade structure or deciduous shade trees for comfort.

Design Criteria:

- Minimum size 500 square feet. With minimum seating capacity of 20 people.
- ADA accessible route must be provided to and within classroom.
- Any structures or site furnishings are to be exterior rated and safe for public use.

Amenity Requirements:

- Shade structure or deciduous shade trees.
- Temporary shade (properly rated post and shade element) required while trees are established.
- Seating (benches, seating boulders, concrete seatwalls, etc.)
- Temporary Restroom



4. PROGRAMMABLE SPACE (INDOOR OR OUTDOOR)

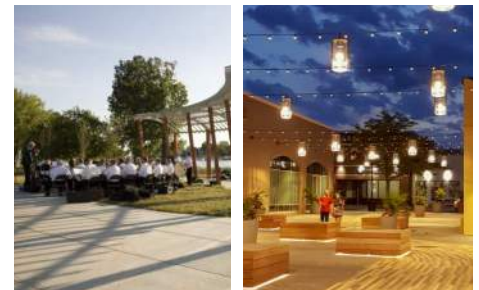
Programmable space is any usable, indoor or outdoor, urban or passive space that can serve a multitude of different functions. It could be designed as a public plaza, open lawn, pier or overlook with seating and accessible access, or other area that can be easily transformed into various activities.

Design Criteria:

- Spaces shall meet all ADA guidelines.
- Space should be flexible enough for a diverse amount of activities and experiences.
- Space should engage and reinforce the public realm of adjacent streets, trails, open space and park networks.
- Spaces shall meet the needs of the surrounding community.
- Temporary restrooms required for larger crowds.

Amenity Recommendations:

- Multiple seating opportunities
- Electricity hook-ups that can withstand generators, food trucks, sound systems, etc.
- Hardscape that can withstand pedestrian and vehicular traffic (concrete, crusher fines, artificial turf, etc.)
- Features suitable for indoor/outdoor classrooms, aerobics, yoga, concerts, farmers markets, flea markets, festivals, etc.



5. SHELTERS

For shelters refer to Section 04 Parks, Trails, Open Space, and Streetscape Support Amenities.



iii. Interpretive & Placemaking

Interpretive elements and placemaking design strategies add unique value to the experience within a space. Elements can include historical, cultural, communal, or other themes relevant to the site, and shall be negotiated between the Town and the developer.

1. INTERACTIVE, FUNCTIONAL, OR VISUAL ART

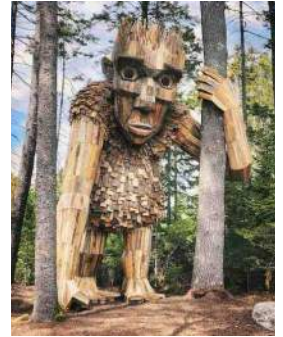
Interactive, functional, or visual art can add character and a sense of place within a park or open space. Features can range in style, size, color scheme, function, character, and level of interactivity.

Design Criteria:

- Structures must be safe for public use and installed per manufacturer's recommendations. Provide engineered stamped drawings of all structures.
- Any structures, materials, or site furnishings are to be rated for exterior use.
- All features must add to the character of the community and space in which it occupies.
- Art must be able to withstand harsh weather conditions with minimal maintenance required.
- Signage must be provided indicating rules of usage and if any age restrictions are necessary.
- Security lighting and clear sight-lines to the art is necessary to prevent misuse and/or vandalism.

Examples:

- Kinetic wind or art sculpture
- Stationary art sculpture
- Custom or visually interesting site furnishings.
- Custom or visually unique playground equipment.
- Murals
- Decorative paving or walls with integrated design (ie. sandblasting and staining, mosaic tiles, etc.)
- Refer to [Section 02 \(05\) Guidelines for Art in Parks](#) for additional ideas and examples.



2. INTERPRETIVE SIGNAGE OR ELEMENTS

Interpretive signage or elements serve an important function to enhance the visitor experience of a place. Whether it's recognizing the historical value of a location, referencing a map of surrounding trail systems, or understanding the significance of local ecosystems, interpretive signage allows for key learning opportunities for both local residents and visitors.

Design Criteria:

- Provide a minimum of two signs.
- Text and graphics should be easy to read, clear, and not overcrowded with information.
- Do not use more than three different types of font styles or sizes.
- Mount at appropriate height and angle for comfortable viewing. Refer to ADA accessibility guidelines.
- Materials should be durable, weather-proof, and safe for public use.
- Frame and posts style can vary, material shall be steel.
- Finish shall be powder coat or corten steel.
- Sign face shall be manufactured by Fossil Industries or approved equal.

Examples:

- Way-finding signage
- Educational signage
- Signage with interactive or moving pieces.
- Sandblasted elements into rock or concrete.
- Signage incorporated into play structures.



3. SITE DESIGN THEME

Site design themes are what defines places and spaces. A common theme helps unite a design and overall concept through elements such as circulation of pedestrian walkways, site furnishings, custom structures, styles, colors, and planting design.

Design Criteria:

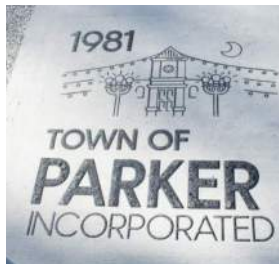
- Site design themes should tie a concept together without feeling disconnected to the community.
- Community engagement is highly encouraged in established communities to ensure the design is widely accepted and meets the needs of the users.
- Custom elements are encouraged to make a space truly unique.
- Ensure the theme is relevant to the community or space.

Examples:

- Where appropriate, themes can be inspired by principles such as historical land uses, ecological features, significant individuals of the community, or even an idea that is valued by the community.



Soda Springs Park, CO. is designed to embrace Colorado's natural ecology and geology.



O'Brien Park Playground, CO. is designed as an iconic play space honoring the Town of Parker's unique history.



Greenbriar Park, MD. is designed around the 'rustic' character of the surrounding landscape and the 'Story of a Raindrop.'

iv. Outdoor Specialized

1. PING PONG

Ping pong, otherwise known as table tennis, should meet the International Table Tennis Federation (ITTF) Handbook dimensions .

Design Criteria:

- Weatherproof
- Commercial grade, rustproof materials
- Anchor to concrete with tamper-proof hardware

Potential Manufacturers:

- Anova Site Furnishings
- Sanderson Concrete
- Stone Age Concrete Table Tennis
- POPP
- Doty & Sons Concrete Products, Inc.
- Others as approved by the Town.



2. FOOSBALL

Foosball is a table-top version of soccer.

Design Criteria:

- Weatherproof
- Commercial grade, rustproof materials
- Anchor to concrete with tamper-proof hardware
- Installed on a level surface

Potential Manufacturers:

- Anova Site Furnishings
- Sanderson Concrete
- Stone Age Concrete Table Tennis
- Doty & Sons Concrete Products, Inc.
- Others as approved by the Town.



3. CHESS TABLE

Chess is a very popular board game between two players. When incorporated into a public table, players can bring their own pieces to play in an outdoor setting. Refer to the International Chess Federation (FIDE) for board game standards.

Design Criteria:

- Weatherproof
- Commercial grade materials
- Must be surface mounted
- Must provide a minimum of (1) ADA accessible table within a park.

Potential Manufacturers:

- Victor Stanley
- Others as approved by the Town.



4. CORNHOLE

Cornhole is a game involving bean bags being thrown into the hole of an angled board. Refer to the American Cornhole Official Rules (ACO) for spacing and standards.

Design Criteria:

- Weatherproof
- Concrete materials
- Cornhole boards placed 27 feet front edge to front edge

Potential Manufacturers:

- Anova Site Furnishings
- Kay Park & Recreation
- Doty & Sons Concrete Products, Inc.
- Others as approved by the Town.



5. DISC GOLF COURSE

Minimum course size shall be nine holes. Preferred course size is 25-30 acres for 18 holes. Average hole to be 200-400 ft. Holes should not be shorter than 100ft. It is preferable to start and end the course in the same location. Locate courses away from active park areas, gathering areas and parking lots. Position tees and baskets to maximize man-made and natural features. Refer to the Pro Disc Golf Association (PDGA) for regulations and Disc Golf Course Design Goals.

Design Criteria:

- Innova Discatcher Pro 28 golf baskets or approved equal.
- Provide Tees minimum 6' x 12' concrete paved surface.
- Provide course signs and signs at each hole providing the hole number, length, par and recommended flight path.
- For safety, the course will not conflict with other park or other uses. Ensuring good visibility throughout the course is important.

Parking Requirements:

- Refer to Section 02(04)(d)(X.) [Table 2.4 Community Park Parking Spaces Guidelines](#), for more information on parking space requirements.



6. BIKE PARK, SKILLS AREA, PUMP TRACK

Bike park, skills area or pump tracks are all outdoor spaces specifically designed for both kids and adults to learn essential BMX, mountain bike and/or regular bike skills. The design is highly variable, depending on the size, age range, and level of difficulty. The minimum size shall be 0.5 acres. Preferred size is 3 acres or more.

Associations to Reference:

- International Mountain Bicycling Association (IMBA)
- International BMX Federation

Recommended Consultants:

- Velosolutions
- Alpine Bike Parks
- FlowRide Concepts
- Gravity Logic
- Others as approved by the Town.

Additional Parking Requirements:

- Refer to Section 02(04)(d)(X.) [Table 2.4 Community Park Parking Spaces Guidelines](#), for more information.



7. HORSESHOE PIT

Horseshoe pits are for the game of horseshoe, which consists of throwing a metal horseshoe onto a stake at the opposite end of a pitch. Refer to the National Horseshoe Pitchers Association (NHPA) and the Colorado Horseshoe Pitchers Association (CHPA) for rules and regulations.

Design Criteria:

- Horseshoe pits should be regulation grade.
- Backboards and stake should be outdoor rated and made of rustproof and rot resistant materials.
- Pits should be set per regulation distance and filled with sand.

Parking Requirements:

- Refer to Section 02(04)(d)(X.) [Table 2.4 Community Park Parking Spaces Guidelines](#), for more information on parking space requirements.



8. DOG OFF-LEASH AREA (FENCED)

Minimum size of off-leash area shall be (3) three acres. Preferred size is (5) five acres. Locate dog off-leash areas away from natural areas, wildlife and waterways.

Design Criteria:

- Fencing shall be a minimum 4' height metal fence matching Town of Parker fencing standards with the exception the bottom rail shall be located at the bottom of the fence panel (flat bottom). Maximum gap from finish grade to bottom rail shall be two inches. Gaps between pickets shall be a maximum of three inches.
- Provide separate lockable sections of dog park (minimum of 2) to allow for re-vegetation and maintenance. Provide a lockable 12' wide maintenance gate between areas. When possible, provide separate areas for large and small dogs.
- Provide an entry/exit point with double gates with self closing hinges. Entry/exit area shall be concrete paving from walk connection to 5' beyond double gate.
- Gates shall have commercial grade hardware and latch that is ADA accessible from both sides. All gates must meet local fire and building code.
- Surfacing options include: 70/30 sand/pea gravel mix, irrigated bluegrass, irrigated natural grass, synthetic turf (appropriate for dog parks), or crusher fines paving, and may include a mixture of multiple surfacing materials. Provide quick couplers to allow for washing down the surface. Surfacing options should be discussed with the town on a case by case basis to determine surfacing.
- Provide vegetative, berm or other screening of off-leash area.
- Provide minimum of 4 benches
- Provide shade structures and/or trees.
- Optional agility course obstacles may be included.
- Provide dog waste stations. One (1) for each acre plus one at each entry.
- Provide rules and regulations sign at each entry.
- Provide minimum (2) trash receptacles and additional as needed based on size and demand.
- Prefer inclusion of a drinking fountain with pet bowl.
- Refer to Section 02(04)(d)(X.) [Table 2.4 Community Park Parking Guidelines](#) for information on parking space requirements.



9. SKATEPARK

A skatepark is a built environment designed specifically for skateboards, BMX bikes, scooters, wheelchairs, and inline skaters.

Design Criteria:

- Minimum size of skate park to be 8000 SF.
- Skatepark shall be cast-in-place concrete. Design to accommodate all ages and skill levels.
- Provide separation between skatepark and playground areas of a minimum of 50 feet. Locate in close proximity to parking and restroom facilities. Account for proper flow, traffic, capacity, and speed of elements within the park.
- When possible, engage the community for feedback on difficulty, stylistic discipline, types of skate-related features and challenges.
- Design for high visibility within the skating area as well as the area surrounding the park.
- Provide benches, shade, drinking fountain, and trash receptacles.
- Provide proper drainage within the park.
- Aesthetic Appeal and surrounding landscaping to match the Town's character and aesthetic.
- Must include at least one functional skateable art feature.

Recommended Consultants:

- Grindline Skateparks
- Pillar Design Studios
- Pivot Custom Skateparks
- Spohn Ranch Skateparks
- Team Pain
- Others as approved by the town.



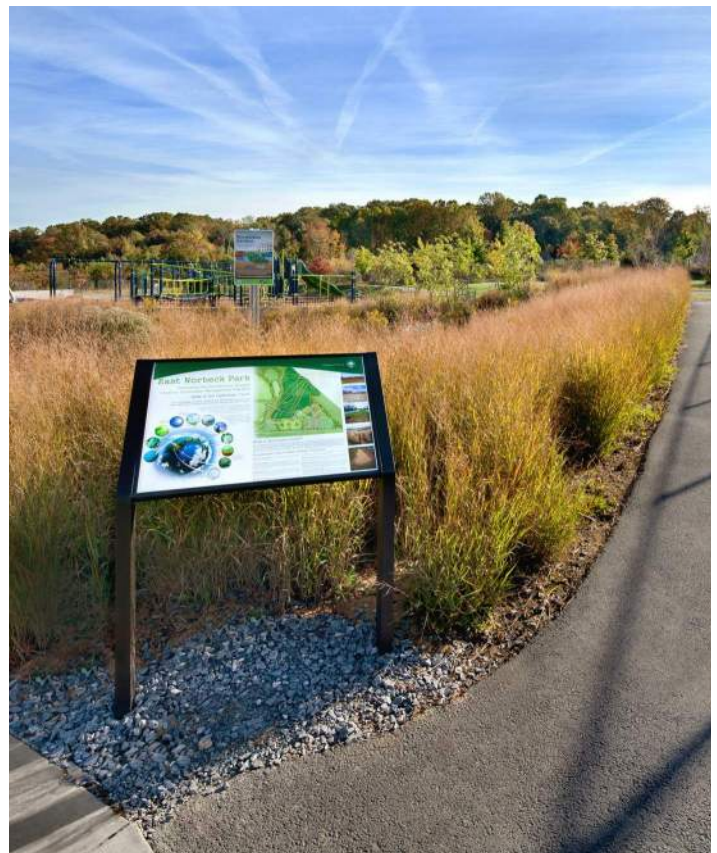
Parking Requirements:

- Refer to Section 02(04)(d)(X.) [Table 2.4 Community Park Parking Guidelines](#), for information on parking space requirements.

v. Paths, Trails & Trailheads

Trail Guidelines

- All local, regional and multi-use trails in the Town shall be designed and constructed to provide a safe and enjoyable experience for all citizens while providing for ease of maintenance.
- All paths, trails, and trailheads are to align with the goals, strategies, and criteria outlined within the Parker Open Space, Trails, and Greenways Master Plan.
- All Trails and associated facilities shall be designed and built in compliance with Americans with Disabilities Act (ADA), Mile High Flood District, Army Corp of Engineers, American Association of State Highway and Transportation Officials (AASHTO) Manual, Colorado Department of Transportation Roadway Design Guide: Chapter 14 Bicycle and Pedestrian Facilities, and Town of Parker Details and Specifications.
- All trails within parks or open spaces are to be designed for multi-use applications for pedestrians, bicycles, rollers or other human-powered recreational modes of transportation.
- To encourage and facilitate alternative modes of travel to parks, and open spaces, provide trail connections from the parks to public paths, streets, and bike ways.
- All walks and trails shall be designed to meet all current ADA standards and guidelines to include a minimum cross slope in the appropriate direction of one quarter inch per foot (1/4" per foot) or one and three-quarters percent (1.75%), and centerline gradient shall not exceed one foot in twenty feet or four and three-quarters percent (4.75%) (per ADA recommendations). Exceptions to these guidelines may be submitted for review.
- Trail Width:
 - » Local: Eight (8) Feet
 - » Regional: Ten (10) Feet
- Provide an unobstructed three (3) feet recovery zone/shoulder on each side of the trail where space allows.
- Trails through irrigated bluegrass are to be hard surface trails.
- Concentrated drainage shall be designed to pass under walks and trails by culvert or standard approved walk chase. Culverts or walk chases should be designed for the two- (2) year to ten- (10) year event and coordinated with surrounding drainage facilities. The minimum allowed culvert size is eighteen (18) inches RCP and is required to have a flared end section (F.E.S.). Low water trail crossings will not be allowed unless approved by the Town.
- All trails are to provide signage clearly indicating the maximum speed of uses, to ensure the safety of all recreational activities on the trail.
- Design Speed: Trails shall have a design speed of twenty (20) miles per hour. Where slopes exceed 5%, trails shall have a design speed of thirty (30) miles per hour.
- Curve Radius: The minimum curve radius shall be designed in compliance with the AASHTO manual.
- Sight Distance: Trails shall be designed with a minimum sight distance in compliance with the AASHTO manual.



Trail Material

- Trails shall be designed with a minimum thickness of six (6) inches of CDOT Class B or D Portland cement concrete.
- In rare cases, a soft surface (crusher fines) trail may be appropriate and must be approved by the Town. Soft surface trails are not appropriate as regional trails, where they are adjacent to roads or on slopes greater than five (5) percent. Slopes greater than five (5) percent need to be approved by the Town.

Trail Grade and Drainage

- The maximum trail cross slope shall be one and three-quarters percent (1.75%), the cross slope on corners and curves shall be towards the inside where drainage permits.
- The centerline gradient shall not exceed four and three-quarters percent (4.75%). Trails adjacent to roads or in topographically challenged areas may exceed five percent (5%) where approved by the Town. When trails exceed 5%, they must follow the Forest Service Outdoor Recreation Accessibility Guidelines and provide trail accessibility signage per Town of Parker standards.
- Trails shall not hold water, and if drainage is anticipated across the trail, a chase drain or other diversion method shall be provided.

Stairs

- On local trails, where topography prevents safe trail grades, stairs may be considered. When stairs are used, an alternative ADA compliant route without stairs shall be provided.
- When stairs are used, the minimum width shall be eight (8) feet and meet local building codes and ADA guidelines.

Railings

- Railings shall be required where there is reasonable risk of trail users falling down an embankment with a slope of greater than 3:1 or where there is a vertical displacement. Railings shall be a minimum of 46" in height and be Fortress Decorative Metal Fence. A 36" rub-rail shall be required at all bridges. The railing shall flare at both ends. Railings shall be no closer than 24" from the edge of the trail. Refer to [Section 05: Parks, Trails, Open Space & Streetscape Materials \(b. Pedestrian Guardrails/Railings\)](#) for more information.





Utilities

- Manholes, valve boxes and other utility appurtenances shall not be constructed in the pavement of the trail. Utility structures constructed at grade level shall be a minimum of two (2) feet from the edge of pavements. Structures constructed above grade shall be a minimum of four (4) feet from the edge of pavement.

Trail Intersections with Roads

- Trails shall intersect with roads as perpendicular as possible (no less than 70 degrees). Intersections shall be designed in accordance with AASHTO Standards and the Manual on Uniform Traffic Control Devices (MUTCD) for signs and striping. All ramp sections at the road interface shall be constructed per Town details.

Trail Intersections

- Trail intersections shall be as perpendicular as possible (no less than 70 degrees). 'T' intersections shall have a minimum radius of fifteen (15) feet.

Bridges

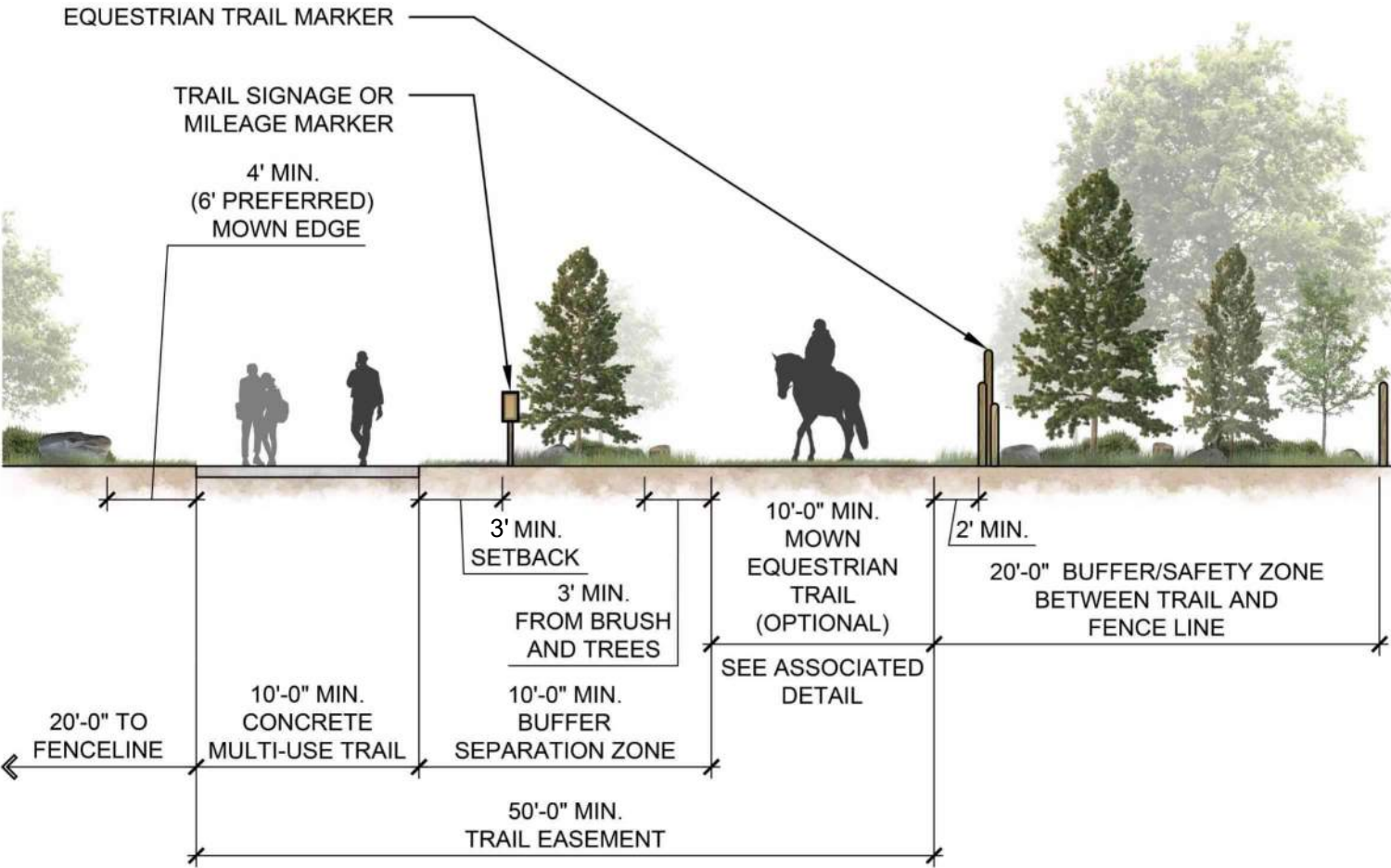
- Bridges shall have a width of ten (10) feet minimum or four (4) feet greater than the width of the interfacing trail. Bridges shall be generally straight with approaches that meet curve radius and sight distance design standards. Bridges shall be designed to accommodate maintenance vehicles, including pickups. The vehicle load shall be 10,000 pounds plus 30% impact.
- Bridge deck shall be 5" thick minimum, broom finished concrete deck and expansion joints shall be bicycle and rollerblade safe.
- Prefabricated self-weathering steel underhung truss structure.
- Provide 42" height minimum guardrail on bridges accommodating bicycle traffic, in accordance with AASHTO Guide for Development of Bicycle Facilities (section 5.2.10, Bridges and Underpass'). In addition to guardrail, provide 36" height rub-rail at all bridges.
- Provide 54" height guardrails and handrails at least 42" height per USDA Forest Service Equestrian Design Guidebook.



1. RECREATION TRAIL CORRIDORS

A recreational trail corridor is classified as a trail plus a scenic or recreational easement. These types of trails are site specific, and can vary depending on existing conditions.

Buffers, fence lines, and separation zone distances may differ due to specific site conditions and are to be reviewed and approved by the Town. Below is a cross section of a typical recreation trail corridor (*Graphic 2.1*).



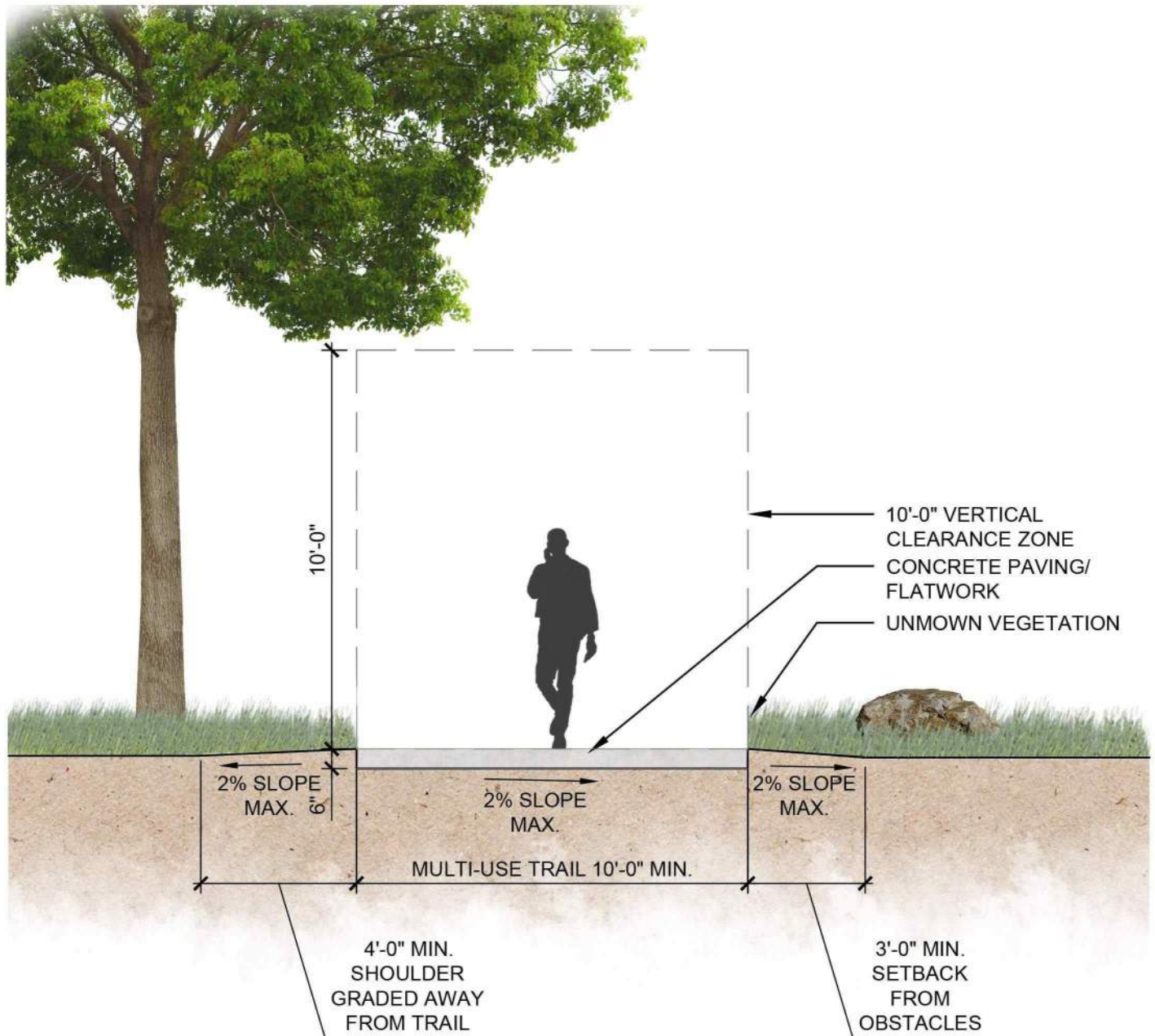
Graphic 2.1 : Recreation Trail Corridor

2. REGIONAL TRAILS

A regional trail is a public trail system that provides critical connections across regional planning areas, counties, or cities. These trails are often part of a significantly larger network of trails, all of which usually have shared-uses. The general public often use these multi-use trails for bicycling, walking, hiking, running, skating, dog walking, e-biking and other non-vehicular recreational opportunities. The trail width for regional trails shall be a minimum of ten (10) feet.

Site conditions on either side of regional trails may vary; however, tree canopies and other obstructions should be maintained to allow a clearance of ten (10) feet. Below is a cross section of a typical regional trail (**Graphic 2.2**).

Refer to Signage Standards in Section 06 for trail signage recommendations.



Graphic 2.2 : Regional Trail

3. LOCAL TRAILS

A local trail often interconnects neighborhoods, parks, and open spaces. In comparison to regional trails, local trails are often shorter in length, width, and have a lower volume of users. These trails are also multi-use trails, and utilize the same types of recreational activities as the regional trails. Site conditions on either side of regional trails may vary, however tree canopies and other obstructions should be maintained to allow a clearance of ten (10) feet. Trail width shall be a minimum of eight (8) feet. Refer to Signage Standards in Section 06 for trail signage recommendations.

Below is a cross section of a typical local trail (**Graphic 2.3**).

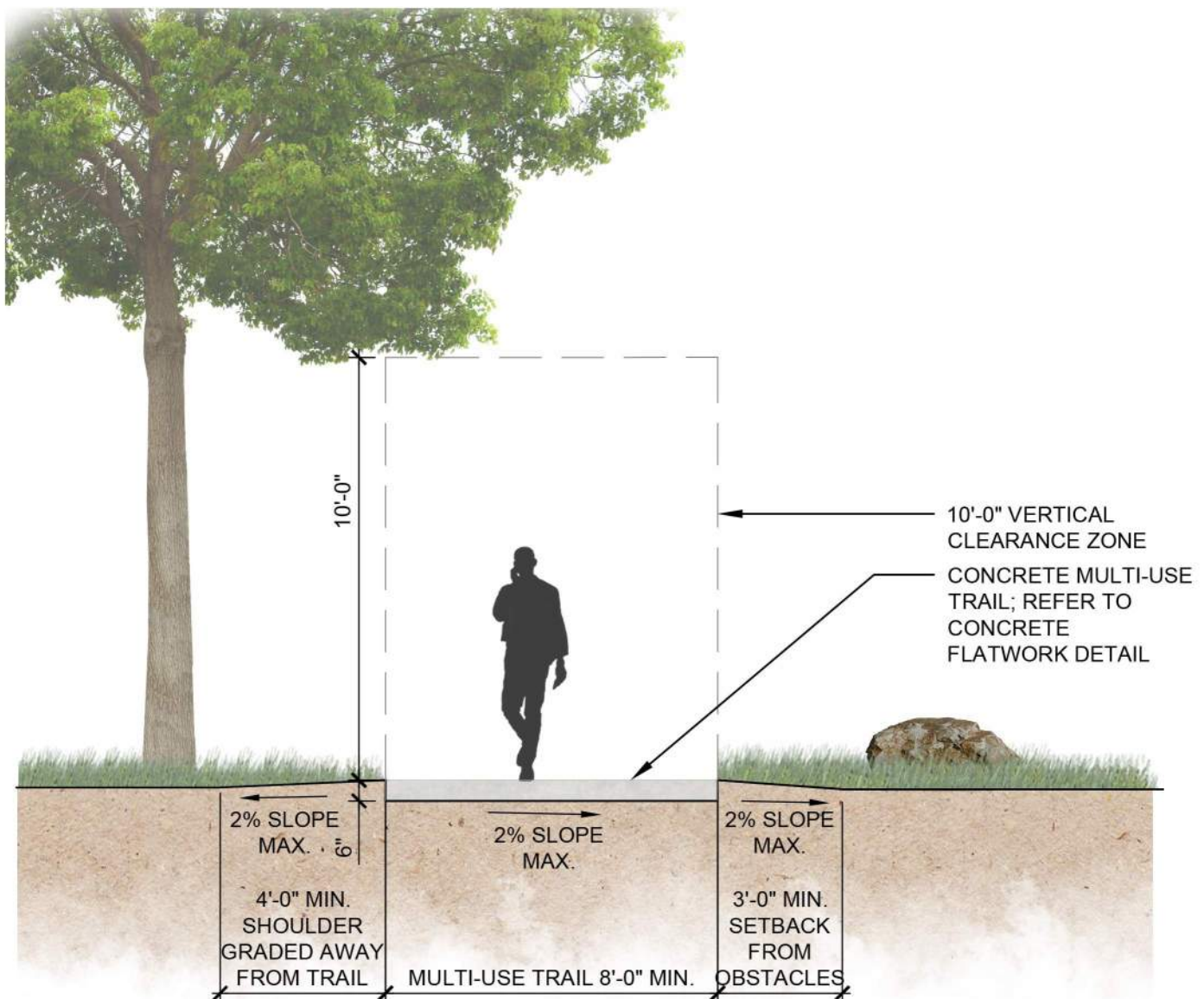
4. GREENWAY CONNECTION OR TRAILHEAD

A Greenway Connection or Trailhead is the connection or beginning of a trail that provides access to the community. It should provide trail information including a trail map, rules and regulations signage, trash receptacles, and parking (number of spaces based on type of trail and anticipated usage).

5. HARD SURFACE MULTI-USE TRAIL

Hard surface multi-use trails shall be concrete, designed specifically for various high-volume, non-motorized recreational uses.

These trails can consist of regional trails, local trails, internal access pathways, or loop pathways. They are commonly outside of the roadway right-of-way, and supply the community with a multitude of accessible, durable, low-maintenance routes.



Graphic 2.3 : Local Trail

6. INTERNAL ACCESS PATHWAY

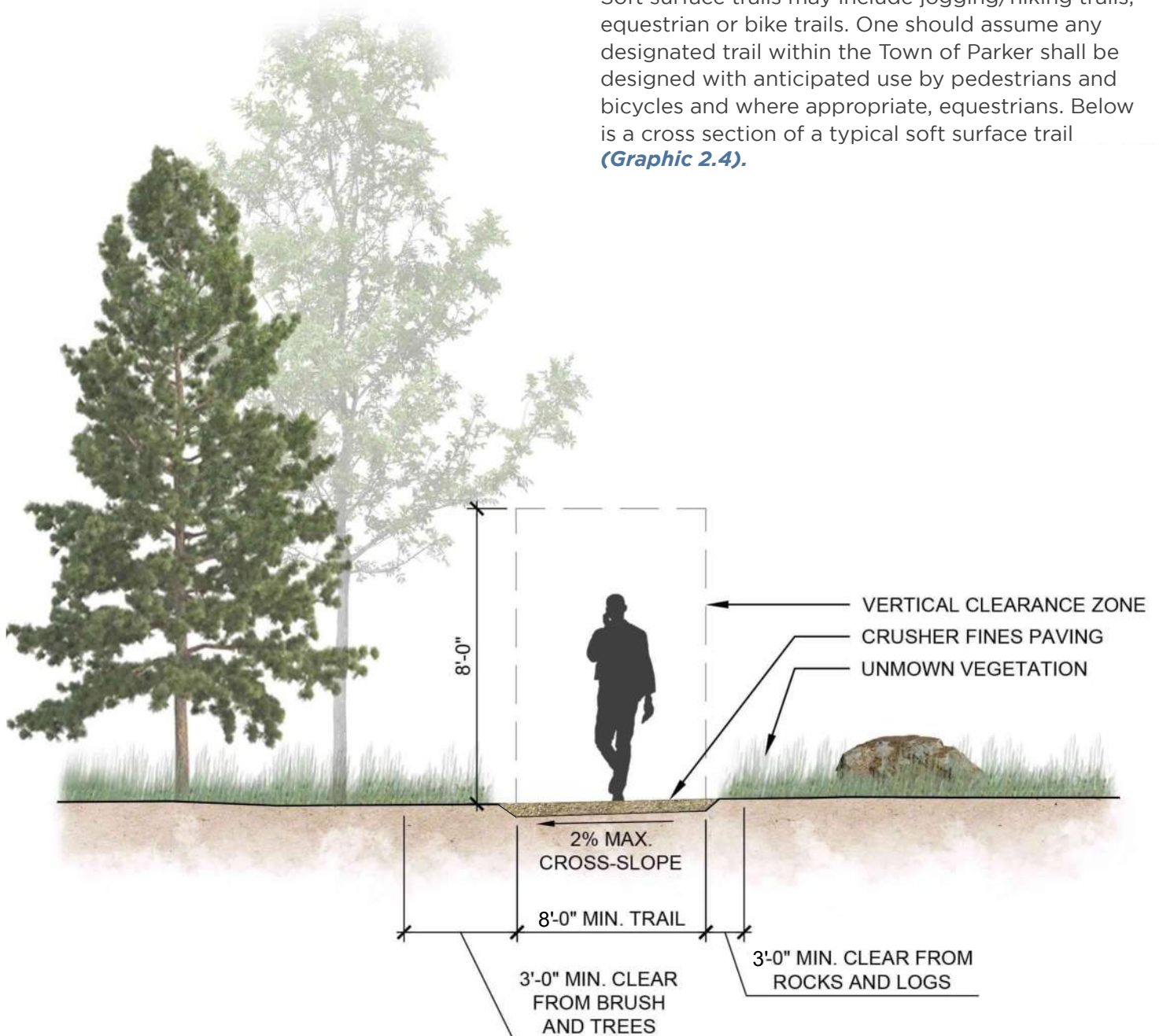
Internal access pathways are commonly restricted to routes within a park or open space. They can also consist of accessible routes connecting smaller spaces and areas, either from residential communities to local trails, or other routes not meant for heavy loads of pedestrian traffic. Access pathways width shall be a minimum of eight (8) feet.

7. LOOP PATHWAY

Loop pathways are closed pathways that eventually circle back to the node where the user began. These pathways can vary in length and difficulty. Signage should be provided at the beginning of the loop to provide the user with mileage information. Loop pathway width shall be a minimum of eight (8) feet.

8. SOFT SURFACE TRAIL

Soft surface trails are alternative trail systems that are not paved. These trails shall be constructed of crusher fines for slopes less than 5% or stabilized crusher fines paving for slopes greater than 5%. Soft surface trails may include jogging/hiking trails, equestrian or bike trails. One should assume any designated trail within the Town of Parker shall be designed with anticipated use by pedestrians and bicycles and where appropriate, equestrians. Below is a cross section of a typical soft surface trail (*Graphic 2.4*).



Graphic 2.4 : Soft Surface Trail

a. Jogging/ Hiking

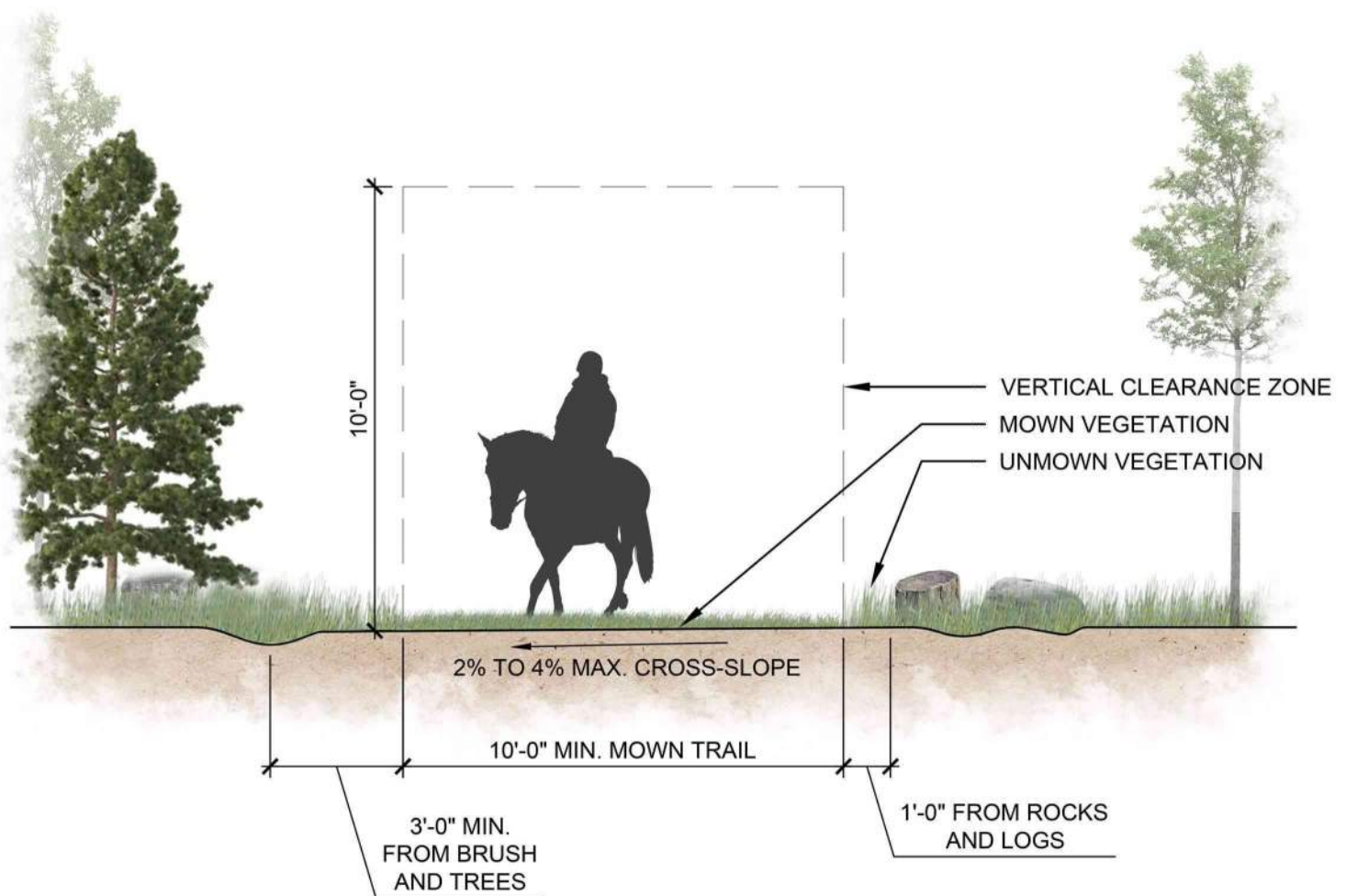
- Jogging/ Hiking trails are anticipated to be utilized by pedestrians and bicycles. These trails must be a minimum of eight (8) feet wide.

b. Equestrian/ Bike

- An equestrian trail, otherwise known as a bridle path, may be shared with bicycle users. These trails must be a minimum of ten (10) feet wide to support a horse and rider comfortably, while also having a minimum of ten (10) feet vertical clearance.
- Signage should be displayed along the trail indicated rules and etiquette for both riders and bicyclists regarding passing, speeds, and overall use.

c. Mown Equestrian Trail

- Mown equestrian trails are trails that are natural trails with soil and grass as the surface material.
- Trail shall be a minimum width of ten (10) feet.
- Signage shall be provided indicating direction of trail and allowable use (equestrian only).
- Below is a cross section of a typical mown equestrian trail (**Graphic 2.5**).

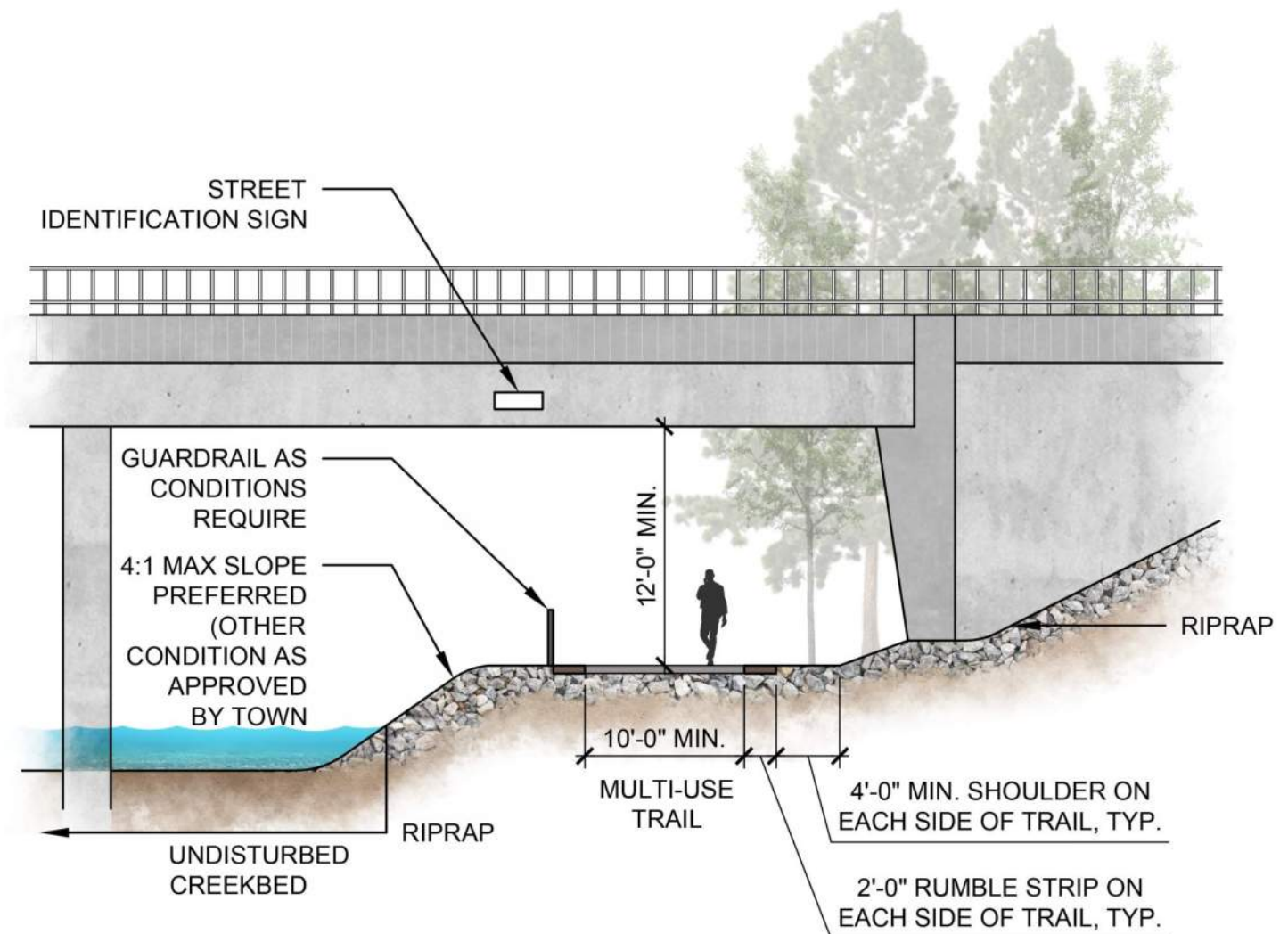


Graphic 2.5 : Mown Equestrian Trail

9. BRIDGE UNDERPASS

Bridge underpasses are defined as a “common solution to avoiding at-grade crossings of roads and active railroad tracks.”

- A minimum ten (10) foot multi-use trail with a twelve (12) foot vertical minimum clearance is required.
- Refer to (AASHTO), and USDA Forest Service Equestrian Design Guidebook for additional requirements.
- Provide adequate sight distance and lighting (natural and/or artificial) inside, outside, and at the approaches.
- Provide a two (2) foot wide rumble strip on either side of the trail.
- Where needed, provide retaining walls for grade separation.
- Below is a cross section of a typical bridge underpass (**Graphic 2.6**).



Graphic 2.6 : Bridge Underpass

Vi. Play Space & Equipment

The Town of Parker believes that safety, child development, and inclusion are high priorities for the design of playgrounds. Playgrounds are also intended to provide innovative spaces and challenging play opportunities, as well as enhancement of children's total development needs, including physical, social, creative, reflective and tactile experiences. They must also provide equal play opportunities for kids and families of all abilities, as well as being subject to the regulations of various State and Federal agencies.

1. DESIGN GUIDELINES FOR PLAY AREAS

1. Play areas shall be located next to gathering/social areas including shelters, restrooms and activity centers and adjacent to open lawn areas.
2. Play areas shall be designed as an inclusive play environment complying with/in compliance with design considerations as noted in section 04.(d). (vi).
3. Provide age-separated play areas, with playgrounds for ages 2 to 5 years and 5 to 12 years. Design of play areas that are also engaging spaces for teens and adults is encouraged. Provide unobstructed lines of sight between separate play areas for ease of supervision.
4. Maintain a minimum of 100 feet between a play area and ballfields, parking lots and streets. When it is not possible to separate play areas from parking lots and streets by 100 feet, provide fencing meeting ASTM F2049-11 for safety.
5. The play area should be sited to be visible from the street or parking lot for surveillance.
6. Develop natural barriers or features to separate play areas from conflicting or incompatible uses.
7. Incorporate shade structures and seating around the play area.
8. All play area designs shall be reviewed and approved by the Town of Parker. Plans shall include detailed design, playground equipment design and 3D renderings and surfacing design.
9. The play equipment shall meet the physical and developmental needs for a variety of users.
10. Design considerations should include durability and long-term maintenance requirements of the specific equipment, as well as the potential occurrence of vandalism and graffiti.
11. Plantings adjacent to play areas should be designed so highly bee attractant and thorny species are not located adjacent to the play area.
12. Signs and/or labels should be provided on or near play equipment or activity to provide guidance to supervisors as to the age appropriateness of the equipment and ADA requirements.

2. ACCESSIBILITY & ADA COMPLIANCE

All playgrounds shall be accessible. Accessibility is about travel, movement and approach. All play areas shall be designed to meet ADA Accessibility Standards for Play Areas. Play areas shall comply with minimum ADA standards. Each play area shall strive to exceed minimum ADA requirements to meet the needs and abilities of all users. Considerations in addition to the ADA Standards include:

1. Orient transfer decks to relate directly to the accessible play area entry and route.
2. Provide an ADA ramp into play areas with EWF. The ramp shall be designed to not impede safety zones. Refer to Surfacing Section 2.15 for acceptable locations of EWF surfacing.
3. Provide ADA access to all seating and shade structures.
4. An accessible route to play equipment should be visibly clear, with no obstructions, tripping hazards or other obstacles.



3. SAFETY STANDARDS & INSPECTIONS

All play area and equipment shall be designed to meet the following:

1. American with Disabilities Act (ADA) for Play Areas.
2. Playground equipment and design shall meet current U.S. Consumer Product Safety Commission (CPSC) guidelines; and shall meet or exceed ASTM standards.
3. All safety surfacing in playgrounds shall comply with the minimum safety standards in ASTM F 1292- "Standard Specification for Impact Attenuation of Surface Systems Under and Around Playground Equipment."
4. Accessible safety surfacing shall comply with the minimum accessibility standards in ASTM F 1951 "Standard Specification for Determination of Accessibility of Surface Systems Under and Around Playground Equipment."
5. Playground equipment and surfacing shall meet International Play Equipment Manufacturers Association (IPEMA) standards and certifications, unless specifically approved by the Director of Parks, Recreation and Open Space.
6. All play areas prior to being open to the public shall receive an audit to be conducted by a NRPS/NPSI Certified Playground Safety Inspector to verify compliance with safety standards. A letter shall be provided to the Town that states the play equipment installation has been inspected and the equipment has been installed per manufacturer's specifications, and that it complies with the minimum playground safety regulations.

4. UNIVERSAL & INCLUSIVE PLAY

All play areas are required to provide a universal and inclusive play experience. A play area shall provide intergenerational opportunities for all to engage in play and socialization. An inclusive play area provides engaging play experiences that meet the needs of all people including those who have autism, intellectual disabilities, physical disabilities, hearing impairments, cerebral palsy, spina bifida and other disabilities as well as the needs of typical children. An inclusive play area accommodates everyone and challenges them at their own developmental level. All play area design shall be designed to be inclusive. Universal and inclusive playgrounds ensures that users of all abilities and disabilities can enjoy various play activities and provides opportunity for side-by-side play for all abilities. Design considerations for a universal and inclusive playground include:

1. Provide playgrounds that provide ample stimulation and opportunities for physical challenges for all abilities and opportunities for a variety of spaces that encourage social interaction and sensory play and stimulation.
2. Select play equipment that is specifically designed for users of various abilities to participate in, together and adjacent to one another.
3. Provide varying ranges of risk play experiences.
4. Provide areas of unstructured play to encourage open-ended and creative play.
5. Provide ease of access for varying abilities to different play features. This can be through multiple access ways to reach that play features.
6. Provide edge detection at play area edges and color delineations on the ground and play equipment for users with low vision.
7. Provide visual connectivity between spaces for ease of signing for deaf or hard of hearing.



8. Many autistic children are over or under stimulated, so it is important to provide small quite spaces and lower-level sensory activities throughout the playground as well as larger engaging areas to allow users to choose the environment that suits them.
9. Sensory play, music/ sound play is encouraged as free-standing elements and/or elements integrated into the playground equipment.
10. Provide barriers or fencing that help prevent wandering/running children from exiting the play area and give care givers peace of mind while their children play. This is a safety concern for families with small children and children with tendencies to run.
11. Provide seating throughout the play area. Provide a variety of seating including seating with backs and arm rests for additional support for users.

5. THEMATIC PLAY FEATURES

Thematic play adds character and a sense of place to a play area and is highly encouraged by the Town of Parker to incorporate into a play space. Thematic Play Features shall be a minimum of 250 square feet. Below are guidelines to follow when including thematic play features:

1. The theme should stay away from overly-used themes, such as princess castles, sunken ships, etc.
2. Depending on the location, the theme associated with a play area can be inspired by a historical event, a whimsical story, a natural landscape educational experience, or other feature that can tie into the Town's public spaces, surrounding context or overall park design.

3. Thematic play features shall provide high overall play value for a variety of users.
4. Thematic play features can incorporate art with play.
5. Examples of thematic play features can be found on page 65.

6. OPEN TURF PLAY AREA

An open turf play area will be a minimum size of 2,000 square feet.

1. The turf play area size is determined based on the usable area. Usable area includes maximum 3% slope for turf sod and 2% slope for synthetic turf.
2. Turf play area shall be within 30 feet of the playground and preference is the turf play area is immediately adjacent to the playground.
3. The turf play area will be irrigated sod. Sod species will be able to withstand high traffic use.
4. Preference is to provide synthetic turf.

7. PLAY AREA, SMALL-SCALE

A small-scale play area will be a minimum of **5,000** square feet of play area and include age separated play for 2-5 years and 5-12 years. Play areas are for play apparatus and equipment only and does not include pathways for circulation, seating and shade or any other non-play function. Approval is required by the Town for play areas that do not include age separated play. The play area will provide design requirements as listed in this section.



8. PLAY AREA, LARGE DESTINATION-SCALE

A large destination scale play area will be a minimum of 15,000 square feet and include age separated play for 2-5 years and 5-12 years and an area for teen play or social space. Play areas are for play apparatus and equipment only and does not include pathways for circulation, seating and shade or any other non-play function.

The play area will provide design requirements as listed in the Universal & Inclusive Play found within Section 02(04)(d)(vi)(4).

The destination play area will be designed to have a unique character or theme and play features that encourage a community draw of visitors to the playground.



9. SHADE SHELTER

A shade shelter is required at all play areas. A minimum of one shade shelter will be provided adjacent to the play area and will provide picnic table seating with visibility to the play area. Unique shelter design is encouraged to add architectural interest to the park. Shade shelter size depends on the size of the park and play area. Refer to the Gathering Spaces & Self-directed Group Activities category within Table 13.08.E of the [*Land Development Ordinance*](#) for requirements and standards.

10. SEATING

Provide a shaded grouped seating and individual seating for direct supervision of children in play areas.

- Provide seating for 3 people for every 1000 square feet of play area.
- Acceptable seating options include, seat walls, benches, picnic tables, swing benches and boulders.
- A minimum of 50% of seating shall have a back.
- Provide shade for 30% of seating areas.

11. PLAY EQUIPMENT

Play equipment will be commercial grade play equipment and meet all ADA, CPSC and IPEMA standards. All play equipment shall be installed in accordance with the manufacturer's specifications. All playground equipment, whether premanufactured or custom play elements, shall conform to the playground standards. The Town must approve colors and features of the play equipment. Provide 3D renderings for approval of play equipment design and colors.

1. Play equipment design should consider durability and the long-term maintenance requirements of the specific equipment, and minimize the potential for vandalism and graffiti.
2. The design and equipment should include a variety of play elements that encourage:
 - Swinging
 - Spinning
 - Hand over hand and side to side climbing
 - Balance challenges
 - Overhead activities
 - Sliding
 - Sensory development
 - Crawling
 - Imagination
 - Adventure
 - Musical play
 - Climbing
3. Wood play equipment will be considered for nature play areas with the approval of the Town.

4. Unique innovative designs that provide increased play value, thematic play, nature play, etc. are highly encouraged.
5. All proposed play equipment is expected to be in place for a minimum of twenty (20) years.
6. Swings, slides, spinning and climbing should be provided as standard elements in all play areas.
7. Provide a minimum of two feet separation from the required fall zone and play area edge.
8. Include play area signage at the entry to each play area for the age the equipment is appropriate for.
9. Orient the swing area away from the active play area to avoid conflicts in play circulation. For all swings provide a minimum of one ADA molded seat for each set of swings. Disc swings are encouraged for inclusive play areas.

a. Climbing Structure or Boulders

Climbing structures or boulders shall be a minimum size of 400 square feet (not including the fall zone). Multiple climbing structures and boulders can be play functionally linked to meet the minimum square feet requirement. Additional design criteria include:

- Climbing structures can be premanufactured reinforced concrete climbing boulders, traditional stand-alone climbing structures.
- Provide required fall zones and safety surfacing around all climbing structures and boulders.

b. Nature Play Features

Natural play features must be provided for a minimum area of 400 square feet (not including the fall zone). Nature play features must contain a variety of natural play opportunities and consists of natural elements.

1. Nature play features must be in areas of the park close to open spaces, trails or playgrounds. When located adjacent to playgrounds they must be contained separately and ideally located a minimum of 20 feet away from the play equipment areas.
2. Natural play features can include commercial premanufactured “wood look” play equipment or natural wood play elements with approval of Town including the following:
 - Premanufactured wood play structures or swings
 - Boulders
 - Balance Logs
 - Log steppers
 - Climbers
 - Natural materials for movable parts
 - Rock building areas
 - Log tunnels
 - Imaginative play area
 - Social/seating area
 - Other natural play features that encourage interactive and imaginative play





3. All wood structures and features to be sustainably harvested hard wood with a minimum rating of 1200.
4. Provide safety surfacing for all nature play features.

c. *Zip Line*

Zip lines must be premanufactured and can be integrated into play structures or separated. Zip lines shall be a minimum of 50 feet long with a rope and seat system. No hand hold only zip lines are allowed. Preferred length is 80 feet or greater.

1. Where possible design a zip line or companion zip line that has an accessible seat.
2. Zip line area shall include safety surfacing.



12. SURFACING OPTIONS

Safety surfacing materials are intended to provide the most inclusive play experience and reduce maintenance. Acceptable safety surfacing options include engineered wood fiber (at natural play areas only with approval from the Town), synthetic turf or poured-in-place rubberized surfacing (no tiles). All surfacing shall meet current ASTM Standard F1292, and ASTM Standard 1951-21.

a. *Engineered Wood Fiber*

- Shall be energy absorbing protective surfacing manufactured for playground installations. It shall be non-toxic, free of bark and organic materials, independently tested by ASTM Standard F2075-20, meet ADA requirements and Head Impact Criteria (HIC).
- Only acceptable in natural play areas.
- Must be 12" minimum compacted depth. Provide 3"-4" of freeboard (after compaction). Thickness shall be sufficient to attenuate falls per ASTM F1292.
- Needs to be compacted to meet ADA upon completion of the playground installation.

b. Poured-in-Place Rubberized Surfacing:

- Poured-in-place rubberized safety surfacing shall meet the following requirements in order to improve the durability and minimize replacement and/or repair costs:
 - Meet ASTM F2479-17 Standard
 - Minimum 10 years warranty on material and installation.
 - Binder used for the surfacing shall be aliphatic urethane type or superior.
 - A protective coat/sealant shall be provided as part of the initial installation to help protect the surface from elements.
 - The poured-in-place surfaces should be designed as follows:
 - » Poured-in-place shall be on a concrete base with weep holes and an underdrain system or similar provisions for drainage.
 - » Adjust the depth of the subsurface and poured-in-place surface to meet the needs of the critical fall heights of the play equipment.
 - » Use a combination of standardized colors (i.e. 30% black, 70% green), rather than a single solid color, so that color mixtures can be adjusted to match faded colors in the future for patching and repairs.
- » If the surface has shapes or patterns, use simple shapes or patterns that are easy to patch. Avoid any patterns or shapes under high-traffic areas like swings and the base of slides.
 - » Avoid joints in surfacing at posts, under slides, swings and under components in the areas that extend through the poured in place surfacing.
 - » Product: Surface America - Playbound or approved equivalent.





c. *Artificial Turf*

The artificial turf surfaces should be designed to include:

- Synthetic turf system (turf, shock pad, and infill) shall be selected to meet Head Impact Criteria (HIC) safety ratings.
- Select synthetic turf material that meets ADA accessibility and is antimicrobial.
- Rubber infill is not acceptable. Use coated silica sand (Envirofill) or other non-toxic, non-flammable infill.
- Shall be IPEMA certified.
- Provide shock pad to meet HIC with the complete synthetic turf system (turf, shock pad and infill).
- Provide an underdrain system per synthetic turf manufacturer recommendations
- Recommended for fall heights of 12' or under.
- Minimum 8 year warranty.

13. STANDARD PLAY

The following information provides design guidelines for play equipment and safety surfacing.

THEMATIC PLAY FEATURES

Thematic play features can add character and a sense of place within a play space. Features can be incorporated directly into the play equipment style and color scheme, surfacing material, flatwork, and free standing elements.

Description

All thematic play features should add an artistic element to the playground, create a sense of place, and meet all playground safety requirements.

Examples

- Sandblasting graphics
- Uniquely themed play structures
- Thematic climbers
- Sculptures
- Interactive play
- Interactive art



UNIVERSAL & INCLUSIVE PLAY ELEMENTS

Providing opportunities for children of all abilities and disabilities to participate in group play is an important factor for socialization and development. Universal and inclusive play elements allow for families to experience play without limitations.

Description

Play features should provide transfer stations, and consider wheelchair mobility, sensory disorders, needs for children with Autism, and other developmental conditions.

Examples

- ADA accessible play equipment
- Sensory Play
- Other, see Section 02(04)(d) (vi)(4).



CLIMBING STRUCTURE

Climbing plays a key role in early childhood motor skills development. It is also beneficial for spacial and directional awareness, and boosts physical skills such as balance, hand and foot coordination, and agility.

Description

Climbing structures can range from natural materials (wood), to artificial materials (metal, plastic, and rope). The structure can be free-standing, or linked to other play structures.

Examples

- Climbing tower with slides
- Climbing walls
- Freestanding climbers
- Net climbers
- Quad climbers
- Wood post climbers (only in nature play areas)



CLIMBING BOULDER

Climbing boulders are a great physical challenge for users of all ages, and add a very aesthetically pleasing natural element to the play space.

Description

Climbing boulders should provide adequate areas for hand holds or hand grips, and foundation installation should provide a stable climbing experience.

Examples

- Large performance boulder
- Small climbing boulder with connecting rope play
- Boulder-themed climbing wall



NATURE PLAY FEATURES

Nature play features provide a connection to nature, and an opportunity for more free and open play possibilities. Use of natural materials may be allowed with Town's Approval; however concrete or other man-made options that mimic nature are acceptable.

Potential Manufacturers

- Earthscapes
- Kompan Robinia Play Structures
- Nature's Instruments
- Natural materials selected and designed to meet CPSC Standards.
- Others as approved by the Town.

Installation

- Natural play features should be installed in safety surfacing that meets required HIC.



ZIP LINES

Zip lines offer a unique playground feature that adds a safe, thrilling, two-way challenge for users. They provide a variety of sensory, motor skills, cognitive skills, and social/emotional skills.

Description

Zip lines should allow for at least one ADA accessible seat. Zip lines can be integrated into play structures or be separated. Zip line shall be a minimum of 50 feet long.

Examples

- Cableways
- Single zip line
- Double zip line
- Sloped vs. Flat Zip line



SURFACING

Safety surfacing can be used in a variety of different playground spaces, and can transition between materials within the same play space to allow for different themes, and accessibility routes.

Acceptable Products

Engineered Wood Fiber (EWF)

Provides an accessible, natural, surfacing material. However, this material should be used minimally for ADA accessible routes to play equipment.

Suggested Uses:

- To be used in areas identified as nature play spaces.



Artificial turf

Suggested Uses:

- Hillside play
- Flat play surfaces
- Neighborhood and community parks

Poured in Place surfacing

Suggested Uses:

- Hillside play
- Flat play surfaces
- Neighborhood and community parks



14. UNIVERSAL & INCLUSIVE PLAY ELEMENTS EXAMPLES

Universal and inclusive play areas should provide a variety of opportunities to develop cognitive, sensory, physical development and social skills. Below are a variety of examples of the variety of experiences that will provide these opportunities.

BALANCE & MOTION

Balance allows children to have better control over their bodies. This is a great skill for child development, and there are several ways for this activity to be fully inclusive.

Description

Inclusive equipment designed for balance should be accessible by wheelchair, and have durable materials.

Examples

- Balance boards that move
- Group spinners
- Solo spinners
- ADA accessible trampoline
- ADA accessible merry-go-round



SWINGS

Swings help develop fine motor skills, including grip strength, and hand/arm/ finger coordination. It also has therapeutic benefits, and can easily incorporate universal and inclusive components.

Description

One inclusive swing component should be incorporated into every playground, if belt swings are to be provided in the playground.

Examples

- Disc swing
- ADA molded seat swing
- Friendship swing
- Wheelchair accessible swing



SENSORY PLAY

Sensory play is a great feature that supports language development, cognitive growth, fine and gross motor skills, problem solving skills, and social interaction.

Description

Sensory play components can be free-standing, or incorporated into other playground components.

Examples

- Sensory panels
- Sensory walls
- Roller table
- Interactive features that move and make sound



SENSORY SITE FEATURES

Sensory site features can be incorporated into a playground in other ways aside from playground equipment components.

Description

Sensory play components can be free-standing, or incorporated into other playground components.

Examples

- Sensory garden with child friendly vegetation that encourages smell and touch
- Concrete sensory walks with various patterns and textures
- Water Play



QUIET SPACES TO ALLEVIATE OVER-STIMULATION

Quiet spaces allow an area for over-stimulated kids to alleviate stress and allow them to regain control and focus.

Description

Quiet spaces shall allow for the reduction of sights, sounds, and loud noises, while also maintaining visibility for parents. Roof cover, and partial cover on 2-3 sides is required.

Examples

- Covered structures that provide solitude
- Partially enclosed spinning seats
- Partially enclosed stationary seating
- Shaded seating at the perimeter of the play area



HILLSIDE PLAY

Hillside play enables a space for users to experience a variety of play options on a sloped surface.

Description

An ADA accessible route to the top of the hill is required. A minimum of 2 hillside play features are recommended for each hillside play experience. A slope of 30-35 degrees is recommended.

Examples of Hill Features

- Slide (Standard or Roller)
- Hooped climbers
- Rope climbers
- Hand grips



MUSIC / SOUND PLAY

Music and sound play has beneficial auditory, tactile, memory, and cognitive stimulation for kids. It's also very therapeutic, and can come in a variety of different types and styles.

Description

Any mallets or additional pieces needed to play equipment shall be securely fastened to the equipment. Safety surfacing not typically needed for music/ sound play; verify with manufacturer.

Examples

- Standard music Instruments (chimes, xylophones, bells, drums, etc.)
- Talk tubes
- Interactive, electronic games



TEETER TOTTERS / ROCKERS

Teeter totters and rockers support sensory regulation, core strengthening and balance.

Description

Teeter totters should allow for wheelchair accessibility or should allow for easy transfer out of a wheelchair and into the equipment.

Examples

- Wheelchair accessible swing
- Wheelchair accessible rocker
- Teeter totter with molded seat





VII. Sports & Fitness

1. GENERAL CONSIDERATIONS

Sports and fitness facilities provide active recreation opportunities for the community. They are a critical part of the development of parks. All sports and fitness facilities shall be ADA accessible, including but not limited to the fields, courts, dugouts, and seating. Accessibility should not be limited to one field or one court but rather provide accessibility to all fields and courts.



a. Additional Parking

Refer to Section 02(04)(d)(X.) [Table 2.4 Community Park Parking Guidelines](#), for information on minimum parking space requirements. Additional parking requirements are based on each field or court. Additional parking will need to be provided based on the total number of fields and courts provided in the park. The Town may require additional parking above and beyond these numbers based on programming and need.

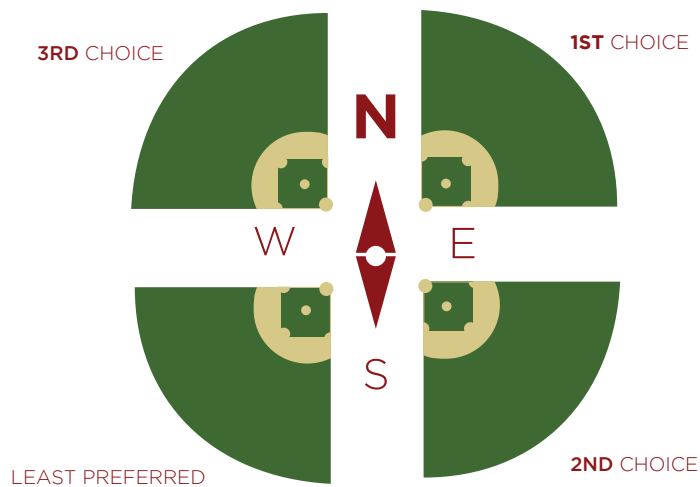
b. Layout/Orientation/Sizing - Fields

The location and orientation of recreation fields should be sited for minimal impact to natural and sensitive areas. Location of recreation fields should also be sited to minimize potential conflicts with gathering areas, play areas and other passive uses. Adequate distance between ball fields and parking should be considered to minimize parking and foul ball conflicts.

Supporting features including bleachers, dugouts, seating, other support amenities along with buffer zones should be considered when siting recreational fields.

- The preferred orientation for fields is on the long axis north/south. Other orientations may be acceptable due to specific site conditions.
- For multipurpose fields, it is recommended to use the largest field size possible to accommodate a variety of sport types. Where possible, provide two adjacent fields to allow alternate layout and seasonal field rotation.
- At multiple athletic field complexes, additional space may also be needed for buffer zones and drainage features between fields.

- Preferred field orientation of ballfields is shown in **Graphic 2.7: Ballfield Orientation** below.



Graphic 2.7 : Ballfield Orientation

Layout, orientation and sizing of fields are provided in **Table 2.1**. Refer to Appendix A for details of the fields and courts. Refer to Appendix B for specifications relevant to these facilities.

c. Grading and Drainage

Table 2.1 Field Layout, Orientation and Sizing

Sports Field Type	Size	Preferred Orientation	Required Athletic Equipment & Support Amenities
*Multipurpose Field A	225' x 360' (20' minimum runout)	Long Axis North/South	1. Soccer Goals (refer to support amenities) 2. Lacrosse Goals
Multipurpose Field B	180' x 300' (20' minimum runout)	Long Axis North/South	1. Soccer Goals (refer to support amenities)
Multipurpose Field C	165' x 270' (20' minimum runout)	Long Axis North/South	1. Soccer Goals (refer to support amenities)
Multipurpose Field D	120' x 240' (20' minimum runout)	Long Axis North/South	1. Soccer Goals (refer to support amenities)
Baseball/Softball	200' Foul Line (with grass infield) - refer to detail	See 2.1: Preferred Orientation Diagram	1. Backstop (refer to detail) 2. Bleachers (refer to support amenities)
Baseball/Softball	250' Foul Line (with skinned infield)	See 2.1: Preferred Orientation Diagram	1. Backstop (refer to detail) 2. Bleachers (refer to support amenities) 3. Dugouts (refer to detail)
Baseball/Softball	300' Foul Line (with skinned infield)	See 2.1: Preferred Orientation Diagram	1. Backstop (refer to detail) 2. Bleachers (refer to support amenities) 3. Dugouts (refer to detail)

* = Standard size requirement, unless a smaller size is approved by the Town.

Grading and Drainage are important to ensure fields are properly graded and drained to meet play field requirements and be able to maintain as much year-round playability on the fields and courts as possible. Provide grading and drainage within specification tolerances. [Table 2.2](#) includes grading and drainage guidelines for athletic fields and court facilities.

- Grading shall comply with ADA standards.
- Do not create areas of ponding or water retention.
- Avoid building fields and courts at the bottom of a slope.

- Utility boxes and drainage grates shall not be located on playing fields.
- Consider spectator areas when grading the play field sidelines. Provide adequate level areas for spectator seating.
- Ensure soil under fields provides adequate drainage to eliminate ponding.

Table 2.2 Field and Court Grading and Drainage

Sports Field/Court Type	Grading Requirements	Drainage Requirements
Multipurpose Field	Preferred: Crowned in the center along long axis with a maximum slope of 2%. Alternate grading may be considered based on the recommendation of a professional engineer.	Provide perimeter drain at edge of runoff
Baseball/Softball	Slope to drain at 1% from home plate to the infield edge and 2% from the infield edge to the outside of the warning track.	Provide positive drainage away from home plate at all locations
Badminton	Preferred: Crowned in the center along long axis with a slope of 1.5%. Alternate grading may be considered based on the recommendation of a professional engineer.	-
Basketball	Drain end to end at 1%	-
Bocce	Provide a level playing surface	Provide underdrain system
Futsal	Preferred: Crowned in the center along long axis with a slope of 1.5%. Alternate grading may be considered based on the recommendation of a professional engineer.	Provide perimeter drain at edge of runoff
Pickleball	Court should slope end-to-end, side-to-side or corner-to-corner in one plane at 0.833% minimum and 1% maximum slope	Ensure surrounding area does not drain onto courts
Tennis	Court should slope end-to-end, side-to-side or corner-to-corner in one plane at 0.833" minimum and maximum of 1%.	Ensure surrounding area does not drain onto courts
Volleyball (Sand)	Slope end-to-end at 1.5% slope	Provide underdrain system. Drain surrounding area away from court

2. MULTIPURPOSE FIELD

1. Large turf athletic fields can be utilized for multiple sports (i.e. football, soccer, lacrosse, etc.) for all ages and provide a space for three season to year-round sports facilities for the community.
2. Multipurpose fields shall consist of natural irrigated high-use turf or synthetic turf. Synthetic turf fields are highly encouraged as a sustainable option that reduces water use and maintenance costs as well as provides more year-round opportunities for community use and programming. Refer to Alternative Surfaces section for additional information on synthetic turf. Refer to [Table 2.1](#) for multipurpose field sizing and orientation.
3. Include sports lighting where appropriate.
4. Field goals are required.
5. Refer to Section 02(04)(d)(X.) [Table 2.4 Community Park Parking Guidelines](#), for information on minimum parking space requirements.



3. BALL FIELDS

Ballfields shall typically consist of irrigated turf with turf or skinned infields. However, the developer should consider using more sustainable options, such as synthetic turf. Synthetic turf may be required based on factors such as maintenance requirements, available water supply, suitability of the site for the long-term support of irrigated turf, and whether installation of synthetic turf will contribute to the Town's sustainability. Baseball and softball fields shall include the following:

- Refer to specifications for infield mix and warning track materials.
- Where mounds are required (300' foul line fields) provide All-American Sports Clay by All American Sports Material.
- Backstop to be 20' height x 20' straight section with 10' wings
- Outfield fence – Refer to Section 02 (7.0)(a).
- (2) GFCI duplex outlets (one per side)
- Aluminum Tip-n-roll bleachers (one per side with accessible seating incorporated). Bleachers shall be three row at 21 feet length for 200' foul line and 27' length for 250' and 300' foul line.
- Pro style molded bases
- Mounds for 300' foul line fields
- Scoreboard required for 300' foul line fields
- Foul ball poles
- The Town and the developer may negotiate lighting.
- Lighting may be required based on factors such as anticipated hours of programming.
- Refer to Section 02(04)(d)(X.) [Table 2.4 Community Park Parking Guidelines](#), for information on minimum parking space requirements.

a. Dugouts

Dugout shall be provided at all 250' and 300' foul line baseball and softball fields. Dugouts shall be chainlink fence with a solid roof. All dugouts shall comply with ADA guidelines to and within the dugout. Refer to Appendix A for details and Appendix B for specifications. Dugouts shall include the following:

- Players bench
- ADA turnaround area
- Bat racks



4. SPORT COURTS

Layout/orientation/sizing – Sport Courts

Table 2.3 indicates the size, preferred orientation and required Athletic Equipment and Support Amenities for the sport courts.



Table 2.3 Court Layout, Orientation and Sizing

Sports Court Type	Size	Preferred Orientation	Required Athletic Equipment & Support Amenities
Badminton	44' x 20' (10' Minimum Clearance)	Long Axis North / South	1. Badminton Net
Basketball	Neighborhood-Serving: 40' x 60' Community-Serving: 56' x 84'	Long Axis North / South	1. Basketball Goals 2. (2) Benches 3. (1) Trash Receptacle
Bocce	13' to 19'-6" x 78' to 92'	Long Axis North / South Flexible	1. Bocce Ball Rack 2. (2) Benches 3. (1) Trash Receptacle
Futsal	125'-138' x 66'-82'	Long Axis North / South (However can be flexible)	1. Soccer Goals
Pickleball (2 Court Minimum)	20' x 44' (10' baseline runout and 7' sideline runout minimum)	Long Axis North / South	1. Net 2. 10' Height Chainlink Perimeter Fence 3. 4' Height Chainlink Divider Fence 4. Bleachers <i>(for 2 or more courts)</i> 5. Backboard <i>(1 per set of courts)</i> 6. Windscreens 7. GFCI Duplex Outlet <i>(1 per 4 courts)</i> 8. Trash Receptacle <i>(1 per 4 courts)</i> 9. Lights as required by Town
Tennis (2 Court Minimum)	36' x 78' (10' sideline clearance and 21' end clearance)	Long Axis North / South	1. Net 2. 10' Height Chainlink Perimeter Fence 3. 4' Height Chainlink Divider Fence 4. Bleachers <i>(for 2 or more courts)</i> 5. Backboard <i>(1 per set of courts)</i> 6. Windscreens 7. GFCI Duplex Outlet <i>(1 per 4 courts)</i> 8. Trash Receptacle <i>(1 per 4 courts)</i> 9. Lights as required by Town
Volleyball	30' x 60' (10' minimum sideline clearance)	Flexible	1. Nets & Posts 2. (2) Benches 3. (1) Trash Receptacle

a. Badminton

A badminton court shall be located on irrigated turf. It can be located in an active or passive area of the park. Badminton courts shall include the following.

- Permanent posts with removable commercial grade net
- Striping for the court can be mown or painted

b. Basketball

Basketball courts provide an activity that is often enjoyed by all ages ranging from older children to active adults. Basketball courts shall include the following.

- Secure geotechnical testing and recommendations to determine required soil preparation for courts.
- Courts shall be construction of post tension concrete (depth and psi as recommended by a structural engineer).
- All markings on the playing surface shall be applied using wear resistant paint. All markings shall be a minimum of 2" width, color to be white or yellow.
- Court surfacing may consist of acrylic sport court surfacing that is wear and slip resistant.
- Basketball Goals
- Where appropriate and needed due to adjacent uses, provide 10' height chainlink fencing around the perimeter of the court.
- Field support amenities per page 77
- Refer to Section 02(04)(d)(X.) [**Table 2.4 Community Park Parking Guidelines**](#), for information on minimum parking space requirements.

c. Bocce

Bocce court size may vary. Refer to refer to layout, orientation and sizing table for sizing information. Bocce courts shall include the following:

- The surface shall be flat and leveled
- Perimeter curbing shall be concrete with a wood or composite wood bumper board. All fasteners to attach the boards shall be recessed.
- Surfacing may be one of the following:
 - Stabilized crusher fines
 - Synthetic turf (appropriate pile height for Bocce)
 - Pacific Pearl Bocce Surface System (by Bocce Builders of America or approved equal)
- Provide underdrain system connected to the surrounding storm system or daylighted on site.
- Provide Bocce Ball Rack and Balls
- Refer to Section 02(04)(d)(X.) [**Table 2.4 Community Park Parking Guidelines**](#), for information on minimum parking space requirements.

d. Futsal

Futsal is a variation of soccer that is played on a smaller playing surface and mainly played indoors on a hard court or outdoors on turf, synthetic turf or hard-court surfacing. Futsal can be played on a sport court surface.

- Surfacing shall be irrigated high-use turf, synthetic turf, or sport court (5" minimum thickness) or post-tension concrete paving.
- Provide two goals (one at each end of the court).
- Provide two players benches (one on each side of the court).
- Provide 6' height chainlink fencing around the perimeter of the Futsal court.
- Refer to Section 02(04)(d)(X.) [**Table 2.4 Community Park Parking Guidelines**](#), for information on minimum parking space requirements.

e. Pickleball

Pickleball is a growing and active sport in the community. Pickleball courts shall be designed per the *Pickleball Courts: A Construction & Maintenance Manual*. A minimum of two pickleball courts shall be provided and additional courts as required by the Town. Pickleball courts shall include the following.

- Secure geotechnical testing and recommendations to determine required soil preparation for courts.
- Courts shall be constructed of post tension concrete (depth and psi as recommended by a structural engineer).
- Provide acrylic coating (blue court, green run out) – or other colors as acceptable to the Town.
- Perimeter Fencing shall be 10' height chainlink fencing
- Divider Fencing to be 4' height chainlink fencing
- (1) backboard for every set of courts
- Windscreens (at fencing and gates)
- Cabana or shade shelter with seating between or next to the courts
- Nets
- (1) GFCI duplex outlet for every two courts
- Provide one set of bleachers for every four courts (locate bleachers in on the side of the court that is most easily viewed for the championship match)
- Squeegee and water broom (with hardware to secure to fencing)
- The Town and the developer may negotiate lighting.
- Lighting may be required based on factors such as anticipated hours of court use.
- Refer to Section 02(04)(d)(X.) [Table 2.4 Community Park Parking Guidelines](#), for information on minimum parking space requirements.

f. Tennis

Tennis courts shall be provided with a minimum of two courts. For competition or complexes provide a minimum of six courts with eight courts being preferred. Tennis courts shall be designed per the *Tennis Court: A construction and Maintenance Manual*. Quantity of courts required for the park may be negotiated by the Town and the developer. Tennis courts shall include the following.

- Secure geotechnical testing and recommendations to determine required soil preparation for courts.
- Courts shall be construction of post tension concrete (depth and psi as recommended by a structural engineer)
- Provide acrylic coating (blue court, green run out) – or other colors as acceptable to the Town
- Perimeter Fencing shall be 10' height chainlink fencing
- Divider Fencing to be 4' height chainlink fencing
- (1) backboard for every set of courts
- Windscreens (at fencing and gates)
- Cabana with seating between the courts
- Nets
- (1) GFCI duplex outlet for every four courts
- Provide one set of bleachers for every four courts (locate bleachers in on the side of the court that is most easily viewed for the championship match)
- Squeegee and water broom (with hardware to secure to fencing)
- The Town and the developer may negotiate lighting.
- Lighting may be required based on factors such as anticipated hours of court use.
- Refer to Section 02(04)(d)(X.) [Table 2.4 Community Park Parking Guidelines](#), for information on minimum parking space requirements.



g. Volleyball

Volleyball courts shall be sand. Volleyball courts should be located in close proximity to gathering and social areas. They should be separated from play areas. Volleyball courts shall include the following.

- Neighborhood-serving: (1) court minimum
- Community-serving: (2) court minimum
- Volleyball court shall consist of a concrete wall to contain the sand.
- Sand shall be 30 mesh silica sand at a depth between 24"-42" (preferred depth).
- An underdrain system shall be provided and connect to a sump, or other biofiltration method that allows the water to infiltrate on-site.
- Volleyball posts shall be galvanized and spaced to accommodate a (32) feet wide by 3 feet tall net. Net posts shall be 8 feet above the finish playing surface. The net shall have a stainless-steel cable along the top and rope along the bottom.
- Boundary lines
- Refer to Section 02(04)(d)(X.) [***Table 2.4 Community Park Parking Guidelines***](#), for information on minimum parking space requirements.

h. Tournament Sport Court or Multi-court Complexes

In order to accommodate tournaments, athletic complexes with larger quantities of sport court facilities (i.e. tennis, pickleball, etc.) may be required by the Town.

- A minimum of six courts shall be provided for multi-court complexes. The addition of a seventh court allows a location for warm-up during the tournament play.
- All Tournament Sport Court/Multi-court complexes shall have court and facility lighting, restrooms, shade, parking, and seating.



5. FIELD SUPPORT AMENITIES

a. SOCCER GOALS

Provide two soccer goals for each multi-purpose field or quantity required by Town.

Model

Scoremaster (mfr)
Moveable Regulation Soccer Goals
(Size per multi-purpose field)
Or approved equal

Installation

- Freestanding / Portable



b. LACROSSE GOALS

Provide two lacrosse goals per Multipurpose Field size A.

Model

Scoremaster (mfr).
Model: #SM-L1000
Or approved equal

Installation

- Freestanding / Portable



c. PLAYERS BENCH

Provide one players bench in each dugout.

Model

PW Athletic Mfg. Co. (mfr),
Model: # 1103-21G-21' Aluminum
Bench with back with galvanized
frame. Color silver.
Or approved equal

Installation

- Surface mounted on
concrete paving.



d. FOUL POLE

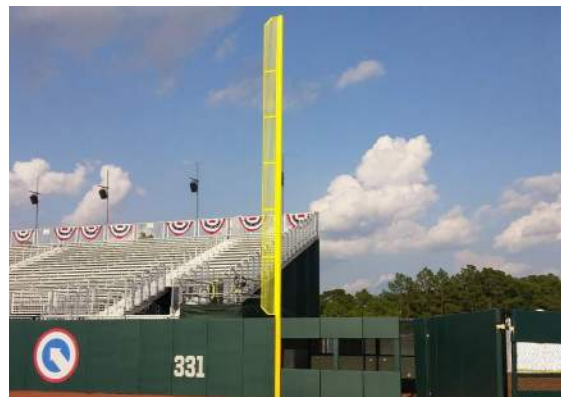
Provide a foul pole in line with foul lines.

Model

Sportsfield Specialties (mfr)
Model: #LGFP420, 20'-0" height
with mesh swing.
Color to be yellow.
Or approved equal

Installation

- In-ground mount
per manufacturers
recommendations. Provide
engineered stamped
drawings.



e. OUTFIELD FENCE GUARD

Provide fence guard along entire length of outfield fence.

Model

Beacon Athletics (mfr)
Fence Guard - Premium Thickness
Color to be Yellow.
Provide along entire length of
outfield fence.
Or approved equal

Installation

- Per manufacturers recommendations.



f. SCOREBOARD

Scoreboards shall be provided at all fields intended to be programmed.

Models (or approved equals)

Single cabinet, aluminum construction, electronic display scoreboard with the following features:

- Size: 14-foot length by 5-feet height overall minimum cabinet.
- Cabinet Finish: High performance coating, color as selected by Owner from manufacturer's full range.
- Includes Captions For: "HOME", "GUESTS", "INNING", "BALL", "STRIKE", "OUT", "H", "E". 9-inch height minimum white lettering.

- Digits: 18-inch height minimum, LED, amber color.
- Two-post mounting.
- Integrated lighting protection.
- Power: UL/ETL listed 120 VAC.
- Control console designed for wired or wireless use.
- Warranty: 5-years minimum

Installation

- Provide engineered stamped drawings and calculations for design of scoreboard assembly, including mounting and foundations.



g. BASEBALL/SOFTBALL BASES

Provide home plate and bases for each baseball/softball field.

Models (or approved equals)

Beacon Athletics (mfr)
First Base: Champro Pro-Style Double 1st Base Set.

All Other Bases: Champro Pro-Style Base Set.

Installation

- Per manufacturers recommendation.



h. PLATES AND PITCHING RUBBER

Models (or approved equals)

Beacon Athletics (mfr)
Home Plate: Home Plate with Anchor and Stanchion.

Pitcher's Rubber: Champro 3-Spike Pitcher's Rubber.
Provide at 300' foul line fields, or other distances where approved by Owner.

Installation

- Per manufacturers recommendation.



6. SPORT COURTS SUPPORT AMENITIES

a. BADMINTON NET POSTS

Provide set of posts per court.

Model

Porter (mfr)
Ultimate Outdoor Volleyball
Standards
Or approved equal

Installation

- Per manufacturers recommendation.



b. BADMINTON NET

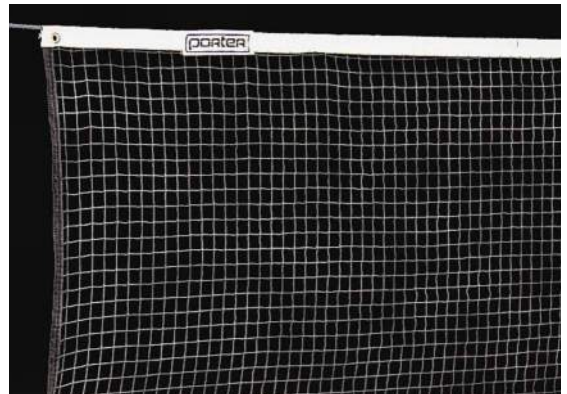
Provide one net system per court.

Model

Porter (mfr)
Badminton Net 20 x 30"
Product Code: 2236110
Or approved equal

Installation

- Per manufacturers recommendation.



c. BASKETBALL GOAL

Provide two goals for each full-size basketball court.

Model

Porter (mfr)
Heavy-Duty Basketball System
Product Code: 195580
Or approved equal

Installation

- In-ground mount.
Foundation design by manufacturer. Design to meet local soil conditions.



d. BOCCE

Provide one bocce ball rack per court.

Model

Boccemasters (mfr)
Bocce Ball Rack or approved
equivalent.
Or approved equal

Installation

- Anchor to concrete edge
with vandal resistant
hardware.



e. FUTSAL GOALS

Provide two futsal goals for each futsal court.

Model

Forza (mfr)
Model: 3m x 2m FORZA ALU110
Socketed Futsal Soccer Goal
110mm reinforced powder
coated aluminum
5mm thick braided goal net
Or approved equal

Installation

- Per manufacturer's recommendation.



f. PICKLEBALL NET POSTS

Provide net posts for each pickleball court.

Model

Douglas (mfr)
Model: SW-36 Deluxe Pickleball
Posts 2-7/8" OD.
Color to be Black
Or approved equal

Installation

- Per manufacturer's recommendation.



g. PICKLEBALL NET POSTS - GROUND SLEEVES

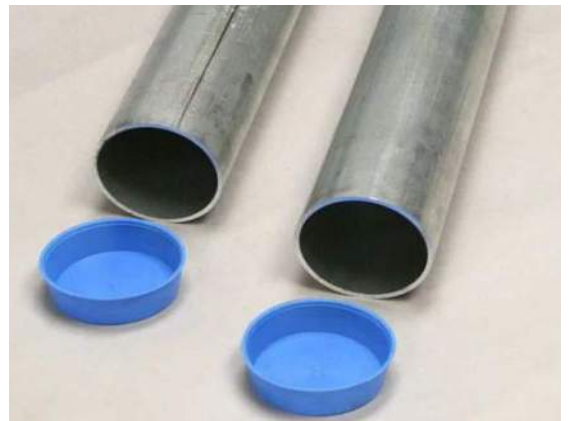
To be used with Pickleball net posts.

Model

Douglas (mfr)
Model: GS-24RD/AL Aluminum
Ground Sleeves 24" Long for
2-7/8" OD Posts
Or approved equal

Installation

- Per manufacturers recommendation.



h. PICKLEBALL NET

Provide a net for each pickleball court.

Model

Douglas (mfr)
Model: JTN-30 Pickleball Net –
36" x 21'-9"
Color to be Black
Or approved equal

Installation

- Per manufacturers recommendation.



i. PICKLEBALL / TENNIS WINDSCREENS

Provide windscreens on all perimeter fencing and gates.

Model

Douglas (mfr)
Polypro Plus Premium – 9' height
Color to be Black
Or approved equal

Installation

- Per manufacturers recommendation.



j. PICKLEBALL / TENNIS CABANAS

Provide cabanas between pickleball and tennis courts.

Model

Sun-Trends Inc. (mfr)
8' long cabana with 8' long cabana
bench (two sided flat).
Color to be Blue.
Or approved equal

Installation

- Inground mount. Provide engineered stamped drawings for installation through post tension concrete.



k. TENNIS NET POSTS

Provide net posts for each tennis court.

Model

Douglas (mfr)
SW-36 Deluxe POP Tennis Posts
2-7/8" OD.
Color to be Black.
Or approved equal

Installation

- Per manufacturers recommendation.



l. TENNIS NET GROUND SLEEVES

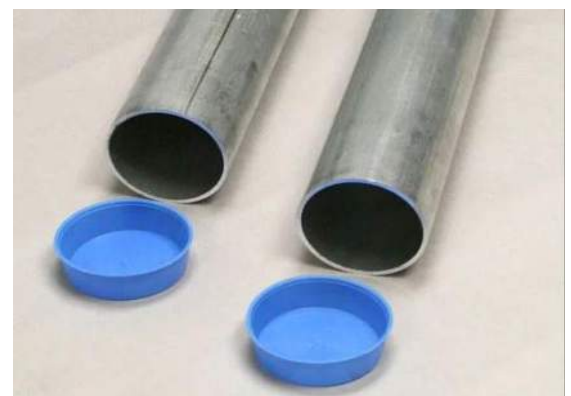
Provide one bocce ball rack per court.

Model

Douglas (mfr)
GS-24RD/AL Aluminum Ground
Sleeves 24" Long for 2-7/8" OD
Posts. Or approved equal

Installation

- Per manufacturers recommendation.



m. TENNIS NET

Provide a net for each tennis court.

Model

Douglas (mfr)
Model: PN-30 POP Tennis Net-
31" x 21'-9"
Color to be Black.
Or approved equal

Installation

- Per manufacturers recommendation.



n. VOLLEYBALL NET POSTS

Provide net posts for each volleyball court.

Model

Porter (mfr)
Model: 2219-20A Volleyball Pro
Series Competition Posts
4" Square Aluminum
Color to be Black
Or approved equal

Installation

- Per manufacturers recommendation.



o. VOLLEYBALL NET

To be used with Pickleball net posts.

Model

Porter (mfr)
Model: Ultimate Outdoor
Volleyball Net
Or approved equal

Installation

- Embed mount with ground sleeves per manufacturers recommendation.



7.0 SPORTS FIELD STRUCTURES & FENCING

a. Outfield Fence

- Shall be 8' height chainlink fence with standard fence cap (yellow). Taller heights may be warranted based on adjacent conditions.
- Provide (2) 8' wide gates to equal (1) 16' wide maintenance gate at the sideline or outfield fence.
- Provide 4' wide pedestrian gate on each side.

b. Backstop

Refer to backstop detail in Appendix A and chainlink fence specification in Appendix B.

Design requirements:

- Backstops to be designed tall and wide enough to limit foul balls hitting fans or adjacent amenity areas or parking.
- Fencing shall be galvanized or black vinyl coated chainlink fence.
- Kickboards to be Trex or equivalent composite material.

c. Dugout

Dugouts shall be designed to provide ADA accessibility to and within the dugout. Refer to dugout detail in Appendix A.

Design Requirements and Recommendations:

- Dugout shall have a solid roof.
- Dugout shall consist of chainlink fencing enclosure.
- Recommend masonry walls that match the park aesthetic when possible.

d. Concessions

Concessions shall be provided at parks with multi-field or multi-court complexes that will have tournament play.

e. Design Considerations

- Concessions building shall be sized per anticipated use and meet all local building and health codes.
- Concessions buildings shall meet ADA standards for those operating and accessing the concessions.
- Building materials shall be durable, vandal resistant and consistent with the design aesthetic of the park and surrounding community.

8.0 SPORTS FIELD/COURT LIGHTING

Sports field lighting will be required at all sports complexes and as required by the Town. All sports field and court lighting shall be designed to meet the appropriate light levels of the field or courts and the age of the users. Fields and courts with lighting shall be sited to minimize impact to the surrounding park uses (residential, commercial, etc.).

Products:

- Baseball/Softball: Musco Light Structure System LED or Cluster with TLC for LED with Musco Control-Link Control System
- Pickleball/Tennis Courts: LSI Courtsider or Courtsider XL or equal with Musco lighting control



9.0 ALTERNATIVE SURFACES

Artificial Turf shall be provided whenever possible to reduce water use and maintenance and provide a year-round playing surface. Artificial turf may be required by the Town. When using synthetic turf refer to Appendix A for details and Appendix C for specifications.

Requirements for synthetic turf include:

- Field striping required for each field shall be coordinated by the Town. Striping colors shall be as follows:
- Football – White
- Soccer – Yellow
- Girls/Women’s Lacrosse – Red
- Boys/Men’s Lacrosse – Blue
- It may be determined to utilize Boys and Girls Unified Lacrosse layouts
- Provide fencing as needed to protect synthetic turf from vehicular traffic.
- Provide quick couplers adjacent to field to allow for washing down the fields.
- Provide underdrain system with off-field drainage to storm system.



VIII. Outdoor Fitness Equipment

Outdoor fitness equipment may be located along trails or in parks at appropriate locations that allow visibility and safety to the fitness equipment area. There are multiple options available for fitness equipment that are appropriate for a variety of ages.

Consider the park and trail amenities to determine appropriate target ages for the fitness equipment. Ideally provide a variety of equipment that is suitable to meet the needs of multiple ages. Separation of fitness equipment based on targeted age may be appropriate to provide the most enjoyable experience while using the equipment.

All outdoor fitness equipment areas in a park shall be a minimum of 500 square feet (located in one location or a total if dispersed). All fitness equipment areas shall meet ADA standards and provide inclusive opportunities.

Options may include senior/active adult friendly equipment, parkour/obstacle equipment that may be age appropriate for older youth/young adult, traditional more compact fitness equipment. Equipment shall be selected to provide as much multigenerational use as possible.

Consider potential maintenance of equipment during equipment selection.

Potential acceptable manufactures may include:

- Greenfields Outdoor Fitness (multigenerational units)
- Gametime: Outdoor Fitness Equipment
- Kompan: Outdoor Fitness Equipment
- Landscape Structures
- FitCore Extreme (Ages 5-12 and 13+)
- HealthBeat Outdoor Fitness System (13+)
- TriActive : Senior Fitness Equipment
- Others as approved by the Town



IX. Specialized Facilities

1. AQUATICS & WATER ACCESS

All aquatics and water access facilities must comply with ADA standards, building codes, local health department codes, and other applicable requirements.

a. Splash Pad or Water Play

The minimum size of splash pad shall be a minimum of 2,500 square feet. Design of the splash pad shall incorporate features that are appropriate for the scale of the pad and tie into the theme and character of the surrounding park. Additional design guidelines are as follows:

- The goal is to provide a system that is long lasting and reduces required maintenance.

- Provide seating outside of the ‘splash zone’ for parental supervision. Seating may include seatwalls, benches, boulders, etc. It is preferred to provide 50% of the seating shaded with a shade structure.
- Do not plant trees near the splash pad to avoid accumulation of leaves and needles in the splash pad equipment.
- Splash pad shall have a recirculating water system meeting health and safety codes.
- Provide a combination of in-ground spray orifices and stainless-steel upright equipment as sources of the spray features.
- Surfacing shall be durable slip-resistant decorative concrete surfacing. Extend paving to provide a minimum six feet clear zone beyond the interactive spray area to allow passage without getting wet.



b. *Swimming*

Park pools provide a variety of uses including recreational swimming, competitive local and regional meets and swim programs (fitness, lessons, etc.). All pools will include appropriate ancillary pool facilities. Coordinate with the Town of Parker's aquatics department on required programming for the facility.

- Swimming pools and facilities shall meet all building codes, ADA standards, local health codes and any other applicable authority having jurisdiction codes and requirements.
- Building materials shall be durable, vandal resistant and consistent with the design aesthetic of the park and surrounding community. Drawings will be reviewed and approved through the Site Plan process.
- The pool deck shall be large enough to host competitive swim meets providing support infrastructure for meets.
- Provide shaded seating areas
- For pools that will host competitive swim meets adequate pool deck space and bleachers shall be provided.
- Deck shall be slip-resistant concrete paving.
- Provide fencing meeting local health code requirements.
- Site furnishings (tables and chairs, lounge chairs, benches, trash receptacles, etc.)
- Pool ancillary facilities and specialized features may include but are not limited to:
 - Locker rooms and restrooms
 - Concessions
 - Leisure pool features (i.e. slides, climbing walls, spray features, etc.)
 - Storage rooms and buildings
 - Lawn area



2. INDOOR FACILITIES

All aquatics and water access facilities must comply with ADA standards, building codes, local health department codes, and other applicable requirements.

a. Activity Building/Clubhouse

An activity building or clubhouse provides an indoor location for classes, fitness facilities, social gathering spaces and many other uses. Building size will be based on the program. Coordinate with the Town on building program and uses that will complement and enhance the resources of the Town and community.

Design Considerations:

- Activity Building/Clubhouse shall meet all building codes, ADA standards and any other applicable authority having jurisdiction requirements.
- Building materials shall be durable, vandal resistant and consistent with the design aesthetic of the park and surrounding community. Drawings will be reviewed and approved through the Site Plan process.
- Refer to Section 02(04)(d)(X.) **Table 2.4 Community Park Parking Guidelines**, for information on minimum parking space requirements.

b. Environmental Education Center

An Environmental Education Center provides an indoor facility that provides programming, and educational opportunities that inspire and educate the community on local, regional, national and even world-wide natural and environmental information, opportunities and issues. Building size will be based on the program of the facility. Coordinate with the Town on building program and uses that will complement and enhance the resources of the Town and community.

Design Considerations:

- The Environmental Education Center shall meet all building codes, ADA standards and any other applicable authority having jurisdiction requirements.
- Building materials shall be durable, vandal resistant and consistent with the design aesthetic of the park and surrounding community. Drawings will be reviewed and approved through the Site Plan process.



c. Recreation Center or Fieldhouse

A Recreation Center or Fieldhouse provides an indoor facility for sports, fitness, and cultural activities. Potential facility programming may include indoor turf field, gymnasium, swimming pool (lap and/or leisure), ice rinks, indoor running track, circuit and cardio equipment area, fitness classrooms, art studio/classrooms, multi-purpose rooms, offices, etc. Design of the facility should include extensive public engagement and coordination with the Town on building program and uses that will complement and enhance the resources of the Town and community. Building size will be based on need and programming.

Design Considerations:

- The Environmental Education Center shall meet all building codes, ADA standards and any other applicable authority having jurisdiction requirements.
- Building materials shall be durable, vandal resistant and consistent with the design aesthetic of the park and surrounding community. Drawings will be reviewed and approved through the Site Plan process.
- Refer to Section 02(04)(d)(X.) [Table 2.4 Community Park Parking Guidelines](#), for information on minimum parking space requirements.



X. Parking

1. GENERAL CONSIDERATIONS

For information regarding minimum required parking spaces for community parks and amenities, refer to [Table 2.4](#). A site that includes multiple park amenities will be required to provide the cumulative minimum number of parking spaces required by each amenity. Final parking requirements subject to the Town's Land Development Ordinance requirements.

Table 2.4 Community Park Parking Guidelines	
Park Amenity	Minimum Parking Spaces Required
Multipurpose Soccer/Football Field	
225' x 360' (College)	60 per field
165' x 300' (High School)	60 per field
150' x 225' (Youth)	40 per field
Multipurpose Baseball/Softball Field	40 per field
Tennis Courts	3 per court
Pickleball Courts	5 per court
Basketball Courts	5 per court
Horseshoe Pit	1 per two pits*
Bocce Ball	1 per two courts*
Trailheads	5 per mile of trail
Swimming Pool Deck	3 per 1,000 square feet
Playgrounds	1 per 1,000 square feet
Picnic Shelters	2 per picnic table
Amphitheater/Outdoor Performance Venue	1 per 100 square feet of seating area
Off Leash Dog Parks	10 per acre
Disc Golf	5 per 9 holes
Skatepark	5 per 1,000 square feet
Bike Skills Skills Area	5 per acre
Community/Decorative Garden	1 per 600 square feet
Outdoor Fitness Equipment	1 per 5 pieces of equipment
Activity Building/Clubhouse	1 per 300 square feet
Recreation Center/Fieldhouse	1 per 300 square feet
Volleyball Court	2 spaces per court
Futsal Court	5 spaces per court
Badminton	2 spaces per court
Environmental Center	1 per 300 square feet

Note:

**If less than two, no spaces are required.*

1. All parking is required to be off-street.
2. Higher parking counts may be required for locations with athletic complexes and tournament play.
3. Indoor and outdoor recreation facility parking counts may vary or need special studies. Refer to [LDO Table 13.08.F](#) for more information.

05 GUIDELINES FOR ART IN PARKS

The Town of Parker values public art as unique opportunities for cultural enhancement and a sense of pride within the community. Integrating art into public spaces helps to promote vibrant and visually stimulating spaces, enhances local character, promotes quality design, attracts citizens and visitors to public spaces, and in return helps stimulate local economy. Art comes in a variety of styles and forms, but is meant to create a deeper connection with the community in which people live, work, shop, and enjoy recreational activities.

a. Definition of Public Art

Art in the public realm includes, but is not limited to:

1. Three-dimensional: structures, sculptures, site furnishings, playground equipment, etc.
2. Two-dimensional: murals, chalk art, paintings, sandblasted graphics, paving patterns, mosaics, building facades, etc.
3. Mixed media: lighting effects, sound effects, or any combination of forms or media.



*See the Town of Parker's Public Art Master Plan for a complete list of definitions and criteria.

b. General Criteria

Art should meet the following criteria:

1. Must be suitable for the potential site:
 - Appropriate to the function of the space
 - Conceptually compatible with the surrounding design and character
 - Scale, form, context and materials to be appropriate for the site and public use
2. Structural or surface integrity must be safe for public interaction.
3. Any three-dimensional art must be securely anchored or mounted.
4. Display quality artistic craftsmanship from reputable artist or designer.
5. Must be resistant to weather damage, including wind, water, and UV exposure.
6. Must be compliant with public building and safety codes.
7. Art and location to be reviewed by the Town Cultural Director and Art in Public Places Committee during site planning process.



c. Siting & Displaying Works of Art

Site Selection to include the following criteria:

1. Location should not endanger public safety or interfere with pedestrian or vehicular sight lines or traffic flow.
2. Must not block, compete with, or cause a visual distraction from signage or other public safety indicators.
3. Art must be fully ADA accessible.
4. Art installation should not have an impact on the environment or use of the space.
5. Surrounding recreational activities should not impact or endanger individuals viewing or interacting with the art.
6. The location should not interfere with routine maintenance, landscape maintenance, snow removal, or irrigation systems.
7. Permanent installations should take into account future development plans, to avoid unnecessary relocations.
8. Locations should be thoughtfully placed in a setting that is cohesive with the overall design. Art should not be located in a space that does not fit into the overall aesthetic of the area.
9. Designs should have a mixture of public art types. Refer to the following examples for various art opportunities.



*See the Town of Parker's Public Art Master Plan for a complete list of siting and displaying works of art.

ART IN PARKS

Elements Examples



TRADITIONAL SCULPTURES/ MURALS

Traditional sculptures are three-dimensional art pieces that can be made of a variety of different materials and take various shapes and forms. Murals are painted art pieces on a wall or other flat surface.

Design Criteria

- All materials should be exterior rated.
- Provide anti-graffiti coating on all permanent flatwork art.

Examples

- Free-standing sculptures
- Painted graphically wrapped utility boxes
- Bridge or building murals
- Painted tunnels, walks or plazas



ARCHITECTURAL ART

Architectural art is either art incorporated into the building design facade or structure, or is attached to the exterior of a building, bridge or other physical structure.

Design Criteria

- Art must meet all International and Colorado Building Code requirements.

Examples

- Shade structure or overhang attached to a building
- Unique shapes and/or colors of structures, windows or roofs.
- Custom facades or art attached to the facade



PLAY AREA ART

Playground art incorporates art directly into the play structures and/or play surfacing of a playground. Various colors, styles, materials, and themes can be used to create an original play experience.

Design Criteria

- Playgrounds must meet all playground guidelines noted in Section 02 of this manual.

Examples

- Playground equipment themes
- Safety surfacing designs
- Interactive sensory play structures or equipment
- Seek-and-find scavenger hunt elements



SITE/ LANDSCAPE ART

Site and/or landscape art consists of either site furnishing elements, site or retaining walls, or planting materials used in an artistic or creative way.

Design Criteria

- Elements must be safe for public use and meet all ADA accessibility requirements.

Examples

- Custom benches or seats
- Custom skate stops
- Custom or themed bike racks
- Site walls utilizing form liners, sandblasting or inlaid impressions
- Planting & murals

*See the Town of Parker's Public Art Master Plan for a complete list.

ART IN PARKS

Elements Examples

PLAZAS, STREETSCAPES

Streetscapes are the natural and built spaces in an urban setting that include the street and the public spaces adjacent to it. These public spaces include walkways, crosswalks, steps, ramps, and other spaces important to the fabric of a street environment.

Design Criteria

- All paint, site furnishings, and hardscape materials must be exterior rated, be able to withstand maintenance operations and be safe for public use.

Examples

- Patterns painted on walkways, crosswalks, or stairs
- Custom site furnishings
- Patterns displayed using hardscape materials



SHADE STRUCTURES

Shade structures provide shade for users, but can be designed to provide shade in an artful and inviting way.

Design Criteria

- All structures must meet all state and local codes.
- Drawings must be stamped by a Colorado licensed engineer.
- Final drawings shall be approved by the Town.

Examples

- Perforated patterns within roof to cast unique shade images on the ground
- Custom sculptural structures that also provide shade



GATEWAYS / SIGNAGE / BANNERS

Gateways, signage and banners can be custom designed to fit the character of a space and provide information for the user per LDO requirements.

Design Criteria

- Must be made of durable materials that are easily maintainable.

Examples

- Trail signage
- Educational signage
- Wayfinding signage
- Gateway signage over streets or park entrances
- Interchangeable banners along streetscapes
- Monument signs and rules and regulations signs



LIGHTING & SEASONAL

Lighting can provide an artistic feeling to a space, whether it is year-round lighting of a plaza, site furnishings or seasonal accents to enhance a space.

Design Criteria

- Lighting shall be coordinated with an Electrical Engineer to ensure proper installation, foot candle requirements, and power needs.

Examples

- Site furnishing lighting
- Projector lights with images
- Seasonal lighting of structures or trees



*See the Town of Parker's Public Art Master Plan for a complete list.



03

STREETSCAPE

01 INTRODUCTION

Streetscapes shall be defined as any areas landscaped along roadways within or beyond the Public Right-of-Way, and/or any median strips located within divided lane roadways. Streetscapes shall be designed to provide for visual relief along the Town's roadways and constructed for safety, cost effectiveness, and minimal maintenance.





a. Definitions

1. **Streetscape / Landscape Improvements :**
The sidewalk, plant material and related irrigation facilities for a Town approved landscaping plan for street, road right-of-way, parks, open space and other public places.
2. **Sight Distance Triangle :** Are areas at the corners of intersections of roads where views of approaching traffic should not be obstructed.
3. **Trench Drain :** Elongated surface for water to drain from a specific area.
4. **Median Planting :** The area between the lanes of opposing traffic
5. **Street Tree Planting Strip :** The area between the back of curb and the Right Of Way
6. **Tree Lawn :** The area between the back of the curb and the sidewalk
7. **Ornamental Pockets :** Narrow or small decorative areas of planting within a streetscape



b. Design Principles

The following design principles are to be followed when designing or improving both the commercial and/or residential streetscapes.

Streetscapes Are:

1. **Public Spaces -** To be designed for people to interact, socialize, and feel comfortable as they move and travel throughout their community.
2. **Safe -** To be safe for public use, meet code requirements, must be ADA accessible, provide clear and visible signage, and design for the safe interaction of pedestrians, bicycles, and vehicles when crossing paths.
3. **Flexible -** To allow spaces within the streetscape to evolve and change to meet the needs of the community. This could involve the addition of parklets, moving curbs or redirecting traffic, adding street trees or seating spaces, providing bicycle or scooter sharing stops, or other amenities that improve the area.
4. **Sustainable -** To improve the health of the surrounding ecosystem and natural ecology. Improvements could include the addition of planting and shade trees, the addition of bioswales and well-designed water collection designs, and the use of sustainable materials.
5. **Functional -** To provide aesthetically pleasing, well-designed spaces that generate higher revenues for businesses and higher values for homeowners.

02 DESIGN GUIDELINES

The following standards do not necessarily apply to residential and commercial streetscapes. They do apply to all streetscapes that are intended to be owned and maintained by the Town of Parker.

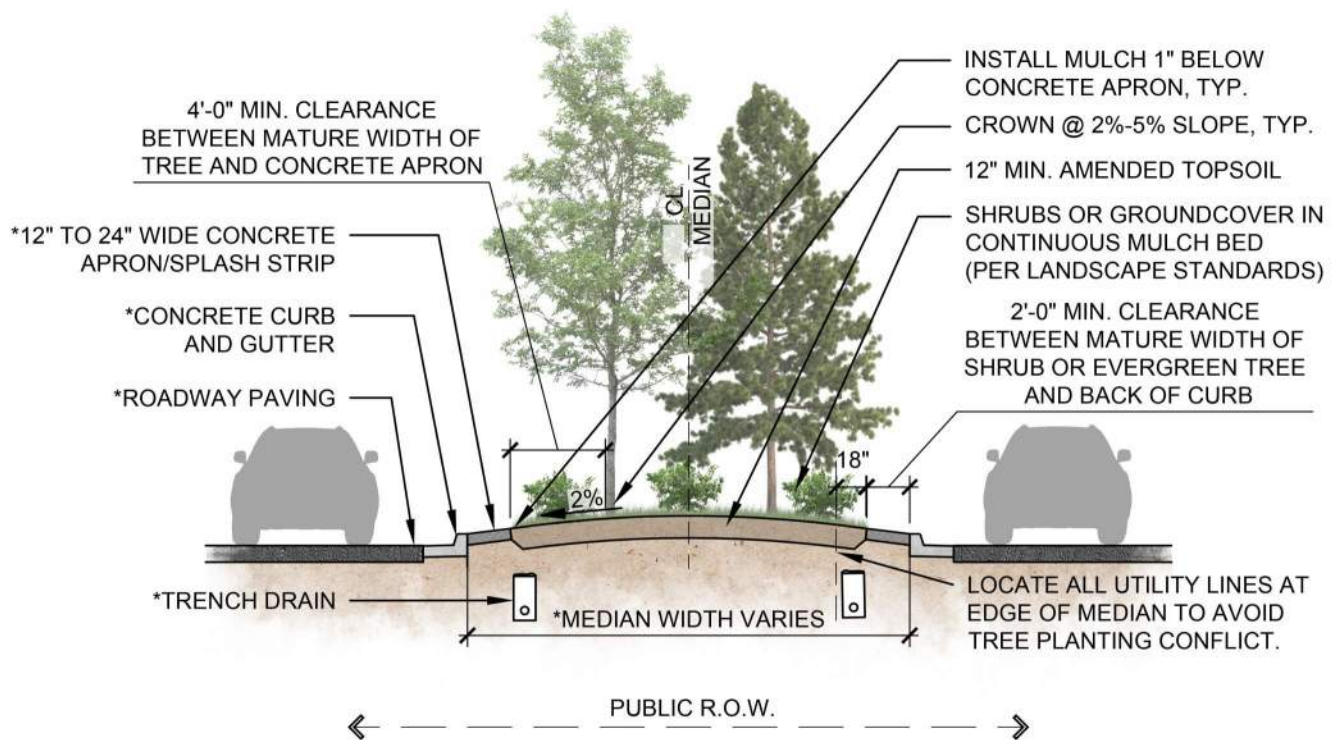
Determination as to applicability will be made during the design review process.

Maintenance of Improvements in Public Right-Of-Way; Planting, Maintaining and Removal of Trees on Public Property; Maintenance and Installation of Landscaping; Removal of Dead or Dangerous Trees, Limbs or Shrubs; Infected or Infested Trees; Obstruction of Public Property; and Determination of Hazard/Notice to Responsible Party/Assessment of Costs shall be applicable to all right-of-way in the Town of Parker, unless otherwise approved by the Town.

a. Typical Median or Landscape Island

Design Standards:

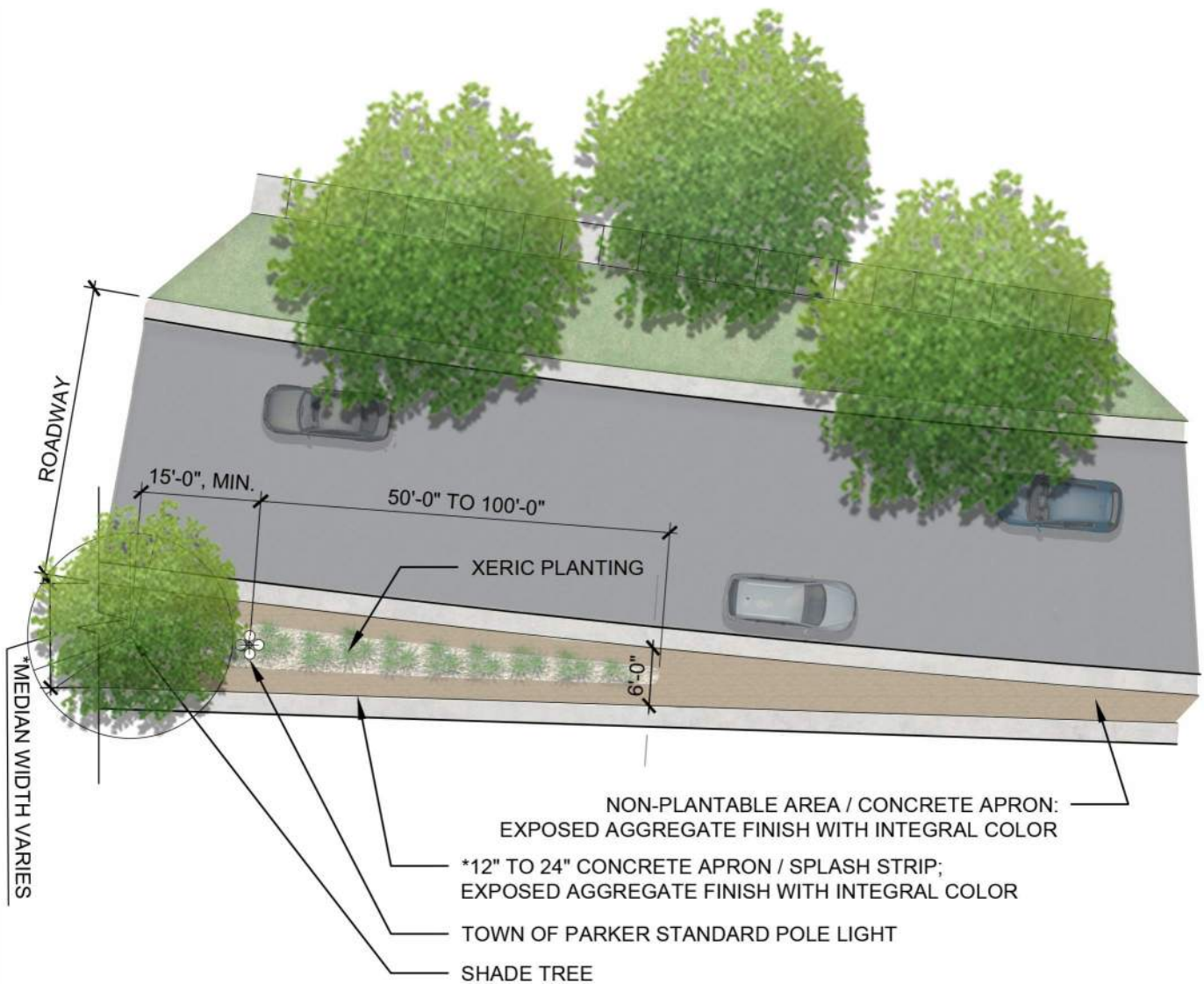
1. The first 50' to 100' of any median shall be planted with a xeric, low maintenance grass. Raised planter beds, where specified, will begin 50' to 100' from the beginning of medians, where the native grass plantings end (Refer to Graphic: Example Streetscape Plan View in this section 3.2).
2. A minimum 1' wide concrete apron shall be provided along all median edges to prevent roadway salt/sand damage in the planting area. The apron shall be sloped a minimum of 2% to allow for runoff (Refer to Graphic 3.2: Example Streetscape Plan View in this section).
3. The median planting strip shall be designed so planting areas are no less than six (6) feet wide. Non-plantable areas within medians (areas less than six (6) feet wide) shall be colored concrete (Davis Color Rustic Brown) with an exposed aggregate finish (Refer to Graphic 3.2: Example Streetscape Plan View in this section).
4. Trench Drains are required within medians at vertical curb and gutter along arterial roadways, in accordance with the Town of Parker's Roadway Design and Construction Criteria manual.



NOTES:

*REFER TO PARKER ROADWAY DESIGN AND CONSTRUCTION CRITERIA MANUAL

Graphic 3.1: Typical Median or Landscape Island



NOTE:

BASIS-OF-DESIGN FOR INTEGRAL COLOR CONCRETE: DAVIS COLORS (MFR) "RUSTIC BROWN" #6058; LIQUID MIX RATE @ 2.46 LBS PER 94 LB SACK OF CEMENT; POWDER MIX RATE @ 2 LBS PER 94 LB SACK OF CEMENT

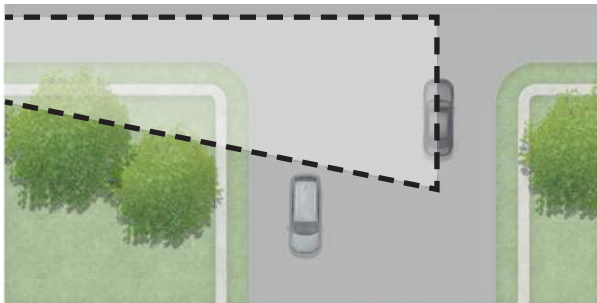
*REFER TO PARKER ROADWAY DESIGN AND CONSTRUCTION CRITERIA MANUAL

Graphic 3.2: Example Streetscape Plan View

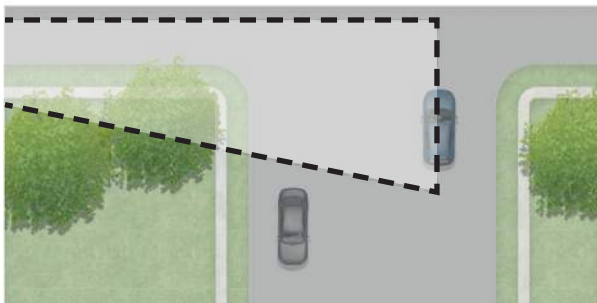
b. Sight Distance Triangles

Design Standards:

1. Sight distance triangles shall be maintained at all intersections of a private drive with a public street, and at the intersection of two public streets, their size varying by road classification, projected traffic level, and speed.
2. These sight triangle areas are to contain no obstructions to the view of the driver of a vehicle. Any landscaping placed within these areas shall allow visibility across the area.
3. All shrubs, boulders, ground covers, and similar features shall be maintained at or below a height of 24" (at maturity) above the grade of the lower of the adjacent roadways.
4. Trees may not be placed within the sight triangles at roadway intersections. Locate trees to ensure full growth does not infringe on sight distance triangle.
5. All plantings within sight triangles shall be designed and installed in compliance with the latest edition of the Town of Parker's Roadway Design and Construction Criteria manual. See detail 24 in Appendix A.



Acceptable: Trees planted outside of the site triangle.



Not Acceptable: Trees planted or branching within limits of site triangle. Increasing the demand for pruning.



SITE TRIANGLE, TYP.

Graphic 3.3: Sight Triangle Plan View

c. Conduits

Design Standards at Landscape Medians:

1. Conduits shall be placed underneath all new roadways at 500' increments.
2. Place two (2) – four (4) inch PVC conduit pipes perpendicular to the roadway for connections to water, for irrigation, and power, for electric service.
3. Conduits shall be clearly marked above proposed grade by cutting an "X" on the head of the curb with a demo saw.

d. Commercial & Mixed-Use Streetscape

Commercial and mixed-use streetscapes are the areas between businesses, retail, or office buildings and the street.

Design Standards:

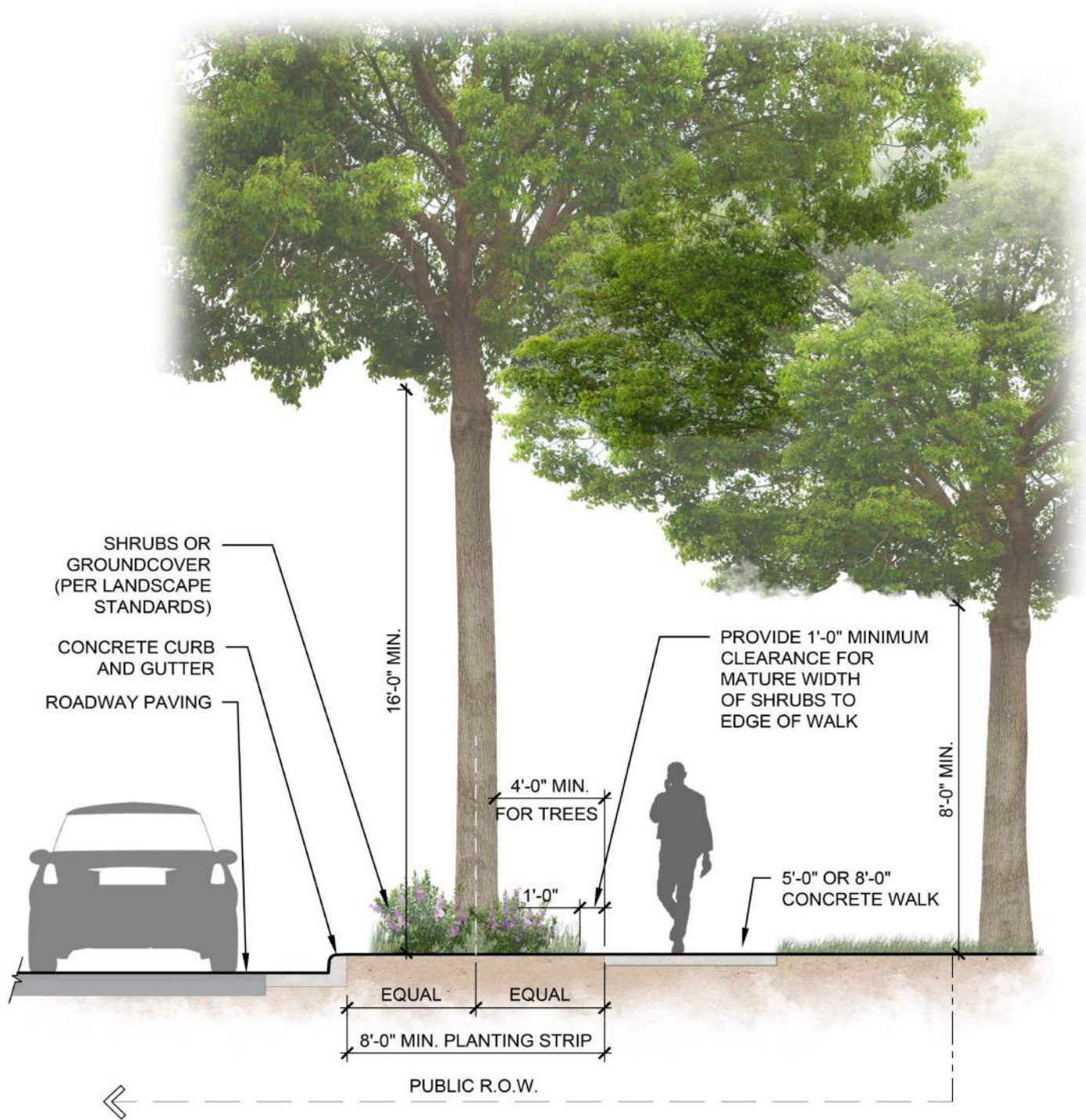
1. Paving, plantings, lighting, site furnishings, and signage are to have a unified aesthetic that matches the character and design of the surrounding area.
2. Convenient parking for vehicles and bicycles should be provided.
3. Refer to the [*LDO*](#) and the [*Roadways Design & Construction Manual*](#) for additional guidelines for commercial and mixed-use streetscape design.

e. Residential Streetscape

Residential streetscapes are the areas between single family or multi-family residential areas and the street.

Design Standards:

1. Paving, plantings, lighting, site furnishings, and signage are to have a unified aesthetic that matches the character and design of the surrounding area.
2. Convenient parking for vehicles and bicycles should be provided.
3. Refer to the [*LDO*](#) and the [*Roadways Design & Construction Manual*](#) for additional guidelines for residential streetscape design.



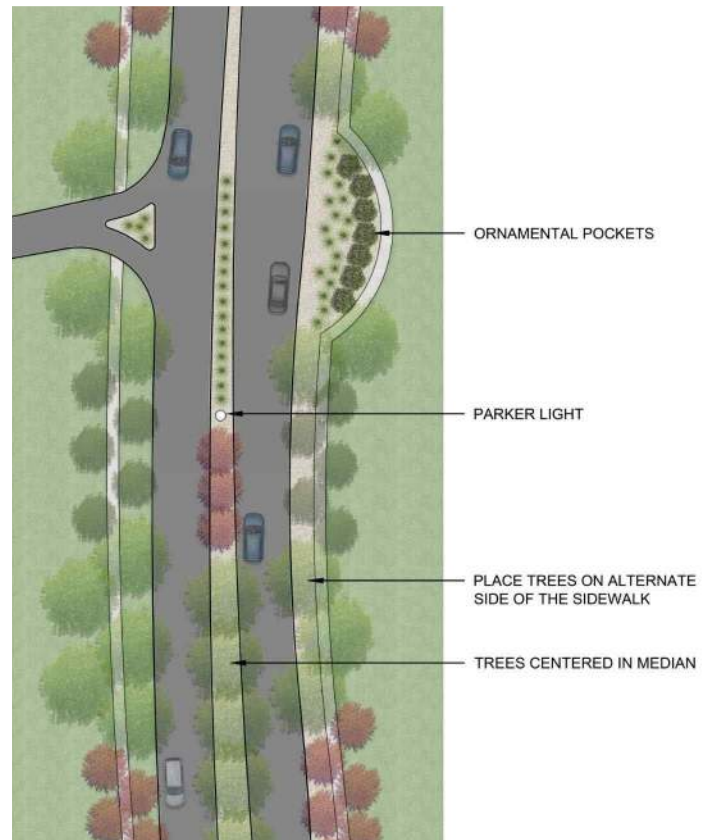
NOTE:
PRIVATE ROADWAY CRITERIA TO MATCH PUBLIC STREETScape CRITERIA.

Graphic 3.4: Typical Streetscape Cross Section with Detached Walk

f. Street Trees & Planting

i. General Plant Material Guidelines:

1. Trees and shrubs shall be selected with the mature size in mind to prevent mature plants from over-crowding each other, thus minimizing pruning. A plant's mature spread will limit its location. Refer to the "Town of Parker Recommended Plants List".
2. A Minimum Overhead Clearance shall be maintained throughout the life of all street and median deciduous trees (Refer to Graphic 3.4: Typical Streetscape Section with Detached Walk).
 - a. The branching height of all trees shall be maintained at no less than sixteen (16) feet above the street.
 - b. The branching height of all trees shall be maintained no less than eight (8) feet above the sidewalk.
 - c. Trees shall be located to allow for adequate sight distance to all traffic signs in accordance with the Town's Roadway Design and Construction Criteria Manual.
3. Spacing for all vegetation shall be 90% of the mature spread stated on the included "Town of Parker Recommended Plant List". In some instances, understory trees and shrubs shall be allowed within this 90% spacing to provide a higher density of planting, as long as the mature size (height, branching structure, etc.) of each of the plants will not hinder either plants growth.
4. Select plants that require minimal maintenance.
5. Where signs, lights, overhead or underground utilities, utility poles and fire hydrants would limit mature vegetation size, adjustments in species or location should be considered to minimize excessive pruning.
6. Create "Ornamental Pockets" where the median blocks the intersection of two roads to provide a view when traveling the intersecting road (Refer to Graphic 3.5: Example Streetscape Plan View). "Ornamental Pockets" shall also be located at intervals within the Street Tree Planting Strip to create interest and variety in the plant materials used along the streets in the Town of Parker.
7. Xeriscape plantings are encouraged to minimize water consumption.
8. Within any given street block, a maximum of five (5), and minimum of three (3), shade tree species shall be selected to limit over-use of one species. Exceptions can be submitted for consideration, and will be approved/disapproved during the Site Plan Review Process. Select plant materials with similar characteristics such as color and form to provide uniformity within the block, concentrating species with ornamental characteristics at vistas and intersections.
9. The use of some plant material is restricted, refer to the Allowed and Excluded Plants List ("Town of Parker Recommended Plant List").



Graphic 3.5: Example Streetscape Plan View

ii. Tree Placement Guidelines:

1. Median Planting

- a. Place Shade Trees in the center of the raised planter bed to maximize the amount of area available for root growth for each tree. Provide utility placement at the edges of the medians to allow for proper tree placement in the center.
- b. Medians that are wider than standard may be able to fit more than a single Ornamental Tree within the width of the median. Size shall be the determining factor in addition to whether the location of the tree will necessitate excessive pruning to keep the tree out of the roadway.

2. Street Tree Planting Strip

- a. The Design Intent for tree placement within the Street Tree Planting Strip is to provide a continuous tree canopy over the street space as well as the pedestrian space. This canopy may be achieved by placing trees on alternate sides of the sidewalk (Refer to Graphic 3.5: Example Streetscape Plan View). Other design proposals may be submitted for consideration during the plan review process
- b. At street intersections, the tree closest to the intersecting street shall be located on the side of the sidewalk away from the street to maintain adequate visibility (Refer to Graphic 3.3: Sight Triangle Plan View)

3. Evergreen Trees

- a. Evergreen trees shall not be placed where they will obstruct the visual line of sight on a public right-of-way, or where they will project winter shade onto a public street causing ice on the roadway.
- b. A maximum of five (5) evergreen trees shall be allowed in one grouping to prevent snow-drifts.
- c. Evergreen trees shall be placed at least ten (10) feet from the edge of pavement, curbs or sidewalks, or far enough to permit clearance of the tree's mature spread.
- d. Other design proposals may be submitted for consideration during the plan review process, with an explanation for placement noted on the plan (i.e. topography, suitability for the area due to special circumstances, etc.)

iii. Shrubs, Ornamental Trees and/or Ground Cover

1. Shall be used throughout the median plantings to provide under story growth, which maximize screening between the traffic corridors and helps keep mulch in place.
2. Shrubs shall be used within the "Ornamental Pockets" in the Street Tree Planting Strips (Refer to Graphics 3.6 and 3.7 for acceptable and non-acceptable Ornamental and Shade Tree planting).



***Graphic 3.6: Not Acceptable:
The Ornamental & Shade Trees are not
able to co-exist and grow to full potential.***



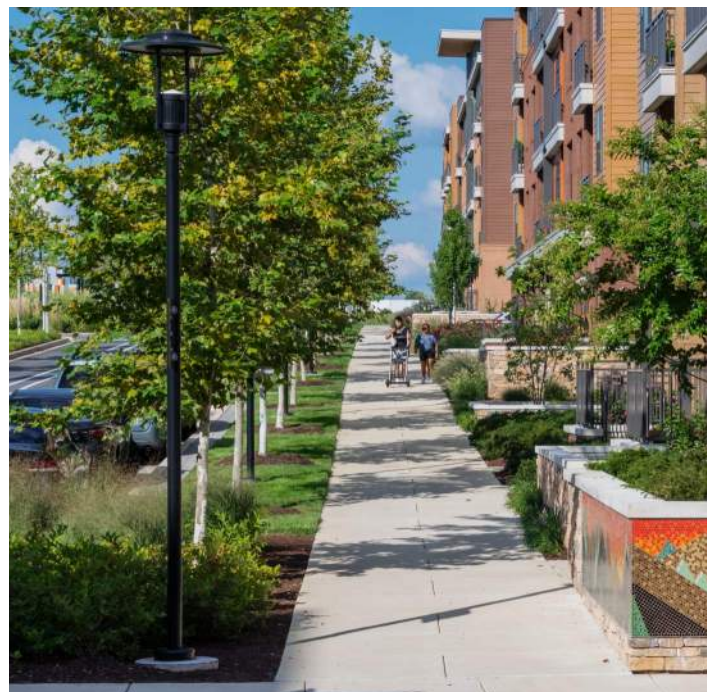
***Graphic 3.7: Acceptable:
The Ornamental & Shade Trees are to co-ex-
ist and grow to full potential.***

iv. Perennials

1. General Guidelines:
 - a. Shall be used at high visibility areas within the Median plantings and the “Ornamental Pockets” in the Street Tree Planting Strip to provide additional interest. Size and maintenance requirements shall be the determining factors for the location and use of any perennial plant material. Perennial planting areas shall be clearly labeled as such on any landscape plans submitted for Site Plan Review. When perennial plantings are used, they shall adhere to these standards:
 - Large groupings of same species plants shall be used for greater visual impact.
 - Select plants so that visual impact is maintained through all seasons.

v. Annual Bedding Plants

- a. The use of annual bedding plants is discouraged in planting beds to be maintained by the Town due to their high maintenance demands. Only upon direct approval through the Site Plan Review shall annual plantings be allowed. However, the Town may make direct requests for annual planting beds where they deem appropriate. Annual planting areas shall be clearly labeled as such on any plans submitted for Site Plan Review.



vi. Optional Residential Tree Lawn Guidelines:

1. General Guidelines:
 - a. In lieu of traditional turf grass, xeric landscapes can be installed within a portion of the tree lawn or in its entirety.
 - b. The Town does not require review and approval of individual tree lawn areas if the species are consistent with the Town’s plant list, except for deciduous shade trees. Please check with your HOA for any additional approvals.
 - c. Planting in this area should provide: species diversity, visual interest by using various colors, textures, growth habits, and plants with winter interest.
 - d. When installing plant material other than traditional turf grass, water conserving xeric plants shall be used.
 - e. It will take 1 to 2 growing seasons of regular deep watering to grow the kind of extensive root system these plants need to withstand dry conditions. Water deeply and infrequently once established.
2. Plant Material
 - a. A minimum coverage of 75% live xeric plant material shall be used including: ornamental grasses, perennials, deciduous and evergreen shrubs, groundcover, vines, etc. Artificial plant material shall not be allowed.
 - b. Seed mixes shall not be used in tree lawns with the exception of Buffalo Grass, Blue Grama or a blend of the two.
 - c. No more than 20% of the plant material will be over 2’ in height at maturity with the maximum height of 4’ for any plant, with the exception of trees. The total height is measured from the sidewalk level.
 - d. A deciduous shade tree shall only be planted in a tree lawn (by the adjacent property owner) with the review and approval by the Town. The Town shall determine the species on a site-by-site basis. Deciduous shade trees shall be 2.5” caliper trees at planting. Evergreen trees and ornamental trees shall not be allowed.

e. All plant material shall be selected from the Town's plant lists. Other plants may be proposed for consideration/approval by the Town, prior to planting.

3. Coverage

a. A maximum exposed coverage of 25% organic wood mulch, rock mulch, and/or stepping-stones shall be allowed.

b. The mature plant size shall be considered when determining plant area coverage and exposed areas.

4. Site Distances

a. The site distance setback at intersections and driveways must not be obstructed. (All site distance requirements are referenced in the Town of Parker's Roadway Design and Construction Criteria manual.) The total height is measured from the sidewalk level.

b. All plants, boulders, etc. shall be less than 2' in height within 10' of any driveway.

c. All plants, boulders, etc. shall be less than 2' in height within 25' of a local/local or local/collector intersection, as measured from the flow line.

5. Existing Trees

a. A one-foot radius per inch of trunk diameter shall be undisturbed for planting or any other site modification around the base of the tree.

b. New plants around the base of existing trees shall be one-gallon size or smaller to reduce the amount of damage to the tree roots.

c. Mulch shall be installed and maintained so as to be a minimum of 3" away from the trunk of trees.

6. Water, Soil, and Irrigation

a. Water shall be applied in a manner that allows maximum soil penetration and minimum runoff and evaporation.

b. Existing irrigation shall be modified to accommodate the new landscape design and promote water conservation.

c. Only water conserving drip or subsurface irrigation shall be used.

7. Design, Installation and Maintenance:

a. The design, installation, and maintenance shall promote: water conservation, creative designs with appropriate and diverse plant selection, and sound horticultural practices.

b. Successful xeriscape requires proper soil preparation. It is recommended that 6 cubic yards per 1,000 square feet of organic matter be incorporated into the soil to a depth of 6", prior to planting.

c. Avoid the use of landscape fabric under mulched plant material, as it will inhibit the spread of the plant.

d. Spacing for all vegetation shall be 90% of the mature spread. All plant material shall be appropriately spaced to accommodate the natural mature plant habit.

e. Avoid rows of larger plants.

f. Plants shall not obstruct any sidewalk or street.

g. A 40' separation shall be maintained between street trees and approximately the same distance for street trees and front yard trees.

h. The adjacent property owner is responsible for maintenance including: proper pruning, weeding, plant replacement, supplemental mulching, and watering.

i. Identify all utilities prior to digging.



g. Sustainable Maintenance Guidelines

THE FOLLOWING SECTIONS APPLY TO ALL RIGHT-OF-WAY (STREETSCAPE) IN THE TOWN OF PARKER, UNLESS OTHERWISE APPROVED BY THE TOWN:

i. Maintenance of Improvements in Public Right-Of-Way:

1. It shall be the duty of the owner, occupant or lessee of any real property abutting a constructed right-of-way (the “Responsible Party”) to provide for the continuing care, maintenance, repair and replacement of all improvements installed in any right-of-way area between their property line and the curb line adjoining their property, which includes, but is not limited to, trees, shrubs, turf, groundcover plantings, irrigation, sidewalks, driveways, planters, benches, lighting and trash receptacles (the “Improvements”). Such maintenance shall include, but is not limited to, mowing, weeding, watering, pruning of trees and shrubs, insect and disease control of plant material, repair and adjustment of irrigation systems, repair and/or replacement of concrete walkways and clearing walkways and driveways of snow and ice.
2. Areas created prior to the enactment of the ordinance from which this section was derived may be subject to these requirements, as part of a Town approved landscape plan for the subject real property.

ii. Planting, Maintaining & Removal of Trees on Public Property:

The Town Forester shall establish rules and regulations for the planting and maintaining of trees on any public right-of-way or other public place in the Town and it shall be unlawful for any person to plant trees upon any public right-of-way or other public place in the Town except as prescribed in such rules and regulations. The rules and regulations shall contain:

1. Spacing requirements for trees on the public right-of way and other public places;
2. The standards that are to be followed when planting trees on the public right-of-way;

3. The types of trees which are prohibited on any public right-of-way or other public place;
4. Requirements for maintenance and removal of such trees upon the public right-of-way or other public place.

iii. Maintenance and Installation of Landscaping

1. It shall be the duty of the Responsible Party that owns, leases or occupies any real property located within the Town to provide for regular weeding, pruning, mowing, watering and other maintenance required for a neat appearance and healthy condition of all plantings located on said real property. Said maintenance shall be done at the expense of the Responsible Party. Plant materials which exhibit evidence of pests, disease, or damage shall be appropriately treated, and dead plant materials shall be removed and replaced with the approval of the Town.
2. It shall be the duty of the Responsible Party that owns, leases or occupies any real property abutting a public right-of-way located within the Town to provide for landscaping of any right-of-way area between his property line and the curb line or the edge of the roadway and between the property line and the center line of any alley. Areas created prior to the enactment of the ordinance from which this section was derived may be subject to these requirements, as part of a Town approved landscape plan for the subject real property.



iv. Removal of Dead or Dangerous Trees, Limbs or Shrubs:

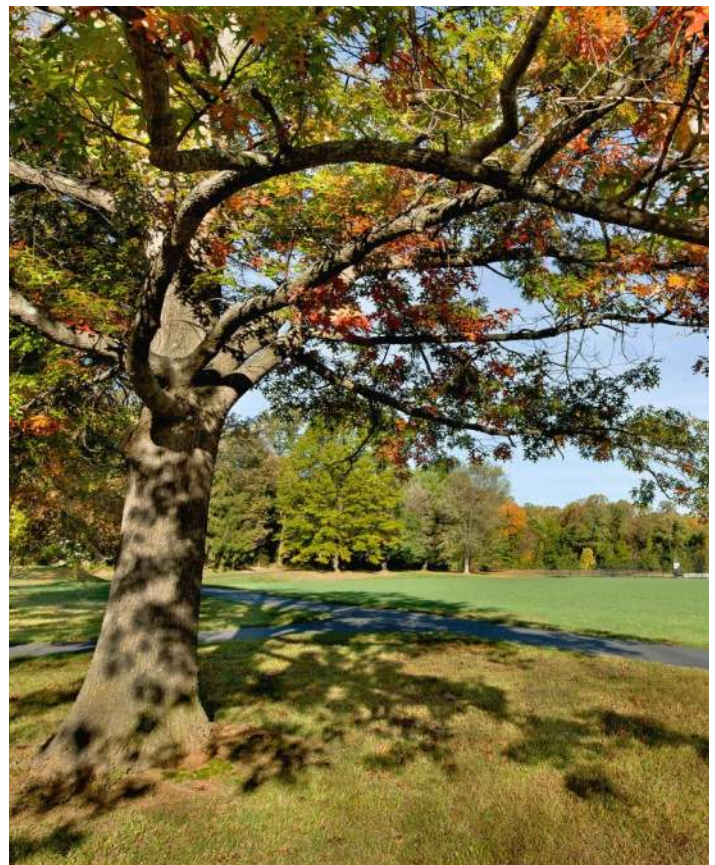
1. The Responsible Party shall remove any dead, dying or structurally unsound trees, limbs or shrubs from the real property owned, occupied or leased by the Responsible Party or the public right-of-way abutting said property, when said dead, dying or structurally unsound trees or limbs are dangerous to life, limb, or property.
2. When a dead, dying or structurally unsound tree, limb or shrub has the potential to affect adjacent property, and is dangerous to life, limb or property, the responsible party shall remove such tree or limb so as to avoid injury or damage to or on the adjacent property.
3. The responsible party shall remove any live, dead or dying tree, limb or shrub that is blocking a sight triangle or traffic sign causing a potential traffic hazard, as determined by the Town. The Town authorized representative may order the property owner to remove any such tree, limb or shrub.

v. Infected or Infested Trees

1. The Town authorized representative may inspect any tree or tree part, including logs or branches existing or growing upon any property within the Town. The Town shall conduct surveys to determine if any destructive or communicable disease, or other pestilence exists which may be detrimental to or endanger the good health and well being of trees in the Town.
2. Upon discovery of any destructive or communicable disease, breeding place of the disease, or pestilence that endangers the good health and well being of trees, or is capable of causing an epidemic spread of communicable disease or insect infestation, the Town or authorized representative shall at once notify in writing the Responsible Party, of the condition thereof and order such Responsible Party to eradicate, remove, or otherwise control such condition within a specified time.

vi. Obstruction of Public Property

1. The Responsible Party shall maintain and care for the trees upon the property owned, leased or occupied by the Responsible Party and upon the public right-of-way abutting said property so that said trees do not interfere with, obstruct, or in any way endanger the safe public use of streets, alleys, sidewalks, or other public places. Stumps are not permitted on the public right-of-way or other public place.
2. A Minimum Overhead Clearance shall be maintained throughout the life of all street and median deciduous trees (Refer to Graphic 3.3: Sight Triangle Plan View). The branching height of all trees shall be maintained at no less than sixteen (16) feet above the street, and no less than eight (8) feet above the sidewalk.
3. When the Town or authorized representative determines that a tree is in such a condition that it interferes with, obstructs, or in any way endangers the safe public use of streets, alleys, sidewalks, or other public places, the Town shall direct the Responsible Party to prune, remove, or otherwise take such action as is necessary to eliminate the interference, obstruction, or dangerous condition of the tree.



vii. Determination of Hazard/ Notice to Responsible Party/ Assessment of Costs

1. When the Town Forester or authorized representative determines that the Improvements described herein are in a state of disrepair, a notice to repair shall be sent to the Responsible Party described herein.
2. Service of the notice described above shall be made by either serving such notice on the person named in the notice, or by sending such notice by first class mail to the residence or place of business of the person named in the notice and by posting such notice in a conspicuous place on the property abutting or adjacent to the Improvements described herein. If the notice is served on one other than the owner of the property that is in disrepair or adjacent to or abutting the subject public right-of-way that is in disrepair, a copy of the notice shall also be mailed to the owner at the address contained in the Douglas County Assessor's records.
3. The notice described herein shall contain:
 - a. A description of the required care, maintenance, repair or replacement;
 - b. A statement of the Improvement that requires care, maintenance, repair or replacement;
 - c. A statement advising of the right to an administrative hearing to appeal the notice to the Public Works Director, if requested within fifteen (15) days; and
 - d. A requirement that notification of intent to comply shall be made to the Town Foresters office within thirty (30) days from the date of issuance of the notice; and this notice shall also indicate that failure to make the repairs described in the notice within sixty (60) days shall be unlawful, and the failure to comply with the notice may result in work being done by the Town at the expense of the party to whom the notice is issued.
4. If the person to whom the notice is directed fails to comply within the time specified in the notice, the Town Forester or authorized representative may order the care, maintenance, repair or replacement of the Improvements by or on behalf of the Town, and the procedures outlined

herein for collection of costs and expenses shall apply.

- a. When work has been performed by the Town, the Town Forester shall bill any or all Responsible Parties for the costs and expenses necessary to provide care, maintenance, repair or replacement.
- b. If the Responsible Party shall fail within thirty (30) days after billing to pay the costs and expenses of work by the Town, such costs and expenses may be collected by the Town in a civil action or assessed and filed as a lien against the real property owned, leased or occupied by the Responsible Party.
- c. If the costs of care, maintenance, repair or replacement have not been otherwise collected, the Finance Director shall prepare a statement enumerating the actual costs plus fifteen percent (15%) of the costs for inspection and other additional administrative costs. The costs enumerated in this statement shall be a first and prior lien upon the property owned, leased or occupied by the Responsible Party relating back to the date upon which the care, maintenance, repair or replacement was performed. A copy of this statement shall be deposited in the United States mail or personally hand-delivered to the Responsible Party. The Responsible Party may request a hearing before the Public Works Director to contest the amount of the costs. Such request must be made in writing and be filed with the Finance Director within thirty (30) days of the date of mailing or service of the first statement to the Responsible Party. The Responsible Party shall be given at least two (2) weeks' written notice of the date, time and place of any hearing scheduled before the Public Works Director. The decision of the Public Works Director shall be final. If the statement remains unpaid, the amount shall be certified by the Finance Director to the Douglas County Treasurer. The Douglas County Treasurer, upon receipt of the certified statement, is hereby authorized to place the amount upon the tax list for the current year and to collect that amount in the same manner taxes are collected with a ten-percent penalty thereon.

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04

PARKS, TRAILS, OPEN SPACE & STREETSCAPE SUPPORT AMENITIES

01 INTRODUCTION

Providing support amenities in the park, open space and streetscape designs support and enhance the user experience. The location, quantity, and style of support amenities should be appropriate to the context and use of the public space.

Support amenities within this section include the following categories:

- Site Furnishings
- Structures & Parking
- Lighting
- Safety Barriers and Flagpole

Site furnishings accepted by the Town of Parker are designed to complement each other in color, materials, form and style, and have been tested for durability and maintenance.

General guidelines for support amenities:

- All support amenities must be ADA accessible.
- Any specialty site furnishings will be reviewed with the same criteria as approved furnishings.
- Site furniture and amenities shall be designed or permanently secured per manufacturer's recommendations.
- Site furnishings shall be oriented to discourage skateboard activity to the greatest extent possible.
- Neighborhood park site furnishings can be flexible from the design standards within the following support amenities. However, all selected furnishings must be commercial grade quality.

Park Definition:

Park is a public or private land used for active or passive recreational uses that may include facilities for organized activities, including playing fields, playgrounds, and ball courts. Accessory uses may include group picnic shelters, hard-surfaced pathways, restrooms, parking lots, and similar facilities.

Open Space Definition:

Open Space is a public or private land and aquatic areas without visible evidence of residential, commercial, or industrial development that are regulated or managed to protect the natural environment and significant cultural, historical, geological, and ecological resources. Such areas may include natural, cultural, and visual resources, trail corridors, community buffers, greenways, and environmental hazard areas, such as floodplains and steep slopes.

Streetscape Definition:

Streetscapes shall be defined as any areas landscaped along roadways within or beyond the Public Right-of-Way, and/or any median strips located within divided lane roadways. Streetscapes shall be designed to provide for visual relief along the Town's roadways and constructed for safety, cost effectiveness, and minimal maintenance.



a. Organization

There are several instances where parks, open space and streetscapes all share the same amenity type.

The following Support Amenity Standards (subsection b) includes support amenities that are identified as being used in either parks, streetscapes, or in both locations.

The Support Amenity Standards Tables are divided into categories with various options and requirements from each category. These include:

1. Applicability
2. Description & Placement
3. Model and/or Features
4. Installation

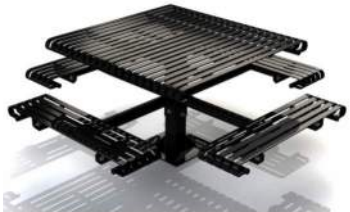
Applicability is shown in the form of a 2-column table adjacent to the amenity. A check mark indicates that the amenity is compatible in a park and open space location, or a streetscape application. An example of this is shown below.

PARKS & OPEN SPACE	STREETSCAPE
✓	✓

Graphic 4.1: Example of Amenity Compatibility Table

b. Support Amenity Standards

i. Site Furnishings

PARKS & OPEN SPACE	STREETSCAPE	1. BENCHES		
		Model Victor Stanley (mfr). Model RB-28 (backed) / RB-12 (backless) Backed: 6'-0"L x 2'-0"W x 1'-5"H (seat)/2'-7"H (back) Backless: 6'-0"L x 1'-8"W x 1'-5"H (seat)	Installation Surface-mount using self-tapping concrete screws. Bench must be anchored to concrete; if unit pavers, crusher fines, or other surface material is being used, provide appropriate detailing of concrete foundations below finish grade. Provide space on bench pad for accessible seating adjacent to the bench.	
✓	✓	Color: Black		
		2. CHAIRS		
		Model Victor Stanley (mfr). Model NRS-24 with bolt-on armrest. 24" steel scroll seating.	Installation Surface-mount using stainless steel vandal resistant anchors.	
✓	✓	Color: Black		
		3. PICNIC TABLE		
		Model (STANDARD) Victor Stanley (mfr). Model: CRPR-4 48" square top (4 seat) (ADA) Victor Stanley. Model: CRPR-3 48" square top (3 seat)	Installation Surface-mount using stainless steel vandal resistant anchors.	
✓	✓	Color: Black		
		b. Rectangle		
		Model (STANDARD) Victor Stanley (mfr). Model FRST-6 6' long table with (2) 6' bench. (ADA) Victor Stanley. Model FRST-6 accessible 8' long table with (1) 6' bench and (1) 8' bench.	Installation Surface-mount using stainless steel vandal resistant anchors.	
✓	✓	Color: Black		

PARKS & OPEN SPACE	STREETSCAPE	4. TRASH/RECYCLING RECEPTACLE		
		Provide trash receptacles in easily accessible areas and in locations for ease of pickup. Space trash receptacles a minimum of 10 feet away from benches. Model Victor Stanley (mfr). Model Rb-45. 45 Gal, standard tapered formed lid. Trash receptacle lids to have no lid or flat top. Recycling receptacle lid to have a flat top “recycling” lid. Color: Black Installation Surface-mount using self-tapping concrete screws in size as recommended by manufacturer.		
✓	✓			
		5. DOG WASTE STATION		
		Provide at all pedestrian access points into the park, open space, with a minimum of three per park. Waste station dispenser to include sign, dispenser, and receptacle mounted on pole. Model (Trash Receptacle) Pet Waste Eliminator (mfr). Model SKU #E44 - 22 Gallon Waste Receptacle (Dog Bag Dispenser) Model 2100 - Padlock Way. (Sign) American Sign (mfr). Or approved equal Color: Hunter Green Installation Install dispenser, trash receptacle and sign on an 8'-0", 4" x 4" cedar post (24" below finish grade). Receptacle and bag dispenser must meet ADA standards. Bag dispenser to include Master Lock 0536 and Town of Parker sticker.		
✓				
		6. DRINKING FOUNTAIN		 Image 1  Image 2
		Every park should include at least one drinking fountain adjacent to play areas, gathering spaces and sports fields and integrated into restrooms. Locate in close proximity to high activity areas. Model Most Dependable Fountains, Inc. (MDF) Product #2240 SMSS with bottle filler and two-season fountain covers. (Image 1) Option to include pet fountain. (Image 2) Color: Black	Installation Pad and drinking fountain height must meet ADA standards. All connections must be double clamped.	
✓				

PARKS & OPEN SPACE	STREETSCAPE	7. BICYCLE RACK Provide bicycle racks adjacent to building entrances, park entrances, activity centers and sports fields. Model MADRAX (mfr) Model: U200 2" square tube, 18-5/6" W X 34" H" Or approved equal Installation Surface mount with tamper resistant concrete anchors (4 spikes per rack). Spikes to be mushroom head spikes 3/8" X 3". Color: Black; Powder Coat 
✓	✓	
✓		9. BICYCLE REPAIR STATION Locate bicycle repair station in an area that provides ample room to work on a bike. Provide paved surface under and around bike repair station. Models (or approved equals) Dero Bike Rack Company (mfr) <i>Fixit-H:</i> Surface mount, powder coated, green RAL 6016, Configuration: EPX Color: Green Style:FT <i>Air Kit Frame:</i> Fixit Mount, REV. B, powder coated, green RAL 6016, Size: FX Rev B, Configuration: EPX Color: Green <i>Assembly Tools:</i> Tamper-resistant tools for installation Air Kit Prime FX, A Size: AK PR FX A Installation Surface-mount using self-tapping concrete screws. 

ii. Structures & Parking

PARKS & OPEN SPACE	STREETSCAPE	1. RESTROOMS		
		a. Permanent		
✓		Permanent restrooms are to be provided at all Community-Serving Parks. Permanent restrooms are desirable at all parks and open space facilities. Permanent restrooms should be designed per current Building Codes and the architectural design should be contextual to the site and surrounding community. Design of restroom facilities will be reviewed and approved through the Site Plan or Final Plat Review process. Features • Sink: Penal-Ware 1652LRB Series 18" Lavatory with Rectangular Bowl - ADA Compliant, or approved equal • Toilet: Penal-Ware 1675 Series Blowout Jet Toilet, Off Floor, or approved equal • Hardware: 45HOL 15 H 626 - Best Privacy Lever with Securitron, M32 Magnalocks, or approved equal • Soap Dispenser: Bobrick Model B-2111 Surface Mounted Soap Dispenser, or approved equal • Toilet Tissue Dispenser: Bobrick Surface-Mounted Twin Jumbo Roll Model B-2892, or approved equal • Hand Dryer: Global Industrial High Velocity Automatic Hand Dryer Model 641164, or approved equal • Indoor/Outdoor Traffic Control: Securitron M32 Magnalock, or approved equal • Digital Timer: Securitron DT-7 Prime Time Digital Timer, or approved equal • Alarm: Securitron PZ1 Piezo Sounder, or approved equal • Flush Valve: Zurn Z6143AV AquaVantage 'AV' Concealed Closet Flush Valve, or approved equal • ADA Accessible drinking fountain located on outside of building • Provide vandal resistant lighting • Provide motion sensors for exterior and interior lighting • Provide heating for year-round use • Provide anti-graffiti coating to all interior, publicly accessible painted surfaces		

PARKS & OPEN SPACE	STREETSCAPE		
✓		<i>b. Portable</i> Portable restrooms are to be used for temporary events. If a portable restroom is used for a park, an enclosure shall be provided. Locate away from gathering areas and accessible for delivery/pickup and routine maintenance. Features Model Archolet (mfr) ADA Model #481003 restroom enclosure. Size 8'-1"L x 7'4 1/2" W x 9' 1-1/2"H Or approved equal Provided by MZI mzi.marty@gmail.com Color Dark Green Installation In-ground mount. Provide engineered shop drawings for design of foundation and shelter.	 
✓		<i>c. Vault</i> Vault Restrooms are only acceptable in open spaces where water is not available and upon approval of the Town. Recommended vault Restroom Manufacturer's: -Public Restroom -Biological Mediation Systems -CXT -Other as approved by the Town	
✓		2. SHADE STRUCTURE <i>a. Medium and Large</i> Shade structure with minimum 1100 SF roof for medium shelters and 1500 SF for large shelters accommodating more than (10) users. Locate in area central to park and providing ease of access to other high-use program elements. Model Recommended manufacturers: • Classic Recreation Systems • Icon Shelter Systems • Polygon • Others as approved by the Town Frame: Steel, TGIC powder-coat finish. While steel is preferred, final frame material may be negotiated by the Town and the developer. Roof: Standing seam over tongue & groove wood roof deck. Columns: Where possible provide decorative masonry columns consistent with Park design aesthetic and materials. Color: Black; other colors may be considered and require Town of Parker approval. Anchor bolts: Internal to column. Other: Provide duplex convenience outlets, (2) min., integrated into columns. Provide security level lighting in shade structure. Wood structures are allowed with approval by the Town.	

PARKS & OPEN SPACE	STREETSCAPE	<i>b. Small</i> Shade structure with minimum 800 SF roof, accommodating (5) to (10) users. Locate adjacent to high-use program elements, where shade and rest may be desired. Model Potential manufacturers: • Classic Recreation Systems, • Icon Shelter Systems • Polygon • Others as approved by the Town Color: Black; other colors may be considered and require Town of Parker approval. Anchor bolts: Internal to column. Other: Provide duplex convenience outlets, (1) min., integrated into columns. Provide security level lighting in shade structure. Wood structures are allowed with approval by the Town. Frame: Steel, TGIC powder-coat finish. Roof: Shed roof, standing seam, over tongue & groove roof deck. Alternate roof designs such as shed roofs, clearstory, and hip are encouraged to create interest.	
✓	✓	3. PARKING <i>a. Off-street</i> Where required, provide in accordance with Town of Parker Land Development Ordinance (chapter 13.06) Site Plan Standards and Procedures. Refer to Table 2.4 Community Park Parking Guidelines, for more information on off-street parking requirements per park amenity.	
✓	✓	<i>b. On-street</i> Where required, provide in accordance with Town of Parker Land Development Ordinance (chapter 13.06) Site Plan Standards and Procedures.	

iii. Lighting * Refer to Sports & Fitness in Section 02 for Sports Field and Court Lighting.

PARKS & OPEN SPACE	STREETSCAPE	1. LIGHTING a. General All lighting shall conform to Town of Parker Land Development Ordinance and per standards and guidelines of the Illuminating Engineering Society (IES). Lighting shall utilize LED fixtures and best practices in designing for dark-sky compliance. Lighting requirements set forth within these specifications may not apply to master planned communities. This will be determined during the design.	
✓	✓		
✓		b. Trail, Park & Natural Area Lighting Lighting is to reside within the boundaries or adjacent to trails, parks, or natural areas only. Conforming to Town of Parker Land Development Ordinance and per Illuminating Engineering Society (IES), provide pedestrian lighting along major circulation routes and gatherings areas at a minimum. For more remote applications, where power supply may be limited or cost prohibitive, solar powered lighting should be considered. Photovoltaic panels may be provided at individual poles or in a centralized array. Trail Light Model Architectural Area Lighting PROV2-36L-295-4K7-2-BLS-STND_MNT-UNV This is type 2, directional for trail = 3596 lumens Or approved equal Trail Pole Pole without GFI_Architectural Area Lighting PR4-4R12-226-BLS Or approved equal Park Light Model Architectural Area Lighting PROV2-36L-295-4K7-5W-BLS-STND_MNT-UNV This is type 5, symmetric for park = 3529 lumens Or approved equal Park Pole Pole with GFI_Architectural Area Lighting PR4-4R12-226-GFI MOD (10" FROM TOP OF POLE)-BLS Or approved equal	
✓	✓	c. Roadway & Parking Lot Lighting Lighting is to reside within the boundaries or adjacent to roadways or parking lots outside of the limits of Downtown and/or Sulphur Gulch. Conforming to Town of Parker Land Development Ordinance and per Illuminating Engineering Society (IES), provide lighting for comfortable and safe environment. Model Gardco (mfr), P26-64L-600-NW-G2-AR-4-UNV-BK, "Pure Form" model, P26 Medium Area Light. Housing: Providence Medium 2.0 house - LED Qty: 64 LEDs - CCT/CRI: 4,000K, 70CRI Or approved equal Color: Black - Pole Mount: Arm Mount - Voltage: Universal 120-277V Pole Black Pole by Lytepole, 401-4011-20-20'-AB-D1-TBK-CO, 20' ht. x 4" dia., 11 ga., straight round, medium gray finish. Or approved equal	

d. Parker Style Streetscape Lighting

Parker Style Streetscape Lighting is to reside within the boundaries of Downtown Parker and/or Sulphur Gulch only. Placement of Parker Style Streetscape lighting will be determined during the design.

Conforming to Town of Parker Land Development Ordinance and per Illuminating Engineering Society (IES), provide lighting for comfortable and safe environment.

Downtown Streetscape Light 22A-1046

All Parker Streetscape Lights are to have the outlet located on the base for use to light the median trees during the Holiday Season.

Model

Architectural Area Lighting PROV2-36L-615-4K7-4W-BLS-TRA57-5-UNV-DB35F16-188-MOD GFI-T-FINAL

Parker Five Globe Lights

All Parker Five Globe Lights are to have the outlet located on the base for use to light the median trees during the Holiday Season.

Model

Niland (mfr), VP-103-TF-9.2-VP4-5C-3012-TRWP-GFI-IUC

Placement

Locate one (1) "Parker Globe Light" every 100-150 linear feet within the median planter beds on all arterial roadways. All other medians are subject to design review. These standards may not pertain to master-planned communities. A determination on applicability will be made during the design review process.

Proximity to Trees

Trees shall not be located within fifteen (15) feet of any light measured from the center of the tree (Figure 1). Trees adjacent to lights (but beyond fifteen (15) feet) shall be deciduous shade trees only. Ornamental trees are not allowed next to lights because they block visibility of the light.

Placement within Median

Utilities, electrical lines, and light poles in medians are to be placed at the edges to allow for tree planting.



PARKS & OPEN SPACE	STREETSCAPE	<i>e. Pedestrian Lighting</i> Pedestrian Lighting is any lighting along pedestrian areas that do not reside within the boundaries of Downtown Parker, Sulphur Gulch, trails, parks or natural areas. Conforming to Town of Parker Land Development Ordinance and per Illuminating Engineering Society (IES), provide along major circulation routes and gatherings areas at a minimum.	
✓	✓	Model Architectural Area Lighting (mfr), “Providence” model, or approved equal • Housing: Providence Medium 2.0 house • LED Qty: 36 LED • Lumen Output: 295 • CCT/CRI: 4,000K, 70CRI Color: Black Gloss 2 Pole Mount: Standard Mount Voltage: Universal 120-277V Pole Hubbell Lighting (mfr.), model PR4-4R12-226-BLS, 12’ height, with GFIC duplex outlet in weather proof enclosures.	
✓	✓	<i>f. Catenary Lighting</i> Where appropriate to provide overhead, suspended lighting and where it may be desirable to eliminate the clutter of poles or provide a unique ambiance. Lighting should conform to Town of Parker Land Development Ordinance.	
✓	✓	<i>g. Accent / In-Ground Lighting</i> Where appropriate to highlight features such as art installations, or provide accents to architectural and landscape elements such as walls, planters, flag pole, seating, etc. Lighting should conform to Town of Parker Land Development Ordinance. In-Ground Light Model KIM LTV82-RG-XX-12L-RGBW-UV-XX-XX Or approved equal. Distribution, color temperature, and lens options per specific project needs.	
✓		<i>h. Architectural Lighting</i> Per Illuminating Engineering Society (IES) standards and as required to meet applicable building codes and Town of Parker Land Development Ordinance.	
✓		<i>i. Shelter Lighting</i> Conforming to Town of Parker Land Development Ordinance and per Illuminating Engineering Society (IES), provide shelter lighting for shelters located within populated gathering areas, along circulation routes, and near playgrounds, at a minimum. Model Kenall MS15FL-PP-XX-15L35K-XX-XX-XX Finish, options and accessories per specific project needs.	

iv. Safety Barriers and Flagpole

PARKS & OPEN SPACE	STREETSCAPE	1. BOLLARD - STEEL PIPE & CONCRETE FILLED <i>a. Steel Pipe & Concrete Filled</i> Steel Pipe Bollard filled with concrete is a security post that ensures a high level of impact protection. Primer coating is ready for additional paint and can be cut to certain depths. Bollard caps or covers can also be added.			
✓		Model R-10070-04 Steel Pipe Security Bollard (4-12”), Reliance Foundry, or approved equal Color: Black	Installation Concrete embedment. Set bollard 36” into concrete and fill with concrete. Ensure that bollard is plumb.		
✓		<i>b. Collapsible Fold-Down</i> Clean, versatile design is suitable for a variety of locations. Made of carbon steel and powder coated. Model MCSP-SS2-EZ, MaxiForce, or approved equal Color: Black	Installation Fold-down mounting.		
✓		<i>c. Decorative</i> Versatile ductile iron bollard features annular rings and a spherical top casting. A clean design as stand-alone or to cover impact-resistant security posts. Model R-7571, Reliance Foundry, or approved equal Color: Black	Installation Concrete embedment.		
✓		2. FLAGPOLE Number of poles vary depending on project and number of flags. Mounting height 30’ per LDO requirements. Model Concord American Flagpole (mfr), IRW-GS. Alloy 6063-T6 Tapered Aluminum Tube. 16 Gauge galvanized steel tube at base. Or approved equal Color: Chrome; variations in color may be considered but require Town of Parker approval	Installation Foundation design should be consulted by a qualified engineer familiar with site soil conditions. Lighting Illumination of flags shall comply with the provisions of the Parker Land Development Ordinance Section 13.08.110, <i>Exterior Lighting</i>. Provide lighting per lighting standards.		



05

PARKS, TRAILS, OPEN SPACE & STREETSCAPE MATERIALS



01 INTRODUCTION

Various material types are provided in parks, trails, open spaces and streetscapes. All materials shall meet design criteria in the Town of Parker Roadway Design and Construction Criteria Manual.

a. Organization

b. Materials

1. Concrete Flatwork
2. Decorative Concrete
3. Unit Paving
4. Crusher Fines
5. Detectable Warning Surfaces
6. Drives & Parking Lots
7. Curbs & Walls
8. Fencing
9. Pedestrian Railings
10. Tree Pits and Planters
11. Recommended Plant Lists & Seed Mixes

c. Landscape Products:

1. Planting Mix (topsoil)
2. Soil Amendments
3. Irrigation
4. Barrier Fabric
5. Wood and Rock Mulch
6. Staked and Guyed Trees



a. Organization

There are several instances where parks, trails, open space and streetscapes share the same materials.

The following Materials Standards (subsection b) include materials that are identified as being used in either parks, streetscapes, or in both locations.

The Materials Standards Tables are divided into categories with various options and requirements from each category. These include:

1. Applicability
2. Description & Placement
3. Model and/or Features
4. Installation

Applicability is shown in the form of a 2-column table adjacent to the material type. A check mark indicates that the material is compatible in a parks and open space location, or a streetscape application. An example of this is shown below.

PARKS & OPEN SPACE	STREETSCAPE
✓	✓

Graphic 5.1: Example of Material Compatibility Table

b. Materials

i. Paths, Trails & Sidewalks

PARKS & OPEN SPACE	STREETSCAPE	1. CONCRETE FLATWORK Concrete flatwork is a very common material used for sidewalks and plazas within a streetscape. Design Criteria • Must meet all CDOT and ADA accessibility standards. • Refer to construction details and specifications regarding strength, install, finish, reinforcement, slope, and types of joints.	
✓	✓	2. DECORATIVE CONCRETE Decorative concrete is a type of concrete that can vary in aesthetic appeal to give a unique character to a public space. It must meet all of the design criteria of concrete flatwork, and shall not create any slipping, tripping or other accessibility hazards in order to ensure public safety. Locate and use of decorative concrete shall be approved by the Town. a. Integral Color • A coloring admixture, or concrete pigment, is added to the concrete mix to give a consistent color throughout the entire thickness of the concrete. • Colors to be approved by the Town. b. Exposed Aggregate • An exposed aggregate surface is created by removing the top layer of concrete, in order to reveal the decorative coarse aggregate beneath. • This method creates a unique and slip resistant texture. c. Stamped Patterns • Concrete that has been imprinted, patterned, textured, or embossed. • This effect can give a variety of decorative styles to a concrete surface, such as geometric paver-like patterns, stone, or other effect. • Pattern to be approved by the Town. d. Sandblasted Graphics • Graphics or lettering can be sandblasted into concrete to create specific shapes, logos, words, or other images. • Lithochrome exterior rated paint is recommended to be added to the sandblasted graphics or lettering to enhance the visibility of the effect. • Lithochrome paint colors to be approved by the Town.	  

PARKS & OPEN SPACE	STREETSCAPE	3. UNIT PAVING Unit paving is aesthetically pleasing, impervious units that contain permeable joints. This type of paving can include a variety of different types, styles, sizes, and colors. a. Stone - Stone pavers are typically square or rectangle in shape, and can be arranged into a variety of patterns. - The finish of these stones can include honed or sandblasted, saw cut, flamed, chiseled, tumbled, or antiqued. - Color, type, and finish to be approved by the Town. b. Precast Concrete - Precast concrete pavers are tiles that are designed to mimic natural stone. - Their composition includes a mixture of sand, gravel, and pebbles. - The patterns and finishes can vary. - Color, type, and finish to be approved by the Town. c. Permeable Interlocking Concrete Paver (PICP) - PICP's consist of solid concrete paving units with joints that create openings in the pavement when assembled together to form a pattern. - Often installed with varying-sized stone or aggregate underneath. - Color, type, and pattern to be approved by the Town.	  
✓	✓	4. CRUSHER FINES Crusher fines paving is to be used in parks, trails and open spaces where soft surface paved conditions are desired. Provide stabilized crusher fines material per specifications.	
✓	✓	5. DETECTABLE WARNING SURFACES Unit paving are aesthetically pleasing, impervious units that are contain permeable joints. This type of paving can include a variety of different types, styles, sizes, and colors. Refer to CDOT specifications for acceptable detectable warning surface materials.	

ii. Drives & Parking Lots

PARKS & OPEN SPACE	STREETSCAPE	1. DRIVES & PARKING LOTS Drives and parking lots shall be designed to meet anticipated vehicular loads. All parking lots and drives shall provide a geotechnical report to determine pavement recommendations. Acceptable materials include concrete and asphalt. Concrete shall be provided at locations where there will be oversized vehicular traffic or heavy vehicle turning. Follow CDOT specifications for all concrete and asphalt paving for parks, trails, open spaces and streetscape projects. Refer to Appendix B for more information.
✓	✓	a. Concrete - Refer to Details in Appendix A. b. Asphalt - Refer to Details in Appendix A.



iii. Curbs & Walls

PARKS & OPEN SPACE	STREETSCAPE	1. CURBS & WALLS Retaining walls shall be used minimally; however, when needed walls shall be made of durable materials that match the aesthetic of the park, trail, open space and surrounding community.
✓		Design Considerations - Wall materials shall be approved by the Town. - Retaining walls shall include structural engineered design. - Walls shall have proper underdrain system directed towards the storm system. - Walls shall be designed to discourage skateboarding and graffiti vandalism. Walls designed to avoid the need for skate stoppers are preferred. - Walls shall have an anti-graffiti coating applied. - Guardrails shall be provided at the top of walls when walls are over 30 inches in height with turf or walkways adjacent to the top. - Acceptable materials may include: a. Cast-in- Place Concrete b. Precast Concrete c. Segmental block d. Metal (with prior approval of the Town)



iv. Fencing & Railings

PARKS & OPEN SPACE	STREETSCAPE	1. FENCING Parks shall be designed functionally and visually to be as open as possible and limit the use of fencing. Fencing materials shall be as indicated below. a. Chainlink - Fencing shall only be provided for ballfields, multipurpose fields, sport courts, joint use areas or where there is a safety issue that cannot be reasonably addressed by some other means. - Chainlink fencing shall be galvanized or black vinyl coated and mesh size appropriate for use. - Height as appropriate for use. b. Decorative Metal Decorative metal fencing shall be used in any location where a fence is needed that is not around fields or courts. Design Considerations - Fencing shall be used between play areas and parking lots, streets or where other high volume vehicular uses occur. - Fencing, barriers, and gates adjacent to playgrounds are to follow ASTM F2049 standards. Model - Fence: Fortress Fence V2 Flat Top/Flat Bottom Three rail panel Commercial, 46" height ornamental fencing with Assurance 3" air space. Color to be black. Or approved equal. c. Wood Wood fencing is only allowed in open spaces or in other areas with approval from the town. - Provide wood fence per details and specifications pursuant to any LDO fencing standards and Development Design Standards.	  
		2. PEDESTRIAN GUARDRAILS/RAILINGS Refer to Appendix A for fencing and guardrail details and Appendix B for specifications a. Guardrails Guardrails shall be provided when potential fall height next to a pedestrian use area is 30 inches or greater. Model - Parks: Fence and Guardrail: Fortress Fence V2 Flat Top/Flat Bottom three rail panel Commercial, ornamental fencing with Assurance 3" air space. Color to be black. Or approved equal. - Trails: Guardrail: Assembly shall be delegated design and meet structural performance criteria as specified and in accordance with all applicable codes of local jurisdiction. - Guardrail standard height to be 42" at parks and trails. Guardrail height at bridges or adjacent to equestrian trails to be 54". b. Handrails Handrails shall be used in locations where steps or ramps are needed. - Handrails shall meet ADA guidelines. - Handrails shall be galvanized with two coats of high performance coatings (color to be black).	 

v. Planting & Signage

PARKS & OPEN SPACE	STREETSCAPE	1. TREE PITS & PLANTERS Tree pits and tree planters are either flush or raised planting areas that include the soil at an adequate depth for trees, as well as the surface treatment for pedestrian safety, and an irrigation system and drainage. 1. Tree Grates • Tree grates are flush with the surrounding streetscape paving, and are placed over tree pits or basis. • Recommended material: cast iron, cast aluminum or post-consumer recycled plastic. • Potential Manufacturer: PolyGrate (may be considered for parks), Ironsmith or approved equal. 2. Soil Backfill • In streetscape locations, and at planting areas confined on at least two sides by paving or walls provide CU soils backfill per standard details.	
✓	✓	2. RECOMMENDED PLANT LISTS & SEED MIXES Refer to the Parker Recommended Plant List • Seed mixes shall consist of native and indigenous species and be designed with the following existing site, location and maintenance considerations. • Assess the site conditions including soil type (provide soil test), site location, moisture levels, slope, exposure, and other factors that may impact plant growth. • Consider the purpose of the area, i.e., prairie, meadow, water quality, detention, riparian, bioretention, and design seed mixes to meet them. • Choose a seed mix that is well-suited to the maintenance resources available for the area. • Engage a plant ecologist. • Choose a seeding rate that provides overall coverage outlined in the technical specifications. • All seed mixes are to approved by Parker Parks and Recreation Department.	
✓	✓		

c. Landscape Products

i. Soils & Irrigation

PARKS &
OPEN SPACE

STREETSCAPE

1. PLANTING MIX (TOPSOIL)

An approved, imported, high quality planting mix (Topsoil) shall be used within raised medians.

a. Existing Roadway Medians

Existing roadway medians will require twelve (12) inches of an approved imported planting mix (Refer to Graphic 3.1: Typical Median or Landscape Island; Streetscape Section 03) in areas of ornamental plantings. This topsoil shall be fertile, friable, natural loam, surface soil, reasonably free of subsoil, clay lumps, brush, weeds and other litter, and free of roots, stumps, stones larger than 2 inches in any dimension, and other extraneous or toxic matter harmful to plant growth.

- Obtain topsoil from local sources or from areas having similar soil characteristics to that found at the project site. Obtain topsoil only from naturally, well-drained sites where topsoil occurs in a depth of not less than 4 inches. Do not use soil products obtained from bogs or marshes. Mountain peat moss is not acceptable.
- Roadway structural shall not be installed within 20' of trees and 5' of a planting bed.
- Decompact soils prior to installation of topsoil.

b. New Roadway Medians

New roadway medians shall be filled with existing topsoil, twelve (12) inches deep, as much as is possible by equalizing cut and fill (Refer to Graphic 3.1: Typical Median or Landscape Island; Streetscape Section 03).

If existing topsoil is not available, follow requirements of New Roadway Medians above. Existing soils, when used in the medians, shall be reasonably cleaned of subsoil, clay lumps, brush, weeds and other litter, and free of roots, stumps, stones larger than 2 inches in any dimension, and other extraneous or toxic matter harmful to plant growth. If there is not enough topsoil to fill the need, off-site topsoil shall be imported.

- Remove roadway structural fill from planting median and decompact soils prior to installation of topsoil.



i. Soils & Irrigation

PARKS & OPEN SPACE	STREETSCAPE	2. SOIL AMENDMENTS Soil Amendments shall be added to planting bed areas to promote the health and vigor of the proposed plant materials. If existing on-site topsoil is approved by the Town for use, planting bed shall be amended to a 12" depth. Refer to "Appendix B" for soil amendment specification criteria. a. CU-Structural Soil CU-Structural Soil may be required beneath sidewalks and around new tree plantings in situations where tree planting pits or vaults are utilized, or where the distance between the back of curb/paving and sidewalk is less than six (6) feet wide. Determination as to applicability will be made during the design review process. The use of CU-Structural Soil is to encourage deep root growth away from the pavement surface, minimizing upheaval of the sidewalk, as well as to promote root growth toward the sidewalk and away from the roadway. Refer to Appendix A for CU-Structural Soil Detail. Refer to the article by Cornell's Urban Horticulture Institute for a description of the system and construction specifications at this link.	 
✓	✓	3. IRRIGATION Irrigation shall be provided to all landscape plant material. a. Reference Refer to "Appendix A" for irrigation details and "Appendix B" for irrigation specifications. Irrigation materials shall meet the Town standards. Locate one (1) irrigation controller within each streetscape median.	

ii. Landscape Standards

PARKS & OPEN SPACE	STREETSCAPE	1. BARRIER FABRIC Barrier Fabric shall be used in all planting beds with rock mulch, boulders, cobble, or river rock and wood mulch. a. Placement Fabric is not to be used in areas with perennial or annual plantings so that their growth is not hindered. b. Type The filtration/separation fabric shall be a water permeable fabric of fiberglass or polypropylene fabric (Mirafi, Typar, Trevira, or approved equal).	
✓	✓	2. WOOD & ROCK MULCH A Triple Shredded Red Cedar Wood Mulch, or approved alternative, shall be used within the raised planter beds to help control weeds and conserve water. Apply wood mulch at a minimum 4" depth and rock mulch at 3" depth. All mulch shall be installed away from the trunks of all trees. Options for rock mulch include the following: • 1-1/2" to 6" angular and round as negotiated with the Town.	
✓	✓	3. STAKED & GUYED TREES Provide stakes (minimum 2" x 2") and deadmen of sound new hardwood, treated softwood, or redwood, free of known holes and other defects. Provide wire ties and guys of 2-strand, twisted, pliable galvanized iron wire, not lighter than 12 gauge. Provide manufactured fabric tree strap with grommet to protect tree trunks from damage by wires.	

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06

SIGNAGE STANDARDS

01 INTRODUCTION

Parks, trails and open space signage is required for all Town owned facilities. Provide Parker standard signage as outlined in this section. Signage for neighborhood parks not maintained by the Town may include signage design that is consistent with the development aesthetic with review and approval by the Town. Park sign information is provided in this section and details can be found in Appendix A.

02 PARK AND OPEN SPACE SIGNS - MONUMENT SIGNS

Each park and open space shall have monument signs placed at each main park and open space entrance. These locations shall be adjacent to streets and points of access. Access points may be adjacent to pedestrian or vehicular locations depending on the size and uses of the park. Monument sign locations shall be coordinated with the Town.

a. Large Monument

Large Monument signs shall be provided at all park and open space location that are five acres or larger. Refer to Appendix A for details.



Graphic 6.1: Double-Sided, Non-illuminated Large Monument Sign*

* Sign Graphics Courtesy of Yesco Sign & Lighting, Co.

b. Small Monument

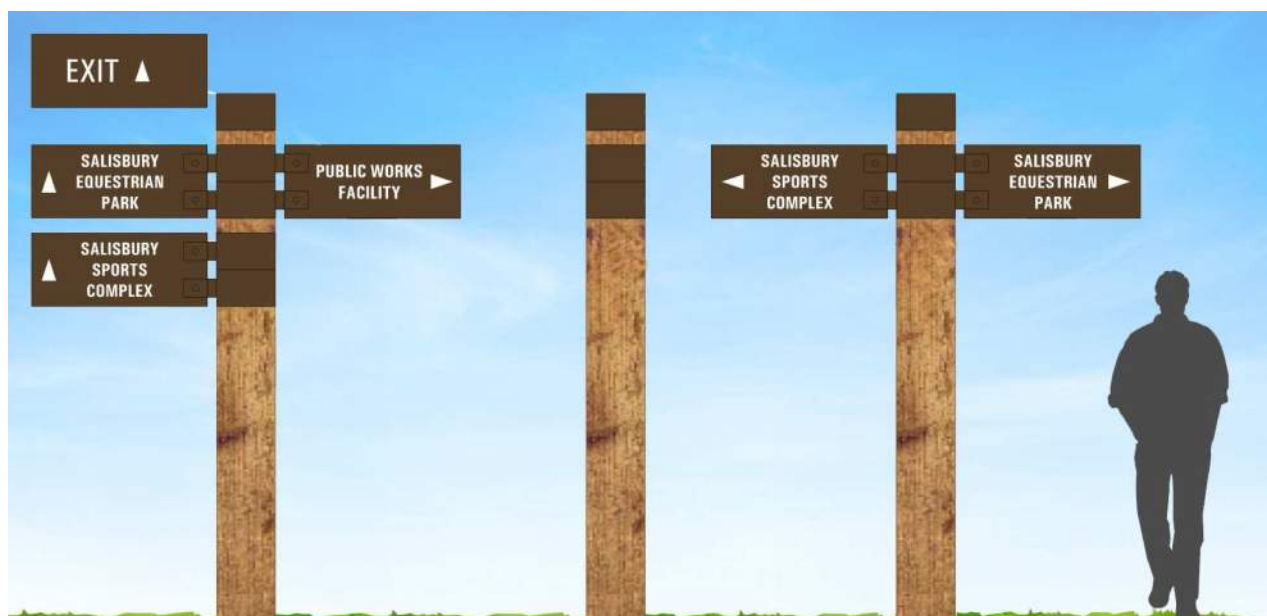
Small Monument signs shall be provided at all park and facility locations with a size of five acres or less. Refer to Appendix A for details. Town may require a large monument sign if setback necessitates a larger sign for visibility.



Graphic 6.2: Double-Sided, Non-illuminated Small Monument Sign*

03 WAYFINDING

Wayfinding signs shall be provided in parks and open spaces to direct park users to entry/exit locations, restrooms, shelters, and specialized park amenities (i.e. skateparks, disc-golf locations, etc.). Refer to Appendix A for details.



Graphic 6.3: Non-illuminated Directional Sign*

* Sign Graphics Courtesy of Yesco Sign & Lighting, Co.

04 TRAILS REGULATORY SIGNS

Trail regulatory signs shall be located along trails in locations as required adjacent trail entrances, trail connections and trail intersections and where appropriate to provide information as relevant to the trail user. Refer to Appendix A for details.

a. Trail Identification Signs

Trail signs shall be provided at all trail entrances and intersections and shall follow the Town standards. For neighborhood parks (not maintained by the Town) signs may follow the theme of the community.



b. Mileage Markers

Mileage markers shall be located along regional trails owned and maintained by the Town. Locate at half mile intervals and at trail entrances and intersections.



c. Regulatory

Trail regulatory signage shall be located in strategic locations to provide trail users adequate time to accommodate upcoming change in trail conditions. Locations shall be placed based on the fastest vehicle traveling along the trail. Potential signage may include but not be limited to curve, slow, stop, yield blind corner, to indicate separation between pedestrians and bicycles on a multi-use trail, indicating acceptable users on the trail (i.e. pedestrians, bicycles, equestrian, etc.). Signs and pavement markings should be used in conjunction with the Manual on Uniform Traffic Control Devices (MUTCD).



05 PARKS, TRAILS & OPEN SPACE REGULATORY SIGNS

Rules and regulatory signs shall be located at all specialized facilities and synthetic turf fields or play areas. Ensure that signs are placed in visible locations, such as at entrance points and key intersections within the park. Signs should be at eye level and in a location that is easy to read from a distance. Refer to Appendix A for details.

a. Rules & Regulations - Parks, Trails & Open Space

Trails rules and regulations signs shall be located at all entrances to trails and trail intersections. Trail rules and regulations signs also include the speed limit of the trail. Coordinate the speed limit with the Town. Rules and regulations signs shall follow the Town of Parker standards.

b. Rules & Regulations - Synthetic Turf

At each entrance into a synthetic turf field provide a synthetic turf rules and regulations sign. Provide Town standard sign.

c. Rules & Regulations - Fields, Court Sports & Specialized Facilities

For all court sports and specialized facilities including the following:

- Baseball/Softball Fields
- Tennis Courts
- Pickleball Courts
- Volleyball Court
- Skateparks
- Bike park, skills area or pump track
- Dog off-leash area
- Disc-Golf Courses

Coordinate specific rules required with the Town and provide signs at each entrance to the court and facilities. Follow Town sign standards.

Below is an example of Parks, Trails, and Open Space Regulatory Signs (**Graphic 6.4**).



Graphic 6.4: Parks, Trails, and Open Space Regulatory Sign Examples

06 PARKS, TRAILS & OPEN SPACE

INTERPRETIVE SIGNS

When providing educational interpretive signage, follow the Town standards for interpretive signs. The Town to review and approve all information on the interpretive sign. Provide sign details and graphic renderings for sign permit approval by the Town. Basis of design Fossil Industries graphic panels, mounting and hardware.



Graphic 6.5: Interpretive Sign Example

A photograph of a rural landscape featuring a grassy field, a barn, a silo, and a windmill under a cloudy sky. The entire image is covered with a semi-transparent blue overlay.

APPENDIX A

STANDARD CONSTRUCTION DETAILS

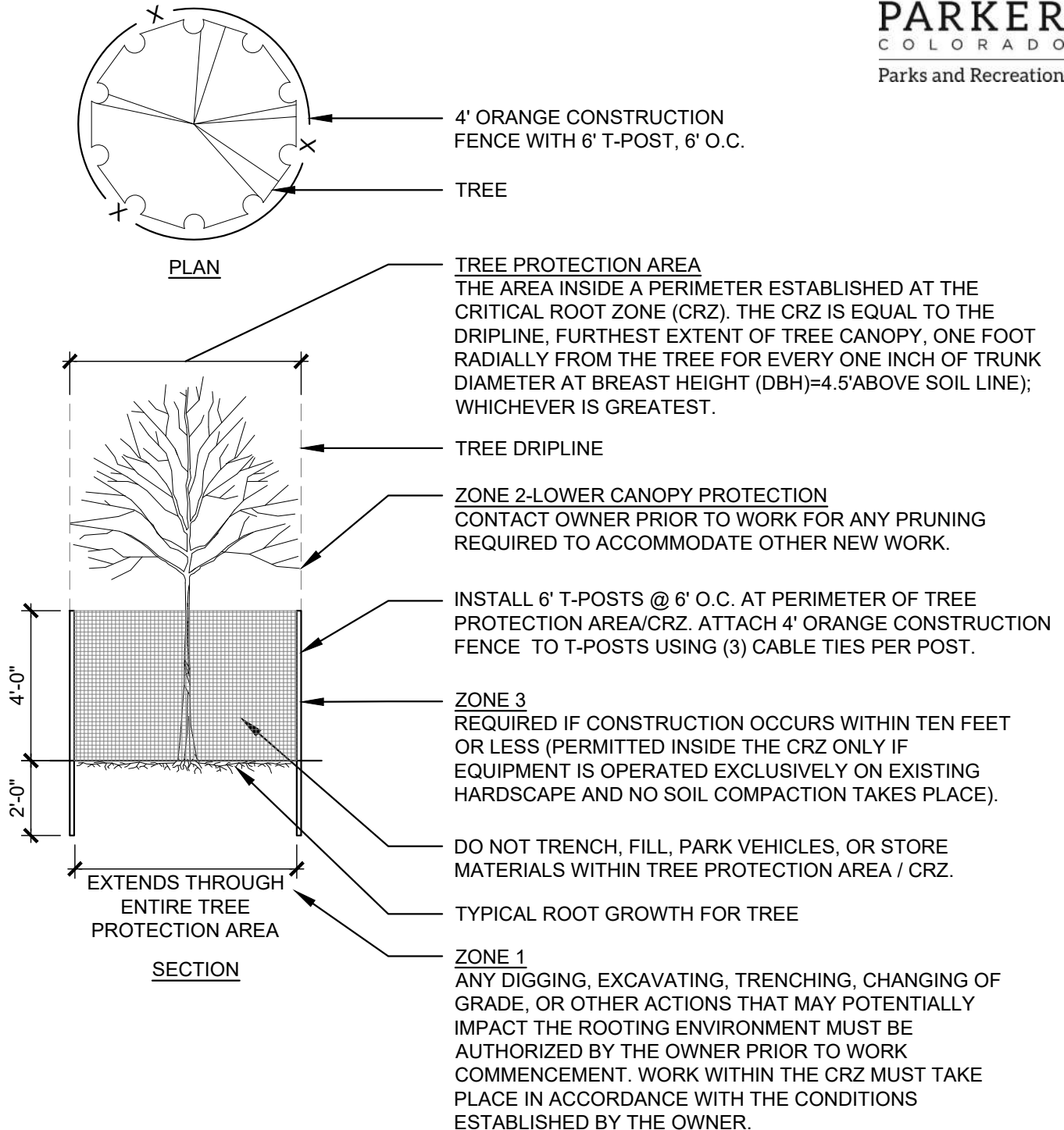
DETAILS LEGEND

SD - SITE DETAILS
IR - IRRIGATION DETAILS
PV - PAVING AND SURFACING DETAILS
ST - PARK STRUCTURE DETAILS
SF - SITE FURNISHINGS & FIXTURES DETAILS
SN - SIGNAGE DETAILS
FC - FIELD AND COURT LAYOUTS

NOTES:

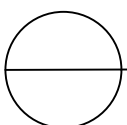
1. ALL DETAILS PROVIDED FOR GENERAL INTENT AND CONFIGURATIONS MAY VARY BASED ON SITE CONDITIONS AND RELATIONSHIPS OF ADJACENT PAVING AND SITE PROGRAM.
2. THE CONSTRUCTION DETAILS ARE PROVIDED FOR CONVENIENCE ONLY. IT IS THE RESPONSIBILITY OF THE CONSULTANT (USER) TO EDIT TO MEET THE REQUIREMENTS OF THE PROJECT AND ALL APPLICABLE CODES. THE TOWN IS NOT RESPONSIBLE FOR ERRORS, OMISSIONS, OR REGULATORY NON-CONFORMANCE AS A RESULT OF THE USE OF THESE DETAILS.

TOWN OF PARKER STANDARD DETAILS



NOTES:

1. FENCING HEIGHT MUST BE A MINIMUM OF 48".
2. ATTACH "TREE PROTECTION AREA" SIGNS TO FENCING EVERY 50 FEET.
3. CONSTRUCTION FENCE SHALL BE INSTALLED PRIOR TO OTHER BMP'S AND ANY LAND DISTURBING ACTIVITIES.
4. ANY DAMAGED FENCE SHALL BE REPAIRED ON A DAILY BASIS.
5. MULCH TO BE 'NATURAL WOOD MULCH' FROM A-1 ORGANICS.



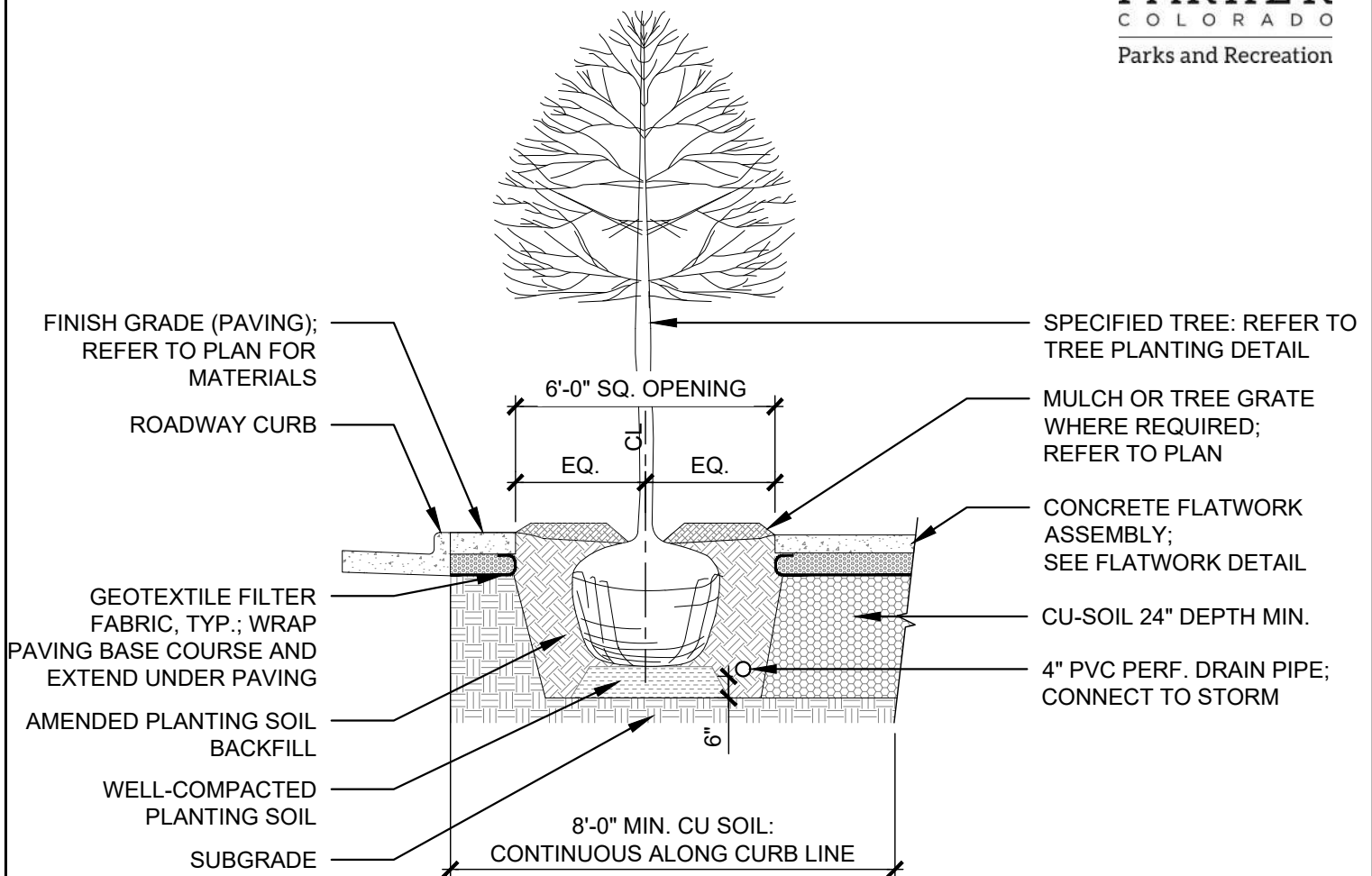
TREE PROTECTION FENCING

1/4" = 1'-0"

TOWN OF PARKER STANDARD DETAILS

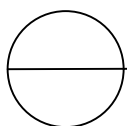


PARKER
COLORADO
Parks and Recreation



NOTES:

1. 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.
2. 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.
3. TREE WRAP IS NOT TO BE USED ON ANY NEW PLANTINGS, EXCEPT IN LATE FALL PLANTING SITUATIONS, AND ONLY AFTER CONSULTATION WITH THE TOWN ARBORIST.
4. 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.



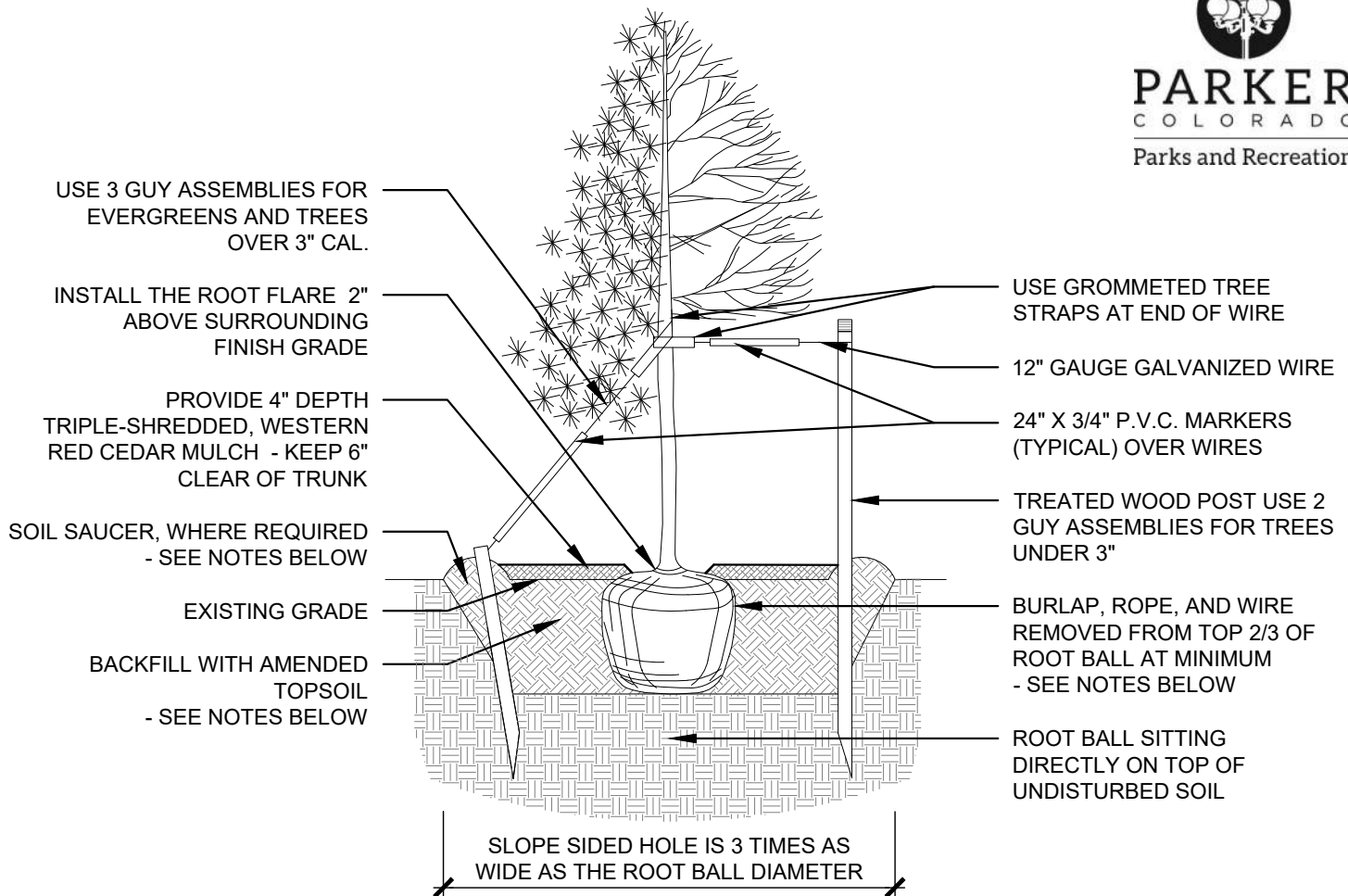
CU SOIL TREE PIT

1/4" = 1'-0"

TOWN OF PARKER STANDARD DETAILS

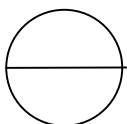


PARKER
COLORADO
Parks and Recreation



NOTES:

1. 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 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 LOOSENED AND AERATED AT LEAST THREE TIMES THE DIAMETER OF THE ROOT BALL.
2. BACKFILL SHALL CONSIST OF APPROVED ON-SITE TOPSOIL BLENDED W/ COMPOST AMENDMENT. IF ON-SITE TOPSOILS ARE NOT APPROVED FOR USE, BACKFILL W/ IMPORTED TOPSOIL BLENDED WITH COMPOST AMENDMENT. REFER TO SPECIFICATION SECTION 329113 FOR ADDITIONAL INFORMATION.
3. 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.
4. 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.
5. FORM SOIL INTO A 6" TALL WATERING RING (SAUCER) AROUND PLANTING AREA. THIS IS NOT NECESSARY IN IRRIGATED TURF AREAS. APPLY 4" DEPTH OF SPECIFIED MULCH OVER PLANTING AREA AND INSIDE SAUCERS. AWAY FROM TRUNK.
6. 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.
7. TREE WRAP IS NOT TO BE USED ON ANY NEW PLANTINGS, EXCEPT IN LATE FALL PLANTING SITUATIONS, AND ONLY AFTER CONSULTATION WITH THE TOWN ARBORIST.
8. 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.



TREE PLANTING

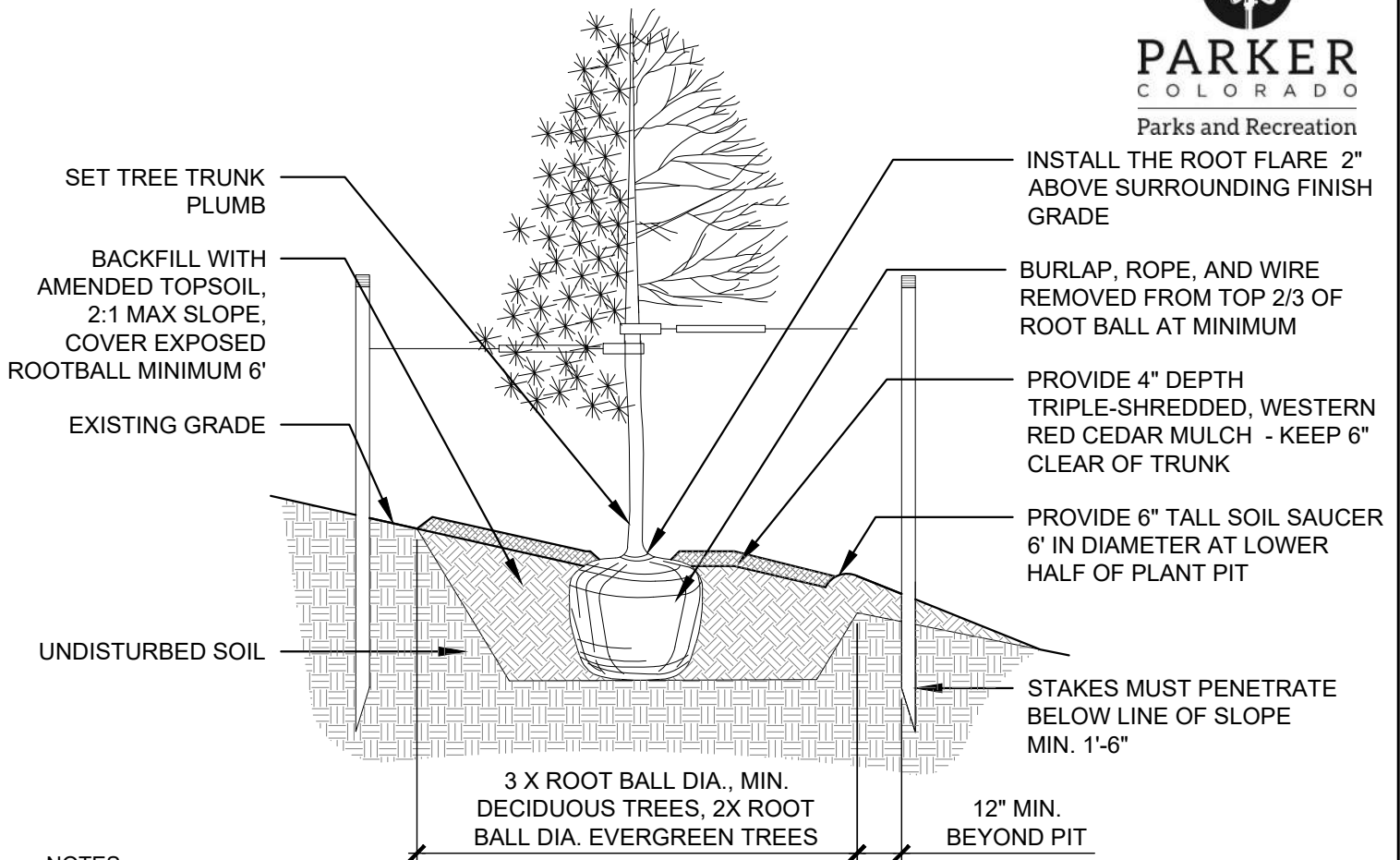
1/4"=1'-0"

TOWN OF PARKER STANDARD DETAILS



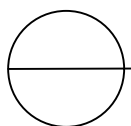
PARKER
COLORADO

Parks and Recreation



NOTES:

1. THIS INSTALLATION SHALL APPLY TO ALL TREE TYPES AND SIZES PLANTED ON SLOPES 4:1 OF GREATER.
2. 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 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 LOOSENED AND AERATED AT LEAST THREE TIMES THE DIAMETER OF THE ROOT BALL.
3. BACKFILL SHALL CONSIST OF APPROVED ON-SITE TOPSOIL BLENDED W/ COMPOST AMENDMENT. OF ON-SITE TOPSOILS ARE NOT APPROVED FOR USE, BACKFILL W/ IMPORTED TOPSOIL BLENDED WITH COMPOST AMENDMENT. REFER TO SPECIFICATION SECTION 329113 FOR ADDITIONAL INFORMATION.
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5. 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.
6. FORM SOIL INTO A 6" TALL WATERING RING (SAUCER) AROUND PLANTING AREA. THIS IS NOT NECESSARY IN IRRIGATED TURF AREAS. APPLY 4" DEPTH OF SPECIFIED MULCH OVER PLANTING AREA AND INSIDE SAUCERS. AWAY FROM TRUNK.
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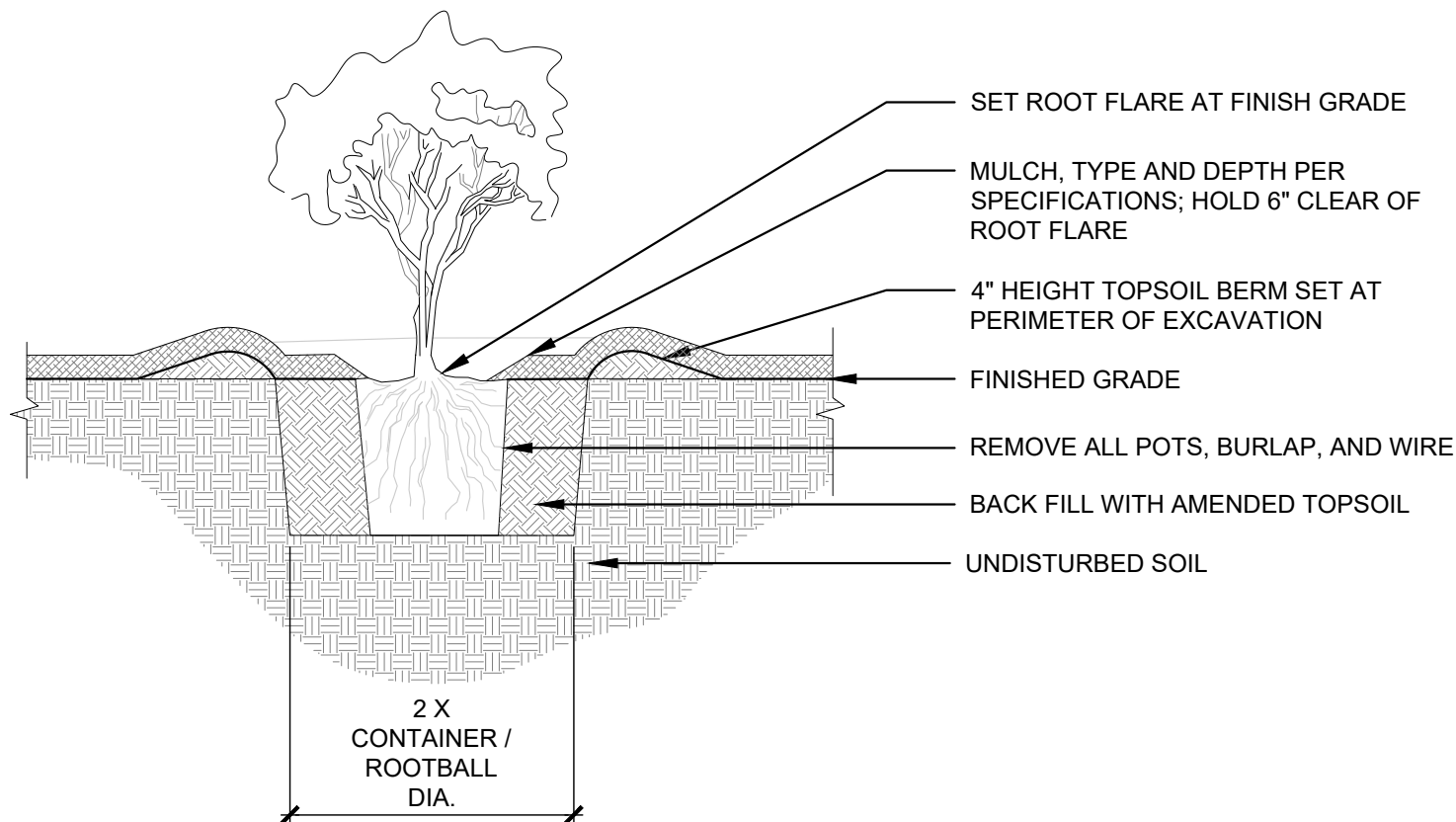


TREE PLANTING ON SLOPE

1/4" = 1'-0"

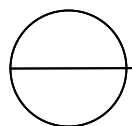
DATE: MAY 2023 | DETAIL SD-4

TOWN OF PARKER STANDARD DETAILS



NOTES:

1. PRUNE ALL DAMAGED, DISEASED OR WEAK LIMBS.
2. CLEANLY PRUNE ALL DAMAGED ROOT ENDS.
3. DO NOT ALLOW ROOTS TO DRY OUT DURING INSTALLATION PROCESS.
4. DEEP WATER AFTER PLANTING.



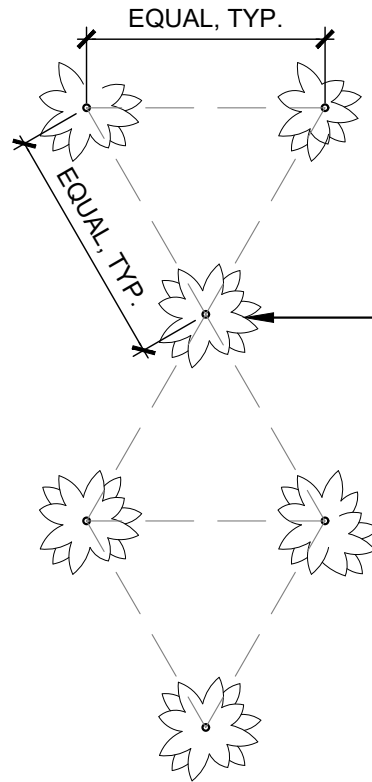
SHRUB PLANTING

1/2" = 1'-0"

TOWN OF PARKER STANDARD DETAILS

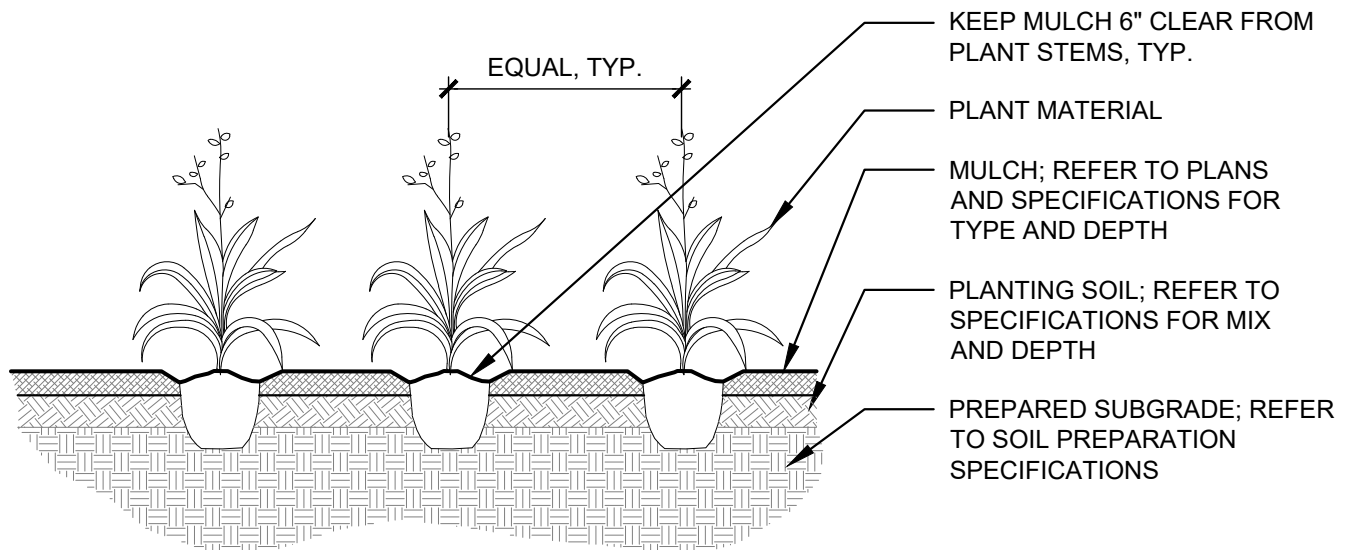


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STAGGERED PLANT LAYOUT, TYP.
SEE PLANT SCHEDULE
FOR SPACING

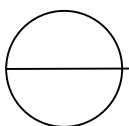
PLAN



SECTION

NOTES:

1. WHEN BACKFILLING AROUND PLANTS, DO NOT ALLOW AIR POCKETS TO FORM.
2. AFTER PLANTING, WATER THOROUGHLY.



PERENNIAL PLANTING

1/4" = 1'-0"

TOWN OF PARKER STANDARD DETAILS

CARSON INDUSTRIES JUMBO VALVE BOX MODEL 1324-15 WITH 15" DEEP BODY AND BOLT DOWN COVER (COLOR GREEN) FOR 1.5" AND 1" VALVES AND CARSON INDUSTRIES 1730-18 SUPER JUMBO VALVE BOX WITH 18" DEEP BODY AND BOLT DOWN COVER (COLOR GREEN) FOR 2" VALVES. ONE VALVE PER BOX CENTERED BOTH WAYS. SET TOP OF BOX AT COMPACTED THATCH GRADE OF ADJACENT TURF OR SURFACE OF MULCH.

BRAND (CONTROLLER LETTER AND VALVE STATION NUMBER) INTO VALVE BOX LID WITH 1" HIGH LETTERS MIN.

SPEARS P.V.C. UNION MODEL 898 F.I.P. DIM. TO MATCH ELECTRIC CONTROL VALVE

RAIN BIRD EFB-CP-PRS-D SERIES ELECTRIC CONTROL VALVE

SPEARS TRUE UNION BALL VALVE MODEL 1821-SR WITH STEEL REINFORCED THREADED ENDS F.I.P. DIM. TO MATCH ELECTRIC CONTROL VALVE.

ALL MANIFOLD FITTINGS TO MATCH FIP DIMENSION OF ELECTRIC CONTROL VALVE. ALL MANIFOLD COMPONENTS TO BE SCHEDULE 80 P.V.C. FITTINGS AND SCHEDULE 80 P.V.C. NIPPLES SUPPLIED AS SR STEEL REINFORCED

3/4" CRUSHED ROCK COMPACTION AND LEVELING BED COMPACTED TO 95% M.P.D. PER ASTM D-1557. EXTEND COMPACTION AND LEVELING BED 6" BEYOND PERIMETER OF VALVE BOX IN ALL DIRECTIONS.

SCHEDULE 80 P.V.C. RISER NIPPLE LENGTH AS REQ. FIP DIMENSION TO MATCH FIP DIMENSION OF ELECTRIC CONTROL VALVE.

NEW CL-200, SDR-21, P.V.C. IRRIGATION MAINLINE.

DO NOT MODIFY SIDE WALLS OF VALVE BOX. ANY MODIFIED VALVE BOX WILL BE REJECTED.

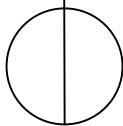
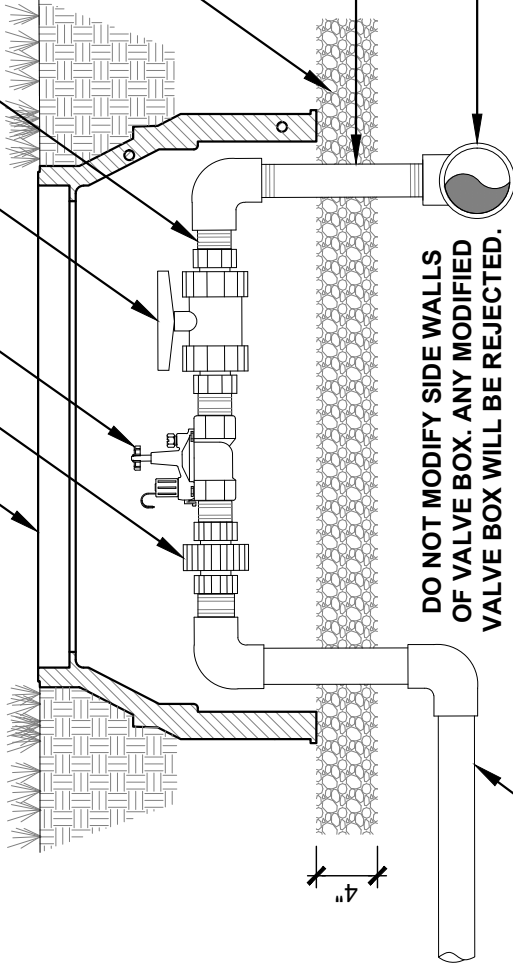
PROVIDE 2" CLEAR BETWEEN UNDERSIDE OF VALVE AND SURFACE OF COMPACTED GRAVEL.

PROVIDE 3" MINIMUM AND 6" MAXIMUM BETWEEN UNDERSIDE OF VALVE BOX LID AND TOP OF FLOW CONTROLS FULLY EXTENDED.

CL-200, SDR-21 P.V.C. SECONDARY PIPE.



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ELECTRIC CONTROL VALVE FOR SPRAY ZONES

NO SCALE

Parks and Recreation

BRAND (CONTROLLER LETTER AND VALVE STATION
NUMBER) INTO VALVE BOX LID WITH 1" HIGH LETTERS MIN.

RAIN BIRD EFB-CP-PRS-D
SERIES ELECTRIC CONTROL VALVE

ALL MANIFOLD FITTINGS TO MATCH FIP
DIMENSION OF ELECTRIC CONTROL VALVE. ALL
MANIFOLD COMPONENTS TO BE SCHEDULE 80
P.V.C. FITTINGS AND SCHEDULE 80 P.V.C.
FITTINGS AND SCHEDULE 80 P.V.C. NIPPLES
SUPPLIED AS SR STEEL REINFORCED

3/4" CRUSHED ROCK COMPACTION AND
LEVELING BED COMPACTED TO 95% M.P.D.
PER ASTM D-1557. EXTEND COMPACTION AND
LEVELING BED 6" BEYOND PERIMETER OF
VALVE BOX IN ALL DIRECTIONS.

SCHEDULE 80 P.V.C. RISER NIPPLE LENGTH
AS REQ. FIP DIMENSION TO MATCH FIP
DIMENSION OF ELECTRIC CONTROL VALVE.

NEW CL-200, SDR-21, P.V.C.
IRRIGATION MAINLINE

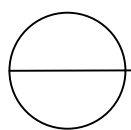
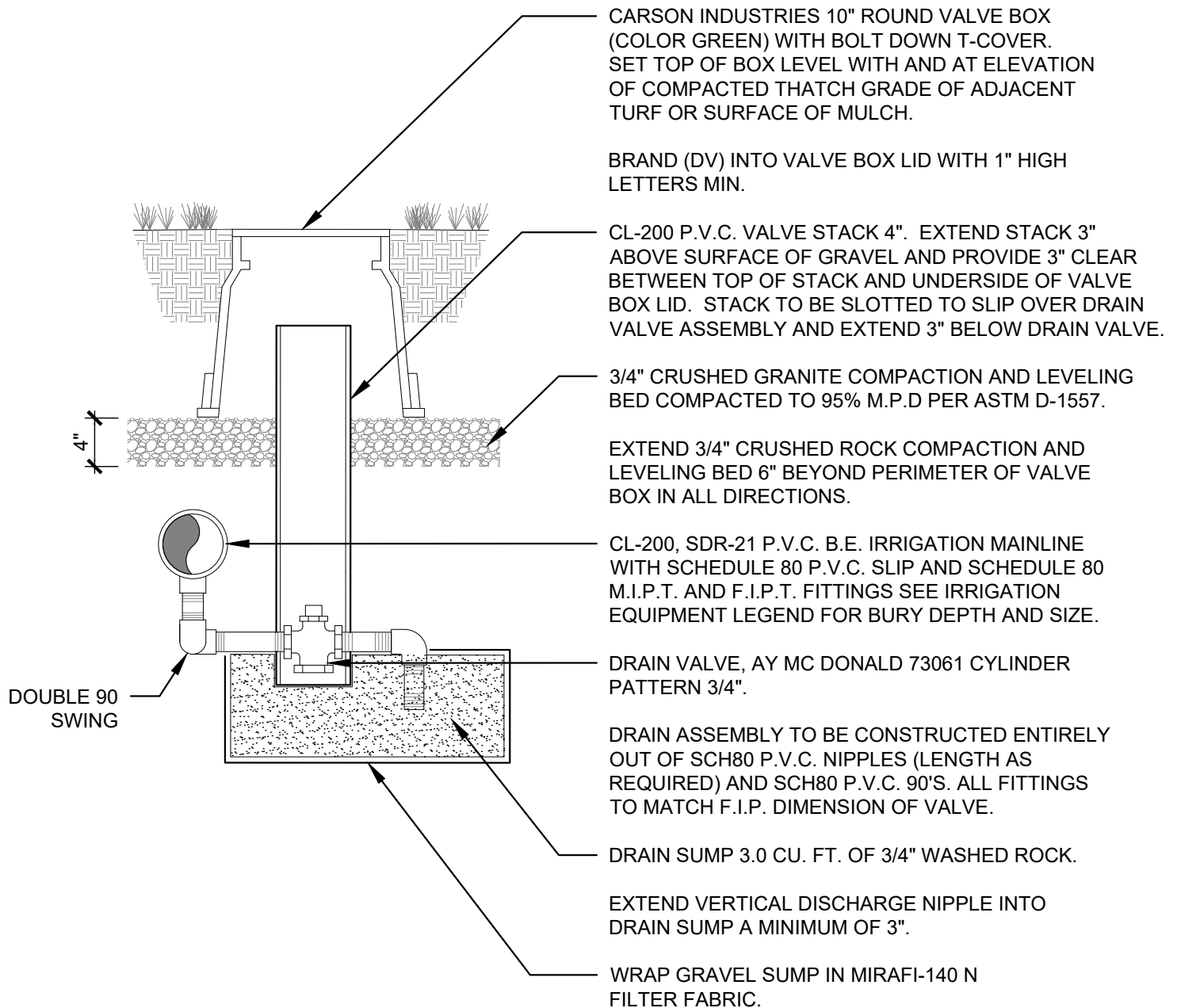
PROVIDE 2" CLEAR BETWEEN
UNDERSIDE OF VALVE AND
SURFACE OF COMPACTED GRAVEL

PROVIDE 3" MINIMUM AND 6" MAXIMUM BETWEEN UNDERSIDE OF VALVE BOX LID AND TOP OF FLOW CONTROLS FULLY EXTENDED.

ELECTRIC CONTROL VALVE FOR DRIPPER LINE ZONES

NO SCALE

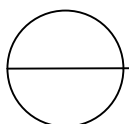
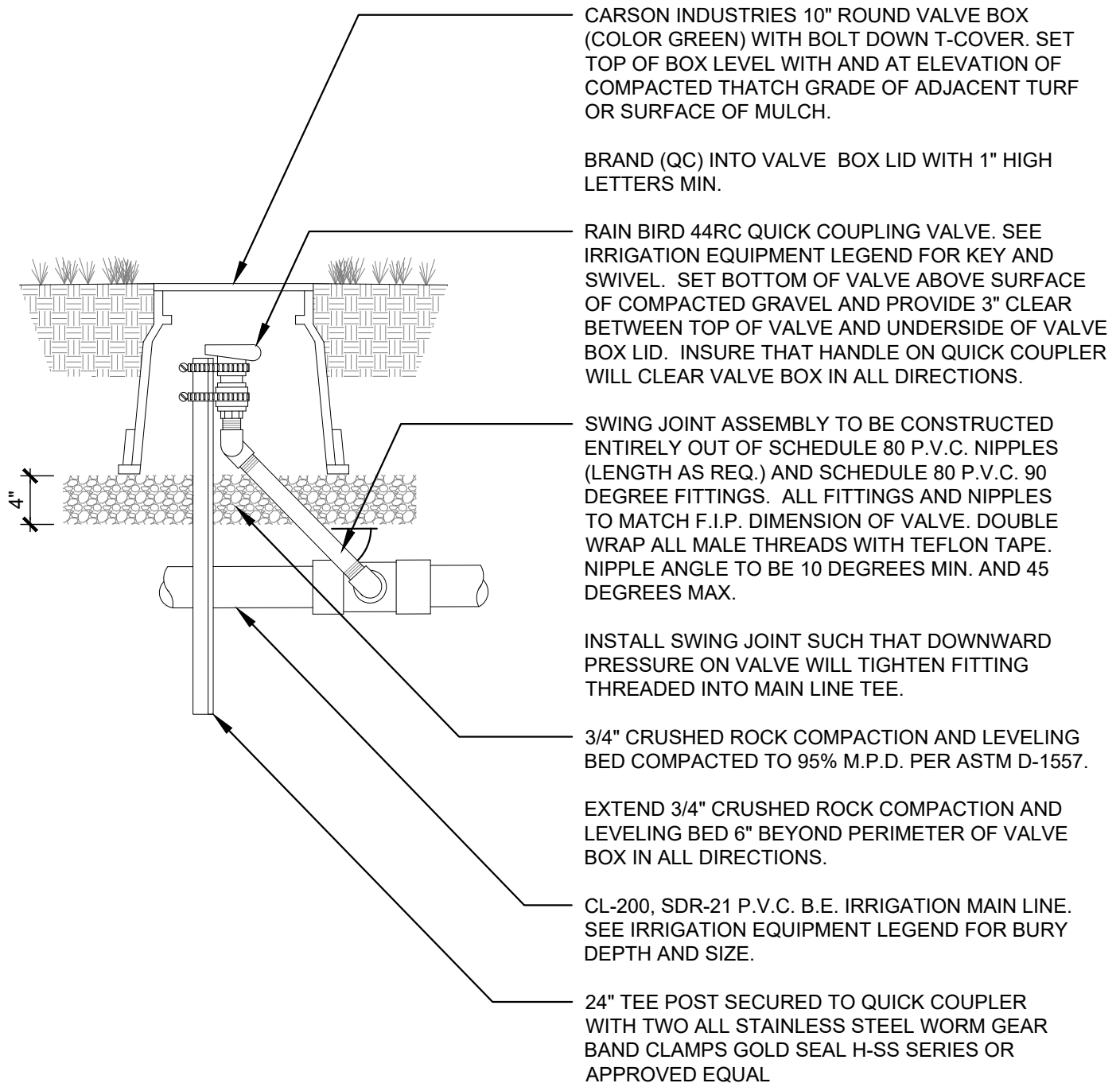
TOWN OF PARKER STANDARD DETAILS



MANUAL DRAIN VALVE

NO SCALE

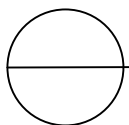
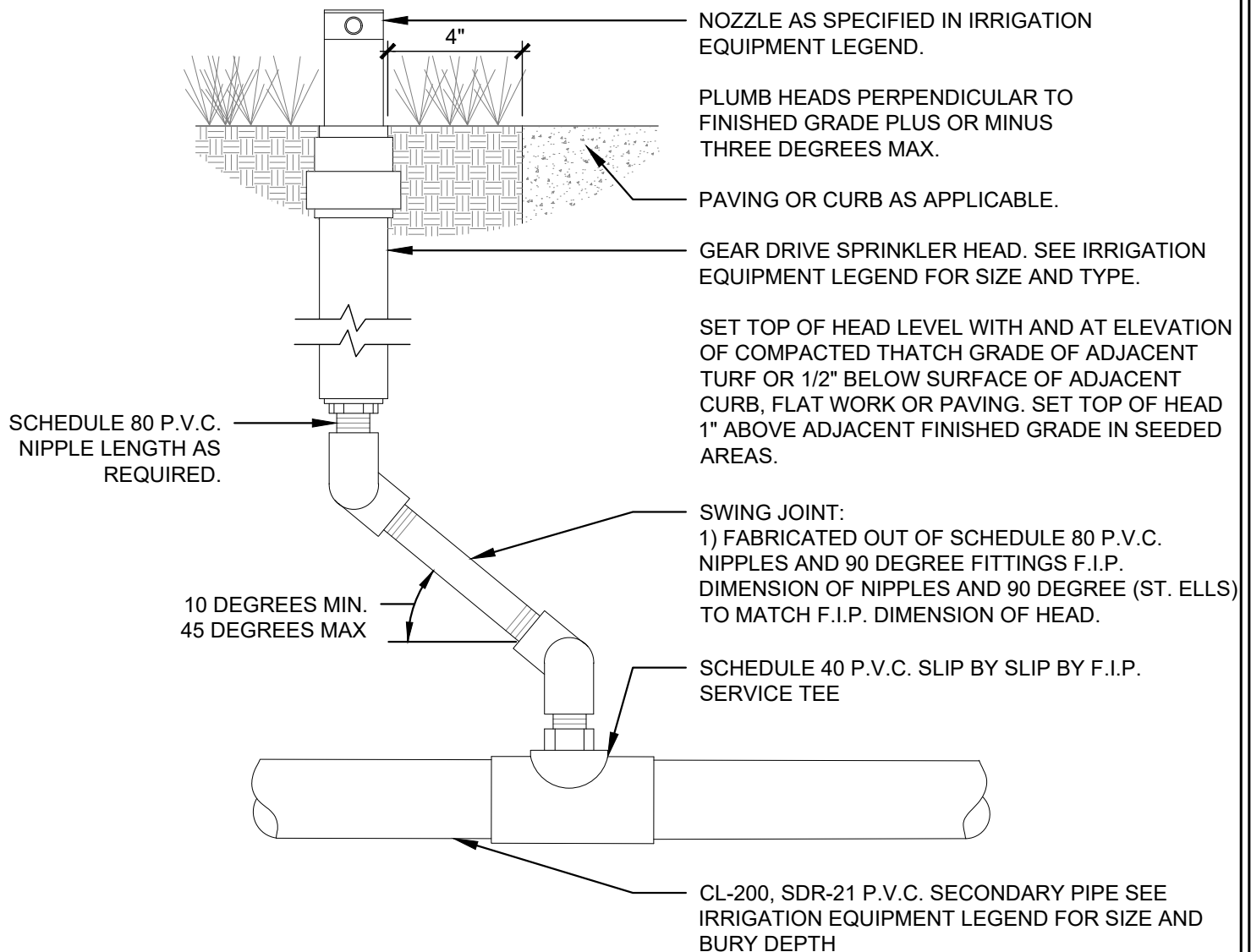
TOWN OF PARKER STANDARD DETAILS



QUICK COUPLER VALVE

NO SCALE

TOWN OF PARKER STANDARD DETAILS



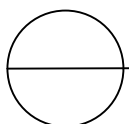
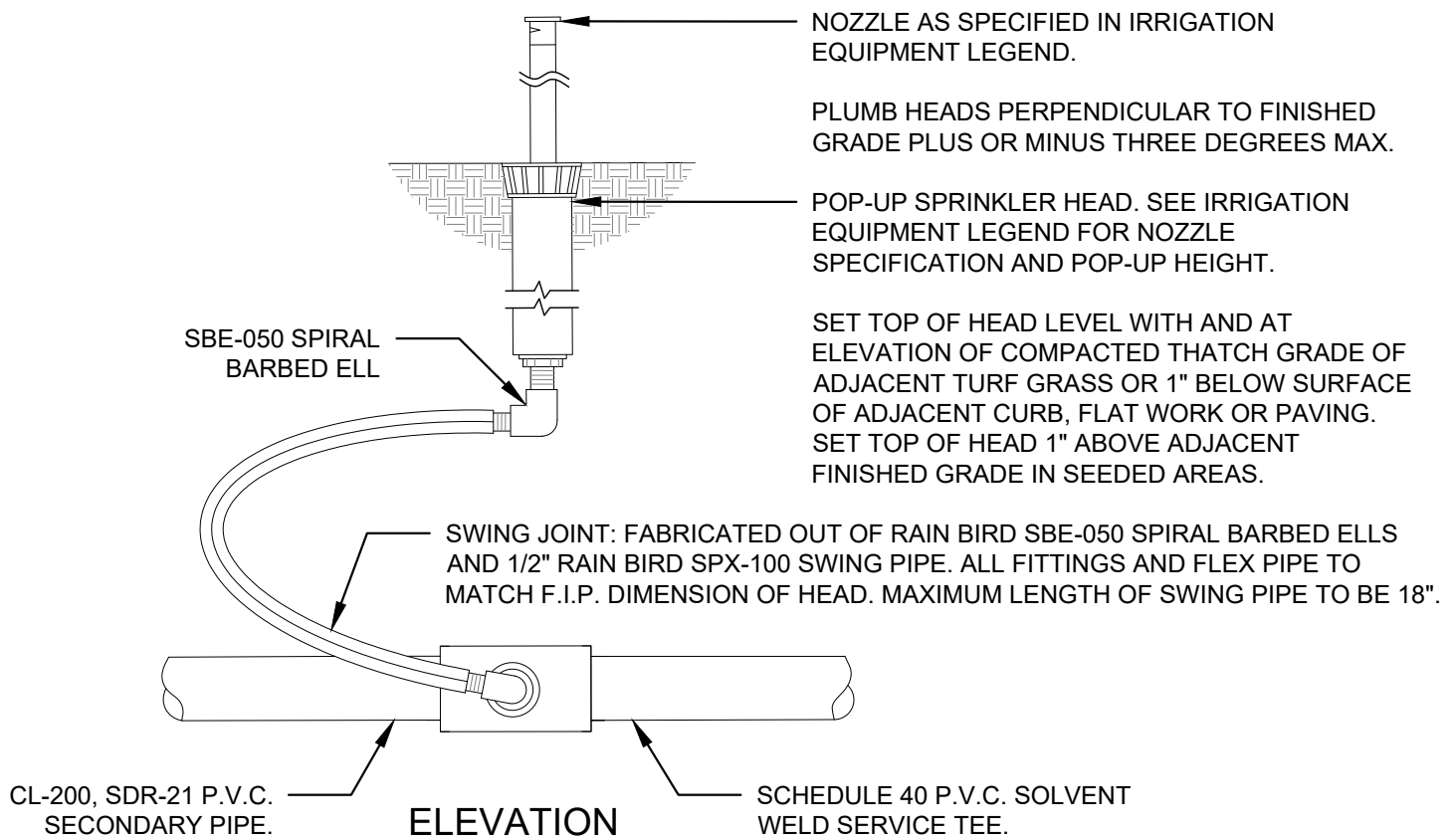
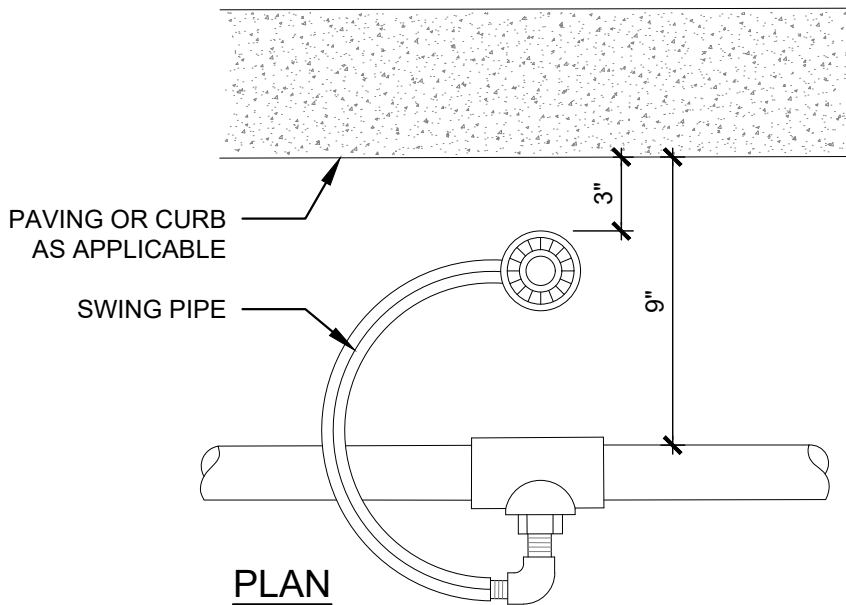
GEAR DRIVE SPRINKLER HEAD

NO SCALE

TOWN OF PARKER STANDARD DETAILS



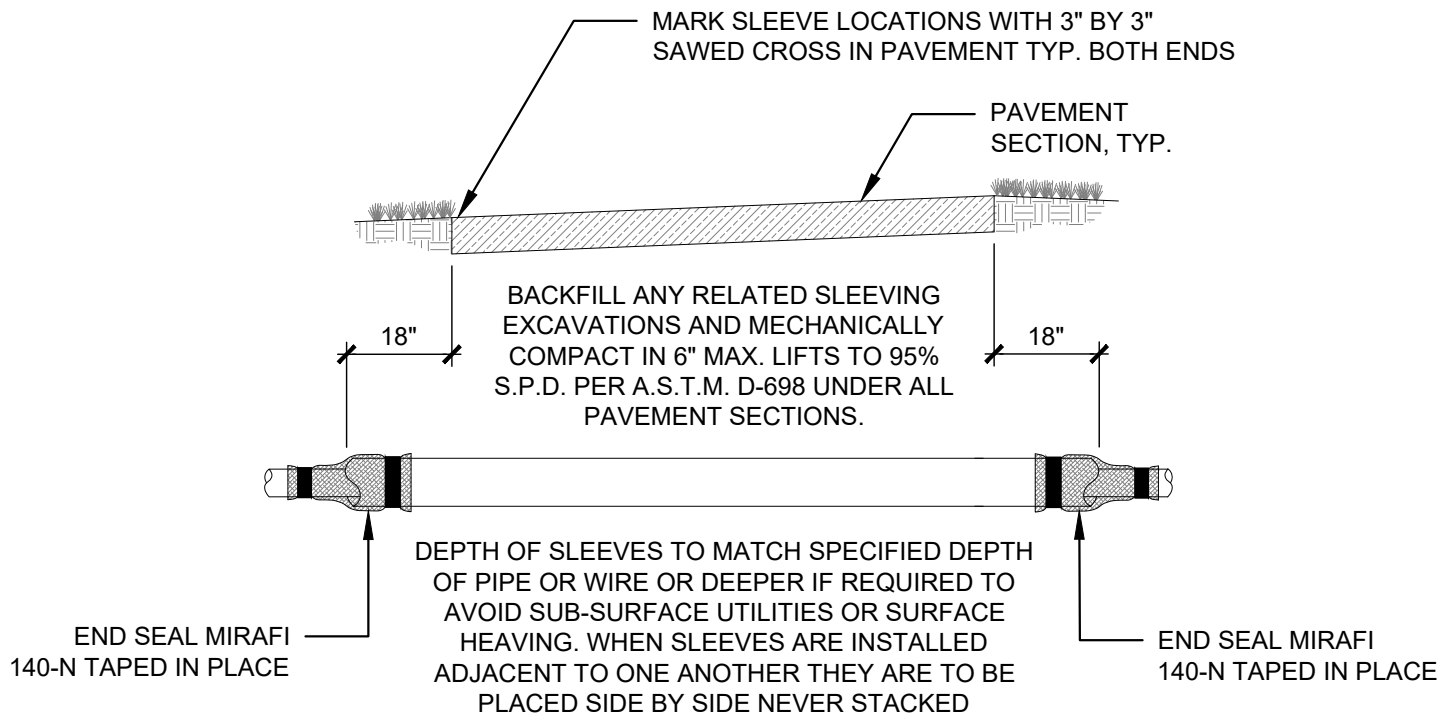
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POP-UP SPRINKLER HEAD

NO SCALE

TOWN OF PARKER STANDARD DETAILS

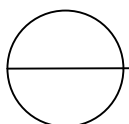


SLEEVING SHALL BE S.I.D.R.-11.5 H.D.P.E. INSTALLED BY DIRECTIONAL BORING UNDER EXISTING ASPHALT OR CONCRETE PAVEMENT IF REQUIRED AND CL-200 P.V.C. INSTALLED BY OPEN TRENCHING UNDER PROPOSED ASPHALT OR CONCRETE PAVEMENT. MAINLINE SLEEVES ARE 4", WIRE SLEEVES ARE 4" AND SECONDARY PIPE SLEEVES ARE 4".

SLEEVING WILL BE MEASURED FROM THE POINT WHERE THE MAINLINE PIPE, SECONDARY PIPE OR WIRE ENTER THE SLEEVE (AT THE SPECIFIED DEPTH) TO THE POINT WHERE THE MAINLINE PIPE, SECONDARY PIPE OR WIRE EXIT THE SLEEVE (AT THE SPECIFIED DEPTH). ANY ADDITIONAL PIPE OR BORING REQUIRED TO ACHIEVE THE SPECIFIED PIPE AND OR WIRE DEPTH AND ANY ADDITIONAL PIPE OR BORING REQUIRED TO RETURN TO THE SURFACE INCLUDING ANY AND ALL PULL PIPE WILL BE CONSIDERED AS A SUBSIDIARY OBLIGATION OF THE CONTRACTOR UNDER THE CONTRACT UNIT PRICE FOR SLEEVING AND WILL NOT BE PAID FOR SEPARATELY.

ALL SURFACE RESTORATION (REQUIRED BY BORING AND SLEEVING OPERATIONS) INCLUDING BACKFILL, COMPACTION, FINE GRADE AND SOD PATCH OR NATIVE SEEDING WILL BE CONSIDERED AS A SUBSIDIARY OBLIGATION OF THE CONTRACTOR UNDER THE CONTRACT UNIT PRICE FOR SLEEVING AND WILL NOT BE PAID FOR SEPARATELY.

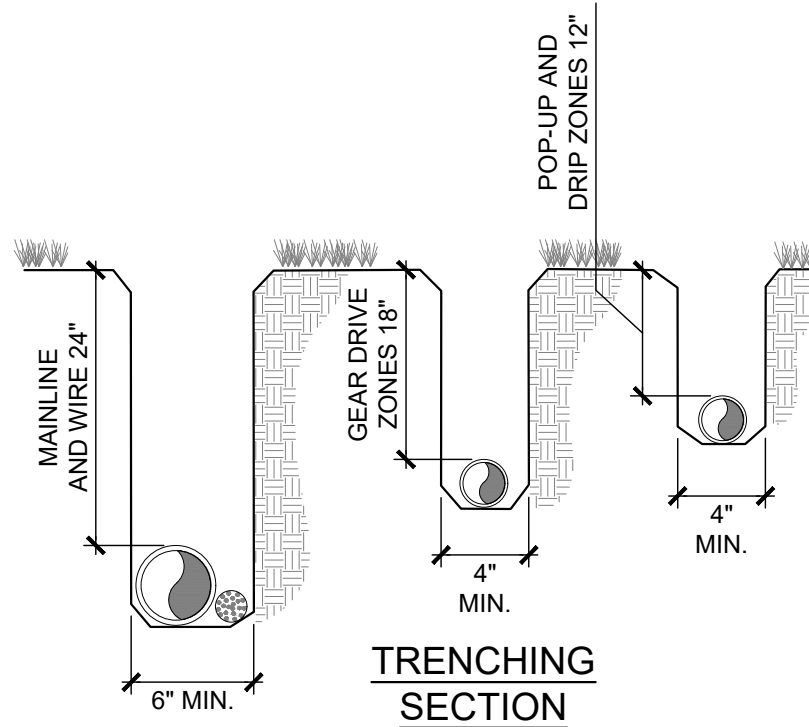
ADJUST SLEEVING DEPTH AS REQUIRED TO AVOID SUBSURFACE UTILITIES AND OR TO AVOID SURFACE HEAVING. ANY ADDITIONAL PIPE OR BORING REQUIRED TO CARRY SLEEVING DEEPER WILL BE CONSIDERED AS A SUBSIDIARY OBLIGATION OF THE CONTRACTOR UNDER THE CONTRACT UNIT PRICE FOR SLEEVING AND WILL NOT BE PAID FOR SEPARATELY.



IRRIGATION SLEEVING

NO SCALE

TOWN OF PARKER STANDARD DETAILS



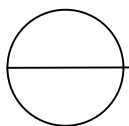
TRENCH DEPTH ARE MINIMUMS WITH A MAXIMUM OVER EXCAVATION OF 2". ALL TRENCHES ARE TO BE CLEANED WITH "CRUMBER" ATTACHMENT OR BY HAND PRIOR TO INSTALLING PIPE PROVIDING A SMOOTH AND UNIFORM BEDDING SURFACE. REMOVE ANY EXPOSED ROCK OR DEBRIS FROM TRENCH BOTTOM OR WALLS PRIOR TO INSTALLING PIPE AND OR WIRE.

ALL MAINLINE TRENCHES AND RELATED EXCAVATIONS SHALL BE MECHANICALLY COMPACTED IN 8" LIFTS MAXIMUM. TO 90% S.P.D. PER ASTM D-698 IN ALL LANDSCAPE AREAS.

SECONDARY PIPING CAN BE MECHANICALLY OR HYDRAULICALLY COMPACTED TO MATCH THE DENSITY OF ADJACENT UNDISTURBED SOIL.

BACKFILL, COMPACTION, FINE GRADE AND SURFACE RESTORATION INCLUDING FINE GRADE AND CLEAN UP MUST BE ONGOING THROUGHOUT CONSTRUCTION. NO MORE THAN THREE SECONDARY ZONES AND 200 LIN. FT. OF MAINLINE TRENCH CAN BE OPENED UP AT ONE TIME. NO ADDITIONAL SECONDARY OR MAINLINE TRENCHING WILL BE AUTHORIZED UNTIL THE BACKFILL, COMPACTION AND RESTORATION OF CURRENTLY OPEN TRENCHES AND RELATED EXCAVATIONS IS IN PROGRESS.

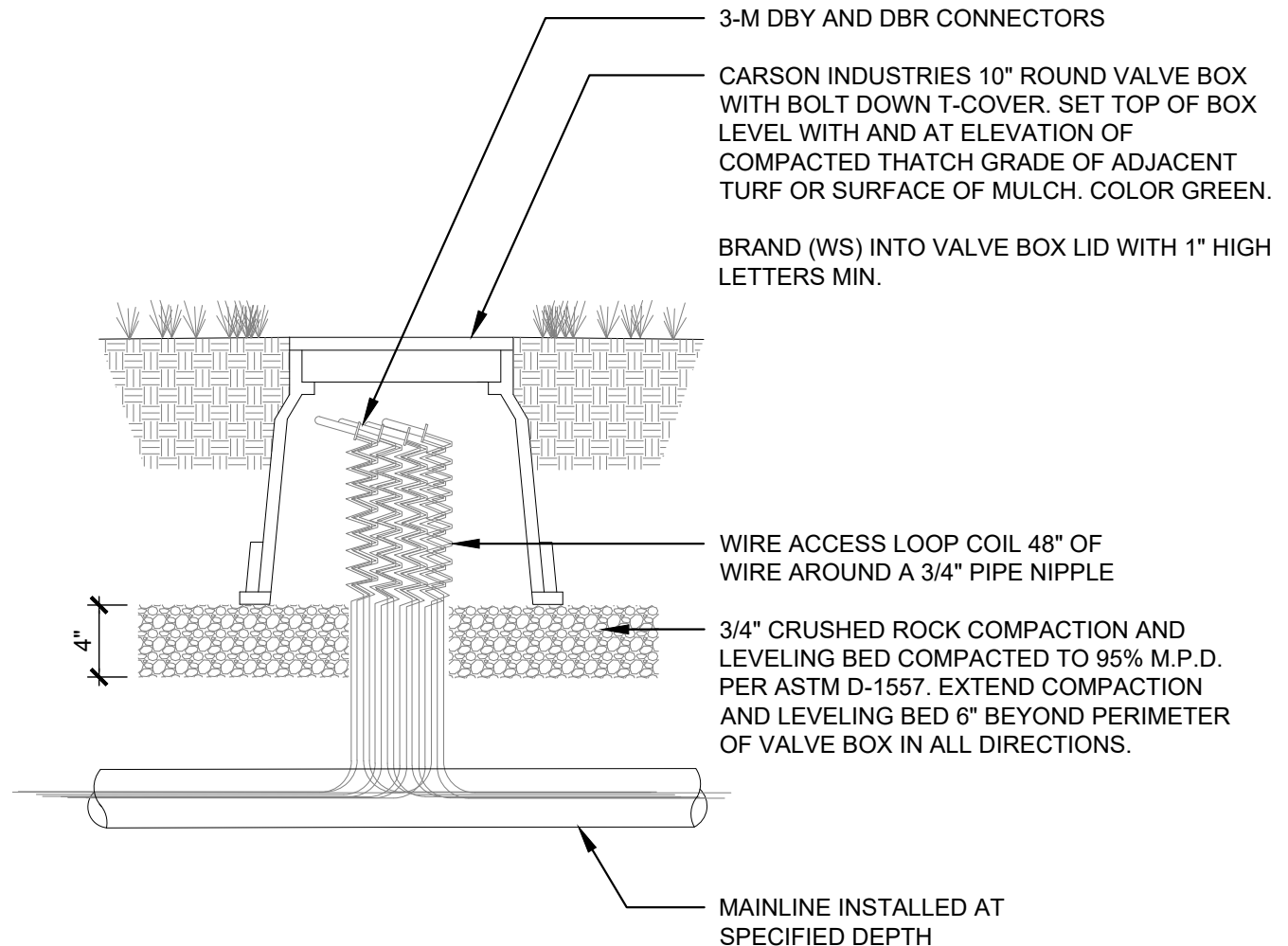
ALL OPEN EXCAVATIONS MUST BE PROTECTED IN CONFORMANCE WITH O.S.H.A. REGULATIONS.



IRRIGATION TRENCHING

NO SCALE

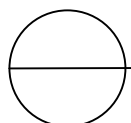
TOWN OF PARKER STANDARD DETAILS



LOOP A MIN. OF 48" OF WIRE AT ALL SPLICE CONNECTIONS AS REQUIRED TO PULL THE WIRE SPLICE DBY KIT 24" ABOVE GRADE FOR ACCESS

CAP ALL EXTRA/SPARE WIRE TERMINATIONS WITH DBY SPLICE KITS

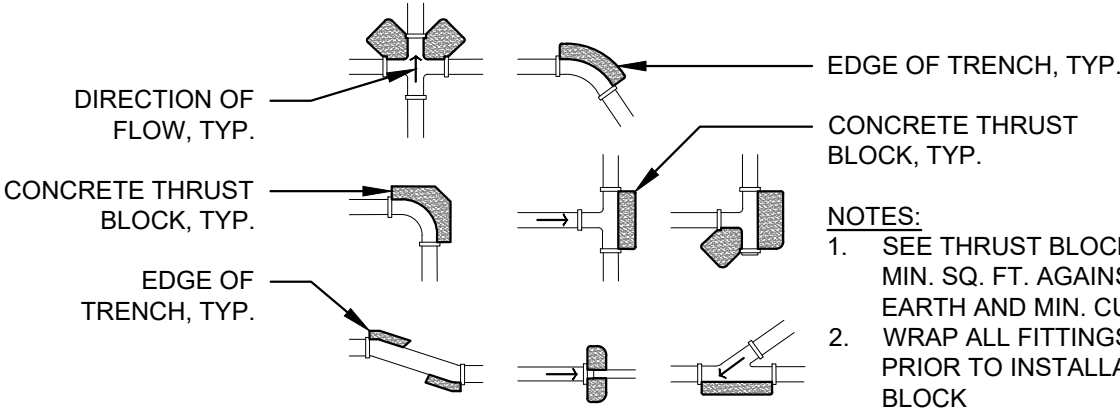
USE CARSON INDUSTRIES 1419 STANDARD RECTANGULAR VALVE BOX FOR SPLICES OF MORE THAN 20 WIRES



WIRE SPLICE ACCESS ROUTE

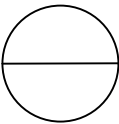
NO SCALE

TOWN OF PARKER STANDARD DETAILS



THRUST BLOCK CONFIGURATION

MAIN LINE THRUST BLOCK SURFACE AREA AGAINST UNDISTURBED EARTH IN SQ. FT. AND TOTAL CONCRETE VOLUME IN CU. FT. Assumes an estimated soil bearing strength of 1,000 lbs/sq. ft.					
FITTING SIZE	90 DEGREE	45 DEGREE	22.5 DEGREE	11.25 DEGREE	TEE OR CAP
2.5" & SMALLER	2 SQ. FT. 4 CU. FT.	1 SQ. FT. 2 CU. FT.	1 SQ. FT. 2 CU. FT.	1 SQ. FT. 2 CU. FT.	2 SQ. FT. 4 CU. FT.
3" & LARGER	4 SQ. FT. 8 CU. FT.	2 SQ. FT. 4 CU. FT.	2 SQ. FT. 4 CU. FT.	2 SQ. FT. 4 CU. FT.	4 SQ. FT. 8 CU. FT.
INSTALLATION NOTES: CONCRETE TO BE 3,500 P.S.I. MIN. INSTALL BOND BREAKER AROUND PIPE AND FITTING PRIOR TO POUR. DO NOT POUR CONCRETE ON TOP OF PIPE.					



MAINLINE THRUST BLOCKING

NO SCALE

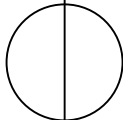
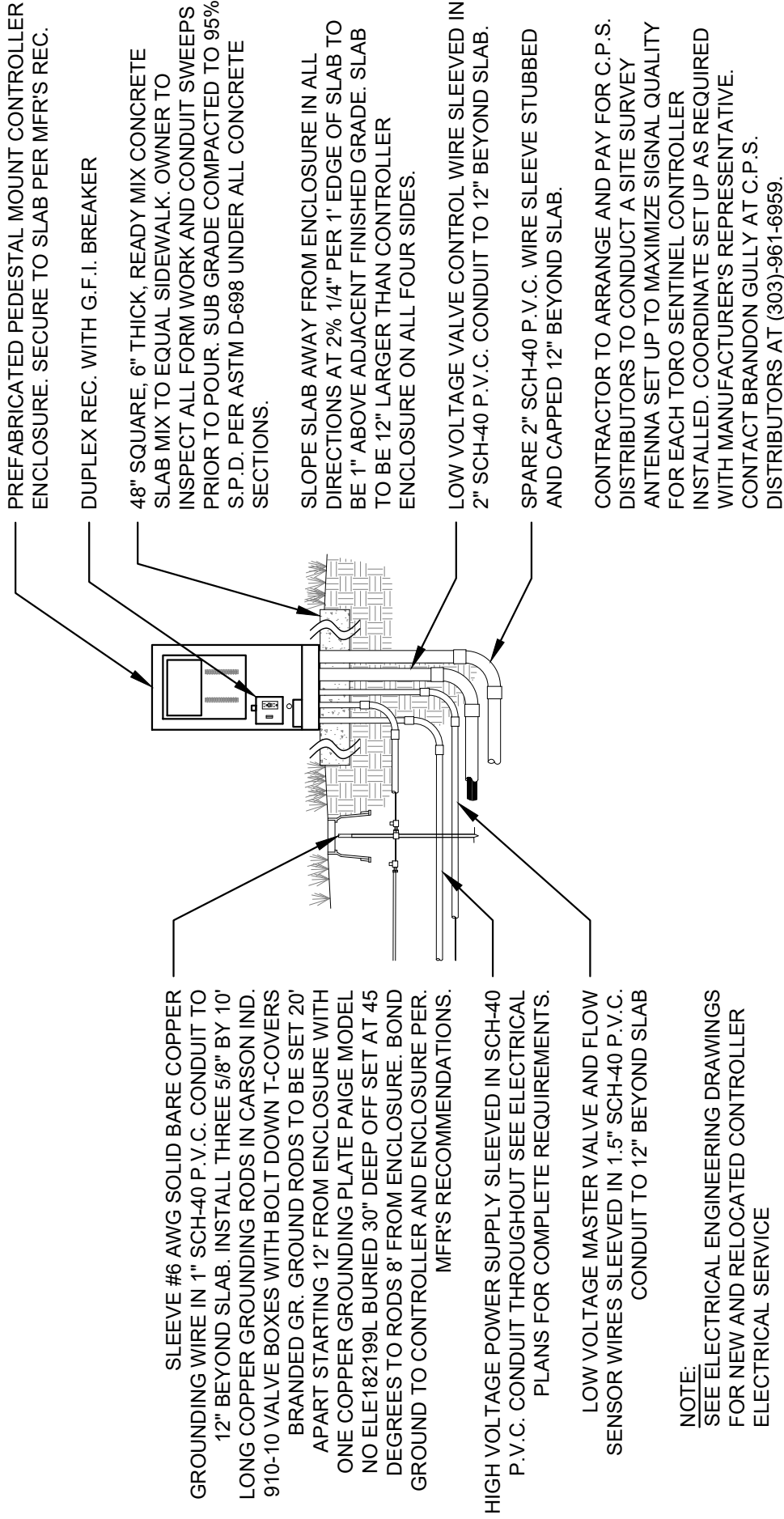
TOWN OF PARKER STANDARD DETAILS



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CONTROLLER SPECIFICATION SUMMARY:

CONTROLLER (C1) - - - - - CONTRACTOR TO SUPPLY AND INSTALL ONE NEW TORO SENTINEL SERIES
CONTROLLER MODEL NO. (SEE DRAWINGS)



CONTROLLER AND ENCLOSURE ELEVATION

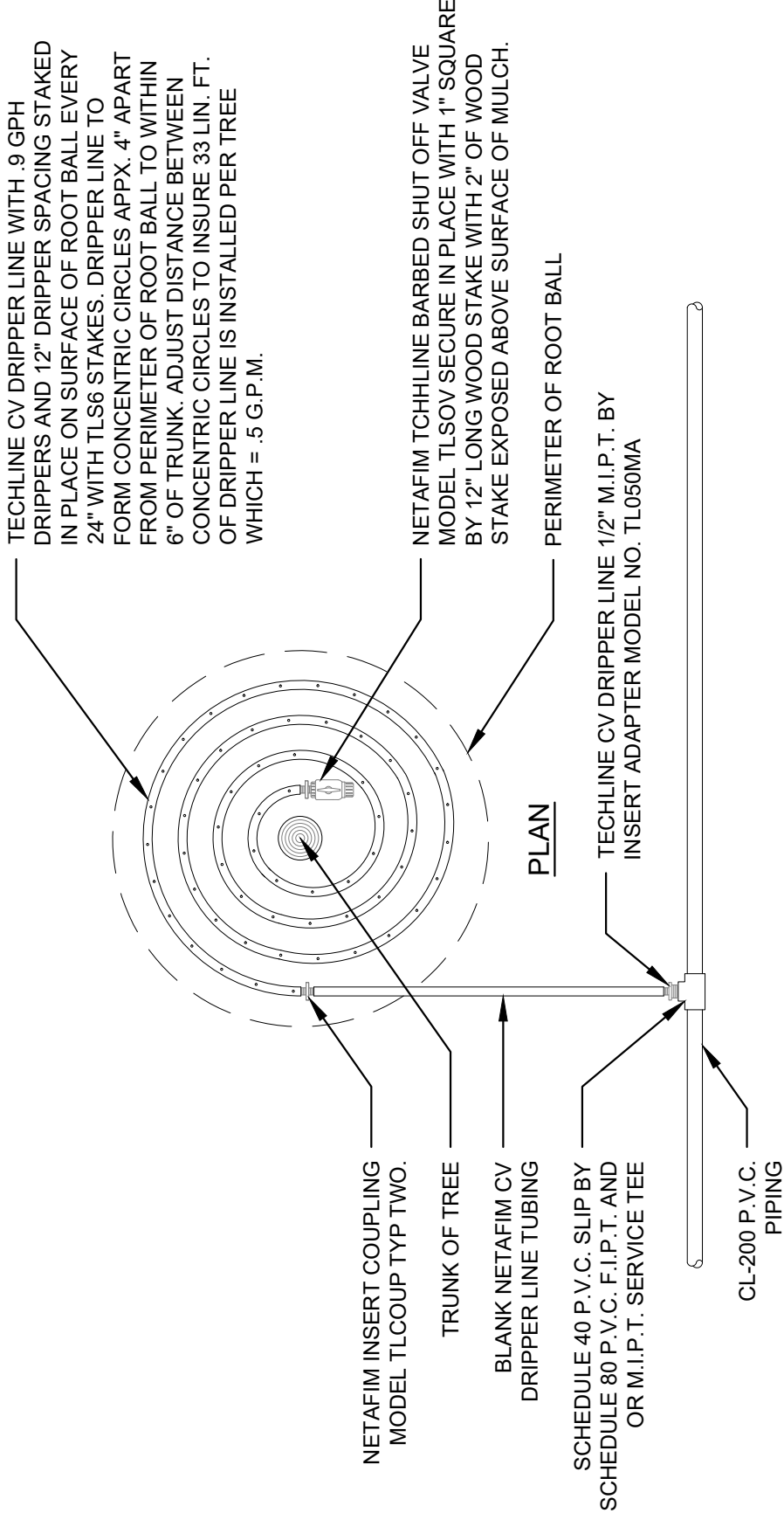
NO SCALE

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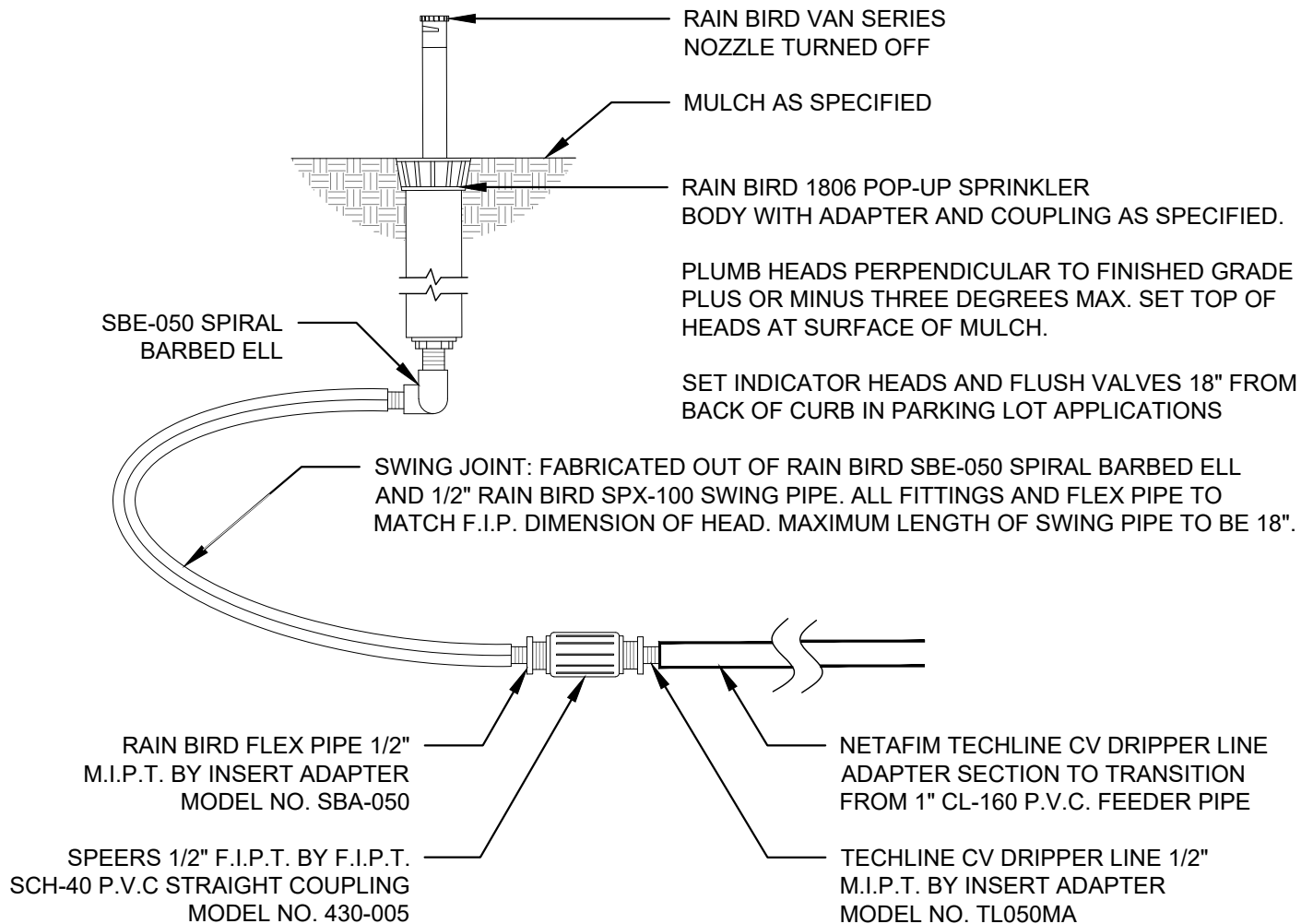
Parks and Recreation



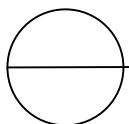
CV DRIPPER LINE WITH FLUSH VALVE INSTALLATION FOR TREE IRRIGATION IN NATIVE AREAS

NO SCALE

TOWN OF PARKER STANDARD DETAILS



INDICATOR HEAD FOR NETAFIM CV DRIPPER LINE PIPE LOOPS



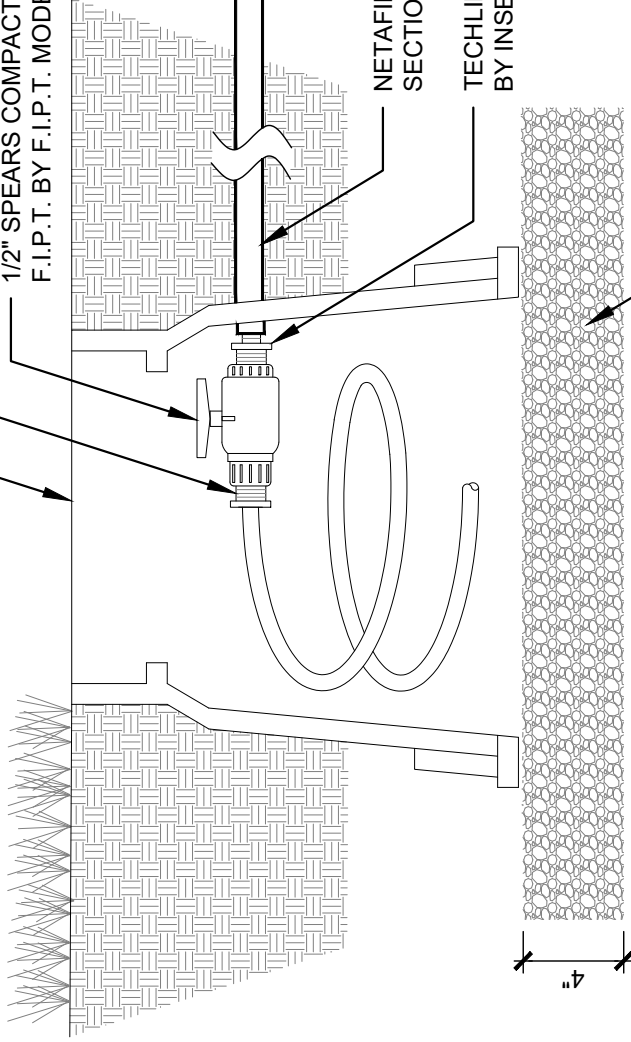
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TOWN OF PARKER STANDARD DETAILS

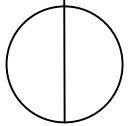


NOTES:

1. SET FLUSH VALVES AND INDICATOR HEADS 18" FROM BACK OF CURB IN PARKING LOT APPLICATIONS
 2. BRAND (FV) INTO VALVE BOX LID WITH 1" HIGH LETTERS MIN.
 3. INSTALL INDICATOR HEAD PER DETAIL B/IR1.8 18" UPSTREAM OF ALL FLUSH VALVES LOCATED AT THE END OF EACH DRIPPER TUBING FEEDER LOOP. INDICATOR HEADS ARE NOT REQUIRED AT EACH TREE RING.
- CARSON INDUSTRIES 10" ROUND VALVE BOX WITH BOLT DOWN T-COVER. SET TOP OF BOX LEVEL WITH AND AT ELEVATION OF COMPACTED MULCH, TURF OR 1" ABOVE FINISHED GRADE IN NATIVE GRASS AREAS. COLOR GREEN.
- RAIN BIRD 1/2" M.I.P.T. BY INSERT ADAPTER MODEL NO. SBA-050 AND 16" OF SPX-100 FLEX PIPE
- 1/2" SPEARS COMPACT BALL VALVE (REGULAR STYLE) F.I.P.T. BY F.I.P.T. MODEL 2121-005
- NETAFIM TECHLINE CV DRIPPER LINE ADAPTER SECTION WITH .4 GPH DRIPPERS ON 12" CENTERS
- TECHLINE CV DRIPPER LINE 1/2" M.I.P.T. BY INSERT ADAPTER MODEL NO. TL050MA
- 3/4" CRUSHED ROCK COMPACTED TO 95% M.P.D. PER ASTM D-1557. EXTEND COMPACTION AND LEVELING BED 6" BEYOND PERIMETER OF VALVE BOX IN ALL DIRECTIONS.

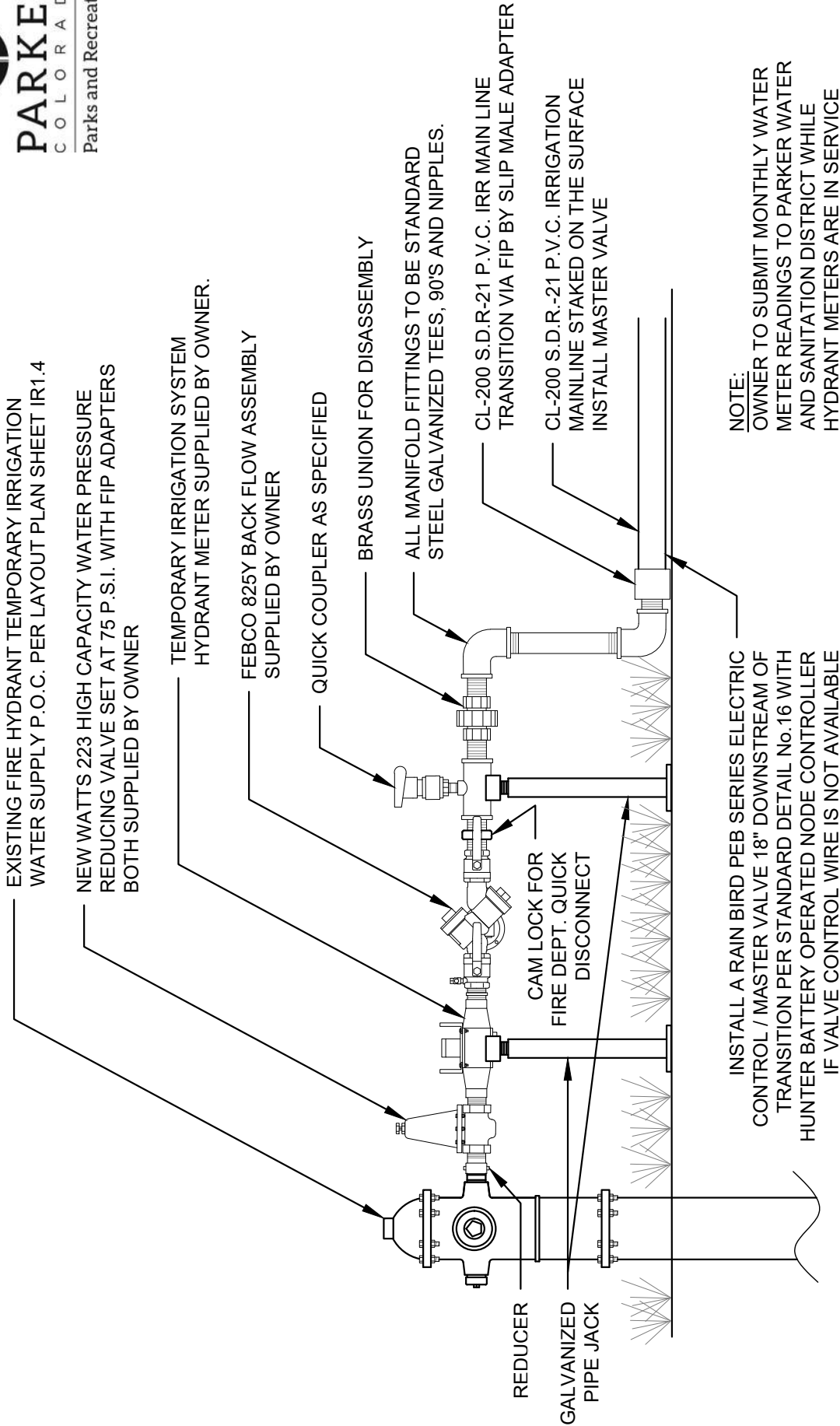


CV DRIPPER LINE FLUSH VALVE INSTALLATION AT END OF EACH DRIPPER PIPE LOOP

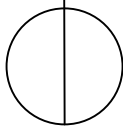


NO SCALE

TOWN OF PARKER STANDARD DETAILS



TEMPORARY IRRIGATION SYSTEM POINT OF CONNECTION AND BACK FLOW ASSEMBLY SECTION

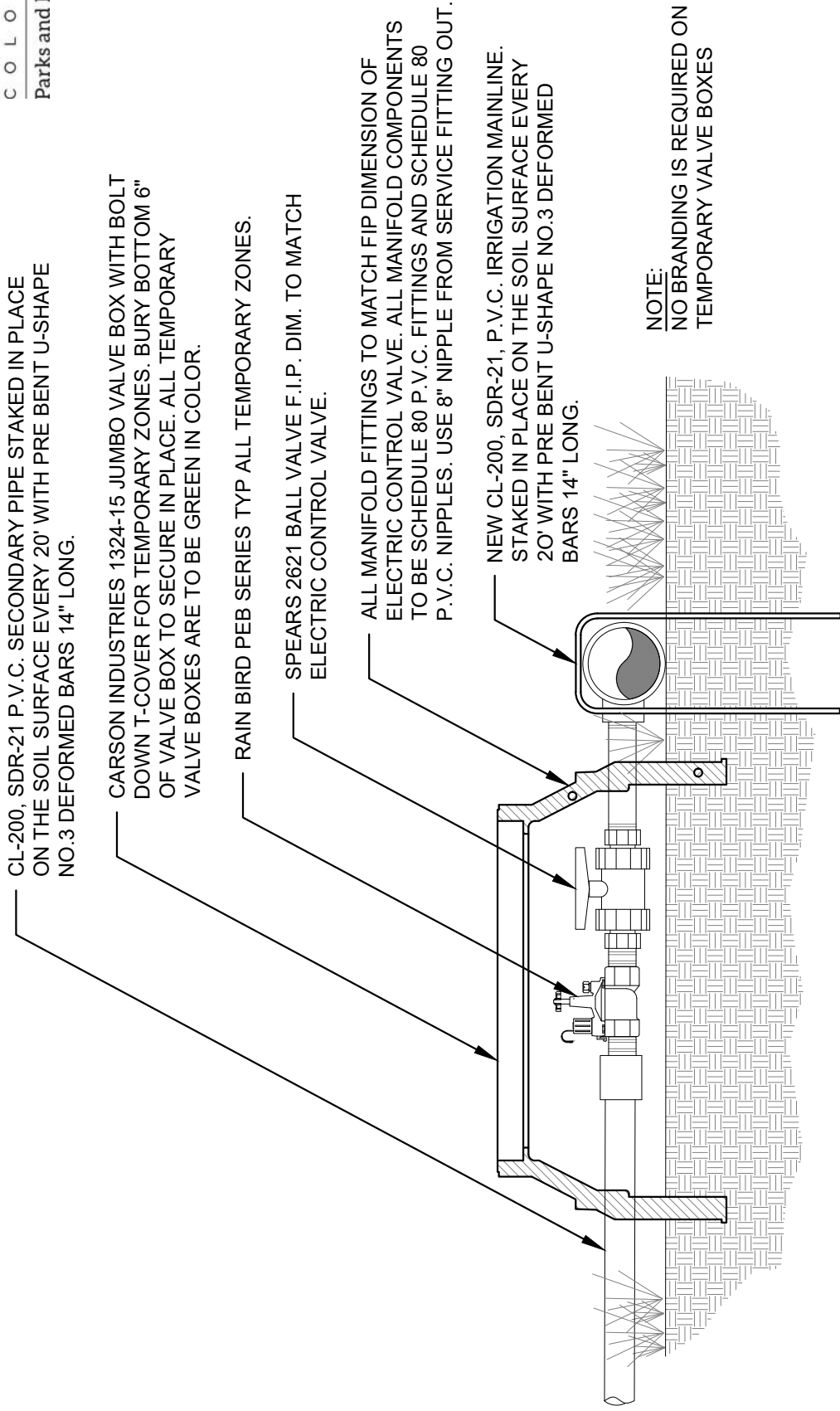


NO SCALE

TOWN OF PARKER STANDARD DETAILS



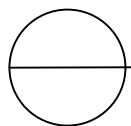
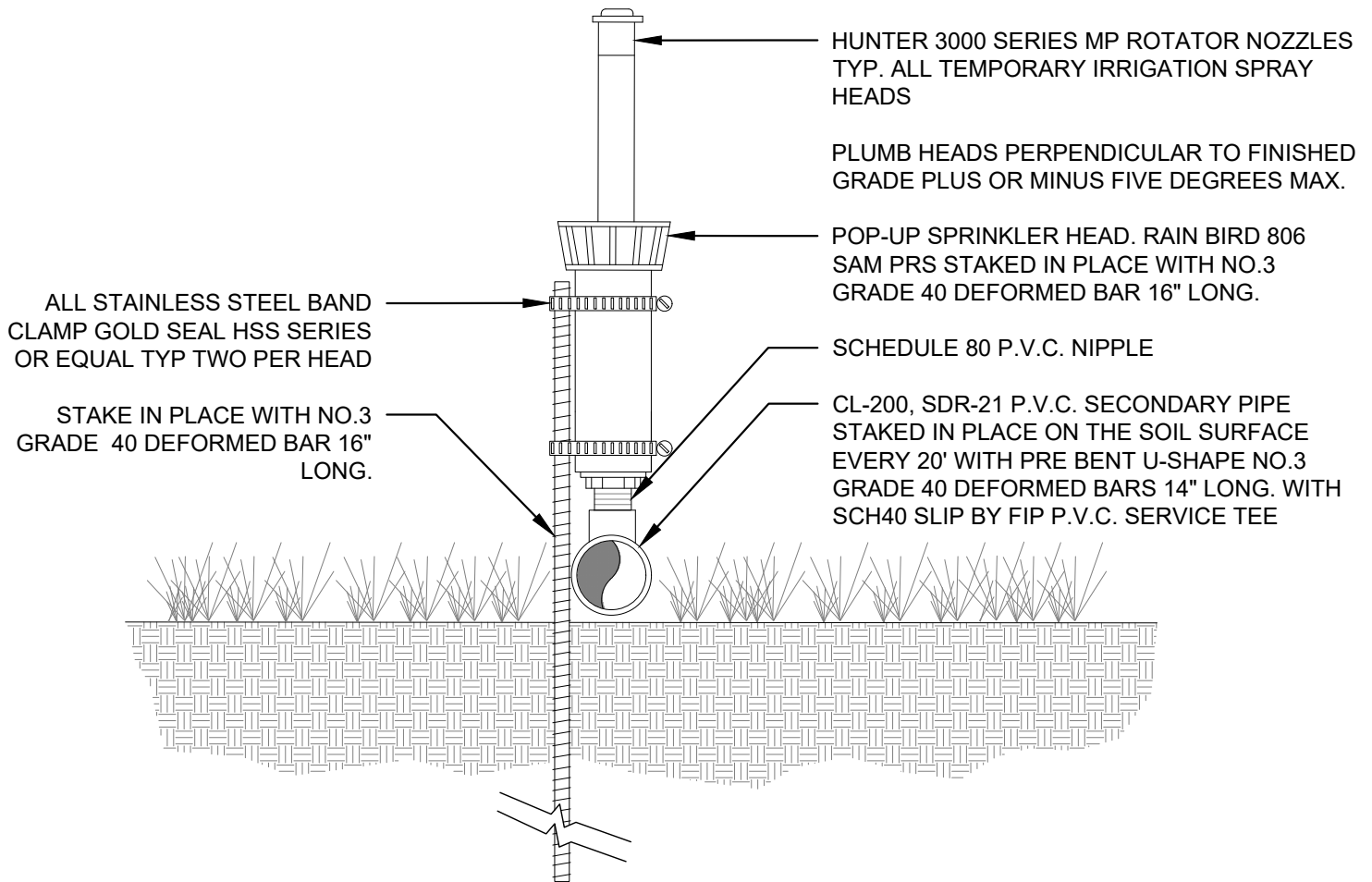
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TEMPORARY ELECTRIC CONTROL VALVE

NO SCALE

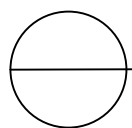
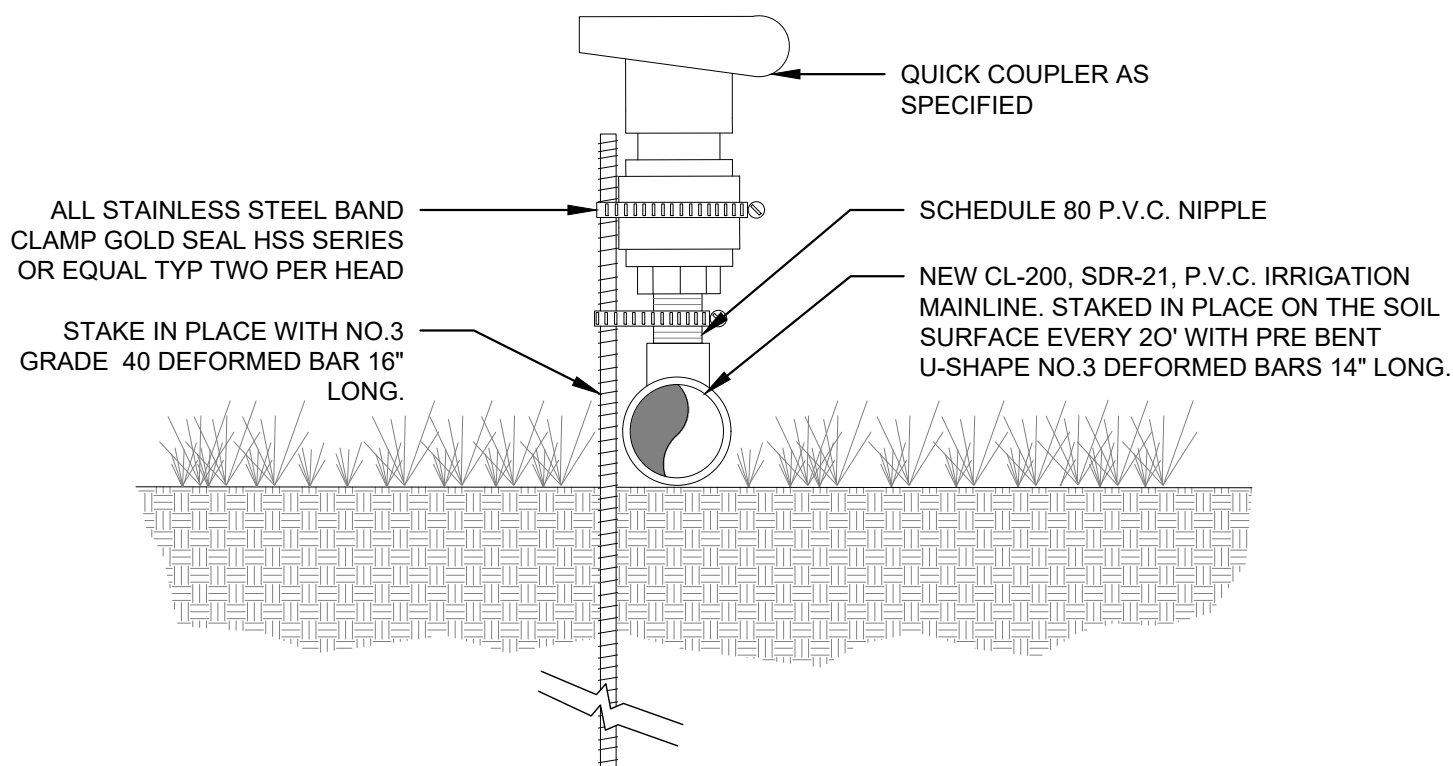
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TEMPORARY POP-UP HEAD

NO SCALE

TOWN OF PARKER STANDARD DETAILS



TEMPORARY QUICK COUPLER VALVE

NO SCALE

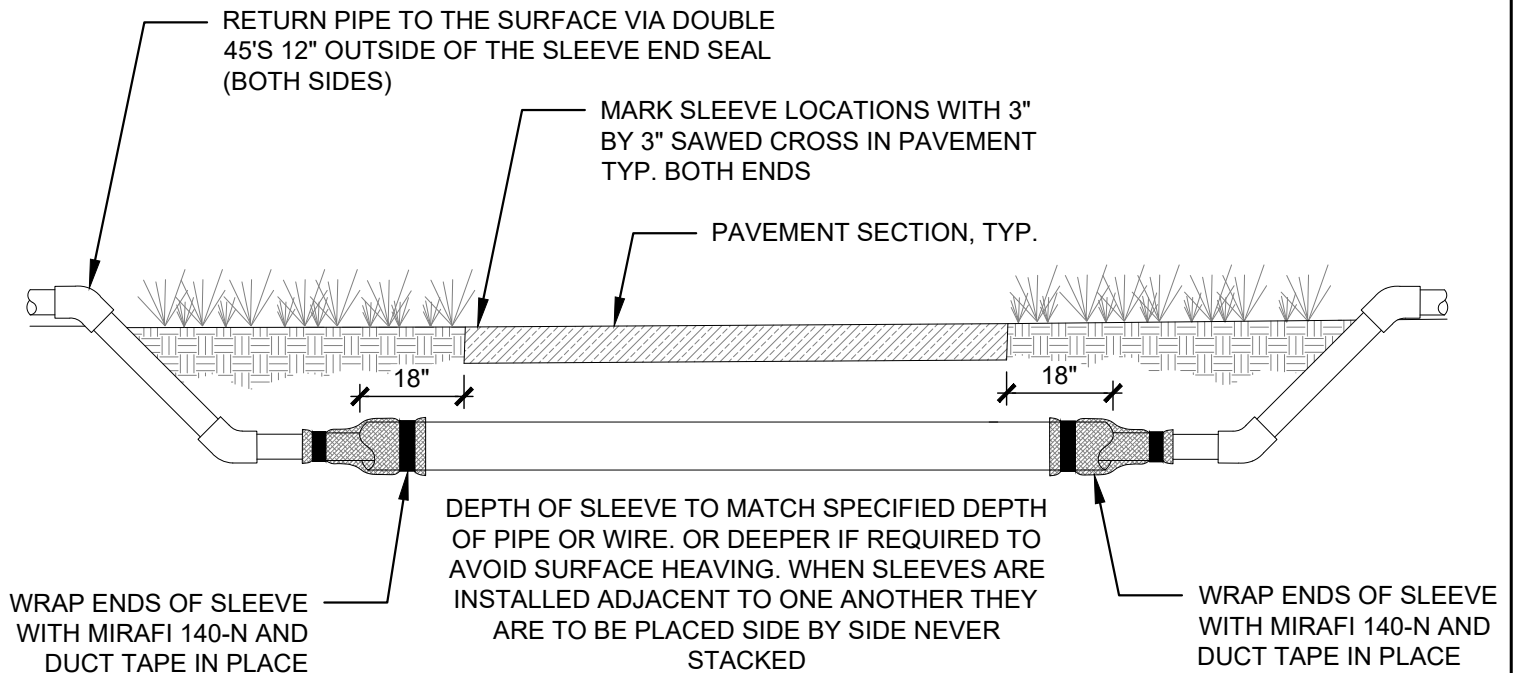
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TEMPORARY SLEEVING IS TO BE ABANDONED IN PLACE
AFTER THE TEMPORARY IRRIGATION SYSTEM IS
REMOVED

BACKFILL ANY RELATED SLEEVING EXCAVATIONS AND
MECHANICALLY COMPACT IN 6" MAX. LIFTS TO 95% S.P.D.
PER A.S.T.M. D-698 UNDER ALL PAVEMENT SECTIONS.



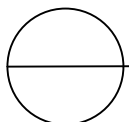
SLEEVING SHALL BE S.I.D.R.-11.5 H.D.P.E. INSTALLED BY DIRECTIONAL BORING UNDER EXISTING ASPHALT OR CONCRETE PAVEMENT IF REQUIRED AND CL-200 P.V.C. INSTALLED BY OPEN TRENCHING UNDER PROPOSED ASPHALT OR CONCRETE PAVEMENT. MAINLINE SLEEVES ARE TWO PIPE DIAMETERS LARGER THAN THE PIPE BEING SLEEVED, WIRE SLEEVES ARE 4" AND SECONDARY PIPE SLEEVES ARE 4".

SLEEVING WILL BE MEASURED FROM THE POINT WHERE THE MAINLINE PIPE, SECONDARY PIPE OR WIRE ENTER THE SLEEVE (AT THE SPECIFIED DEPTH) TO THE POINT WHERE THE MAINLINE PIPE, SECONDARY PIPE OR WIRE EXIT THE SLEEVE (AT THE SPECIFIED DEPTH). ANY ADDITIONAL PIPE OR BORING REQUIRED TO ACHIEVE THE SPECIFIED PIPE AND OR WIRE DEPTH AND ANY ADDITIONAL PIPE OR BORING REQUIRED TO RETURN TO THE SURFACE INCLUDING ANY AND ALL PULL PIPE WILL BE CONSIDERED AS A SUBSIDIARY OBLIGATION OF THE CONTRACTOR UNDER THE CONTRACT UNIT PRICE FOR SLEEVING AND WILL NOT BE PAID FOR SEPARATELY.

ALL SURFACE RESTORATION (REQUIRED BY BORING AND SLEEVING OPERATIONS) INCLUDING BACKFILL, COMPACTION, FINE GRADE AND SOD PATCH OR NATIVE SEEDING WILL BE CONSIDERED AS A SUBSIDIARY OBLIGATION OF THE CONTRACTOR UNDER THE CONTRACT UNIT PRICE FOR SLEEVING AND WILL NOT BE PAID FOR SEPARATELY.

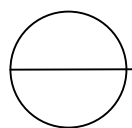
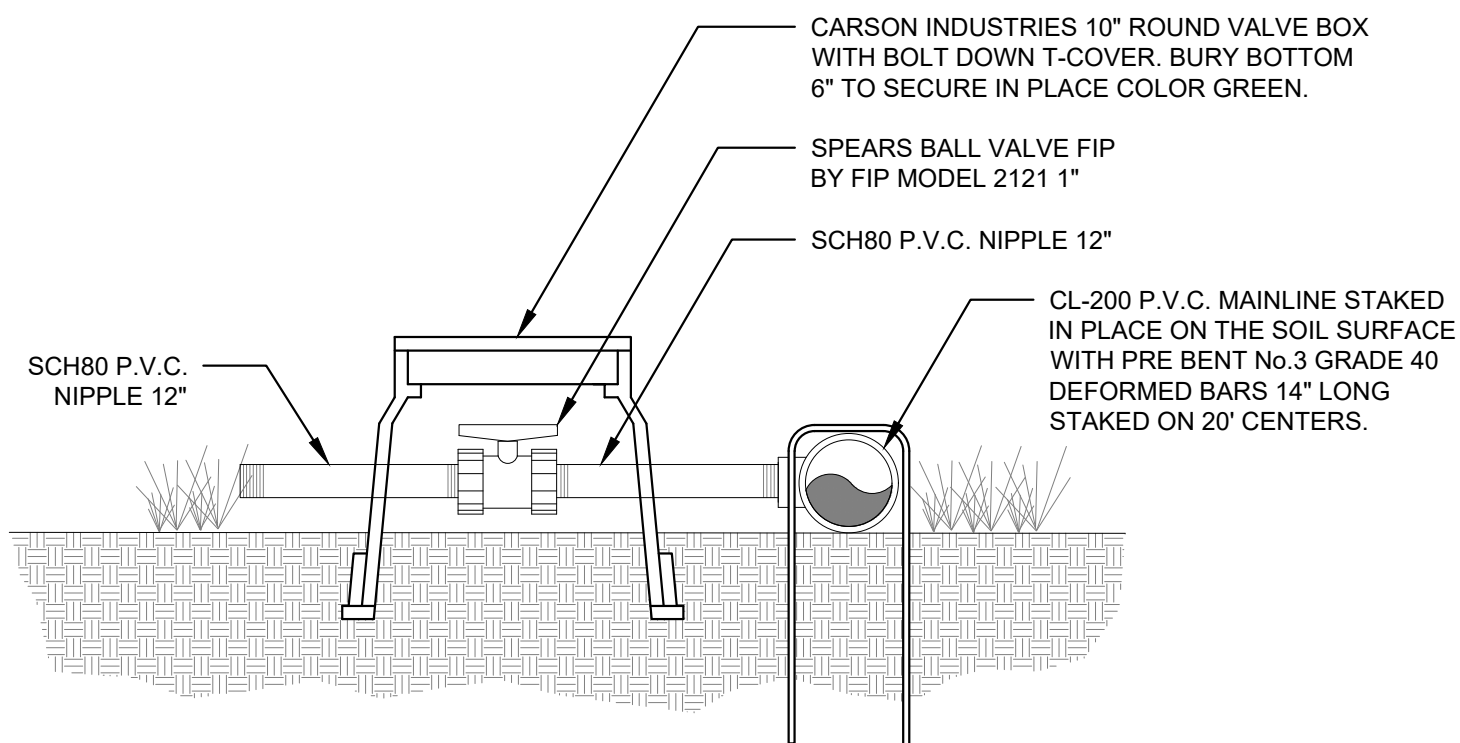
ADJUST SLEEVING DEPTH AS REQUIRED TO AVOID SUBSURFACE UTILITIES AND OR TO AVOID SURFACE HEAVING. ANY ADDITIONAL PIPE OR BORING REQUIRED TO CARRY SLEEVING DEEPER WILL BE CONSIDERED AS A SUBSIDIARY OBLIGATION OF THE CONTRACTOR UNDER THE CONTRACT UNIT PRICE FOR SLEEVING AND WILL NOT BE PAID FOR SEPARATELY.

TEMPORARY IRRIGATION SYSTEM PIPE AND WIRE SLEEVING



NO SCALE

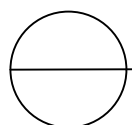
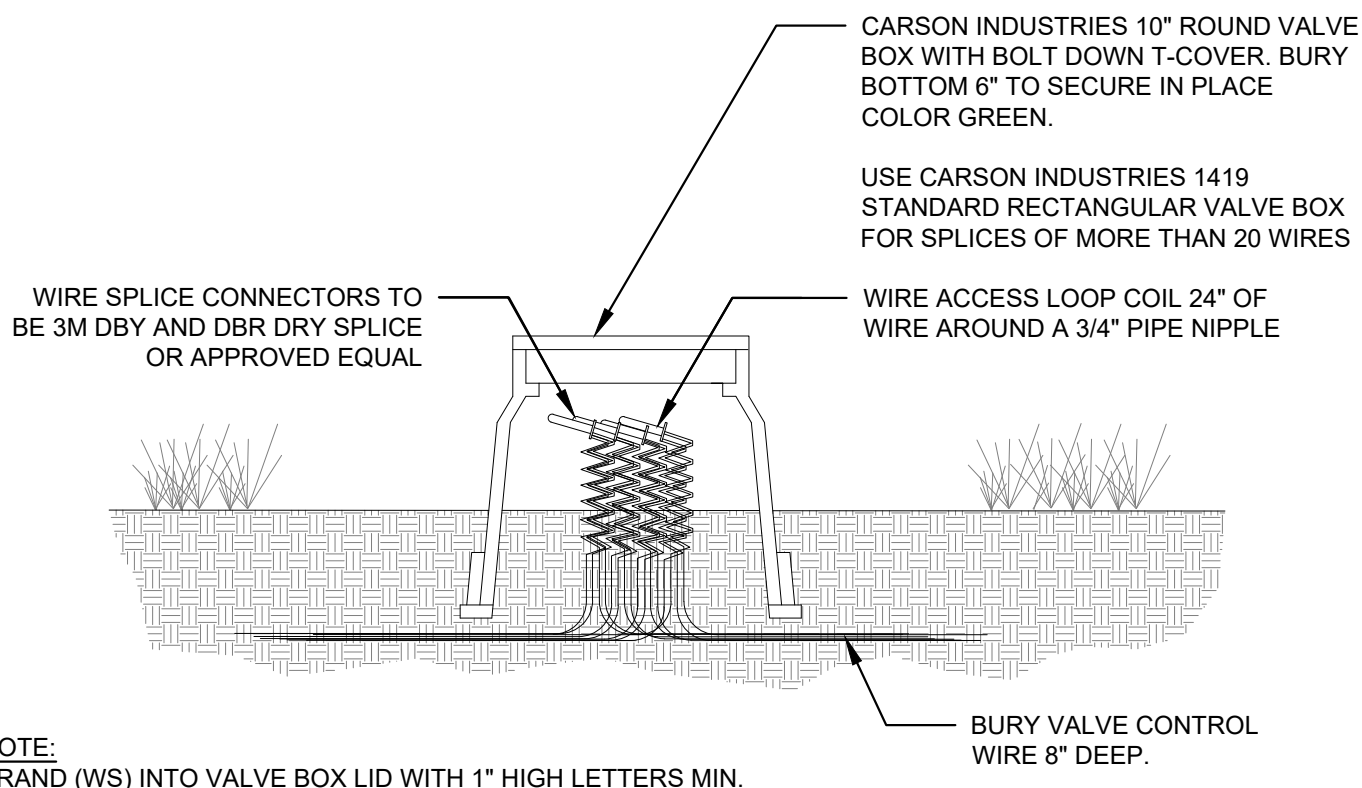
TOWN OF PARKER STANDARD DETAILS



TEMPORARY DRAIN VALVE

NO SCALE

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TEMPORARY WIRE SPLICE CONNECTION

NO SCALE

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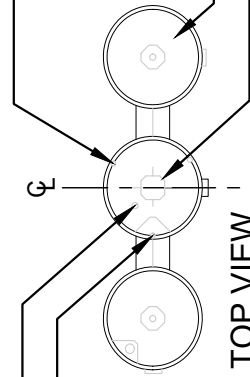
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NOTES:

1. MOST DEPENDABLE FOUNTAIN 2440 SWISS WITH BOTTLE FILLER AND TWO SEASON FOUNTAIN COVERS. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
2. PAD & DRINKING FOUNTAIN HEIGHT MUST MEET ADA STANDARDS.
3. ALL CONNECTIONS MUST BE DOUBLE CLAMPED.
4. COLOR TO BE DETERMINED BY OWNER.
5. REMOVE AND REPLACE EXISTING STOP AND WASTE VALVE AS NOTED.
6. 27" CLEAR MUST BE MAINTAINED FROM PAVING FINISH GRADE TO BOTTOM OF DRINKING BOWL. COORDINATE TOP OF CONCRETE PEDESTAL TO ACCOMMODATE 27" CLEARANCE.
7. FOR BACKFLOW ENCLOSURE AND SETTER SPECIFICATION: INSTALL ONE GUARD SHACK ENCLOSURE WITH SETTER AND FROST GUARD FOR DRINKING FOUNTAIN BACK FLOW ASSEMBLY. GUARD SHACK AND FROST GUARD COLORS TO BE GREEN.

WATER
BOLT IS CENTERED UNDER "ADA ARM"

ANCHORED INSIDE OF PEDESTAL



TOP VIEW

BOTTLE FILLER

2", 3", OR 4" OPEN HUB DRAIN

REMOVABLE SS CAP

BOTTLE FILLER

3/8" NYLON REINFORCED NYLOBRAID TUBING WITH 1/2" MIP (WATER SUPPLY)

GRAPHIC REPRESENTATION OF DRINKING FOUNTAIN ONLY. SEE PLAN VIEW FOR LAYOUT AND ORIENTATION.

90° ELBOW TIED INTO SUPPLY TUBING LINE SIZE INSERT X 1/2" FEMALE N.P.T.

ACCESS DOOR

BOLT IS CENTERED UNDER ADA ARM & ANCHORED INSIDE OF PEDESTAL

STEEL SUPPORT IN CONCRETE

FINISH GRADE

OPTIONAL INTERNAL SURFACE CARRIER

NEW PIPING BY CONTRACTOR FROM THIS POINT TO THE STOP VALVE

6 5/8" SLEEVE

NEW 3/4" PE-AL-PE Q-LINE COMPOSITE TUBING BY IPEX, CSA B137.9 AND ASTM F1282 200 PSI WITH ALL BRASS SERVICE FITTINGS PER AWWAC800. DRINKING FOUNTAIN SERVICE LINE PIPE INSTALLED 24" DEEP.

DRINKING FOUNTAIN 3/4" AY MCDONALD 76101 REGULAR PATTERN BRASS BALL (STOP ONLY) VALVE WITH 4" PVC, ACCESS STACK AND 10" ROUND CARSON INDUSTRIES VALVE BOX WITH BOLT DOWN TEE-COVER W/ 2 CF 3/4" GRANITE ROCK SUMP INSTALL LANDSCAPE FABRIC BETWEEN ROCK AND SOIL

DRINKING FOUNTAIN CROSS CONNECTION CONTROL DEVICE FEBCO 825YA ANGLE PATTERN HIGH HAZARD REDUCED PRESSURE BACK FLOW ASSEMBLY 3/4" WITH GUARD SHACK ENCLOSURE.

NEW 120 VOLT POWER SUPPLY WITH DUPLEX RECEPTACLE FOR HEAT TAPE INSTALLATION. COORDINATE WORK WITH ELECTRICAL CONTRACTOR.

6" THICK 3500 PSI CONCRETE EXTENDING 12" BEYOND NEW BACKFLOW ENCLOSURE ON ALL FOUR SIDES. SLOPE SLAB AT 1/4" PER 1' AWAY FROM ENCLOSURE ON ALL FOUR SIDES. SET TOP OF SLAB 1" ABOVE FINISH GRADE (IN LANDSCAPE). SLEEVE DROP LEGS IN CL-200 PVC. TWO PIPE DIA. LARGER THAN SERVICE LINE. PROVIDE MEDIUM BROOM FINISH.

CARSON INDUSTRIES 10" ARMOR ROUND VALVE BOX WITH BOLT DOWN TEE-COVER, ADD EXTENSIONS AS NECESSARY

TURF, TYP.

CARSON INDUSTRIES 1730 SUPER JUMBO VALVE BOX AND BOLT DOWN COVER (COLOR: GREEN); BOX DEPTH 24" IF USING 10 LF OF DISCHARGE LINE. USE 30" DEPTH BOX FOR RUNS EXCEEDING 10LF AND RISER RINGS AS NEED TO ACHIEVE CLEARANCES AND DEPTHS SHOWN.

3/4" CLEAN WASHED DRAINAGE AGGREGATE

NONWOVEN GEOTEXTILE FILTER FABRIC, TYP. AT VALVE BOXES

EXISTING WATERLINE TO REMAIN. CONTRACTOR TO VERIFY EXISTING LINE TO BE COPPER, FROM DISCHARGE SIDE OF WATER METER.

4" PVC CL 160 STAND PIPE NOTCH TO FIT AROUND BOTH PIPES

NEW PIPING AND FIXTURES BY CONTRACTOR FROM THIS POINT

DRINKING FOUNTAIN, SERVICE LINE AND DISCHARGE SUMP

NO SCALE

TOWN OF PARKER STANDARD DETAILS



BACK FLOW ENCLOSURE AND SETTER SPECIFICATION:
INSTALL ONE GUARD SHACK ENCLOSURE WITH ENCLOSURE SETTER
AND FROST GUARD FOR DRINKING FOUNTAIN BACK FLOW ASSEMBLY.

NEW 120 VOLT POWER SUPPLY WITH DUPLEX RECEPTACLE FOR HEAT
TAPE INSTALLATION. SEE E.E. PLANS FOR COMPLETE REQUIREMENTS
AND COORDINATE WORK WITH ELECTRICAL CONTRACTOR ON SITE.
TYP BOTH BACK FLOW ASSEMBLIES.

IRRIGATION SYSTEM CROSS CONNECTION CONTROL DEVICE FEBCO
825YA ANGLE PATTERN HIGH HAZARD REDUCED PRESSURE BACK FLOW
ASSEMBLY SHOWN DIAGRAMMATICALLY.

SIX INCH THICK 3500 PSI CONCRETE EXTENDING 12" BEYOND NEW BACK
FLOW ENCLOSURE ON ALL FOUR SIDES. SLOPE SLAB AT 1/4" PER 1' AWAY
FROM ENCLOSURE ON ALL FOUR SIDES. SET TOP OF SLAB 1" ABOVE
ADJACENT FINISHED GRADE. SLEEVE DROP LEGS IN CL-200 PVC. TWO
PIPE DIA. LARGER THAN SERVICE LINE. PROVIDE MEDIUM BROOM FINISH.

DRINKING FOUNTAIN CROSS CONNECTION
CONTROL DEVICE FEBCO 825YA ANGLE
PATTERN HIGH HAZARD REDUCED
PRESSURE BACK FLOW ASSEMBLY 3/4".
WITH GUARD SHACK ENCLOSURE.

CONCRETE PAD PER NOTE
THIS SHEET

NEW 3/4" PE-AL-PE Q-LINE
COMPOSITE TUBING BY IPEX PER
C903, CSA B137.9 AND ASTM F1282
200 PSI WITH ALL BRASS SERVICE
FITTINGS PER AWWAC800.
DRINKING FOUNTAIN SERVICE
LINE PIPE INSTALLED 24" DEEP.

TYPE-K RIGID COPPER TO HDPE
TRANSITION

3/4" TYPE-K RIGID COPPER

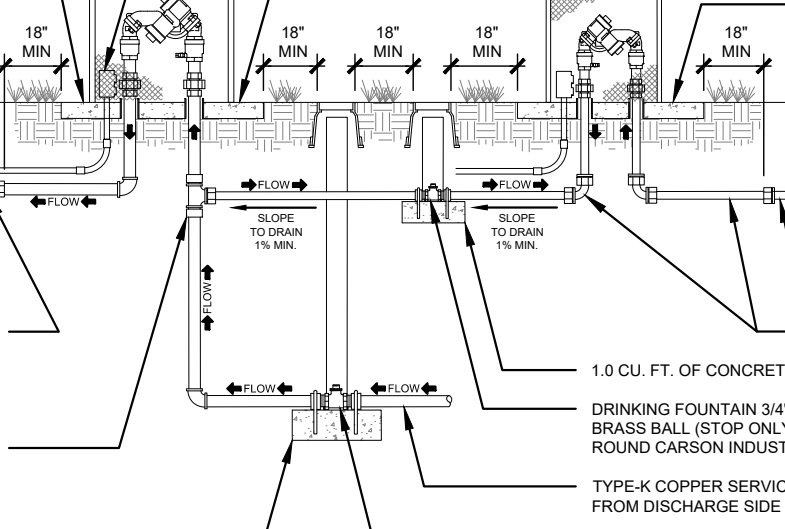
1.0 CU. FT. OF CONCRETE WITH TWO NO.4 STRAPS

DRINKING FOUNTAIN 3/4" AY MCDONALD 76101 REGULAR PATTERN
BRASS BALL (STOP ONLY) VALVE WITH 4" P.V.C. ACCESS STACK AND 10"
ROUND CARSON INDUSTRIES VALVE BOX WITH BOLT DOWN TEE-COVER.

TYPE-K COPPER SERVICE LINE WITH ALL SILVER SOLDERED FITTINGS
FROM DISCHARGE SIDE OF WATER METER.

IRRIGATION SYSTEM AY MCDONALD 76001 CYLINDER PATTERN STOP
AND DRAIN VALVE SIZED TO MATCH IRRIGATION SERVICE LINE WITH 4"
P.V.C. ACCESS STACK AND 10" ROUND CARSON INDUSTRIES VALVE BOX
WITH BOLT DOWN TEE-COVER. (SHOWN BEYOND DRINKING FOUNTAIN
SERVICE LINE).

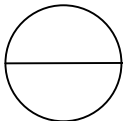
CONCRETE PAD PER
NOTE THIS SHEET



TYPE-K COPPER DISCHARGE
SIDE DROP LEG SERVING
IRRIGATION SYSTEM MAIN LINE
CONVERT TO CL-200 P.V.C. MIN.
18" BEYOND CONCRETE PAD

DRINKING FOUNTAIN POINT OF
CONNECTION ON CHARGED SIDE
DROP LEG 24" BELOW GRADE WITH
SILVER SOLDERED SERVICE TEE

1.5 CU. FT. OF CONCRETE
WITH TWO NO.4 STRAPS



DRINKING FOUNTAIN POINT OF CONNECTION

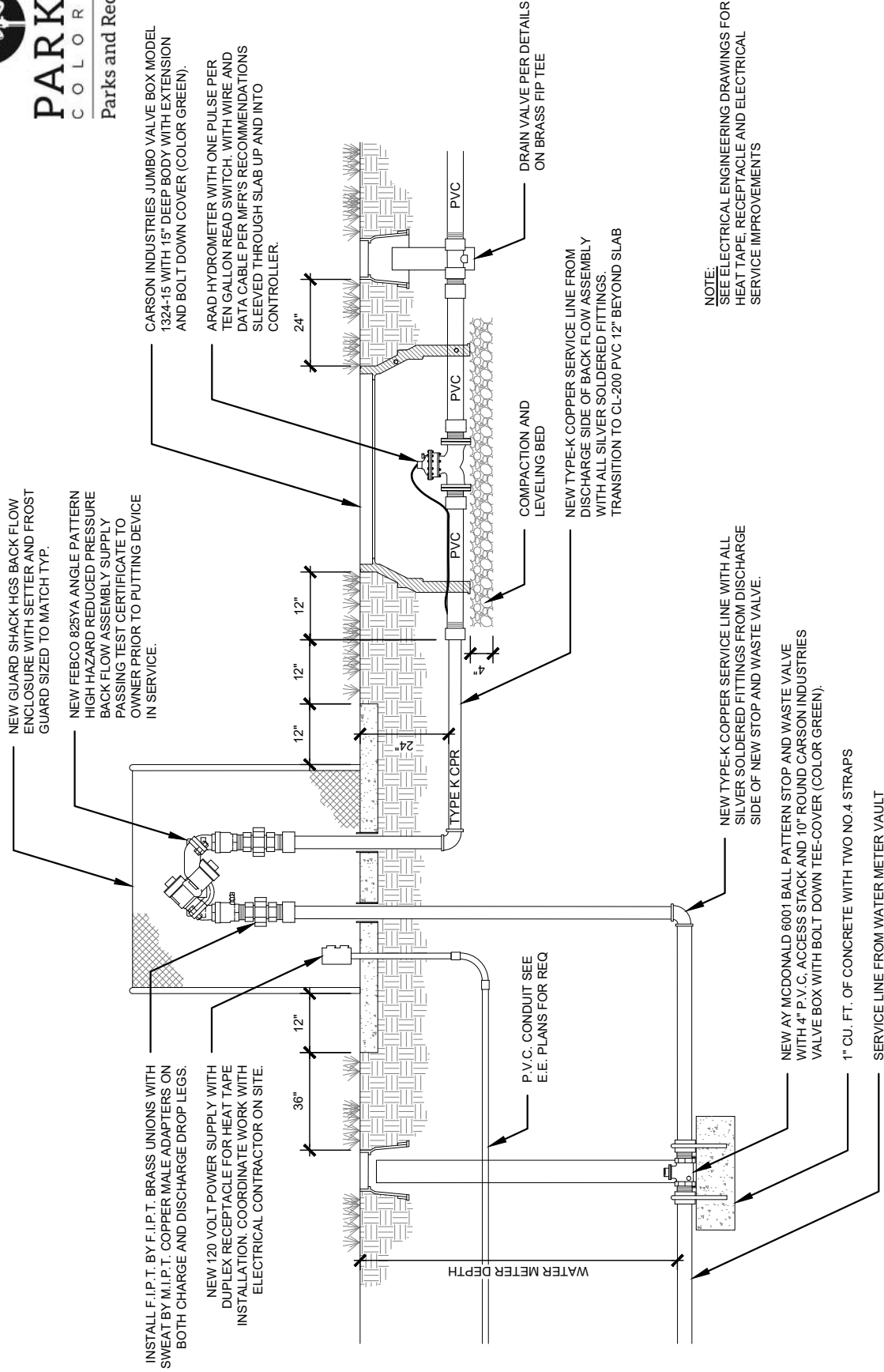
NO SCALE

TOWN OF PARKER STANDARD DETAILS



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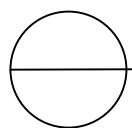
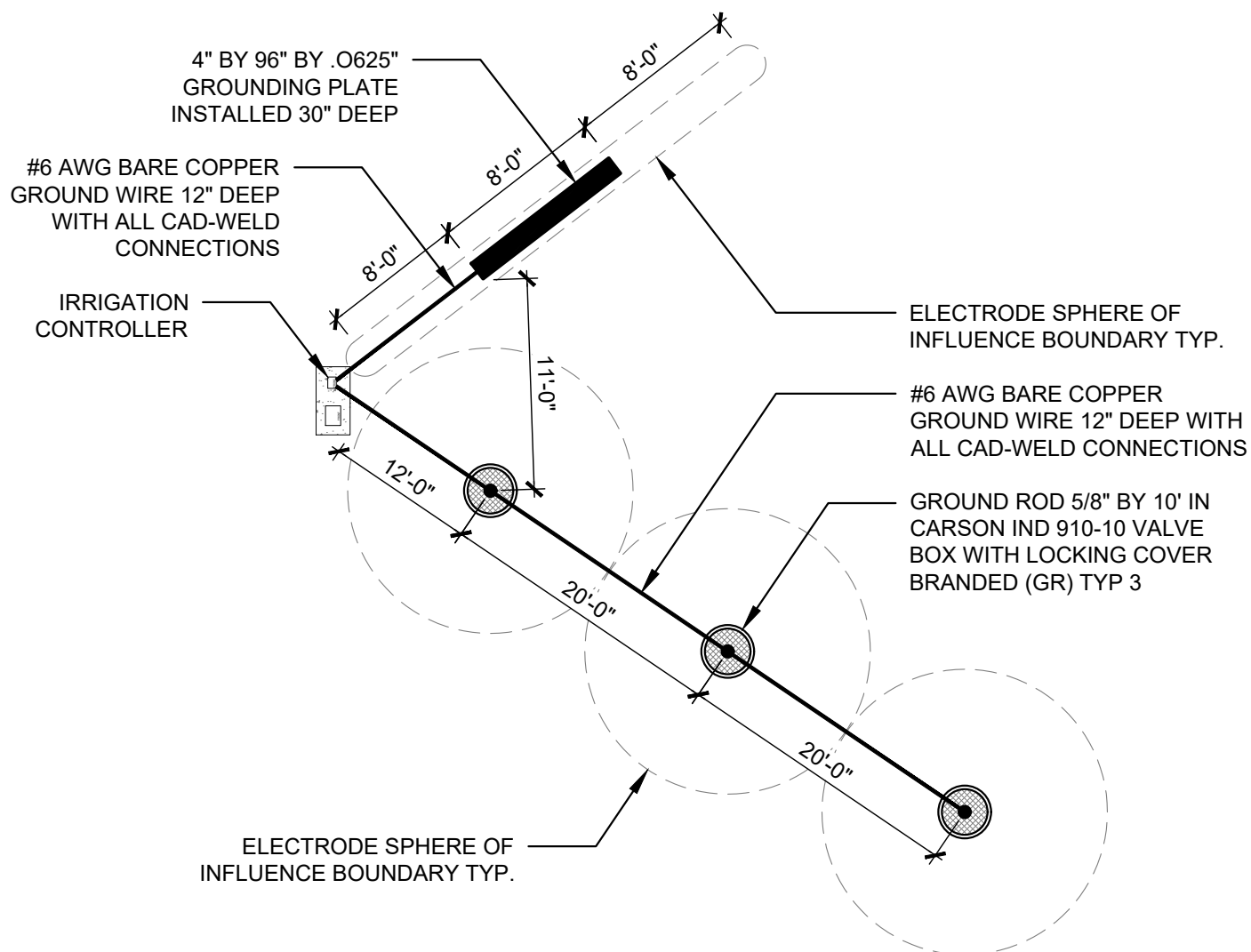
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IRRIGATION SYSTEM POINT OF CONNECTION AND BACK FLOW ASSEMBLY

NO SCALE

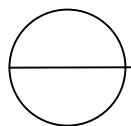
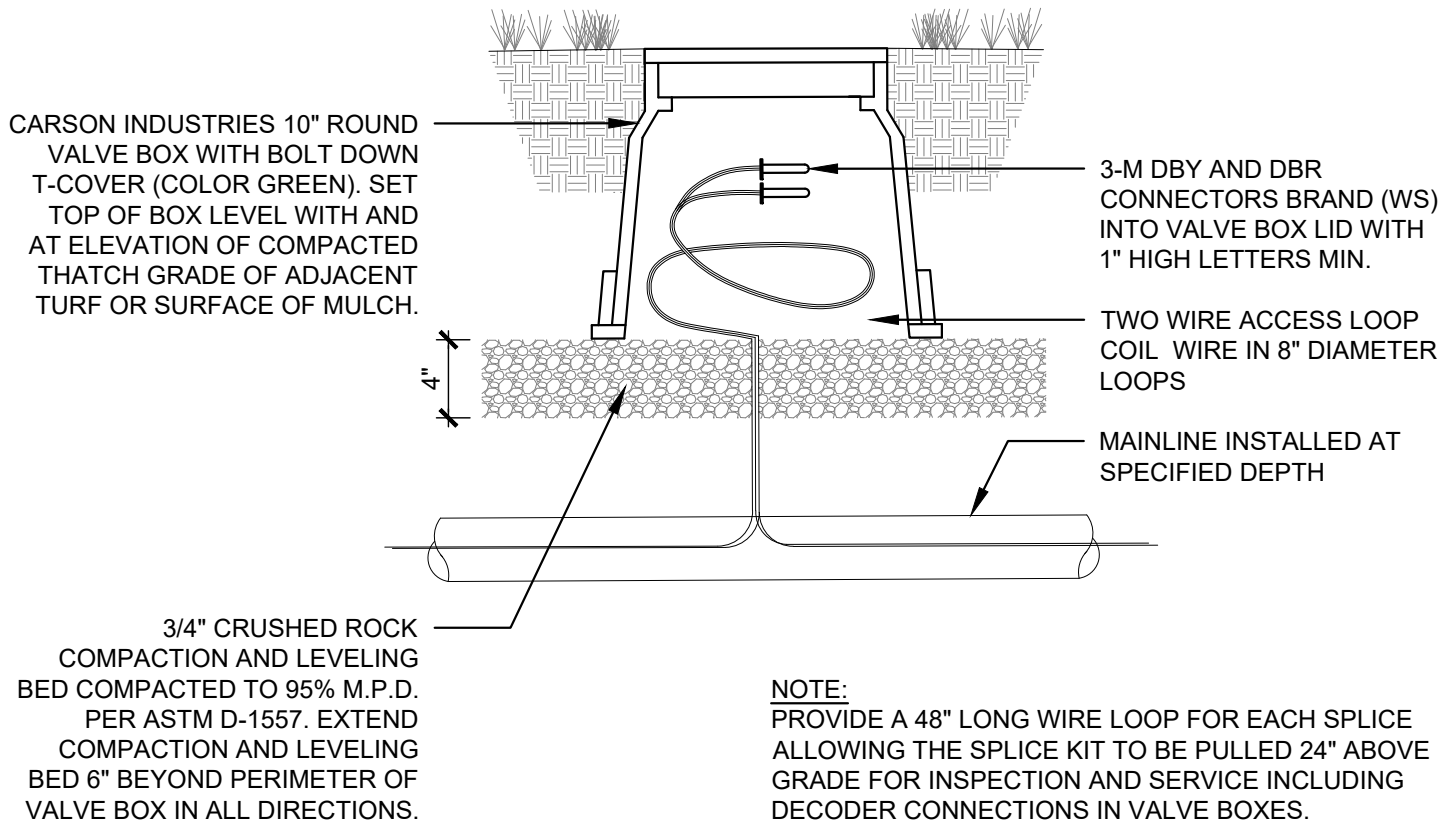
TOWN OF PARKER STANDARD DETAILS



CONTROLLER GROUNDING DIAGRAM

NO SCALE

TOWN OF PARKER STANDARD DETAILS



TWO WIRE PATH WIRE SPLICE ACCESS LOOP

NO SCALE

TOWN OF PARKER STANDARD DETAILS

CARSON INDUSTRIES JUMBO VALVE BOX MODEL 1324-15 WITH 15" DEEP BODY AND BOLT DOWN COVER (COLOR GREEN) FOR 1.5" AND 1" VALVES AND CARSON INDUSTRIES 1730-18 SUPER JUMBO VALVE BOX WITH 18" DEEP BODY AND BOLT DOWN COVER (COLOR GREEN) FOR 2" VALVES. ONE VALVE PER BOX CENTERED BOTH WAYS. SET TOP OF BOX AT COMPACTED THATCH GRADE OF ADJACENT TURF OR SURFACE OF MULCH.

BRAND (CONTROLLER LETTER AND VALVE STATION NUMBER) INTO VALVE BOX LID WITH 1" HIGH LETTERS MIN.

SPEARS P.V.C. UNION MODEL 898 F.I.P. DIM. TO MATCH ELECTRIC CONTROL VALVE

RAIN BIRD EFB-CP-PRS-D SERIES ELECTRIC CONTROL VALVE

SPEARS TRUE UNION BALL VALVE MODEL 1821-SR WITH STEEL REINFORCED THREADED ENDS F.I.P. DIM. TO MATCH ELECTRIC CONTROL VALVE.

ALL MANIFOLD FITTINGS TO MATCH FIP DIMENSION OF ELECTRIC CONTROL VALVE. ALL MANIFOLD COMPONENTS TO BE SCHEDULE 80 P.V.C. FITTINGS AND SCHEDULE 80 P.V.C. NIPPLES SUPPLIED AS SR STEEL REINFORCED

DECODER WITH DBY CONNECTORS

TWO WIRE PATH WITH DBY CONNECTORS

3/4" CRUSHED ROCK COMPACTION AND LEVELING BED COMPACTED TO 95% M.P.D. PER ASTM D-1557. EXTEND COMPACTION AND LEVELING BED 6" BEYOND PERIMETER OF VALVE BOX IN ALL DIRECTIONS.

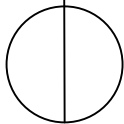
SCHEDULE 80 P.V.C. RISER NIPPLE LENGTH AS REQ. FIP DIMENSION TO MATCH FIP DIMENSION OF ELECTRIC CONTROL VALVE.

NEW CL-200, SDR-21, P.V.C. IRRIGATION MAINLINE.

DO NOT MODIFY SIDE WALLS OF VALVE BOX. ANY MODIFIED VALVE BOX WILL BE REJECTED.

PROVIDE 2" CLEAR BETWEEN UNDERSIDE OF VALVE AND SURFACE OF COMPACTED GRAVEL.

PROVIDE 3" MINIMUM AND 6" MAXIMUM BETWEEN UNDERSIDE OF VALVE BOX LID AND TOP OF FLOW CONTROLS FULLY EXTENDED.



TWO WIRE PATH WIRE ELECTRIC CONTROL VALVE

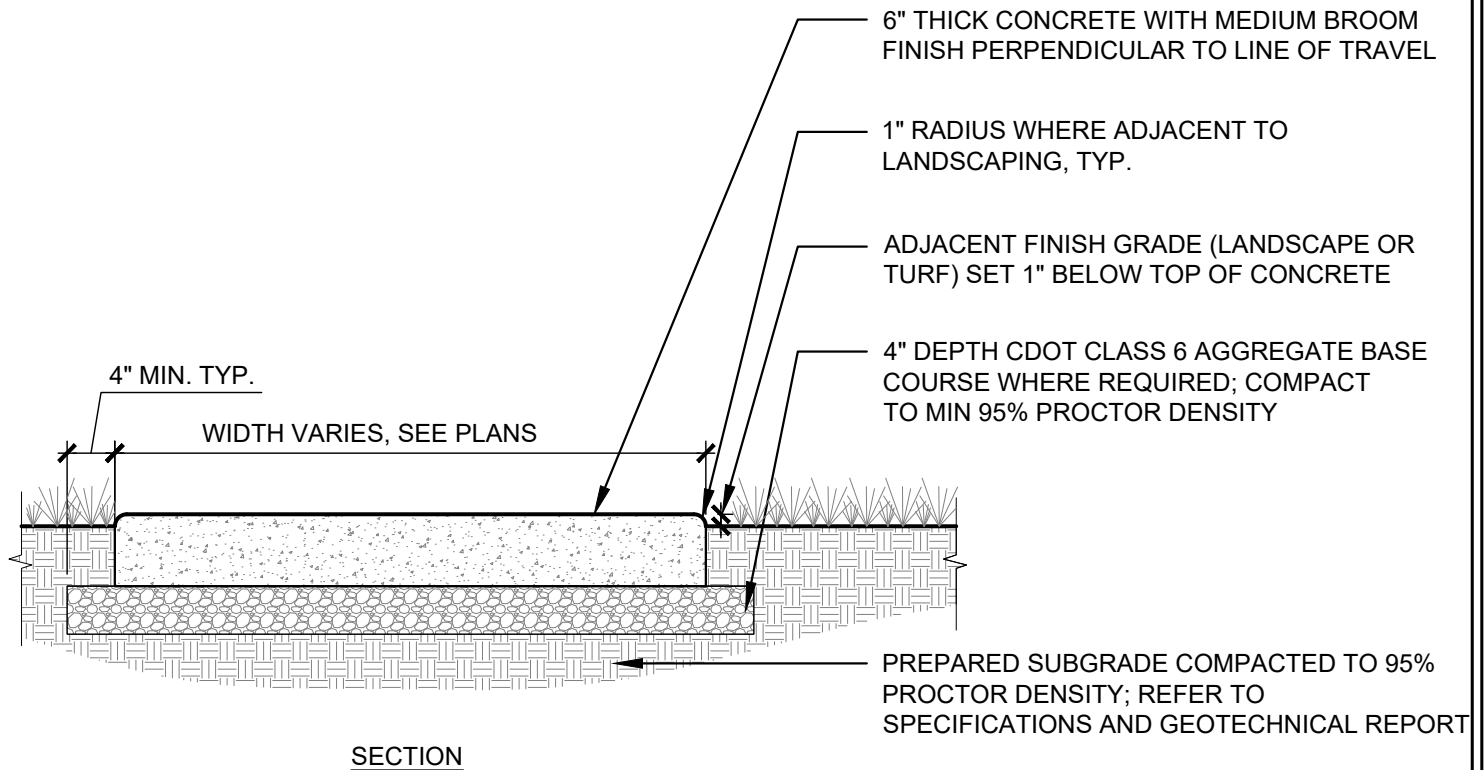
NO SCALE



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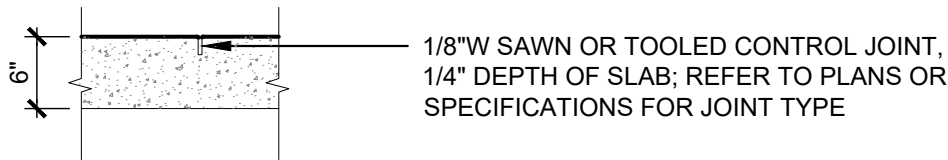


NOTES:

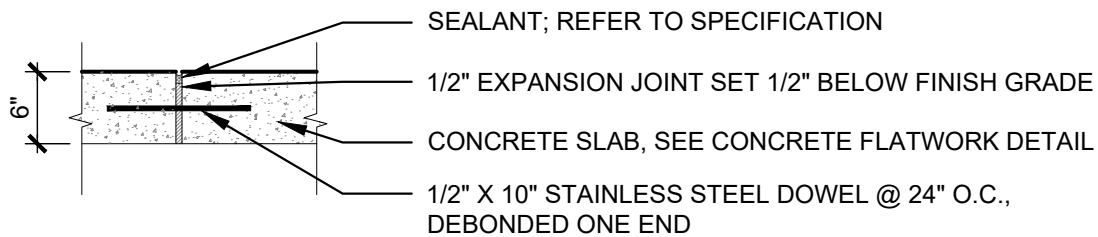
1. CONCRETE TO BE FIBER MESH REINFORCED, 4500 PSI 28-DAY COMPRESSIVE STRENGTH CONFORMING TO CDOT CLASS P PORTLAND CEMENT CONCRETE PAVEMENT.
2. PROVIDE EXPANSION JOINTS @ 60'-0" O.C. MAX., OR AS SHOWN ON DRAWINGS.
3. CONTROL JOINTS IN SIDEWALKS APPROXIMATELY WIDTH OF WALK OR 6'-0" MIN. O.C.- TYPICAL, UNLESS OTHERWISE NOTED.
4. PROVIDE NO SHINE TROWEL EDGES.
5. CROSS-SLOPE TO DRAIN AT 1.75% OR AS SHOWN ON PLANS.
6. REFER TO GEOTECH REPORT FOR ADDITIONAL RECOMMENDATIONS.



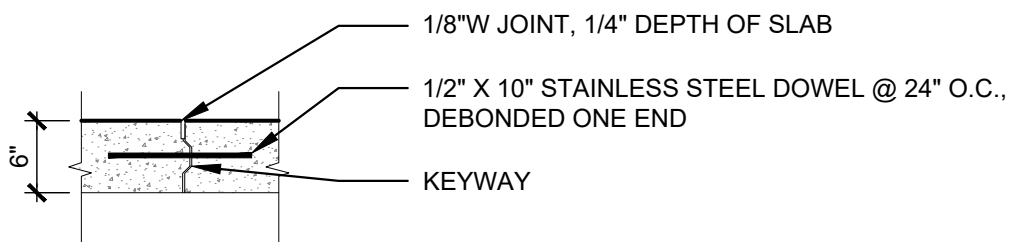
TOWN OF PARKER STANDARD DETAILS



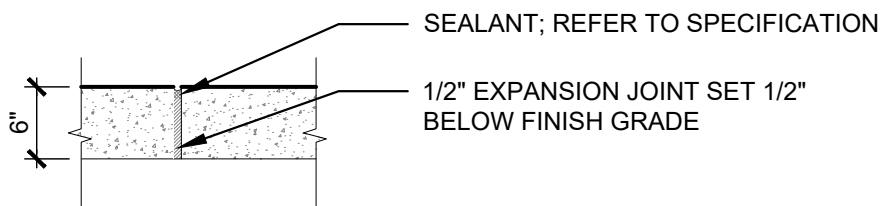
CONTROL JOINT



EXPANSION JOINT

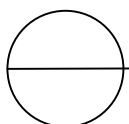


CONSTRUCTION JOINT



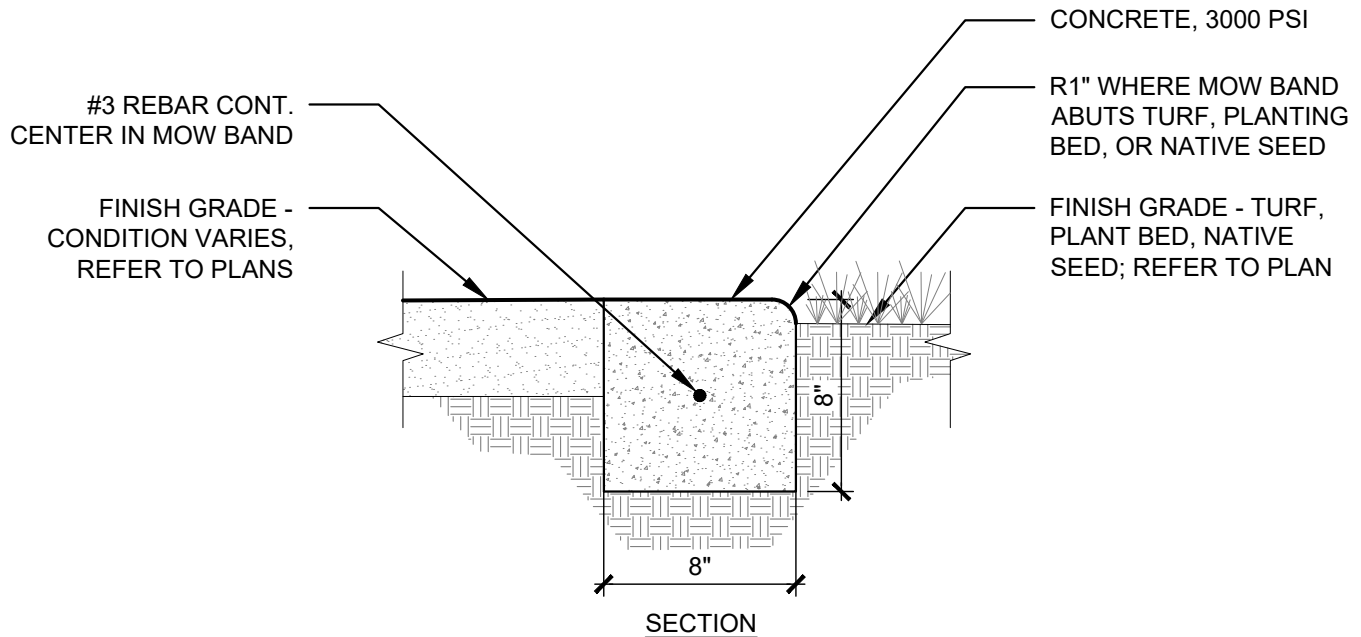
ISOLATION JOINT

NOTE:
SAWN JOINTS ARE REQUIRED ON ALL TRAILS.



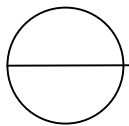
CONCRETE FLATWORK - JOINTS

TOWN OF PARKER STANDARD DETAILS



NOTES:

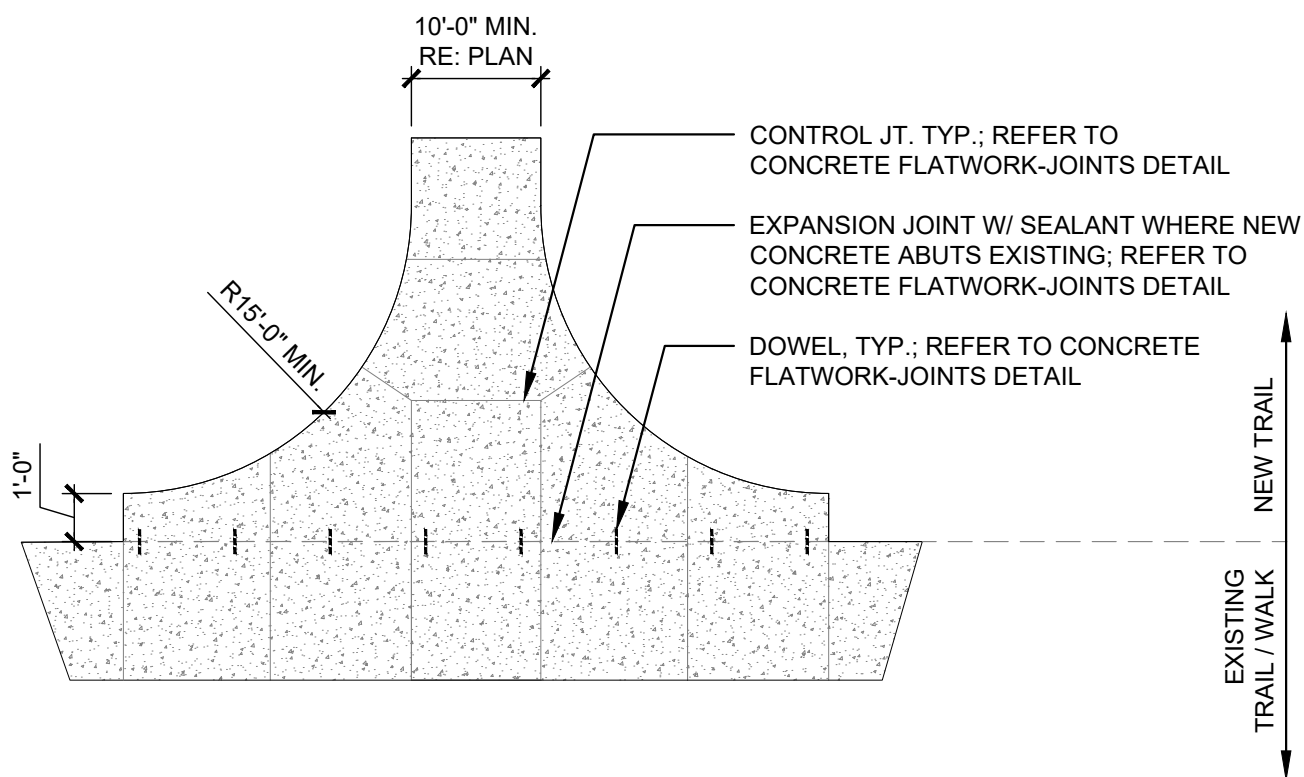
1. PROVIDE CONTROL JOINTS AT 10' O.C. MIN, TYPICAL
2. PROVIDE EXPANSION JOINT WHERE MOW BAND ABUTS FIXED STRUCTURE SUCH AS FACE OF BUILDING, WALLS, CURBS, UTILITY STRUCTURES, ETC.
3. TOP OF CONCRETE MOW BAND TO BE THE FOLLOWING DIMENSION ABOVE TOP OF ADJACENT MATERIAL:
 - 1.5" ABOVE NATIVE SEED OR PLANTING BED
 - FLUSH WITH ADJACENT PAVING



CONCRETE MOW BAND

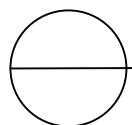
1 1/2" = 1'-0"

TOWN OF PARKER STANDARD DETAILS



NOTE:

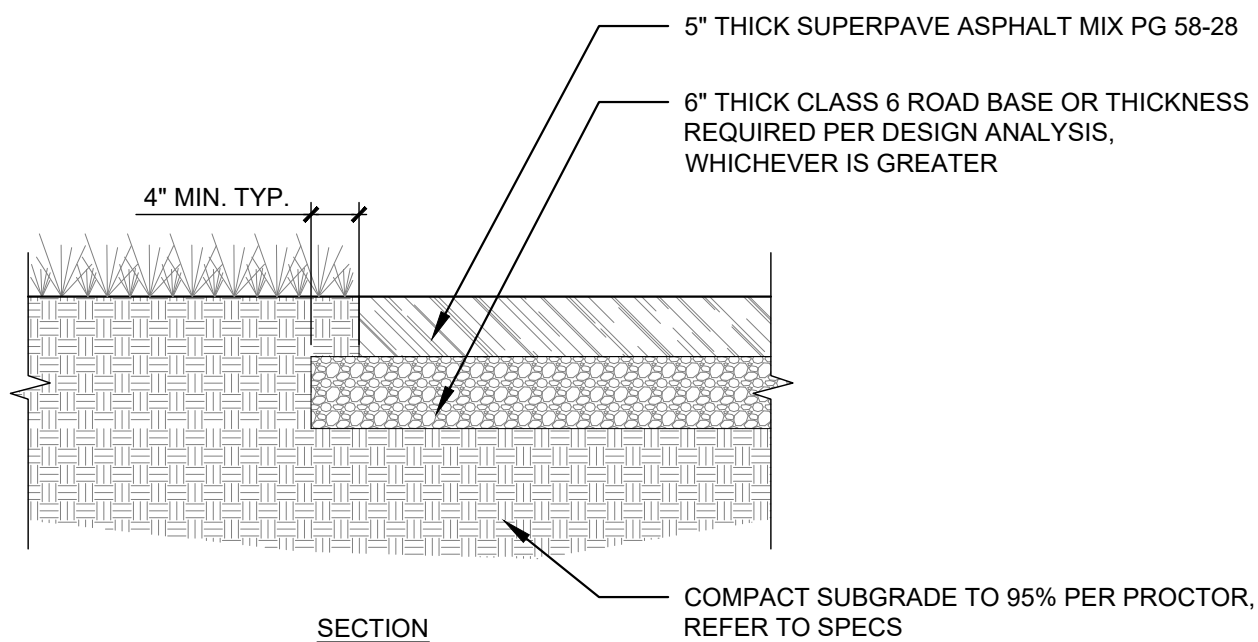
TRAIL INTERSECTIONS SHALL BE AS PERPENDICULAR AS POSSIBLE (NO LESS THAN 70 DEGREE).



CONCRETE TRAIL INTERSECTION

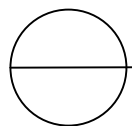
1/4" = 1'-0"

TOWN OF PARKER STANDARD DETAILS



NOTES:

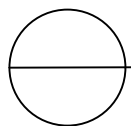
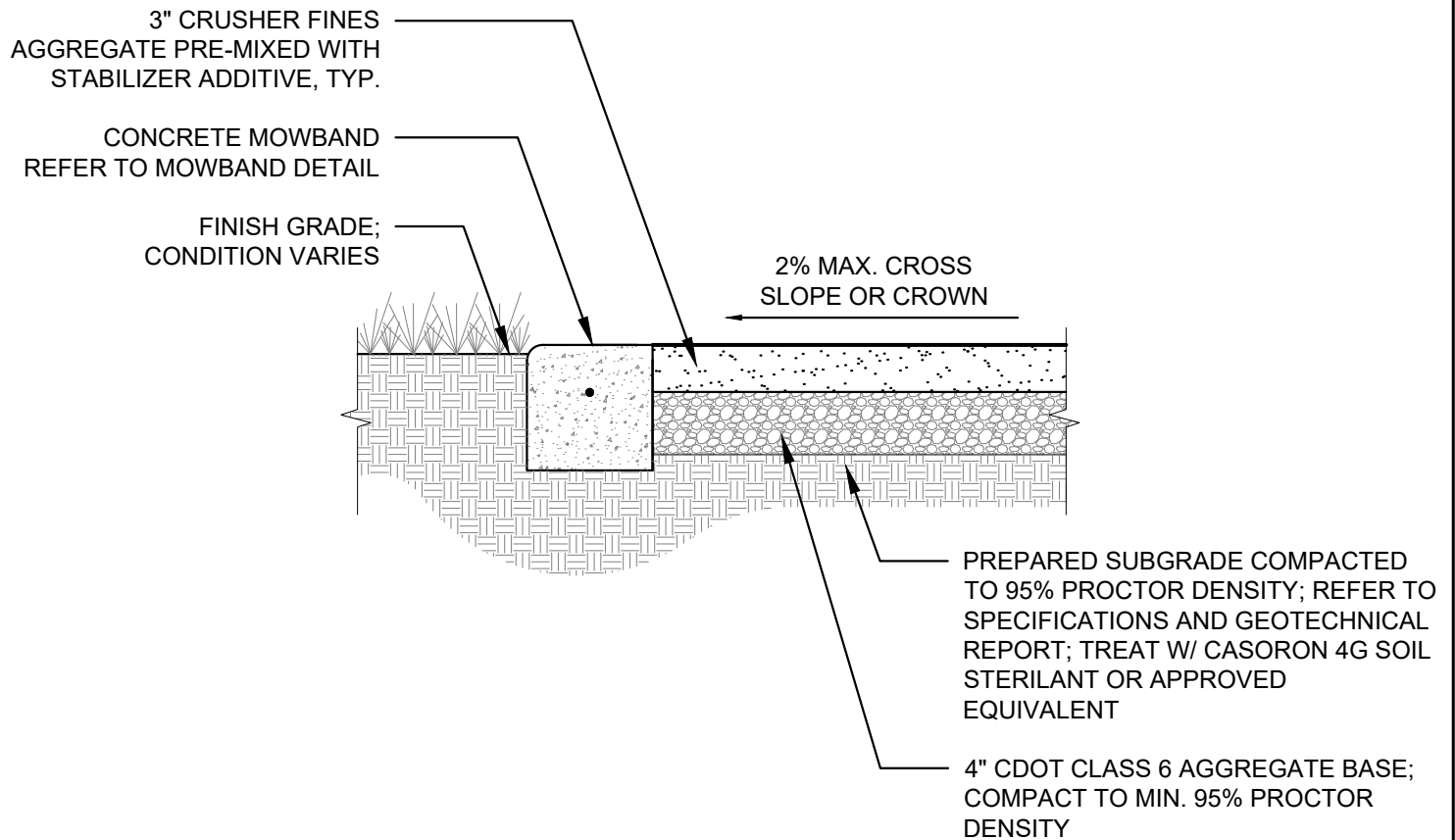
1. MATERIALS AND PROFILE TO CONFORM TO ROADWAY DESIGN AND CONSTRUCTION CRITERIA
MANUAL SECTION 6.0.



ASPHALT - SINGLE LIFT

3/4" = 1'-0"

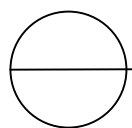
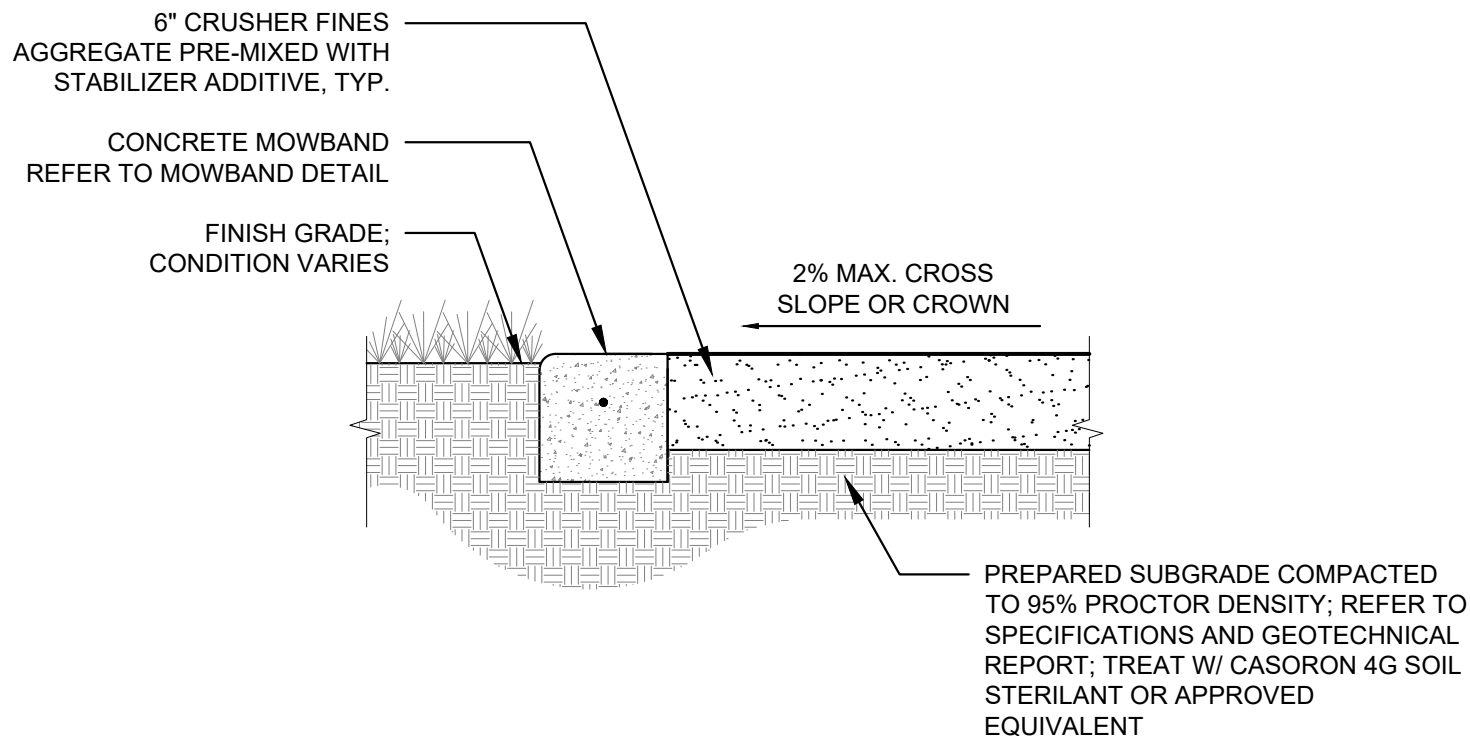
TOWN OF PARKER STANDARD DETAILS



CRUSHER FINES PAVING - ON AGGREGATE BASE

1" = 1'-0"

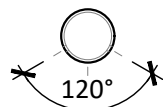
TOWN OF PARKER STANDARD DETAILS



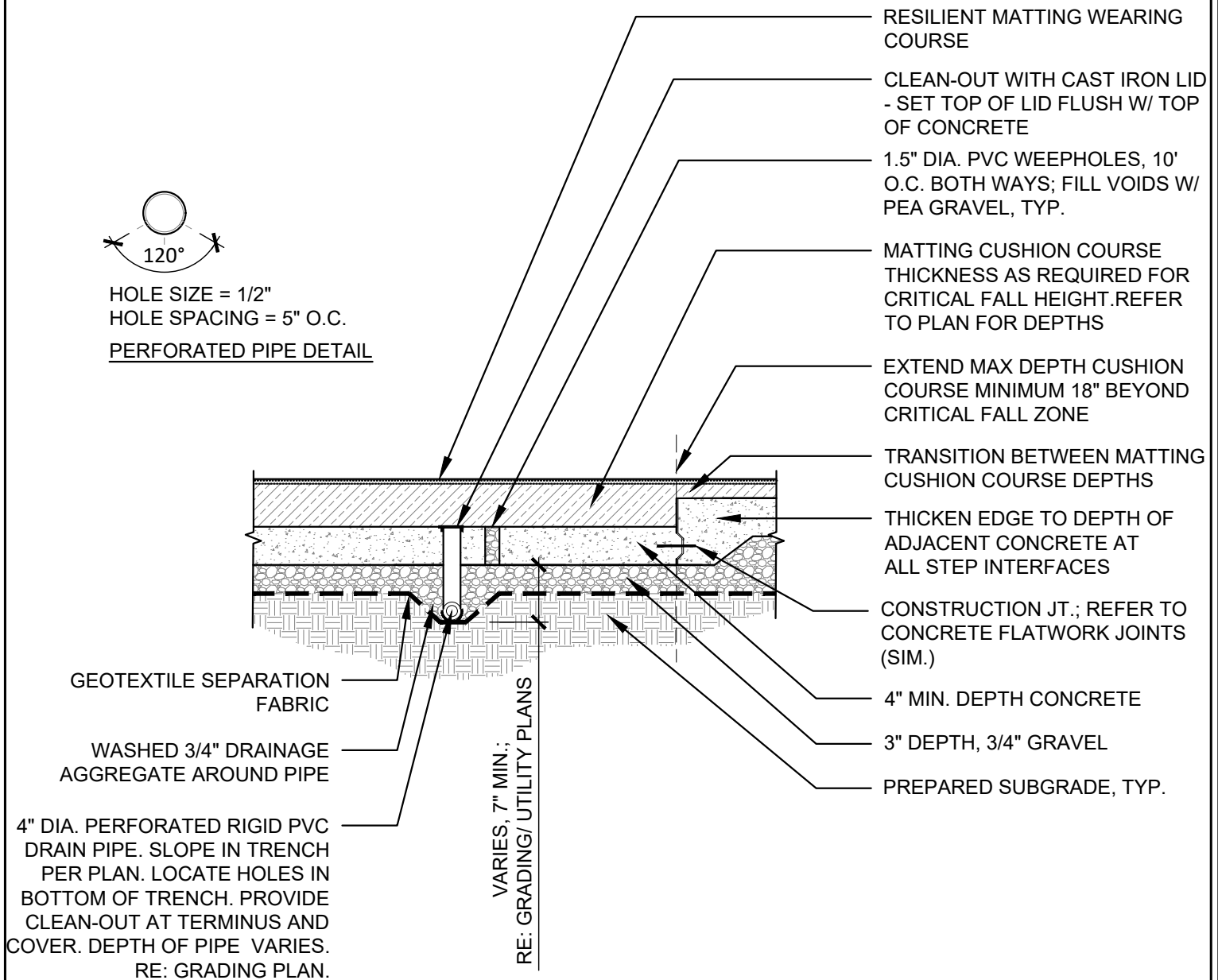
CRUSHER FINES PAVING - ON SUBGRADE

1" = 1'-0"

TOWN OF PARKER STANDARD DETAILS

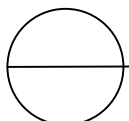


HOLE SIZE = 1/2"
HOLE SPACING = 5" O.C.
PERFORATED PIPE DETAIL



NOTES:

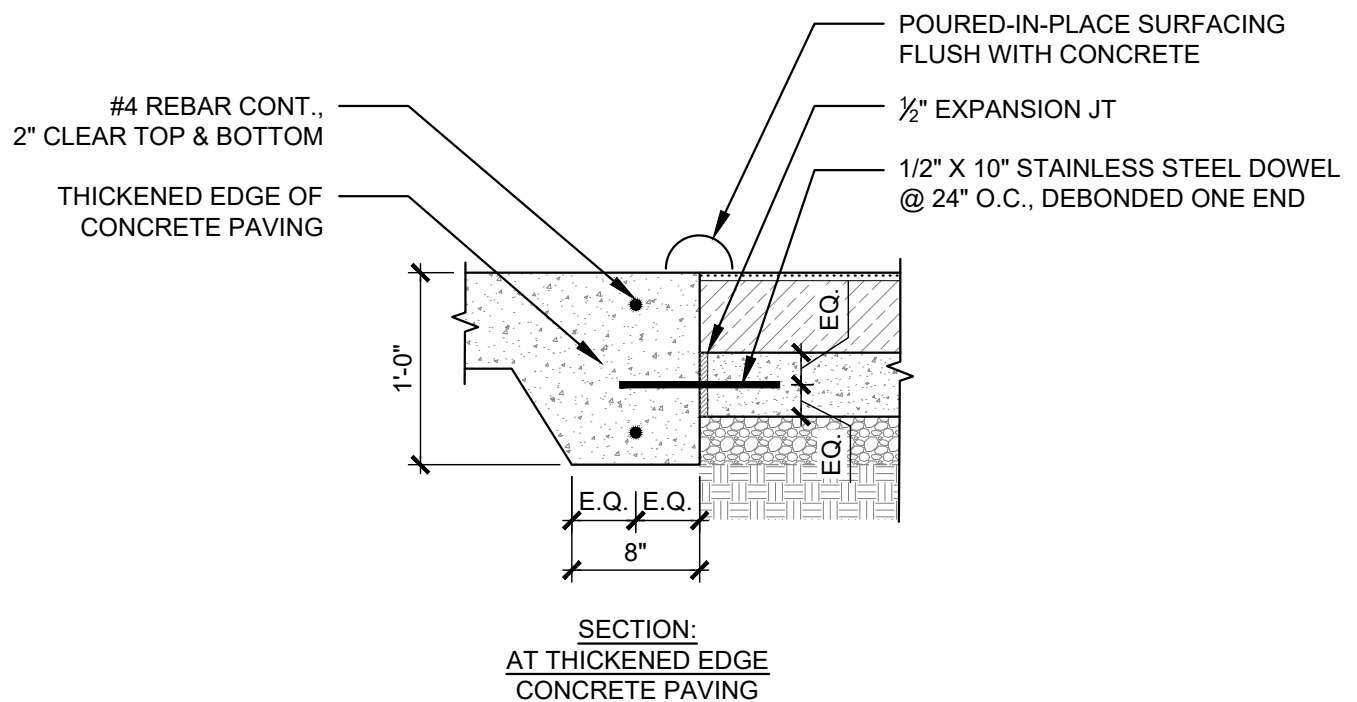
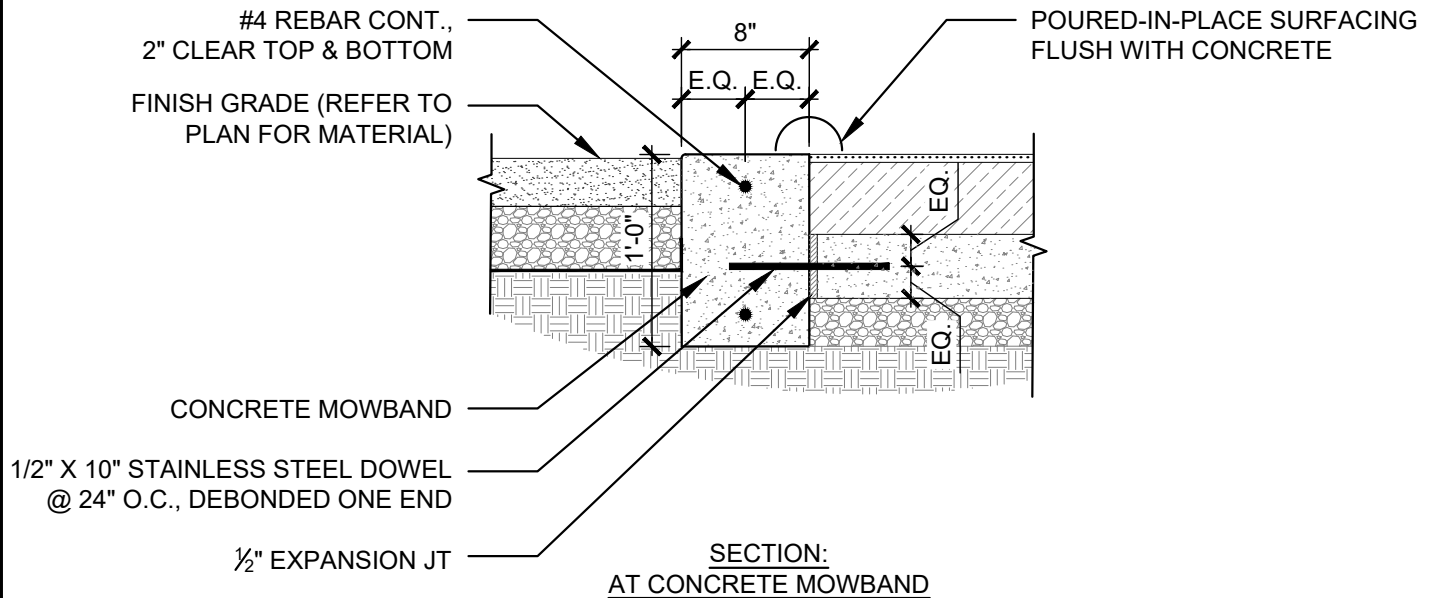
1. ALL PERFORATED PIPE AND FITTINGS SHALL BE SCHEDULE 40 AND SHALL MEET ASTM D2729 OR ASTM F758.
2. SLEEVE ALL PENETRATIONS AT WALLS AND UNDER WALKS, MOWBANDS, ETC.



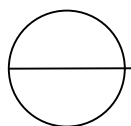
POURED-IN-PLACE PLAYGROUND SURFACING

3/4" = 1'-0"

TOWN OF PARKER STANDARD DETAILS



POURED-IN-PLACE SAFETY SURFACING - EDGE RESTRAINT

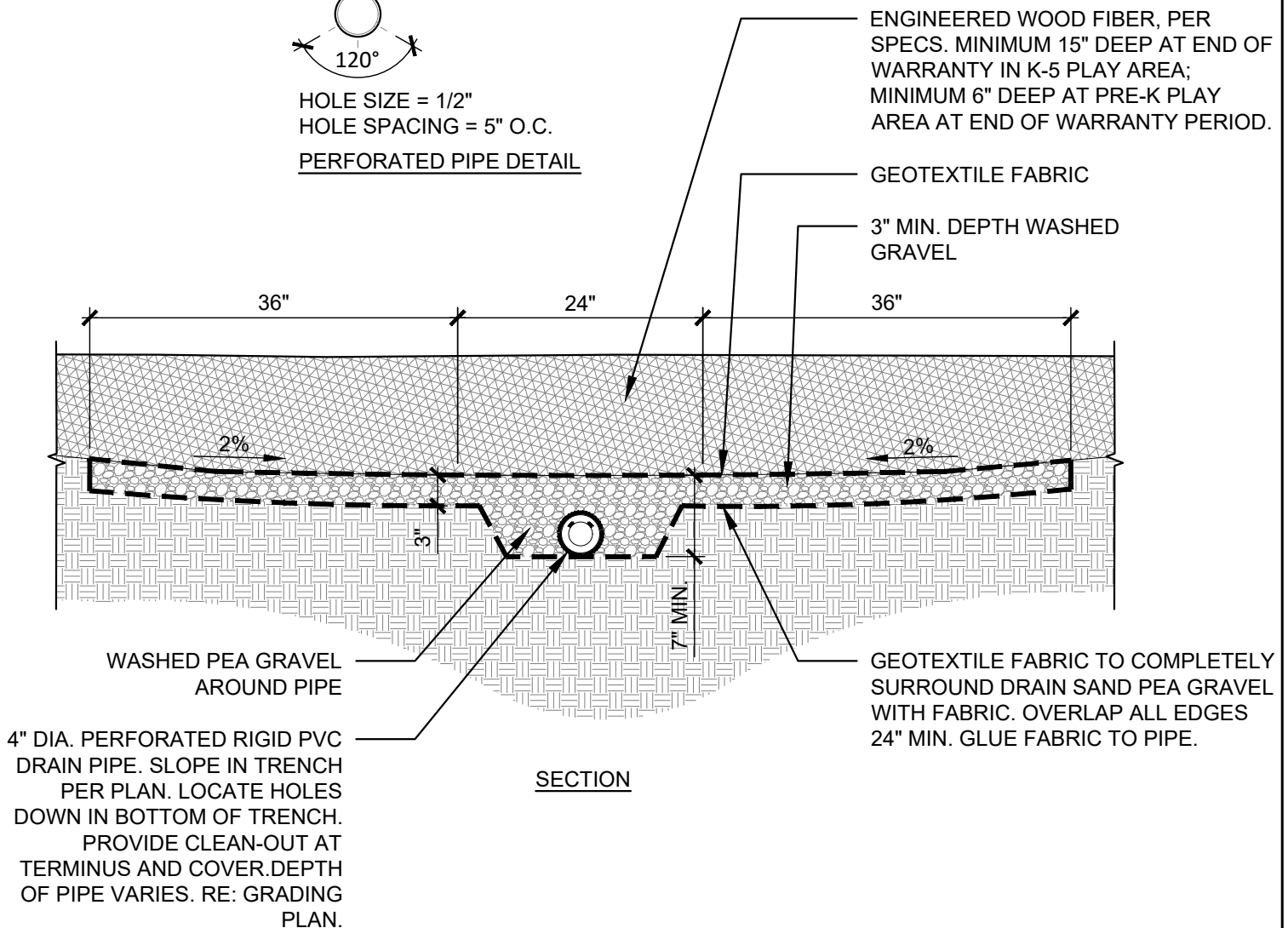
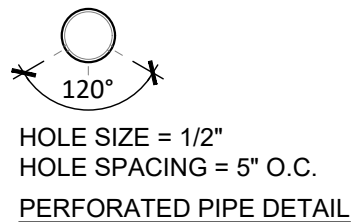
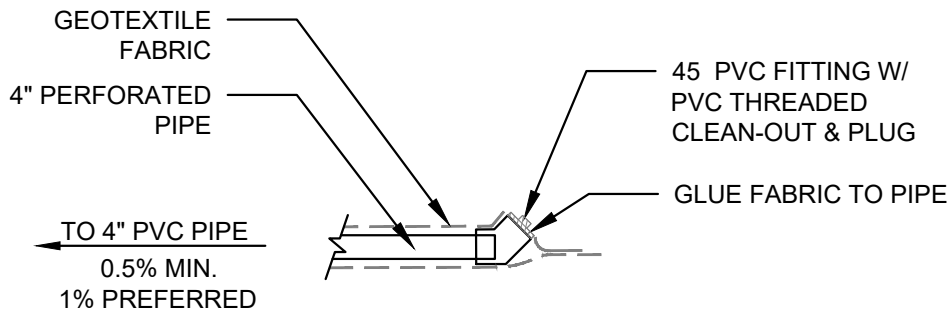


1" = 1'-0"

TOWN OF PARKER STANDARD DETAILS

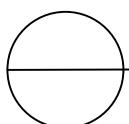


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NOTES:

1. ALL PERFORATED PIPE AND FITTINGS SHALL BE SCHEDULE 40 AND SHALL MEET ASTM D2729 OR ASTM F758.
2. SLEEVE ALL PENETRATIONS AT WALLS AND UNDER WALKS, MOWBANDS, ETC.



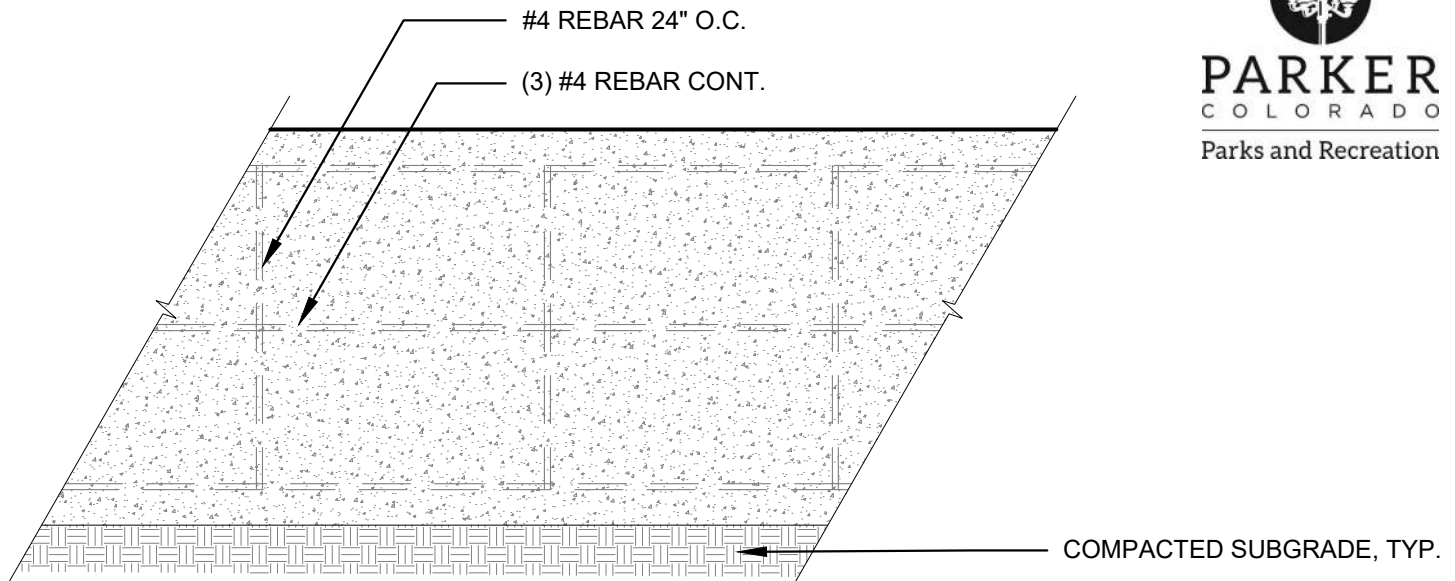
ENGINEERED WOOD FIBER (EWF) SURFACING

3/4" = 1'-0"

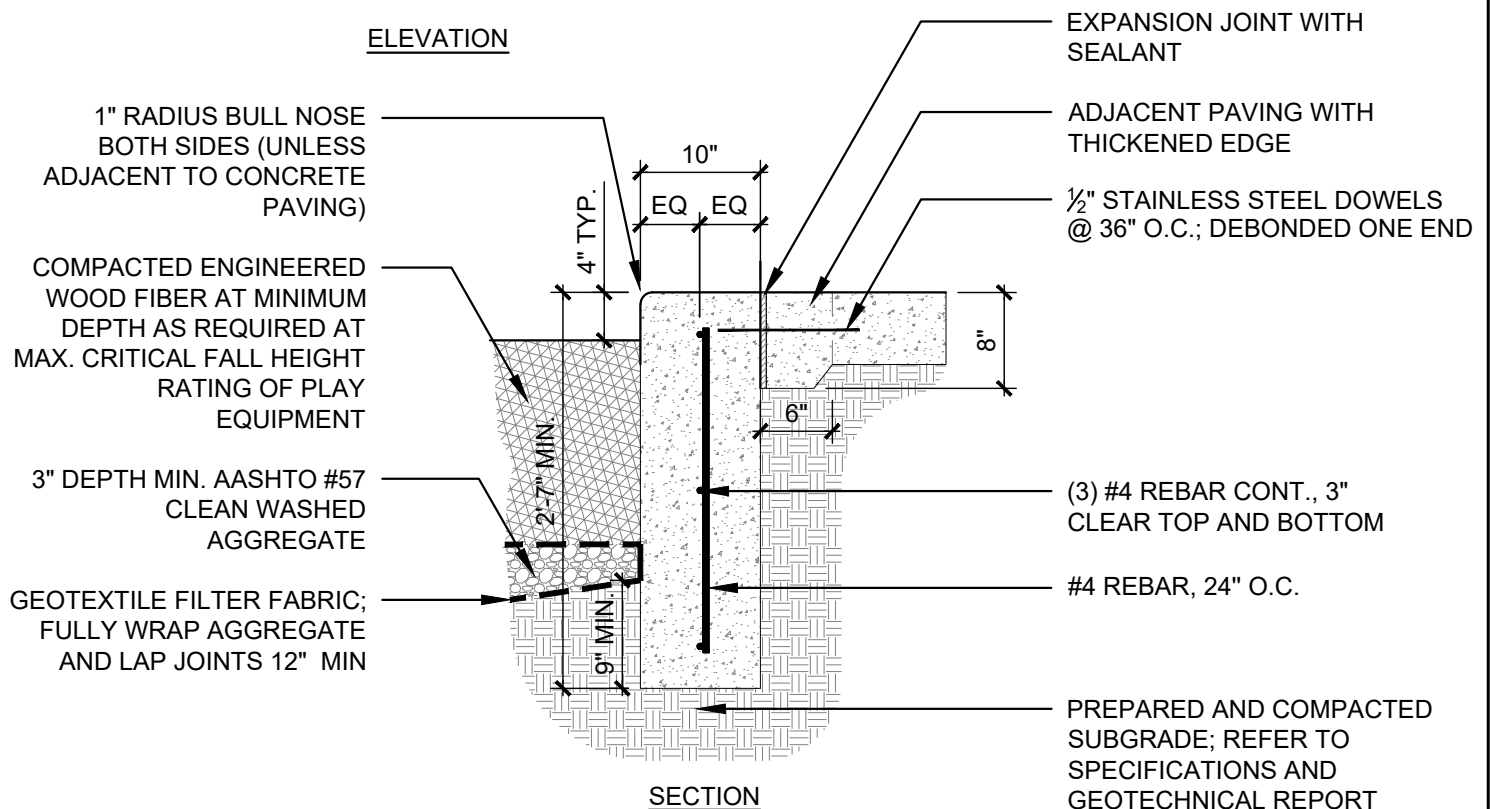
TOWN OF PARKER STANDARD DETAILS



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ELEVATION

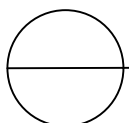


SECTION

NOTES:

1. SAW CUT CONTINUOUS CONTROL JOINTS INTO FULL HEIGHT OF VERT. FACE AND TOP OF STEM WALL AT 10'-0" O.C. MAX OR ALIGN WITH EVERY OTHER CONTROL JOINT WHEN ADJACENT TO CONCRETE PAVING.
2. EXPOSED FACES SHALL BE FINISHED IN ACCORDANCE WITH AMERICAN CONCRETE INSTITUTE (ACI) "CSC2" FOR FORMED CONCRETE SURFACES. REFER TO ACI 347.3R-13.
3. ENGINEERED WOOD FIBER (EWF). EWF TO BE 12" MINIMUM DEPTH REQUIRED AT END OF WARRANTY PERIOD TO MEET MAX. CRITICAL FALL HEIGHT RATING OF PLAY EQUIPMENT.

PLAY AREA EDGE AT ENGINEERED WOOD FIBER SURFACING



3/4" = 1'-0"

DATE: MAY 2023 | DETAIL PV-11

FINISH GRADE; RE: CONCRETE FLATWORK DETAIL
- PROVIDE THICKENED EDGE OF CONC. WHERE CONC. FLATWORK IS PROVIDED

1/2" RADIUS, TYP.

TURF ATTACHMENT PER MFR. INSTRUCTIONS

2" X 4" PRESSURE TREATED LUMBER
NAILER BOARD

STAINLESS STEEL CONCRETE ANCHOR, 18" O.C.
- EMBED MIN. DEPTH PER MFR. INSTRUCTIONS

SEE EDGE RESTRAINT ENLARGEMENT

TOP OF SYNTHETIC TURF, FINISHED GRADE, RE: PLANS

SHOCK ATTENUATION PAD, IF APPLICABLE

2" DEPTH LEVELING COURSE FOR SYNTHETIC TURF

6" DEPTH WASHED DRAINAGE AGGREGATE

KEEP LEVELING COURSE CLEAR 1'-6" BEYOND TRENCH; TYP.

SLOPE @ 0.5% MIN.

CL DRAINAGE TRENCH

VARIES SEE PLAN

1'-0"

6"

GEOTEXTILE FABRIC

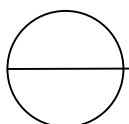
PERFORATED HDPE DRAIN PIPE SET IN $\frac{3}{4}$ " WASHED CRUSHED GRAVEL. PIPE SIZE VARIES, RE: PLANS.

VARIES +/- 6'-0"; RE: PLANS

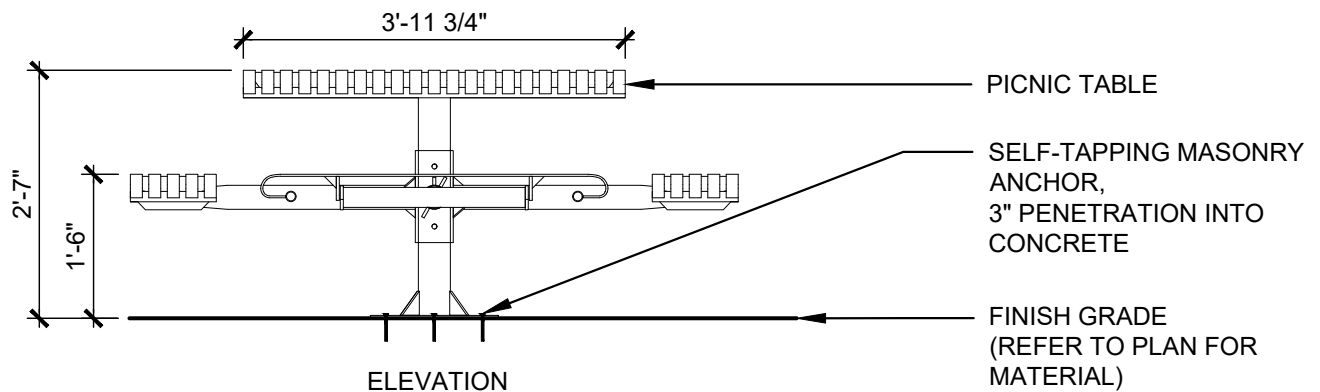
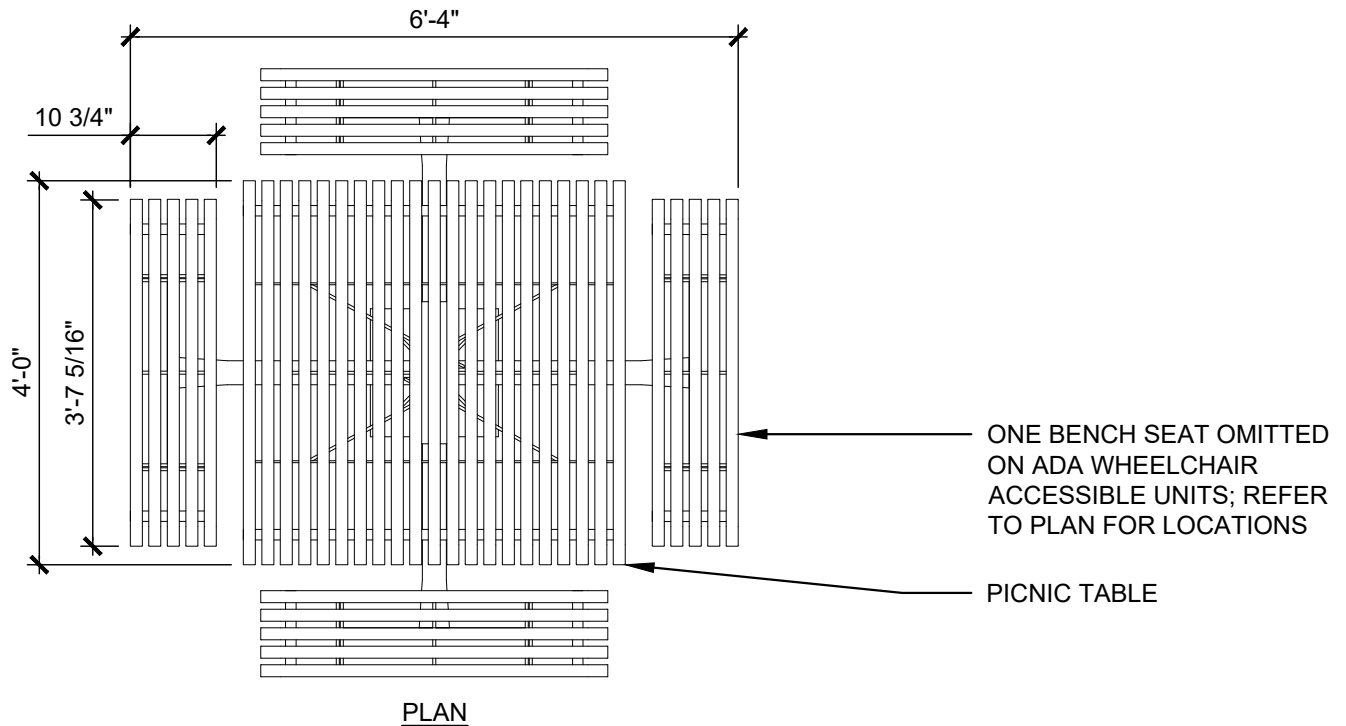
1'-0"

1'-0"

1. RE: GEOTECH REPORT FOR SUB-GRADE PREPARATION RECOMMENDATIONS

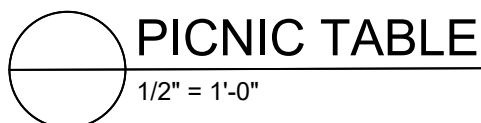

$$\frac{3}{4}'' = 1'-0''$$

TOWN OF PARKER STANDARD DETAILS



NOTES:

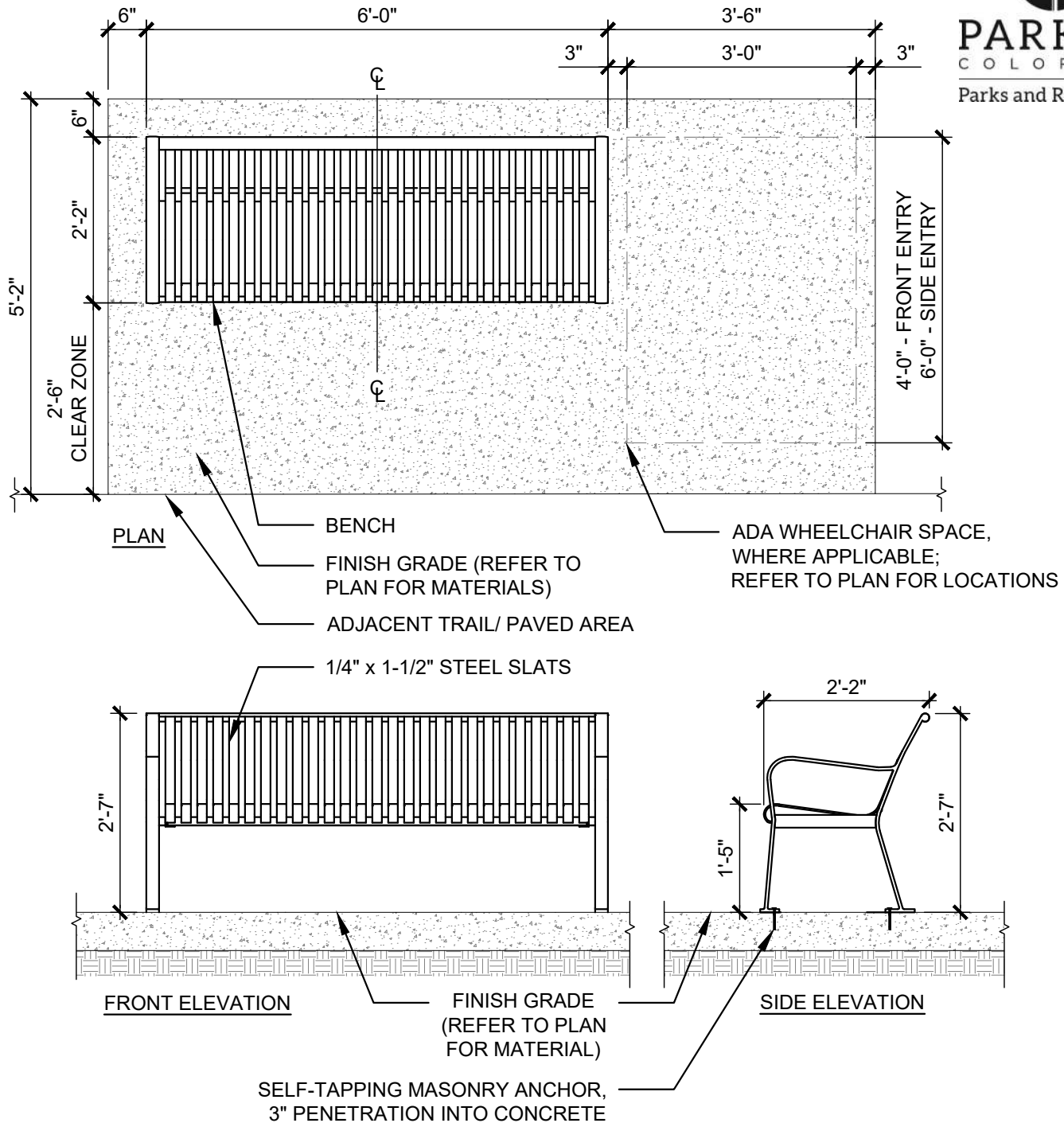
1. BASIS-OF-DESIGN PICNIC TABLE:
VICTOR STANLEY (MFR). MODEL CRPR-4 48" SQUARE TOP (4-SEAT) AND MODEL CRPR-3 48" SQUARE TOP (3-SEAT; ADA WHEELCHAIR ACCESSIBLE).
2. WHERE TABLE SITS ON UNIT PAVING OR CRUSHER FINES PAVING, MASONRY ANCHOR TO EXTEND THROUGH UNIT PAVING AND EMBED INTO C.I.P. CONCRETE SLAB OR FOOTING TO MIN. 3" DEPTH.



TOWN OF PARKER STANDARD DETAILS

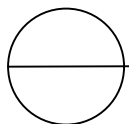


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NOTES:

1. BASIS-OF-DESIGN BENCH: VICTOR STANLEY. RB-28 (BACKED), 6'-0"L x 2'-0"W x 1'-5"H BENCH, COLOR: STANDARD BLACK, SURFACE MOUNTED; MASONRY ANCHOR SIZE AS RECOMMENDED BY MFR.
2. WHERE BENCH SITS ON UNIT PAVING OR CRUSHER FINES PAVING, MASONRY ANCHOR TO EXTEND THROUGH UNIT PAVING AND EMBED INTO C.I.P. CONCRETE SLAB OR FOOTING TO MIN. 3" DEPTH.
3. PAD THICKNESS 4" PER PLANS AND FLATWORK DETAILS.



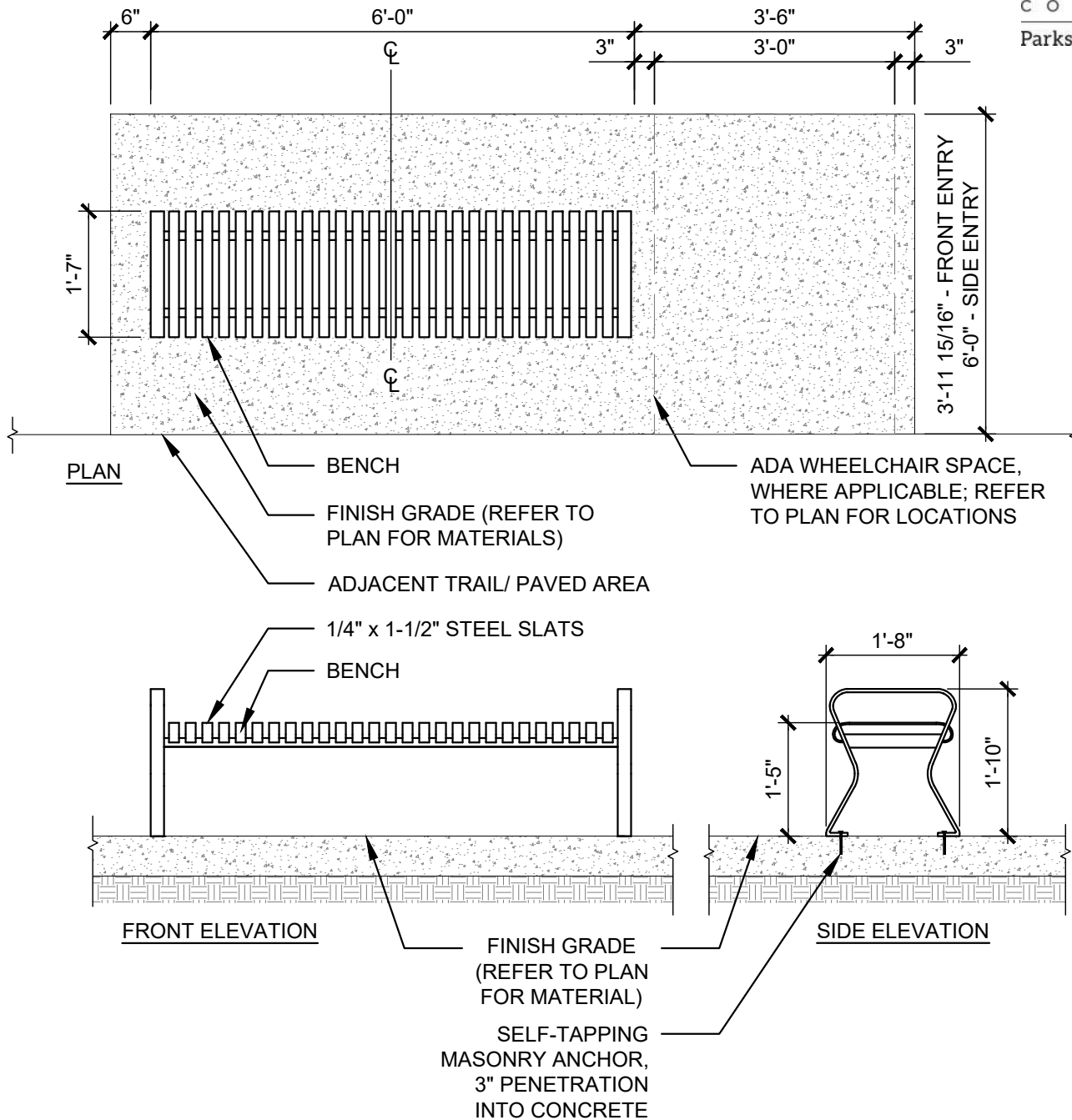
BENCH (BACKED)

1/2" = 1'-0"

TOWN OF PARKER STANDARD DETAILS

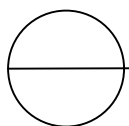


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NOTES:

1. BASIS-OF-DESIGN BENCH: VICTOR STANLEY. RB-12 (BACKLESS), 6'-0"L x 1'-8"W x 1'-5"H BENCH. COLOR: STANDARD BLACK. SURFACE MOUNTED; MASONRY ANCHOR SIZE AS RECOMMENDED BY MFR.
2. WHERE BENCH SITS ON UNIT PAVING OR CRUSHER FINES PAVING, MASONRY ANCHOR TO EXTEND THROUGH UNIT PAVING AND EMBED INTO C.I.P. CONCRETE SLAB OR FOOTING TO MIN. 3" DEPTH.
3. PAD THICKNESS 4" PER PLANS AND FLATWORK DETAILS.



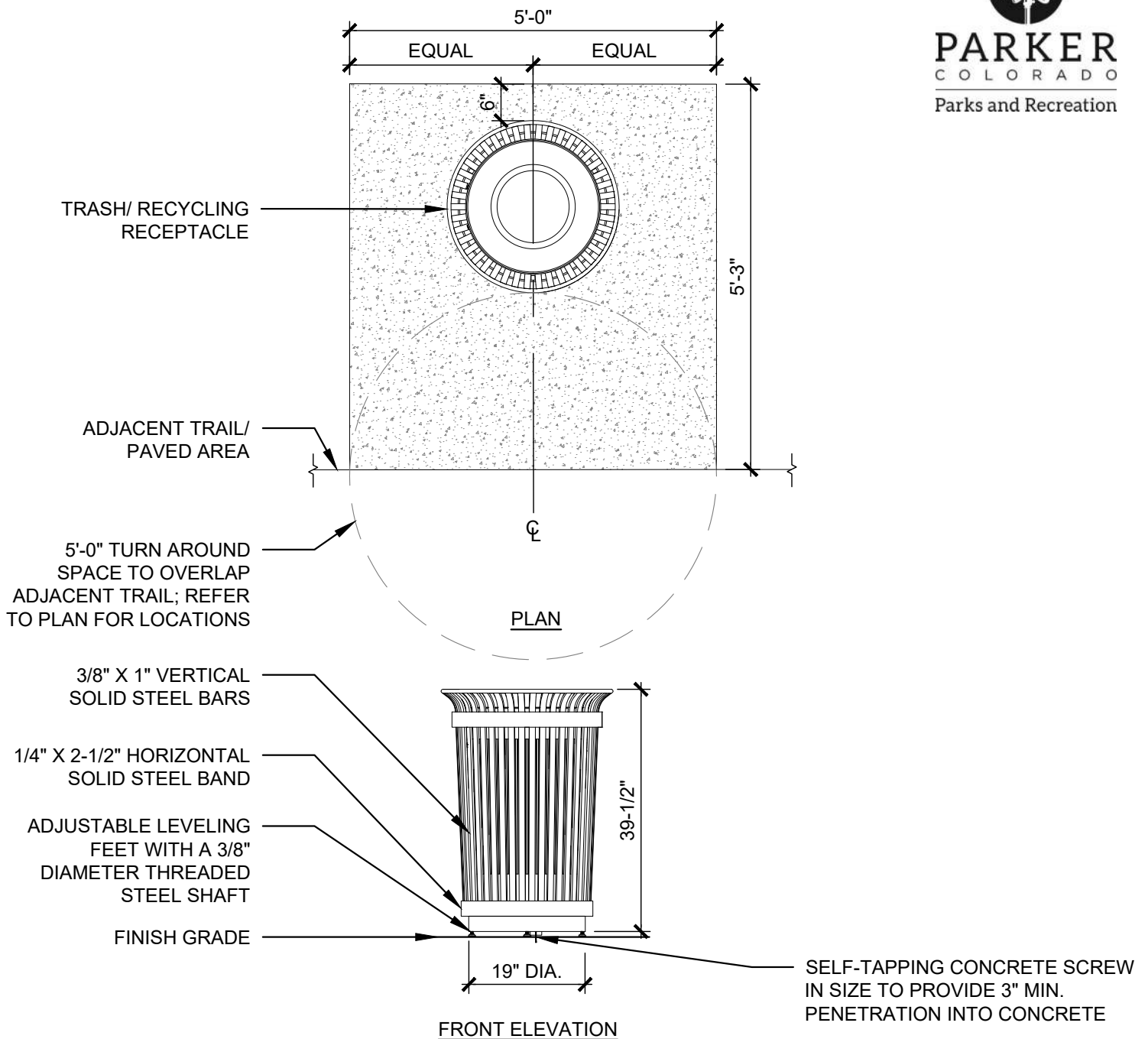
BENCH (BACKLESS)

1/2" = 1'-0"

TOWN OF PARKER STANDARD DETAILS

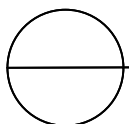


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NOTES:

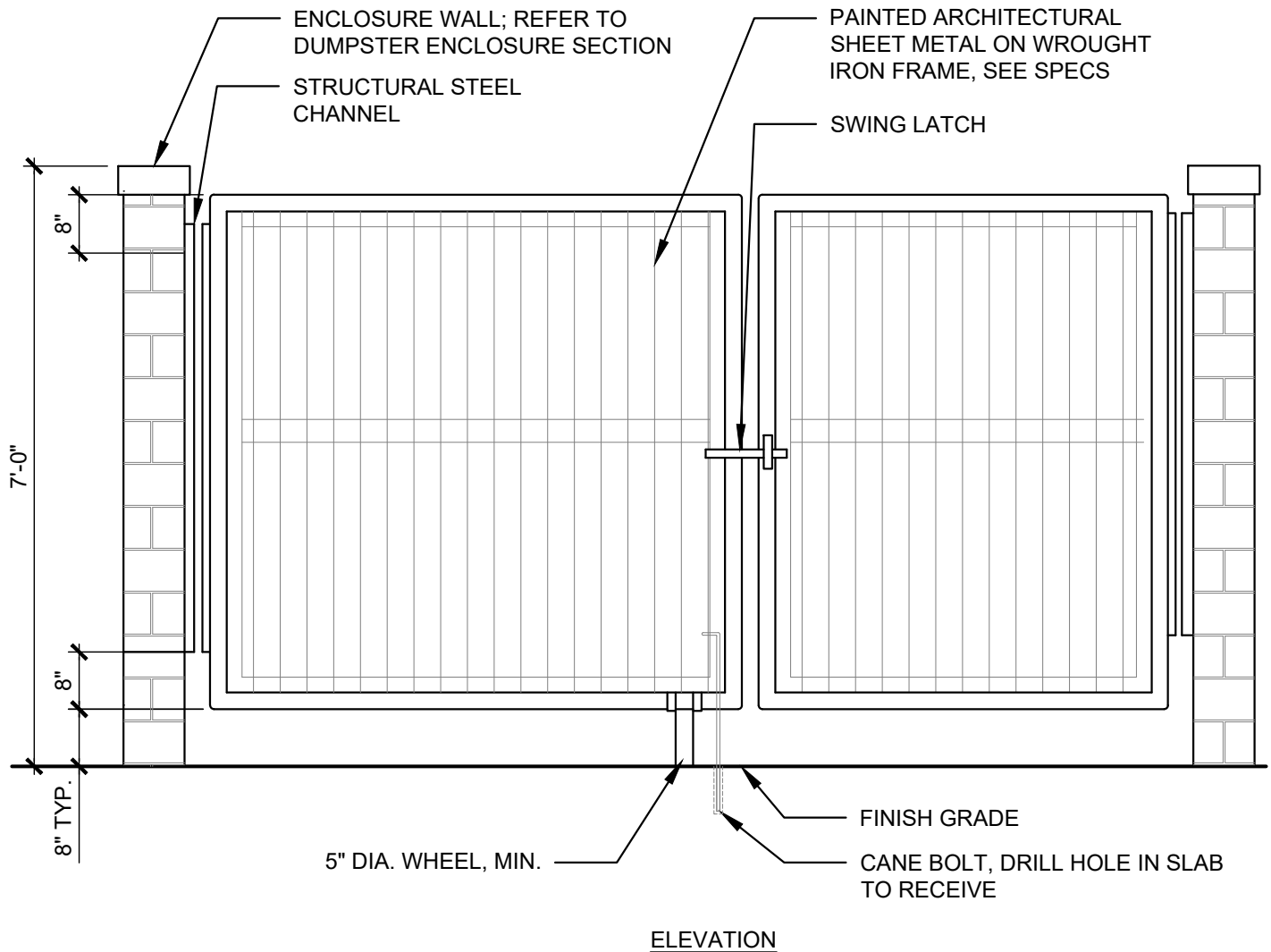
1. BASIS-OF-DESIGN: VICTOR STANLEY (MFR.) MODEL RB-45, 45 GAL., STANDARD TAPERED FORMED LID, COLOR: STANDARD BLACK; SURFACE MOUNT; PROVIDE W/ LINER.
2. WHERE RECEPTACLE SITS ON UNIT PAVING OR CRUSHER FINES PAVING, SELF-TAPPING CONCRETE SCREWS TO EXTEND THROUGH UNIT PAVING AND EMBED INTO C.I.P. CONCRETE SLAB OR FOOTING TO MIN. 3" DEPTH.
3. ADA COMPLIANT WHEELCHAIR ACCESS SHALL BE PROVIDED AS INDICATED ON THE PLANS. DETAIL PROVIDED FOR GENERAL INTENT AND CONFIGURATIONS MAY VARY BASED ON SITE CONDITIONS AND RELATIONSHIPS OF ADJACENT PAVING AND SITE PROGRAM.
4. RECYCLING RECEPTACLE TO HAVE A FLAT TOP "RECYCLING" LID.
5. PAD THICKNESS 4" PER PLANS AND FLATWORK DETAIL.



TRASH/ RECYCLING RECEPTACLE

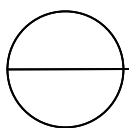
1/2" = 1'-0"

TOWN OF PARKER STANDARD DETAILS



NOTES:

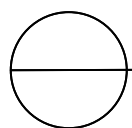
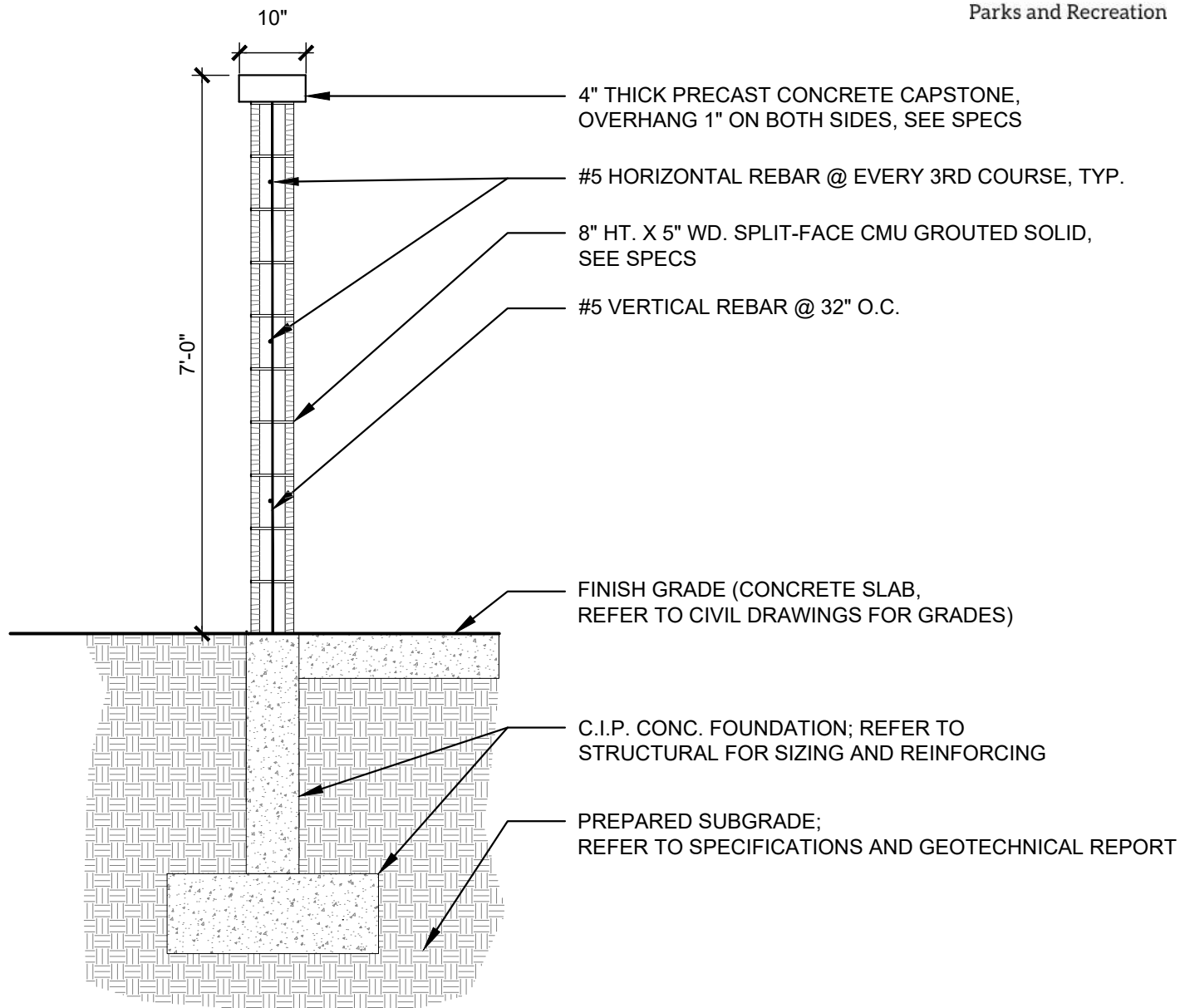
1. PROVIDE ARCHITECT MATERIAL SAMPLES FOR SHEET METAL AND WROUGHT IRON PRIOR TO INSTALLATION.
2. FINAL DESIGN TO BE COMPLIANT WITH LOCAL JURISDICTION'S DESIGN CODE



DUMPSTER ENCLOSURE - ELEVATION

1/2" = 1'-0"

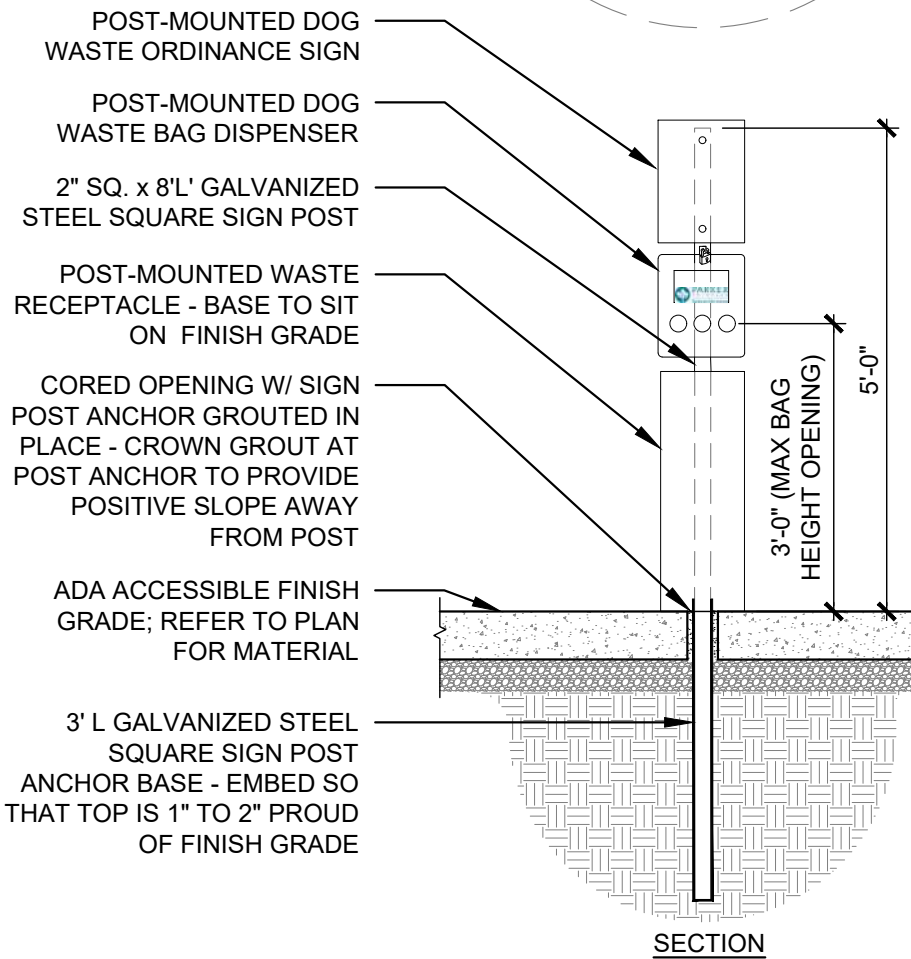
TOWN OF PARKER STANDARD DETAILS



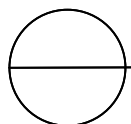
DUMPSTER ENCLOSURE - SECTION

1/2" = 1'-0"

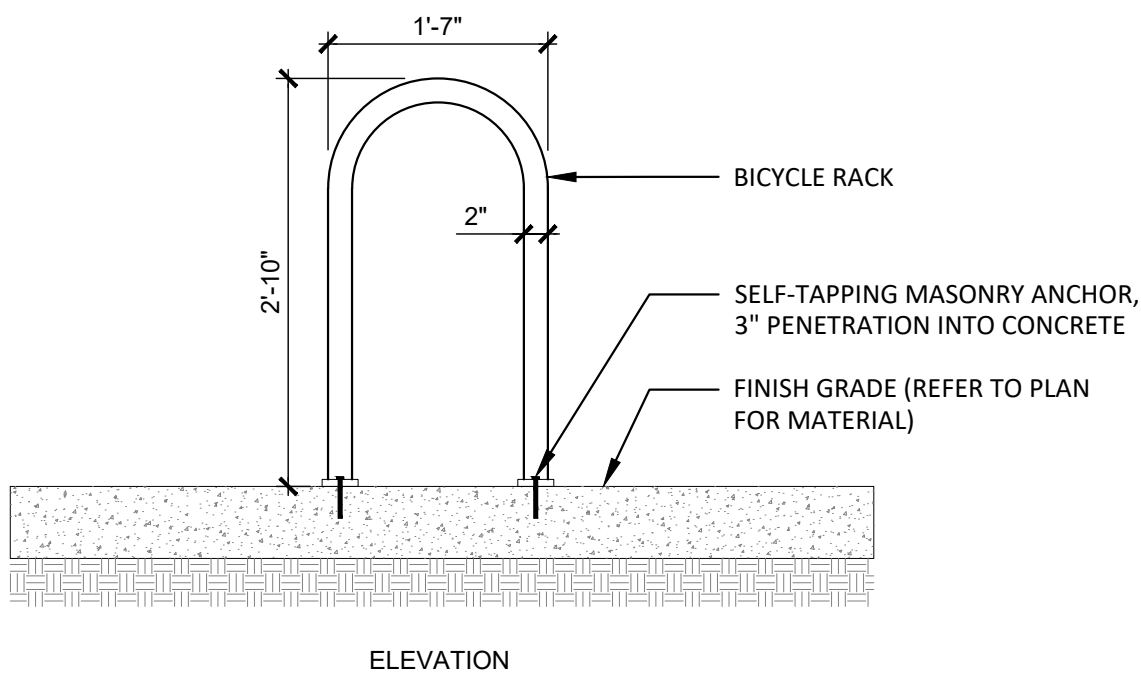
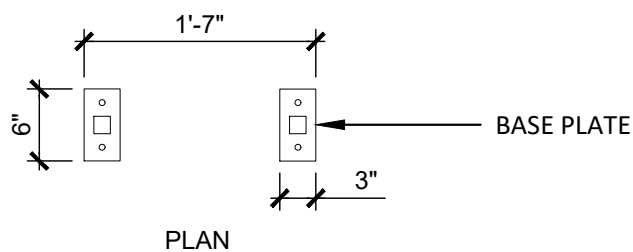
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4. PAD THICKNESS 4" PER PLANS
AND FLATWORK DETAIL.

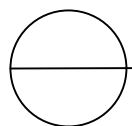

$$\frac{1}{2}'' = 1'-0''$$

TOWN OF PARKER STANDARD DETAILS



NOTES:

1. BASIS-OF-DESIGN: BIKE RACK (MADRAX U-200), SURFACE MOUNTED, COLOR: BLACK
2. FINAL LOCATION TO BE VERIFIED IN FIELD WITH OWNER AND DESIGN TEAM COORDINATE WITH OWNER ON EXACT LOCATION.
3. WHERE BICYCLE RACK SITS ON UNIT PAVING, MASONRY ANCHOR TO EXTEND THROUGH UNIT PAVING AND EMBED INTO C.I.P. CONCRETE FOOTING TO MIN. 3" DEPTH.



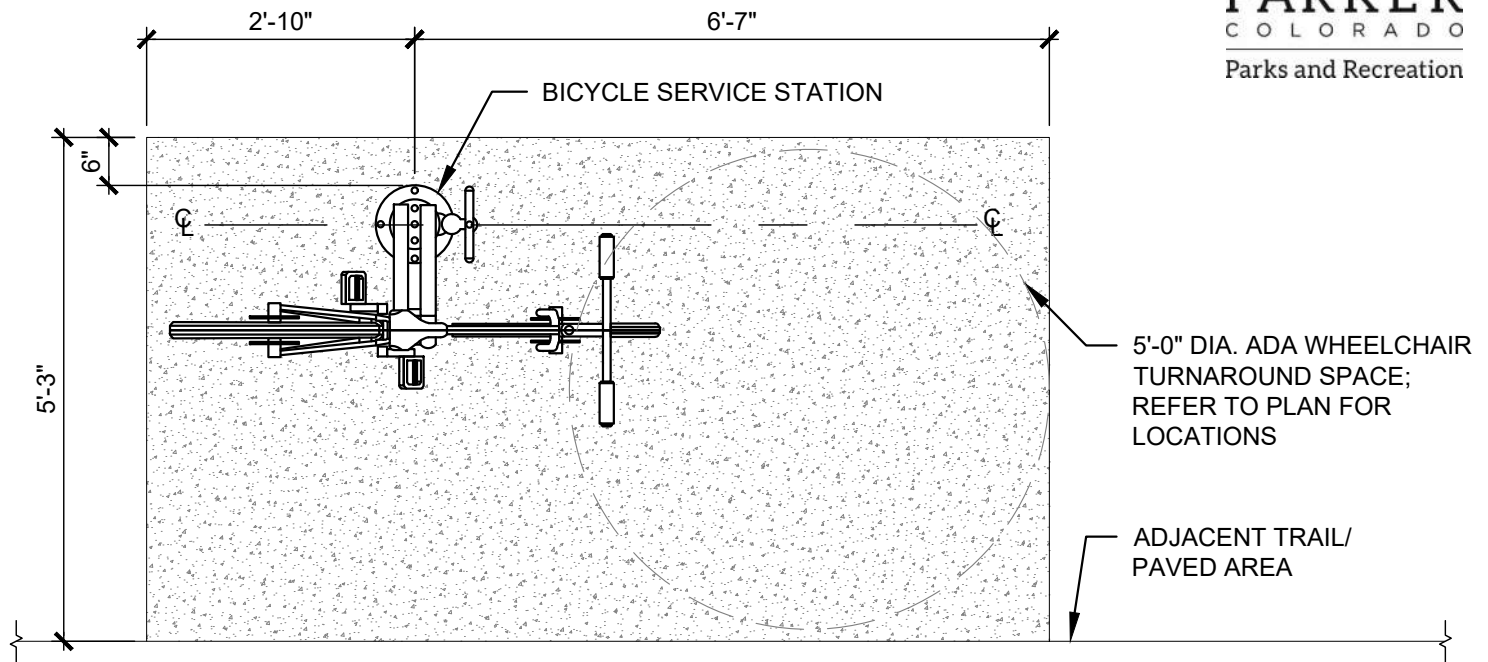
BICYCLE RACK

3/4" = 1'-0"

TOWN OF PARKER STANDARD DETAILS



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PLAN

NOTES:

1. BASIS-OF-DESIGN:

FIXIT-H: SURFACE MOUNT, POWDER COATED, GREEN RAL 6016,
COLOR: GREEN STYLE: FT
CONFIGURATION: EPX

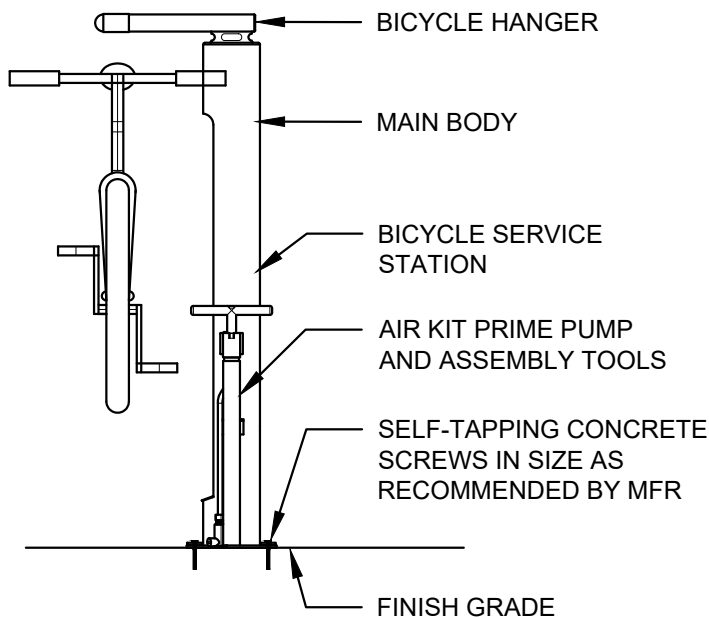
AIR KIT PRIME: FIXIT MOUNT, REV. B, POWDER COATED, GREEN RAL 6016
SIZE: FX REV B COLOR: GREEN
CONFIGURATION: EPX

ASSEMBLY TOOLS: TAMPER-RESISTANT TOOLS FOR INSTALLATION
AIR KIT PRIME FX, A SIZE: AK PR FX A.

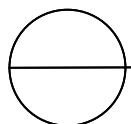
2. WHERE BICYCLE REPAIR STATION SITS ON UNIT PAVING, SELF-TAPPING CONCRETE SCREWS TO EXTEND THROUGH UNIT PAVING AND EMBED INTO C.I.P. CONCRETE FOOTING TO MIN. 3" DEPTH.

3. ADA COMPLIANT WHEELCHAIR ACCESS SHALL BE PROVIDED AS INDICATED ON THE PLANS. DETAIL PROVIDED FOR GENERAL INTENT AND CONFIGURATIONS MAY VARY BASED ON SITE CONDITIONS AND RELATIONSHIPS OF ADJACENT PAVING AND SITE PROGRAM.

4. PAD THICKNESS 4" PER PLANS AND FLATWORK DETAIL.



FRONT ELEVATION



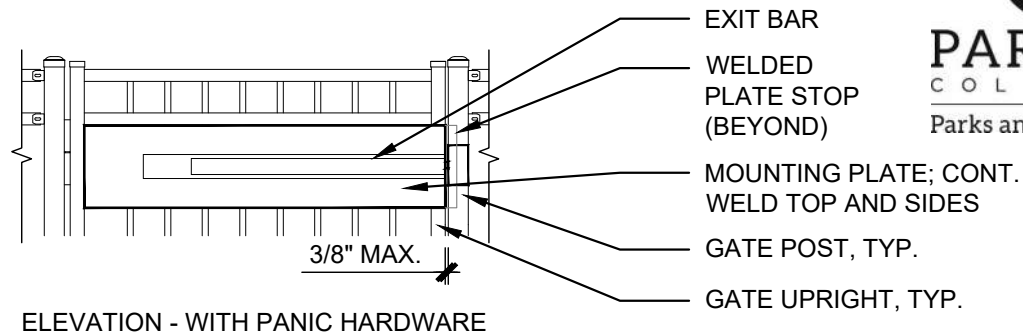
BICYCLE SERVICE STATION

1/2" = 1'-0"

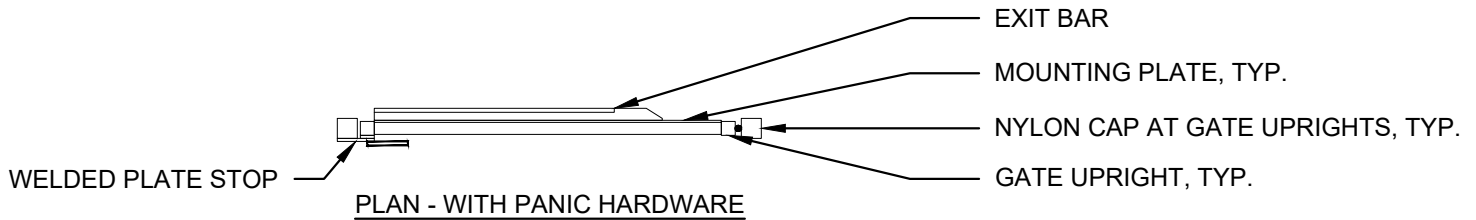
TOWN OF PARKER STANDARD DETAILS



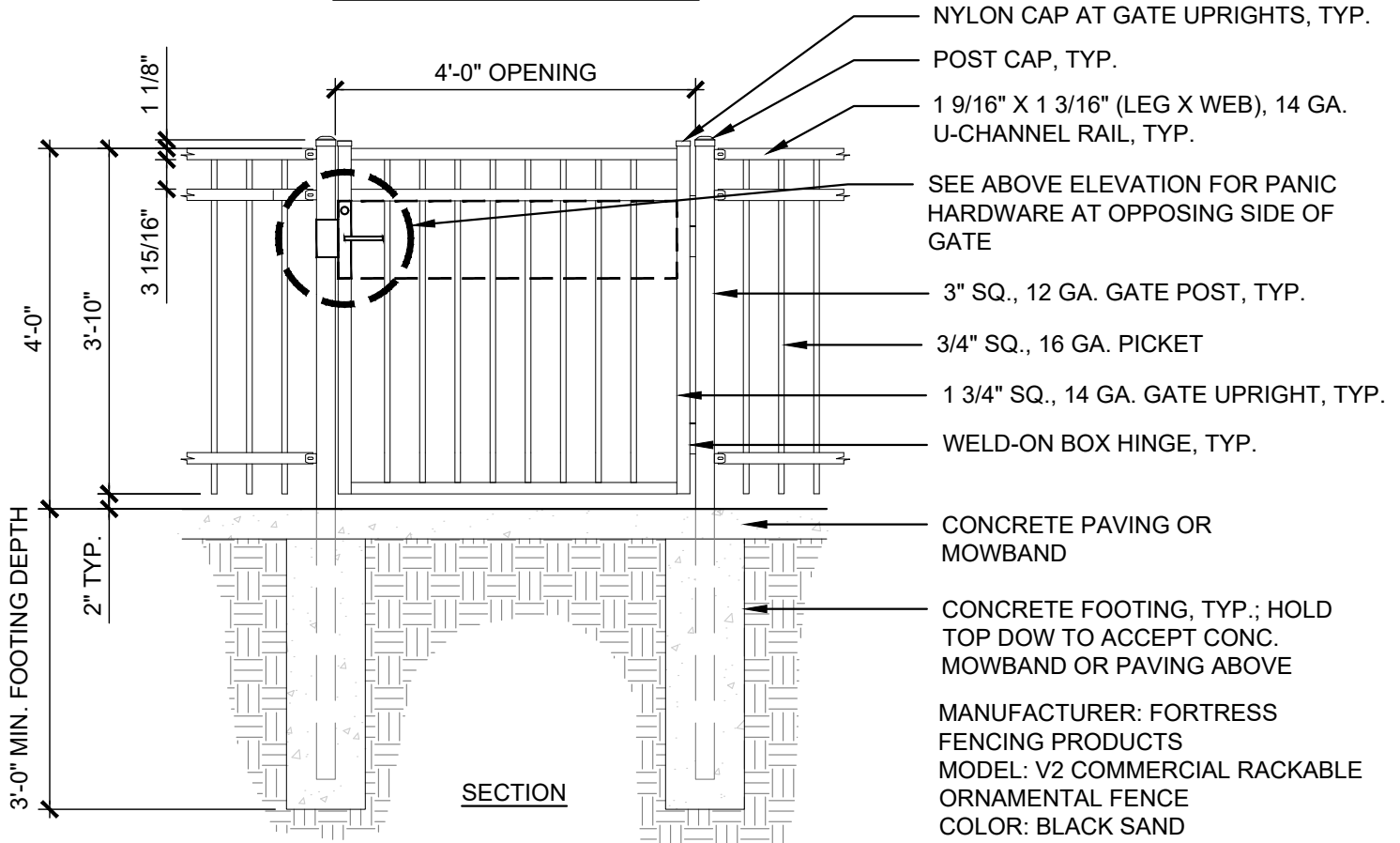
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ELEVATION - WITH PANIC HARDWARE



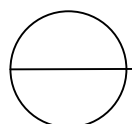
PLAN - WITH PANIC HARDWARE



SECTION

NOTES:

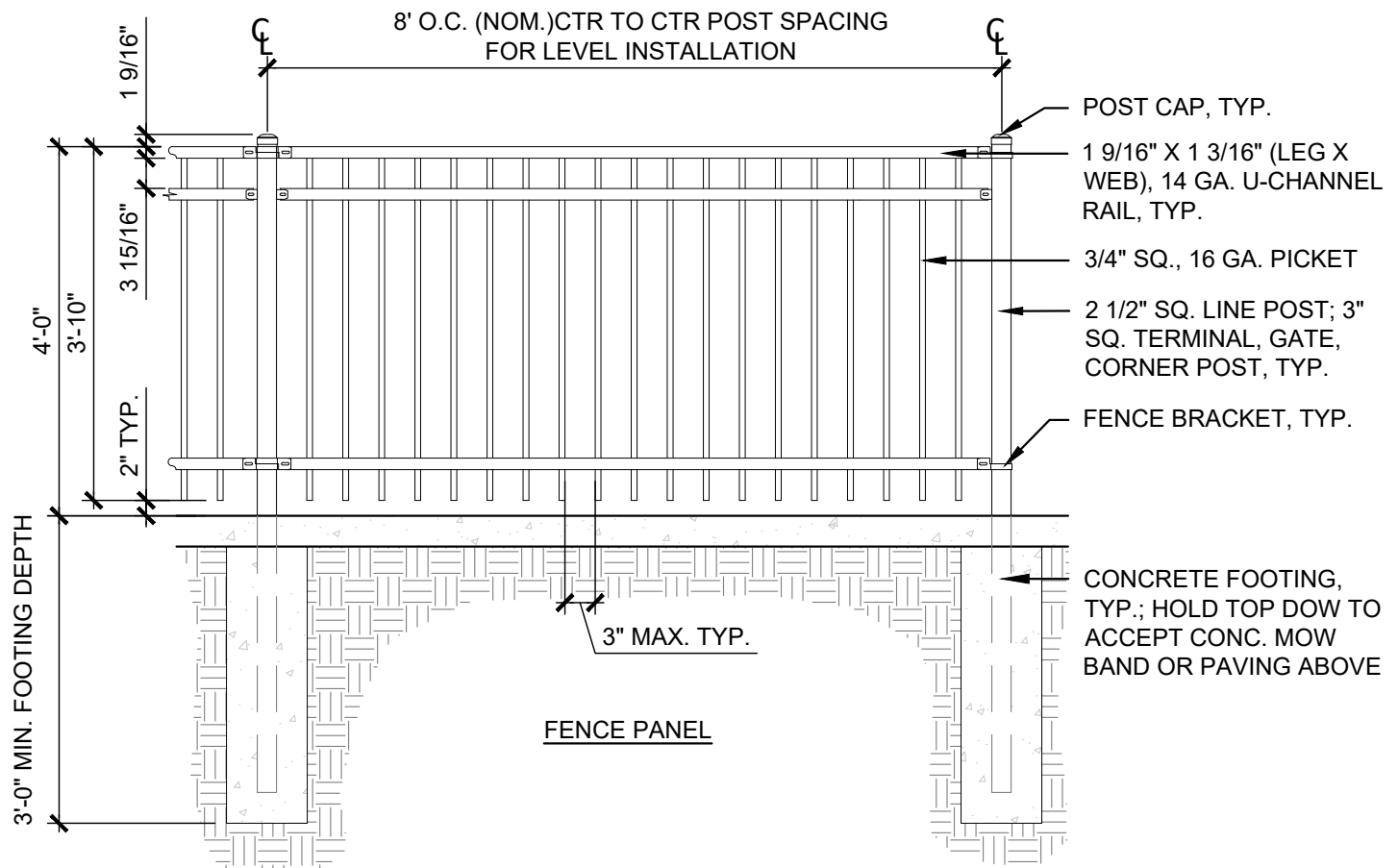
1. REFER TO MANUFACTURER'S SPECIFICATIONS FOR FENCE AND GATE INSTALLATION. ALL DIMENSIONS SHOWN ARE NOMINAL.
2. VERIFY HINGE AND LATCH CLEARANCES W/ MFR.
3. FENCE ASSEMBLY IS DELEGATED-DESIGN AND ALL POST AND COMPONENT SIZING SHALL BE VERIFIED WITH MFR. BASED ON STRUCTURAL PERFORMANCE AND LOADING CRITERIA OF LOCAL JURISDICTION. REFER TO SPECIFICATIONS.



4' WIDE SINGLE DECORATIVE GATE, PEDESTRIAN

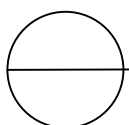
1/2" = 1'-0"

TOWN OF PARKER STANDARD DETAILS



NOTES:

1. BASIS OF DESIGN: FORTRESS FENCING PRODUCTS; MODEL: V2 COMMERCIAL RACKABLE ORNAMENTAL FENCE; COLOR: BLACK SAND
2. REFER TO MANUFACTURER'S SPECIFICATIONS FOR FENCE AND GATE INSTALLATION.
3. POST SIZING INDICATED FOR 4'-0" MAX. HEIGHT FENCE. INCREASES IN FENCE HEIGHT AND UNIQUE CONDITIONS MAY REQUIRE INCREASE IN POST SIZE AND GAUGE PER MFR'S PRE-ENGINEERED SYSTEM. FENCE ASSEMBLY IS DELEGATED-DESIGN AND ALL POST AND COMPONENT SIZING SHALL BE VERIFIED WITH MFR. BASED ON STRUCTURAL PERFORMANCE AND LOADING CRITERIA OF LOCAL JURISDICTION. REFER TO SPECIFICATIONS.



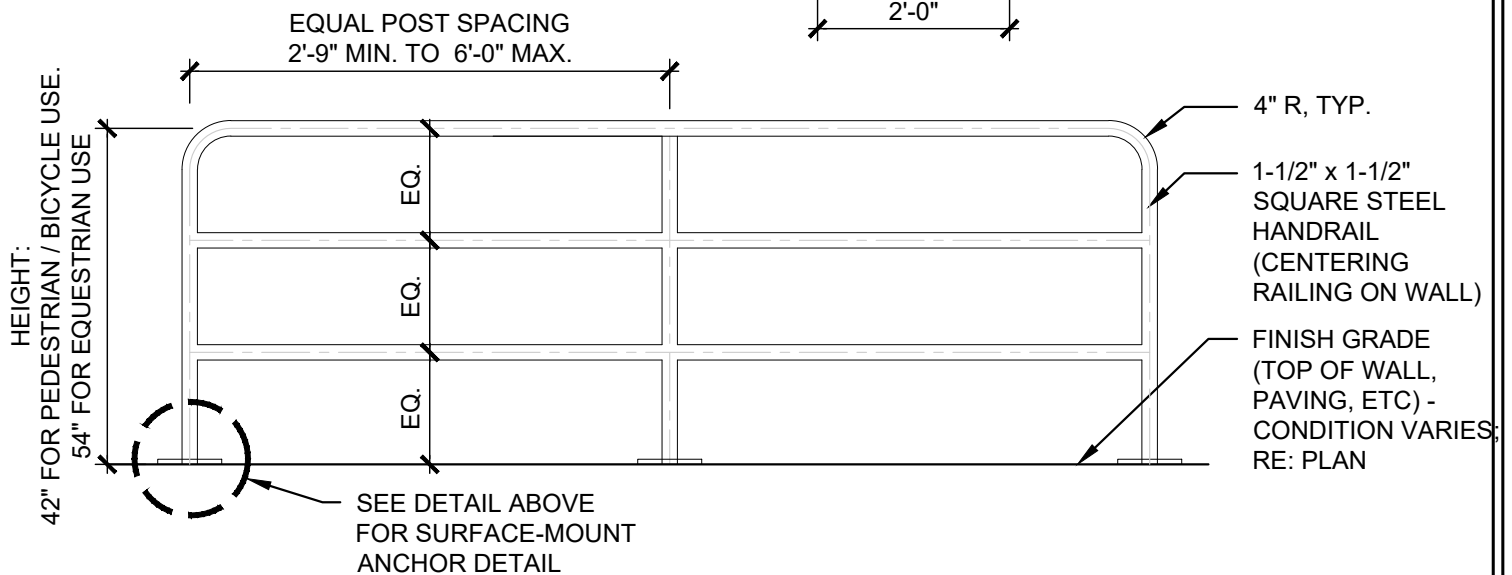
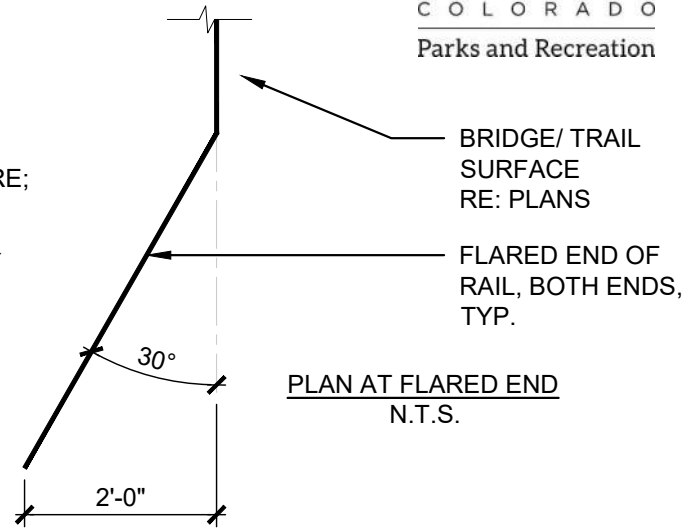
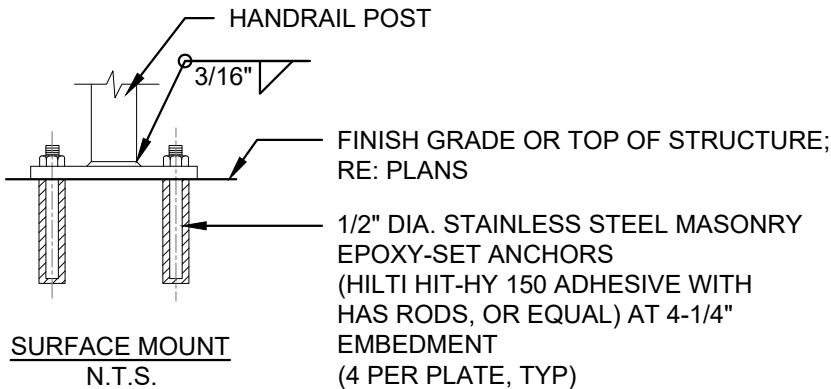
DECORATIVE FENCING

1/2" = 1'-0"

TOWN OF PARKER STANDARD DETAILS



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NOTES:

1. RAIL ASSEMBLY IS DELEGATED DESIGN AND SHALL MEET STRUCTURAL PERFORMANCE CRITERIA AS SPECIFIED AND IN ACCORDANCE WITH ALL APPLICABLE CODES OF LOCAL JURISDICTION. SEE SPECIFICATION SECTION 055213 PIPE AND TUBE RAILINGS.
2. PROVIDE FLARED END RAIL CONDITION WHERE REQUIRED OR INDICATED.

RAIL AND ANCHOR COATING:

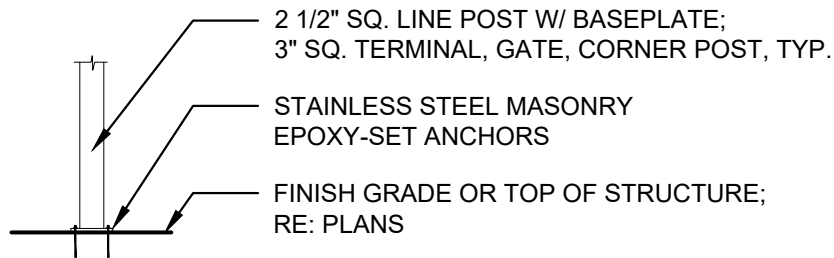
1. RAIL AND ANCHOR SHALL BE STEEL AND SAND BLASTED TO A NEAR WHITE FINISH PER STEEL STRUCTURES PAINTING COUNCIL (SSPC) SP10.
2. FIELD WELDS SHALL BE GROUND SMOOTH PRIOR TO BLASTING.
3. COAT HANDRAIL AND ANCHOR WITH TNE MEC (OR EQUIVALENT) POLYAMIDE EPOXY: 66 HI-BUILD EXPOXOLINE, GRAY - ANSI No. 61 (INO5), 4.0 TO 6.0 MILLS DRY FILM THICKNESS.
4. THE FINAL COAT OF PAINT SHALL BE TNE MEC (OR EQUIVALENT) ALIPHATIC POLYESTER POLYURETHANE: ENDURE SHIELD, PARKER BROWN (F073D3884A), 1.5 TO 2.5 MILLS DRY FILM THICKNESS.
5. PRIMER AND PAINT SHALL BE APPLIED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.



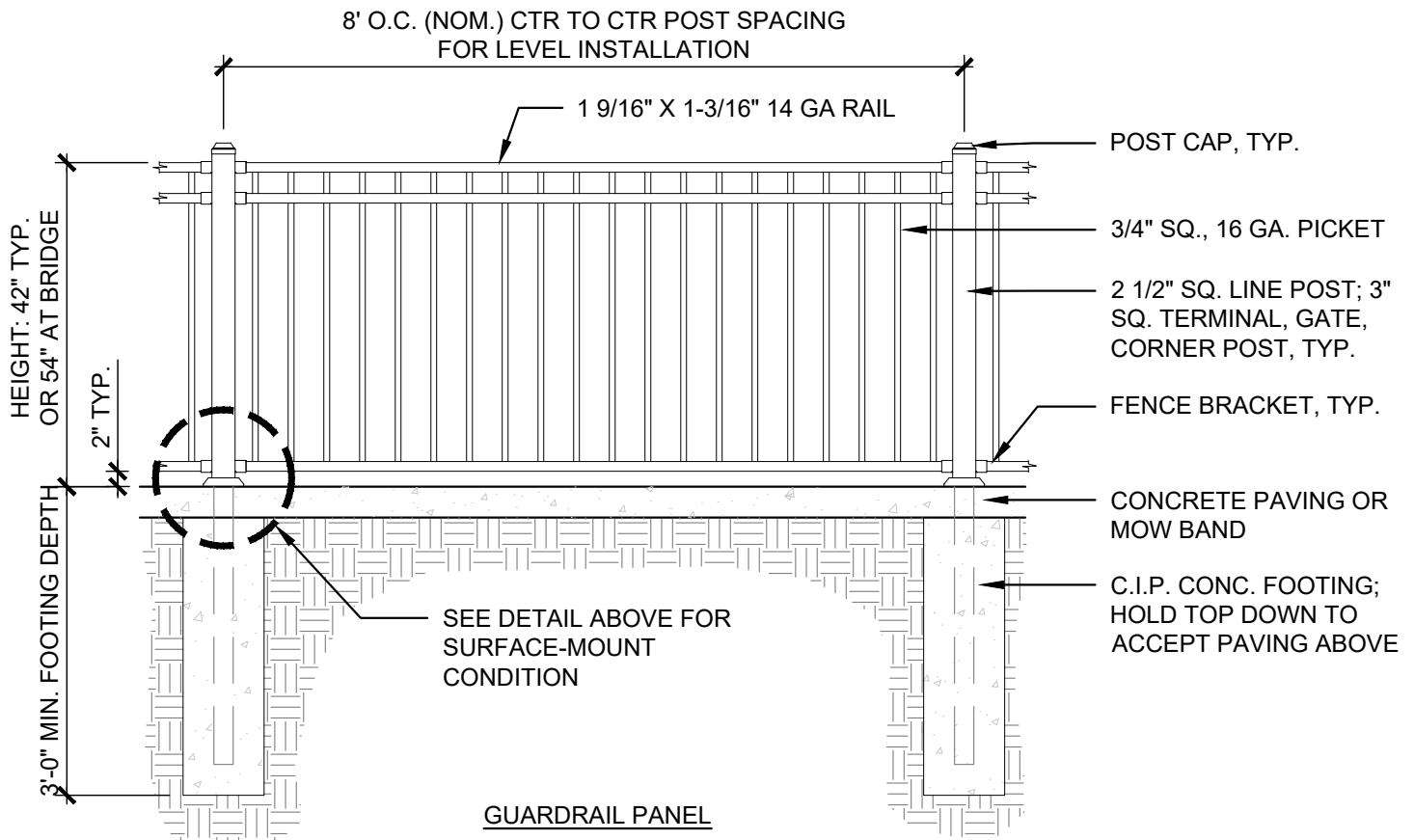
TOWN OF PARKER STANDARD DETAILS



PARKER
COLORADO
Parks and Recreation

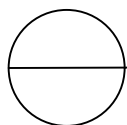


SURFACE MOUNT



NOTES:

1. BASIS OF DESIGN FENCE: MANUFACTURER: FORTRESS FENCING PRODUCTS; MODEL: V2 COMMERCIAL FLAT TOP/FAT BOTTOM THREE-RAIL ORNAMENTAL FENCE W/ ASSURANCE 3" MAX. AIR SPACE; COLOR: BLACK SAND
2. REFER TO MANUFACTURER'S SPECIFICATIONS FOR FENCE AND GATE INSTALLATION.
3. POST SIZING INDICATED FOR 4'-0" MAX. HEIGHT FENCE. INCREASES IN FENCE HEIGHT AND UNIQUE CONDITIONS MAY REQUIRE INCREASE IN POST SIZE AND GAUGE PER MFR'S PRE-ENGINEERED SYSTEM. FENCE ASSEMBLY IS DELEGATED-DESIGN AND ALL POST AND COMPONENT SIZING SHALL BE VERIFIED WITH MFR. BASED ON STRUCTURAL PERFORMANCE AND LOADING CRITERIA OF LOCAL JURISDICTION. REFER TO SPECIFICATIONS.



GUARDRAIL (AT PARKS)

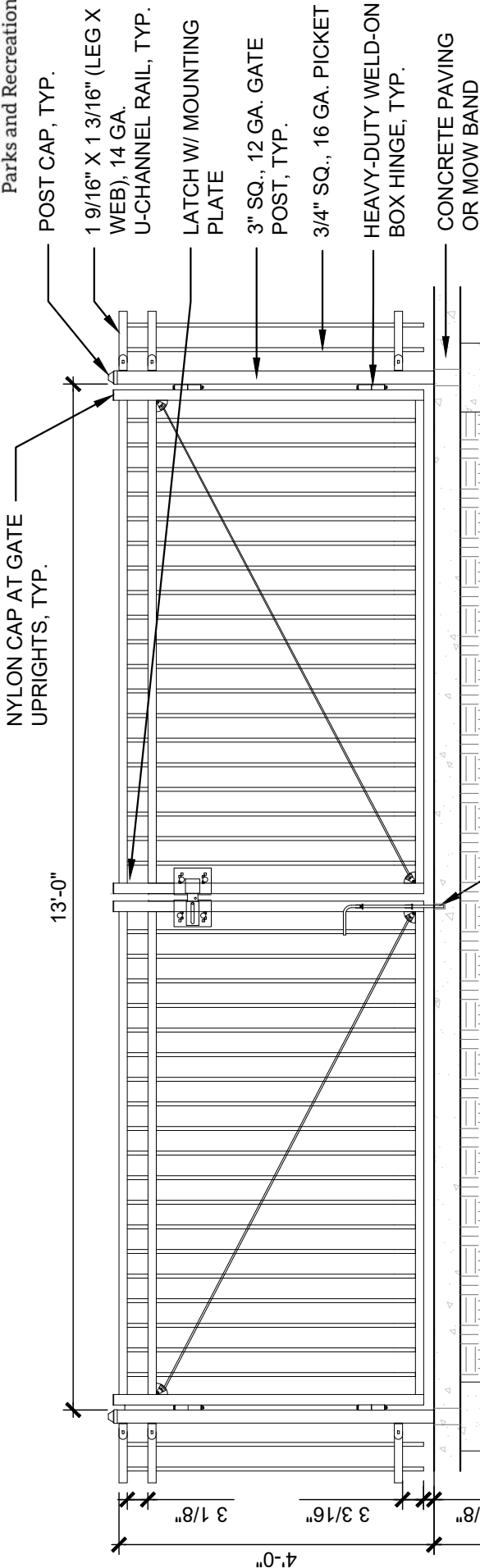
1/2" = 1'-0"

TOWN OF PARKER STANDARD DETAILS



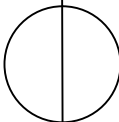
PARKER
C O L O R A D O

Parks and Recreation



NOTES:

1. REFER TO MANUFACTURER'S SPECIFICATIONS FOR FENCE AND GATE INSTALLATION. ALL DIMENSIONS SHOWN ARE NOMINAL.
2. VERIFY HINGE AND LATCH CLEARANCES W/ MFR.
3. FENCE ASSEMBLY IS DELEGATED-DESIGN AND ALL POST AND COMPONENT SIZING SHALL BE VERIFIED WITH MFR. BASED ON STRUCTURAL PERFORMANCE AND LOADING CRITERIA OF LOCAL JURISDICTION. REFER TO SPECIFICATIONS.



DOUBLE LEAF GATE, VEHICULAR

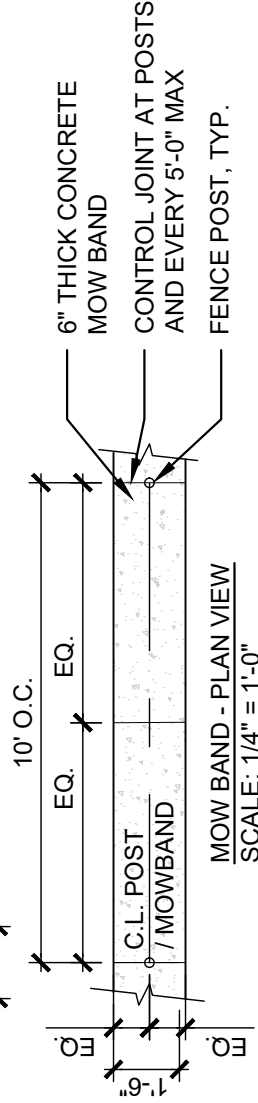
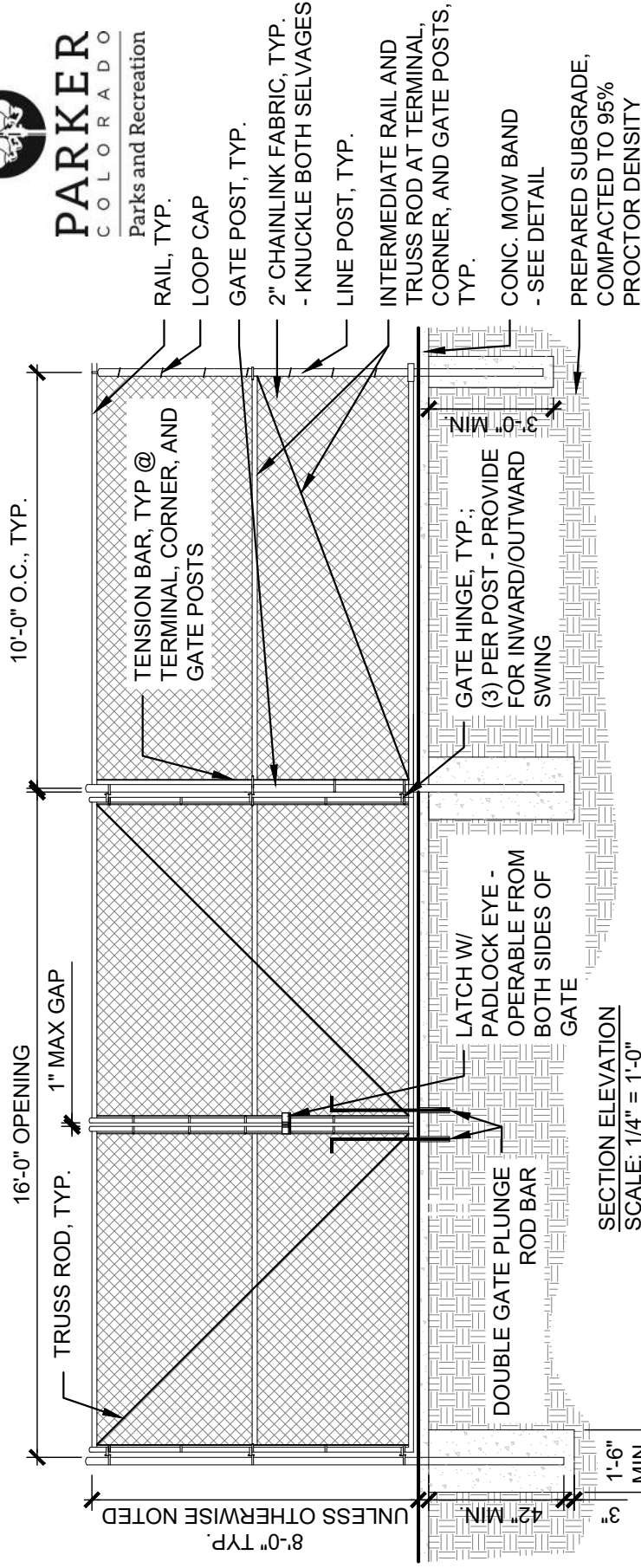
1/2" = 1'-0"

TOWN OF PARKER STANDARD DETAILS



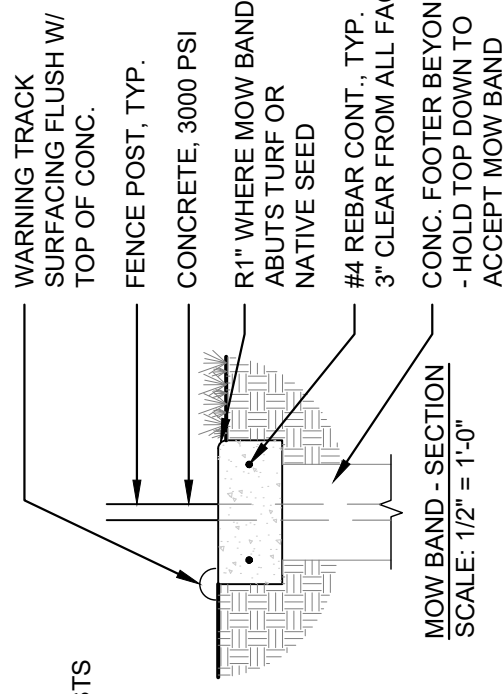
PARKER
COLORADO

Parks and Recreation



NOTES:

1. REFER TO MANUFACTURER'S SPECIFICATIONS FOR FENCE AND GATE INSTALLATION. ALL DIMENSIONS SHOWN ARE NOMINAL.
2. VERIFY HINGE AND LATCH CLEARANCES W/ MFR.
3. FENCE ASSEMBLY IS DELEGATED-DESIGN AND ALL POST AND COMPONENT SIZING SHALL BE VERIFIED WITH MFR. BASED ON STRUCTURAL PERFORMANCE AND LOADING CRITERIA OF LOCAL JURISDICTION. REFER TO SPECIFICATIONS.
4. 4000 PSI CONCRETE FOOTER, ALL POSTS.

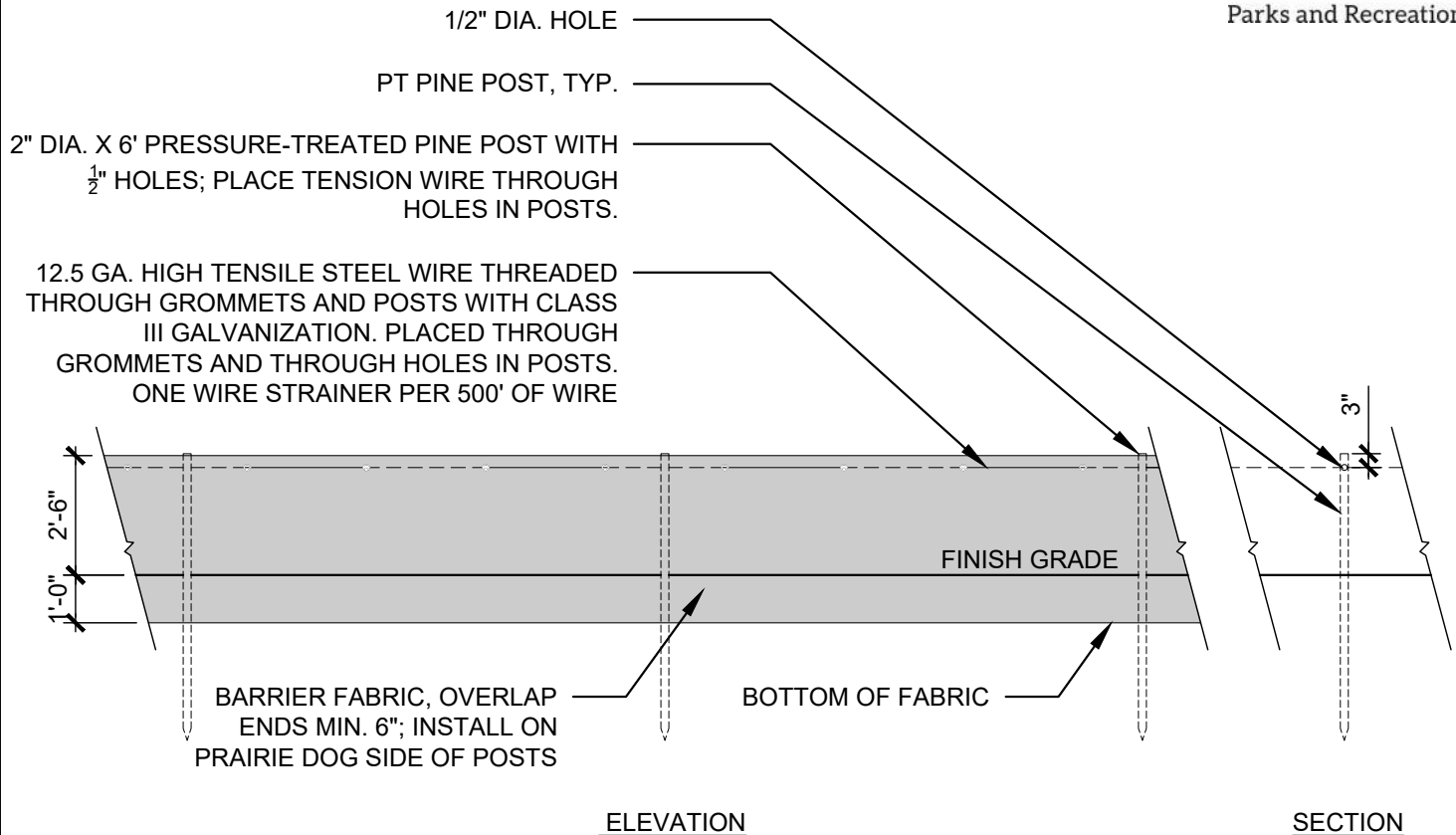


OUTFIELD FENCE AND GATE

AS NOTED

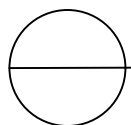
DATE: MAY 2023 | DETAIL SF-15

TOWN OF PARKER STANDARD DETAILS



NOTES:

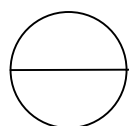
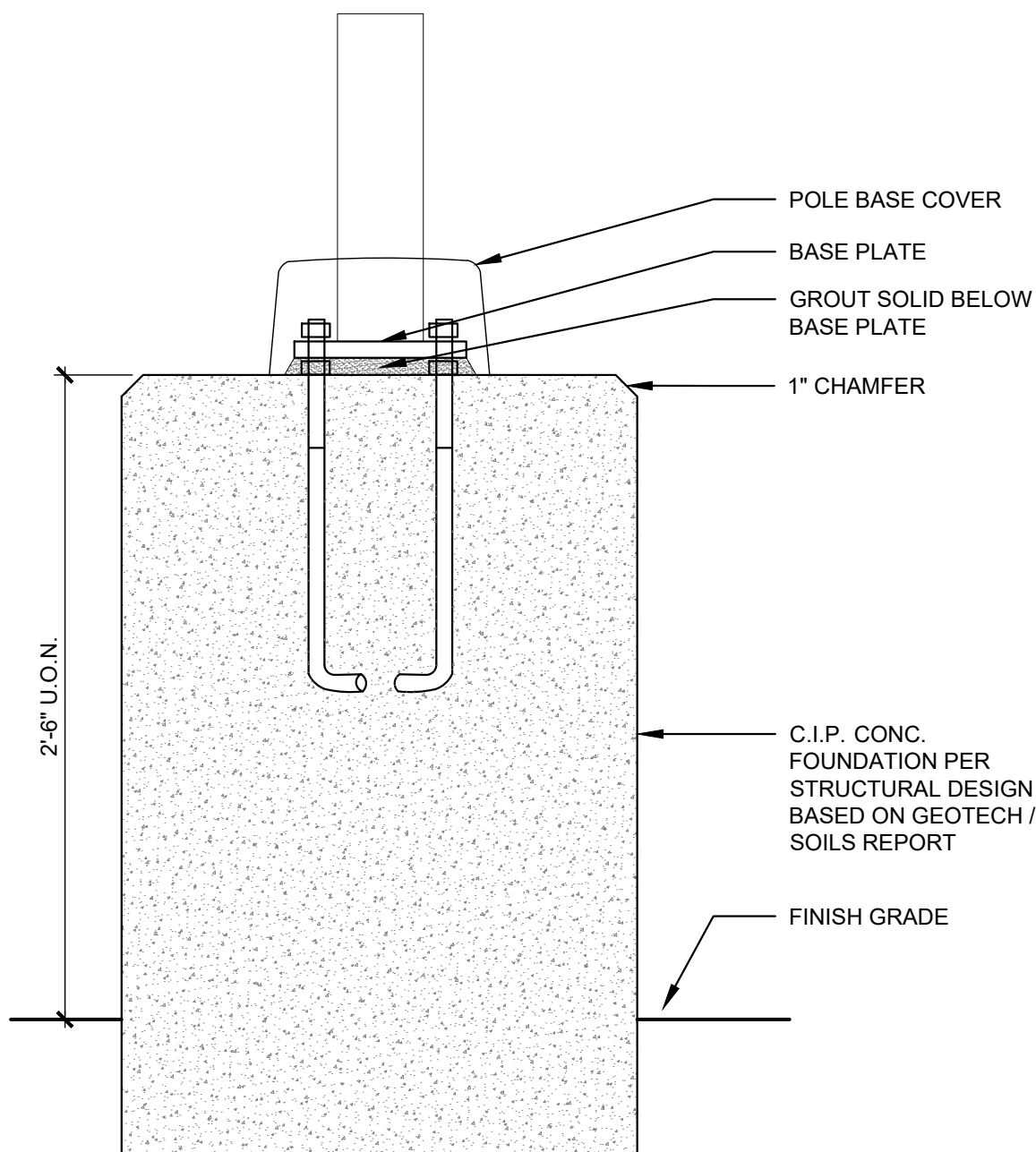
1. BASIS-OF DESIGN FABRIC: REEF INDUSTRIES (MFR) "AMORLON A-50" SERIES WOVEN UV STABILIZED POLYETHYLENE COATED HDPE; 42" WIDE; DARK GREEN COLOR; WITH METAL 12.5 GA. HIGH-TENSILE STEEL WIRE WITH CLASS III GALVANIZATION. PROVIDE ONE GALVANIZED HIGH-TENSILE WIRE RATCHET STRAINER PER 500 LF OF WIRE. GROMMETS AT 3" FROM TOP EDGE AND AT 30" O.C.
2. STAPLES SHALL NOT BE USED TO ATTACH FABRIC TO WOOD POSTS OR OTHER WOOD MEMBERS EXCEPT AS NOTED FOR TERMINAL POSTS.
3. AT END OF RUNS, ROLL FABRIC AROUND A PRESSURE-TREATED 2"X2" AND FASTEN TO TERMINAL POST W/ GALVANIZED FENCE STAPLES AT 6" O.C.



PRAIRIE DOG FENCING

1/4" - 1'-0"

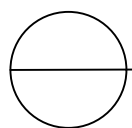
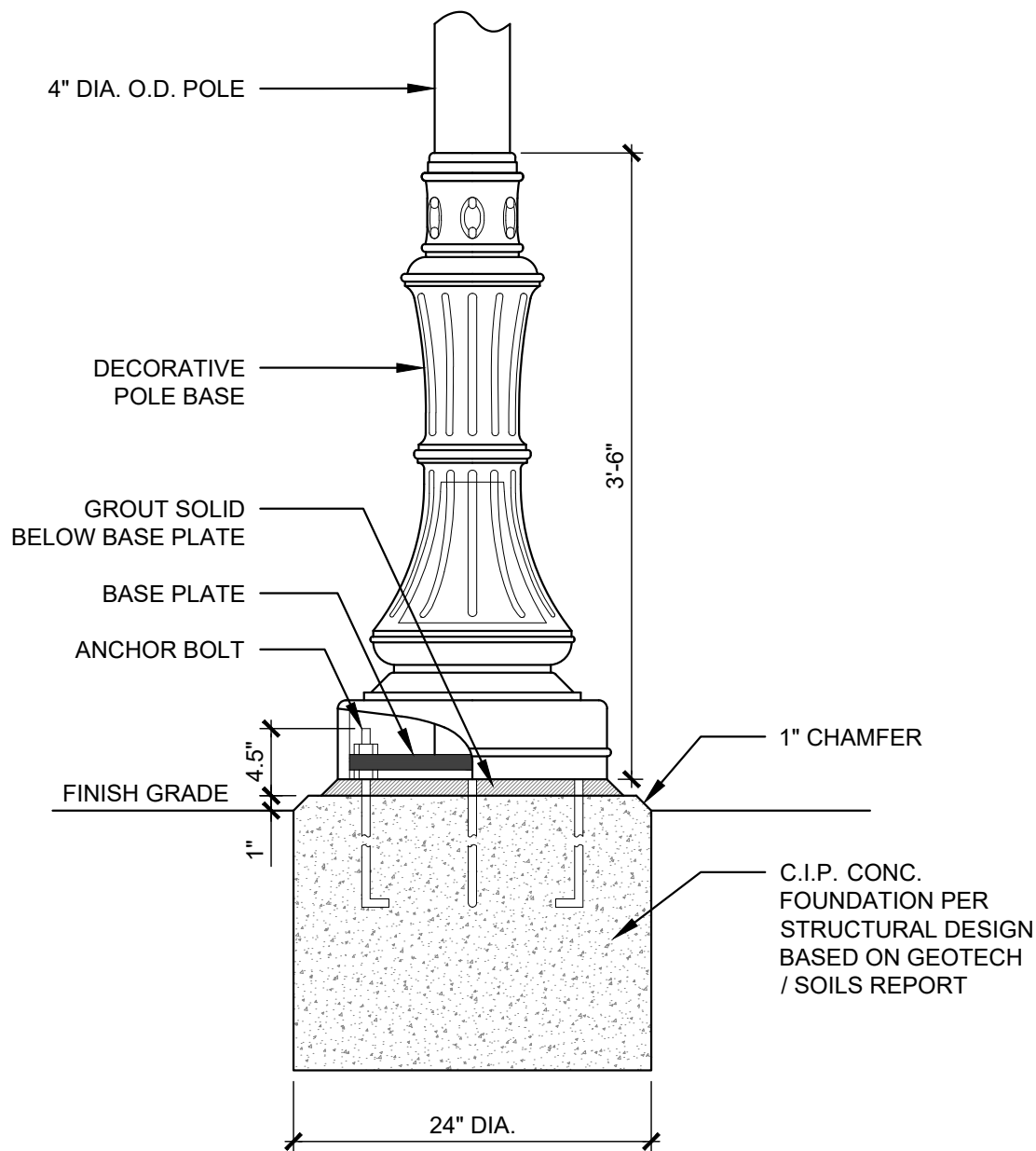
TOWN OF PARKER STANDARD DETAILS



ROADWAY PARKING LOT POLE BASE LIGHT

1 1/2" = 1'-0"

TOWN OF PARKER STANDARD DETAILS



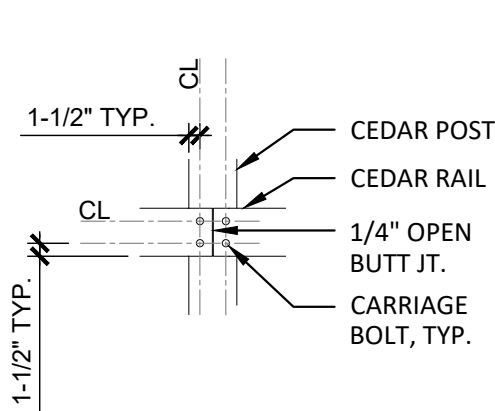
PEDESTRIAN LIGHT POLE BASE

1" = 1'-0"

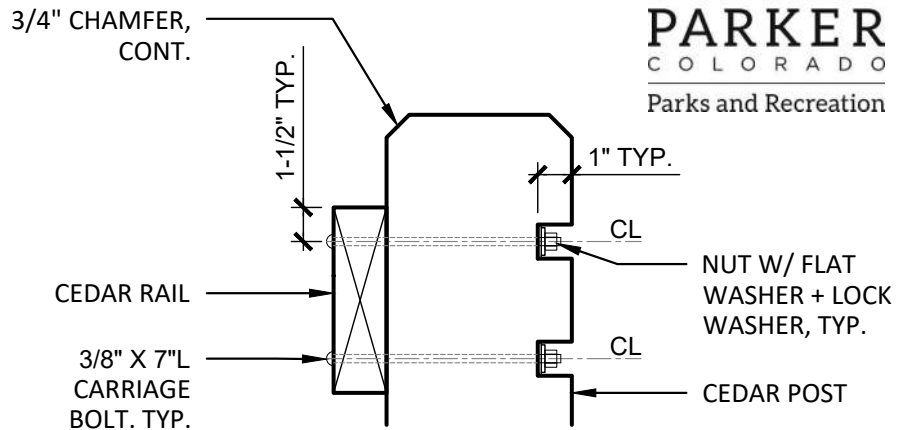
TOWN OF PARKER STANDARD DETAILS



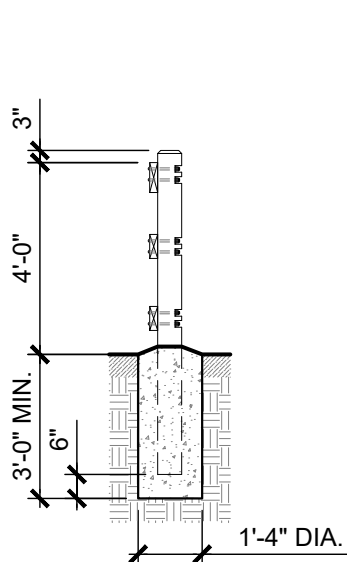
PARKER
COLORADO
Parks and Recreation



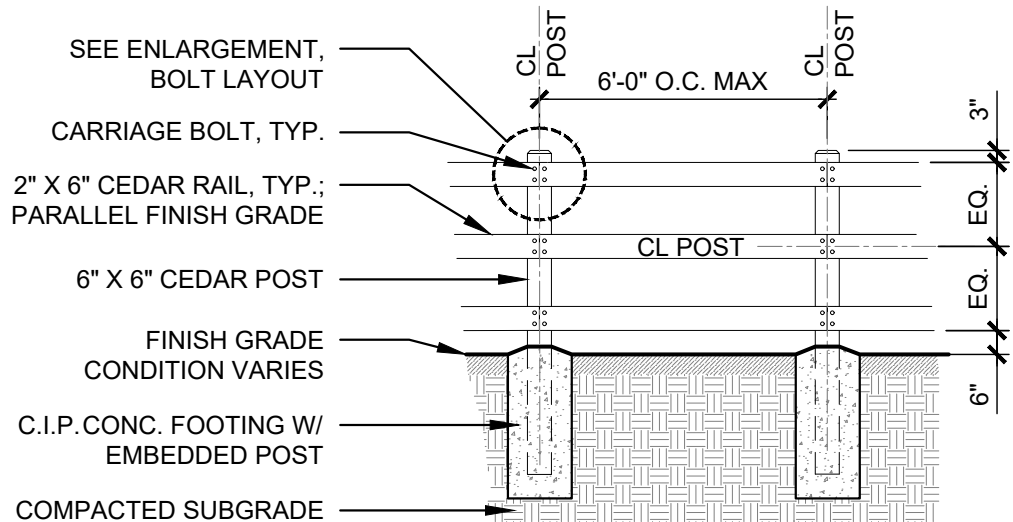
ENLARGEMENT - BOLT LAYOUT - ELEVATION
SCALE: 1/2" = 1'-0"



ENLARGEMENT - BOLT LAYOUT - SECTION
N.T.S.



4' HT FENCE - SECTION



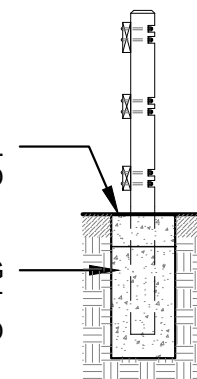
4' HT FENCE - ELEVATION

NOTES:

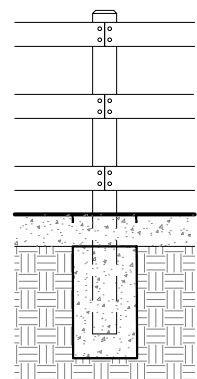
1. POSTS SHALL BE ROUGH-SAWN WESTERN RED CEDAR COMPLYING WITH THE FOLLOWING GRADING STANDARDS: NLGA 131 a,b,c; WCLIB 131 a,b,cc; WWPA 80.10, 80.11, 80.12.
2. RAILS SHALL BE ROUGH-SAWN, NO-HOLE KNOTTY APPEARANCE GRADE WESTERN RED CEDAR COMPLYING WITH THE FOLLOWING GRADING STANDARDS: NLGA 130 a,b,c; WCLIB 130 a,b,cc; WWPA 70.10, 70.11, 70.12.
3. ALL FASTENERS SHALL BE HOT-DIP GALVANIZED STEEL.

18"W x 8" TH. C.I.P. CONC. MOWBAND

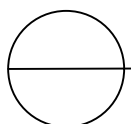
HOLD T.O. FOOTING DOWN TO ACCEPT MOWBAND



W/ MOWBAND - SECTION



W/ MOWBAND - ELEVATION



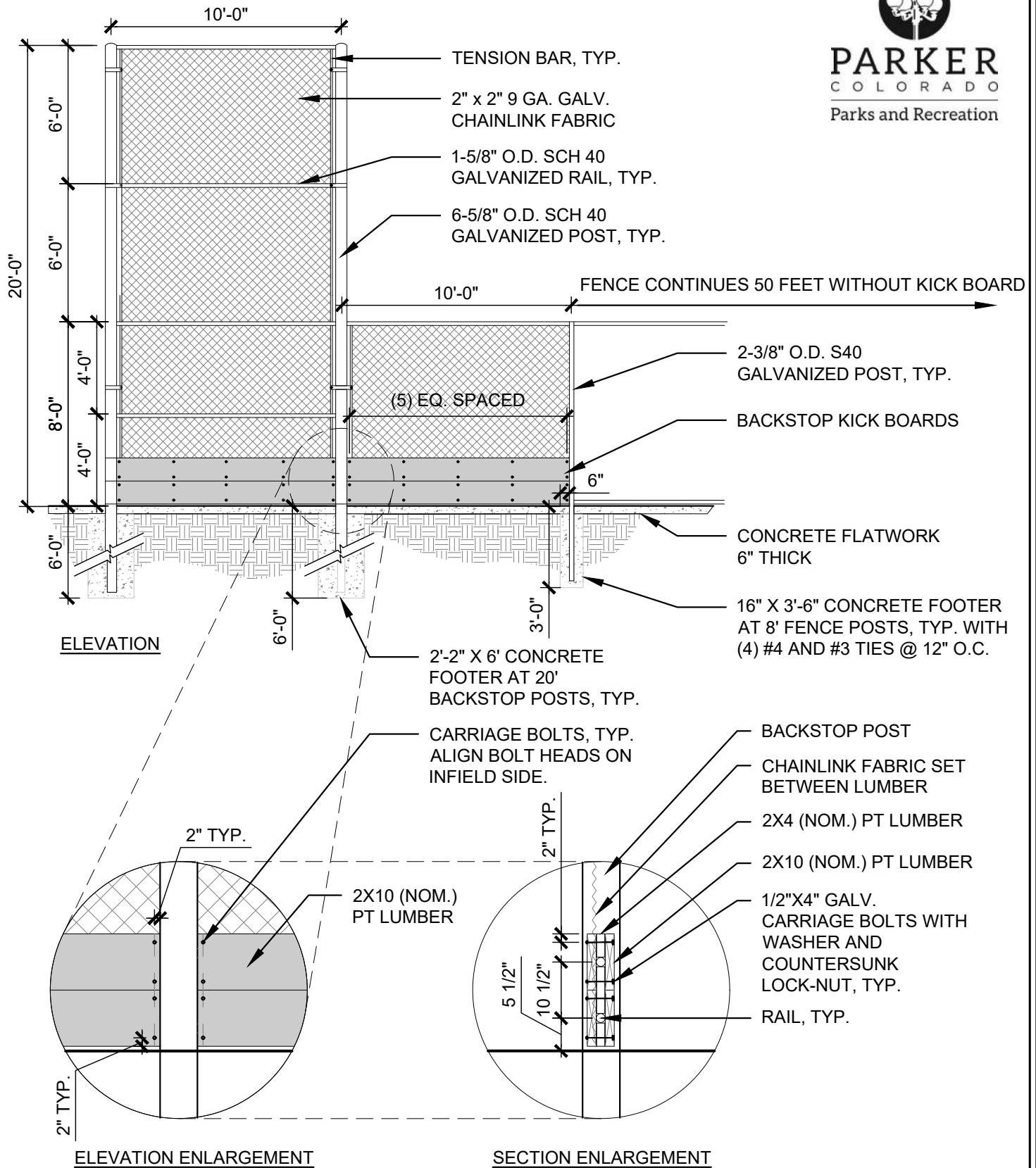
NATURAL AREA FENCE

1/4" = 1'-0"

TOWN OF PARKER STANDARD DETAILS

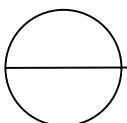


PARKER
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NOTE:

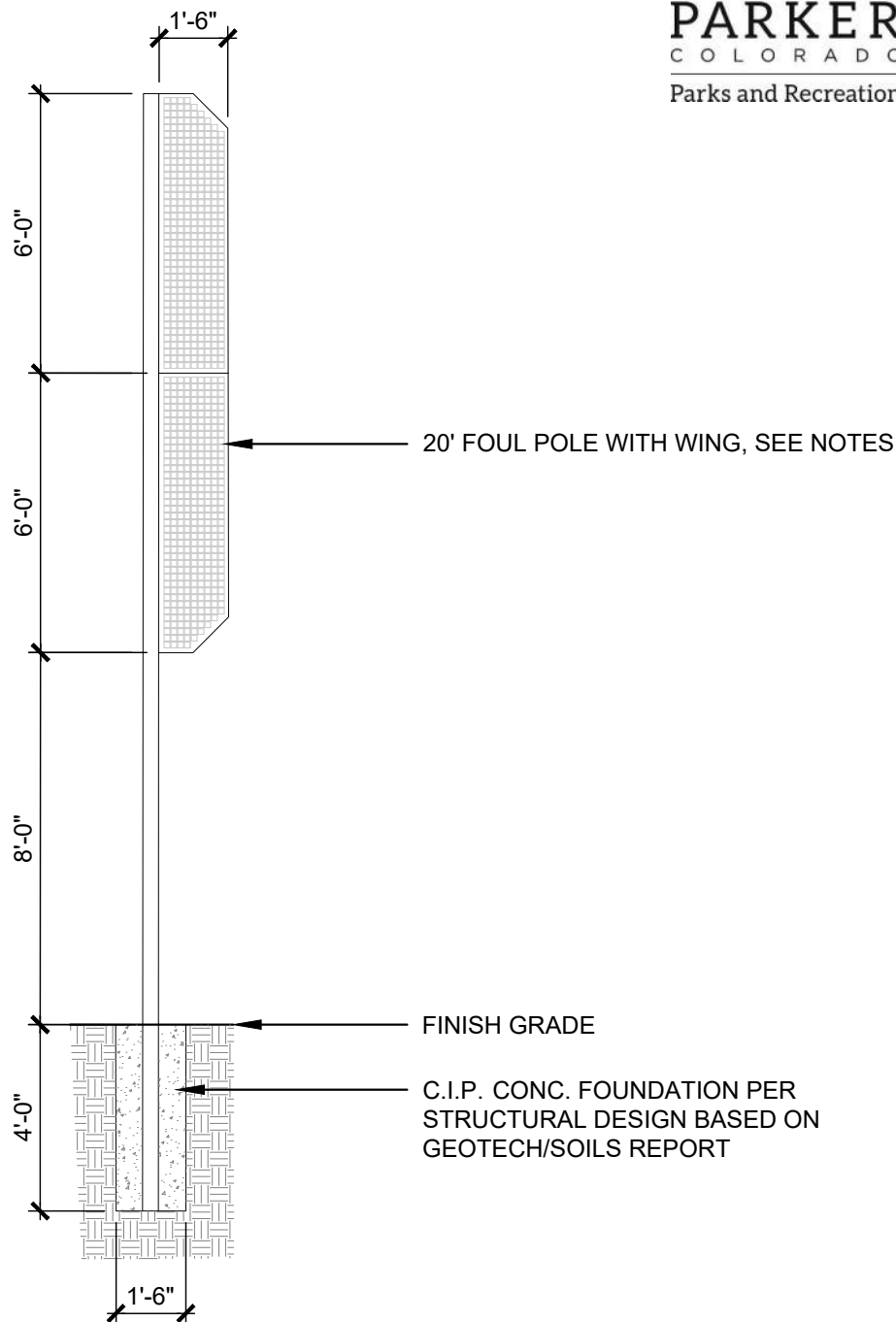
1. VERIFY THE BACKSTOP POST SPACING WITH OWNER PRIOR TO CONSTRUCTION.



BACKSTOP

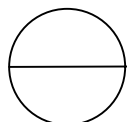
NTS

TOWN OF PARKER STANDARD DETAILS



NOTES:

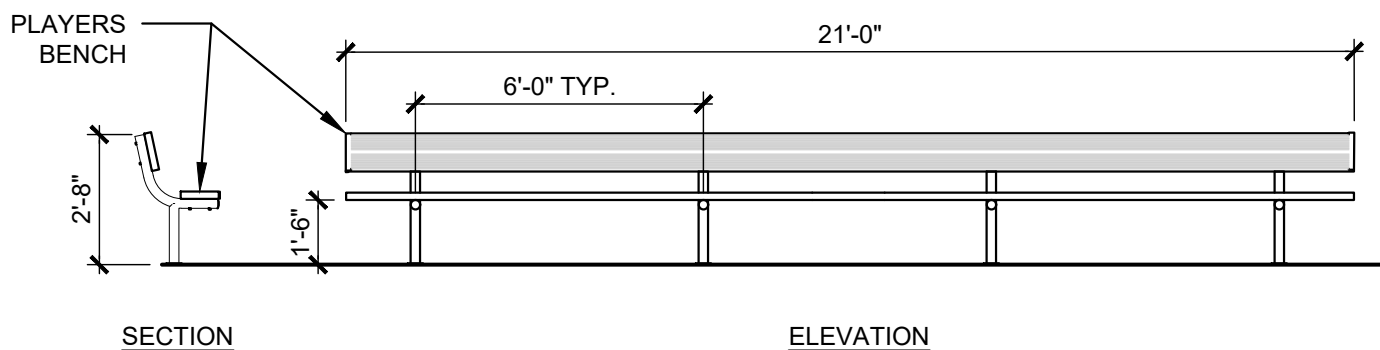
1. BASIS-OF-DESIGN: SPORTFIELD SPECIALTIES (MFR.), MODEL FPW420, 20' FOUL POLE W/ WING; GROUND SLEEVE MOUNTED.
2. INSTALL FOUL POLE PER MANUFACTURER'S RECOMMENDATIONS.



FOUL POLE

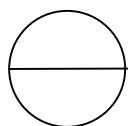
1/4" = 1'-0"

TOWN OF PARKER STANDARD DETAILS



NOTES:

1. BASIS-OF-DESIGN: PW ATHLETICS, MODEL # 1103-21G, ALUMINUM CURVED BACK BENCH, GALVANIZED FRAME, SURFACE-MOUNT.
2. INSTALL PER MANUFACTURERS RECOMMENDATIONS.

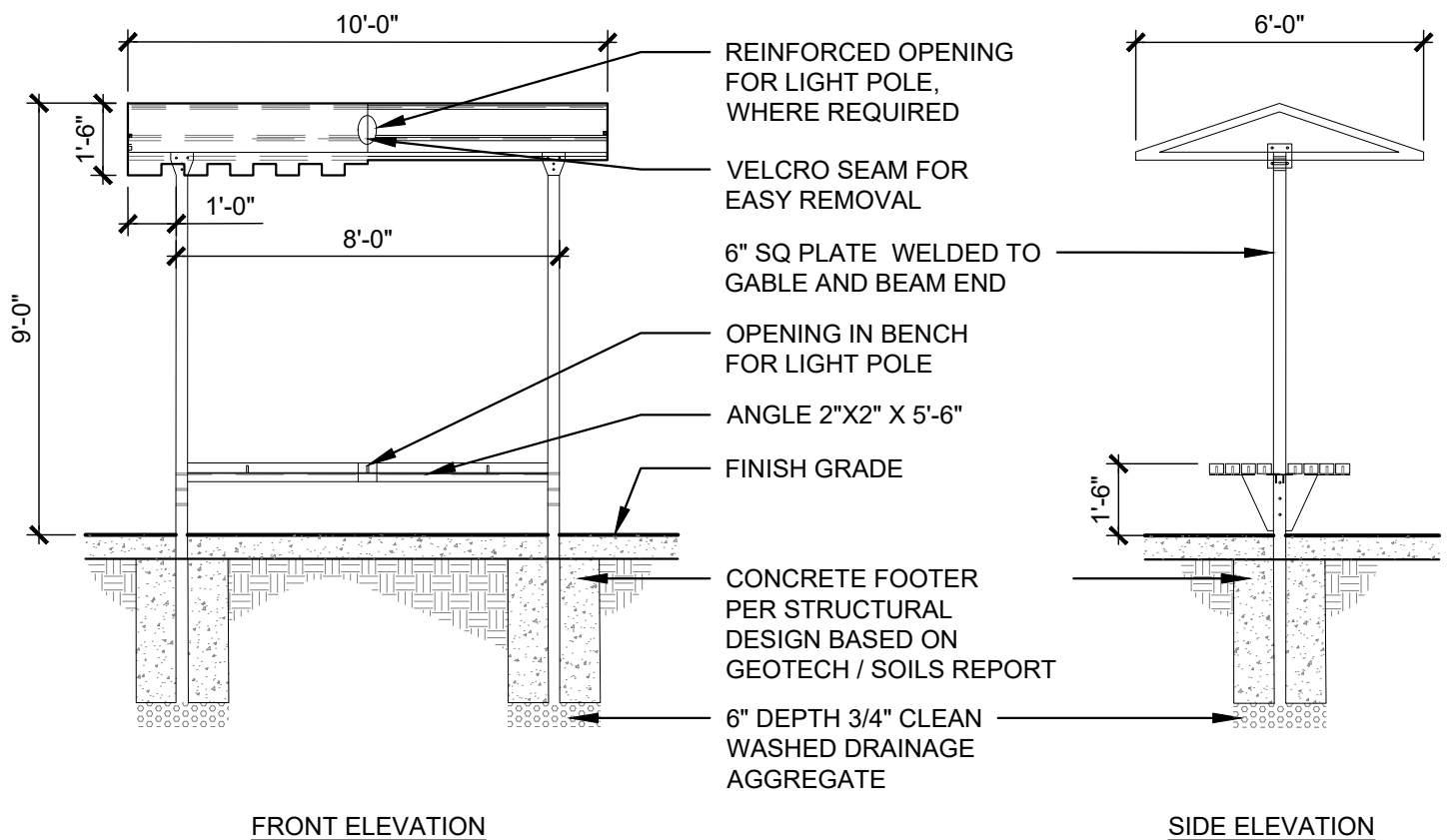


PLAYERS BENCH

1/4" = 1'-0"

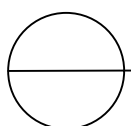
DATE: MAY 2023 | DETAIL SF-22

TOWN OF PARKER STANDARD DETAILS



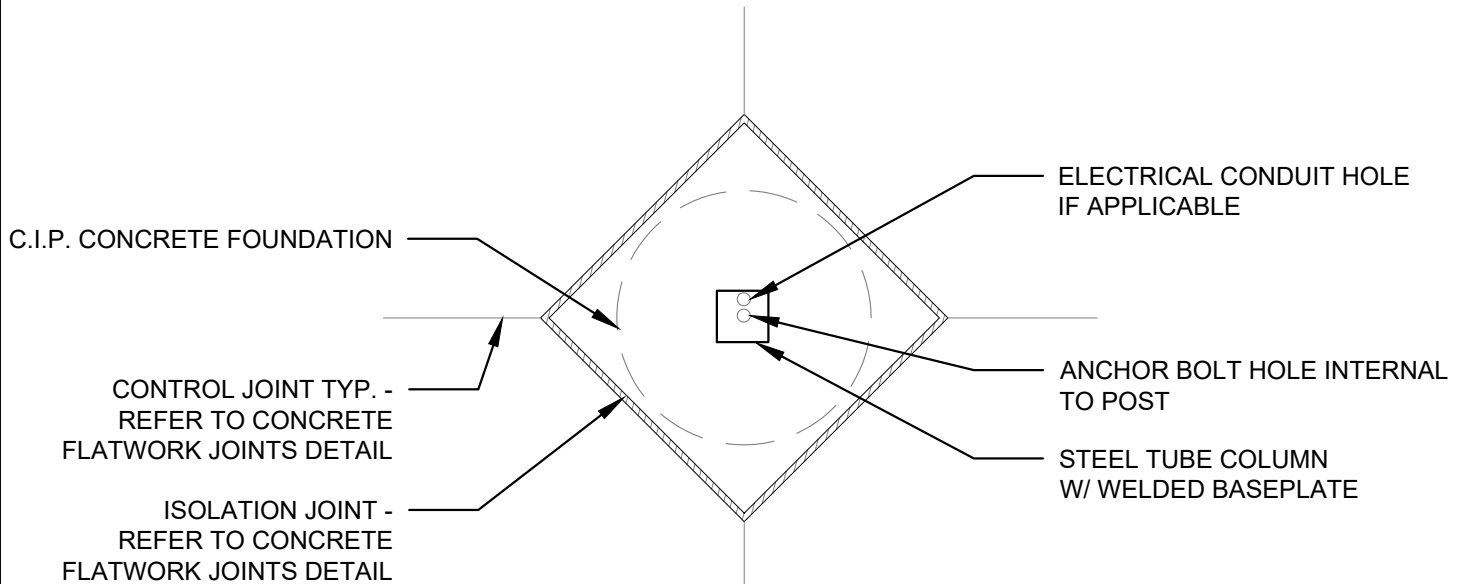
NOTES:

1. BASIS-OF-DESIGN: SUN TRENDS, INC. (MFR.) 8' LONG CABANA WITH 8' LONG 2-SIDED FLAT BENCH; IN-GROUND MOUNT W/ GROUND SLEEVE OR SURFACE MOUNT AS INDICATED.
FRAME: POWDERCOATED STEEL, BLACK.
CANOPY FABRIC COLOR: BLUE.
BENCH: DURAWOOD COMPOSITE SLATS.
2. TO BE INSTALLED BY TENNIS COURT CONTRACTOR

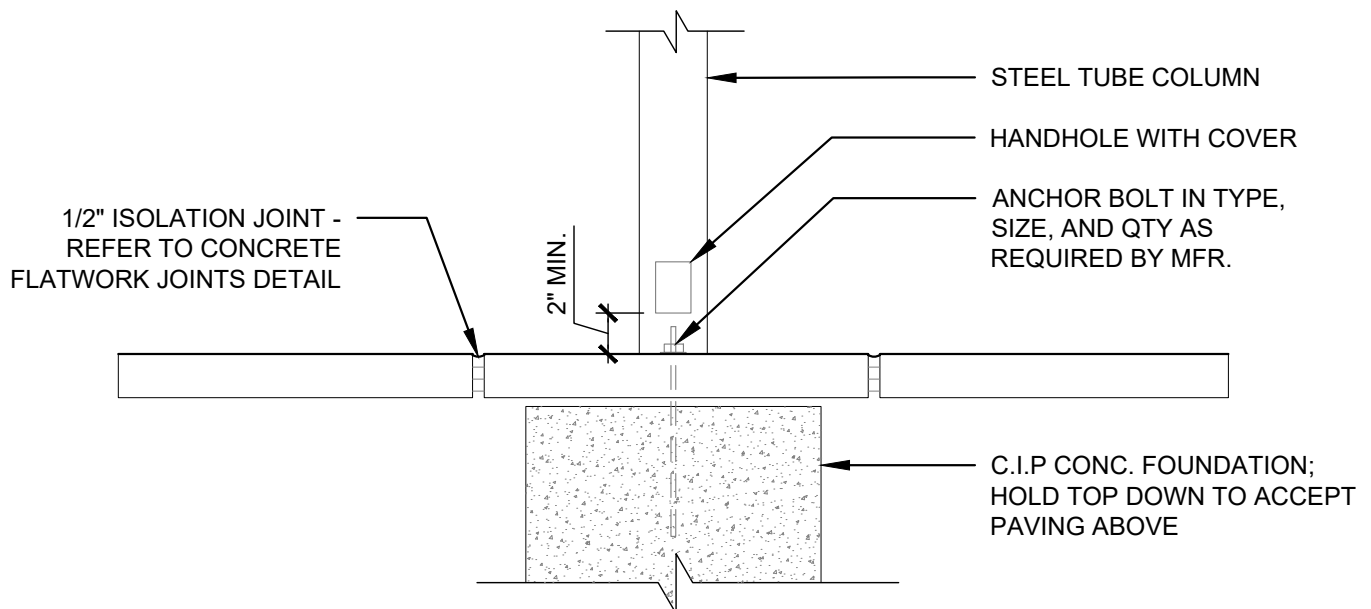


CABANA WITH BENCH

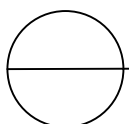
TOWN OF PARKER STANDARD DETAILS



PLAN



SECTION



SHELTER FOUNDATION

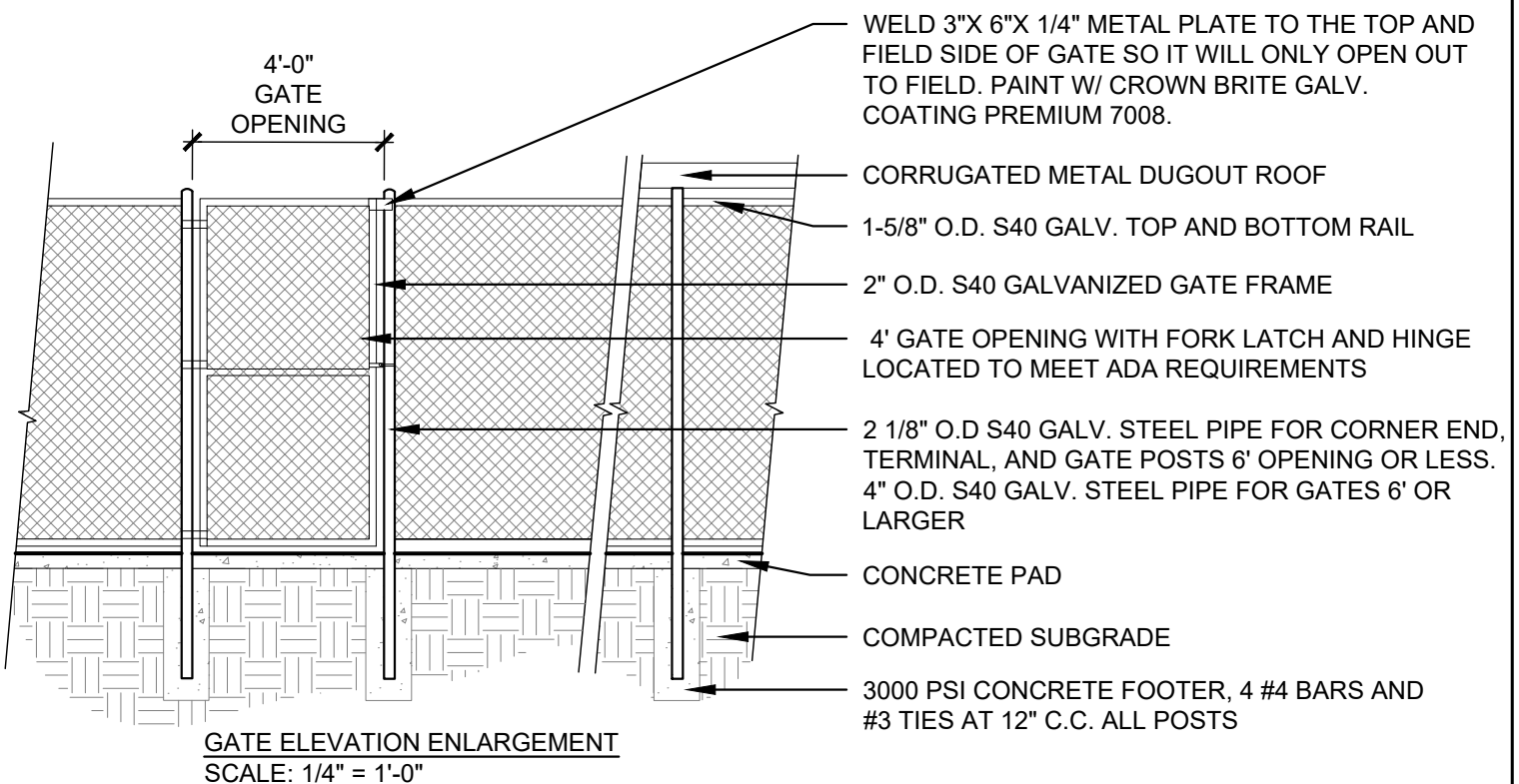
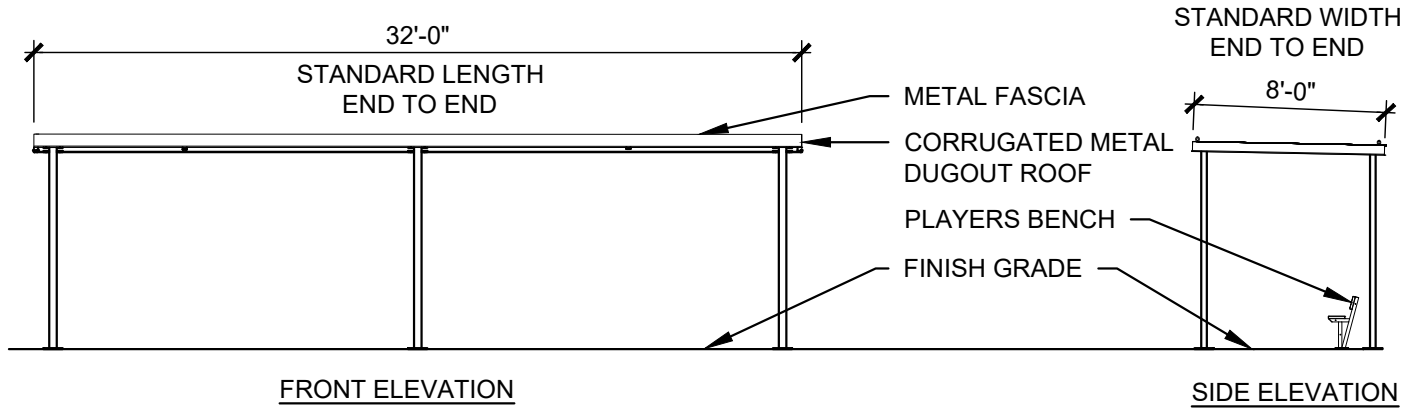
3/4" = 1'-0"

TOWN OF PARKER STANDARD DETAILS



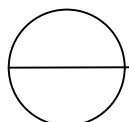
PARKER
COLORADO
Parks and Recreation

STEEL FRAME STRUCTURE:
POWDER COATED TUBULAR STEEL DESIGN
MEETS LOCAL BUILDING CODE REQUIREMENTS



NOTE:

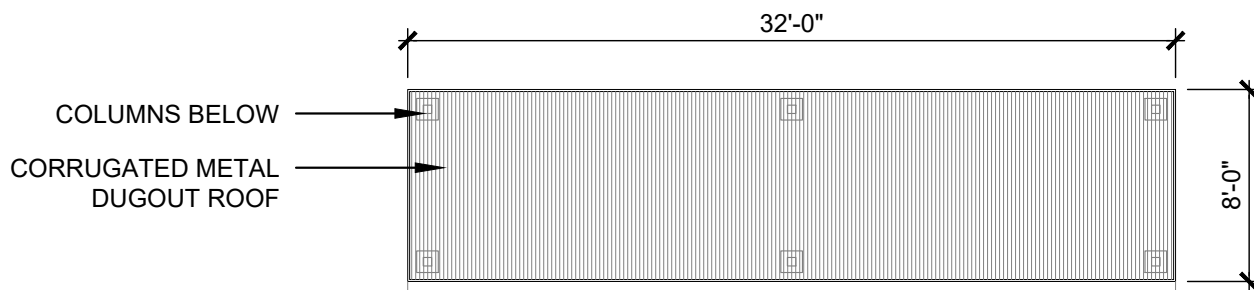
1. BASIS-OF-DESIGN: GAMESHADE DUGOUTS MODEL GD8X32 (8'W X 32'L)
2. FENCING TO BE ON THREE SIDES OF DUGOUT.
3. PROVIDE COLORADO STAMPED ENGINEERED SHOP DRAWING.
4. REFER TO MFR. SPECIFICATIONS FOR DUGOUT INSTALLATION.



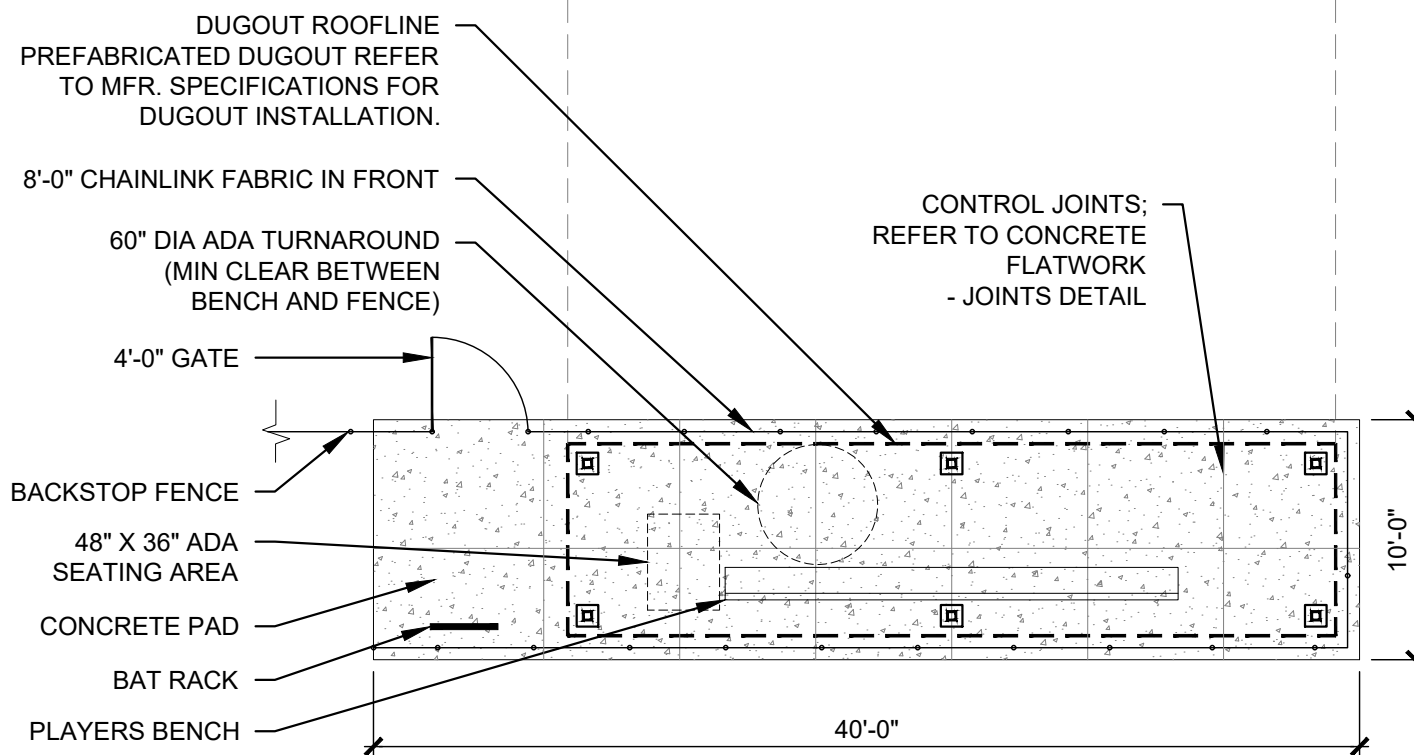
DUGOUT ELEVATIONS

1/8" = 1'-0"

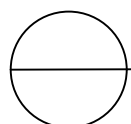
TOWN OF PARKER STANDARD DETAILS



DUGOUT ROOF PLAN VIEW



LAYOUT PLAN



DUGOUT LAYOUT PLAN

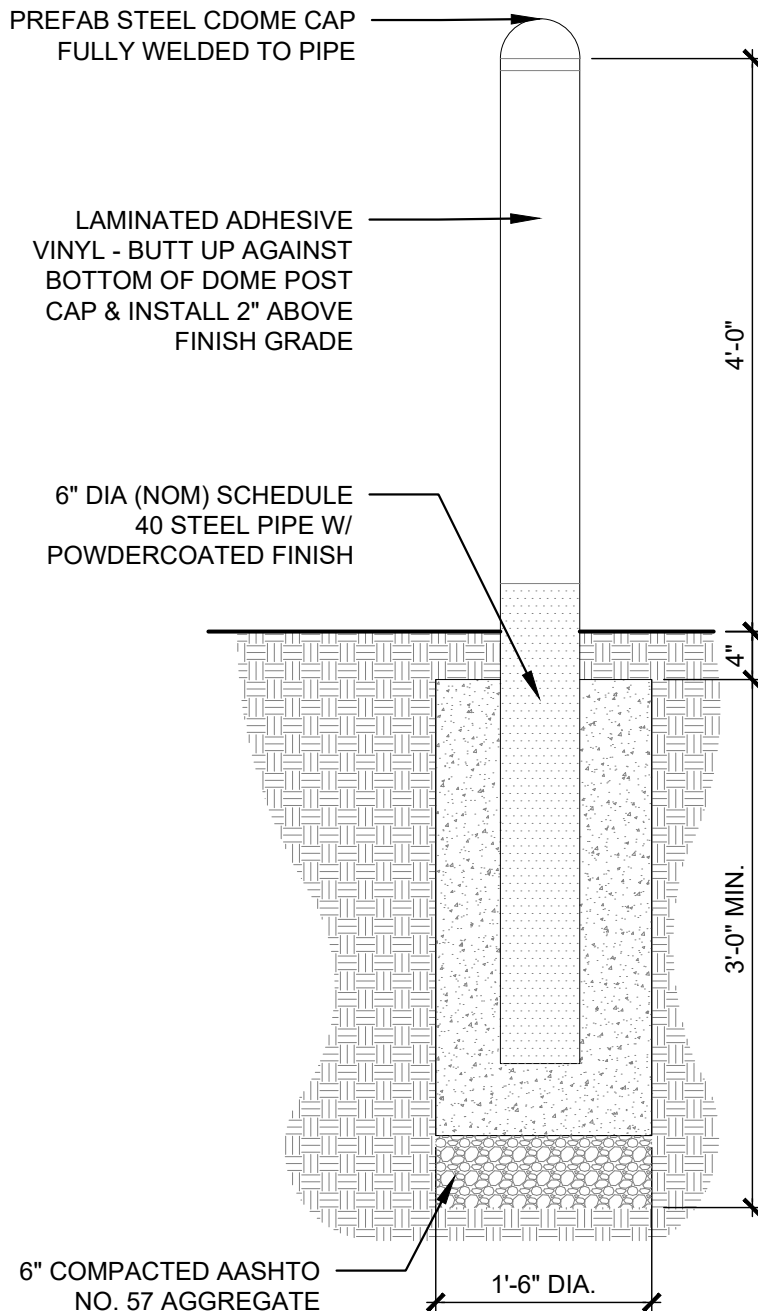
1/8" = 1'-0"

TOWN OF PARKER STANDARD DETAILS



NOTES:

1. VINYL WRAP BASIS-OF-DESIGN:
ARLON(MFR) "DPF 6100 XLP" SERIES
ADHESIVE VINYL WRAP W/ ARLON "3350
ANTI-GRAFFITI" SERIES PVDF
OVER-LAMINATE. INK COLOR: PANTONE
3308 C, CMYK 100 0 60 72
2. PIPE AND DOME POST CAP TO BE
POWDERCOATED TIGER DRYLAC (MFR)
RAL #6005, MOSS GREEN
3. OWNER TO PROVIDE ARTWORK FOR
LAMINATED ADHESIVE VINYL
4. INSTALL TO MAINTAIN 4'-0" CLEARANCE
FROM EDGE OF TRAIL.
5. CONCRETE SHALL BE 4,000 PSI AT 28 DAYS
6. WELD PER INDUSTRY STANDARDS - GRIND
ALL WELDS SMOOTH
7. FACE GRAPHIC PERPENDICULAR TO
CENTERLINE OF THE TRAIL
8. FINAL LOCATION OF INSTALLATION TO BE
DETERMINED BY OWNER

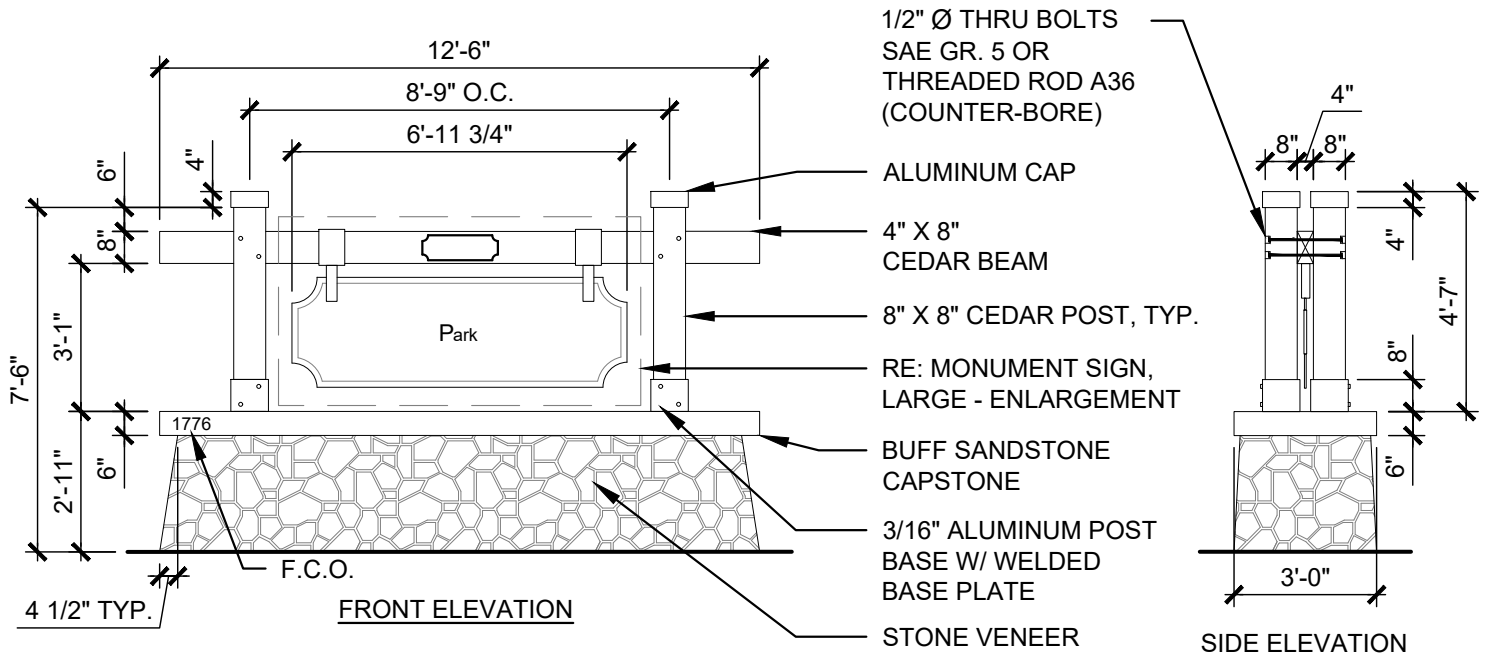
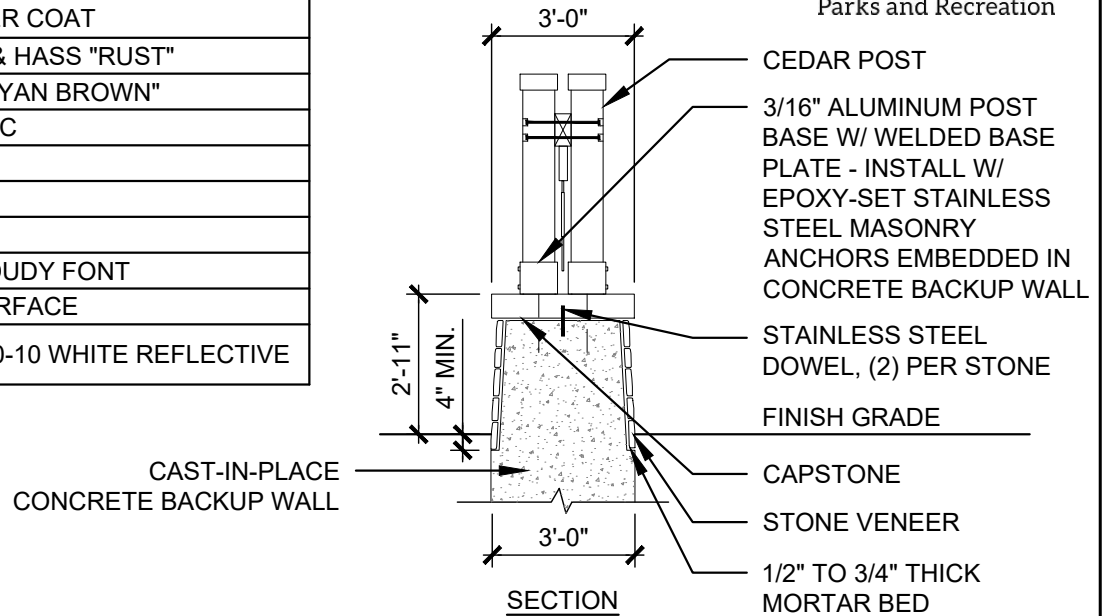


TOWN OF PARKER STANDARD DETAILS



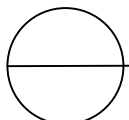
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COLORADO
Parks and Recreation

FABRICATION SPECIFICATIONS		
CAP	MATERIAL	ALUMINUM (CUSTOM BUILT)
	THICKNESS	0'-0 3/16"
	FINISH	POWDER COAT
	COLOR	ROHM & HASS "RUST"
POST	STAIN	SW "BAYAN BROWN"
F.C.O.	MATERIAL	ACRYLIC
	THICKNESS	0'-0 1/4"
	COLOR	WHITE
	STAND-OFF	FLUSH
	TEXT	4"IN GOUDY FONT
	VINYL LAYER	1ST SURFACE
	VINYL COLOR	3M# 680-10 WHITE REFLECTIVE



NOTES:

1. POSTS AND BEAM TO BE ROUGH-SAWN WESTERN RED CEDAR COMPLYING WITH THE FOLLOWING GRADING STANDARDS: NLGA 131 a,b,c; WCLIB 131 a,b,cc; WWPA 80.10, 80.11, 80.12.
2. BASIS-OF-DESIGN STONE VENEER: CSV-2030 BUCKS COUNTY (SUPPLIER) FIELDSTONE
3. PROVIDE FOUNDATION AND REINFORCING FOR CAST-IN-PLACE BACKUP WALL PER STRUCTURAL ENGINEER'S DESIGN BASED ON GEOTECH / SOILS REPORT
4. ANTI-GRAFFITI COATING TO BE APPLIED TO THE METAL SIGN FACE AND STONE. BASIS-OF-DESIGN: VANDLTOP (MFR) SACRIFICIAL TOP COAT OR APPROVED EQUAL. APPLY PER MANUFACTURER INSTRUCTIONS.



MONUMENT SIGN - LARGE

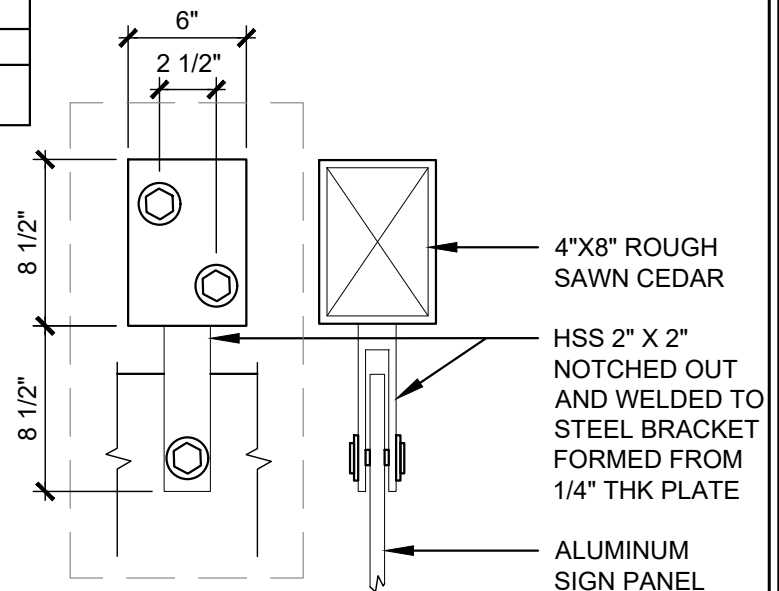
1/4" = 1'-0"

TOWN OF PARKER STANDARD DETAILS

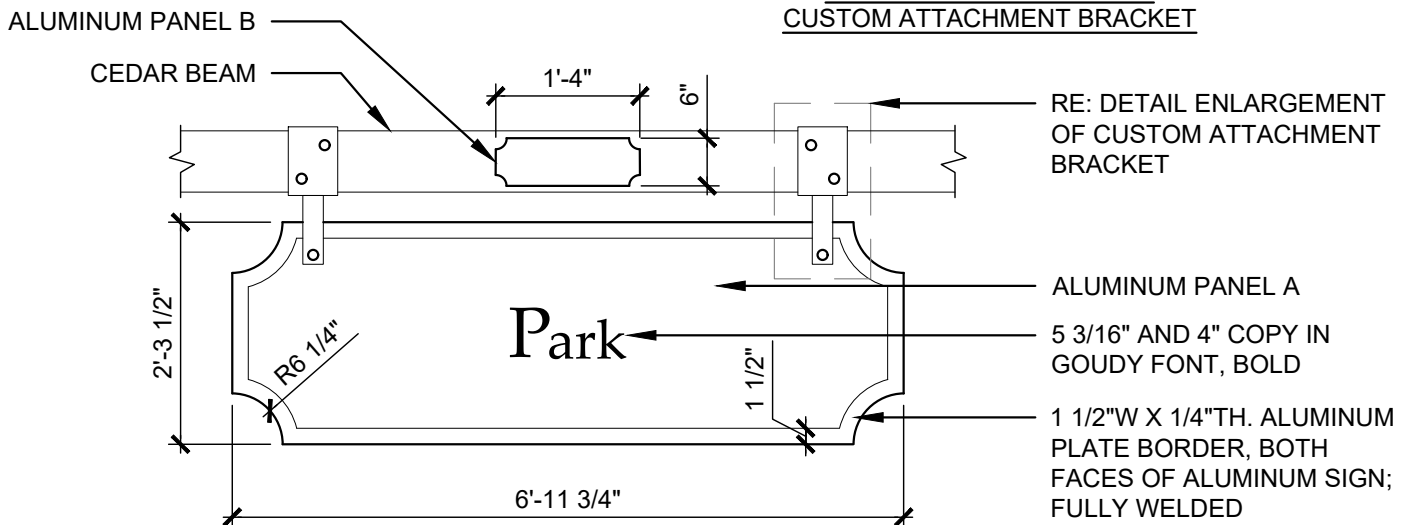


PARKER
COLORADO
Parks and Recreation

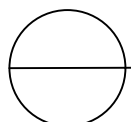
FABRICATION SPECIFICATIONS		
PANEL A	TYPE	ALUMINUM (3 LAYERS)
	THICKNESS	1/4" FACE + 1/4" BORDERS EA SIDE
	FINISH	POWDER COAT
	COLOR	ROHM & HOSS: RUST
PANEL B	TYPE	ALUMINUM
	THICKNESS	1/8"
	PAINT	MATCH DUPONT CS380 GREEN, SEMI-GLOSS
	COPY LAYER	1ST SURFACE
	VINYL COLOR	3M# 680-10 WHITE REFLECTIVE



DETAIL ENLARGEMENT OF CUSTOM ATTACHMENT BRACKET



DETAIL OF PANEL



MONUMENT SIGN, LARGE - ENLARGEMENT

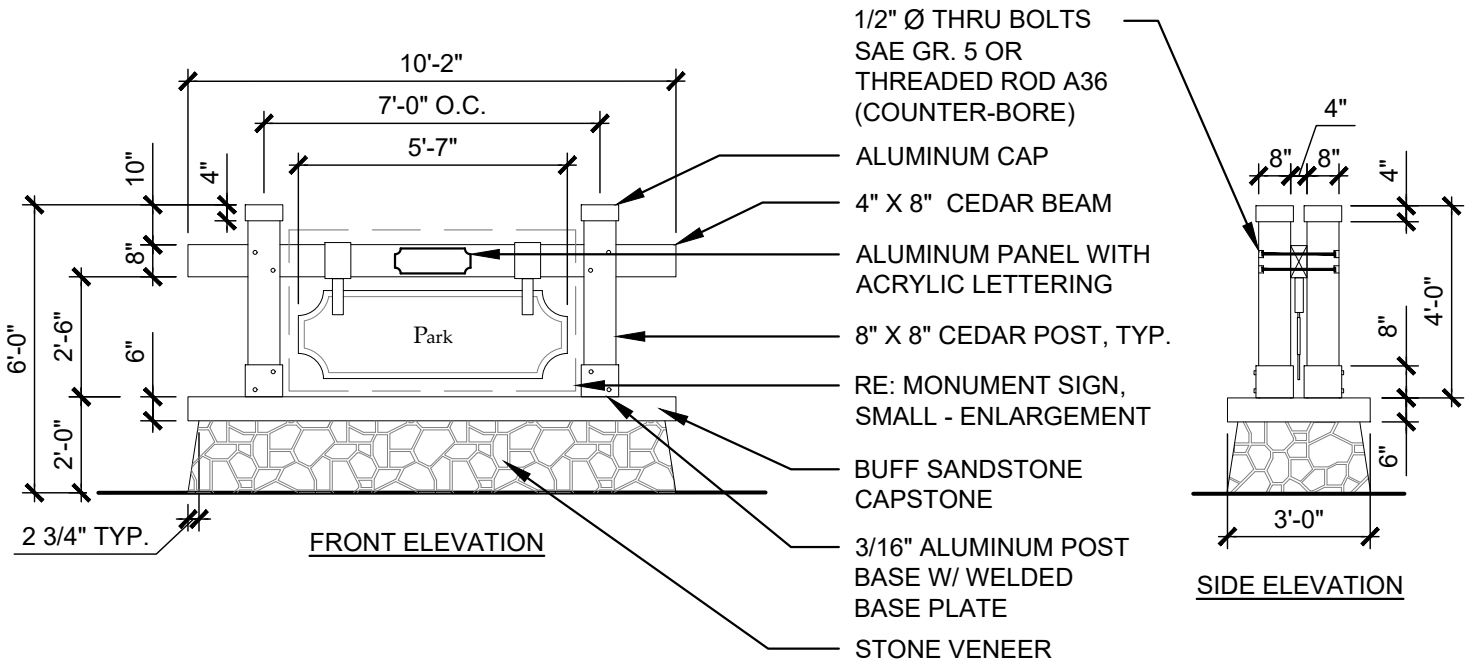
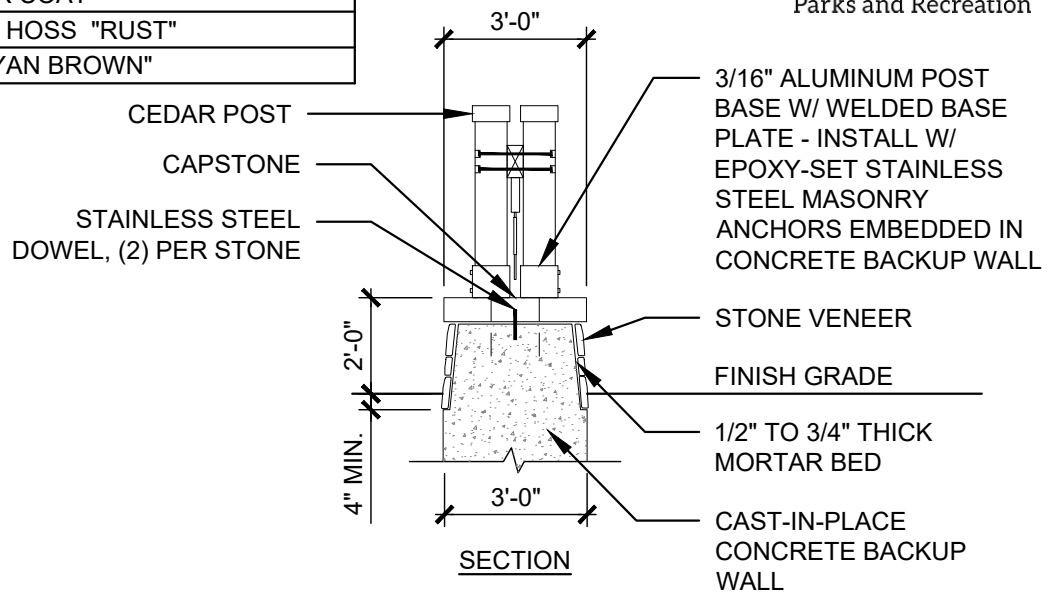
N.T.S.

TOWN OF PARKER STANDARD DETAILS



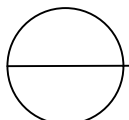
PARKER
COLORADO
Parks and Recreation

FABRICATION SPECIFICATIONS		
CAP	MATERIAL	ALUMINUM (CUSTOM BUILT)
	THICKNESS	0'-0 3/16"
	FINISH	POWDER COAT
	COLOR	ROHM & HOSS "RUST"
POST	STAIN	SW "BAYAN BROWN"



NOTES:

1. POSTS AND BEAM TO BE ROUGH-SAWN WESTERN RED CEDAR COMPLYING WITH THE FOLLOWING GRADING STANDARDS: NLGA 131 a,b,c; WCLIB 131 a,b,cc; WWPA 80.10, 80.11, 80.12.
2. BASIS-OF-DESIGN STONE VENEER: CSV-2030 BUCKS COUNTY (SUPPLIER) FIELDSTONE
3. PROVIDE FOUNDATION AND REINFORCING FOR CAST-IN-PLACE BACKUP WALL PER STRUCTURAL ENGINEER'S DESIGN BASED ON GEOTECH / SOILS REPORT
4. ANTI-GRAFFITI COATING TO BE APPLIED TO THE METAL SIGN FACE AND STONE. BASIS-OF-DESIGN: VANDLTOP (MFR) SACRIFICIAL TOP COAT OR APPROVED EQUAL. APPLY PER MANUFACTURER INSTRUCTIONS.



MONUMENT SIGN - SMALL

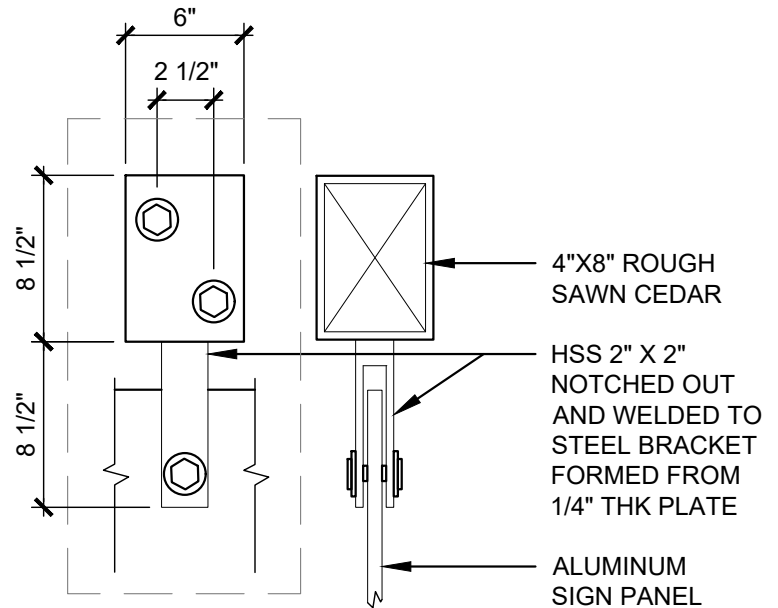
1/4" = 1'-0"

TOWN OF PARKER STANDARD DETAILS

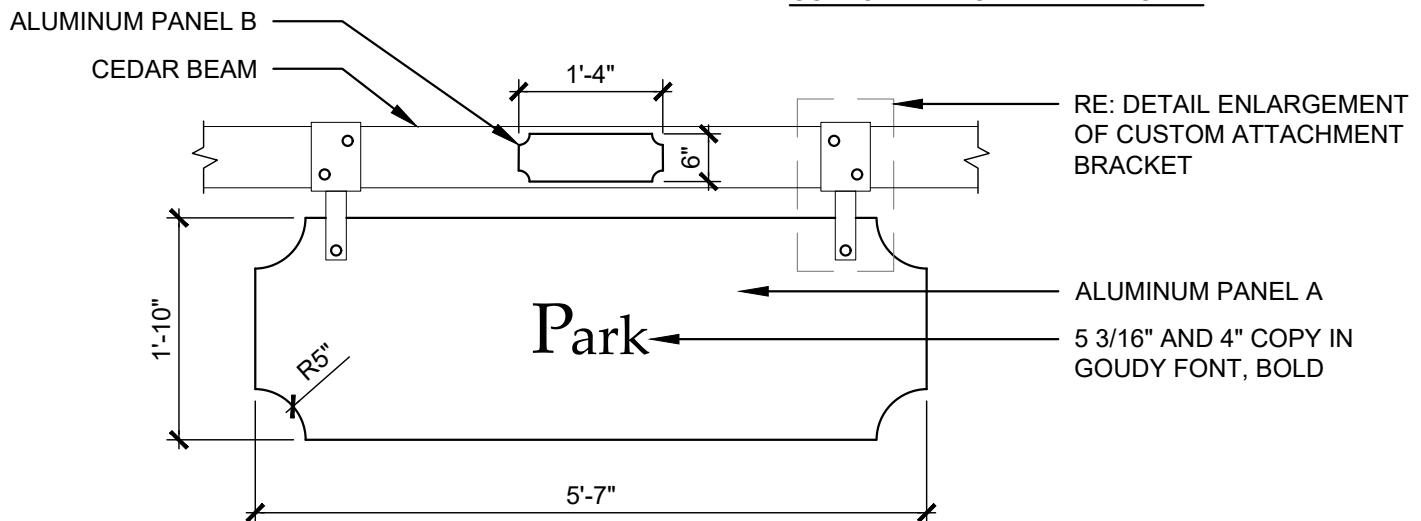


PARKER
COLORADO
Parks and Recreation

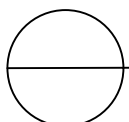
FABRICATION SPECIFICATIONS		
PANEL A	TYPE	ALUMINUM
	THICKNESS	1/4" FACE
	FINISH	POWDER COAT
	COLOR	ROHM & HOSS "RUST"
PANEL B	TYPE	ALUMINUM
	THICKNESS	1/8"
	PAINT	MATCH DUPONT CS380 GREEN, SEMI-GLOSS
	FINISH	POWDER COAT
	COPY LAYER	1ST SURFACE
	VINYL COLOR	3M# 680-10 WHITE REFLECTIVE



DETAIL ENLARGEMENT OF
CUSTOM ATTACHMENT BRACKET



DETAIL OF PANEL



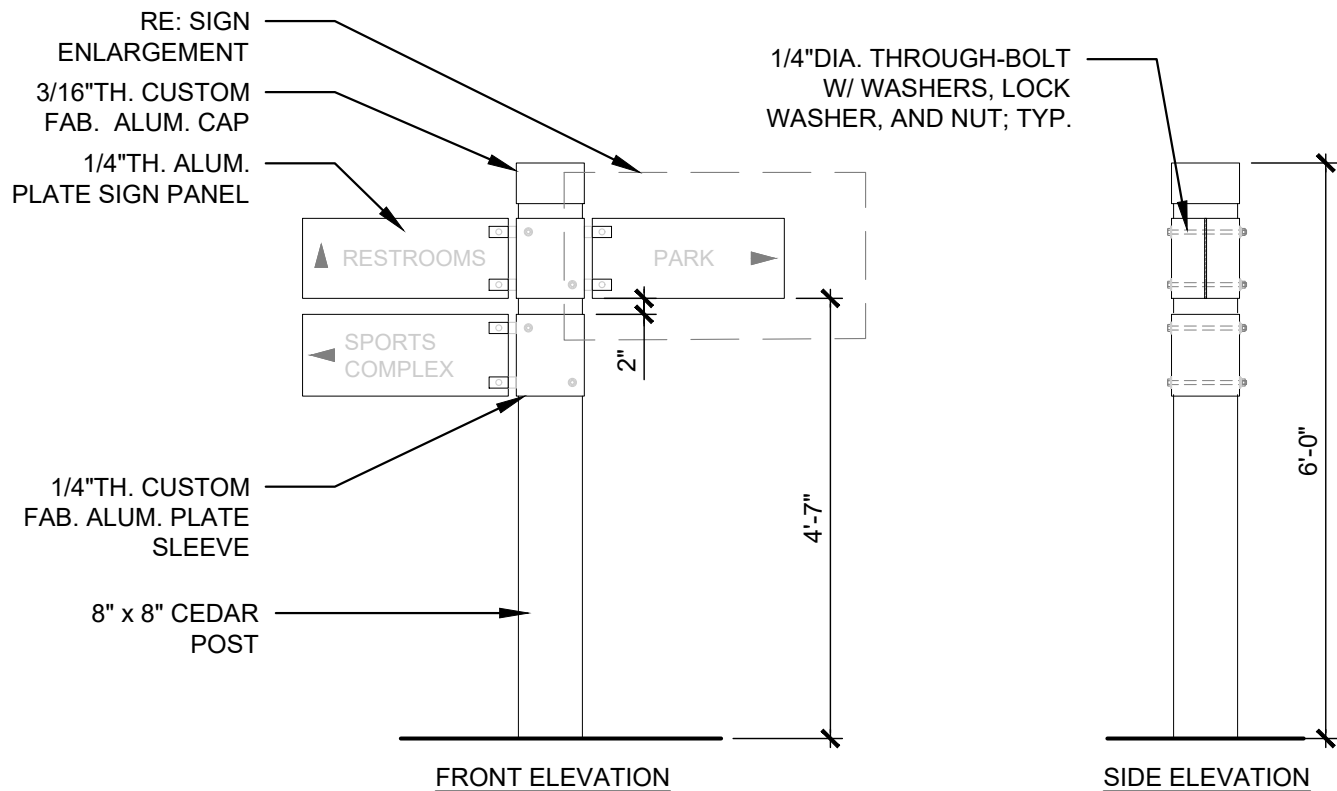
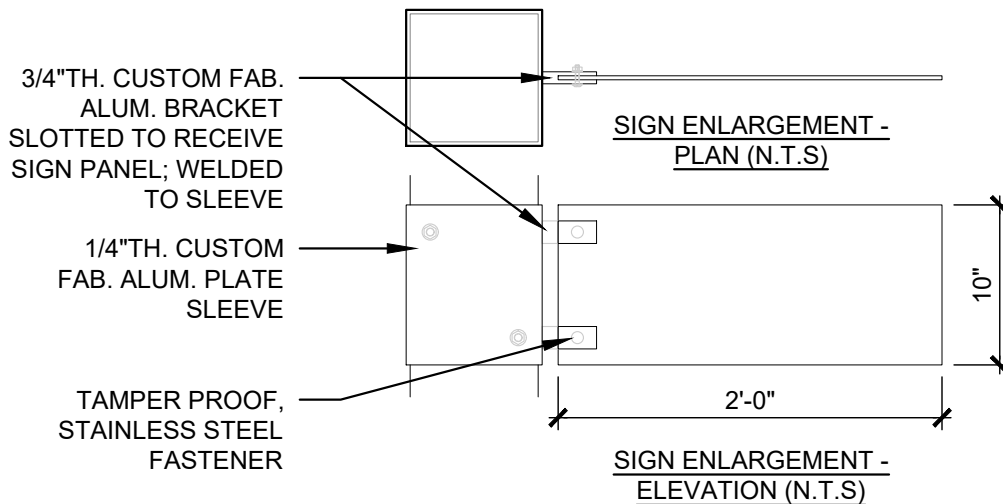
MONUMENT SIGN, SMALL - ENLARGEMENT

N.T.S.

TOWN OF PARKER STANDARD DETAILS

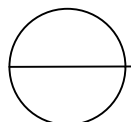


PARKER
COLORADO
Parks and Recreation



NOTES:

1. POSTS TO BE ROUGH-SAWN WESTERN RED CEDAR COMPLYING WITH THE FOLLOWING GRADING STANDARDS: NLGA 131 a,b,c; WCLIB 131 a,b,cc; WWPA 80.10, 80.11, 80.12.
2. POSTS TO HAVE APPLIED STAIN: SHERWIN WILLIAMS "BANYAN BROWN".
3. METAL SIGN AND BRACKETS TO BE POWDERCOATED; COLOR: ROHM & HASS "RUST."
4. SIGN COPY/GRAPHICS: APPLIED VINYL; COLOR: REFLECTIVE, WHITE.
5. FASTENERS TO BE TYPE 304 OR TYPE 316 STEEL. USE NYLON WASHERS AT ALL PENETRATIONS TO ISOLATE STEEL HARDWARE FROM ALUMINUM SIGN AND BRACKETS.
6. ANTI-GRAFFITI COATING TO BE APPLIED TO THE METAL SIGN FACE. BASIS-OF-DESIGN: VANDLTOP (MFR) SACRIFICIAL TOP COAT OR APPROVED EQUAL. APPLY PER MANUFACTURER INSTRUCTIONS.



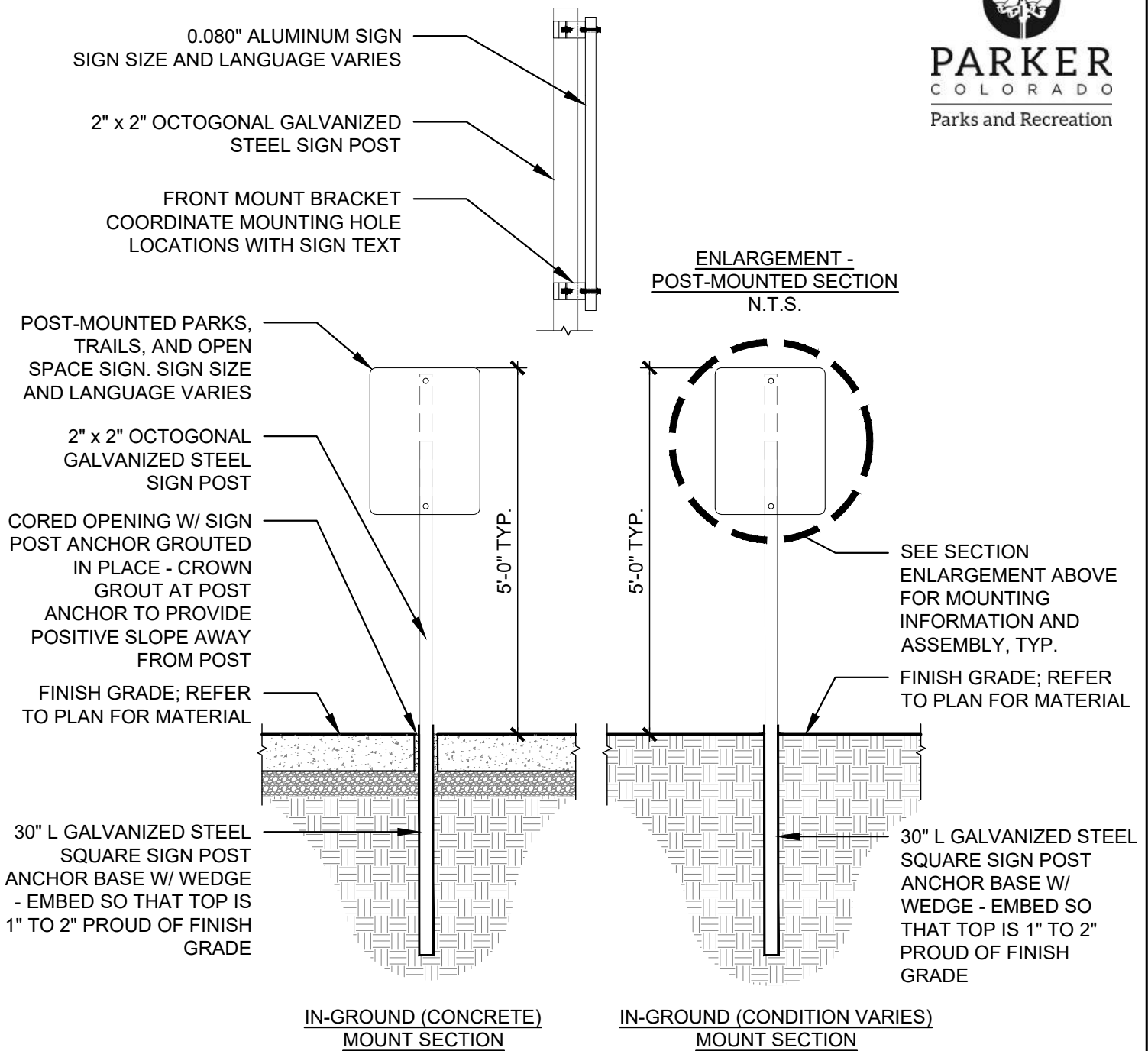
PARK DIRECTIONAL SIGNAGE

1/2" = 1'-0"

TOWN OF PARKER STANDARD DETAILS



PARKER
COLORADO
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BASIS-OF-DESIGN:

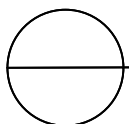
S-SQUARE TUBE PRODUCTS (MFR) "NEX SIGN POST - PLAIN", 12 GA., GALVANIZED, WITH 30" L OCTOGONAL SIGN POST. INCLUDE NEX ANCHOR BASE, WEDGE, AND FRONT MOUNT BRACKET W/ PEM NUTS.

NOTES:

1. REFER TO SECTION 06, SIGNAGE STANDARDS FOR FURTHER DESIGN CRITERIA, LANGUAGE, SIZE, AND COLOR. FOLLOW TOWN SIGN STANDARDS.
2. REFER TO PLANS FOR GROUND CONDITION
3. ALL SIGNS TO HAVE UV RESISTANT AND WATERPROOF VINYL GRAPHIC WITH PERMANENT UV PROTECTED LAMINATE FINISH (GRAFFITI PROOF COATING)

PARKS, TRAILS, AND OPEN SPACE

REGULATORY SIGNS - IN-GROUND MOUNT

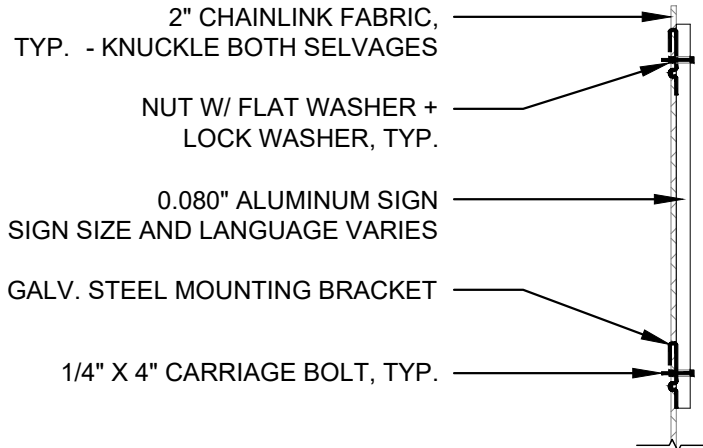


1/2" = 1'-0"

TOWN OF PARKER STANDARD DETAILS



PARKER
COLORADO
Parks and Recreation



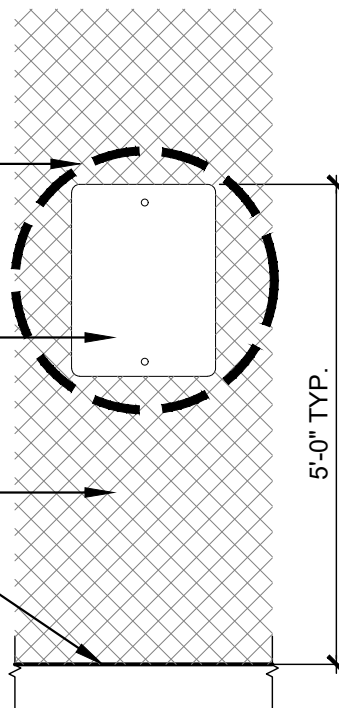
ENLARGEMENT -
FENCE-ATTACHMENT SECTION
N.T.S.

SEE SECTION ENLARGEMENT ABOVE FOR
MOUNTING INFORMATION AND ASSEMBLY

FENCE-MOUNTED PARKS, TRAILS, AND
OPEN SPACE SIGN. SIGN SIZE AND
LANGUAGE VARIES

2" CHAINLINK FABRIC, TYP.
- KNUCKLE BOTH SELVAGES

FINISH GRADE; REFER TO PLAN FOR
GROUND CONDITION

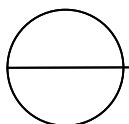


FENCE-MOUNT
ELEVATION

NOTES:

1. BASIS-OF-DESIGN: REFER TO SECTION 06, SIGNAGE STANDARDS FOR FURTHER DESIGN CRITERIA, LANGUAGE, SIZE, AND COLOR. FOLLOW TOWN SIGN STANDARDS.
2. ALL SIGNS TO HAVE UV RESISTANT AND WATERPROOF VINYL GRAPHIC WITH PERMANENT UV PROTECTED LAMINATE FINISH (GRAFFITI PROOF COATING)

PARKS, TRAILS, AND OPEN SPACE REGULATORY SIGNS - FENCE MOUNT

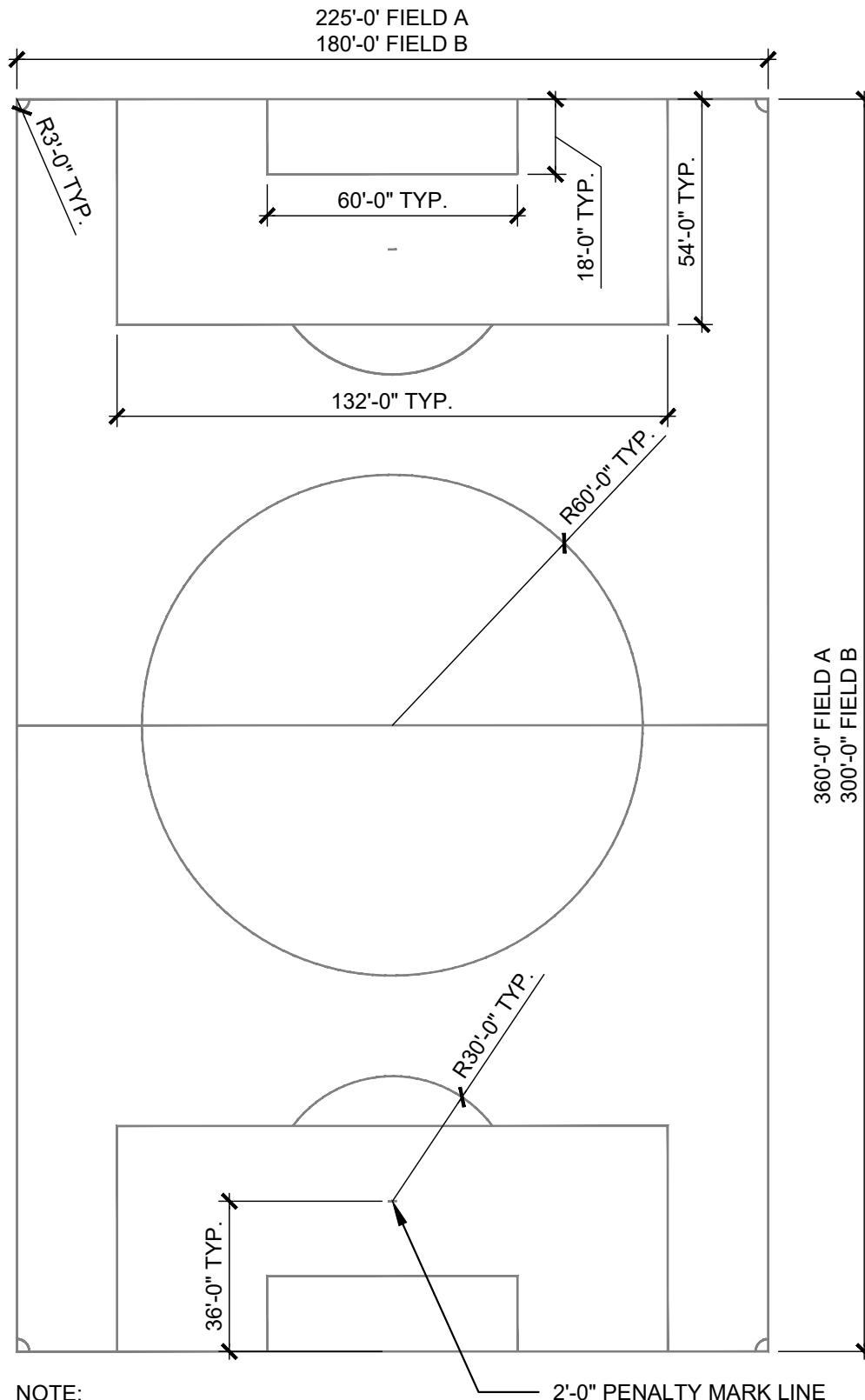


1/2" = 1'-0"

TOWN OF PARKER STANDARD DETAILS

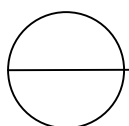


PARKER
COLORADO
Parks and Recreation



NOTE:

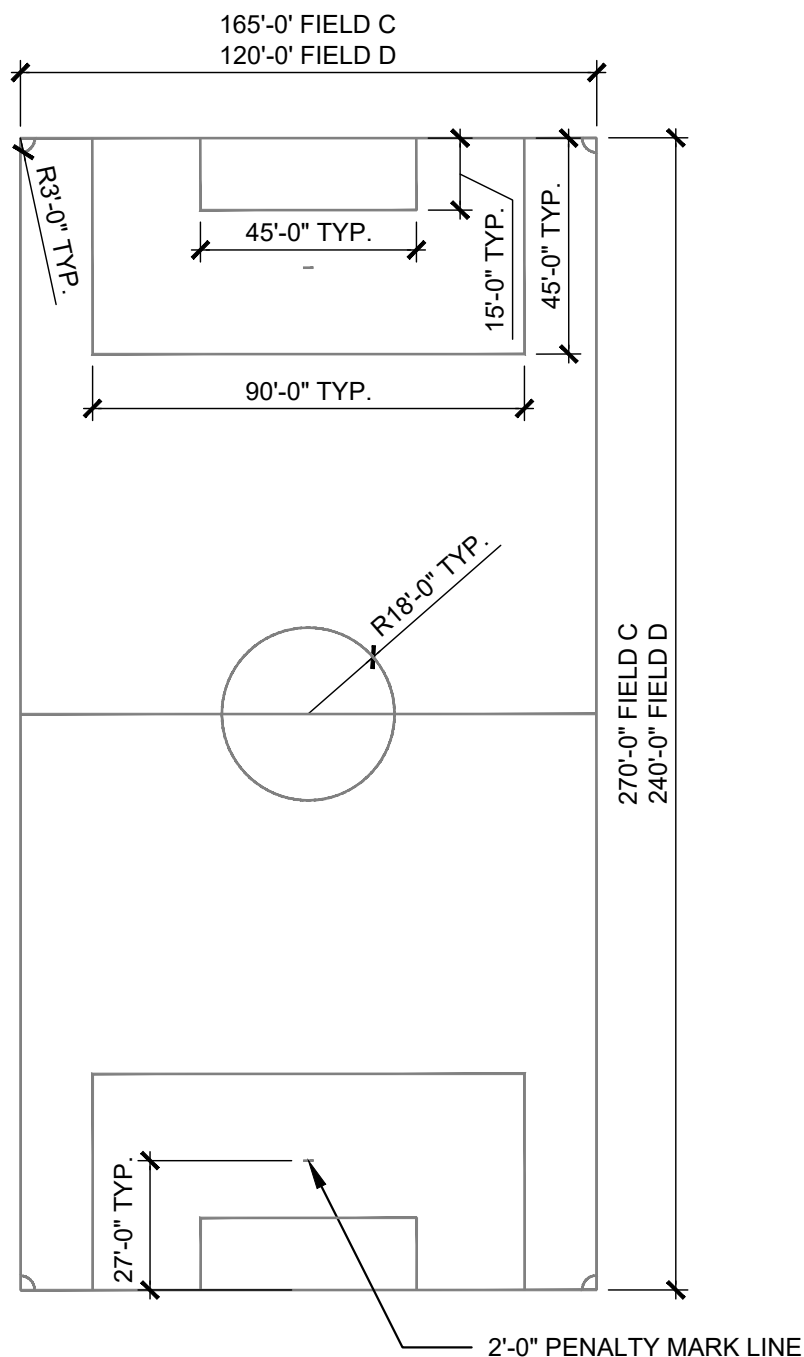
1. BLUEGRASS OR SYNTHETIC TURF; RE: PLANS
2. ALL LINE STRIPING TO BE 4" WIDTH



SOCCER FIELD LAYOUT - 360' x 225' OR 300' x 180'

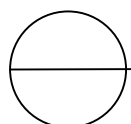
1" = 40'-0"

TOWN OF PARKER STANDARD DETAILS



NOTE:

1. BLUEGRASS OR SYNTHETIC TURF; RE: PLANS
2. ALL LINE STRIPING TO BE 4" WIDTH



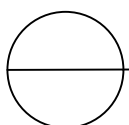
SOCCER FIELD LAYOUT - 270' x 165' OR 240' x 120'

1" = 40'-0"

Parks and Recreation



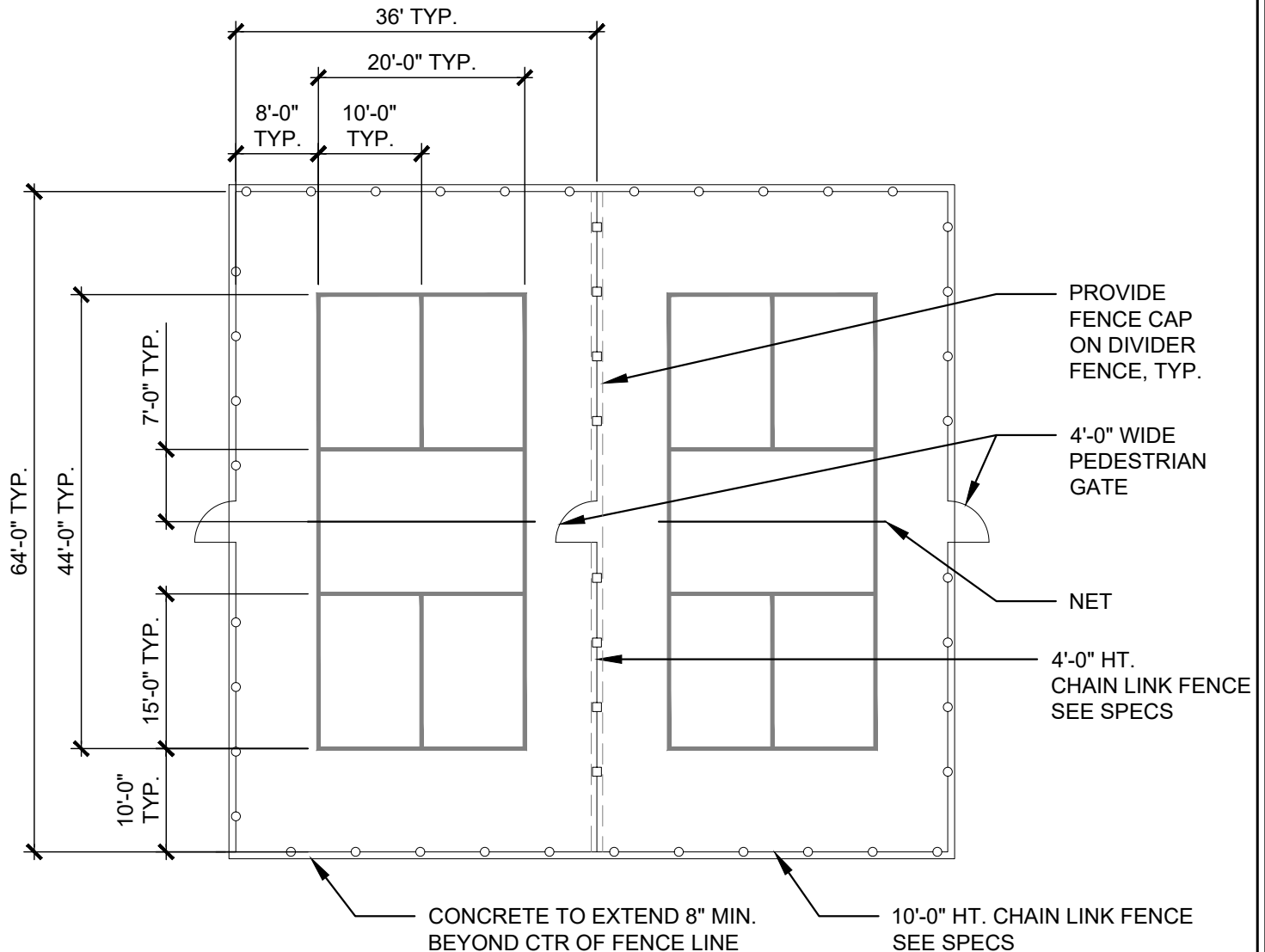
1. THE LENGTH OF THE TOUCHLINE MUST BE GREATER THAN THE LENGTH OF THE GOAL LINE.
2. ALL LINES MUST BE 8 CM (3 1/8") WIDE. COLOR AS SELECTED BY THE ENGINEER.
3. MEASUREMENTS ARE FROM THE OUTSIDE OF THE LINES.
4. CIRCULAR MARKS ARE MEASURED FROM THE CENTER OF THE MARK.



FUTSAL COURT LAYOUT

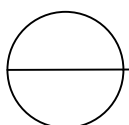
$$1'' = 20'-0''$$

TOWN OF PARKER STANDARD DETAILS



NOTES:

1. ALL LINES SHALL BE 2" WIDE, COLOR AS SELECTED BY THE ENGINEER.
2. ORIENT COURT NORTH-SOUTH WHEN FEASIBLE TO MINIMIZE SUN IN PLAYERS' VISION.
3. GATE LOCATIONS PER SITE PLAN. SEE SPECIFICATION SECTION 323113.
4. INSTALL DARK GREEN WINDSCREEN ON ALL 10' HEIGHT FENCING. SEE SPECIFICATION SECTION 116833.

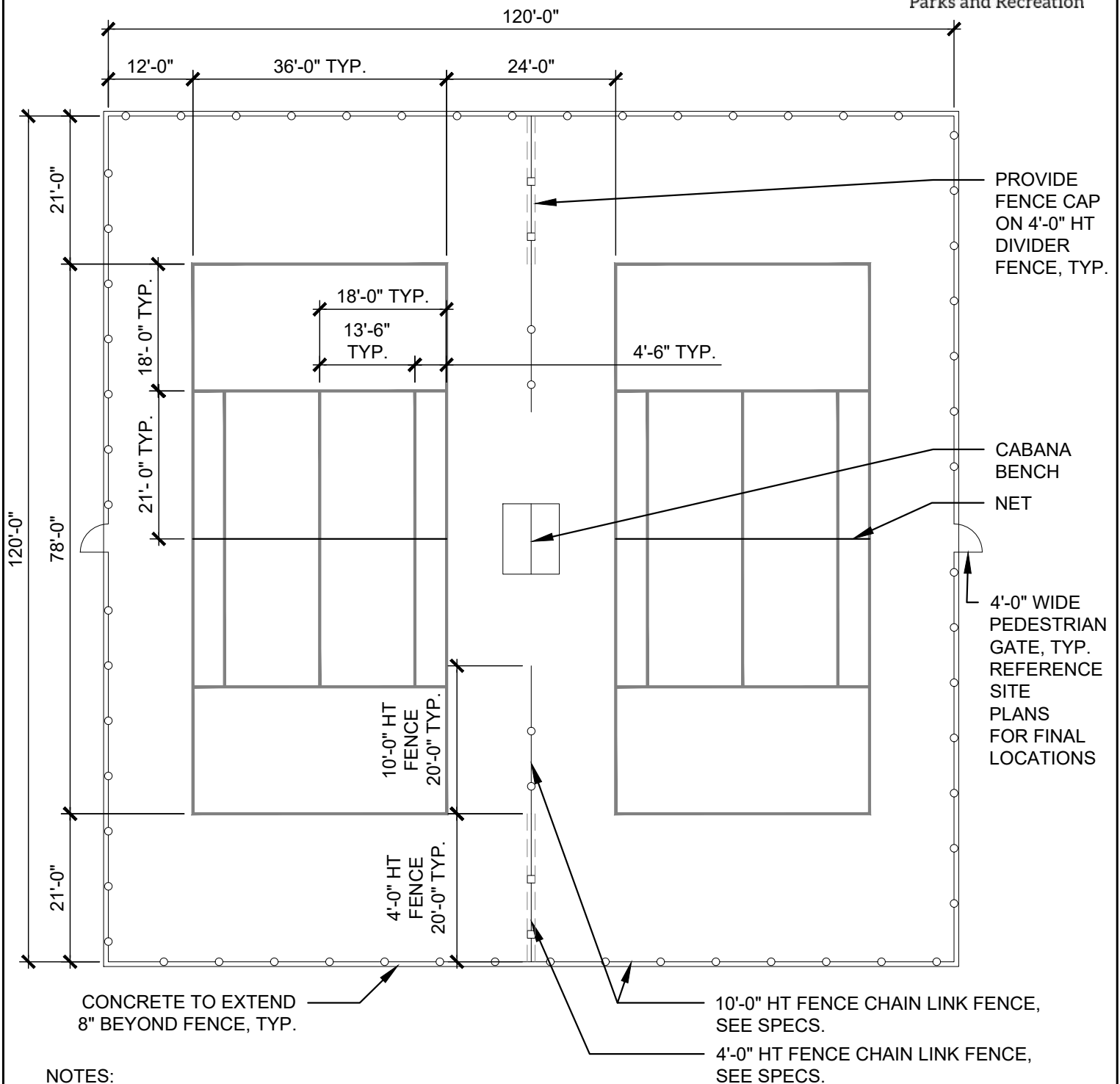


PICKLEBALL COURT LAYOUT

TOWN OF PARKER STANDARD DETAILS

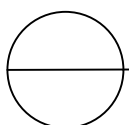


PARKER
COLORADO
Parks and Recreation



NOTES:

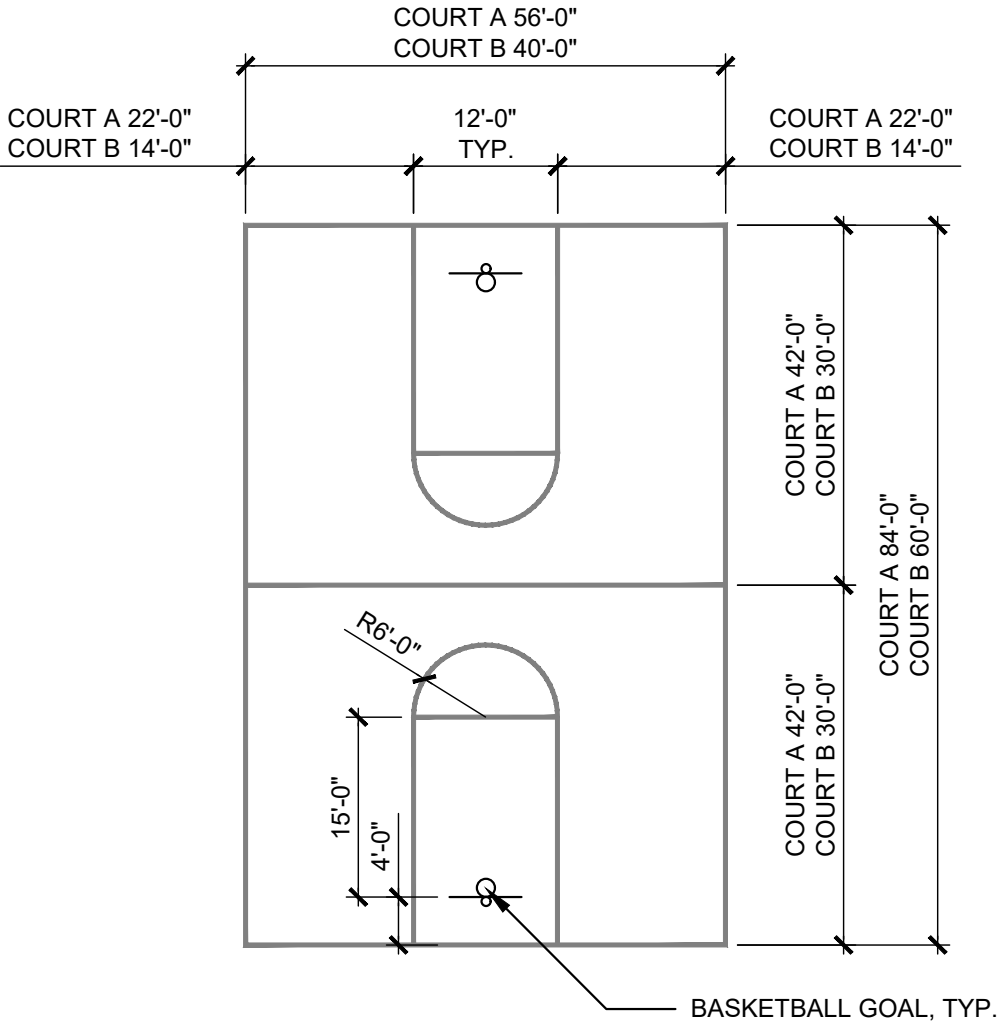
1. ALL LINES SHALL BE 2" WIDE, COLOR AS SELECTED BY THE ENGINEER.
2. GATE LOCATIONS PER SITE PLAN. SEE SPECIFICATION SECTION 323113.
3. INSTALL DARK GREEN WINDSCREEN ON ALL 10' HEIGHT FENCING. SEE SPECIFICATION SECTION 116833.



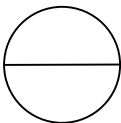
TENNIS COURT LAYOUT

1" = 20'-0"

TOWN OF PARKER STANDARD DETAILS



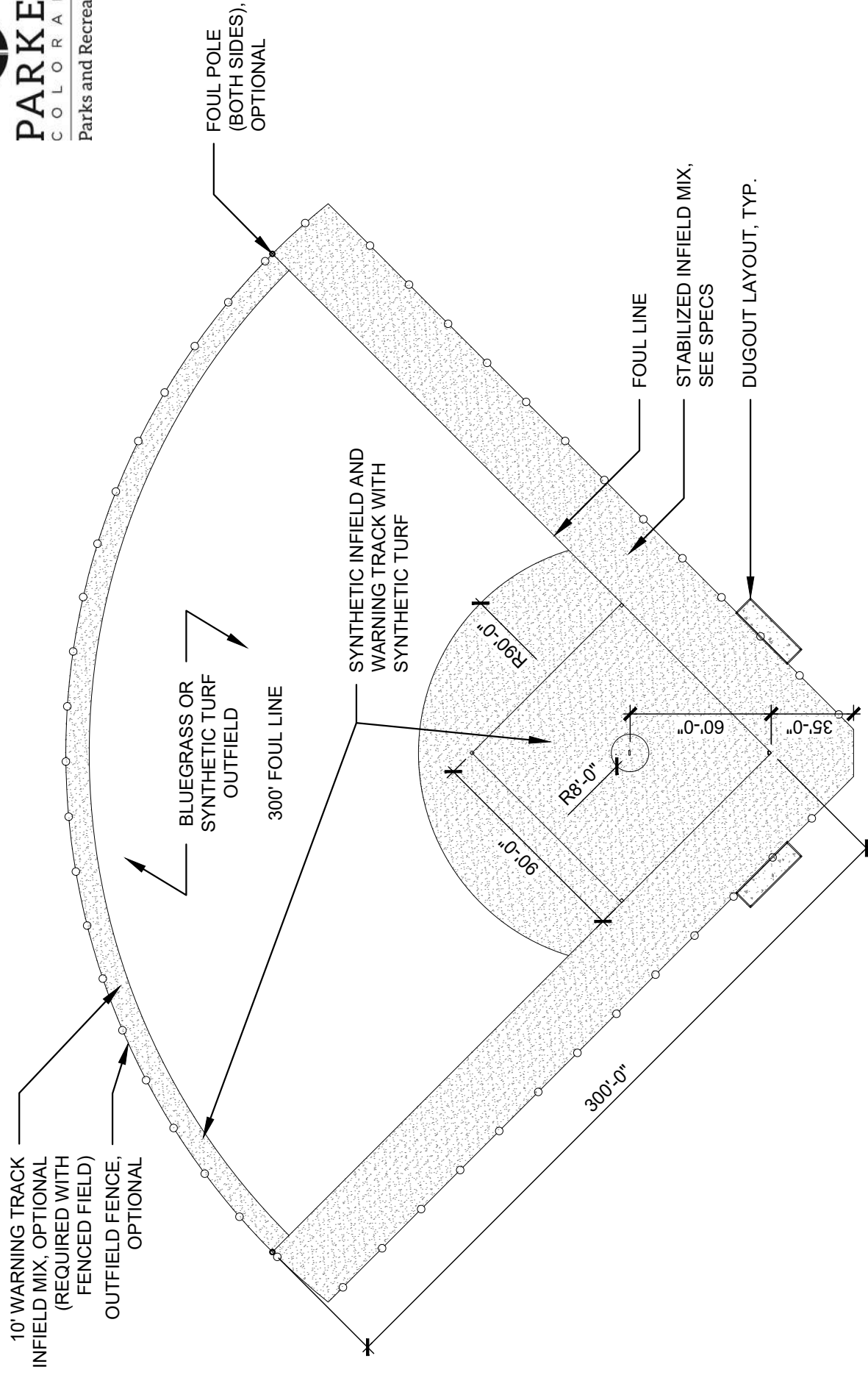
NOTES:
1. ALL LINES SHALL BE 2" WIDE, COLOR AS SELECTED BY THE ENGINEER.



BASKETBALL COURT LAYOUT - 84' x 56' OR 60' x 40'

1" = 16'-0"

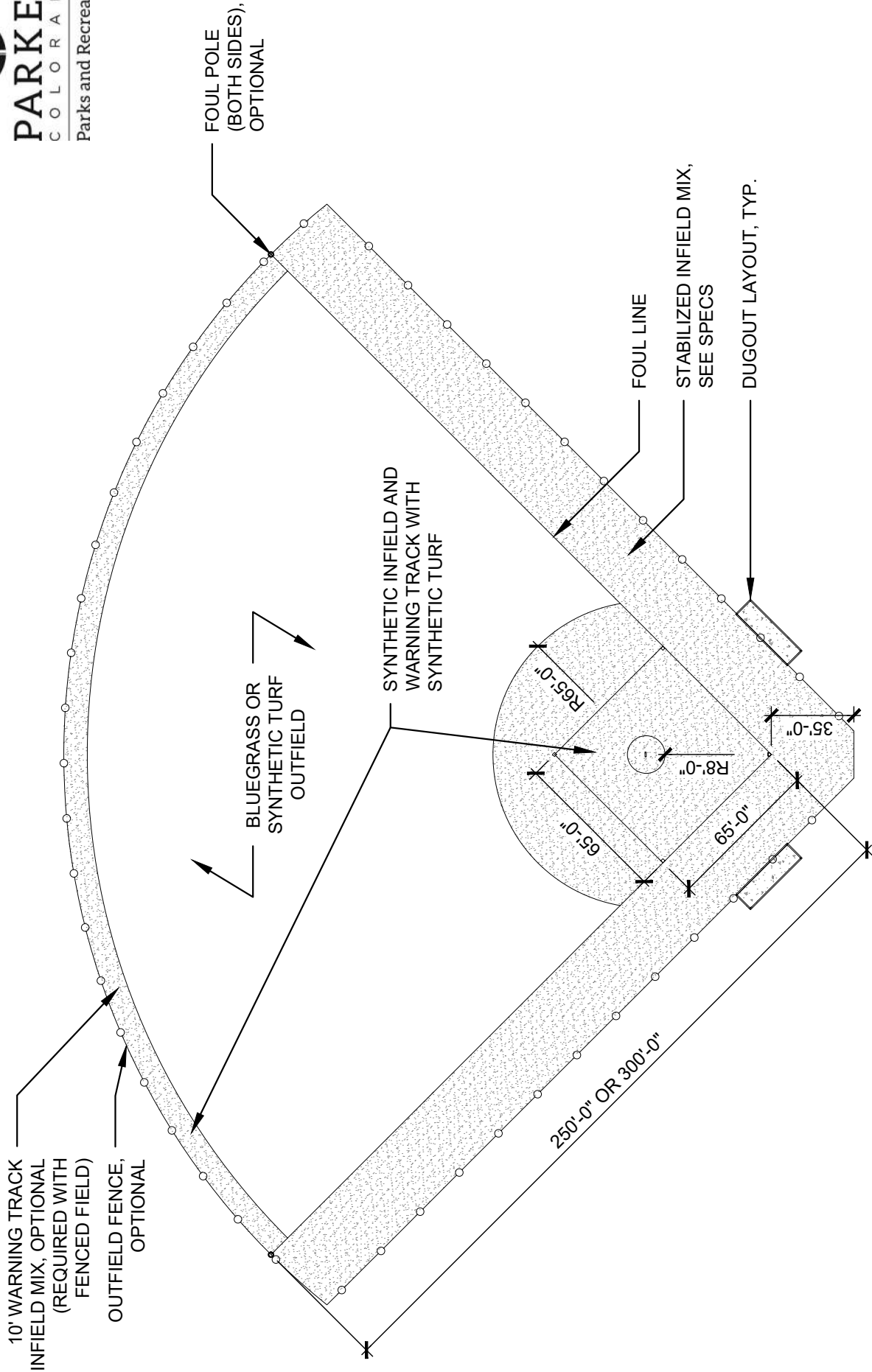
PARKER
C O L O R A D O
Parks and Recreation



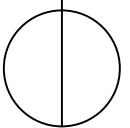
BALLFIELD LAYOUT - 90' BASES

1" = 60'-0"

TOWN OF PARKER STANDARD DETAILS



BALLFIELD LAYOUT - 65' BASES



1" = 60'-0"

A background image of a park scene, overlaid with a dark teal color. In the foreground, several people are playing soccer on a grassy field. In the middle ground, there is a large, open-sided gazebo with a dark roof. In the background, there are trees and a row of houses on a slight hill. The overall atmosphere is peaceful and recreational.

APPENDIX B

STANDARD CONSTRUCTION SPECIFICATIONS

Note:

The specifications are provided for convenience only. It is the responsibility of the consultant (user) to edit to meet the requirements of the Project and all applicable codes. The Town is not responsible for errors, omissions, or regulatory non-conformance as a result of the use of these specifications.

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SECTION 107360 - MANUFACTURED SHADE STRUCTURES

DIVISION 11 - EQUIPMENT

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SECTION 116833 - OUTDOOR ATHLETIC EQUIPMENT

DIVISION 12 - FURNISHINGS

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SECTION 329200 - TURF AND GRASSES
SECTION 329300 - PLANTS
SECTION 329600 - TRANSPLANTING

*Sections provided defer to or are supplemental to CDOT specifications. Relevant CDOT specifications include but are not limited to the following:

1. Plant Mix Pavements, General: CDOT Construction Specifications, Section 401.
2. Hot-Mix Asphalt Pavement: CDOT Construction Specifications, Section 403.
3. Prime Coat, Tack Coat, and Rejuvenating Agent: CDOT Construction Specifications, Section 407.
4. Joint and Crack Sealant: CDOT Construction Specifications, Section 408.
5. Asphalt Materials: CDOT Construction Specifications, Section 411.
6. Portland Cement Concrete Pavement: CDOT Construction Specifications, Section 412.
7. Detectable Warning Surfacing: CDOT Construction Specifications, Section 608
Detectable Warnings.
8. Preparation of Design Mixes: CDOT Construction Specifications, Section 601.05.
9. Fine Aggregates: CDOT Construction Specifications, Section 703.01.
10. Coarse Aggregate: CDOT Construction Specifications, Section 703.02.
11. Portland Cement: CDOT Construction Specifications, Section 701.01.
12. Fly Ash: CDOT Construction Specifications, Section 701.02.
13. High-reactivity Pozzolans: CDOT Construction Specifications 701.04.
14. Water: CDOT Construction Specifications, Section 712.01.
15. Air-Entraining Admixtures: CDOT Construction Specifications, Section 711.02.
16. Chemical Admixtures: CDOT Construction Specifications, Section 711.03.
17. Preformed Joint Filler: CDOT Construction Specifications, Section 705.01.
18. Joint Sealant with Backer Rod: CDOT Construction Specifications, Section 705.01.
19. Curing Materials: CDOT Construction Specifications, Section 711.01.
20. Reinforcing Steel: CDOT Construction Specifications, Section 709.01.
21. Dowel Bars and Tie Bars: CDOT Construction Specifications, Section 709.03.

NOTE: The specifications are provided for convenience only. It is the responsibility of the consultant (user) to edit to meet the requirements of the Project and all applicable codes. The Town is not responsible for errors, omissions, or regulatory non-conformance as a result of the use of these specifications.

SECTION 033000 - CAST-IN-PLACE CONCRETE

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.
- B. **This section is supplemental to the most recent edition of the Colorado Department of Transportation (CDOT) Construction Specifications, Division 600 Miscellaneous Construction, Section 601 Structural Concrete. The work performed for Cast-in-Place Concrete shall be in accordance with CDOT Construction Specifications Section 601 Structural Concrete and revisions or supplemental information herein.**

1.2 SUMMARY

- A. Section includes:
 - 1. Section includes cast-in-place concrete conforming with CDOT Type B or Type D Portland cement concrete.
 - 2. Cast-in-place concrete, including formwork, reinforcement, concrete materials, mixture design, placement procedures, and finishes.
- B. The specifications are provided for convenience only. It is the responsibility of the consultant (user) to edit to meet the requirements of the Project and all applicable codes. The Town is not responsible for errors, omissions, or regulatory non-conformance as a result of the use of these specifications.
- C. Related Requirements:
 - 1. Section 312000 "Earth Moving" for drainage fill under slabs-on-grade.
 - 2. Preparation of Design Mixes: CDOT Construction Specifications, Section 601.05.
 - 3. Fine Aggregates: CDOT Construction Specifications, Section 703.01.
 - 4. Coarse Aggregate: CDOT Construction Specifications, Section 703.02.
 - 5. Portland Cement: CDOT Construction Specifications, Section 701.01.
 - 6. Fly Ash: CDOT Construction Specifications, Section 701.02.
 - 7. High-reactivity Pozzolans: CDOT Construction Specifications 701.04.
 - 8. Water: CDOT Construction Specifications, Section 712.01.
 - 9. Air-Entraining Admixtures: CDOT Construction Specifications, Section 711.02.
 - 10. Chemical Admixtures: CDOT Construction Specifications, Section 711.03.
 - 11. Preformed Joint Filler: CDOT Construction Specifications, Section 705.01.
 - 12. Joint Sealant with Backer Rod: CDOT Construction Specifications, Section 705.01.
 - 13. Curing Materials: CDOT Construction Specifications, Section 711.01.
 - 14. Reinforcing Steel: CDOT Construction Specifications, Section 709.01.
 - 15. Dowel Bars and Tie Bars: CDOT Construction Specifications, Section 709.03.
 - 16. American Concrete Institutes (ACI) PRC-347.3: Guide to Formed Concrete Surfaces.

1.3 DEFINITIONS

- A. Engineer: Town of Parker, acting directly or through its duly authorized representatives, who is responsible for the engineering supervision of the construction.

1.4 SUMMARY

- A. Cast-in-place concrete shall conform to CDOT Construction Specifications, Division 600 Miscellaneous Construction, Section 601 Structural Concrete.

1.5 PREINSTALLATION MEETINGS

- A. Preinstallation Conference: Conduct conference at Project site.
 - 1. Before submitting design mixtures, review concrete design mixture and examine procedures for ensuring quality of concrete materials. Require representatives of each entity directly concerned with cast-in-place concrete to attend, including the following:
 - a. The Engineer.
 - b. Contractor's superintendent.
 - c. Independent testing agency responsible for concrete design mixtures.
 - d. Ready-mix concrete manufacturer.
 - e. Concrete Subcontractor.
 - f. Special concrete finish Subcontractor.
 - 2. Review special inspection and testing and inspecting agency procedures for field quality control, construction contraction and isolation joints, and joint-filler strips, semirigid joint fillers, steel reinforcement installation, and concrete protection.

1.6 ACTION SUBMITTALS

- A. Product Data: For each type of product.
 - 1. Include crystalline waterproofing admixtures.
- B. Design Mixtures: For each concrete mixture. Submit alternate design mixtures when characteristics of materials, Project conditions, weather, test results, or other circumstances warrant adjustments.
 - 1. Indicate amounts of mixing water to be withheld for later addition at Project site.
- C. Steel Reinforcement Shop Drawings: Placing Drawings that detail fabrication, bending, and placement. Include bar sizes, lengths, material, grade, bar schedules, stirrup spacing, bent bar diagrams, bar arrangement, splices and laps, mechanical connections, tie spacing, hoop spacing, and supports for concrete reinforcement.
- D. Construction Joint Layout: Indicate proposed construction joints required to construct the structure.
 - 1. Location of construction joints is subject to approval of the Engineer.

1.7 INFORMATIONAL SUBMITTALS

- A. Welding certificates.
- B. Material Certificates: For each of the following, signed by manufacturers:
 - 1. Cementitious materials.
 - 2. Admixtures.
 - 3. Form materials and form-release agents.
 - 4. Steel reinforcement and accessories.
 - 5. Fiber reinforcement.
 - 6. Curing compounds.
 - 7. Bonding agents.
 - 8. Adhesives.
 - 9. Semirigid joint filler.
 - 10. Joint-filler strips.
 - 11. Repair materials.
- C. Material Test Reports: For the following, from a qualified testing agency:
 - 1. Aggregates.

1.8 QUALITY ASSURANCE

- A. Installer Qualifications: A qualified installer who employs on Project personnel qualified as ACI-certified Flatwork Technician and Finisher and a supervisor who is an ACI-certified Concrete Flatwork Technician.
- B. Manufacturer Qualifications: A firm experienced in manufacturing ready-mixed concrete products and that complies with ASTM C 94/C 94M requirements for production facilities and equipment.
 - 1. Manufacturer certified according to NRMCA's "Certification of Ready Mixed Concrete Production Facilities."
- C. Welding Qualifications: Qualify procedures and personnel according to AWS D1.4/D 1.4M.
- D. Mockups for Site Walls: Cast wall section to demonstrate typical joints, surface finish, tolerances, treatments, and standard of workmanship.
 - 1. Build wall approximately six feet in length and to average height and full width of site wall design.
 - 2. Provide specified wall finish or finish options if selection is to be made from mockup.
 - 3. Reconstruct mockups as required until Engineer has provided written acceptance of mockup.
 - 4. Build wall in location that does not interfere with actual site wall work or work of other trades. Keep wall in place as a reference during course of work. Do not demolish and remove mockup until Engineer has reviewed all site wall work and authorized removal of mockup.

PART 2 - PRODUCTS

2.1 CONCRETE, GENERAL

- A. Cast-in-place concrete CDOT Type B or Type D Portland cement concrete conforming to CDOT Construction Specifications, Division 600 Miscellaneous Construction, Section 601 Structural Concrete.

PART 3 - EXECUTION

3.1 GENERAL

- A. Execution conforming to CDOT Construction Specifications, Division 600 Miscellaneous Construction, Section 601 Structural Concrete.

3.2 FINISHING FORMED SURFACES

- A. Conform to American Concrete Institutes (ACI) PRC-347.3: Guide to Formed Concrete Surfaces.
- B. Related Unformed Surfaces: At tops of walls, horizontal offsets, and similar unformed surfaces adjacent to formed surfaces, strike off smooth and finish with a texture matching adjacent formed surfaces. Continue final surface treatment of formed surfaces uniformly across adjacent unformed surfaces unless otherwise indicated.

END OF SECTION

NOTE: The specifications are provided for convenience only. It is the responsibility of the consultant (user) to edit to meet the requirements of the Project and all applicable codes. The Town is not responsible for errors, omissions, or regulatory non-conformance as a result of the use of these specifications.

SECTION 055213 - PIPE AND TUBE RAILINGS

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Section Includes:
 - 1. Steel pipe and tube railings.
- B. Related Requirements:
 - 1. Section 099600 "High Performance Coatings" for coatings applied to exterior railings.

1.3 DEFINITIONS

- A. Engineer: Town of Parker, acting directly or through its duly authorized representatives, who is responsible for the engineering supervision of the construction.

1.4 COORDINATION

- A. Coordinate selection of shop primers with topcoats to be applied over them. Comply with paint and coating manufacturers' written recommendations to ensure that shop primers and topcoats are compatible with one another.
- B. Coordinate installation of anchorages for railings. Furnish setting drawings, templates, and directions for installing anchorages, including sleeves, concrete inserts, anchor bolts, and items with integral anchors, that are to be embedded in concrete or masonry. Deliver such items to Project site in time for installation.
- C. Schedule installation so wall attachments are made only to completed walls. Do not support railings temporarily by any means that do not satisfy structural performance requirements.

1.5 ACTION SUBMITTALS

- A. Product Data: For the following:
 - 1. Manufacturer's product lines of mechanically connected railings.

2. Railing brackets.
 3. Grout, anchoring cement, and paint products.
- B. Shop Drawings: Include plans, elevations, sections, details, and attachments to other work.
- C. Samples: For each type of exposed finish required.
1. Sections of each distinctly different linear railing member, including handrails, top rails, posts, and balusters, including finish.
 2. Fittings and brackets.
- D. Delegated-Design Submittal: For railings, including analysis data signed and sealed by the qualified professional engineer responsible for their preparation.

1.6 QUALITY ASSURANCE

- A. Welding Qualifications: Qualify procedures and personnel according to the following:
1. AWS D1.1/D1.1M, "Structural Welding Code - Steel."

1.7 DELIVERY, STORAGE, AND HANDLING

- A. Protect mechanical finishes on exposed surfaces from damage by applying a strippable, temporary protective covering before shipping.

1.8 FIELD CONDITIONS

- A. Field Measurements: Verify actual locations of walls and other construction contiguous with metal fabrications by field measurements before fabrication.

PART 2 - PRODUCTS

2.1 FABRICATORS

- A. Source Limitations: Obtain each type of railing from single source from single manufacturer.

2.2 PERFORMANCE REQUIREMENTS

- A. Delegated Design: Engage a qualified professional engineer, as defined in Section 014000 "Quality Requirements," to design railings, including attachment to building or site construction.
- B. Structural Performance: Railings, including attachment to building construction, shall withstand the effects of gravity loads and the following loads and stresses within limits and under conditions indicated:
1. Handrails and Top Rails of Guards:
 - a. Uniform load of 50 lbf/ ft. applied in any direction.
 - b. Concentrated load of 200 lbf applied in any direction.

- c. Uniform and concentrated loads need not be assumed to act concurrently.
 - 2. Infill of Guards:
 - a. Concentrated load of 50 lbf applied horizontally on an area of 1 sq. ft..
 - b. Infill load and other loads need not be assumed to act concurrently.
 - C. Thermal Movements: Allow for thermal movements from ambient and surface temperature changes.
 - 1. Temperature Change: 120 deg F, ambient; 180 deg F, material surfaces.
- 2.3 METALS, GENERAL
- A. Metal Surfaces, General: Provide materials with smooth surfaces, without seam marks, roller marks, rolled trade names, stains, discolorations, or blemishes.
 - B. Brackets, Flanges, and Anchors: Cast or formed metal of same type of material and finish as supported rails unless otherwise indicated.
- 2.4 STEEL AND IRON
- A. Recycled Content of Steel Products: Postconsumer recycled content plus one-half of preconsumer recycled content not less than 25 percent.
 - B. Tubing: ASTM A 500 (cold formed) or ASTM A 513.
 - C. Pipe: ASTM A 53/A 53M, Type F or Type S, Grade A, Standard Weight (Schedule 40), unless another grade and weight are required by structural loads.
 - 1. Provide hot dip galvanized and high performance paint finish for exterior installations and where indicated.
 - D. Plates, Shapes, and Bars: ASTM A 36/A 36M.
- 2.5 FASTENERS
- A. General: Provide the following:
 - 1. Hot-Dip Galvanized Railings: Type 304 stainless-steel or hot-dip zinc-coated steel fasteners complying with ASTM A 153/A 153M or ASTM F 2329 for zinc coating.
 - B. Fasteners for Anchoring Railings to Other Construction: Select fasteners of type, grade, and class required to produce connections suitable for anchoring railings to other types of construction indicated and capable of withstanding design loads.
 - C. Fasteners for Interconnecting Railing Components:
 - 1. Provide concealed fasteners for interconnecting railing components and for attaching them to other work, unless otherwise indicated.

2. Provide concealed fasteners for interconnecting railing components and for attaching them to other work, unless exposed fasteners are unavoidable or are the standard fastening method for railings indicated.
 3. Provide tamper-resistant flat-head machine screws for exposed fasteners unless otherwise indicated.
- D. Post-Installed Anchors: Torque-controlled expansion anchors or chemical anchors capable of sustaining, without failure, a load equal to 6 times the load imposed when installed in unit masonry and 4 times the load imposed when installed in concrete, as determined by testing according to ASTM E 488/E 488M, conducted by a qualified independent testing agency.
1. Material for Exterior Locations and Where Stainless Steel Is Indicated: Alloy Group 2 stainless-steel bolts, ASTM F 593, and nuts, ASTM F 594.

2.6 MISCELLANEOUS MATERIALS

- A. Welding Rods and Bare Electrodes: Select according to AWS specifications for metal alloy welded.
- B. Etching Cleaner for Galvanized Metal: Complying with MPI#25.
- C. Galvanizing Repair Paint: High-zinc-dust-content paint complying with SSPC-Paint 20 and compatible with paints specified to be used over it.
- D. Universal Shop Primer: Fast-curing, lead- and chromate-free, universal modified-alkyd primer complying with MPI#79 and compatible with topcoat.
1. Use primer containing pigments that make it easily distinguishable from zinc-rich primer.
- E. Nonshrink, Nonmetallic Grout: Factory-packaged, nonstaining, noncorrosive, nongaseous grout complying with ASTM C 1107/C 1107M. Provide grout specifically recommended by manufacturer for interior and exterior applications.

2.7 FABRICATION

- A. General: Fabricate railings to comply with requirements indicated for design, dimensions, member sizes and spacing, details, finish, and anchorage, but not less than that required to support structural loads.
- B. Shop assemble railings to greatest extent possible to minimize field splicing and assembly. Disassemble units only as necessary for shipping and handling limitations. Clearly mark units for reassembly and coordinated installation. Use connections that maintain structural value of joined pieces.
- C. Cut, drill, and punch metals cleanly and accurately. Remove burrs and ease edges to a radius of approximately 1/32 inch unless otherwise indicated. Remove sharp or rough areas on exposed surfaces.
- D. Form work true to line and level with accurate angles and surfaces.
- E. Fabricate connections that are exposed to weather in a manner that excludes water. Provide weep holes where water may accumulate.

- F. Cut, reinforce, drill, and tap as indicated to receive finish hardware, screws, and similar items.
- G. Connections: Fabricate railings with welded connections unless otherwise indicated.
- H. Welded Connections: Cope components at connections to provide close fit, or use fittings designed for this purpose. Weld all around at connections, including at fittings.
 - 1. Use materials and methods that minimize distortion and develop strength and corrosion resistance of base metals.
 - 2. Obtain fusion without undercut or overlap.
 - 3. Remove flux immediately.
 - 4. At exposed connections, finish exposed surfaces smooth and blended so no roughness shows after finishing and welded surface matches contours of adjoining surfaces.
- I. Nonwelded Connections: Connect members with concealed mechanical fasteners and fittings. Fabricate members and fittings to produce flush, smooth, rigid, hairline joints.
 - 1. Fabricate splice joints for field connection using an epoxy structural adhesive if this is manufacturer's standard splicing method.
- J. Form Changes in Direction as Follows:
 - 1. As detailed.
- K. For changes in direction made by bending, use jigs to produce uniform curvature for each repetitive configuration required. Maintain cross section of member throughout entire bend without buckling, twisting, cracking, or otherwise deforming exposed surfaces of components.
- L. Close exposed ends of railing members with prefabricated end fittings.
- M. Provide inserts and other anchorage devices for connecting railings to concrete or masonry work. Fabricate anchorage devices capable of withstanding loads imposed by railings. Coordinate anchorage devices with supporting structure.

2.8 STEEL AND IRON FINISHES

- A. Galvanized Railings:
 - 1. Hot-dip galvanize exterior steel railings, including hardware, after fabrication.
 - 2. Comply with ASTM A 123/A 123M for hot-dip galvanized railings.
 - 3. Comply with ASTM A 153/A 153M for hot-dip galvanized hardware.
 - 4. Do not quench or apply post galvanizing treatments that might interfere with paint adhesion.
 - 5. Fill vent and drain holes that are exposed in the finished Work, unless indicated to remain as weep holes, by plugging with zinc solder and filing off smooth.
- B. For galvanized railings, provide hot-dip galvanized fittings, brackets, fasteners, sleeves, and other ferrous components.
- C. Preparation for Shop Priming: Prepare hot-dip galvanized steel railings, fabrications, and hardware in accordance with ASTM D 6386.

- D. Primer Application: Apply shop primer to prepared surfaces of railings unless otherwise indicated. Comply with requirements in SSPC-PA 1, "Shop, Field, and Maintenance Painting of Steel," for shop painting. Primer need not be applied to surfaces to be embedded in concrete or masonry.
- E. Shop-Painted Finish: Comply with Section 099600 "High-Performance Coatings."
 - 1. Color: As selected by Architect from manufacturer's full range.
- F. High-Performance Coating: Apply epoxy intermediate and polyurethane topcoats to prime-coated surfaces. Comply with coating manufacturer's written instructions and with requirements in SSPC-PA 1, "Shop, Field, and Maintenance Painting of Steel," for shop painting. Apply at spreading rates recommended by coating manufacturer.
 - 1. Color: As selected by Architect from manufacturer's full range.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine plaster and gypsum board assemblies, where reinforced to receive anchors, to verify that locations of concealed reinforcements are clearly marked for Installer. Locate reinforcements and mark locations if not already done.

3.2 INSTALLATION, GENERAL

- A. Fit exposed connections together to form tight, hairline joints.
- B. Perform cutting, drilling, and fitting required for installing railings. Set railings accurately in location, alignment, and elevation; measured from established lines and levels and free of rack.
 - 1. Do not weld, cut, or abrade surfaces of railing components that are coated or finished after fabrication and that are intended for field connection by mechanical or other means without further cutting or fitting.
 - 2. Set posts plumb within a tolerance of 1/16 inch in 3 feet.
 - 3. Align rails so variations from level for horizontal members and variations from parallel with rake of steps and ramps for sloping members do not exceed 1/4 inch in 12 feet.
- C. Control of Corrosion: Prevent galvanic action and other forms of corrosion by insulating metals and other materials from direct contact with incompatible materials.
 - 1. Coat, with a heavy coat of bituminous paint, concealed surfaces of aluminum that are in contact with grout, concrete, masonry, wood, or dissimilar metals.
- D. Adjust railings before anchoring to ensure matching alignment at abutting joints.
- E. Fastening to In-Place Construction: Use anchorage devices and fasteners where necessary for securing railings and for properly transferring loads to in-place construction.

3.3 RAILING CONNECTIONS

- A. Nonwelded Connections: Use mechanical or adhesive joints for permanently connecting railing components. Seal recessed holes of exposed locking screws using plastic cement filler colored to match finish of railings.
- B. Welded Connections: Use fully welded joints for permanently connecting railing components. Comply with requirements for welded connections in "Fabrication" Article whether welding is performed in the shop or in the field.
- C. Expansion Joints: Install expansion joints at locations indicated but not farther apart than required to accommodate thermal movement. Provide slip-joint internal sleeve extending 2 inches beyond joint on either side, fasten internal sleeve securely to one side, and locate joint within 6 inches of post.

3.4 ANCHORING POSTS

- A. Form or core-drill holes not less than 8 inches deep and 3/4 inch larger than OD of post for installing posts in concrete. Clean holes of loose material, insert posts, and fill annular space between post and concrete with nonshrink, nonmetallic grout, mixed and placed to comply with anchoring material manufacturer's written instructions.
- B. If post flange indicated on the Drawings, cover anchorage joint with flange of same metal as post, attached to post with set screws.
- C. If no post flange is indicated on the Drawings, leave anchorage joint exposed with 1/8-inch buildup, sloped away from post.
- D. Install removable railing sections, where indicated, in slip-fit metal sockets cast in concrete.

3.5 ADJUSTING AND CLEANING

- A. Galvanized Surfaces: Clean field welds, bolted connections, and abraded areas, and repair galvanizing to comply with ASSTM A 780/A 780M.

3.6 PROTECTION

- A. Protect finishes of railings from damage during construction period with temporary protective coverings approved by railing manufacturer. Remove protective coverings at time of Substantial Completion.

END OF SECTION

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SECTION 107360.01 - MANUFACTURED SHADE STRUCTURES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawing and general provisions of the Contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. This Section includes:
 - 1. Manufactured steel shade structures.
- B. Related Requirements:
 - 1. Section 033000 "Cast-in-Place Concrete" for foundations related to manufactured shade structures.

1.3 DEFINITIONS

- A. Engineer: Town of Parker, acting directly or through its duly authorized representatives, who is responsible for the engineering supervision of the construction.

1.4 ACTION SUBMITTALS

- A. Product Data: For each type of shade structure indicated. Include construction details relative to materials, individual components and profiles, and finishes.
- B. Shop Drawings: For full shade structure assembly and foundations; include plans, elevations, sections, details, coordination with electrical components, and attachments to other Work. Indicate relationship of shade structure and foundations to adjacent paving and site features.
- C. Samples: For each finish material, manufacturers standard, but not less than 3 by 4 inches.

1.5 CLOSEOUT SUBMITTALS

- A. Maintenance Data: Provide maintenance manuals.

1.6 MAINTENANCE MATERIAL SUBMITTALS

- A. Furnish extra materials.

1.7 QUALITY ASSURANCE

- A. Source Limitations: Obtain each shade structure system from a single manufacturer.

1.8 DELIVERY, STORAGE, AND HANDLING

- A. Requirements:
 - 1. Unload materials with protective straps or padded forks; no hand unloading or chains.
 - 2. Store product in a dry place protected from weather and out of direct sun.

1.9 MANUFACTURER WARRANTY

- A. Provide manufacturer's standard warranty.

PART 2 - PRODUCTS

2.1 PERFORMANCE REQUIREMENTS

- A. Delegated Design: Engage a qualified professional engineer, as defined in Section 014000 "Quality Requirements," to design shade structure and foundations to which it is attached.
- B. Applicable Codes: Design and workmanship shall be in accordance with IBC 2018 or latest edition and all applicable codes of local jurisdiction.
- C. Minimum Design Loads: Design loads shall be in accordance with ASCE/SEI Minimum Design Loads and Associated Criteria for Buildings and Other Structures, latest edition.
- D. Thermal Movements: Allow for thermal movements from ambient and surface temperature changes acting on exterior metal fabrications by preventing buckling, opening of joints, overstressing of components, failure of connections, and other detrimental effects.
 - 1. Temperature Change: 120 deg F, ambient; 180 deg F, material surfaces.

2.2 MANUFACTURERS

- A. Basis-of-Design Product: Subject to compliance with requirements, provide product indicated on Drawings or approved substitution product by one of the following:
 - 1. Classic Recreation Systems, Inc.
 - 2. Icon Shelter Systems.
 - 3. CEAS West

2.3 FABRICATION

- A. Provide pre-cut and pre-fabricated components including all parts necessary to field-construct the shade structures.

2.4 FINISHES, GENERAL

- A. Provide manufacturer's factory installed high-performance coatings.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine areas and conditions, with Installer present, for compliance with requirements for site clearing, earthwork, pavement work, construction layout, and other conditions affecting performance of the Work.
- B. Do not begin installation before final grading is completed unless otherwise permitted by the Engineer.
- C. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 PREPARATION

- A. Provide construction layout and field engineering as specified in Section 17300 "Execution."
- B. Verify locations of sub-grade utilities, lawn sprinkler systems, and underground structures prior to installation.

3.3 INSTALLATION

- A. Comply with manufacturer's written instructions for installing shade structures.

3.4 CLEANING

- A. Touchup Painting: Immediately after erection, clean field welds, bolted connections, and abraded areas of shop paint, and paint exposed areas with the same material used for shop painting to comply with SSPC-PA 1 for touching up shop-painted surfaces.

3.5 PROTECTION

- A. Protect finishes of shade structures from damage during construction period with temporary protective coverings approved by shade structure manufacturer. Remove protective coverings at time of Substantial Completion.

- B. Restore finishes damaged during installation and construction period so no evidence remains of correction work. Return items that cannot be refinished in the field to the shop; make required alterations and refinish entire unit, or provide new units.

END OF SECTION

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SECTION 116800 - PLAY EQUIPMENT AND STRUCTURES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Section includes playground equipment as follows:
 - 1. Freestanding playground equipment.

1.3 DEFINITIONS

- A. Engineer: Town of Parker, acting directly or through its duly authorized representatives, who is responsible for the engineering supervision of the construction.
- B. Definitions in ASTM F1487 apply to Work of this Section.
- C. IPEMA: International Play Equipment Manufacturers Association.

1.4 PREINSTALLATION MEETINGS

- A. Preinstallation Conference: Conduct conference at Project site.

1.5 ACTION SUBMITTALS

- A. Product Data: For each type of product.
- B. Shop Drawings: For each type of playground equipment.
 - 1. Include plans, elevations, sections, and attachment details.
 - 2. Include fall heights and use zones for playground equipment, coordinated with the critical-height values of protective surfacing specified in Section 321816.13 "Playground Protective Surfacing."
- C. Samples for Initial Selection: For each type of exposed finish.
 - 1. Manufacturer's color charts.

2. Include Samples of accessories involving color selection.

1.6 INFORMATIONAL SUBMITTALS

- A. Sample Warranty: For manufacturer's special warranties.

1.7 CLOSEOUT SUBMITTALS

- A. Maintenance Data: For playground equipment and finishes to include in maintenance manuals.

1.8 WARRANTY

- A. Special Warranty: Manufacturer agrees to repair or replace components of playground equipment that fail in materials or workmanship within specified warranty period.

1. Failures include, but are not limited to, the following:
 - a. Structural failures.
 - b. Deterioration of metals, metal finishes, and other materials beyond normal weathering and use.
2. Warranty Period: Two years from date of Substantial Completion.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

- A. Source Limitations: Obtain playground equipment from single source from single manufacturer.
- B. Playground equipment and components shall have the IPEMA Certification Seal.
- C. The following playground equipment and components shall have the IPEMA Certification Seal:
 1. Equipment provided on the Drawings. If playground equipment is custom and does not have an IPEMA Certification Seal, equipment shall be inspected by an independent Certified Playground Safety Inspector (CPSI) verifying play equipment meets safety requirements by the Consumer Product Safety Commission.

2.2 PERFORMANCE REQUIREMENTS

- A. Safety Standard: Provide playground equipment according to ASTM F1487.

2.3 FABRICATION

- A. Provide sizes, strengths, thicknesses, wall thickness, and weights of components as required to comply with requirements in ASTM F1487. Factory drill components for field assembly. Unnecessary holes in components, not required for field assembly, are not permitted. Provide complete play structures, including supporting members and connections, means of access and egress, designated play surfaces, barriers, guardrails, handrails, handholds, and other components indicated or required for equipment indicated.
- B. Metal Frame: Fabricate main-frame upright support posts from metal pipe or tubing with cross-section profile and dimensions as required. Unless otherwise indicated, provide each pipe or tubing main-frame member with manufacturer's standard drainable bottom plate or support flange. Fabricate secondary frame members, bracing, and connections from either steel or aluminum.
- C. Wood Frame: Fabricate main-frame upright support posts from wood. Fabricate secondary frame members, bracing, and connections from wood, steel, or aluminum.
- D. Composite Frame: Fabricate main-frame upright support posts from metal and plastic. Fabricate secondary frame members, bracing, and connections from either steel or aluminum.
- E. Play Surfaces: Manufacturer's standard elevated drainable decks, platforms, landings, walkways, ramps, and similar transitional play surfaces, designed to withstand loads; fabricated from perforated or expanded metal made into floor units with slip-resistant finish. Fabricate units in modular sizes and shapes to form assembled play surfaces indicated.
- F. Protective Barriers: Fabricate according to ASTM F1487. Extend barriers to height above the protected elevated surface according to requirements for use by age group indicated. Fabricate from one or more of the following:
 - 1. Welded-metal pipe or tubing with vertical bars.
 - 2. Steel sheet with openings for vision and ventilation.
 - 3. Metal-pipe or -tubing frame with wire-mesh infill panels.
 - 4. Transparent plastic panels with openings.
 - 5. Vertical wood balusters with metal pipe or tubing or wood frame.
 - 6. Wood panels with openings for vision and ventilation.
- G. Guardrails: Provide guardrails configured to completely surround the protected area, except for access openings. Fabricate from welded metal pipe or tubing. Extend guardrails according to requirements for use by age group indicated.
- H. Handrails: Welded metal pipe or tubing, maximum OD between 0.95 and 1.55 inches.
 - 1. Provide handrails at heights to comply with requirements for use by age group indicated according to ASTM F1487.
- I. Roofs and Canopies: Designed to discourage and minimize climbing by users.
 - 1. Fabricated from metal-pipe or -tubing-framed welded wire opaque plastic.
- J. Signs: Manufacturer's standard sign panels, fabricated from opaque plastic with graphics molded in, attached to freestanding, upright support posts.

1. Text: Minimum informational content according to ASTM F1487.
2. Colors: As indicated on the Drawings.

2.4 MATERIALS

- A. Aluminum: Material, alloy, and temper recommended by manufacturer for type of use and finish indicated.
- B. Steel: Material types, alloys, and forms recommended by manufacturer for type of use and finish indicated, hot-dip galvanized.
- C. Stainless-Steel Sheet: Type 304; finished on exposed faces with No. 2B finish.
- D. Wood: As indicated, surfaced smooth on all sides and all edges rounded.
- E. Opaque Plastics: Color impregnated, UV stabilized, and mold resistant.
- F. Transparent Plastic: Abrasion-resistant, UV-stabilized polycarbonate sheet; clear, colorless; not less than 3/16 inch thick.
- G. Suspension Chain and Fittings: ASTM A467/A467M, Class CS, 4/0 or 5/0, welded-straight-link coil chain; hot-dip galvanized; with commercial-quality, hot-dip galvanized steel connectors and swing or ring hangers.
- H. Suspension Cable: Manufacturer's standard hot-dip galvanized zinc-plated or PVC-coatedable; with commercial-quality, hot-dip galvanized or zinc-plated steel connectors and swing or ring hangers.
- I. Iron Castings and Hangers: Malleable iron, ASTM A47/A47M, Grade 32510, hot-dip galvanized.
- J. Post Caps: Cast aluminum or color-impregnated, UV-stabilized, mold-resistant polyethylene or polypropylene; color to match posts.
- K. Platform Clamps and Hangers: Cast aluminum or zinc-plated steel, not less than 0.105-inch-nominal thickness.
- L. Hardware: Manufacturer's standard; commercial-quality; corrosion-resistant; hot-dip galvanized steel and iron, stainless steel, or aluminum; of a vandal-resistant design.
- M. Fasteners: Manufacturer's standard; corrosion-resistant; hot-dip galvanized or zinc-plated steel and iron, or stainless steel; permanently capped; and theft resistant.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine substrates, areas, and conditions, with Installer present, for compliance with requirements for earthwork, subgrade elevations, surface and subgrade drainage, and other conditions affecting performance of the Work.

1. Do not begin installation before final grading required for placing playground equipment and protective surfacing is completed.
- B. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 INSTALLATION

- A. Comply with manufacturer's written installation instructions for each equipment type unless more stringent requirements are indicated. Anchor playground equipment securely, positioned at locations and elevations indicated.
 1. Maximum Equipment Height: Coordinate installed fall heights of equipment with finished elevations and critical-height values of protective surfacing. Set equipment so fall heights and elevation requirements for age group use and accessibility are within required limits. Verify that playground equipment elevations comply with requirements for each type and component of equipment.
- B. Post and Footing Excavation: Excavate holes for posts and footings as indicated in firm, undisturbed or compacted subgrade soil.
- C. Post Set on Subgrade: Level bearing surfaces with drainage fill to required elevation.
- D. Post Set with Concrete Footing: Comply with Section 033000 "Cast-in-Place Concrete" for measuring, batching, mixing, transporting, forming, and placing concrete.
 1. Set equipment posts in concrete footing. Protect portion of posts above footing from concrete splatter. Verify that posts are set plumb or at the correct angle, alignment, height, and spacing.
 - a. Ensure footers do not impede safe zones or may be exposed by routine and normal play.
 - b. Place concrete around posts and vibrate or tamp for consolidation. Hold posts in position during placement and finishing operations until concrete is sufficiently cured.
 2. Embedded Items: Follow equipment manufacturer's written instructions and drawings to ensure correct installation of anchorages for equipment.
 3. Finishing Footings: Smooth top, and shape to shed water.

3.3 FIELD QUALITY CONTROL

- A. Testing Agency: Engage a qualified testing agency to perform tests and inspections.
- B. Perform the following tests and inspections with the assistance of a factory-authorized service representative.
 1. Perform inspection and testing for each type of installed playground equipment according to ASTM F1487.
- C. Playground equipment items will be considered defective if they do not pass tests and inspections.

- D. Prepare test and inspection reports.
- E. Notify Owner 48 hours in advance of date(s) and time(s) of testing and inspection.

END OF SECTION

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SECTION 116833.01 - OUTDOOR ATHLETIC EQUIPMENT

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General Supplementary Conditions and Division 01 Specification Section, apply to this Section.

1.2 SUMMARY

- 1. Soccer Goal.
- 2. Lacrosse Goal.
- 3. Baseball: Prefabricated Dugout, Players Bench, Foul Pole, Outfield Fence Guard, Bases, Home Plate, Pitching Rubber, and Scoreboard.
- 4. Badminton: Net Posts and Nets.
- 5. Basketball Goal.
- 6. Bocce Rack.
- 7. Futsal Goal.
- 8. Pickleball: Net Posts, Nets, and Windscreens.
- 9. Pickleball/Tennis Cabana.
- 10. Tennis: Net Posts, Nets, and Windscreens.
- 11. Volleyball: Net Posts and Nets.

- B. Related Requirements:

- 1. Section 033000 Cast-in-Place Concrete for foundations.
- 2. Section 323113 Chainlink Fences and Gates.
- 3. Section 329250 Synthetic Grass Surfacing.
- 4. Section 321823.03 Sports Court Surfacing.

1.3 DEFINITIONS

- A. Engineer: Town of Parker, acting directly or through its duly authorized representatives, who is responsible for the engineering supervision of the construction.

1.4 SUBMITTALS

- A. Product data: Submit manufacturer's technical data and installation instructions for each item of equipment required.
- B. Operations and maintenance: Provide tools, touch-up paint, maintenance recommendations, recommendations for graffiti removal and spare parts including nuts and bolts.

- C. Shop Drawings for Prefabricated Dugout.
 - 1. Include plans, elevations, sections, details, and attachments to other work. Include foundations.
 - 2. For structural performance of assembly, foundations, and attachment of assembly to foundations, including analysis data signed and sealed by the qualified professional engineer responsible for their preparation.

PART 2 - PRODUCTS

2.1 SOCCER GOAL

- A. Basis-of-Design Product: Subject to compliance with requirements, provide Scoremaster (mfr) "Movable Regulation Soccer Goals", or approved equivalent.
 - 1. Size in accordance with field size, or as approved by Engineer.

2.2 LACROSSE GOALS

- A. Basis-of-Design Product: Subject to compliance with requirements, provide Scoremaster (mfr) "SM-L1000 Lacrosse Goals", or approved equivalent.

2.3 BASEBALL

- A. Prefabricated Dugout.
 - 1. Basis-of-Design Product: Subject to compliance with requirements, provide Sportsfield Specialties, Inc. (mfr.) GD8X32 - GameShade® Dugout, 8'W x 32'L.
 - a. Powdercoated metal color: As selected by Engineer from manufacturer's full range of available colors.
 - b. Delegated Design: Include Stamped and Sealed Drawings and Calculations by a Licensed Professional Engineer of Record in the State of Colorado. Include design of full assemble, included foundations and attachments.
 - 1) Performance Requirements: Assembly and attachments shall withstand the design wind loads and stresses for under exposure conditions indicated for project location according to [ASCE/SEI 7] <Insert requirement>.
- B. Players Bench.
 - 1. Basis-of-Design Product: Subject to compliance with requirements, provide PW Athletic Manufacturing Co. (mfr) Model: # 1103-21G-21' Aluminum Bench with back with galvanized frame, or approved equivalent.
 - a. Color: Silver.
 - b. Surface-mount, typical. In-ground mount with approval of Engineer.
- C. Foul Pole.

1. Basis-of-Design Product: Subject to compliance with requirements, provide Sportsfeld Specialties (mfr) Model: #LGFP420, 20'-0" height, with mesh swing, or approved equivalent.
 - a. Color: Yellow.
 - b. Embed mount in ground sleeve.
 - c. Delegated Design: Provide engineer's sealed drawings and calculations for full assembly, including foundation design.
- D. Outfield Fence Cap/Guard.
 1. Basis-of-Design Product: Subject to compliance with requirements, provide Beacon Athletics (mfr) "Fence Guard - Premium Thickness", or approved equivalent.
 - a. Color: Yellow:
 - b. Provide continuous along length outfield fence.
- E. Bases.
 1. Basis-of-Design Product: Subject to compliance with requirements, provide Beacon Athletics (mfr), or approved equivalent.
 - a. First Base: "Champro Pro-Style Double 1st Base Set."
 - b. All Other Bases: "Champro Pro-Style Base Set."
- F. Home Plate and Pitching Rubber.
 1. Basis-of-Design Product: Subject to compliance with requirements, provide Beacon Athletics (mfr), or approved equivalent.
 - a. "Home Plate with Anchor and Stanchion."
 - b. Pitcher's Rubber: "Champro 3-Spike Pitcher's Rubber."
 - 1) Provide at 300' foul line fields, or other distances where approved by Engineer.
- G. Scoreboard.
 1. Manufacturer: Subject to compliance with requirements, provide products by one of the following or approved equivalent.
 - a. Fair-Play Corporation, model BA-7100-2.
 - b. Nevco, model 1600.
 - c. Electro-Mech Scoreboard Company, model LX1250-ETN.
 2. Description: Single cabinet, aluminum construction, electronic display scoreboard with the following features:
 - a. Size: 14-feet length by 5-feet height overall minimum cabinet.
 - b. Cabinet Finish: High performance coating, color as selected by Engineer from manufacturer's full range.
 - c. Includes captions for: HOME, GUESTS, INNING, BALL, STRIKE, OUT, H, E. 9-inch height minimum white lettering.

- d. Digits: 18-inch height minimum, LED, amber color.
- e. Two-post mounting.
- f. Integrated lighting protection.
- g. Power: 120 VAC.
- h. Control Console: Designed for wired or wireless use.
- i. Warranty: 5-years minimum.

2.4 BADMINTON

A. Net Posts.

- 1. Basis-of-Design Product: Subject to compliance with requirements, provide Porter (mfr) "Ultimate Outdoor Volleyball Standards," or approved equivalent.
 - a. Embed mount in ground sleeves.

B. Nets.

- 1. Basis-of-Design Product: Subject to compliance with requirements, provide Porter (mfr) "Badminton Net 20' x 30'", Product Code: 2236110, or approved equivalent.

2.5 BASKETBALL GOAL

A. Basis-of-Design Product: Subject to compliance with requirements, provide Porter (mfr) "Heavy-Duty Basketball System," Product Code: 195580, or approved equivalent.

- 1. Embed mount.
- 2. Delegated Design: Provide engineer's sealed drawings and calculations for full assembly, including foundation design.

2.6 BOCCE RACK

A. Basis-of-Design Product: Subject to compliance with requirements, provide Boccemasters (mfr) "Bocce Ball Rack.", or approved equivalent.

- 1. Anchor to concrete curb edge with stainless steel, vandal resistant, masonry anchors.

2.7 FUTSAL GOAL

A. Basis-of-Design Product: Subject to compliance with requirements, provide Forza (mfr) " 10ft X 6.5ft Forza ALU110 Freestanding Futsal Soccer Goal," or approved equivalent.

2.8 PICKLEBALL

A. Net Posts.

- 1. Basis-of-Design Product: Subject to compliance with requirements, provide Model Douglas (mfr) "SW-36 Deluxe Pickleball Posts 2-7/8" OD.", or approved equivalent.
 - a. Color: Black.

- b. Embed mount using "GS-24RD/AL Aluminum Ground Sleeves", 24" Long for 2-7/8" OD Posts.
 - 2. Nets.
 - a. Basis-of-Design Product: Subject to compliance with requirements, provide Model Douglas (mfr) "Model: JTN-30 Pickleball Net – 36" x 21'-9".", or approved equivalent.
 - b. Color: Black.
 - B. Windscreen.
 - 1. Douglas (mfr.) PolyPro Plus Premium, 4-ply hems with #2 brass grommets at 12-inches on center, center reinforcement with #2 brass grommets at 18-inches on center, and 8-inch by 10-inch AVR style air vents at 10-feet on center.
 - a. Size: 9-ft height (for 10-ft fence), custom length to provide continuous coverage of perimeter fence, including application for gates and transoms.
 - b. Color: black or green, as selected by Engineer.
- 2.9 PICKLEBALL/TENNIS CABANAS
- A. Basis-of-Design Product: Subject to compliance with requirements, provide Sun-Trends Inc. (mfr) 8' long cabana with 8' long cabana bench (two sided flat), or approved equivalent.
 - 1. Color: Blue
 - 2. Embed mount with ground sleeve or surface mount, as indicated on the Drawings.
 - 3. Delegated Design: Provide engineer's sealed drawings and calculations for full assembly, including foundation design, at post-tension concrete court.
- 2.10 TENNIS EQUIPMENT
- A. Net Posts At New Court Surfaces.
 - 1. Basis-of-Design Product: Subject to compliance with requirements, provide Douglas (mfr) SW-36 Deluxe POP Tennis Posts 2-7/8" OD., or approved equivalent.
 - a. Color: Black.
 - b. Embed mount using "Douglas (mfr) GS-24RD/AL Aluminum Ground Sleeves", 24" Long for 2-7/8" OD Posts.
 - B. Net Posts At Existing Court Surfaces
 - 1. Basis-of-Design Product: Subject to compliance with requirements, provide Douglas (mfr) Premier Square Tennis Surface Mount Posts, 3" square, or approved equivalent.
 - C. Nets
 - 1. Basis-of-Design Product: Subject to compliance with requirements, provide Douglas (mfr) Model: PN-30 POP Tennis Net-31"x 21'-9", or approved equivalent.
 - a. Color: Black.

- b. Include Douglas (mfr.) Deluxe ACS Adjustable Center Strap.
- D. Windscreen.
 - 1. Douglas (mfr.) PolyPro Plus Premium, 4-ply hems with #2 brass grommets at 12-inches on center, center reinforcement with #2 brass grommets at 18-inches on center, and 8-inch by 10-inch AVR style air vents at 10-feet on center.
 - a. Size: 9-ft height (for 10-ft fence), custom length to provide continuous coverage of perimeter fence, including application for gates and transoms.
 - b. Color: black or green, as selected by Engineer.

2.11 VOLLEYBALL NET POSTS

- A. Net Posts.
 - 1. Basis-of-Design Product: Subject to compliance with requirements, provide Porter (mfr) "2219-20A Volleyball Pro Series Competition Posts 4" Square Aluminum", or approved equivalent.
 - a. Color: Black.
 - b. Embed mount in ground sleeves.
- B. Nets.
 - 1. Basis-of-Design Product: Subject to compliance with requirements, provide Porter (mfr) "Ultimate Outdoor Volleyball Net", or approved equivalent.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine areas and conditions, with Installer present, for compliance with requirements for correct and level finished grade, mounting surfaces, installation tolerances, and other conditions affecting performance of the Work. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 INSTALLATION

- A. Comply with manufacturer's written installation instructions unless more stringent requirements are indicated. Complete field assembly of athletic recreation equipment where required.
- B. Unless otherwise indicated, install athletic field equipment after landscaping and paving have been completed.
- C. Install athletic field equipment level, plumb, true, and securely anchor at locations indicated on Drawings.

- D. Post Setting: Set cast-in support posts in concrete footing with smooth top, shaped to shed water. Protect portion of posts above footing from concrete splatter. Verify that posts are set plumb or at correct angle and are aligned and at correct height and spacing. Hold posts in position during placement and finishing operations until concrete is sufficiently cured.
- E. Pipe Sleeves: Use steel pipe sleeves preset and anchored into concrete for installing posts. After posts have been inserted into sleeves, fill annular space between posts and sleeve with nonshrink, nonmetallic grout, mixed and placed to comply with anchoring material manufacturer's written instructions, with top smoothed and shaped to shed water.

END OF SECTION 116833.01

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SECTION 129300 - SITE FURNISHINGS

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Section Includes:

- 1. Benches.
- 2. Backless benches.
- 3. Tables and chairs.
- 4. Bicycle racks.
- 5. Trash receptacles.
- 6. Recycling receptacles.
- 7. Manufactured bollards.

- B. Related Requirements:

- 1. Section 033000 "Cast-in-Place Concrete" for installing anchor bolts in concrete footings or slabs.
- 2. Section 312000 "Earth Moving" for excavation for installing concrete footings.

1.3 DEFINITIONS

- 1.4 Engineer: Town of Parker, acting directly or through its duly authorized representatives, who is responsible for the engineering supervision of the construction.

1.5 ACTION SUBMITTALS

- A. Product Data: For each type of product.
- B. Samples for Initial Selection: For units with factory-applied finishes.
- C. Samples for Verification: For each type of exposed finish, not less than 6-inch- long linear components and 4-inch- square sheet components.
- D. Product Schedule: For site furnishings. Use same designations indicated on Drawings.

1.6 DELIVERY, STORAGE, AND HANDLING

- A. Protect and store site furnishings away from active work zones and equipment.
- B. Site furnishings to be protected at all times, including during and following installation. Site furnishings to be installed free of damage and protections to remain in-place until necessary to remove for inspection or substantial completion.

1.7 CLOSEOUT SUBMITTALS

- A. Maintenance Data: For site furnishings to include in maintenance manuals.

1.8 MAINTENANCE MATERIAL SUBMITTALS

- A. Furnish extra materials that match products installed and that are packaged with protective covering for storage and identified with labels describing contents.

PART 2 - PRODUCTS

2.1 BENCHES

- A. Products: Subject to compliance with requirements, provide the following:
 - 1. Basis-of-Design Product: As indicated on Drawings.
- B. Description:
 - 1. Size: As indicated on Drawings.
 - 2. Color: As indicated on Drawings.

2.2 BACKLESS BENCHES

- A. Products: Subject to compliance with requirements, provide the following:
 - 1. Basis-of-Design Product: As indicated on Drawings.
- B. Description:
 - 1. Size: As indicated on Drawings.
 - 2. Color: As indicated on Drawings.

2.3 TABLES AND CHAIRS

- A. Products: Subject to compliance with requirements, provide the following:
 - 1. Basis-of-Design Product: As indicated on Drawings.

B. Description:

1. Size: As indicated on Drawings.
2. Color: As indicated on Drawings

2.4 BICYCLE RACKS

A. Products: Subject to compliance with requirements, provide the following:

1. Basis-of-Design Product: As indicated on Drawings.

B. Description:

1. Size: As indicated on Drawings.
2. Color: As indicated on Drawings

2.5 TRASH RECEPTACLES

A. Products: Subject to compliance with requirements, provide the following:

1. Basis-of-Design Product: As indicated on Drawings.

B. Description:

1. Size: As indicated on Drawings.
2. Color: As indicated on Drawings

2.6 RECYCLING RECEPTACLES

A. Products: Subject to compliance with requirements, provide the following:

1. Basis-of-Design Product: As indicated on Drawings.

B. Description:

1. Size: As indicated on Drawings.
2. Color: As indicated on Drawings

2.7 MANUFACTURED BOLLARDS

A. Products: Subject to compliance with requirements, provide the following:

1. Basis-of-Design Product: As indicated on Drawings.

B. Description:

1. Size: As indicated on Drawings.
2. Color: As indicated on Drawings

2.8 MATERIALS

- A. Anchors, Fasteners, Fittings, and Hardware: Manufacturer's standard, corrosion-resistant-coated or noncorrodible materials; commercial quality, tamperproof, vandal and theft resistant.
- B. Nonshrink, Nonmetallic Grout: Premixed, factory-packaged, nonstaining, noncorrosive, nongaseous grout complying with ASTM C 1107/C 1107M; recommended in writing by manufacturer, for exterior applications.

2.9 FABRICATION

- A. Metal Components: Form to required shapes and sizes with true, consistent curves, lines, and angles. Separate metals from dissimilar materials to prevent electrolytic action.
- B. Welded Connections: Weld connections continuously. Weld solid members with full-length, full-penetration welds and hollow members with full-circumference welds. At exposed connections, finish surfaces smooth and blended, so no roughness or unevenness shows after finishing and welded surface matches contours of adjoining surfaces.
- C. Pipes and Tubes: Form simple and compound curves by bending members in jigs to produce uniform curvature for each repetitive configuration required; maintain cylindrical cross section of member throughout entire bend without buckling, twisting, cracking, or otherwise deforming exposed surfaces of handrail and railing components.
- D. Preservative-Treated Wood Components: Complete fabrication of treated items before treatment if possible. If cut after treatment, apply field treatment complying with AWPA M4 to cut surfaces.
- E. Exposed Surfaces: Polished, sanded, or otherwise finished; all surfaces smooth, free of burrs, barbs, splinters, and sharpness; all edges and ends rolled, rounded, or capped.
- F. Factory Assembly: Factory assemble components to greatest extent possible to minimize field assembly. Clearly mark units for assembly in the field.

2.10 GENERAL FINISH REQUIREMENTS

- A. Appearance of Finished Work: Noticeable variations in same piece are unacceptable. Variations in appearance of adjoining components are acceptable if they are within the range of approved Samples and are assembled or installed to minimize contrast.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine areas and conditions, with Installer present, for compliance with requirements for correct and level finished grade, mounting surfaces, installation tolerances, and other conditions affecting performance of the Work.

- B. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 INSTALLATION

- A. Comply with manufacturer's written installation instructions unless more stringent requirements are indicated. Complete field assembly of site furnishings where required.
- B. Unless otherwise indicated, install site furnishings after landscaping and paving have been completed.
- C. Install site furnishings level, plumb, true, and securely anchored at locations indicated on Drawings.
- D. Embed-Mount: Set cast-in support posts in concrete footing with smooth top, shaped to shed water. Protect portion of posts above footing from concrete splatter. Verify that posts are set plumb or at correct angle and are aligned and at correct height and spacing. Hold posts in position during placement and finishing operations until concrete is sufficiently cured.

3.3 CLEANING

- A. Following completion of site furnishing installation, inspect all components and surfaces. Clean all surfaces with warm water using non-abrasive cleaner, as recommended by product manufacturer, and a soft non-abrasive cloth or sponge to remove all markings, dirt, or other debris.
- B. Replace any damaged components and repair damage to finishes in compliance with manufacturer's written instructions. All finish repairs to use match adjacent surface finish and color. Replace any furnishings with damage or repairs found not acceptable to the Engineer.

END OF SECTION 129300

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SECTION - 133416.53 - CONTINUOUS ELEVATED ANGLE-FRAME BLEACHERS

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections apply to this Section.

1.2 SUMMARY

- A. Section includes:
 - 1. Continuous, elevated, angle-frame bleachers.
- B. Related Requirements:
 - 1. Section 033000 "Cast-in-Place Concrete" for concrete foundations.
- C. Reference Standards:
 - 1. AAMA 2603 – Voluntary Specification, Performance Requirements and Test Procedures for Pigmented Organic Coatings on Aluminum Extrusions and Panels.
 - 2. AISC Steel Construction Manual.
 - 3. Aluminum Association (AA) Aluminum Design Manual.
 - 4. ASTM A 36 / A 36M – Standard Specification for Carbon Structural Steel.
 - 5. ASTM A 123 / A 123M – Standard Specification for Zinc (Hot-Dip Galvanized) Coatings on Iron and Steel Products.
 - 6. ASTM A 307 – Standard Specification for Carbon Steel Bolts, Studs, and Threaded Rod 60 000 PSI Tensile Strength.
 - 7. ASTM A 572 / A 572M – Standard Specification for High-Strength Low-Alloy Columbium-Vanadium Structural Steel.
 - 8. ASTM A 992 / A 992M – Standard Specification for Structural Steel Shapes.
 - 9. AWS D1.1 / D1.1M – Structural Welding Code – Steel.
- D. Research Council on Structural Connections (RCSC) Specification for Structural Joints Using High-Strength Bolts.

1.3 DEFINITIONS

- A. Engineer: Town of Parker, acting directly or through its duly authorized representatives, who is responsible for the engineering supervision of the construction.

1.4 PREINSTALLATION MEETINGS

- A. Preinstallation Conference: Conduct conference at Project site.
 - 1. Convene meeting prior to installation of new concrete substrate (if any).
 - 2. Include Contractor, Architect, Engineer, installer or manufacturer's representative, concrete substrate installer, and subgrade drainage installer (if any).
 - 3. Review materials, preparation, installation, adjusting, protection, and coordination with other work.
 - 4. Review max preferred slope-to-drain requirement for bleachers.

1.5 ACTION SUBMITTALS

- A. Product Data: Submit manufacturer's product data, including installation instructions.
- B. Shop Drawings:
 - 1. Submit manufacturer's shop drawings, including plans, elevations, sections, and details, indicating location, size, details, and quantity of steel and aluminum components and accessories.
 - 2. Indicate locations of exit stairs, ramps, seat locations, decking configurations, and overall general materials to be supplied.
 - 3. Shop drawings shall be signed and sealed by a qualified, registered professional engineer, registered in state of the installation.
- C. Samples: Submit manufacturer's color samples for selection.
- D. Delegated Design Submittal:
 - 1. Submit manufacturer's design data, including an analysis to indicate that the structural members shall have sufficient strength to support required loads and ability to resist loads subjected, without exceeding allowable stresses of the materials.
 - 2. Provide design data with seal and signature by a qualified, registered professional engineer, registered in state of the installation.

1.6 INFORMATIONAL SUBMITTALS

- A. Warranty Documentation: Submit manufacturer's standard warranty.

1.7 QUALITY ASSURANCE

- A. Manufacturer's Qualifications:
 - 1. Manufacturer regularly engaged, for past 10 years, in design and manufacture of continuous, elevated, angle-frame bleachers of similar type to that specified.
 - 2. Fabricate structural steel in an AISC-certified plant; certified "STD" at time of the bid.
 - 3. Manufacturer listed by AISC as a certified fabricator.
 - 4. Certification and inspections in accordance with IBC Chapter 17.
- B. Installer's Qualifications:

1. Installer regularly engaged, for past 5 years, in installation of continuous, elevated, angle-frame bleachers of similar type to that specified.
 2. Employ persons trained and experienced for installation of continuous, elevated, angle-frame bleachers.
- C. Welder's Qualifications: AWS certified within past 12 months for each type of weld required.

1.8 DELIVERY, STORAGE, AND HANDLING

- A. Delivery Requirements: Deliver materials to site in manufacturer's original, unopened containers and packaging, with labels clearly identifying product name and manufacturer.
- B. Storage and Handling Requirements:
1. Store and handle materials in accordance with manufacturer's instructions.
 2. Keep materials in manufacturer's original, unopened containers and packaging until installation.
 3. Do not store materials directly on ground.
 4. Protect materials and finish during storage, handling, and installation to prevent damage.

PART 2 - PRODUCTS

2.1 DESIGN REQUIREMENTS

- A. Delegated Design: Engage a qualified professional engineer, as defined in Section 014000 "Quality Requirements," to design continuous elevated angle-frame bleachers.
- B. Design: Conform to AISC Steel Construction Manual and AA Aluminum Design Manual.
- C. Applicable Codes: Design and workmanship shall be in accordance with IBC 2021, or current IBC version as adopted by Town of Parker, and ICC 300 Bleachers, Folding and Telescopic Seating, and Grandstands.
- D. Design Loads:
1. Live Loads:
 - a. Uniform Loading, Structure: 100 psf.
 - b. Uniform Loading, Seats: 120 plf.
 2. Sway Loads:
 - a. Perpendicular to Seats: 10 plf.
 - b. Parallel to Seats: 24 plf.
 3. Wind Loads: As required by local building code and in accordance with IBC and ASCE 7.
 4. Snow Loads: As required by local building code and in accordance with IBC and ASCE 7.
 5. Handrail and Guardrail:
 - a. 100 plf. vertical.

- b. 200 lb. concentrated in any direction.
 - c. 50 lb. concentrated load on infill components.
- E. Shop Connections: Welded and capable of carrying stress put upon them.
- F. Welding: AWS D1.1.
- G. Concrete Foundations: Manufacturer shall design and install concrete foundations as specified in Section 033000 "Cast-in-Place Concrete".

2.2 CONTINUOUS ELEVATED ANGLE-FRAME BLEACHERS

- A. Basis-of-Design Product: Subject to compliance with requirements, provide products by one of the following:
 - 1. CBS Constructors.
 - 2. Sturdisteel.
 - 3. Southern Bleacher Company, Inc.
- B. Size: As indicated on Drawings.
- C. Net Seating Capacity: As indicated on Drawings.
- D. Framework: Space prefabricated angle bleacher frames at 6-foot intervals and connect by crossbraces.
- E. Rise and Depth Dimensions:
 - 1. Vertical Rise per Row: 8 inches.
 - 2. Horizontal Depth per Row: 24 inches.
 - 3. Seat Above its Respective Tread: 17 inches.
- F. Risers:
 - 1. Anodized Aluminum Board: 1-inch by 6-inches ,
 - 2. Anodized Aluminum Board At Top Row: 1-inch by 12-inches or (2) boards at 1-inch by 6-inch.
- G. Seats: Anodized aluminum board with end caps: 2-inch by 10-inches.
- H. Treads: Two mill finish aluminum boards with end caps, 2-inches by 10-inches.
- I. Guardrail:
 - 1. Sides and back of bleachers, entry stairs, walkways, ramps, portals, and landings where 30 inches or more above adjacent area or grade.
 - 2. Material: Anodized aluminum pipe with end plugs at ends of straight runs or elbows at corners.
 - 3. Secure to angle posts with galvanized fasteners.
 - 4. Top Rail: Height as indicated on drawings but not less than 42 inches minimum above walkways, entrances, and any adjacent seat.
 - 5. Chain Link Fencing: 9-gauge galvanized steel, fastened in place with galvanized fittings and aluminum ties.

J. Front Walkway:

1. Width: 60 inches.
2. Elevated:
 - a. On Slabs: 30-inches high or as indicated on Drawings .
3. Deck: Mill finish aluminum boards, 2-inches by 12-inches.

K. Steps:

1. Frames: Galvanized steel.
2. Mill finish aluminum boards, 2-inches by 10-inches with 2-inch by 2-inch dark bronze contrasting nosing.

L. Entry Stairs:

1. Entry Stairs, Guardrails, and Handrails: In accordance with local code requirements.
2. Rise: 7 inches maximum, 6-inches preferred.
3. Tread: 11 inches minimum, 12-inches preferred.

M. Aisle Width:

1. Middle Aisle Width: As indicated on Drawings, but not less than 48 inches or minimum required by IBC for egress.
2. End Aisle Width: As indicated on Drawings, but not less than 36 inches or minimum required by IBC for egress.

N. Accessibility: Incorporate wheelchair spaces within bleachers to conform to applicable code and ADA.

2.3 MATERIALS

A. Framework:

1. Galvanized Steel:
 - a. ASTM A 36, ASTM A 572 Grade 50, and ASTM A 992.
 - b. Hot-dipped galvanized after fabrication in accordance with ASTM A 123.
2. Bleacher manufacturer will not be responsible for the discoloration, staining and fading of exposed mill finish aluminum surfaces due to oxidation; prior to, during or after installation. Oxidation of mill finish aluminum surfaces is a natural phenomenon and is caused by condensation or moisture during packaging, transportation and/or storage.

B. Seat Boards: Extruded aluminum alloy 6063-T6, clear anodized 204R1, AA-M10C22A31, Class II.

C. Riser Boards: Extruded aluminum alloy 6063-T6; clear anodized 204R1, AA-M10C22A31, Class II unless otherwise indicated on the Drawings..

D. Tread Boards: Extruded aluminum alloy 6063-T6, mill finish.

E. Guardrail: Aluminum anodized pipe, 1-5/8-inch OD.

F. Accessories:

1. Steel Bolts and Nuts: ASTM A 307, galvanized.
2. Structural Connections: Snug tight to conform to RCSC Specification for Structural Joints Using High-Strength Bolts.
3. Hold-Down Clip Assembly: Aluminum alloy 6063-T6.
4. Form-Fitted End Caps: Aluminum alloy 2024, clear anodized 204R1, AA-M10C22A31, Class II.
5. Channel End Caps: Aluminum alloy 6063-T6, clear anodized 204R1, AA-M10C22A31, Class II.

G. Concrete Foundations: Specified in Section 033000 "Cast-in-Place Concrete".

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine areas to receive continuous, elevated, angle-frame bleachers.
- B. Notify Architect and Engineer of conditions that would adversely affect installation or subsequent use.
- C. Do not begin surface preparation or installation until unacceptable conditions are corrected.

3.2 PREPARATION

- A. Install concrete foundations for continuous, elevated, angle-frame bleachers as specified in Section 033000 "Cast-in-Place Concrete" and indicated on the Drawings.
 1. Coordinate preferred slope-to-drain with Contractor and new concrete substrate (if any) prior to concrete installation.

3.3 INSTALLATION

- A. Install continuous, elevated, angle-frame bleachers in accordance with manufacturer's instructions at locations indicated on the Drawings.
- B. Install bleachers plumb, level, square, straight, and secure.
- C. Anchor bleachers securely in place to concrete foundations.

3.4 ADJUSTING

- A. Inspect completed continuous, elevated, angle-frame bleachers and make necessary adjustments to ensure proper installation.
- B. Repair minor damages to finish in accordance with manufacturer's instructions and as approved by Architect.

- C. Remove and replace with new material, damaged components that cannot be successfully repaired, as determined by Engineer.

3.5 PROTECTION

- A. Protect completed continuous, elevated, angle-frame bleachers to ensure that, except for normal weathering, bleachers will be without damage or deterioration at time of Substantial Completion.

END OF SECTION 133416.53

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SECTION 311000 - SITE CLEARING

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Section Includes:

1. Protecting existing vegetation to remain.
2. Removing existing vegetation.
3. Clearing and grubbing.
4. Stripping and stockpiling topsoil.
5. Stripping and stockpiling rock.
6. Removing above- and below-grade site improvements.
7. Disconnecting, capping or sealing, and removing site utilities.
8. Temporary erosion and sedimentation control.

- B. Related Requirements:

1. Section 015000 "Temporary Facilities and Controls" for temporary erosion- and sedimentation-control measures.

1.3 DEFINITIONS

- A. Engineer: Town of Parker, acting directly or through its duly authorized representatives, who is responsible for the engineering supervision of the construction.
- B. Subsoil: Soil beneath the level of subgrade; soil beneath the topsoil layers of a naturally occurring soil profile, typified by less than 1 percent organic matter and few soil organisms.
- C. Surface Soil: Soil that is present at the top layer of the existing soil profile. In undisturbed areas, surface soil is typically called "topsoil," but in disturbed areas such as urban environments, the surface soil can be subsoil.

- D. Topsoil: Top layer of the soil profile consisting of existing native surface topsoil or existing in-place surface soil; the zone where plant roots grow. Its appearance is generally friable, pervious, and black or a darker shade of brown, gray, or red than underlying subsoil; reasonably free of subsoil, clay lumps, gravel, and other objects larger than 2 inches in diameter; and free of weeds, roots, toxic materials, or other nonsoil materials. Topsoil shall include O and A soil horizons as defined by the United States Department of Agriculture (USDA) Soil Survey Manual.
 - 1. O horizon: O horizons are dominated by organic soil material. It may consist of slightly decomposed to highly decomposed litter (such as leaves, needles, twigs, moss, and lichens) that was deposited on the surface of either mineral or organic soils, or consist of organic materials that were deposited under saturated conditions and have decomposed to varying stages.
 - 2. A horizon: A horizons are mineral horizons that formed at the soil surface or below an O horizon. They exhibit obliteration of all or much of any original rock structure and show one or both of the following:
 - a. An accumulation of humified organic matter closely mixed with the mineral fraction and not dominated by properties characteristic of V, E, or B horizons; and/or
 - b. Properties resulting from cultivation, pasturing, or similar kinds of disturbance.
- E. Plant-Protection Zone: Area surrounding individual trees, groups of trees, shrubs, or other vegetation to be protected during construction and indicated on Drawings.
- F. Tree-Protection Zone: Area surrounding individual trees or groups of trees to be protected during construction and indicated on Drawings and according to requirements in Section 015639 "Temporary Tree and Plant Protection."
- G. Vegetation: Trees, shrubs, groundcovers, grass, and other plants.

1.4 PREINSTALLATION MEETINGS

- A. Preinstallation Conference: Conduct conference at Project site.

1.5 MATERIAL OWNERSHIP

- A. Except for materials indicated to be stockpiled or otherwise remain Owner's property, cleared materials shall become Contractor's property and shall be removed from Project site.

1.6 INFORMATIONAL SUBMITTALS

- A. Existing Conditions: Documentation of existing trees and plantings, adjoining construction, and site improvements that establishes preconstruction conditions that might be misconstrued as damage caused by site clearing.
 - 1. Use sufficiently detailed photographs or video recordings.
 - 2. Include plans and notations to indicate specific wounds and damage conditions of each tree or other plant designated to remain.
- B. Record Drawings: Identifying and accurately showing locations of capped utilities and other subsurface structural, electrical, and mechanical conditions.

1.7 FIELD CONDITIONS

- A. Traffic: Minimize interference with adjoining roads, streets, walks, and other adjacent occupied or used facilities during site-clearing operations.
 - 1. Do not close or obstruct streets, walks, or other adjacent occupied or used facilities without permission from Engineer and authorities having jurisdiction.
 - 2. Provide alternate routes around closed or obstructed trafficways if required by Engineer or authorities having jurisdiction.
- B. Improvements on Adjoining Property: Authority for performing site clearing indicated on property adjoining Owner's property will be obtained by Engineer before award of Contract.
 - 1. Do not proceed with work on adjoining property until directed by Engineer.
- C. Salvageable Improvements: Carefully remove items indicated to be salvaged and store on Owner's premises where indicated or directed by Owner.
- D. Utility Locator Service: Notify utility locator service for area where Project is located before site clearing.
- E. Do not commence site clearing operations until temporary erosion- and sedimentation-control and plant-protection measures are in place.
- F. Tree- and Plant-Protection Zones: Protect according to requirements in Section 015639 "Temporary Tree and Plant Protection."
- G. Soil Stripping, Handling, and Stockpiling: Perform only when the soil is dry or slightly moist.

PART 2 - PRODUCTS

2.1 MATERIALS

- A. Satisfactory Soil Material: Requirements for satisfactory soil material are specified in Section 312000 "Earth Moving."
 - 1. Obtain approved borrow soil material off-site when satisfactory soil material is not available on-site.
- B. Antirust Coating: Fast-curing, lead- and chromate-free, self-curing, universal modified-alkyd primer complying with MPI #23 (surface-tolerant, anticorrosive metal primer).

PART 3 - EXECUTION

3.1 PREPARATION

- A. Protect and maintain benchmarks and survey control points from disturbance during construction.

- B. Verify that trees, shrubs, and other vegetation to remain or to be relocated have been flagged and that protection zones have been identified and enclosed according to requirements in Section 015639 "Temporary Tree and Plant Protection."
- C. Protect existing site improvements to remain from damage during construction.
 - 1. Restore damaged improvements to their original condition, as acceptable to Owner.

3.2 TEMPORARY EROSION AND SEDIMENTATION CONTROL

- A. Provide temporary erosion- and sedimentation-control measures to prevent soil erosion and discharge of soil-bearing water runoff or airborne dust to adjacent properties and walkways, according to erosion- and sedimentation-control Drawings and requirements of authorities having jurisdiction.
- B. Verify that flows of water redirected from construction areas or generated by construction activity do not enter or cross protection zones.
- C. Inspect, maintain, and repair erosion- and sedimentation-control measures during construction until permanent vegetation has been established.
- D. Remove erosion and sedimentation controls, and restore and stabilize areas disturbed during removal.

3.3 TREE AND PLANT PROTECTION

- A. Protect trees and plants remaining on-site according to requirements in Section 015639 "Temporary Tree and Plant Protection."
- B. Repair or replace trees, shrubs, and other vegetation indicated to remain or be relocated that are damaged by construction operations according to requirements in Section 015639 "Temporary Tree and Plant Protection."

3.4 EXISTING UTILITIES

- A. Locate, identify, disconnect, and seal or cap utilities indicated to be removed.
 - 1. Arrange with utility companies to shut off indicated utilities.
- B. Locate, identify, and disconnect utilities indicated to be abandoned in place.
- C. Interrupting Existing Utilities: Do not interrupt utilities serving facilities occupied by Owner or others, unless permitted under the following conditions and then only after arranging to provide temporary utility services according to requirements indicated:
 - 1. Notify Architect and Owner not less than seven days in advance of proposed utility interruptions.
 - 2. Do not proceed with utility interruptions without Owner's written permission.
- D. Excavate for and remove underground utilities indicated to be removed.

3.5 CLEARING AND GRUBBING

- A. Remove obstructions, trees, shrubs, and other vegetation to permit installation of new construction.
 - 1. Do not remove trees, shrubs, and other vegetation indicated to remain or to be relocated.
 - 2. Grind down stumps and remove roots larger than 2 inches in diameter, obstructions, and debris to a depth of 18 inches below exposed subgrade.
 - 3. Use only hand methods or air spade for grubbing within protection zones.
 - 4. Chip removed tree branches and dispose of off-site.
- B. Fill depressions caused by clearing and grubbing operations with satisfactory soil material unless further excavation or earthwork is indicated.
 - 1. Place fill material in horizontal layers not exceeding a loose depth of 8 inches, and compact each layer to a density equal to adjacent original ground.

3.6 TOPSOIL STRIPPING

- A. Remove sod and grass before stripping topsoil.
- B. Strip topsoil to depth of 6 inches or depth required to remove O and A soil horizons, in a manner to prevent intermingling with underlying subsoil or other waste materials.
 - 1. Remove subsoil and nonsoil materials from topsoil, including clay lumps, gravel, and other objects larger than 2 inches in diameter; trash, debris, weeds, roots, and other waste materials.
- C. Stockpile topsoil away from edge of excavations without intermixing with subsoil or other materials. Grade and shape stockpiles to drain surface water. Cover to prevent windblown dust and erosion by water.
 - 1. Limit height of topsoil stockpiles to 72 inches.
 - 2. Do not stockpile topsoil within protection zones.
 - 3. Stockpile surplus topsoil to allow for respreading deeper topsoil. Notify Owner and Architect of topsoil surplus. Owner may elect for respreading of surplus or relocating stockpile to offsite location as directed, for use by Owner.

3.7 STOCKPILING ROCK

- A. Remove from construction area naturally formed rocks that measure more than 1 foot across in least dimension. Do not include excavated or crushed rock.
 - 1. Separate or wash off non-rock materials from rocks, including soil, clay lumps, gravel, and other objects larger than 2 inches in diameter; trash, debris, weeds, roots, and other waste materials.
- B. Stockpile rock away from edge of excavations without intermixing with other materials. Cover to prevent windblown debris from accumulating among rocks.
 - 1. Limit height of rock stockpiles to 36 inches.

2. Do not stockpile rock within protection zones.
3. Stockpile surplus rock to allow later use by the Owner.

3.8 SITE IMPROVEMENTS

- A. Remove existing above- and below-grade improvements as indicated and necessary to facilitate new construction.
- B. Remove slabs, paving, curbs, gutters, and aggregate base as indicated.
 1. Unless existing full-depth joints coincide with line of demolition, neatly saw-cut along line of existing pavement to remain before removing adjacent existing pavement. Saw-cut faces vertically.
 2. Paint cut ends of steel reinforcement in concrete to remain with two coats of antirust coating, following coating manufacturer's written instructions. Keep paint off surfaces that will remain exposed.

3.9 DISPOSAL OF SURPLUS AND WASTE MATERIALS

- A. Remove surplus soil material, unsuitable topsoil, obstructions, demolished materials, and waste materials including trash and debris, and legally dispose of them off Owner's property.
- B. Separate recyclable materials produced during site clearing from other nonrecyclable materials. Store or stockpile without intermixing with other materials, and transport them to recycling facilities. Do not interfere with other Project work.

END OF SECTION

NOTE: The specifications are provided for convenience only. It is the responsibility of the consultant (user) to edit to meet the requirements of the Project and all applicable codes. The Town is not responsible for errors, omissions, or regulatory non-conformance as a result of the use of these specifications.

SECTION 312000 - EARTH MOVING

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Section Includes:
 - 1. Excavating and filling for rough grading the Site.
 - 2. Preparing subgrades for slabs-on-grade, pavements, turf and grasses, and plants.
 - 3. Excavating and backfilling for buildings and structures.
 - 4. Subsurface drainage course below pavements, playground protective surfacing, and synthetic grass surfacing.
 - 5. Base course for pavements.
 - 6. Subsurface drainage backfill for walls and trenches.
 - 7. Excavating and backfilling trenches for utilities and pits for buried utility structures.
- B. Related Requirements:
 - 1. Section 311000 "Site Clearing" for site stripping, grubbing, stripping and stockpiling topsoil, and removal of above- and below-grade improvements and utilities.
 - 2. Section 329113 "Soil Preparation" for topsoil and planting soils.
 - 3. Section 329200 "Turf and Grasses" for finish grading in turf and grass areas, including preparing and placing planting soil for turf areas.
 - 4. Section 329300 "Plants" for finish grading in planting areas and tree and shrub pit excavation and planting.

1.3 DEFINITIONS

- A. Engineer: Town of Parker, acting directly or through its duly authorized representatives, who is responsible for the engineering supervision of the construction.
- B. Backfill: Soil material or controlled low-strength material used to fill an excavation.
 - 1. Initial Backfill: Backfill placed beside and over pipe in a trench, including haunches to support sides of pipe.
 - 2. Final Backfill: Backfill placed over initial backfill to fill a trench.
- C. Base Course: Aggregate layer placed between the subbase course and slabs-on-grade and pavements.

- D. Bedding Course: Aggregate layer placed over the excavated subgrade in a trench before laying pipe.
- E. Borrow Soil: Satisfactory soil imported from off-site for use as fill or backfill.
- F. Drainage Course: Aggregate layer supporting the slab-on-grade that also minimizes upward capillary flow of pore water, or supporting subsurface drainage (underdrains) below pavements, synthetic grass surfacing, playground protective surfacing, and behind walls.
- G. Excavation: Removal of material encountered above subgrade elevations and to lines and dimensions indicated.
 - 1. Authorized Additional Excavation: Excavation below subgrade elevations or beyond indicated lines and dimensions as directed by Architect. Authorized additional excavation and replacement material will be paid for according to Contract provisions for changes in the Work.
 - 2. Bulk Excavation: Excavation more than 10 feet in width and more than 30 feet in length.
 - 3. Unauthorized Excavation: Excavation below subgrade elevations or beyond indicated lines and dimensions without direction by Architect. Unauthorized excavation, as well as remedial work directed by Architect, shall be without additional compensation.
- H. Fill: Soil materials used to raise existing grades.
- I. Rock: Rock material in beds, ledges, unstratified masses, conglomerate deposits, and boulders of rock material 3/4 cu. yd. or more in volume that exceed a standard penetration resistance of 100 blows/2 inches when tested by a geotechnical testing agency, according to ASTM D1586.
- J. Structures: Buildings, footings, foundations, retaining walls, slabs, tanks, curbs, mechanical and electrical appurtenances, or other man-made stationary features constructed above or below the ground surface.
- K. Subbase Course: Aggregate layer placed between the subgrade and base course for hot-mix asphalt pavement, or aggregate layer placed between the subgrade and a cement concrete pavement or a cement concrete or hot-mix asphalt walk.
- L. Subgrade: Uppermost surface of an excavation or the top surface of a fill or backfill immediately below subbase, drainage fill, drainage course, or topsoil materials.
- M. Utilities: On-site underground pipes, conduits, ducts, and cables as well as underground services within buildings.

1.4 PREINSTALLATION MEETINGS

- A. Preinstallation Conference: Conduct preexcavation conference at Project site.
 - 1. Review methods and procedures related to earthmoving, including, but not limited to, the following:
 - a. Personnel and equipment needed to make progress and avoid delays.
 - b. Coordination of Work with utility locator service.
 - c. Coordination of Work and equipment movement with the locations of tree- and plant-protection zones.
 - d. Extent of trenching by hand or with air spade.

- e. Field quality control.

1.5 ACTION SUBMITTALS

- A. Product Data: For each type of the following manufactured products required:

- 1. Geotextiles.
- 2. Warning tapes.
- 3. Base course and bedding course.

1.6 INFORMATIONAL SUBMITTALS

- A. Material Test Reports: For each on-site and borrow soil material proposed for fill and backfill as follows:

- 1. Classification according to ASTM D2487.
- 2. Laboratory compaction curve according to ASTM D698.

1.7 QUALITY ASSURANCE

- A. Comply with applicable codes, ordinances, regulations, references, and standards in effect at bid date.

- 1. Uniform Building Code (UBC) or International Building Code (IBC) per jurisdiction criteria.
- 2. American Society for Testing and Materials (test methods as specified hereafter) (ASTM).
- 3. State and local codes.

- B. In case of conflict between the above codes, regulations, references and standards, and these specifications, the more stringent requirements shall govern.

- C. Testing Agency: The Engineer will employ a qualified independent geotechnical testing agency. The Contractor shall furnish testing agency access to work, facilities and incidental labor required for testing. Notify the testing and inspection agency not less than 48 hours in advance of all work requiring testing.

- D. Geotechnical Engineer: All materials and operations under this section of the specifications shall be executed under the supervision of a Geotechnical Engineer who will place qualified personnel on the site during earth moving operations as necessary. The Geotechnical Engineer shall approve all foundation excavations and give written approval of the completed foundations to the Engineer at the following times:

- 1. When excavations are first open.
- 2. Just prior to placing of concrete, shall test and control the fill compaction, approve the materials and method of placing and compacting and give written approval to the Engineer that all bearing surfaces and fill requirements have been inspected.
- 3. The Contractor shall be responsible to notify the Engineer and Geotechnical Engineer when tests are to be made.

- E. For approval of imported or on-site fill material, notify the Geotechnical Engineer at least four working days in advance of intention to import material, designate the proposed borrow area, and permit the Geotechnical Engineer to sample, as necessary, from the borrow area for the purpose of making acceptance tests to prove the quality of the material. The Geotechnical Engineer report on the acceptability shall be final and binding.
- F. Reference Standards: Compaction Standard: Standard Proctor Density ASTM D698.
- G. Preconstruction Conference: Conduct conference at Project site as directed by the Engineer prior to start of construction. The Contractor is to comply with requirements, which may also be included in Division 1, Section "Project Management and Coordination."

1.8 FIELD CONDITIONS

- A. Traffic: Minimize interference with adjoining roads, streets, walks, and other adjacent occupied or used facilities during earth-moving operations.
 - 1. Do not close or obstruct streets, walks, or other adjacent occupied or used facilities without permission from the Engineer and authorities having jurisdiction.
 - 2. Provide alternate routes around closed or obstructed traffic ways if required by Engineer or authorities having jurisdiction.
- B. Utility Locator Service: Unless already completed for site clearing activity and in accordance with Section 311000 "Site Clearing", Notify utility locator service for area where Project is located before beginning earth-moving operations.
- C. Do not commence earth-moving operations until temporary site fencing and erosion- and sedimentation-control measures specified in Section 015000 "Temporary Facilities and Controls" and Section 311000 "Site Clearing" are in place.
- D. Do not commence earth-moving operations until plant-protection measures specified in Section 015639 "Temporary Tree and Plant Protection" are in place.
- E. The following practices are prohibited within protection zones:
 - 1. Storage of construction materials, debris, or excavated material.
 - 2. Parking vehicles or equipment.
 - 3. Foot traffic.
 - 4. Erection of sheds or structures.
 - 5. Impoundment of water.
 - 6. Excavation or other digging unless otherwise indicated.
 - 7. Attachment of signs to or wrapping materials around trees or plants unless otherwise indicated.
- F. Do not direct vehicle or equipment exhaust towards protection zones.
- G. Prohibit heat sources, flames, ignition sources, and smoking within or near protection zones.
- H. Remove all existing fill deemed by the Geotechnical Engineer to be unsatisfactorily placed

- I. Existing Contours and Elevations: Contours and spot elevations of existing ground elevations at the site, and approximate elevations of finish-grade cuts, fills, and excavations for the work are shown on the drawings. Contours and elevations for existing ground lines are based on information provided by others, and are believed to be correct, but may not be absolutely so. Existing contours and elevations should therefore be considered approximate and should be verified at the site prior to construction.
- J. Verification of Existing Conditions: Visit the site prior to submission of bids. Verify existing conditions, elevations, and contours. In the event of discrepancies between existing conditions and those indicated on the contract documents or survey, contact the Owner's Representative for clarification.
- K. Verification of Existing Conditions: Visit the site prior to submission of bids. Verify existing conditions, elevations, and contours. In the event of discrepancies between existing conditions and those indicated on the contract documents or survey, contact the Owner's Representative for clarification.
- L. Frost Protection: When freezing temperatures may be expected, do not excavate to the full depth indicated unless the footing or slabs are to be poured immediately after the excavation has been completed. If placing of concrete is delayed, protect the bottoms of excavations from frost until concrete is placed.

1.9 WARRANTY

- A. Settlement in backfill, fill, or in structures built over backfill or fill, which may occur within the specified project warranty period, shall be corrected at no cost to the Owner. Any structures damaged by settlement shall be restored to their original condition by the Contractor, at no cost to the Owner.

PART 2 - PRODUCTS

2.1 SOIL MATERIALS

- A. General: Provide borrow soil materials when sufficient satisfactory soil materials are not available from excavations.
- B. Satisfactory Soils: Soil Classification Groups GW, GP, GM, SW, SP, and SM according to ASTM D2487, Groups A-1, A-2-4, A-2-5, and A-3 according to AASHTO M145, or a combination of these groups as identified by the Geotechnical Engineer; free of rock or gravel larger than 2 inches in any dimension, debris, waste, frozen materials, vegetation, and other deleterious matter.
 - 1. For athletic fields, satisfactory soils shall meet above criteria, however it shall be free rock or gravel larger than 1.5-inch in any dimension.
 - 2. Refer to section 329113 Soil Preparation for topsoil and planting soils.
- C. Unsatisfactory Soils: Soil Classification Groups GC, SC, CL, ML, OL, CH, MH, OH, and PT according to ASTM D2487, Groups A-2-6, A-2-7, A-4, A-5, A-6, and A-7 according to AASHTO M145, or a combination of these groups, as identified by Geotechnical Engineer.

1. Unsatisfactory soils also include satisfactory soils not maintained within 2 percent of optimum moisture content at time of compaction.
- D. Base Course: Naturally or artificially graded mixture of natural or crushed gravel, crushed stone, and natural or crushed sand; ASTM D2940/D2940M; with at least 95 percent passing a 1-1/2-inch sieve and not more than 8 percent passing a No. 200 sieve.
- E. Engineered Fill: Naturally or artificially graded mixture of natural or crushed gravel, crushed stone, and natural or crushed sand; ASTM D2940/D2940M; with at least 90 percent passing a 1-1/2-inch sieve and not more than 12 percent passing a No. 200 sieve.
- F. Bedding Course: Naturally or artificially graded mixture of natural or crushed gravel, crushed stone, and natural or crushed sand; ASTM D2940/D2940M; except with 100 percent passing a 1-inch sieve and not more than 8 percent passing a No. 200 sieve.
- G. Drainage Course: Narrowly graded mixture of washed crushed stone, or crushed or uncrushed gravel; ASTM D448; coarse-aggregate grading Size 57; with 100 percent passing a 1-1/2-inch sieve and zero to 5 percent passing a No. 8 sieve.
- H. Sand: ASTM C33/C33M; fine aggregate.

2.2 GEOTEXTILES

- A. Subsurface Drainage Geotextile: Nonwoven needle-punched geotextile, manufactured for subsurface drainage applications, made from polyolefins or polyesters; with elongation greater than 50 percent; complying with AASHTO M288 and the following, measured per test methods referenced:
 1. Survivability: Class 2; AASHTO M288.
 2. Apparent Opening Size: No. 70 sieve, maximum; ASTM D4751.
 3. Permittivity: 1.5 per second, minimum; ASTM D4491.
 4. UV Stability: 50 percent after 500 hours' exposure; ASTM D4355.
- B. Separation Geotextile: Woven geotextile fabric, manufactured for separation applications, made from polyolefins or polyesters; with elongation less than 50 percent; complying with AASHTO M 288 and the following, measured per test methods referenced:
 1. Survivability: Class 2; AASHTO M288.
 2. Apparent Opening Size: No. 60 sieve, maximum; ASTM D4751.
 3. Permittivity: 0.02 per second, minimum; ASTM D4491.
 4. UV Stability: 50 percent after 500 hours' exposure; ASTM D4355.

2.3 ACCESSORIES

- A. Warning Tape: Acid- and alkali-resistant, polyethylene film warning tape manufactured for marking and identifying underground utilities, 6 inches wide and 4 mils thick, continuously inscribed with a description of the utility; colored as follows:
 1. Red: Electric.
 2. Yellow: Gas, oil, steam, and dangerous materials.

3. Orange: Telephone and other communications.
 4. Blue: Water systems.
 5. Green: Sewer systems.
- B. Detectable Warning Tape: Acid- and alkali-resistant, polyethylene film warning tape manufactured for marking and identifying underground utilities, a minimum of 6 inches wide and 4 mils thick, continuously inscribed with a description of the utility, with metallic core encased in a protective jacket for corrosion protection, detectable by metal detector when tape is buried up to 30 inches deep; colored as follows:
1. Red: Electric.
 2. Yellow: Gas, oil, steam, and dangerous materials.
 3. Orange: Telephone and other communications.
 4. Blue: Water systems.
 5. Green: Sewer systems.

PART 3 - EXECUTION

3.1 PREPARATION

- A. Protect structures, utilities, sidewalks, pavements, and other facilities from damage caused by settlement, lateral movement, undermining, washout, and other hazards created by earth-moving operations.
- B. Protect and maintain erosion and sedimentation controls during earth-moving operations.
- C. Protect subgrades and foundation soils from freezing temperatures and frost. Remove temporary protection before placing subsequent materials.

3.2 DEWATERING

- A. Provide dewatering system of sufficient scope, size, and capacity to control hydrostatic pressures and to lower, control, remove, and dispose of ground water and permit excavation and construction to proceed on dry, stable subgrades.
- B. Prevent surface water and ground water from entering excavations, from ponding on prepared subgrades, and from flooding Project site and surrounding area.
- C. Protect subgrades from softening, undermining, washout, and damage by rain or water accumulation.
 1. Reroute surface water runoff away from excavated areas. Do not allow water to accumulate in excavations. Do not use excavated trenches as temporary drainage ditches.
- D. Dispose of water removed by dewatering in a manner that avoids endangering public health, property, and portions of work under construction or completed. Dispose of water and sediment in a manner that avoids inconvenience to others.

3.3 EXPLOSIVES

- A. Explosives: Do not use explosives.

3.4 EXCAVATION, GENERAL

- A. Unclassified Excavation: Excavate to subgrade elevations regardless of the character of surface and subsurface conditions encountered. Unclassified excavated materials may include rock, soil materials, and obstructions. No changes in the Contract Sum or the Contract Time will be authorized for rock excavation or removal of obstructions.
 - 1. If excavated materials intended for fill and backfill include unsatisfactory soil materials and rock, replace with satisfactory soil materials.
 - 2. Remove rock to lines and grades indicated to permit installation of permanent construction without exceeding the following dimensions:
 - a. 24 inches outside of concrete forms other than at footings.
 - b. 12 inches outside of concrete forms at footings.
 - c. 6 inches outside of minimum required dimensions of concrete cast against grade.
 - d. Outside dimensions of concrete walls indicated to be cast against rock without forms or exterior waterproofing treatments.
 - e. 6 inches beneath bottom of concrete slabs-on-grade.
 - f. 6 inches beneath pipe in trenches and the greater of 24 inches wider than pipe or 42 inches wide.
- B. Classified Excavation: Excavate to subgrade elevations. Material to be excavated will be classified as earth and rock. Do not excavate rock until it has been classified and cross sectioned by Architect. The Contract Sum will be adjusted for rock excavation according to unit prices included in the Contract Documents. Changes in the Contract Time may be authorized for rock excavation.
 - 1. Earth excavation includes excavating pavements and obstructions visible on surface; underground structures, utilities, and other items indicated to be removed; and soil, boulders, and other materials not classified as rock or unauthorized excavation.
 - a. Intermittent drilling; ; ram hammering; or ripping of material not classified as rock excavation is earth excavation.
 - 2. Rock excavation includes removal and disposal of rock. Remove rock to lines and subgrade elevations indicated to permit installation of permanent construction without exceeding the following dimensions:
 - a. 24 inches outside of concrete forms other than at footings.
 - b. 12 inches outside of concrete forms at footings.
 - c. 6 inches outside of minimum required dimensions of concrete cast against grade.
 - d. Outside dimensions of concrete walls indicated to be cast against rock without forms or exterior waterproofing treatments.
 - e. 6 inches beneath bottom of concrete slabs-on-grade.
 - f. 6 inches beneath pipe in trenches and the greater of 24 inches wider than pipe or 42 inches wide.

3.5 EXCAVATION FOR STRUCTURES

- A. Excavate to indicated elevations and dimensions within a tolerance of plus or minus 1 inch. If applicable, extend excavations a sufficient distance from structures for placing and removing concrete formwork, for installing services and other construction, and for inspections.
 - 1. Excavations for Footings and Foundations: Do not disturb bottom of excavation. Excavate by hand to final grade just before placing concrete reinforcement. Trim bottoms to required lines and grades to leave solid base to receive other work.
 - 2. Pile Foundations: Stop excavations 6 to 12 inches above bottom of pile cap before piles are placed. After piles have been driven, remove loose and displaced material. Excavate to final grade, leaving solid base to receive concrete pile caps.
 - 3. Excavation for Underground Tanks, Basins, and Mechanical or Electrical Utility Structures: Excavate to elevations and dimensions indicated within a tolerance of plus or minus 1 inch. Do not disturb bottom of excavations intended as bearing surfaces.
- B. Excavations at Edges of Tree- and Plant-Protection Zones:
 - 1. Excavate by hand or with an air spade to indicated lines, cross sections, elevations, and subgrades. If excavating by hand, use narrow-tine spading forks to comb soil and expose roots. Do not break, tear, or chop exposed roots. Do not use mechanical equipment that rips, tears, or pulls roots.
 - 2. Cut and protect roots according to requirements in Section 015639 "Temporary Tree and Plant Protection."

3.6 EXCAVATION FOR WALKS AND PAVEMENTS

- A. Excavate surfaces under walks and pavements to indicated lines, cross sections, elevations, and subgrades.
- B. Where required by Geotechnical Engineer or documented on the Drawings, scarify subgrade soils beneath exterior slabs, sidewalks, and pavements to a minimum depth as indicated on the Drawings or directed by the Geotechnical Engineer, moisture condition and recompact, as specified.

3.7 EXCAVATION FOR UTILITY TRENCHES

- A. Excavate trenches to indicated gradients, lines, depths, and elevations.
 - 1. Beyond building perimeter, excavate trenches to allow installation of top of pipe below frost line.
- B. Excavate trenches to uniform widths to provide the following clearance on each side of pipe or conduit. Excavate trench walls vertically from trench bottom to 12 inches higher than top of pipe or conduit unless otherwise indicated.
 - 1. Clearance: 12 inches each side of pipe or conduit unless otherwise noted on the Drawings.

- C. Trench Bottoms: Excavate and shape trench bottoms to provide uniform bearing and support of pipes and conduit. Shape subgrade to provide continuous support for bells, joints, and barrels of pipes and for joints, fittings, and bodies of conduits. Remove projecting stones and sharp objects along trench subgrade.
 - 1. For pipes and conduit less than 6 inches in nominal diameter, hand-excavate trench bottoms and support pipe and conduit on an undisturbed subgrade.
 - 2. For pipes and conduit 6 inches or larger in nominal diameter, shape bottom of trench to support bottom 90 degrees of pipe or conduit circumference. Fill depressions with tamped sand backfill.
 - 3. For flat-bottomed, multiple-duct conduit units, hand-excavate trench bottoms and support conduit on an undisturbed subgrade.
 - 4. Excavate trenches 6 inches deeper than elevation required in rock or other unyielding bearing material to allow for bedding course.
- D. Trench Bottoms: Excavate trenches 4 inches deeper than bottom of pipe and conduit elevations to allow for bedding course. Hand-excavate deeper for bells of pipe.
 - 1. Excavate trenches 6 inches deeper than elevation required in rock or other unyielding bearing material to allow for bedding course.
- E. Trenches in Tree- and Plant-Protection Zones:
 - 1. Hand-excavate to indicated lines, cross sections, elevations, and subgrades. Use narrow-tine spading forks to comb soil and expose roots. Do not break, tear, or chop exposed roots. Do not use mechanical equipment that rips, tears, or pulls roots.
 - 2. Do not cut main lateral roots or taproots; cut only smaller roots that interfere with installation of utilities.
 - 3. Cut and protect roots according to requirements in Section 015639 "Temporary Tree and Plant Protection."

3.8 SUBGRADE INSPECTION

- A. Notify Architect when excavations have reached required subgrade.
- B. If Architect determines that unsatisfactory soil is present, continue excavation and replace with compacted backfill or fill material as directed.
- C. Proof-roll subgrade below the building slabs and pavements with a pneumatic-tired and loaded 10-wheel, tandem-axle dump truck weighing not less than 15 tons to identify soft pockets and areas of excess yielding. Do not proof-roll wet or saturated subgrades.
 - 1. Completely proof-roll subgrade in one direction, repeating proof-rolling in direction perpendicular to first direction. Limit vehicle speed to 3 mph.
 - 2. Excavate soft spots, unsatisfactory soils, and areas of excessive pumping or rutting, as determined by Architect, and replace with compacted backfill or fill as directed.
- D. Authorized additional excavation and replacement material will be paid for according to Contract provisions for changes in the Work.
- E. Reconstruct subgrades damaged by freezing temperatures, frost, rain, accumulated water, or construction activities, as directed by Architect, without additional compensation.

3.9 UNAUTHORIZED EXCAVATION

- A. Fill unauthorized excavation under foundations or wall footings by extending bottom elevation of concrete foundation or footing to excavation bottom, without altering top elevation. Lean concrete fill, with 28-day compressive strength of 2500 psi, may be used when approved by Architect.
 - 1. Fill unauthorized excavations under other construction, pipe, or conduit as directed by Architect.

3.10 STORAGE OF SOIL MATERIALS

- A. Stockpile borrow soil materials and excavated satisfactory soil materials without intermixing. Place, grade, and shape stockpiles to drain surface water. Cover to prevent windblown dust.
 - 1. Stockpile soil materials away from edge of excavations. Do not store within drip line of remaining trees.

3.11 BACKFILL

- A. Place and compact backfill in excavations promptly, but not before completing the following:
 - 1. Construction below finish grade including, where applicable, subdrainage, dampproofing, waterproofing, and perimeter insulation.
 - 2. Surveying locations of underground utilities for Record Documents.
 - 3. Testing and inspecting underground utilities.
 - 4. Removing concrete formwork.
 - 5. Removing trash and debris.
 - 6. Removing temporary shoring, bracing, and sheeting.
 - 7. Installing permanent or temporary horizontal bracing on horizontally supported walls.
- B. Place backfill on subgrades free of mud, frost, snow, or ice.

3.12 UTILITY TRENCH BACKFILL

- A. Place backfill on subgrades free of mud, frost, snow, or ice.
- B. Place and compact bedding course on trench bottoms and where indicated. Shape bedding course to provide continuous support for bells, joints, and barrels of pipes and for joints, fittings, and bodies of conduits.
- C. Trenches under Footings: Backfill trenches excavated under footings and within 18 inches of bottom of footings with satisfactory soil unless otherwise indicated on the Drawings; fill with concrete to elevation of bottom of footings. Concrete is specified in Section 033000 "Cast-in-Place Concrete."

- D. Trenches under Roadways: Unless otherwise indicated on the Drawings, provide 4-inch- thick, concrete-base slab support for piping or conduit less than 30 inches below surface of roadways. After installing and testing, completely encase piping or conduit in a minimum of 4 inches of concrete before backfilling or placing roadway subbase course. Concrete is specified in Section 033000 "Cast-in-Place Concrete."
- E. Backfill voids with satisfactory soil while removing shoring and bracing.
- F. Initial Backfill:
 - 1. Soil Backfill: Place and compact initial backfill of satisfactory soil, free of particles larger than 1 inch in any dimension, to a height of 12 inches over the pipe or conduit.
 - a. Carefully compact initial backfill under pipe haunches and compact evenly up on both sides and along the full length of piping or conduit to avoid damage or displacement of piping or conduit. Coordinate backfilling with utilities testing.
- G. Final Backfill:
 - 1. Soil Backfill: Place and compact final backfill of satisfactory soil to final subgrade elevation.
- H. Warning Tape: Install warning tape directly above utilities, 12 inches below finished grade, except 6 inches below subgrade under pavements and slabs.

3.13 SOIL FILL

- A. Plow, scarify, bench, or break up sloped surfaces steeper than 1 vertical to 4 horizontal so fill material will bond with existing material.
- B. Place and compact fill material in layers to required elevations as follows:
 - 1. Under grass and planted areas, use satisfactory soil material.
 - 2. Under walks and pavements, use satisfactory soil material.
 - 3. Under steps and ramps, use engineered fill.
 - 4. Under building slabs, use engineered fill.
 - 5. Under footings and foundations, use engineered fill.
- C. Place soil fill on subgrades free of mud, frost, snow, or ice.

3.14 SOIL MOISTURE CONTROL

- A. Uniformly moisten or aerate subgrade and each subsequent fill or backfill soil layer before compaction to within 2 percent of optimum moisture content.
 - 1. Do not place backfill or fill soil material on surfaces that are muddy, frozen, or contain frost or ice.
 - 2. Remove and replace, or scarify and air dry, otherwise satisfactory soil material that exceeds optimum moisture content by 2 percent and is too wet to compact to specified dry unit weight.

3.15 COMPACTION OF SOIL BACKFILLS AND FILLS

- A. Place backfill and fill soil materials in layers not more than 8 inches in loose depth for material compacted by heavy compaction equipment and not more than 4 inches in loose depth for material compacted by hand-operated tampers.
- B. Place backfill and fill soil materials evenly on all sides of structures to required elevations and uniformly along the full length of each structure.
- C. Compact soil materials to not less than the following percentages of maximum dry unit weight according to ASTM D698:
 - 1. Under structures, building slabs, steps, and pavements, scarify and recompact top 12 inches of existing subgrade and each layer of backfill or fill soil material at 95 percent.
 - 2. Under walkways, scarify and recompact top 6 inches below subgrade and compact each layer of backfill or fill soil material at 95 percent.
 - 3. Under turf or unpaved areas, scarify and recompact top 6 inches below subgrade and compact each layer of backfill or fill soil material at 85 percent.
 - 4. For utility trenches, compact each layer of initial and final backfill soil material at 85 percent.

3.16 GRADING

- A. General: Uniformly grade areas to a smooth surface, free of irregular surface changes. Comply with compaction requirements and grade to cross sections, lines, and elevations indicated.
 - 1. Provide a smooth transition between adjacent existing grades and new grades.
 - 2. Cut out soft spots, fill low spots, and trim high spots to comply with required surface tolerances.
- B. Site Rough Grading: Slope grades to direct water away from buildings and to prevent ponding. Finish subgrades to elevations required to achieve indicated finish elevations, within the following subgrade tolerances:
 - 1. Turf or Unpaved Areas: Plus or minus 1 inch.
 - 2. Walks: Plus or minus 1 inch.
 - 3. Pavements: Plus or minus 1/2 inch.
- C. Grading inside Building Lines: Finish subgrade to a tolerance of 1/2 inch when tested with a 10-foot straightedge.

3.17 SUBSURFACE DRAINAGE

- A. Subsurface Drain: Place subsurface drainage geotextile around perimeter of subdrainage trench. Place a 6-inch course of filter material on subsurface drainage geotextile to support subdrainage pipe. Encase subdrainage pipe in a minimum of 12 inches of filter material, placed in compacted layers 6 inches thick, and wrap in subsurface drainage geotextile, overlapping sides and ends at least 6 inches.
 - 1. Compact each filter material layer to 85 percent of maximum dry unit weight according to ASTM D698.

- B. Drainage Backfill: Place and compact filter material over subsurface drain, in width indicated, to within 12 inches of final subgrade, in compacted layers 6 inches thick. Overlay drainage backfill with one layer of subsurface drainage geotextile, overlapping sides and ends at least 6 inches.
 - 1. Compact each filter material layer with a minimum of two passes of a plate-type vibratory compactor.
 - 2. Place and compact impervious fill over drainage backfill in 6-inch- thick compacted layers to final subgrade.

3.18 SUBBASE AND BASE COURSES UNDER PAVEMENTS AND WALKS

- A. On prepared subgrade, place subbase course and base course under pavements and walks as follows:
 - 1. Install separation geotextile on prepared subgrade according to manufacturer's written instructions, overlapping sides and ends.
 - 2. Place base course material over subbase course under hot-mix asphalt pavement.
 - 3. Shape subbase course and base course to required crown elevations and cross-slope grades.
 - 4. Place subbase course and base course 6 inches or less in compacted thickness in a single layer.
 - 5. Place subbase course and base course that exceeds 6 inches in compacted thickness in layers of equal thickness, with no compacted layer more than 6 inches thick or less than 3 inches thick.
 - 6. Compact subbase course and base course at optimum moisture content to required grades, lines, cross sections, and thickness to not less than 95 percent of maximum dry unit weight according to ASTM D698.
- B. Pavement Shoulders: Place shoulders along edges of subbase course[and base course] to prevent lateral movement. Construct shoulders, at least 12 inches wide, of satisfactory soil materials and compact simultaneously with each subbase and base layer to not less than 95 percent of maximum dry unit weight according to ASTM D698.

3.19 DRAINAGE COURSE UNDER CONCRETE SLABS-ON-GRADE

- A. Place drainage course on subgrades free of mud, frost, snow, or ice.
- B. On prepared subgrade, place and compact drainage course under cast-in-place concrete slabs-on-grade as follows:
 - 1. Install subdrainage geotextile on prepared subgrade according to manufacturer's written instructions, overlapping sides and ends.
 - 2. Place drainage course 6 inches or less in compacted thickness in a single layer.
 - 3. Place drainage course that exceeds 6 inches in compacted thickness in layers of equal thickness, with no compacted layer more than 6 inches thick or less than 3 inches thick.
 - 4. Compact each layer of drainage course to required cross sections and thicknesses to not less than 95 percent of maximum dry unit weight according to ASTM D698.

3.20 FIELD QUALITY CONTROL

- A. Special Inspections: Owner will engage a qualified special inspector to perform the following special inspections:
 - 1. Determine prior to placement of fill that site has been prepared in compliance with requirements.
 - 2. Determine that fill material classification and maximum lift thickness comply with requirements.
 - 3. Determine, during placement and compaction, that in-place density of compacted fill complies with requirements.
- B. Testing Agency: Owner will engage a qualified geotechnical engineering testing agency to perform tests and inspections.
- C. Allow testing agency to inspect and test subgrades and each fill or backfill layer. Proceed with subsequent earth moving only after test results for previously completed work comply with requirements.
- D. Footing Subgrade: At footing subgrades, at least one test of each soil stratum will be performed to verify design bearing capacities. Subsequent verification and approval of other footing subgrades may be based on a visual comparison of subgrade with tested subgrade when approved by Architect.
- E. Testing agency will test compaction of soils in place according to ASTM D1556, ASTM D2167, ASTM D2937, and ASTM D6938, as applicable. Tests will be performed at the following locations and frequencies:
 - 1. Paved and Building Slab Areas: At subgrade and at each compacted fill and backfill layer, at least one test for every 2000 sq. ft. or less of paved area or building slab but in no case fewer than three tests.
 - 2. Foundation Wall Backfill: At each compacted backfill layer, at least one test for every 100 feet or less of wall length but no fewer than two tests.
 - 3. Trench Backfill: At each compacted initial and final backfill layer, at least one test for every 150 feet or less of trench length but no fewer than two tests.
- F. When testing agency reports that subgrades, fills, or backfills have not achieved degree of compaction specified, scarify and moisten or aerate, or remove and replace soil materials to depth required; recompact and retest until specified compaction is obtained.

3.21 PROTECTION

- A. Protecting Graded Areas: Protect newly graded areas from traffic, freezing, and erosion. Keep free of trash and debris.
- B. Repair and reestablish grades to specified tolerances where completed or partially completed surfaces become eroded, rutted, settled, or where they lose compaction due to subsequent construction operations or weather conditions.
 - 1. Scarify or remove and replace soil material to depth as directed by Architect; reshape and recompact.

- C. Where settling occurs before Project correction period elapses, remove finished surfacing, backfill with additional soil material, compact, and reconstruct surfacing.
 - 1. Restore appearance, quality, and condition of finished surfacing to match adjacent work, and eliminate evidence of restoration to greatest extent possible.

3.22 DISPOSAL OF SURPLUS AND WASTE MATERIALS

- A. Remove surplus satisfactory soil and waste materials, including unsatisfactory soil, trash, and debris, and legally dispose of them off Owner's property.
- B. Transport surplus satisfactory soil to designated storage areas on Owner's property. Stockpile or spread soil as directed by Architect.
 - 1. Remove waste materials, including unsatisfactory soil, trash, and debris, and legally dispose of them off Owner's property.

END OF SECTION

NOTE: The specifications are provided for convenience only. It is the responsibility of the consultant (user) to edit to meet the requirements of the Project and all applicable codes. The Town is not responsible for errors, omissions, or regulatory non-conformance as a result of the use of these specifications.

SECTION 312270.01 - TEMPORARY EROSION AND SEDIMENTATION CONTROL

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Section Includes: Furnish, install, maintain, and remove temporary erosion and sedimentation controls as shown on the drawings or specified herein, or as required to complete the work.
- B. Related Requirements:
 - 1. Section 311000 "Site Clearing" for site stripping, grubbing, stripping and stockpiling topsoil, and removal of above- and below-grade improvements and utilities.
 - 2. Section 312000 "Earth Moving" for soil materials, site excavating, filling and grading.
 - 3. Division 22 Section "Trenching" for excavating and backfilling of utilities.
- C. Permits and Fees: Obtain and pay for all permits and fees required for the work of this section, including erosion and sediment control and water quality permits required by the Colorado Department of Public Health and Environment, Water Quality Control Division.
- D. Erosion Control: The Erosion and Sedimentation Control Drawings included in the Contract Documents is the minimum requirement to be implemented. Provide additional control as necessary to meet applicable local and State criteria.

1.3 DEFINITIONS

- A. Engineer: Town of Parker, acting directly or through its duly authorized representatives, who is responsible for the engineering supervision of the construction.
- B. Backfill: Soil material used to fill an excavation.
 - 1. Initial Backfill: Backfill placed beside and over pipe in a trench, including haunches to support sides of pipe.
 - 2. Final Backfill: Backfill placed over initial backfill to fill a trench.
- C. Unclassified Excavation: Removal of all material of whatever character required for the work encountered above subgrade elevations and to lines and dimensions indicated, including boulders.

- D. Fill: Fill is all material placed to raise the grade of the site or to backfill excavation, upon which the Soils Engineer has made sufficient tests and observations to enable him to issue a written statement that, in his opinion, the fill has been placed and compacted in accordance with the requirements of these specifications.
- E. BMP: Best Management Practice. Erosion and sediment control devices, which may consist of silt fence, sediment control logs, rock socks, filter fabric, riprap, etc.
- F. SWMP: Storm Water Management Plan. Identifies BMPs, which are erosion and sediment control measures for the project.
- G. Structures: Buildings, footings, foundations, retaining walls, slabs, tanks, curbs, mechanical and electrical appurtenances, or other man-made stationary features constructed above or below the ground surface.
- H. Subgrade: Surface or elevation remaining after completing excavation, or top surface of a fill or backfill immediately below subbase, drainage fill, or topsoil materials.
- I. Utilities: Include on-site underground pipes, conduits, ducts, and cables, as well as underground services to buildings.

1.4 SUBMITTALS

- A. Submittal Procedures: All submittals are to be made to the Engineer. Refer to Division 01 Section "Submittal Procedures."
- B. Product Data: Submit manufacturer's published descriptive literature and complete specifications for manufactured products specified herein and utilized on the project.
- C. Storm Water Management Plan:
 - 1. The Engineer will provide a Storm Water Management Plan (SWMP) and report addressing erosion and sediment control measures for all sites with over one acre of disturbed ground. The Engineer may also assist in preparation of the General Permit application.
 - 2. The Contractor is responsible for obtaining all required permits including a General Permit application for Storm Water Discharges associated with construction activities. Permits are to be filed with the Colorado Department of Public Health and Environment, Water Quality Control Division.
 - 3. Contractor shall have the Storm Water Management Plan (SWMP) and report available on-site at all times.

1.5 QUALITY ASSURANCE

- A. Regulatory Requirements: Comply with applicable local, State and Federal ordinances, rules and regulations concerning sedimentation control and storm water runoff.
- B. In case of conflict between the above codes, regulations, references and standards and these specifications, the more stringent requirements shall govern.

- C. Preconstruction Conference: Conduct conference at Project site as directed by Engineer prior to start of construction. Contractor to comply with requirements, which may also be included in Division 01 Section "Project Management and Coordination."

1.6 PROJECT/SITE CONDITIONS

- A. Existing Conditions: Verify all existing conditions affecting the work of this section prior to submitting bids or proposals. Additional compensation will not be allowed for revisions or modification of work resulting from failure to verify existing conditions.

1.7 WARRANTY

- A. Temporary Erosion and Sediment Control measures shall be maintained until permanent measures are in place. All damaged, disturbed or devices filled with sediment, which may occur within the specified project warranty period, shall be corrected at no cost to the Engineer. Any devices damaged by erosion or sediment shall be restored to their original condition by the Contractor, at no cost to the Engineer.

PART 2 - PRODUCTS

2.1 MATERIALS

- A. Erosion and Sedimentation Control Materials: Provide one or more of the following materials, as shown on the plans or as applicable for site conditions:
 - 1. Silt fence.
 - 2. Inlet protection.
 - 3. Sediment control logs.
 - 4. Rock riprap.
 - 5. Temporary seeding.

PART 3 - EXECUTION

3.1 PREPARATION

- A. General: Determine the existing ground elevations, drainage patterns, and changes to such patterns during excavation in order to satisfactorily plan and provide materials for adequate erosion and sediment control devices.

3.2 TEMPORARY EROSION AND SEDIMENTATION CONTROL

- A. Provide temporary erosion and sedimentation control measures to prevent soil erosion and discharge of soil-bearing water runoff or airborne dust to adjacent properties and rights-of-way according to requirements of authorities having jurisdiction.
- B. Inspect, repair, and maintain erosion and sedimentation control measures during construction until permanent vegetation has been established.

- C. Remove erosion and sedimentation controls, and restore and stabilize areas disturbed during removal.
- D. Secure grading permit from agency having jurisdiction prior to commencing grading operations.

3.3 EXAMINATION

- A. Verification of Conditions: Examine areas and conditions under which the work of this section will be performed. Do not proceed with the work until unsatisfactory conditions have been corrected. Commencement of work implies acceptance of all areas and conditions.

3.4 INSTALLATION

- A. Erosion and Sedimentation Control Devices. Erosion and sedimentation control measures to be taken during construction include, but are not necessarily limited to the following:
 - 1. Apply soil stabilization within 14 days to all disturbed areas that are to be dormant for a period longer than 30 calendar days after reaching grade. Stabilize soil with temporary seeding per criteria of authorities having jurisdiction.
 - 2. Roads and parking areas indicated to be paved may be covered with an appropriate aggregate base course. Temporary seeding or aggregate base course is not required if final pavement construction will take place within 30 days after grading to final contours.
 - 3. Soils that will be stockpiled for more than 30 days must be seeded and stabilized within 14 days after stockpile construction.
 - 4. Prevent sediment from leaving the project site by installing a silt fence or other BMPs as indicated on the plans. Protect existing storm inlets adjacent to the site by an approved inlet protection device.
 - 5. Excavate the future detention/water quality pond and construct the outlet structure/storm sewer such that the pond may function as a temporary sediment basin during development of the site. Construct the sediment basin in accordance with authority having jurisdiction's criteria. Provide temporary swales to convey site runoff to the pond.
 - 6. Locate vehicle tracking control at all points of vehicular ingress and egress to the construction site.
 - 7. Provide temporary erosion controls consisting of berms at the top of slopes and interceptor ditches at ends of berms and at those locations which will eliminate or minimize erosion during construction, along with temporary seeding, temporary diversion, chutes, and down pipes and lining of water courses.
 - 8. Temporary sedimentation controls shall consist of sediment traps, silt fence, and appurtenances at the top of spoil and borrow area slopes and where runoff water exits the site.
 - 9. Maintain the available silt holding capacity of silt fence and sediment traps until no longer needed. The sediment capacity of sediment retainage areas shall be at a minimum, the capacity shown on the plans in conformance with Urban Drainage Criteria Manual, Volume 3. Prior to removal, obtain concurrence of the Engineer.
 - 10. Remove accumulated sediment and debris from a BMP when the sediment level reaches one-half the height of the BMP, or at any time the sediment or debris adversely impacts the functioning of the BMP.
 - 11. The erosion/sediment control plan shows the minimum required for the project. If it becomes apparent that additional controls are necessary, the Engineer shall be notified and with approval of the Engineer, additional controls shall be installed.
- B. Chemicals and Pollutants:

1. Store construction materials and chemicals that could contribute pollutants to the runoff within an enclosure, container, or dike located around the perimeter of the storage area, to prevent discharge of these materials into runoff from the construction site.
2. Locate areas used for collection and temporary storage of solid and liquid waste away from the storm drainage system. Provide covering or fencing as required to prevent windblown materials; construct perimeter dike to contain liquid runoff. These measures may not be necessary if materials are immediately placed in covered waste containers.
3. Perform equipment maintenance in designated areas using measures such as drip pans to control petroleum products spillage.
4. Immediately clean up and properly dispose of spills of construction related materials such as paints, solvents, or other chemicals.

C. Final Stabilization and Long-Term Management:

1. Final stabilization shall be achieved through permanent vegetation and landscaping after construction of all buildings and paved surfaces.
2. With approval of the City of Aurora temporary erosion and sediment control measures may be removed within 30 days after final site stabilization is achieved or after temporary measures are no longer needed.
3. Inspection and Maintenance: Inspect erosion and sediment control measures weekly during construction. In addition, inspect all facilities immediately after any significant runoff or snowmelt which results in runoff. Repair or otherwise mitigate any damage to the erosion and sediment control facilities at no additional cost to the Engineer.

3.5 CLEANING

- A. Removal of Controls: Remove controls upon completion of that portion of the work for which controls were furnished. Leave the site and work area in a clean condition.

END OF SECTION 312270.01

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SECTION 321216 - ASPHALT PAVING

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Hot-mix asphalt patching and paving shall conform to CDOT Construction Specifications, Division 400 Pavements, Section 403 Hot-Mix Asphalt.
- B. Related Requirements:
 - 1. Section 312000 "Earth Moving" for subgrade preparation, fill material, unbound-aggregate subbase and base courses, and aggregate pavement shoulders.

1.3 DEFINITIONS

- A. Engineer: Town of Parker, acting directly or through its duly authorized representatives, who is responsible for the engineering supervision of the construction.

1.4 PREINSTALLATION MEETINGS

- A. Preinstallation Conference: Conduct conference at Project site.
 - 1. Review methods and procedures related to hot-mix asphalt paving including, but not limited to, the following:
 - a. Review proposed sources of paving materials, including capabilities and location of plant that will manufacture hot-mix asphalt.
 - b. Review requirements for protecting paving work, including restriction of traffic during installation period and for remainder of construction period.

1.5 ACTION SUBMITTALS

- A. Product Data: For each type of product.
 - 1. Include technical data and tested physical and performance properties.
 - 2. Job-Mix Designs: For each job mix proposed for the Work.

1.6 INFORMATIONAL SUBMITTALS

- A. Record of Work: maintain record of time and date of placement, temperature, and weather conditions, retain until completion and furnish copy to engineer.
- B. Material Certificates: For each paving material. Include statement that mixes containing recycled materials will perform equal to mixes produced from all new materials.
- C. Material Test Reports: For each paving material, by a qualified testing agency.

PART 2 - PRODUCTS

2.1 GENERAL

- A. Materials shall conform to CDOT Construction Specifications, Division 400 Pavements, Section 403 Hot-Mix Asphalt and related CDOT sections.

PART 3 - EXECUTION

3.1 GENERAL

- 1. Execution shall conform to CDOT Construction Specifications, Division 400 Pavements, Section 403 Hot-Mix Asphalt and related CDOT sections.

END OF SECTION

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SECTION 321313 - CONCRETE PAVING

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Concrete paving shall conform to CDOT Construction Specifications, Division 400 Pavements, Section 412 Portland Cement Concrete Pavement.
- B. Concrete paving applications include but are not limited to:
 - 1. Vehicular Concrete Paving.
 - 2. Pedestrian Concrete Paving.
 - 3. Curbs and gutters.
 - 4. Mow bands.
 - 5. Concrete base slabs for other finish surfacing.
- C. Related Requirements:
 - 1. Section 312000 "Earth Moving" for subgrade preparation, fill material, unbound-aggregate subbase and base courses, and aggregate pavement shoulders.
 - 2. Section 321373 "Concrete Paving Joint Sealants".

1.3 DEFINITIONS

- A. Engineer: Town of Parker, acting directly or through its duly authorized representatives, who is responsible for the engineering supervision of the construction.

1.4 ACTION SUBMITTALS

- A. Product Data: For each type of product.
- B. Design Mixtures: For each concrete paving mixture. Include alternate design mixtures when characteristics of materials, Project conditions, weather, test results, or other circumstances warrant adjustments.

1.5 FIELD CONDITIONS

- A. Traffic Control: Maintain access for vehicular and pedestrian traffic as required for other construction activities.

PART 2 - PRODUCTS

2.1 GENERAL

- A. Materials shall conform to CDOT Construction Specifications, Division 400 Pavements, Section 412 Portland Cement Concrete Pavement and related CDOT sections.

PART 3 - EXECUTION

3.1 GENERAL

- A. Execution shall conform to CDOT Construction Specifications, Division 400 Pavements, Section 412 Portland Cement Concrete Pavement and related CDOT sections.

END OF SECTION

NOTE: The specifications are provided for convenience only. It is the responsibility of the consultant (user) to edit to meet the requirements of the Project and all applicable codes. The Town is not responsible for errors, omissions, or regulatory non-conformance as a result of the use of these specifications.

SECTION 321316 - DECORATIVE CONCRETE PAVING

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.
- B. **This section is supplemental to the most recent edition of the Colorado Department of Transportation (CDOT) Construction Specifications, Division 400 Pavements, Section 412 Portland Cement Concrete Pavement. The work performed for Decorative Concrete Paving shall be in accordance with CDOT Construction Specifications Section 412 Portland Cement Concrete and revisions or supplemental information herein.**

1.2 SUMMARY

- A. Section includes decorative concrete paving.
- B. Related Requirements:
 - 1. Section 033000 "Cast-in-Place Concrete" for general building applications of concrete.
 - 2. Section 321313 "Concrete Paving" for cast-in-place concrete paving with other finishes, curbs and gutters, and stamped detectable warnings.
 - 3. Section 321373 "Concrete Paving Joint Sealants" for joint sealants in expansion and contraction joints within decorative concrete paving and in joints between decorative concrete paving and other paving or adjacent construction.
 - 4. Portland Cement Concrete Pavement: CDOT Construction Specifications, Section 412.
 - 5. Fine Aggregates: CDOT Construction Specifications, Section 703.01.
 - 6. Coarse Aggregate: CDOT Construction Specifications, Section 703.02.
 - 7. Portland Cement: CDOT Construction Specifications, Section 701.01.
 - 8. Fly Ash: CDOT Construction Specifications, Section 701.02.
 - 9. Water: CDOT Construction Specifications, Section 712.01.
 - 10. Air-Entraining Admixtures: CDOT Construction Specifications, Section 711.02.
 - 11. Preformed Joint Filler: CDOT Construction Specifications, Section 705.01.
 - 12. Joint Sealant with Backer Rod: CDOT Construction Specifications, Section 705.01.
 - 13. Curing Materials: CDOT Construction Specifications, Section 711.01.
 - 14. Reinforcing Steel: CDOT Construction Specifications, Section 709.01.
 - 15. Chemical Admixtures: CDOT Construction Specifications, Section 711.03.
 - 16. Dowel Bars and Tie Bars: CDOT Construction Specifications, Section 709.03.
 - 17. Preparation of Design Mixes: CDOT Construction Specifications, Section 601.0

1.3 DEFINITIONS

- A. Engineer: Town of Parker, acting directly or through its duly authorized representatives, who is responsible for the engineering supervision of the construction.
- B. Cementitious Materials: Portland cement alone or in combination with one or more of blended hydraulic cement, fly ash, slag cement, and other pozzolans.
- C. W/C Ratio: The ratio by weight of water to cementitious materials.

1.4 PREINSTALLATION MEETINGS

- A. Preinstallation Conference: Conduct conference at Project site.
 - 1. Review methods and procedures related to decorative concrete paving, including but not limited to, the following:
 - a. Concrete mixture design.
 - b. Quality control of concrete materials and decorative concrete paving construction practices.
 - 2. Require representatives of each entity directly concerned with decorative concrete paving to attend, including the following:
 - a. Engineer.
 - b. Design Team Consultant.
 - c. Contractor's superintendent.
 - d. Independent testing agency responsible for concrete design mixtures.
 - e. Decorative concrete paving Installer.

1.5 ACTION SUBMITTALS

- A. Product Data: For each type of product.
- B. Samples for Verification: For each type of exposed color, pattern, or texture indicated.
- C. Design Mixtures: For each decorative concrete paving mixture. Include alternate design mixtures when characteristics of materials, Project conditions, weather, test results, or other circumstances warrant adjustments.
- D. Jointing Plan: For all areas of work, provide plan drawn to scale indicating proposed construction, isolation, and contraction joints. Show interfacing work including but not limited to structures, walls, curbs, utility structures (manholes, etc), and site furnishings and amenities attached to work. Provide dimensions and indicate where jointing is intended to align with interfacing work. Denote joint types.

1.6 INFORMATIONAL SUBMITTALS

- A. Qualification Data: For qualified Installer ready-mix concrete manufacturer and testing agency.

B. Material Certificates: For the following, from manufacturer:

1. Cementitious materials.
2. Steel reinforcement and reinforcement accessories.
3. Fiber reinforcement.
4. Admixtures.
5. Curing compounds.
6. Applied finish materials.
7. Joint fillers.
8. Integral color.

1.7 QUALITY ASSURANCE

A. Mockups: Build mockups to verify selections made under Sample submittals and to demonstrate aesthetic effects and set quality standards for materials and execution.

1. Build mockups of full-thickness sections of decorative concrete paving to demonstrate typical joints; surface color, pattern, and texture; curing; and standard of workmanship.
2. Build mockups of decorative concrete paving in the location and of the size indicated or, if not indicated, build mockups where directed by Architect or Engineer and not less than 96 inches by 96 inches.
3. Approval of mockups does not constitute approval of deviations from the Contract Documents contained in mockups unless Architect or Engineer specifically approves such deviations in writing.
4. Approved mockups may become part of the completed Work if undisturbed at time of Substantial Completion.

PART 2 - PRODUCTS

2.1 CONCRETE, GENERAL

A. Materials shall conform to CDOT Construction Specifications, Division 400 Pavements, Section 412 Portland Cement Concrete Pavement and supplemental information herein.

2.2 INSTALLER

A. Basis-of-Design Decorative Concrete System Installer:

1. Subject to compliance with requirements, provide installation by one of the following, or other as approved by Architect or Engineer:
 - a. Colorado Hardscapes, Inc. contact John Buteyn.303-750-8200, jbuteyn@coloradohardscapes.com
 - b. Art of Concrete, contact Karen Keyes, 303-750-8200, karen@theartofconcretellc.com.

2.3 COLOR PIGMENT

- A. Color Pigment: ASTM C 979/C 979M, synthetic mineral-oxide pigments or colored water-reducing admixtures; color stable, free of carbon black, nonfading, and resistant to lime and other alkalis.
 - 1. Basis-of-Design Product for Concrete Aprons at Roadway Medians: Subject to compliance with requirements, provide the following or approved equivalent:
 - a. Davis Colors (mfr) "Rustic Brown" #6058. Liquid mix rate 2.46 pounds per 94 pound sack of cement. Powder mix rate 2 pounds per 94 pound sack of cement.
- B. Basis-of-Design Product for Decorative Concrete Paving (not including Concrete Aprons at Roadway Medians): Subject to compliance with requirements, provide products indicated on Drawings, or approved substitution by one of the following:
 - 1. Butterfield Color, Inc.
 - 2. Davis Colors.
 - 3. Scofield, a Business Unit of Sika Corporation.
 - 4. Solomon Colors, Inc

2.4 INTEGRAL COLOR FINISHING

- A. Curing and Sealing: Never use plastic sheeting or water spray to cure colored concrete, as it will mottle and streak the surface. Use manufacturer's liquid, membrane-forming compounds designed for use with approved integral color. Apply per manufacturer's written instructions.

2.5 EXPOSED AGGREGATE AND/OR SAND FINISH

- A. Surface Retarder (Surface Deactivator): Water-based, top-surface retarder designed to retard the set of fresh concrete at the surface to produce a consistent textured finish.
 - 1. Basis of Design Product: Subject to compliance with requirements, provide the following, or approved substitution:
 - a. GCP Top-Cast Top-Surface Retarder, GRADE 25 Beige.
- B. Finishing Aid: Typically applied finishing aid during concrete finishing that densifies the surface and reduces efflorescence.
 - 1. Basis of Design Product: Subject to compliance with requirements, provide the following, or approved substitution:
 - a. Solomon Colors, Inc. Day1 Finishing Aid.

PART 3 - EXECUTION

3.1 GENERAL

- A. Execution shall conform to CDOT Construction Specifications, Division 400 Pavements, Section 412 Portland Cement Concrete Pavement and supplemental information herein.

3.2 INTEGRAL COLOR MIX

- A. Mix at plant in accordance with manufacturer's written instructions for approved color selection and otherwise in accordance with CDOT Construction Specifications, Division 400 Pavements, Section 412 Portland Cement Concrete Pavement.

3.3 EXPOSED AGGREGATE AND/OR SAND FINISHING

- A. Spray-apply surface-retarder using manufacturer's recommended gun technique, proceeding progressively over the entire area being finished to produce a uniform texture that matches the approved mock-up.
- B. Per manufacturer's instructions, carefully remove the retarded surface material using pressurized equipment. Avoid creating inconsistencies in the overall finish.
- C. Remove exposed synthetic fiber reinforcing by method recommended by the fiber reinforcing manufacturer. If using torching, do not scorch concrete.

3.4 PAVING TOLERANCES

- A. Comply with tolerances in ACI 117 and as follows:
 - 1. Elevation: 3/4 inch.
 - 2. Thickness: Plus 3/8 inch, minus 1/4 inch.
 - 3. Surface: Gap below 10-foot- long, unlevelled straightedge not to exceed 1/2 inch.
 - 4. Lateral Alignment and Spacing of Dowels: 1 inch.
 - 5. Vertical Alignment of Dowels: 1/4 inch.
 - 6. Alignment of Dowel-Bar End Relative to Line Perpendicular to Paving Edge: 1/4 inch per 12 inches of dowel.
 - 7. Joint Spacing: 3 inches.
 - 8. Contraction Joint Depth: Plus 1/4 inch, no minus.
 - 9. Joint Width: Plus 1/8 inch, no minus.

END OF SECTION 321316

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SECTION 321373 - CONCRETE PAVING JOINT SEALANTS

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Joint sealants and backer materials shall conform to CDOT Construction Specifications, Division 700 Materials Details, Section 705.01 Joint Waterproofing and Bearing Material.

1.3 ACTION SUBMITTALS

- A. Product Data: For each type of product.

PART 2 - PRODUCTS

2.1 MATERIALS, GENERAL

- A. Materials shall conform to CDOT Construction Specifications, 700 Materials Details, Section 705.01 Joint Waterproofing and Bearing Material.
- B. Compatibility: Provide joint sealants, backing materials, and other related materials that are compatible with one another and with joint substrates under conditions of service and application, as demonstrated by joint-sealant manufacturer, based on testing and field experience.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Execution shall conform to CDOT Construction Specifications, 700 Materials Details, Section 705.01 Joint Waterproofing and Bearing Material.
- B. Examine joints to receive joint sealants, with Installer present, for compliance with requirements for joint configuration, installation tolerances, and other conditions affecting joint-sealant performance.

- C. Proceed with installation only after unsatisfactory conditions have been corrected.

END OF SECTION

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SECTION 321400 - UNIT PAVING

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Section Includes:
 - 1. Brick pavers set in aggregate setting beds.
 - 2. Concrete pavers set in aggregate setting beds.
 - 3. Stone pavers set in aggregate setting beds.
 - 4. Edge restraints.
 - 5. Cast-in-place concrete edge restraints.
 - 6. Stone curbs.
- B. Related Requirements:
 - 1. Section 321313 "Concrete Paving" for concrete base under unit pavers and for cast-in-place concrete curbs and gutters serving as edge restraints for unit pavers.
 - 2. Section 321443 "Porous Unit Paving" for unit paving using grid pavers or pavers with openings between them.

1.3 DEFINITIONS

- A. Engineer: Town of Parker, acting directly or through its duly authorized representatives, who is responsible for the engineering supervision of the construction.

1.4 PREINSTALLATION MEETINGS

- A. Preinstallation Conference: Conduct conference at Project site.

1.5 ACTION SUBMITTALS

- A. Product Data: For materials other than water and aggregates.
- B. Sieve Analyses: For aggregate setting-bed materials, according to ASTM C 136.
- C. Samples for Verification: For full-size units.. Include Samples of the following:

1. Unit pavers, each type.
2. Exposed edge restraints.
3. Granite curbs.

1.6 INFORMATIONAL SUBMITTALS

- A. Material Certificates: For unit pavers. Include statements of material properties indicating compliance with requirements, including compliance with standards. Provide for each type and size of unit.

1.7 QUALITY ASSURANCE

- A. Mockups: Build mockups to verify selections made under Sample submittals, to demonstrate aesthetic effects, and to set quality standards for materials and execution.
 1. Subject to compliance with requirements, approved mockups may become part of the completed Work if undisturbed at time of Substantial Completion.

1.8 DELIVERY, STORAGE, AND HANDLING

- A. Store pavers on elevated platforms in a dry location. If units are not stored in an enclosed location, cover tops and sides of stacks with waterproof sheeting, securely tied.
- B. Store cementitious materials on elevated platforms, under cover, and in a dry location. Do not use cementitious materials that have become damp.
- C. Store aggregates where grading and other required characteristics can be maintained and contamination avoided.

1.9 FIELD CONDITIONS

- A. Cold-Weather Protection: Do not use frozen materials or materials mixed or coated with ice or frost. Do not build on frozen subgrade or setting beds. Remove and replace unit paver work damaged by frost or freezing.

PART 2 - PRODUCTS

2.1 BRICK PAVERS

- A. Brick Pavers: Light-traffic paving brick; ASTM C 902, Class SX, Type I, Application PX. Provide brick without frogs or cores in surfaces exposed to view in the completed Work.
 1. Thickness: 2-1/4 inches.
 2. Face Size: 3-5/8 by 7-5/8 inches.
 3. Color: As selected by Architect from manufacturer's full range.
- B. Efflorescence: Brick shall be rated "not effloresced" when tested according to ASTM C 67.

- C. Temporary Protective Coating: Precoat exposed surfaces of brick pavers with a continuous film of a temporary protective coating that is compatible with brick, mortar, and grout products and can be removed without damaging grout or brick. Do not coat unexposed brick surfaces; handle brick to prevent coated surfaces from contacting backs or edges of other units. If, despite these precautions, coating does contact bonding surfaces of brick, remove coating from bonding surfaces before setting brick.

2.2 CONCRETE PAVERS

- A. Concrete Pavers: Solid interlocking paving units complying with ASTM C 936/C 936M and resistant to freezing and thawing when tested according to ASTM C 67, made from normal-weight aggregates.
 - 1. Sizes and shapes as indicated on the Drawings.
 - 2. Color: As selected by Architect from manufacturer's full range.

2.3 STONE PAVERS

- A. Granite Pavers: Rectangular paving slabs made from granite complying with ASTM C 615/C 615M.
 - 1. Sizes and shapes as indicated on the Drawings.
 - 2. Match Architect's samples for stone type, color, finish, and other stone characteristics relating to aesthetic effects.

2.4 CURBS AND EDGE RESTRAINTS

- A. As indicated on the Drawings.
- B. Cast-in-place Concrete Edge Restraints: Comply with requirements in Section 033000 "Cast-in-Place Concrete" for normal-weight, air-entrained, ready-mixed concrete with minimum 28-day compressive strength of 3000 psi.

2.5 AGGREGATE SETTING-BED MATERIALS

- A. Graded Aggregate for Base: Sound, crushed stone or gravel complying with requirements in Section 312000 "Earth Moving" for base course.
- B. Sand for Leveling Course: Sound, sharp, washed, natural sand or crushed stone complying with gradation requirements in ASTM C 33/C 33M for fine aggregate.
- C. Sand for Joints: Fine, sharp, washed, natural sand or crushed stone with 100 percent passing No. 16 sieve and no more than 10 percent passing No. 200 sieve.
 - 1. Provide sand of color needed to produce required joint color.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine surfaces indicated to receive unit paving, with Installer present, for compliance with requirements for installation tolerances and other conditions affecting performance.
- B. Where unit paving is to be installed over waterproofing, examine waterproofing installation, with waterproofing Installer present, for protection from paving operations, including areas where waterproofing system is turned up or flashed against vertical surfaces.
- C. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 PREPARATION

- A. Sweep concrete substrates to remove dirt, dust, debris, and loose particles.
- B. Proof-roll prepared subgrade according to requirements in Section 312000 "Earth Moving" to identify soft pockets and areas of excess yielding. Proceed with unit paver installation only after deficient subgrades have been corrected and are ready to receive base course for unit pavers.

3.3 INSTALLATION, GENERAL

- A. Do not use unit pavers with chips, cracks, voids, discolorations, or other defects that might be visible or cause staining in finished work.
- B. Mix pavers from several pallets or cubes, as they are placed, to produce uniform blend of colors and textures.
- C. Cut unit pavers with motor-driven masonry saw equipment to provide clean, sharp, unchipped edges. Cut units to provide pattern indicated and to fit adjoining work neatly. Use full units without cutting where possible. Hammer cutting is not acceptable.
 - 1. For concrete pavers, a block splitter may be used.
- D. Handle protective-coated brick pavers to prevent coated surfaces from contacting backs or edges of other units. If, despite these precautions, coating does contact bonding surfaces of brick, remove coating from bonding surfaces before setting brick.
- E. Joint Pattern: As indicated.
- F. Pavers over Waterproofing: Exercise care in placing pavers and setting materials over waterproofing so protection materials are not displaced and waterproofing is not punctured or otherwise damaged. Carefully replace protection materials that become displaced and arrange for repair of damaged waterproofing before covering with paving.
- G. Tolerances: Do not exceed 1/32-inch unit-to-unit offset from flush (lippage) or 1/8 inch in 10 feet from level, or indicated slope, for finished surface of paving.

- H. Tolerances: Do not exceed 1/16-inch unit-to-unit offset from flush (lippage) nor 1/8 inch in 24 inches and 1/4 inch in 10 feet from level, or indicated slope, for finished surface of paving.
- I. Provide edge restraints as indicated. Install edge restraints before placing unit pavers.
 - 1. Install job-built concrete edge restraints to comply with requirements in Section 033000 "Cast-in-Place Concrete."
 - 2. Where pavers set in mortar bed are indicated as edge restraints for pavers set in aggregate setting bed, install pavers set in mortar and allow mortar to cure before placing aggregate setting bed and remainder of pavers. Cut off mortar bed at a steep angle so it will not interfere with aggregate setting bed.
 - 3. Where pavers embedded in concrete are indicated as edge restraints for pavers set in aggregate setting bed, install pavers embedded in concrete and allow concrete to cure before placing aggregate setting bed and remainder of pavers. Hold top of concrete below aggregate setting bed.
- J. Provide steps made of pavers as indicated. Install paver steps before installing adjacent pavers.
 - 1. Where pavers set in mortar bed are indicated for steps constructed adjacent to pavers set in aggregate setting bed, install steps and allow mortar to cure before placing aggregate setting bed and remainder of pavers. Cut off mortar bed at a steep angle so it will not interfere with aggregate setting bed.

3.4 AGGREGATE SETTING-BED APPLICATIONS

- A. Compact soil subgrade uniformly to at least 95 percent of ASTM D 698 laboratory density.
- B. Proof-roll prepared subgrade to identify soft pockets and areas of excess yielding. Excavate soft spots, unsatisfactory soils, and areas of excessive pumping or rutting, as determined by Architect, and replace with compacted backfill or fill as directed.
- C. Where indicated or required, place separation geotextile over prepared subgrade, overlapping ends and edges at least 12 inches.
- D. Place aggregate base, compact by tamping with plate vibrator, and screed to depth indicated.
- E. Place aggregate base, compact to 100 percent of ASTM D 1557 maximum laboratory density, and screed to depth indicated.
- F. Place leveling course and screed to a thickness of 1 to 1-1/2 inches, taking care that moisture content remains constant and density is loose and uniform until pavers are set and compacted.
- G. Set pavers with a minimum joint width of 1/16 inch and a maximum of 1/8 inch, being careful not to disturb leveling base. If pavers have spacer bars, place pavers hand tight against spacer bars. Use string lines to keep straight lines. Fill gaps between units that exceed 3/8 inch with pieces cut to fit from full-size unit pavers.
 - 1. When installation is performed with mechanical equipment, use only unit pavers with spacer bars on sides of each unit.

- H. Vibrate pavers into leveling course with a low-amplitude plate vibrator capable of a 3500- to 5000-lbf compaction force at 80 to 90 Hz. Use vibrator with neoprene mat on face of plate or other means as needed to prevent cracking and chipping of pavers. Perform at least three passes across paving with vibrator.
 - 1. Compact pavers when there is sufficient surface to accommodate operation of vibrator, leaving at least 36 inches of uncompacted pavers adjacent to temporary edges.
 - 2. Before ending each day's work, compact installed concrete pavers except for 36-inch width of uncompacted pavers adjacent to temporary edges (laying faces).
 - 3. As work progresses to perimeter of installation, compact installed pavers that are adjacent to permanent edges unless they are within 36 inches of laying face.
 - 4. Before ending each day's work and when rain interrupts work, cover pavers that have not been compacted and cover leveling course on which pavers have not been placed with nonstaining plastic sheets to protect them from rain.
- I. Spread dry sand and fill joints immediately after vibrating pavers into leveling course. Vibrate pavers and add sand until joints are completely filled, then remove excess sand. Leave a slight surplus of sand on the surface for joint filling.
- J. Do not allow traffic on installed pavers until sand has been vibrated into joints.
- K. Repeat joint-filling process 30 days later.

3.5 REPAIRING, AND CLEANING

- A. Remove and replace unit pavers that are loose, chipped, broken, stained, or otherwise damaged or that do not match adjoining units. Provide new units to match adjoining units and install in same manner as original units, with same joint treatment and with no evidence of replacement.

END OF SECTION

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SECTION 321540.01 - CRUSHER FINES PAVING

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification sections, apply to this section.

1.2 SUMMARY

- A. Section Includes:

- 1. Geotextile Fabric
- 2. Crusher Fines Paving

- B. Related Requirements:

- 1. Section 312000 "Earth Moving" for subgrade and base preparation.
- 2. Section 329113 "Soil Preparation" for soil analysis and amendments.

- C. REFERENCES

- 1. ASTM C136 / C136M - 14, Standard Test Method for Sieve Analysis of Fine and Coarse Aggregates, ASTM International, West Conshohocken, PA, 2014, www.astm.org
- 2. ASTM D2419 - 14, Standard Test Method for Sand Equivalent Value of Soils and Fine Aggregates, ASTM International, West Conshohocken, PA, 2014, www.astm.org
- 3. ASTM F1951 - 14, Standard Specification for Determination of Accessibility of Surface Systems Under and Around Playground Equipment, ASTM International, West Conshohocken, PA, 2014, www.astm.org

1.3 DEFINITIONS

- A. Engineer: Town of Parker, acting directly or through its duly authorized representatives, who is responsible for the engineering supervision of the construction.

1.4 ACTION SUBMITTALS

- A. Product Data: From the manufacturer, for each type of product, demonstrating compliance with the requirements.
 - 1. Crusher fines aggregate, including gradation (sieve analysis), color, and source of supply.
 - 2. Stabilizer additive.

3. Aggregate base, including gradation (sieve analysis), color, and source of supply.
 4. Geotextile soil separation fabric.
- B. Samples for Initial Selection: In sealed container, clearly labeled with project, date, submittal number, product source and description, and application.
1. Crusher fines material in proposed color, gradation and binder, (1) quart container.
- C. Samples for Verification: For each type of product listed.
1. Geotextile soil separation fabric, 8-inch by 8-inch.
- D. Design Mixtures: For stabilized crusher fines, in writing from the manufacturer, for the actual crusher fines aggregate being proposed.

1.5 INFORMATION SUBMITTALS

- A. Qualification Data: From the stabilizer additive manufacturer, for certification of the provider of pre-mixed, stabilized crusher fines.
- B. Material Certificates: Signed by material producer and Contractor, certifying that each material item complies with or exceeds specified requirements.
1. Crusher Fines Material: include gradation, sieve analysis, color and source.
 2. Geotextile Fabric: manufacturer's data
 3. Stabilizer: product data

1.6 QUALITY ASSURANCE

- A. Contractor Qualifications: Install work using skilled persons, proficient in the trades required, in a neat orderly and responsible manner with recognized standards of workmanship. Contractor shall have not less than 5 years successful experience with installation of similar work. Submit lists of three projects completed in the last two years of projects in similar complexity including, owner's name and telephone number, name of project, principal project consultant and telephone number.
- B. Pre-Mix Stabilized Crusher Fines Manufacturer Qualifications: A firm experienced in pre-mixed stabilized aggregate products and certified by the manufacturer of the specified stabilizer additive product.
- C. Mockups: Build mockups to verify selections made under Sample submittals and to demonstrate aesthetic effects and set quality standards for materials and execution.
1. Prepare a sample finished crusher fines paving section, including base course aggregates and concrete edge restraint, using specified materials after approval of material samples. Build mockups of full-thickness sections of paving to demonstrate typical surface color, texture, curing, edge conditions, and standard of workmanship. Build additional mockups as necessary, as directed by Architect, until aesthetic effects and set quality standards for materials and execution are found to be acceptable by Architect, as indicated in writing.

2. Build mockups of crusher fines paving in the location and of the size indicated or, if not indicated, build mockups where directed by Architect and not less than 96 inches by 96 inches. Mockups shall remain in place and available for observation until acceptance of final crusher fines work.
3. Approval of mockups does not constitute approval of deviations from the Contract Documents contained in mockups unless Architect specifically approves such deviations in writing.

1.7 SITE CONDITIONS

- A. Subgrade and base: Ensure the subgrade and base are properly prepared, graded, and compacted in accordance with the specifications.
- B. Weather Limitations: Do not apply during rain events or when base is saturated. Rain within 3 to 5 days after installation will increase curing time.
- C. Grade control: Establish and maintain required lines and elevations.
- D. Protect Protect all nearby surfaces, plants, and structures from possible contamination from materials or damage by equipment.
- E. Do not install when temperature is below 40 degrees Fahrenheit.

1.8 DELIVERY, HANDLING, AND STORAGE

- A. Delivery: Delivery of Organic-Lock pre-blended with aggregate is available from select dealers. Contact your closest dealer or the manufacturer for more information.
- B. Handling: When dealing with un-blended Organic-Lock, wear appropriate respirator when ventilation is inadequate. Avoid contact with skin and eyes.
- C. Storage: Protect stabilized crushed aggregate mix from contamination. Store undercover. If the blended and hydrated aggregate is sitting for long periods of time (longer than 48 hours), or when subject to rainfall, it needs to be turned with a skid steerer or loader to ensure consistent moisture content throughout prior to installation. Verify hydration level with snowball test before installation. For any questions regarding storage, contact the manufacturer or local dealer.

PART 2 - PRODUCTS

2.1 MATERIALS

- A. General: Use locally available materials and gradations which exhibit a satisfactory record of previous installations.
- B. Crusher Fines Aggregate: Crushed aggregate material consisting of sound, angular, durable particles.
 1. Color: As selected by Architect or Engineer from full range of available aggregates..
- C. Gradation, in accordance with ASTM C136:

Optimal Gradation

Sieve	Sieve Size (mm)	Percent Passing
4	4.75	80 - 100 percent
8	2.36	65 - 90 percent
16	1.18	40 - 65 percent
30	0.6	25 - 55 percent
50	0.3	15 - 35 percent
100	0.15	10 - 20 percent
200	0.075	5 - 15 percent

- D. Geotextile Fabric, when indicated by the Drawings or required by Geotechnical Engineer:
1. Basis-of-Design: Subject to compliance with requirements, provide Mirafi 140n or approved substitution.
- E. Stabilizer Binder Paving Additive, when indicated by the Drawings: Stabilizer, a patented non-toxic, colorless, odorless, non-staining, concentrated organic powder that binds soil and crushed aggregate screenings, creating a natural-appearing, firm paving surface, or approved substitution.
1. Basis-of-Design: Subject to compliance with requirements, provide Envirobond "Organic-Lock" stabilizer binder; contact All-American Sports Materials, 301 Centennial Dr, Milliken, CO 80543, 970-587-7336, or approved substitution.

PART 3 - EXECUTION

3.1 SURFACE PREPARATION

- A. As indicated in 312000 "Earth Moving" and amended below.
- B. Compact the subgrade to 95% Proctor Density.
- C. Prepare subgrade in accordance with 312000 "Earth Moving" for paving application.
- D. Excavate to subgrade elevations as required to meet finish grades indicated on the Drawings. Provide vertical clean edge to full depth of crusher fines material.
- E. Proof-roll prepared subgrade surface to check for unstable areas and areas requiring additional compaction or irregularities in the subgrade which shall be brought to a uniform grade and cross-section.
- F. When indicated on the Drawings or required by the Geotechnical Engineer, install geotextile fabric on prepared subgrade. Stake as per manufacturer's recommendations. Adhese fabric to faces of adjacent concrete edge restraints with top of fabric held below finish grade, Fabric edges exposed in finished work are not permitted and will require removal and repair or reinstallation of paving..
- G. Notify Engineer of unsatisfactory conditions. Do not begin paving work until deficient subgrade areas have been corrected and are ready to receive crusher fines material.

3.2 BASE PREPARATION

- A. Protect all work from erosion and runoff.
- B. Install aggregate base course, to depth as indicated on Drawings, in accordance with Colorado Department of Transportation (CDOT) Standard Specifications for Road and Bridge Construction.
- C. Construct the base course so that the finished surface reflects the the same slopes, cross-slopes, or crowns as intended for the finish grade condition.

3.3 BLENDING STABILIZER

- A. Thoroughly pre-blend Stabilizer with the crushed aggregate screenings, at the rate recommended by the manufacturer, prior to placing of Stabilized mix. It is essential that Stabilizer be mixed thoroughly and uniformly through crushed aggregate screenings to achieve a successful result. Crusher fines shall be pre-mixed by supplier utilizing a truck-mounted mixer prior to delivery to project site.

3.4 PLACING MIX

- A. General: Place the loose material on the prepared base and rake smooth using a steel tine rake to grade and cross section indicated. Apply in a single lift. A lift of 4-inches of loose, pre-wet stabilized crusher fines aggregate will typically compact to approximately three-inches. It is recommended to monitor and record the required lift depth during the construction of the mockup.
- B. Compaction: Compact to 95 percent Modified Proctor Density
 - 1. Make 4-6 passes using a 1-ton double or single static drum roller, or equivalent. A Foot-Traffic Pathway will typically require one lift, compacted to 3 inches.
 - 2. Compaction may vary with different aggregates due to particle shape and size. It will compact 20-25%, less if using paving machinery. The level of compaction should be monitored as early as possible (starting during the mockup) to determine the actual degree of compaction. It is better to put down too much material and to remove it from the top than to put down too little and add a layer later.
 - 3. Do not use vibratory equipment. Hand tamp with 8 or 10 inch tamp in areas adjacent to i edges inaccessible to equipment such as walls, mowbands, concrete flatwork, planting, and irrigation systems.
 - 4. Provided the moisture content of the Organic-Lock blended aggregate is adequate, additional hydration should not be necessary. On dry, sunny days, however, the surface layer may start to dry out while installing, in which case, a light misting would be appropriate to prevent surface cracks from appearing during compaction.
- C. Edges of the crusher fines paving shall be tamped to provide a straight and neat lines, or true radii where indicated.
- D. Finished crusher fines paving shall be true and even, free of low spots or humps. All areas must drain to established drainage points. No puddles will be permitted.

- E. Water: Apply a light spray to the surface of the material to give a clean, even appearance. Apply until water begins to run off of surface.
- F. Do not allow any traffic on the newly installed pathway until fully cured, a minimum of 24-72 hours.

3.5 INSPECTION

- A. Finished surface of paving shall be smooth, uniform, and solid, with no evidence of chipping or cracking. Cured and compacted paving shall be firm throughout with no spongy areas. Loose material shall not be present on the surface initially. Any significant irregularities in paving surface shall be repaired to the uniformity of entire installation.
- B. Loose gravel on the surface immediately after installation, or unconsolidated crushed aggregate screenings below the surface, is evidence of improper bonding due to poor mixing or insufficient watering. Test the loose material for adequate compaction and bonding.
- C. Repairs:
 - 1. Excavate the damaged, noncompacted, or unbonded area and scarify the adjacent aggregate. Pre-blend stabilizer additive and crusher fines aggregate at 28 to 34 lbs/ton, or as recommended by the stabilizer manufacturer. Apply the material and compact per specification. Thoroughly wet the material to achieve 8-10 percent moisture content.
 - 2. Allow newly installed aggregate surfacing to cure but not completely dry out.
 - 3. Re-compact the material per the specification, ensuring that final grade and slopes are maintained.

3.6 TOLERANCES

- A. Surface: Using a 10-foot straightedge, variation between and two contact points shall not exceed 1/4-inch.
 - 1. Crowned Surfaces: Test with crowned template centered and at right angle to crown. Maximum allowed variance from template is 1/4-inch.
- B. Width: Plan dimension, plus or minus 1 inch.
- C. Thickness: Plan dimension, plus or minus 1/2 inch.

3.7 PROTECTION

- A. Thoroughly clean all areas where work has occurred. Remove from site excess material, debris and rubbish.
- B. Protect and maintain crusher fines paving until Final Acceptance.

END OF SECTION

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SECTION 321723 - PAVEMENT MARKINGS

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Pavement markings shall conform to CDOT Construction Specifications, Division 700 Materials Details, Section 708 Paints.
- B. Section Includes:
 - 1. Painted traffic markings applied to asphalt paving.
 - 2. Painted traffic markings applied to concrete surfaces.

1.3 DEFINITIONS

- A. Engineer: Town of Parker, acting directly or through its duly authorized representatives, who is responsible for the engineering supervision of the construction.

1.4 PREINSTALLATION MEETINGS

- A. Preinstallation Conference: Conduct conference at Project site.
 - 1. Review methods and procedures related to marking asphalt paving or concrete surfaces including, but not limited to, the following:
 - a. Asphalt-paving or concrete-surface aging period before application of pavement markings.
 - b. Review requirements for protecting pavement markings, including restriction of traffic during installation period.

1.5 ACTION SUBMITTALS

- A. Product Data: Include technical data and tested physical and performance properties.
 - 1. Pavement-marking paint, latex.
- B. Shop Drawings:

1. Indicate pavement markings, colors, lane separations, defined parking spaces, and dimensions to adjacent work.
2. Indicate, with international symbol of accessibility, spaces allocated for people with disabilities.

PART 2 - PRODUCTS

2.1 GENERAL

- A. Materials shall conform to CDOT Construction Specifications, Division 700 Materials Details, Section 708 Paints.
- B. Accessibility Standard: Comply with applicable provisions in the USDOJ's "2010 ADA Standards for Accessible Design", the ABA standards of the Federal agency having jurisdiction ICC A117.1.

PART 3 - EXECUTION

3.1 GENERAL

- A. Materials shall conform to CDOT Construction Specifications, Division 700 Materials Details, Section 708 Paints.

3.2 EXAMINATION

- A. Verify that pavement-marking substrate is dry and in suitable condition to begin pavement marking in accordance with manufacturer's written instructions.
- B. Proceed with pavement marking only after unsatisfactory conditions have been corrected.

END OF SECTION

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SECTION 321726 - DETECTABLE WARNING SURFACING

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Detectable Warnings Surfacing shall conform to CDOT Construction Specifications, Division 600 Miscellaneous Construction, Section 608 Detectable Warnings.
- B. Detectable Warning Surfacing applications include but are not limited to:
 - 1. Detectable warnings at curb ramps and other street crossings.
 - 2. Detectable warnings at passenger loading zones.

1.3 DEFINITIONS

- A. Engineer: Town of Parker, acting directly or through its duly authorized representatives, who is responsible for the engineering supervision of the construction.

1.4 ACTION SUBMITTALS

- A. Product Data: For each type of product.
- B. Samples for Verification: For each type of tactile warning surface, in manufacturer's standard sizes unless otherwise indicated, showing edge condition, truncated-dome pattern, texture, color, and cross section; with fasteners and anchors.

PART 2 - PRODUCTS

2.1 DETECTABLE WARNING SURFACING, GENERAL

- A. Materials shall conform to CDOT Construction Specifications, Division 600 Miscellaneous Construction, Section 608 Detectable Warnings.
- B. Accessibility Requirements: Comply with applicable provisions in The Americans with Disabilities Act (ADA) Standards for Accessible Design, latest edition, for tactile warning surfaces.

1. For tactile warning surfaces composed of multiple units, provide units that when installed provide consistent side-to-side and end-to-end dome spacing that complies with requirements.
- C. Source Limitations: Obtain each type of tactile warning surfacing from single source with resources to provide materials and products of consistent quality in appearance and physical properties.

2.2 DETECTABLE WARNING TILES

- A. Cast-in-Place Detectable Warning Metal Tiles: Accessible truncated-dome detectable warning metal tiles configured for setting flush in new concrete walkway surfaces, with slip-resistant surface treatment on domes and field of tile.
 1. Manufacturers: Subject to compliance with requirements, available manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:
 - a. Advantage Tactile Systems.
 - b. EJ (formerly known as East Jordan Iron Works).
 - c. Neenah Foundry Company.
 - d. ADA Solutions.
 - e. TufTile Inc.
 2. Material:
 - a. Cast Iron: Gray iron, ASTM A 48/A 48M, CL 35.
 3. Shapes and Sizes:
 - a. Rectangular panel, 24 by 24 inches or sizes as indicated on the Drawings.
 - b. Radius panel, nominal 24 inches deep by outside radius indicated on Drawings.
 4. Dome Spacing and Configuration: Complying with ADA Standards for Accessible Design, latest edition.
 5. Mounting:
 - a. Permanently embedded detectable warning tile wet-set into freshly poured concrete.

2.3 ACCESSORIES

- A. Fasteners and Anchors: Manufacturer's standard as required for secure anchorage of tactile warning surfaces, noncorrosive and compatible with each material joined, and complying with the following:
 1. Furnish Type 316 stainless-steel fasteners for exterior use.
 2. Fastener Heads: For nonstructural connections, use flathead or oval countersunk screws and bolts with tamper-resistant heads, colored to match tile.
- B. Sealant: As recommended by manufacturer for sealing perimeter of tactile warning surfacing unit.

PART 3 - EXECUTION

3.1 GENERAL

- A. Execution shall conform to CDOT Construction Specifications, Division 600 Miscellaneous Construction, Section 608 Detectable Warnings.

3.2 EXAMINATION

- A. Verify that pavement is in suitable condition to begin installation according to manufacturer's written instructions. Verify that installation of tactile warning surfacing will comply with accessibility requirements upon completion.
- B. Proceed with installation only after unsatisfactory conditions have been corrected.

END OF SECTION 321726

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SECTION 321800.01 - INFIELD SURFACING

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Construction Contract, and Division – 01 Specification sections, apply to this section.

1.2 SUMMARY

- A. This section covers work necessary for baseball and softball infield and warning track areas.
- B. Related Sections:
 - 1. Section 310000 "Earthwork" for earthwork and drainage.
 - 2. Section 311000 "Site Clearing" for site clearing.
 - 3. Section 329113 "Soil Preparation" for soil analysis and amendments.

1.3 DEFINITIONS

- A. Engineer: Town of Parker, acting directly or through its duly authorized representatives, who is responsible for the engineering supervision of the construction.

1.4 SUBMITTALS

- A. Submit laboratory sieve analysis and plasticity index of proposed surface mix. Report to be labeled with source and description of material, and dated. Report shall be no older than 6-months preceding date of submittal. .
- B. Samples: Provide in [1-quart] [sealed container labeled with content, source, and date obtained. Sample shall be typical of the lot of material to be furnished; provide an accurate representation of composition, color, and texture.

1.5 DELIVERY, STORAGE AND HANDLING

- A. Do not deliver surfacing materials to the site until finish grading is completed and surfacing may be immediately applied.

PART 2 - PRODUCTS

2.1 MATERIALS

- A. Infield Mix, Basis-of-Design: Subject to compliance with requirements, provide the following or approved equivalent.
1. Golf and Sport Solutions (mfr) Classic Infield Mix.
 - a. Color: Gold or Red, as approved by Engineer.
- B. Description: An engineered blend of 70-75% sand and 25-30% combined silt and clay, conforming to ASTM F2107 Standard Guide for Construction and Maintenance of Skinned Areas of on Baseball and Softball Fields, and within the following gradation ranges:

Sand Sieve Analysis (ASTM F-1632-03)	Percent Retained
Gravel (>2.0 mm)	≤3%
Very Coarse Sand (2.0 - 1.0 mm)	≤15%
Coarse Sand (1.0 - 0.5 mm)	>50% of coarse & medium sand total
Medium Sand (0.5 - 0.25 mm)	
Fine Sand (0.25 - 0.10 mm)	≤20% of fine & very fine sand total
Very Fine Sand (0.10 - 0.05 mm)	
Silt (0.05 - 0.002 mm)	
Clay (<0.002 mm)	≥13%
	25-30% combined
	Silt to clay ratio (SCR) 0.5-1.0

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Verify layout of areas to be covered as indicated on the drawings prior to start operations. Verify that fine grading is within tolerances specified in Section 31000 "Earthwork".
- B. Finish grade shall be reviewed by Engineer prior to installation.

3.2 PREPARATION

- A. Fine grade all areas to receive soil or rock cover. Remove all sticks, stones or clods over 1-inch in diameter and grade soil smoothly and evenly.
- B. Apply pre-emergent herbicide to areas to receive infield mix, following manufacturer's directions.

3.3 INSTALLATION

A. Infield Mix:

1. Delivery shall be in truck beds that have been completely cleaned of gravel or any other matter. Any loads of material delivered which contains gravel or contaminants will be rejected.
2. Subgrade shall have been prepared to a depth of 4 inches to receive the infield surfacing material. Compacted and laser graded according to plans and specifications. The cavity shall have vertical sides so not to "dilute" the surfacing material.
3. Surfacing Material to be pre-mixed off- site by supplying vendor. Surfacing Material shall be dumped and spread to the depth of 4 inches. Great care must be taken so not to allow contamination of the surfacing when it is delivered and spread.
4. Laser grading equipment will be used in order for the grade and elevation of the surfacing material to be true to line, grade and cross section. When tested with an eight foot straight edge, it shall have no deviation from the face of the straight edge in excess of one-fourth (1/4") inch at any point with a maximum slope of 2% for drainage, evenly across the field. Any point of the surface not meeting these requirements shall be corrected.
5. Compaction: Apply a light water spray to surfacing material. Follow with a heavy (1 ton minimum) small rider, after having initially used a lawn roller, to obtain the desired final dense smooth, uniform texture. Do not use rammer/jumping-jacks or vibratory rollers.

3.4 FIELD QUALITY CONTROL

- #### A.
- Provide Engineer with at least 48-hours advance notice for review and inspection of finished work. The Engineer reserves the right to reject work containing but not limited to the presence of excessive heavy aggregate forms at the surface, high or low spots of finish grade, pooling water, and unconsolidated material. Work shall be corrected, as directed by the Engineer, at the expense of the Contractor.
1. Rejection of work based on excessive presence of heavy aggregate forms at the surface of work or issues due to the the integrity or composition of the infield mix, as determined by the Engineer, must be removed and new material brought in at the expense of the Contractor.

3.5 CLEANING

- #### A.
- Sweep and wash paved and finished surface areas soiled as a result of this work. Remove debris and excess materials from project site.

END OF SECTION 321800.01

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SECTION 321813 - SYNTHETIC GRASS SURFACING

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Section includes synthetic grass surfacing.
- B. Related Requirements:
 - 1. Section 312000 "Earth Moving" for preparation, compaction, and grading of granular base.

1.3 DEFINITIONS

- A. Engineer: Town of Parker, acting directly or through its duly authorized representatives, who is responsible for the engineering supervision of the construction.

1.4 PREINSTALLATION MEETINGS

- A. Preinstallation Conference: Conduct conference at Project site.

1.5 ACTION SUBMITTALS

- A. Product Data: For each type of product.
- B. Shop Drawings: For synthetic grass surfacing.
 - 1. Include sections and details.
 - 2. Show locations of seams and method of seaming.
 - 3. Show layout of game lines, numbers, and letters. Indicate application method of each line and marking.
 - 4. Show location and layout of team logo/graphics.
- C. Samples: For each type of synthetic grass surfacing indicated.
 - 1. Turf Fabric: 12 inches square.
 - 2. Game Line Turf Fabric: 12 inches long by actual width.

3. Infill Material: 4 oz. of each type.
4. Seam Sample: 24 inches square with seam centered in sample.

1.6 INFORMATIONAL SUBMITTALS

- A. Qualification Data: For Installer.
- B. Product Test Reports: For each synthetic grass surfacing assembly.
- C. Field quality-control reports.
- D. Sample Warranties: For special warranties.

1.7 CLOSEOUT SUBMITTALS

- A. Maintenance Data: For synthetic grass surfacing, including maintenance cleaning instructions, to include in maintenance manuals.

1.8 MAINTENANCE MATERIAL SUBMITTALS

- A. Furnish extra materials that match products installed and that are packaged with protective covering for storage and identified with labels describing contents.
 1. Turf Fabric: Minimum of 300 sq. ft. for each type indicated.
 2. Infill: Minimum of 5 percent of total infill installed provided on palletized 50lb. bags or bulk sacks, of each type.
 3. Seaming Tape and Adhesive: One roll of seaming tape and one gallon of adhesive.
 4. One new set of maintenance tools, of type recommended by synthetic grass surfacing manufacturer for installation.

1.9 QUALITY ASSURANCE

- A. Installer Qualifications: An entity that employs installers and supervisors who are trained and approved by manufacturer.

1.10 DELIVERY, STORAGE, AND HANDLING

- A. Store materials in location and manner to allow installation of synthetic grass surfacing without excess disturbance of granular base.

1.11 WARRANTY

- A. Special Warranty: Manufacturer agrees to repair or replace synthetic grass surfacing that fails in materials or workmanship within specified warranty period.
 1. Failures include, but are not limited to, the following:
 - a. Deterioration and excessive wear.
 - b. Deterioration from UV light.

- c. Excessive loss of shock attenuation.
 - d. Seam separation, including game lines and markings.
- 2. Warranty Period: 10 years from date of Substantial Completion.

PART 2 - PRODUCTS

2.1 PERFORMANCE REQUIREMENTS

- A. Turf Fabric: Turf fabric tested according to the following methods, with additional test method conditions for each method according to ASTM F 1551.
 - 1. Tuft Bind: Not less than 10 lbf according to ASTM D 1335.
 - 2. Breaking Strength: Minimum 250 lbf in warp direction and minimum 250 lbf perpendicular to warp direction, according to ASTM D 5034.
- B. Synthetic Grass Surfacing: Assembly tested according to the following methods, with additional test method conditions for each method according to ASTM F 1551.
 - 1. Shock Attenuation: No greater than 120 G(max) at time of installation according to ASTM F 355. A range of 90 to 120 G(max) should be provided.
 - 2. Abrasiveness Index: 30 +/- 2 according to ASTM F 1015.
- C. Permeability: 10 in./h of rainfall capacity according to ASTM F 2898 or EN 15330-1.
- D. Durability: Minimum of 20,000 wear cycles according to EN 15306 (Lisport test).

2.2 SYNTHETIC GRASS SURFACING

- A. Synthetic Grass Surfacing: Complete surfacing system, consisting of synthetic yarns bound to water-permeable backing and infill indicated, suitable for multipurpose sport playing fields.
 - 1. Basis-of-Design Product: Subject to compliance with requirements, provide Shaw Sports Turf or approved substitution.
- B. Backing: Manufacturer's standard woven or nonwoven polypropylene primary backing with urethane-coated secondary backing; provide perforations or drainage channels sufficient to meet permeability indicated.
- C. Infill: Manufacturer's standard sand infill.
- D. Game Lines and Markings: Provide game lines and markers in widths and colors according to requirements indicated on Drawings.
 - 1. Application Method: Tufted in to the maximum extent practicable, with remaining lines inlaid.
 - 2. Team Logo/Graphic: Provide inlaid team logo/graphic in colors and design indicated.
- E. Seaming Method: Adhesive and Sewn.

2.3 MATERIALS

- A. Sand Infill: Uniformly sized latex-coated silica sand free of silts, clays, and contaminants, and of subangular or rounder shape according to ASTM F 1632; mesh size as recommended by synthetic grass surfacing manufacturer.
 - 1. Basis-of-Design: Subject to compliance with requirements, provide USGreentech "Envirofill", or approved substitution.
- B. Seam Adhesive: One- or two-part urethane, recommended or approved by synthetic grass surfacing manufacturer, and suitable for ambient conditions at time of installation.
- C. Seam Tape: Synthetic grass manufacturer's recommended seam tape, minimum 15 inches wide, or 18 inches wide for inlaid game lines.
- D. Seaming Cord: Seaming cord or thread, recommended by the synthetic grass surfacing manufacturer.
- E. Game Line Paint: Permanent paint as recommended or approved by synthetic grass surfacing manufacturer.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine base and other conditions, with Installer present, for compliance with requirements for installation tolerances, permeability, and other conditions affecting performance of the Work.
- B. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 INSTALLATION

- A. Avoid disturbance of base during installation of turf fabric.
- B. Shock-Attenuation Pad Installation: Roll out pad and allow to relax a minimum of six hours prior to final fit and trim. Stagger head seams between adjacent rows. Fit seams snugly without stretching or forcing.
- C. Roll out turf fabric and allow to relax at least four hours prior to seaming.
- D. Provide seams flat and snug, with no gaps or fraying. Remove yarns that are trapped within seams. Attach turf fabric to perimeter restraint system as recommended by the manufacturer.
- E. Install inlaid game lines and markings by cutting through turf fabric and installing snugly fitting game line turf fabric. Provide seaming tape that extends minimum 6 inches beyond seam.
- F. Repair loose seams and bubbles formed due to expansion of turf fabric prior to installation of infill.

- G. Evenly broadcast and groom infill by machine in proportions and depth after settling as recommended by the manufacturer, and to meet indicated performance requirements. Rake fibers trapped by infill to surface.
- H. Painted Game Lines: Apply lines and markings as recommended by the game line paint manufacturer.

3.3 FIELD QUALITY CONTROL

- A. Testing Agency: Engineer will engage a qualified testing agency to perform tests and inspections.
- B. Perform the following tests and inspections:
 - 1. Permeability: 10 in./h of rainfall capacity according to ASTM F 2898 or EN 15330-1.
 - 2. Shock Attenuation: No greater than 120 G(max) at time of installation according to ASTM F 1936.

3.4 DEMONSTRATION

- A. Train Owner's maintenance personnel in proper maintenance procedures for synthetic grass surfacing.

END OF SECTION 321813

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SECTION 321816.13 - PLAYGROUND PROTECTIVE SURFACING

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Section Includes:

- 1. Unitary, seamless surfacing.
- 2. Organic loose-fill surfacing.
- 3. Synthetic turf surfacing.

- B. Related Requirements:

- 1. Section 321813 - Synthetic Grass Surfacing.
- 2. Section 31200 - Earth Moving for excavating and subsurface drainage course.

1.3 DEFINITIONS

- A. Engineer: Town of Parker, acting directly or through its duly authorized representatives, who is responsible for the engineering supervision of the construction.
- B. Definitions in ASTM F 2223 apply to Work of this Section.
- C. Critical Height: Standard measure of shock attenuation according to ASTM F 2223; same as "critical fall height" in ASTM F 1292. According to ASTM F 1292, this approximates "the maximum fall height from which a life-threatening head injury would not be expected to occur."
- D. SBR: Styrene-butadiene rubber.
- E. Unitary Surfacing (Poured-in-Place Rubberized Surfacing): A protective surfacing of one or more material components bound together to form a continuous surface; same as "unitary system" in ASTM F 2223.

1.4 ACTION SUBMITTALS

- A. Product Data: For each type of product.
- B. Shop Drawings: For each type of protective surfacing.

1. Include plans, sections, placement and penetration details, and attachment to substrates.
2. Include accessories and edge terminations.
3. Include patterns made by varying colors of surfacing and details of graphics.
4. Include fall heights and use zones for equipment and structures specified in Section 116800 "Play Field Equipment and Structures," coordinated with the critical heights for protective surfacing.
5. Include depths of safety surfacing and indicate transitions to varying depths, corresponding to required depth for play equipment fall heights and impact attenuation.
6. Include seaming plan for synthetic turf surfacing.

C. Samples for Initial Selection: For each type of exposed finish.

1. Include Samples of accessories involving color selection.

D. Samples for Verification: For each type of protective surfacing and exposed finish.

1. Include Samples of accessories to verify color and finish selection.
2. Unitary, Seamless Surfacing: Minimum 6 by 6 inches.
3. Loose-Fill Surfacing: Minimum 1 quart.
4. Stabilizing Mats: Minimum 12 by 12 inches
5. Drainage/Separation Geotextile: Minimum 12 by 12 inches.
6. Synthetic Turf Surfacing:
 - a. Turf Fabric: Minimum 12 by 12 inches.
 - b. Infill Material: 4 oz.
 - c. Shock-Attenuation Pad: 12 by 12 inches.
 - d. Seam Sample: 24 inches square with seam centered in sample.

E. Product Schedule: For protective surfacing. Use same designations indicated on Drawings.

1.5 INFORMATIONAL SUBMITTALS

- A. Qualification Data: For Installer and testing agency.
- B. Product Certificates: For each type of unitary surfacing product.
- C. Sample Warranty: For manufacturer's special warranty.

1.6 CLOSEOUT SUBMITTALS

- A. Maintenance Data: For playground protective surfacing to include in maintenance manuals.

1.7 QUALITY ASSURANCE

- A. Installer Qualifications: An entity that employs installers and supervisors who are trained and approved by manufacturer.
- B. Mockups: Build mockups to verify selections made under Sample submittals and to set quality standards for materials and execution.
 1. Build mockups for protective surfacing including accessories.

- a. Size: 48 inches by 48 inches.
 - 2. Approval of mockups does not constitute approval of deviations from the Contract Documents contained in mockups unless Engineer specifically approves such deviations in writing.
 - 3. Subject to compliance with requirements, approved mockups may become part of the completed Work if undisturbed at time of Substantial Completion.
- C. Synthetic Turf Grass Surfacing Certifications:
- 1. Synthetic Turf Grass shall meet impact attenuation requirements of ASTM F1292-99-Standard Specification for Impact Attenuation of Surface Systems Under and Around Playground Equipment.
 - 2. For Synthetic Turf Grass:
 - a. G-max values less than 120G for 12" system at a 12' drop height.
 - b. HIC value less than 1,000 at eight feet height (CFH).
- D. Meet requirements of ASTM F1951, Standard Specification for Determination of Accessibility of Surface Systems Under and Around Playground Equipment.
- E. Meet accessibility requirements of Access Board, Final Report.
- F. Synthetic Turf Grass surfacing shall meet ADA compaction requirements upon completion of work Contractor shall provide testing to comply with this requirement.

1.8 WARRANTY

- A. Special Warranty: Manufacturer and Installer agree to repair or replace components of protective surfacing that fail in materials or workmanship within specified warranty period.
- 1. Failures include, but are not limited to, the following:
 - a. Reduction in impact attenuation as measured by reduction of critical fall height.
 - b. Deterioration of protective surfacing and other materials beyond normal weathering.
 - 2. Warranty Period:
 - a. Two years from date of Substantial Completion for Loose-fill Surfacing
 - b. Ten years from date of Substantial Completion for unitary seamless surfacing.
 - c. Eight years from date of Substantial Completion for synthetic turf surfacing.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

- A. Source Limitations: Obtain protective surfacing materials from single source from single manufacturer.

1. Provide geosynthetic accessories of each type from source recommended by manufacturer of protective surfacing materials.

2.2 PERFORMANCE REQUIREMENTS

- A. Impact Attenuation: Critical fall height tested according to ASTM F 1292.
- B. Accessibility Standard: Minimum surfacing performance according to ASTM F 1951.

2.3 UNITARY, DUAL-DENSITY, SEAMLESS SURFACING (POURED-IN-PLACE RUBBERIZED SURFACING)

- A. Description: Manufacturer's standard, site-mixed and applied, two-layer material with wearing layer over cushioning layer, with combined, overall thickness as required, tested for impact attenuation according to ASTM F 1292 and for accessibility according to ASTM F 1951.
 1. Basis-of-Design: Subject to compliance with requirements, provide products by the following. Equivalent product may only be used with written approval of the Town.
 - a. Surface America (manufacturer) "PlayBound Poured-in-Place" surfacing with "Extreme-10" aliphatic urethane binder.
 2. Recycled Content: Postconsumer recycled content plus one-half of preconsumer recycled content not less than 85 percent.
 3. Wearing Layer: Formulation of EPDM rubber particles, binder, and other organic and inorganic components.
 4. Cushioning Layer: Formulation of recycled SBR particles and binder.
 5. Binder: Weather-resistant, aliphatic, UV-stabilized, flexible, nonhardening, 100 percent solids polyurethane, low odor, with no solvents.
 6. Critical Height: As indicated on Drawings.
 7. Overall Thickness: Not less than as required for critical height indicated.
 8. Primer/Adhesive: Manufacturer's standard primer and weather-resistant, moisture-cured polyurethane adhesive suitable for unit, substrate, and location.
 9. Wearing Layer Color(s): As selected by Engineer from manufacturer's full range.
 - a. Design: Where graphic design is required, provide as indicated on Drawings.
- B. Leveling and Patching Material: Portland cement-based grout or epoxy- or polyurethane-based formulation suitable for exterior use and approved by protective surfacing manufacturer.

2.4 ORGANIC LOOSE-FILL SURFACING

- A. Engineered Wood Fiber: ASTM F 2075; containing no bark, leaves, twigs, or foreign or toxic materials; tested for accessibility according to ASTM F 1951.
 1. Manufacturers: Subject to compliance with requirements, available manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:
 - a. Fibar Group LLC (The).
 - b. GameTime; a PlayCore, Inc. company.

- c. Sof'Solutions Inc.
 - d. Supreme Forest Products.
 - e. Zeager Bros., Inc.
- 2. Recycled Content: Postconsumer recycled content plus one-half of preconsumer recycled content not less than 95 percent.
 - 3. Critical Height: As indicated on Drawings.
 - 4. Uncompressed Material Depth: Not less than as required for critical height indicated.

2.5 LOOSE-FILL ACCESSORIES

- A. Stabilizing Mats: Water-permeable PVC or rubber mats tested for impact attenuation according to ASTM F 1292, with anchoring system designed to anchor mat securely to subgrade through loose fill, and rated for use in the following locations:
 - 1. Under and in Front of Slide Exits: Below surface of protective surfacing.
 - 2. Under and Around Swings: Below surface of protective surfacing.
 - 3. Around Transfer Stations at Accessible Perimeter: At finished grade of protective surfacing.
 - 4. At high-traffic areas and playground equipment where indicated on Drawings.
 - 5. Size: 48 by 48 inches.
 - 6. Color(s): As selected by Architect from manufacturer's full range.

2.6 GEOSYNTHETIC ACCESSORIES

- A. Drainage/Separation Geotextiles: Comply with Section 312000 "Earth Moving."

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine substrates, areas, and conditions, with Installer present, for compliance with requirements for subgrade elevations, slope, and drainage and for other conditions affecting performance of the Work.
 - 1. Verify that substrates are sound and without high spots, ridges, holes, and depressions.
- B. Hard-Surface Substrates: Verify that substrates are satisfactory for unitary, protective surfacing installation and that substrate surfaces are dry, cured, and uniformly level or sloped to drain as indicated on the Drawings, within recommended tolerances according to protective surfacing manufacturer's written requirements for cross-section profile.
 - 1. Concrete Substrates: Verify that substrates are dry and free from surface defects, laitance, glaze, efflorescence, curing compounds, form-release agents, hardeners, dust, dirt, loose particles, grease, oil, and other contaminants incompatible with protective surfacing or that may interfere with adhesive bond. Determine adhesion, dryness, and acidity characteristics by performing procedures recommended in writing by protective surfacing manufacturer.
- C. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 PREPARATION

- A. Prepare substrates to receive surfacing products according to protective surfacing manufacturer's written instructions.
- B. Hard-Surface Substrates: Clean surface free of laitance, efflorescence, curing compounds, and other contaminants incompatible with protective surfacing.
 - 1. Repair: Fill holes and depressions in unsatisfactory surfaces with leveling and patching material.
 - 2. Treatment: Mechanically abrade or otherwise prepare concrete substrates according to protective surfacing manufacturer's written instructions to achieve adequate roughness.
 - 3. Terminal Edges: Saw cut concrete for terminal edges of protective surfacing.
 - 4. Treat control joints and other nonmoving substrate cracks to prevent telegraphing through protective surfacing.

3.3 INSTALLATION OF GEOSYNTHETIC ACCESSORIES

- A. Install geosynthetic accessories before edging and according to playground surface system manufacturer's and geosynthetic manufacturer's written instructions and in a manner that cannot become a tripping hazard.
 - 1. Drainage Geotextile: Completely cover area beneath protective surfacing, overlapping geotextile sides and edges a minimum of 8 inches with manufacturer's standard treatment for seams.

3.4 INSTALLATION OF SEAMLESS (POURED-IN-PLACE) SURFACING

- A. Mix and apply components of seamless surfacing according to manufacturer's written instructions to produce uniform, monolithic, and impact-attenuating protective surfacing of required overall thickness.
 - 1. Substrate Primer: Apply over prepared substrate at manufacturer's standard spreading rate for type of substrate.
 - 2. Poured Cushioning Layer: Spread evenly over primed substrate to form a uniform layer applied at manufacturer's standard spreading rate in one continuous operation, with a minimum of cold joints.
 - 3. Intercoat Primer: Over cured cushioning layer, apply primer at manufacturer's standard spreading rate.
 - 4. Wearing Layer: Spread over primed base course to form a uniform layer applied at manufacturer's standard spreading rate in one continuous operation and, except where color changes, with no cold joints. Finish surface to produce manufacturer's standard wearing-surface texture.
 - a. Design: Where graphic design is required, place colored, design material as soon as previously placed material is sufficiently cured, using primer or adhesive if required by manufacturer's written instructions.
 - 5. Edge Treatment: As indicated on Drawings. Fully adhere edges to substrate with full coverage of substrate. Maintain fully cushioned thickness required to comply with performance requirements.

3.5 INSTALLATION OF LOOSE-FILL SURFACING

- A. Apply components of loose-fill surfacing according to manufacturer's written instructions to produce a uniform surface.
- B. Loose Fill: Place loose-fill materials to required depth after installation of playground equipment support posts and foundations. Include manufacturer's recommended amount of additional material to offset natural compaction over time.
 - 1. Loose fill to be blown in unless otherwise approved by Engineer.
- C. Stabilizing Mats: Coordinate installation of mats and mat anchoring system with placing and compacting loose fill.
- D. Grading: Uniformly grade loose fill to an even surface free from irregularities.
- E. Finish Grading: Hand rake to a uniformly smooth finished surface and to required elevations.

3.6 INSTALLATION OF SYNTHETIC TURF SURFACING

- A. Avoid disturbance of base during installation of shock-attenuation pad and turf fabric.
- B. Shock-Attenuation Pad Installation: Roll out pad and allow to relax a minimum of six hours prior to final fit and trim. Stagger head seams between adjacent rows. Fit seams snugly without stretching or forcing.
- C. Provide seams flat and snug, with no gaps or fraying. Remove yarns that are trapped within seams. All Seams shall be flat, tight, and permanent with no separation or fraying. Seams shall be hot melt glued; two part glued or sewn in accordance with manufacturer's directions (minimum of 12 in. wide seaming tape). All sewn seams shall be sewn using double bagger stitches and polyester thread or cart sewer method with polyester thread. Remove fibers from the stitch line prior to sewing the carpet panels to avoid trapping fiber in the sewn seam. It is recommended that cart sewn seams also be reinforced with additional seaming tape and high-grade adhesive (per the manufacture's standard procedures). Seams shall be flat, tight, and permanent with no separation or fraying.
- D. Attach turf fabric to perimeter restraint system: Connection to the treated wood shall be done with industrial staples (non. depth embedment is one inch (1") at maximum 2 inch (2") on center staple spacing as recommended by the manufacturer.
- E. Repair loose seams and bubbles formed due to expansion of turf fabric prior to installation of infill.
- F. Evenly broadcast and groom infill by machine in proportions and depth after settling as recommended by the manufacturer, and to meet indicated performance requirements. Rake fibers trapped by infill to surface.
- G. Painted Game Lines: Apply lines and markings, where indicated on the Drawings, as recommended by the game line paint manufacturer.

3.7 PROTECTION

- A. Prevent traffic over seamless surfacing for not less than 48 hours after installation.

END OF SECTION

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SECTION 321823.03 - SPORTS COURT SURFACING

PART 1 - GENERAL

1.1 RELATED REQUIREMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Section Includes:
 - 1. Multi-purpose sport court surfacing and court markings/stripping.
- B. Related Requirements:
 - 1. Section 033800 "Post-Tensioned Concrete Paving" for paving substrate under tennis court surfacing.

1.3 DEFINITIONS

- A. Engineer: Town of Parker, acting directly or through its duly authorized representatives, who is responsible for the engineering supervision of the construction.

1.4 REFERENCES

- A. Post Tensioning Institute (PTI).
- B. American Concrete Institute (ACI).
- C. United States Tennis Association (USTA).
- D. American Sports Builders Association (ASBA).
- E. International Tennis Federation (ITF).

1.5 ACTION SUBMITTALS

- 1. Product Data: For all products and accessories.
 - a. Include current Material Safety Data Sheets (MSDS).

2. Shop Drawings: including Plans, details and court markings/stripping.
3. Samples: Color samples.

B. INFORMATIONAL SUBMITTALS

1. Manufacturer's Certification: Submit manufacturer's certification that materials comply with specified requirements and are suitable for intended application.
2. Qualification Data: For Installers.
 - a. Certificate: Authorized Applicator Certificate from the surface system manufacturer.
 - b. Project References: Submit applicator's list of successfully completed concrete basketball, tennis, & multi-purpose court surface color coating system projects, including project name, location, type and quantity of color coating system applied, and date of application.
3. ITF Pace Classification Certificate for the system to be installed.
4. Warranty Documentation: Submit manufacturer's standard warranty.
5. Weather Conditions Reports: For days that temperature or weather limitations prevent installation of scheduled work and within 24-hours of completed installation.
 - a. Note Contractor's name, product scheduled for installation and description of work, date, wind direction and speed, and temperature. Indicate whether work was completed or postponed.

1.6 DELIVERY, STORAGE, AND HANDLING

- A. Delivery and Acceptance Requirements: Deliver materials to site in manufacturer's original, unopened containers and packaging, with labels clearly identifying product name and manufacturer.
- B. Storage and Handling Requirements:
 1. Store and handle materials in accordance with manufacturer's instructions.
 2. Keep materials in manufacturer's original, unopened containers and packaging until application.
 3. Store materials in clean, dry area indoors.
 4. Store materials out of direct sunlight.
 5. Keep materials from freezing.
 6. Protect materials during storage, handling, and application to prevent contamination or damage.
 7. Close containers when not in use.
 8. Retain manufacturer batch codes on each container and application dates, for warranty purposes.

1.7 LIMITATIONS

- A. Do not apply when air or surface temperatures are below 50°F during application or within 24 hours after application.
- B. Do not apply when air or surface temperatures are above 130°F during application or within 24 hours after application.

- C. Provide a weather conditions report for days that temperature or weather limitations prevent installation of scheduled work, and for date that work was completed. See Information Submittals requirements herein.

1.8 QUALITY ASSURANCE

- A. Installer Qualifications:
 - 1. Member of the American Sports Builders Association.
 - 2. Certified Tennis Court Builder.
 - 3. A qualified installer that has been approved by the tennis or sport court surfacing manufacturer.
 - 4. A qualified installer that has successfully installed not less than five (5) tennis or multi-purpose sport court surfaces of size and scope comparable to this Project.

1.9 WARRANTY

- A. The contractor shall guaranty their respective work against defective materials or faulty workmanship for a period of one (1) year from the date of completion, and that the colored surface will not wear through for a period of two (2) years.

PART 2 - PRODUCTS

2.1 GENERAL

- 1. Provide 100 percent acrylic products. Asphalt emulsion products are not permitted.
- 2. Provide products for a single system from a single manufacturer.

2.2 INSTALLERS

- A. Subject to compliance with requirements, provide installation by one the following, or by a comparable installer that is also approved by the Product manufacturer.
 - 1. General Acrylics Inc., 22222 N 22nd Avenue, Phoenix, AZ 85027.
 - 2. Renner Sports Surfaces, 775 Canosa Court Denver, Colorado 80204 (303) 825-3435.

2.3 PRODUCTS

A. PRIMER

- 1. Prime coat if required shall consist of a mixture of 100 percent acrylic latex, diluted 1:4 with water.

B. CRACK SEALANT

- 1. 100 percent acrylic emulsion elastomeric crack sealant.
- 2. Seals cracks and expansion joints up to 1/2 inch wide in concrete pavement.
- 3. Weight per Gallon at 77 Degrees F: 8.8 lbs., plus or minus 0.5 lbs.

4. Non-Volatile Material: 61 percent, plus or minus 5 percent.

C. CRACK FILLER

1. 100 percent acrylic emulsion trowel-grade crack filler..
2. Fills cracks in concrete pavement up to 1 inch wide.
3. Chemical Characteristics, by Weight, Minimum:
 - a. Acrylic Emulsion: 10.0 percent.
 - b. Hiding Pigment: 0.2 percent.
 - c. Mineral Inert Fillers: 78.0 percent.
 - d. Film Formers, Additives: 1.8 percent.
 - e. Water: 8.5 percent.
 - f. Weight per Gallon at 77 Degrees F: 15.2 lbs., plus or minus 1.0 lbs.
 - g. Non-Volatile Material: 80 percent, plus or minus 5 percent.
 - h. Color: [Green] [Neutral] [Red] [Blue].
 - i. 100 percent acrylic emulsion liquid binder.

D. PATCH BINDER

1. 100 percent acrylic emulsion liquid binder.
2. Mix on-site with sand and cement.
3. Levels and repairs low spots and depressions up to 3/4 inch deep in concrete pavement.
4. Weight per Gallon at 77 Degrees F: 8.8 lbs., plus or minus 0.5 lbs.

E. FILLER COURSE

1. 100 percent acrylic emulsion resurfacer.
2. Mix on-site with silica sand.
3. Apply to adhesion promoter or previously colored acrylic surfaces in preparation of color coating system.
4. Chemical Characteristics, by Weight, Minimum:
 - a. Acrylic Emulsion: 44.0 percent.
 - b. Hiding Pigment: 2.0 percent.
 - c. Mineral Inert Fillers: 5.0 percent.
 - d. Film Formers, Additives: 0.2 percent.
 - e. Water: 45.0 percent.
 - f. Weight per Gallon at 77 Degrees F: 8.5 lbs., plus or minus 0.5 lbs.
 - g. Non-Volatile Material: 27.5 percent, plus or minus 5.0 percent.
 - h. Color: Black or Neutral.

F. ADHESION PROMOTER

1. Acrylic emulsion primer.
2. Primes concrete surface and promotes adhesion of color coating system materials.
3. Weight per Gallon at 77 Degrees F: 8.7 lbs., plus or minus 0.5 lbs.

G. COLOR COATING

1. 100 percent acrylic emulsion coating.

2. Mix on-site with silica sand and water.
3. Color coats basketball and multi-purpose courts.
4. Weight per Gallon at 77 Degrees F: 9.2 lbs., plus or minus 0.5 lbs.
5. Color: As selected by Engineer from manufacturer's full range of available colors.

H. LINE MARKINGS PRIMER

1. 100 percent acrylic emulsion primer, clear drying.
2. Primes line markings and prevents bleed-under for sharp lines.
3. Chemical Characteristics, by Weight, Nominal:
 - a. Acrylic Emulsion: 38.0 percent.
 - b. Hiding Pigment: 0.0 percent.
 - c. Mineral Inert Fillers: 7.0 percent.
 - d. Film Formers, Additives: 1.5 percent.
 - e. Water: 50.0 percent.
4. Weight per Gallon at 77 Degrees F: 8.9 lbs., plus or minus 0.5 lbs.
5. Non-Volatile Material: 29 percent, plus or minus 5 percent.

I. LINE PAINT

1. Pigmented, 100 percent acrylic emulsion line paint.
2. Line marking on concrete basketball and multi-purpose courts.
3. Chemical Characteristics, by Weight, Nominal:
 - a. Acrylic Emulsion: 25.89 percent.
 - b. Pigment: 14.90 percent.
 - c. Mineral Inert Fillers: 13.12 percent.
 - d. Additives: 4.73 percent.
 - e. Water: 41.36 percent.
4. Weight per Gallon at 77 Degrees F: 10.65 lbs., plus or minus 0.75 lbs.
5. Non-Volatile Material: 45.17 percent, plus or minus 5 percent.
6. Color: White.

2.4 ACRYLIC COLOR

- A. Provide two (2) coats of acrylic color, to be selected by Engineer from manufacturer's full range of standard colors.
 - a. Include washed silica sand in proportion required by manufacturer.
 - b. Include potable water, in proportion required by manufacturer.

2.5 PLAYING LINES

- 1. Paint playing lines using white, acrylic latex line paint recommended by the sport court surfacing manufacturer.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Concrete Substrates: Allow not less than 28 days minimum curing time before the installation of surfacing. Concrete curing compounds are not permitted.
- B. Verify paving substrate for dimensional accuracy, strength, and surface preparation. Notify Engineer of any deficiencies.
 - 1. Finish Surface Tolerance: Finish and measure surface so gap at any point between concrete surface and an unlevelled, freestanding, 10-ft.-long straightedge resting on two high spots and placed anywhere on the surface does not exceed 1/4 inch.
 - 2. Slope for Drainage: Provide minimum 1 percent positive slope for drainage.
- C. Water flood the surface of the paving with the use of a water truck or other potable water source. If after 30 minutes on a 70 degree Fahrenheit day, ponding is evident to a depth more than 1/8 inch, prime and patch all affected areas.
 - 1. Prime area with acrylic primer and install patching material. Feather patch edges.
 - 2. After curing, water flood the court again to verify that no ponding remains. Grind patches flush.
- D. Notify Engineer of conditions that would adversely affect application or subsequent use.
- E. Do not begin surface preparation or application until unacceptable conditions are corrected

3.2 SURFACE PREPARATION

- A. Protection of In-Place Conditions: Protect adjacent surfaces and landscaping from contact with concrete basketball and multi-purpose court surface color coating system.
- B. Prepare surfaces in accordance with manufacturer's instructions.
 - 1. New Concrete:

- a. Cure new concrete surfaces a minimum of 28 days before application of concrete basketball and multi-purpose court surface color coating system.
 - b. Provide medium broom finish or similar roughened texture.
 - c. Do not steel trowel finish.
 - d. Acid etch with phosphoric or muriatic acid and rinse thoroughly prior to application of color coating system.
 - 2. Existing Concrete:
 - a. Sandblast, shotblast, or scarify smooth concrete surfaces to roughened texture similar to medium broom finish. If shot blasting, a shot blast profile of CSP3 or CSP4 is recommended.
 - b. If existing concrete is uncoated, acid etch with phosphoric or muriatic acid and rinse thoroughly prior to application of color coating system.
 - C. Remove dirt, dust, debris, oil, grease, sealers, curing compounds, vegetation, loose coatings, loose materials, and other surface contaminants which could adversely affect application of concrete sport court surface color coating system. Pressure wash entire surface.
 - D. Keep paving free of excess dirt, oil, grease or any other foreign matter.
 - E. Repair cracks, depressions, and surface defects in accordance with manufacturer's instructions before application of color coating.
 - F. Repair spalled areas and level depressions 1/8 inch and deeper with patch binder in accordance with manufacturer's instructions.
 - G. Apply adhesion promoter over entire concrete surface in accordance with manufacturer's instructions.
 - H. Apply 1 coat of filler course to provide smooth underlayment for application of color coating.
 - I. Ensure surface repairs are flush and smooth to adjoining surfaces.
- 3.3 APPLICATION
- A. Apply concrete sport court surface color coating system in accordance with manufacturer's instructions at locations indicated on the Drawings.
 - B. Mix materials in accordance with manufacturer's instructions.
 - C. Apply Filler Course and Color Coating with a 50-60 durometer, soft rubber squeegee.
 - D. Filler Course:
 - 1. Apply 1 coat on new concrete or existing acrylic surfaces with minimal repairs.
 - 2. Apply 2 coats on existing acrylic surfaces with extensive cracks or low spot repair.

- E. Apply a minimum of 2 coats of color coating to prepared surfaces in accordance with manufacturer's instructions.
- F. Allow material drying times in accordance with manufacturer's instructions before applying other materials or opening completed surface to foot traffic.

3.4 LINE MARKINGS

- A. Lay out court line markings in accordance with appropriate governing body:
 - 1. USTA Rules of Tennis unless shown otherwise on the Drawings.
 - 2. NBA Official Rules for professional basketball unless shown otherwise on the Drawings..
 - 3. NFHS Rules for high school basketball unless shown otherwise on the Drawings..
 - 4. NCAA Rules for college basketball unless shown otherwise on the Drawings..
 - 5. Other required game layout.
- B. Apply line markings primer, after masking tape has been laid, to seal voids between masking tape and court surface to prevent bleed-under when line paint is applied.
 - 1. Playing lines shall be two inches (2 inches) wide unless noted otherwise on the Drawings.
- C. Apply a minimum of 1 coat of line paint in accordance with manufacturer's instructions.
- D. Line paint will be applied to provide a uniform line. The lines shall have clear definition. Lines with bleeding or nonuniform geometry will not be accepted.

3.5 PROTECTION

- A. Allow a minimum of 24 hours curing time before opening courts for play.
- B. Protect applied concrete basketball and multi-purpose court surface color coating system to ensure that, except for normal weathering, coating system will be without damage or deterioration at time of Substantial Completion.

END OF SECTION

NOTE: The specifications are provided for convenience only. It is the responsibility of the consultant (user) to edit to meet the requirements of the Project and all applicable codes. The Town is not responsible for errors, omissions, or regulatory non-conformance as a result of the use of these specifications.

SECTION 323113 - CHAIN LINK FENCES AND GATES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Section Includes:
 - 1. Chain-link fences.
 - 2. Swing gates.
- B. Related Requirements:
 - 1. Section 033000 "Cast-in-Place Concrete" for cast-in-place concrete post footings.

1.3 DEFINITIONS

- A. Engineer: Town of Parker, acting directly or through its duly authorized representatives, who is responsible for the engineering supervision of the construction.

1.4 PREINSTALLATION MEETINGS

- A. Preinstallation Conference: Conduct conference at Project site.
 - 1. Inspect and discuss electrical roughing-in, equipment bases, and other preparatory work specified elsewhere.
 - 2. Review sequence of operation for each type of gate operator.
 - 3. Review coordination of interlocked equipment specified in this Section and elsewhere.
 - 4. Review required testing, inspecting, and certifying procedures.

1.5 ACTION SUBMITTALS

- A. Product Data: For each type of product.
 - 1. Include construction details, material descriptions, dimensions of individual components and profiles, and finishes for the following:
 - a. Fence and gate posts, rails, and fittings.

- b. Chain-link fabric, reinforcements, and attachments.
 - c. Gates and hardware.
 - B. Shop Drawings: For each type of fence and gate assembly.
 - 1. Include plans, elevations, sections, details, and attachments to other work. Include foundations.
 - 2. Include accessories, hardware, gate operation, and operational clearances.
 - C. Delegated-Design Submittal: For structural performance of chain-link fence and gate frameworks, including analysis data signed and sealed by the qualified professional engineer responsible for their preparation.
- 1.6 INFORMATIONAL SUBMITTALS
 - A. Product Certificates: For each type of chain-link fence and gate.
 - B. Sample Warranty: For special warranty.
- 1.7 CLOSEOUT SUBMITTALS
 - A. Operation and Maintenance Data: For gate operators to include in emergency, operation, and maintenance manuals.
- 1.8 QUALITY ASSURANCE
 - A. Emergency Access Requirements: According to requirements of authorities having jurisdiction for gates with automatic gate operators serving as a required means of access.
- 1.9 FIELD CONDITIONS
 - A. Field Measurements: Verify layout information for chain-link fences and gates shown on Drawings in relation to property survey and existing structures. Verify dimensions by field measurements.
- 1.10 WARRANTY
 - A. Special Warranty: Installer agrees to repair or replace components of chain-link fences and gates that fail in materials or workmanship within specified warranty period.
 - 1. Failures include, but are not limited to, the following:
 - a. Failure to comply with performance requirements.
 - b. Deterioration of metals, metal finishes, and other materials beyond normal weathering.
 - c. Faulty operation of gate operators and controls.
 - 2. Warranty Period: Ten years from date of Substantial Completion.

PART 2 - PRODUCTS

2.1 PERFORMANCE REQUIREMENTS

- A. Delegated Design: Engage a qualified professional engineer, as defined in Section 014000 "Quality Requirements," to design chain-link fence and gate frameworks.
- B. Structural Performance: Chain-link fence and gate frameworks shall withstand the design wind loads and stresses for fence height(s) and under exposure conditions indicated according to ASCE/SEI 7.
 - 1. Design Wind Load: [As indicated on Drawings] <As required by local jurisdiction>.
 - a. Minimum Post Size: Determine according to ASTM F 1043 for post spacing not to exceed 10 feet for Material Group IA, ASTM F 1043, Schedule 40 steel pipe.
- C. Lightning Protection System: Maximum resistance-to-ground value of 25 ohms at each grounding location along fence under normal dry conditions.

2.2 CHAIN-LINK FENCE FABRIC

- A. General: Provide fabric in one-piece heights measured between top and bottom of outer edge of selvage knuckle or twist according to "CLFMI Product Manual" and requirements indicated below:
 - 1. Fabric Height: As indicated on Drawings.
 - 2. Steel Wire for Fabric: Wire diameter of 0.148 inch (9 gauge) .
 - a. Mesh Size: 2 inches.
 - b. Zinc-Coated Fabric: ASTM A 392, Type II, Class 2, 2.0 oz./sq. ft. with zinc coating applied before weaving.
 - c. Coat selvage ends of metallic-coated fabric before the weaving process with manufacturer's standard clear protective coating.
 - d. Provide knuckle at both selvages, regardless of height.

2.3 FENCE FRAMEWORK

- A. Posts and Rails : ASTM F 1043 for framework, including rails, braces, and line; terminal; and corner posts. Provide members with minimum dimensions and wall thickness according to ASTM F 1043 based on the following:
 - 1. Fence Height: As indicated on Drawings.
 - 2. Light-Industrial-Strength Material: Group IC-L, round steel pipe, electric-resistance-welded pipe.
 - a. Line Post: 2.375 inches in diameter.
 - b. End, Corner, and Pull Posts: 2.875 inches.

3. Horizontal Framework Members: Top and bottom , and intermediate rails according to ASTM F 1043.
 - a. Top Rail: 1.66 inches in diameter.
4. Metallic Coating for Steel Framework:
 - a. Type A: Not less than minimum 2.0-oz./sq. ft. average zinc coating according to ASTM A 123/A 123M or 4.0-oz./sq. ft. zinc coating according to ASTM A 653/A 653M.

2.4 SWING GATES

- A. General: ASTM F 900 for gate posts and single or double swing gate types.
 1. Gate Leaf Width: As indicated.
 2. Framework Member Sizes and Strength: Based on gate fabric height as indicated.
- B. Pipe and Tubing:
 1. Zinc-Coated Steel: ASTM F 1043 and ASTM F 1083; protective coating and finish to match fence framework.
- C. Frame Corner Construction: assembled with corner fittings.
- D. Hardware:
 1. Hinges: 360-degree inward and outwardwing.
 2. Latch: Permitting operation from both sides of gate with provision for padlocking accessible from both sides of gate.
 3. Padlock and Chain: Provided by Engineer.

2.5 FITTINGS

- A. Provide fittings according to ASTM F 626.
- B. Post Caps: Provide for each post.
 1. Provide line post caps with loop to receive tension wire or top rail.
- C. Rail and Brace Ends: For each gate, corner, pull, and end post.
- D. Rail Fittings: Provide the following:
 1. Top Rail Sleeves: Pressed-steel or round-steel tubing not less than 6 inches long.
 2. Rail Clamps: Line and corner boulevard clamps for connecting intermediate bottom rails to posts.
- E. Tension and Brace Bands: Pressed steel.

- F. Tension Bars: Steel, length not less than 2 inches shorter than full height of chain-link fabric. Provide one bar for each gate and end post, and two for each corner and pull post, unless fabric is integrally woven into post.
- G. Truss Rod Assemblies: Steel, hot-dip galvanized after threading rod and turnbuckle or other means of adjustment.
- H. Tie Wires, Clips, and Fasteners: According to ASTM F 626.
 - 1. Standard Round Wire Ties: For attaching chain-link fabric to posts, rails, and frames, according to the following:
 - a. Hot-Dip Galvanized Steel: 0.148-inch- diameter wire; galvanized coating thickness matching coating thickness of chain-link fence fabric.
- I. Finish:
 - 1. Metallic Coating for Pressed Steel or Cast Iron: Not less than 1.2 oz./sq. ft. of zinc.

2.6 GROUT AND ANCHORING CEMENT

- A. Nonshrink, Nonmetallic Grout: Factory-packaged, nonstaining, noncorrosive, nongaseous grout complying with ASTM C 1107/C 1107M. Provide grout, recommended in writing by manufacturer, for exterior applications.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine areas and conditions, with Installer present, for compliance with requirements for a certified survey of property lines and legal boundaries, site clearing, earthwork, pavement work, and other conditions affecting performance of the Work.
 - 1. Do not begin installation before final grading is completed unless otherwise permitted by Architect.
- B. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 PREPARATION

- A. Stake locations of fence lines, gates, and terminal posts. Do not exceed intervals of 500 feet or line of sight between stakes. Indicate locations of utilities, lawn sprinkler system, underground structures, benchmarks, and property monuments.

3.3 CHAIN-LINK FENCE INSTALLATION

- A. Install chain-link fencing according to ASTM F 567 and more stringent requirements specified.
 - 1. Install fencing on established boundary lines inside property line.

- B. Post Excavation: Drill or hand-excavate holes for posts to diameters and spacings indicated, in firm, undisturbed soil.
- C. Post Setting: Set posts in concrete to indicated spacing into firm, undisturbed soil.
 - 1. Verify that posts are set plumb, aligned, and at correct height and spacing, and hold in position during setting with concrete or mechanical devices.
 - 2. Concrete Fill: Place concrete around posts to dimensions indicated and vibrate or tamp for consolidation. Protect aboveground portion of posts from concrete splatter.
 - a. Exposed Concrete: Extend 2 inches above grade; shape and smooth to shed water.
 - b. Concealed Concrete: Place top of concrete below grade as indicated on Drawings to allow covering with surface material.
- D. Terminal Posts: Install terminal end, corner, and gate posts according to ASTM F 567 and terminal pull posts at changes in horizontal or vertical alignment of 30 degrees or more. For runs exceeding 500 feet, space pull posts at equal distance between corner or end posts.
- E. Line Posts: Space line posts uniformly at 10 feet o.c. unless otherwise noted on the Drawings.
- F. Post Bracing and Intermediate Rails: Install according to ASTM F 567, maintaining plumb position and alignment of fence posts. Diagonally brace terminal posts to adjacent line posts with truss rods and turnbuckles. Install braces at end and gate posts and at both sides of corner and pull posts.
 - 1. Locate horizontal braces at midheight of fabric 72 inches or higher, on fences with top rail, and at two-third fabric height on fences without top rail. Install so posts are plumb when diagonal rod is under proper tension.
- G. Top Rail: Install according to ASTM F 567, maintaining plumb position and alignment of fence posts. Run rail continuously through line post caps, bending to radius for curved runs and terminating into rail end attached to posts or post caps fabricated to receive rail at terminal posts. Provide expansion couplings as recommended in writing by fencing manufacturer.
- H. Intermediate and Bottom Rails: Secure to posts with fittings.
- I. Chain-Link Fabric: Apply fabric to outside of enclosing framework. Leave 2-inch bottom clearance between finish grade or surface and bottom selvage unless otherwise indicated. Pull fabric taut and tie to posts, rails, and tension wires. Anchor to framework so fabric remains under tension after pulling force is released.
- J. Tension or Stretcher Bars: Thread through fabric and secure to end, corner, pull, and gate posts, with tension bands spaced not more than 15 inches o.c.
- K. Tie Wires: Use wire of proper length to firmly secure fabric to line posts and rails. Attach wire at one end to chain-link fabric, wrap wire around post a minimum of 180 degrees, and attach other end to chain-link fabric according to ASTM F 626. Bend ends of wire to minimize hazard to individuals and clothing.
 - 1. Maximum Spacing: Tie fabric to line posts at 12 inches o.c. and to braces at 24 inches o.c.

- L. Fasteners: Install nuts for tension bands and carriage bolts on the side of fence opposite the fabric side. Peen ends of bolts or score threads to prevent removal of nuts.

3.4 GATE INSTALLATION

- A. Install gates according to manufacturer's written instructions, level, plumb, and secure for full opening without interference. Attach fabric as for fencing. Attach hardware using tamper-resistant or concealed means. Install ground-set items in concrete for anchorage. Adjust hardware for smooth operation.

3.5 GROUNDING AND BONDING

- A. Comply with requirements in Section 260526 "Grounding and Bonding for Electrical Systems."
- B. Fence and Gate Grounding:
 - 1. Ground for fence and fence posts shall be a separate system from ground for gate and gate posts.
 - 2. Install ground rods and connections at maximum intervals of 1500 feet.
 - 3. Fences within 100 Feet of Buildings, Structures, Walkways, and Roadways: Ground at maximum intervals of 750 feet.
 - 4. Ground fence on each side of gates and other fence openings.
 - a. Bond metal gates to gate posts.
 - b. Bond across openings, with and without gates, except openings indicated as intentional fence discontinuities. Use No. 2 AWG wire and bury it at least 18 inches below finished grade.
- C. Protection at Crossings of Overhead Electrical Power Lines: Ground fence at location of crossing and at a ground rod located a maximum distance of 150 feet on each side of crossing.
- D. Fences Enclosing Electrical Power Distribution Equipment: Ground according to IEEE C2 unless otherwise indicated.
- E. Grounding Method: At each grounding location, drive a grounding rod vertically until the top is 6 inches below finished grade. Connect rod to fence with No. 6 AWG conductor. Connect conductor to each fence component at grounding location.
 - 1. Make grounding connections to each barbed wire strand with wire-to-wire connectors designed for this purpose.
 - 2. Make grounding connections to each barbed tape coil with connectors designed for this purpose.
- F. Connections:
 - 1. Make connections with clean, bare metal at points of contact.
 - 2. Make aluminum-to-steel connections with stainless-steel separators and mechanical clamps.
 - 3. Make aluminum-to-galvanized-steel connections with tin-plated copper jumpers and mechanical clamps.
 - 4. Make above-grade ground connections with mechanical fasteners.
 - 5. Make below-grade ground connections with exothermic welds.

- 6. Coat and seal connections having dissimilar metals with inert material to prevent future penetration of moisture to contact surfaces.
- G. Bonding to Lightning Protection System: Ground fence and bond fence grounding conductor to lightning protection down conductor or lightning protection grounding conductor according to NFPA 780.
- H. Comply with requirements in Section 264113 "Lightning Protection for Structures."

3.6 ADJUSTING

- A. Gates: Adjust gates to operate smoothly, easily, and quietly, free of binding, warp, excessive deflection, distortion, nonalignment, misplacement, disruption, or malfunction, throughout entire operational range. Confirm that latches and locks engage accurately and securely without forcing or binding.
- B. Lubricate hardware and other moving parts.

END OF SECTION

NOTE: The specifications are provided for convenience only. It is the responsibility of the consultant (user) to edit to meet the requirements of the Project and all applicable codes. The Town is not responsible for errors, omissions, or regulatory non-conformance as a result of the use of these specifications.

SECTION 323119 - DECORATIVE METAL FENCES AND GATES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Section Includes:
 - 1. Decorative metallic-coated-steel tubular picket fences.
 - 2. Swing gates.
- B. Related Requirements:
 - 1. Section 033000 "Cast-in-Place Concrete" for concrete post foundations.

1.3 DEFINITIONS

- A. Engineer: Town of Parker, acting directly or through its duly authorized representatives, who is responsible for the engineering supervision of the construction.

1.4 PREINSTALLATION MEETINGS

- A. Preinstallation Conference: Conduct conference at Project site.

1.5 ACTION SUBMITTALS

- A. Product Data: For each type of product.
- B. Shop Drawings: For gates. Include plans, elevations, sections, details, and attachments to other work.
 - 1. Include diagrams for power, signal, and control wiring.

1.6 QUALITY ASSURANCE

- A. Installer Qualifications: Fabricator of products.

1.7 WARRANTY

- A. Manufacturer's Special Warranty: 20 year Finish System warranty.

PART 2 - PRODUCTS

2.1 PERFORMANCE REQUIREMENTS

- A. Delegated Design: Design decorative metal fences and gates, including comprehensive engineering analysis by a qualified professional engineer, using performance requirements and design criteria indicated.
- B. Structural Performance: Fence and gate framework shall withstand the effects of gravity loads and the following loads and stresses within limits and under conditions indicated according to ASCE/SEI 7 or latest edition.
- C. Minimum Post Size and Maximum Spacing: Provide as required to meet the following:
 - 1. Wind Loads: As indicated on Drawings.
 - 2. Fence Height: As indicated on Drawings.

2.2 DECORATIVE METALLIC-COATED-STEEL TUBULAR PICKET FENCES

- A. Decorative Metallic-Coated-Steel Tubular Picket Fences: Comply with ASTM F 2408 for commercial application (class) unless otherwise indicated.
 - 1. Basis-of-Design Product: Subject to compliance with requirements, provide product indicated on Drawings.
 - 2. Line Posts: As indicated on the Drawings.
 - 3. Terminal, Corner, and Gate Posts: As indicated on the Drawings.
- B. Post Caps: Aluminum castings.
- C. Rails: Square tubes.
 - 1. Size: As indicated on the Drawings.
- D. Pickets: Square tubes.
 - 1. Size: As indicated on the Drawings.
- E. Fasteners: Manufacturer's standard concealed fastening system.
- F. Interior surface of tubes formed from uncoated steel sheet shall be hot-dip zinc coated same as exterior.
- G. Galvanizing: For components indicated to be galvanized and for which galvanized coating is not specified in ASTM F 2408, hot-dip galvanize to comply with ASTM A 123/A 123M. For hardware items, hot-dip galvanize to comply with ASTM A 153/A 153M.

- H. Finish: Powder coating.

2.3 SWING GATES

- A. Gate Configuration: As indicated on the Drawings.
- B. Gate Frame Height: Matching adjacent fencing, or as indicated on the Drawings.
- C. Gate Opening Width: As indicated on the Drawings.
- D. Additional Rails: Provide as indicated, complying with requirements for fence rails.
- E. Infill: Comply with requirements for adjacent fence.
- F. Picket Size, Configuration, and Spacing: Comply with requirements for adjacent fence.
- G. Hardware: Latches permitting operation from both sides of gate, hinges, and keepers for each gate leaf more than 5 feet wide. Provide center gate stops and cane bolts for pairs of gates. Fabricate latches with integral eye openings for padlocking; padlock accessible from both sides of gate.
- H. Cane Bolts: Provide for inactive leaf of pairs of gates. Fabricated from 1/2-inch- diameter, round steel bars, hot-dip galvanized after fabrication. Finish to match gates. Provide galvanized-steel pipe strikes to receive cane bolts in both open and closed positions.
- I. Finish exposed welds to comply with NOMMA Guideline 1, Finish #2 - completely sanded joint, some undercutting and pinholes okay.
- J. Galvanizing: For items other than hardware that are indicated to be galvanized, hot-dip galvanize to comply with ASTM A 123/A 123M. For hardware items, hot-dip galvanize to comply with ASTM A 153/A 153M.

2.4 STEEL AND IRON

- A. Plates, Shapes, and Bars: ASTM A 36/A 36M.
- B. Bars (Pickets): Hot-rolled, carbon steel complying with ASTM A 29/A 29M, Grade 1010.
- C. Tubing: ASTM A 500/A 500M, cold-formed steel tubing.
- D. Bar Grating: NAAMM MBG 531.
 - 1. Bars: Hot-rolled steel strip, ASTM A 1011/A 1011M, Commercial Steel, Type B.
 - 2. Wire Rods: ASTM A 510.
- E. Uncoated Steel Sheet: Hot-rolled steel sheet, ASTM A 1011/A 1011M, Structural Steel, Grade 45 or cold-rolled steel sheet, ASTM A 1008/A 1008M, Structural Steel, Grade 50.
- F. Galvanized-Steel Sheet: ASTM A 653/A 653M, structural quality, Grade 50, with G90 coating.
- G. Aluminum-Zinc, Alloy-Coated Steel Sheet: ASTM A 792/A 792M, structural quality, Grade 50, with AZ60 coating.

H. Castings: Either gray or malleable iron unless otherwise indicated.

1. Gray Iron: ASTM A 48/A 48M, Class 30.
2. Malleable Iron: ASTM A 47/A 47M.

2.5 MISCELLANEOUS MATERIALS

- A. Concrete: Normal-weight, air-entrained, ready-mix concrete complying with requirements in Section 033000 "Cast-in-Place Concrete" with a minimum 28-day compressive strength of 3000 psi, 3-inch slump, and 1-inch maximum aggregate size or dry, packaged, normal-weight concrete mix complying with ASTM C 387/C 387M mixed with potable water according to manufacturer's written instructions.
- B. Nonshrink Grout: Factory-packaged, nonstaining, noncorrosive, nongaseous grout complying with ASTM C 1107/C 1107M and specifically recommended by manufacturer for exterior applications.

2.6 METALLIC-COATED-STEEL FINISHES

- A. Surface Preparation: Clean surfaces with nonpetroleum solvent so surfaces are free of oil and other contaminants. After cleaning, apply a zinc-phosphate conversion coating suited to the organic coating to be applied over it. Clean welds, mechanical connections, and abraded areas, and repair galvanizing to comply with ASTM A 780/A 780M.
- B. Powder Coating: Immediately after cleaning and pretreating, apply two-coat finish consisting of zinc-rich epoxy prime coat and TGIC polyester topcoat, with a minimum dry film thickness of 2 mils for topcoat. Comply with coating manufacturer's written instructions to achieve a minimum total dry film thickness of 4 mils.
1. Color and Gloss: As selected by Architect from manufacturer's full range.
 2. Comply with surface finish testing requirements in ASTM F 2408.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine areas and conditions, with Installer present, for compliance with requirements for site clearing, earthwork, pavement work, construction layout, and other conditions affecting performance of the Work.
- B. Do not begin installation before final grading is completed unless otherwise permitted by Architect.
- C. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 PREPARATION

- A. Stake locations of fence lines, gates, and terminal posts. Do not exceed intervals of 500 feet or line of sight between stakes. Indicate locations of utilities, lawn sprinkler system, underground structures, benchmarks, and property monuments.
 - 1. Construction layout and field engineering are specified in Section 017300 "Execution."

3.3 DECORATIVE FENCE INSTALLATION

- A. Install fences according to manufacturer's written instructions.
- B. Install fences by setting posts as indicated and fastening rails and infill panels to posts.
- C. Post Excavation: Drill or hand-excavate holes for posts in firm, undisturbed soil. Excavate holes to a diameter of not less than 4 times post size and a depth as indicated on the Drawings.
- D. Post Setting: Set posts in concrete at indicated spacing into firm, undisturbed soil.
 - 1. Verify that posts are set plumb, aligned, and at correct height and spacing, and hold in position during setting with concrete or mechanical devices.
 - 2. Concrete Fill: Place concrete around posts and vibrate or tamp for consolidation. Protect aboveground portion of posts from concrete splatter.
 - a. Exposed Concrete: Extend 2 inches above grade. Finish and slope top surface to drain water away from post.
 - b. Concealed Concrete: Top set below grade as indicated on Drawings to allow covering with surface material. Slope top surface of concrete to drain water away from post.
 - 3. Posts Set in Concrete: Extend post to within 6 inches of specified excavation depth, but not closer than 3 inches to bottom of concrete.
 - 4. Space posts uniformly at on center spacing as indicated on the Drawings.

3.4 GATE INSTALLATION

- A. Install gates according to manufacturer's written instructions, level, plumb, and secure for full opening without interference. Attach hardware using tamper-resistant or concealed means. Install ground-set items in concrete for anchorage. Adjust hardware for smooth operation and lubricate where necessary.

3.5 ADJUSTING

- A. Gates: Adjust gates to operate smoothly, easily, and quietly, free of binding, warp, excessive deflection, distortion, nonalignment, misplacement, disruption, or malfunction, throughout entire operational range. Confirm that latches and locks engage accurately and securely without forcing or binding.
- B. Lubricate hardware and other moving parts.

3.6 DEMONSTRATION

- A. Engage a factory-authorized service representative to train Owner's personnel to adjust, operate, and maintain gates.

END OF SECTION

NOTE: The specifications are provided for convenience only. It is the responsibility of the consultant (user) to edit to meet the requirements of the Project and all applicable codes. The Town is not responsible for errors, omissions, or regulatory non-conformance as a result of the use of these specifications.

SECTION 323129.01 - WOOD FENCES AND GATES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Section Includes:
 - 1. Wood fences and gates.
- B. Related Requirements:
 - 1. Section 033000 "Cast-in-Place Concrete" for concrete used for fence post footings.
- C. Engineer: Town of Parker, acting directly or through its duly authorized representatives, who is responsible for the engineering supervision of the construction.

1.3 REFERENCES

- A. National Lumber Grades Authority (NLGA).
- B. West Coast Lumber Inspection Bureau (WCLIB).
- C. WWPA – Western Wood Products Association

1.4 ACTION SUBMITTALS

- A. Product Data: For each type of product indicated.
 - 1. Fence and gate posts, and rails. Include wood species, grade, finish, and actual dimensions.
 - 2. Fence hardware.
 - 3. Gate hardware.
- B. Shop Drawings: Include plans, elevations, sections, details, and attachments to other work. Include foundations. Show accessories, hardware, gate operation, and operational clearances.
- C. Samples:

1. Finishes: For each type of exposed finish required, samples of manufacturer's standard size.

D. Product Schedule: Use same reference numbers as those on Drawings.

1.5 INFORMATIONAL SUBMITTALS

A. Qualifications: For installer.

1.6 DELIVERY, STORAGE, AND HANDLING

A. Deliver fence materials wrapped or crated to provide protection during transit and Project-site storage.

1. Store under cover in an enclosed environment at Project site.

1.7 PROJECT CONDITIONS

1. Field Measurements: Verify layout information for chain-link fences and gates shown on Drawings in relation to property survey and existing structures. Verify dimensions by field measurements.

1.8 WARRANTY

A. Special Warranty: Manufacturer's standard form in which Installer agrees to repair or replace components of wood fences and gates that fail in materials or workmanship within specified warranty period.

PART 2 - PRODUCTS

2.1 POST AND RAIL FENCE (NATURAL AREA FENCING)

A. Line posts.

1. Species: Western Red Cedar.
2. Surface: Rough Sawn.
3. Size: 6 inches by 6 inches full sawn unless otherwise noted on the Drawings.
4. Grade: Appearance Knotty.
5. Grading Agency: NLGA 130c, WCLIB 130cc.
6. Moisture Content: Green.

B. Rails.

1. Species: Western Red Cedar.
2. Surface: Rough Sawn.
3. Size: 2 inches by 6 inches full sawn unless otherwise noted on the Drawings.
4. Grade: Appearance Knotty.
5. Grading Agency: NLGA 130c, WCLIB 130cc.
6. Moisture Content: Green.

2.2 FASTENERS

- A. General: Hot-dip zinc-coated (galvanized) steel fasteners complying with ASTM A 153/A 153M or ASTM F 2329 for zinc coating.
- B. Provide the following: Hot-dip galvanized steel carriage bolts, nuts, and washers in sizes as indicated on the Drawings or as necessary to achieve configuration shown on the Drawings.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine areas and conditions, with Installer present, for compliance with requirements for a verified survey of property lines and legal boundaries, site clearing, earthwork, pavement work, and other conditions affecting performance of the Work.
- B. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 PREPARATION

- A. Stake locations of fence lines, gates, and terminal posts. Do not exceed intervals of 500 feet or line of sight between stakes. Indicate locations of utilities, lawn sprinkler system, underground structures, benchmarks, and property monuments.

3.3 INSTALLATION

- A. General: Set all fencing as indicated on Drawings. Notify Design Team and Engineer of any proposed deviations from the plan layout and obtain approval prior to construction. Provide fence that is plumb and straight, both in-line and transverse to the fence.
- B. Post Excavation: Drill or hand-excavate holes for posts to diameters and spacings indicated, in firm, undisturbed soil.
- C. Post Setting: Set posts in concrete to indicated spacing into firm, undisturbed soil.
 - 1. Concrete: Set all posts in concrete designed to have a minimum compressive strength of not less than 3,000 psi at 28 days. Allow concrete footings to set not less than seven (7) days before rails and wire fabric are installed.
 - 2. Verify that posts are set plumb, aligned, and at correct height and spacing, and hold in position during setting with concrete or mechanical devices.
 - 3. Concrete Fill: Place concrete around posts to dimensions indicated and vibrate or tamp for consolidation. Protect above ground portion of posts from concrete splatter.
 - a. Exposed Concrete, where indicated on the Drawings: Extend 2 inches above grade; shape and smooth to shed water.
 - b. Concealed Concrete, where indicated on the Drawings: Top set below grade, as indicated on Drawings, to allow covering with surface material.

- D. Line Posts: Space line posts uniformly at 6-feet on center unless otherwise noted on the Drawings.
- E. Rails: Set rails parallel to the finish grade, unless otherwise noted on the Drawings, and parallel to each other. Secure to posts with hardware.
 - 1. Drill posts and rails to receive hardware uniformly and perpendicular to face of lumber. Use a template or jig to ensure uniform pattern and relationship of drilled holes/hardware to edges of lumber.
 - 2. Use sharp bits and ensure holes are drilled cleanly. Use scrap wood set firmly against back of lumber being drilled to prevent blowout of lumber. Remove any splintering and ease exposed edges (nut side) of drilled holes.
 - 3. Tighten hardware for snug fit. Do not over-torque causing washer to bend or exposed head of carriage bolt to draw into face of lumber. Re-tighten periodically during course of work and as required accommodate wood shrinkage or thermal movements.

3.4 CLEANING AND PROTECTION

- A. During fence construction, keep adjacent paving and construction clean and work area in an orderly condition. .
- B. Remove surplus soil and waste material including excess subsoil, unsuitable soil, trash, and debris and legally dispose of them off Engineer's property.

END OF SECTION

NOTE: The specifications are provided for convenience only. It is the responsibility of the consultant (user) to edit to meet the requirements of the Project and all applicable codes. The Town is not responsible for errors, omissions, or regulatory non-conformance as a result of the use of these specifications.

SECTION 328400 - IRRIGATION

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Work of this section includes installation of temporary and permanent irrigation systems, including:
 - 1. Piping.
 - 2. Encasement for piping.
 - 3. Manual valves.
 - 4. Pressure-reducing valves.
 - 5. Automatic control valves.
 - 6. Manual drain valves.
 - 7. Transition fittings.
 - 8. Dielectric fittings.
 - 9. Miscellaneous piping specialties.
 - 10. Sprinklers.
 - 11. Quick couplers.
 - 12. Drip irrigation specialties.
 - 13. Controllers.
 - 14. Boxes for automatic control valves.
- B. Related Sections.
 - 1. Section 220519 "Meters and Gages for Plumbing Piping" for water metering requirements, where applicable.
 - 2. Section 221113 "Facility Water Distribution Piping" for water supply from exterior water service piping, water meters, protective enclosures, and backflow preventers; where applicable
 - 3. Section 230923.14 "Flow Instruments" for water metering equipment, where applicable.
 - 4. Section 312000 "Earth Moving" for excavating, trenching, and backfilling for irrigation lines and equipment.

1.3 DEFINITIONS

- A. Engineer: Town of Parker, acting directly or through its duly authorized representatives, who is responsible for the engineering supervision of the construction.

1.4 REFERENCES

- A. Conform to requirements of reference information listed below except where more stringent requirements are shown or specified in Contract Documents.
 - 1. American Society for Testing and Materials (ASTM): Specifications and test methods referenced in this section.
 - 2. Underwritten Laboratories (UL): UL wires and cables.
 - 3. National Sanitation Foundation (NSF): Piping and backflow prevention.
 - 4. American Water Works Association: Piping and backflow prevention.

1.5 DEFINITIONS

- A. Engineer: Town of Parker, acting directly or through its duly authorized representatives, who is responsible for the engineering supervision of the construction.
- B. Circuit Piping: Downstream from control valves to sprinklers, specialties, and drain valves. Piping is under pressure during flow.
- C. Drain Piping: Downstream from circuit-piping drain valves. Piping is not under pressure.
- D. ET Controllers: EvapoTranspiration Controllers. Irrigation controllers which use some method of weather based adjustment of irrigation. These adjusting methods include use of historical monthly averages of ET; broadcasting of ET measurements; or use of on-site sensors to track ET.
- E. Main Piping: Downstream from point of connection to water distribution piping to, and including, control valves. Piping is under water-distribution-system pressure.
- F. Low Voltage: As defined in NFPA 70 for circuits and equipment operating at less than 50 V or for remote-control, signaling power-limited circuits.

1.6 PERFORMANCE REQUIREMENTS

- A. Irrigation zone control shall be automatic operation with controller and automatic control valves.
- B. Location of Sprinklers and Specialties: Design location is approximate. Make minor adjustments necessary to avoid plantings and obstructions such as signs and light standards. Maintain 100 percent irrigation coverage of areas indicated.

1.7 ACTION SUBMITTALS

- A. Product Data: For each type of product, material, and equipment to be used.
 - 1. Provide material summary list that include manufacturer, model name, and description.
 - 2. Provide manufacturer's product data sheets that include rated capacities, operating characteristics, electrical characteristics, dimensions, details, and furnished specialties and accessories.

1.8 INFORMATIONAL SUBMITTALS

- A. Qualification Data: For qualified Installer demonstrating compliance with Quality Assurance requirements herein.
 - 1. List a minimum of three (3) projects completed within the previous three (3) years similar in scope and complexity to specified work. Include the following:
 - a. Name of project
 - b. Location.
 - c. Owner.
 - d. Brief description of work.
 - e. Project cost.
 - f. Date of completion.
 - 2. Associated Landscape Contractors Association of Colorado (ALCC), Certified Irrigation Technician certificate for one or more persons that will be on site for entirety of work.
- B. Controller Timing Schedule: Indicate timing settings for each automatic controller zone.
- C. Field quality-control reports.

1.9 CLOSEOUT SUBMITTALS

- A. Prepare and provide in accordance with requirements of Division 01 Closeout Procedures.
- B. Record Drawings (As-builts).
 - 1. At onset of irrigation installation, secure printed copy of original irrigation design drawings from Engineer. At the end of each day, revise prints for work accomplished that day in red ink. As-built drawings shall be brought up-to-date at the close of the working day each Friday by a qualified draftsman. A print of record plans shall be available at the Project Site. Indicate zoning changes and non-pressure pipe changes on weekly as-built drawings. At the completion of Project, prior to installation of water meters, secure digital copy of irrigation design drawings from Engineer and record as-built information in AutoCAD compatible format. Provide digital as-built drawings saved as PDF format files to Engineer. Dimension from (2) permanent points of reference (building corners, sidewalk, road intersections, permanent structures, etc.), location of following items:
 - a. Point of connection.
 - b. Routing of irrigation pressure lines. Provide dimensions for each 100 linear feet (maximum) along each routing and for each change of direction.
 - c. Irrigation control valves.
 - d. Quick coupling valves.
 - e. Drain valves.
 - f. Wire splice boxes.
 - g. Control wire routing if not with pressure mainline.
 - h. Gate valves.
 - i. Sleeves.
 - j. Flush valves.
 - k. Other related equipment as directed.

2. Make dimensions accurately at the same scale used in the original drawings, or larger. Notes and dimension lettering must be legible.
 3. The irrigation legend must be changed to accurately reflect the irrigation equipment installed, if such equipment is not the same as originally specified on the Contract Documents. This includes flow rates, effective spray diameter/radius, and operating pressure of all irrigation heads.
 4. Engineer will not certify any pay request submitted by the Contractor if the as-built drawings are not current, and processing of pay request will not occur until as-builts are updated.
- C. Products and Materials: Provide electronic set of complete list of products and materials indicating manufacturer, model number, and description. Use of manufacturer cut sheets and product data from approved submittals may be used.
- D. Operation and Maintenance Data: For sprinklers, controllers and automatic control valves to include in operation and maintenance manuals. Submit (3) copies.
1. Start-up procedures.
 2. Winterization procedures.
 3. Controller Charts:
 - a. Prepare controller charts based on reviewed as-built drawings, incorporating changes requested by Architect and Engineer.
 - b. Provide on controller chart for each automatic controller installed.
 - 1) Chart shall be a reproduction from Record Drawings. Scale as necessary and to maximize size feasible, to fit controller door and ensure legibility.
 - 2) Chart shall depict all areas covered by controller in which it is located.
 - c. Identify area of coverage of each remote control valve, using a distinctly different pastel color drawing over entire area of coverage.
 - d. Following review of charts by Consultant, they shall be hermetically sealed between two layers of (3)-mil thick plastic sheet.
 - e. Charts shall be completed and reviewed prior to final review of irrigation system.
 4. Coordinate and provide scheduling/precipitation instructions with Town's maintenance personnel.
- 1.10 MAINTENANCE MATERIAL SUBMITTALS (EXTRA STOCK)
- A. Furnish extra materials that match products installed and that are packaged with protective covering for storage and identified with labels describing contents. Provide to the Town prior to Final Acceptance.
1. One (8) foot valve key for operation of manual drain valves.
 2. One key and one hose swivel compatible with quick couplers installed.
 3. Padlock and keys for controller enclosure.
- 1.11 MAINTENANCE SERVICES
- A. Start-Up Winterization: Include start-up and winterization of complete system during full term of warranty period.

1. Start-up: Reopen, operate, and adjust system accordingly following during April. Provide Town with at least (7) days notice of scheduled work, or perform within (3) days notification by Town.
2. Winterization: System shall be voided of water using compressed air or similar method reviewed and accepted by Engineer.

1.12 QUALITY ASSURANCE

A. Installer Qualifications:

1. An employer of workers that include a Professional Technical Class member of the American Society of Irrigation Consultants.
2. Installer to supply one or more persons on-site at all times of irrigation installation that is an Associated Landscape Contractors Association of Colorado (ALCC), Certified Irrigation Technician.
3. Installer shall have considerable and experience in the installation of commercial grade irrigation system(s) comparable in size, complexity, and scope of specified system in accordance with recognized standards for professional workmanship.

B. Electrical Components, Devices, and Accessories: Listed and labeled as defined in NFPA 70, by a qualified testing agency, and marked for intended location and application.

C. Special Requirements:

1. Work involving substantial plumbing for installation of ductile iron or copper piping, backflow preventer(s), and related work shall be executed by licensed and bonded plumbers.
2. Tolerances: Specified depths of mains and laterals and pitches of pipes or minimums. Settlement of trenches is cause for removal of finish grade treatment, refilling, compaction, and repair of finish grade treatment.
3. Coordination with other Contractors: Protect, maintain, and coordinate work with work of other sections.
4. Damage to other improvements or work: Contractor shall replace or repair damage to grading, soil preparation, seeding, sodding, or planting done under other sections during work associated with installation of irrigation system at no cost to the Town.
5. Water delivery interruption: When working on an existing irrigation system, the Irrigation Contractor shall contact the Engineer and inform them at least (72) hours in advance of any water interruption that is required.
6. Work requiring high voltage electrical wiring, grounding, and related work shall be executed by licensed and bonded electrician(s). Contractor shall secure a permit for work at least (48) hours prior to start of installation.

D. Pre-construction Conference:

1. Contractor shall schedule and conduct a conference to review in detail, quality control and construction requirements for equipment and materials used to perform the Work. Conference shall be scheduled not less than (10) days prior to the commencement of Work. All parties required to be in attendance shall be notified not less than (7) days prior to the date of the conference. Contractor shall notify qualified representatives of each party concerned with Work, including but not limited to:
 - a. Engineer.
 - b. Contractor's Superintendent.

- c. Installing Contractor.
 - d. Other trades required to coordinate with work or may be impacted by work.
- 2. Minutes of conference shall be recorded and distributed by Contractor to all parties in attendance within (5) days of conference.

1.13 DELIVERY, STORAGE, AND HANDLING

- A. Deliver, unload, store, and handle materials, packaging, bundling, and products in dry, weatherproof condition and in manner to prevent damage, breakage, deterioration, ignitio, and vandalism. Deliver in original, unopened packaging prominently displaying manufacturer's name, volume, quantity, contents, instructions, and conformance to local, state, and federal law. Remove and replace cracked, broken, or contaminated items or elements prematurely exposed to moisture, inclement weather, snow, ice, temperature extremes, fire, or jobsite damage.
- B. Piping: Exercise care in handling, loading, and storing of piping.
 - 1. All piping shall be transported in a vehicle that allows length of pipe to lie flat so as not to subject it to undue bending or concentrated external loads.
 - 2. Deliver piping with factory-applied end caps. Maintain end caps through shipping, storage, and handling to prevent pipe-end damage and to prevent entrance of dirt, debris, and moisture.
 - 3. Store plastic piping protected from direct sunlight. Support to prevent sagging and bending.
 - 4. All sections of pipe that have been damaged shall be discarded. Any damaged pipe that has been installed shall be replaced with new pipe.

1.14 PROJECT CONDITIONS

- A. Interruption of Existing Water or Electrical Services: Do not interrupt service to facilities occupied by Engineer or others unless permitted under the following conditions and then only after arranging to provide temporary water and/or electric service according to requirements indicated:
 - 1. Notify Engineer no fewer than seven (7) days in advance of proposed interruption of service.
 - 2. Do not proceed with interruption of service without Engineer's written permission.
 - 3. Temporary water and electrical service shall be provided at no cost to the Town and until permanent service is restored.
- B. Protection of Property:
 - 1. Preserve and protect all adjacent existing and new features including but not limited to trees, plants, monuments, and paved areas from damage due to work of this section. In the event damage does occur, all damage to inanimate items shall be completely repaired or replaced to satisfaction of the Town, and all injuries to living plants shall be repaired or replaced by the Town. All costs of such repairs shall be charged to and paid by the Contractor.

2. Protect buildings, walks, walls, and other property from damage. Erect and maintain barricades, warning signs and lights, and provide guards as necessary or required to protect all persons on the site. Damage to asphalt, concrete, or other building material surfaces shall be repaired or replaced at no cost to the Town. Restore disturbed areas to original condition.

C. Existing Trees:

1. All trenching or other work under limb spread of any and all evergreens or low-branching deciduous material shall be done by hand or by other methods so as to prevent damage to limbs or branches.
2. Where it is necessary to excavate adjacent to existing trees, use all possible care to avoid injury to trees and tree roots. Excavation in areas where 2-inch in diameter and larger roots occur shall be done by hand. Roots 2-inches and larger in diameter shall be tunneled under and heavily wrapped in water-soaked burlap to prevent scarring or excessive drying. Where a trenching machine is operated close to trees having roots smaller than 2-inches in diameter, roots exposed through the wall of trench adjacent to tree shall be hand-trimmed, using sterile and sharp pruning shears, making clean cuts through roots. Trenches adjacent to trees shall be closed within (24) hours, and when this is not possible, shall be kept shaded with moistened burlap or canvas. Open trenches shall be protected at all times from injury to persons.

D. Protection and Repair to Underground Lines:

1. Request proper utility company to stake exact location, including depth, of all underground utilities including but not limited to electric, gas, sewer, and telecom lines before proceeding with excavation. Take all precautions necessary to protect underground utilities from damage. If damage does occur, damage shall be repaired by utility owner. All costs of such repairs shall be paid by Contractor unless other arrangements have been made.
2. Request Town, in writing, to locate all private utilities (i.e. electrical service to outdoor lighting) before proceeding with excavation. If, after such request and necessary staking, private utilities which were not staked are encountered and damaged by installer, they shall be repaired by the Town at no cost to the installer. If Contractor damages staked or located private utilities, they shall be repaired by Utility Owner at Contractor's expense unless other arrangements have been made.

E. Replacement of Paving and Curbs: Where trenches and lines cross existing roadways, paths, curbing, etc., damage to these shall be kept to minimum and shall be restored to original condition.

1.15 WARRANTY/GUARANTY

A. Manufacturer shall warrant materials against defects for a period of (2) year from date of Substantial Completion. Installer(s) shall guarantee workmanship for same period.

1. The Contractor shall promptly furnish and install, at no cost to the Town, any and all parts which prove defective in material or workmanship.
2. Settling of backfilled trenches occurring during the warranty period shall be repaired at no cost to the Town, including complete restoration of damaged property and surface conditions.
3. Expenses due to vandalism before Substantial Completion shall be borne by the Contractor.

4. The Town reserves the right to make temporary repairs during the warranty period, as necessary to keep systems in operating condition, without voiding the Contractor's warranty, nor relieving the Contractor of their responsibilities.
5. The Contractor shall make repairs and replacements promptly when notified.
6. The Contractor shall provide hand-watering of any plant material that cannot be watered by the irrigation system. Hand-watering shall continue through winter season for plants unable to receive irrigation during system operation.

PART 2 - PRODUCTS

2.1 PIPES, TUBES, AND FITTINGS

- A. Comply with requirements in the piping schedule for applications of pipe, tube, and fitting materials, and for joining methods for specific services, service locations, and pipe sizes.
- B. General Piping.
 1. Pressure supply lines (downstream from backflow prevention units): ASTM D 2241, Class 200, PVC pressure pipe, BE (bell end), 2-inch and 2.5-inch diameter. Size as indicated on the Drawings.
 2. Non-pressure lines: ASTM D 2241, Class 200, SDR-21, PVC, 1-inch minimum diameter. Size as indicated on the Drawings.
 3. PVC sleeving:
 - a. Open trench applications: ASTM D 2241, Class 200, SDR-21, PVC. Size as indicated on the Drawings.
 - b. Direction boring applications: ASTM D-2239, HDPE, SDR-7, 200 psi.
- C. Brass Pipe and Fittings.
 1. Brass Pipe: 85% red brass, ANSI schedule 40, threaded pipe.
 2. Fittings: Medium brass, class 125 (125 pound), threaded.
- D. Copper
 1. Soft Copper Tube (below-grade applications): ASTM B88, Type K, water tube, annealed temper.
 - a. Copper Pressure Fittings: ASME B16.18, cast-copper-alloy or ASME B16.22, wrought-copper solder-joint fittings. Furnish wrought-copper fittings if indicated.
 2. Hard Copper Tube (above-grade applications such as backflow prevention device, etc.): ASTM B 88, Type K, water tube, drawn temper.
 - a. Copper Pressure Fittings: ASME B16.18, cast-copper-alloy or ASME B16.22, wrought-copper solder-joint fittings. Furnish wrought-copper fittings if indicated.
- E. PVC Pipe and Fittings.
 1. Identify all pipe with the following indelible markings:
 - a. Manufacturer's name.
 - b. Nominal pipe size.

- c. Schedule of class.
 - d. Pressure rating.
 - e. National Sanitation Foundation (NSF) seal of approval.
 - f. Date of extrusion.
- 2. Bell end pipe: Manufactured from polyvinyl chloride compound in accordance with ASTM D2241 and ASTM D1784; cell classification 1254-B, Type 1, Grade 1.
 - a. All fittings and service tees: Schedule 40 PVC slip by slip, and schedule 80 PVC MIPT and FIPT.

2.2 PIPING JOINING MATERIALS

- A. Pipe-Flange Gasket Materials: AWWA C110, rubber, flat face, 1/8 inch thick unless otherwise indicated; full-face or ring type unless otherwise indicated.
- B. Metal, Pipe-Flange Bolts and Nuts: ASME B18.2.1, carbon steel unless otherwise indicated.
- C. Brazing Filler Metals: AWS A5.8/A5.8M, BCuP Series, copper-phosphorus alloys for general-duty brazing unless otherwise indicated.
- D. Solder Filler Metals: ASTM B 32, lead-free alloys. Include water-flushable flux according to ASTM B 813.
- E. Solvent Cements for Joining PVC Piping: ASTM D 2564. Include primer according to ASTM F 656.
- F. Plastic, Pipe-Flange Gasket, Bolts, and Nuts: Type and material recommended by piping system manufacturer unless otherwise indicated.

2.3 QUICK COUPLING VALVES

- A. Brass two-piece body designed for working pressure of 125 psi; operable with quick coupler. Provide with rubber cover on quick coupler. Key size and type as indicated on the Drawings.

2.4 VALVE BOXES

- A. Isolation valves, quick coupling valves, drain valves, flush valves, wire splices, and ground rods: Carson Industries (mfr) 10-inch round valve box with bolt-down T-cover, as indicated on the Drawings.
- B. Electric control valves (1-inch and 1.5-inch): Carson Industries (mfr) Super Jumbo 1324-15 with bolt-down lid.
- C. Electric control valves (2-inch): Carson Industries (mfr) Super Jumbo XL 1730-18 with bolt-down lid.

2.5 ELECTRICAL CONTROL WIRING

- A. Low Voltage.

1. Electrical Control Wire: AWG, UFUL approved, No. 14, direct burial, solid conductor copper wire.
2. Common Wire: AWG, UFUL approved, No. 14, direct burial, solid copper wire.

B. Wire Colors:

1. Control/Hot Wires: Red.
2. Extra Control/Hot Wires: Black.
3. Common Wire: White.
4. Extra Common Wire: Yellow.
5. Data Wire: Shielded Cable.

C. High Voltage: Type required by local codes and ordinances, of proper size to accommodate needs of equipment being serviced.

2.6 ELECTRIC CONTROL VALVES

- A. Description: Brass body, normally closed, diaphragm type with manual-flow adjustment, manual bleed nut, and operated by 24-V ac solenoid.
- B. Valves with flows above 5 GPM: Rainbird (mfr.) EFB-CP-PRS-D.
- C. Valves with flows less than 5 GPM: Rainbird (mfr.) PED-PRS-D.

2.7 MANUAL DRAIN VALVES

- A. Manual Drain Valves: Manufacturers: Subject to compliance with requirements, provide products as indicated on the Drawings.
 1. Description:
 - a. Standard: AWWA C800.
 - b. NPS 1 and Smaller Pressure Rating: 100 psig minimum.
 - c. NPS 1-1/4 to NPS 2 Pressure Rating: 80 psig minimum.
 - d. Body Material: Brass with ground-key plug.
 - e. End Connections: Matching piping.
 - f. Stem: With wide-tee head.
- B. Shutoff Rods for Manual Drain Valve Casings: Furnish steel, tee-handle shutoff rod(s) with one pointed end, stem of length to operate deepest buried valve, and slotted end matching curb valve for Project.

2.8 PRESSURE-REDUCING VALVES

- A. Pressure Reducing Valves: Subject to compliance with requirements, provide products as indicated on the Drawings.
 1. Description:
 - a. Standard: ASSE 1003.
 - b. Body Material: Bronze for NPS 2 and smaller; cast iron for NPS 2-1/2 and NPS 3.

- c. Pressure Rating: Initial pressure of 175 psig.
- d. Temperature Rating: At least 140 deg. F.

- B. Water Control Valves: Subject to compliance with requirements, provide products as indicated on the Drawings.

2.9 AUTOMATIC CONTROL VALVES

- A. Manufacturers: Subject to compliance with requirements, provide products as indicated on the Drawings.
- B. Description: Brass body, normally closed, diaphragm type with manual-flow adjustment, and operated by 24-V ac solenoid

2.10 AUTOMATIC DRAIN VALVES

- A. Description: Spring-loaded-ball type of corrosion-resistant construction and designed to open for drainage if line pressure drops below 2-1/2 to 3 psig.

2.11 SPRINKLERS

- A. General Requirements: Designed for uniform coverage over entire spray area indicated at available water pressure. All heads of a particular function (i.e. spray vs rotor) shall be of the same manufacturer and marked with manufacturer's name and model in a such a way that components can be identified without removal from the system.

- 1. Pop-up Sprinkler Heads: Rainbird (mfr.) 1800 SAM PRS.
- 2. Rotary/Gear Drive Sprinkler Head: Hunter Industries (mfr.) I-20 SS and I-25 SS.

2.12 DRIP IRRIGATION

- A. Provide fabricated riser units as indicated on the Drawings, with riser nipples of the same size as riser opening in sprinkler body.

- 1. Drip Irrigation for Beds: Netafim (mfr.) CV Techline Dripline.
- 2. Drip Zone Indicator Heads: Rainbird (mfr.) 1800 SAM PRS.

2.13 CONTROLLERS

- 1. Toro (mfr.) Sentinel series, model as indicated on the Drawings.
- 2. Exterior Control Enclosure: Prefabricated, NEMA 250, Type 4, weatherproof, stainless steel pedestal enclosure with locking cover, as indicated on the Drawings.

2.14 RAIN SENSOR

- A. Hunter (mfr.) Wireless Rain Click.

PART 3 - EXECUTION

3.1 LANDSCAPE PLAN REVIEW AND COORDINATION

- A. Contractor will be held responsible for coordination between landscape and irrigation system installation. Landscape materials locations shown on the Drawings (i.e. Landscape Plan, Planting Plan, etc) shall take precedence over the irrigation system equipment locations. If irrigation equipment is installed in conflict with the landscape material locations shown on the Drawings, the Contractor will be required to relocate the irrigation equipment, as necessary, at the Contractor's expense.

3.2 STATIC PRESSURE VERIFICATION

- A. Contractor shall field verify the static pressure at the project site, prior to commencing work or ordering irrigation materials, and submit findings, in writing, to the Engineer. If Contractor fails to verify static water pressure prior to commencing work or ordering irrigation materials, Contractor shall assume responsibility for all costs required to make system operational and the costs required to replace any damaged landscape material. Damage shall include all required material costs, design costs, and plant replacement costs.

3.3 INSPECTION

- A. Examine areas and conditions under which work of this section is to be performed. Do not proceed with work until satisfactory conditions have been corrected.
 - 1. Grading operations with the exception of final grading, shall be completed and approved by Engineer before staking or installation of any irrigation system equipment begins.

3.4 EARTHWORK

- A. Excavating, trenching, and backfilling are specified in Section 312000 "Earth Moving."
- B. Install warning tape directly above pressure piping, 12 inches below finished grades, except 6 inches below subgrade under pavement and slabs.

3.5 PREPARATION

- A. Staking shall occur as follows:
 - 1. Mark, with paint, routing of pressure supply line and secondary feeder pipe. Contact Engineer (48) hours in advance and request review of staking. Engineer will advise installer as to the amount of staking to be prepared. Engineer will review staking and direct changes if required.
 - 2. If project has significant topography, free-form planting beds, or other amenities which could require alteration of irrigation equipment layout as deemed necessary by Engineer, do not install irrigation equipment in these areas until Engineer has reviewed equipment staking.

- B. Install sleeving under asphalt paving and concrete walks, prior to concrete and paving operations, to accommodate piping and wiring. Compact backfill around sleeves to 95% Standard Proctor Density within 2% of optimum moisture content in accordance with ASTM D698 under all pavement.
- C. Trenching: Trench excavation shall follow, to the extent possible, layout shown on the Drawings. Dig trenches straight and support pipes continuously on bottom of trench. Trench bottoms shall be clean and smooth with all rock and organic debris removed.
 - 1. Clearances:
 - a. Main Pressure Line: Make trenches of sufficient width, 6-inches minimum, to properly assemble and position pipe in trench.
 - b. Secondary Pipe: Trenches shall have a minimum width of 4-inches.
 - c. Line Clearance: Provide not less than 6-inches of clearance between each line, and not less than 12-inches of clearance between lines of other trades.
 - 2. Pipe and Wire Depth to Finish Grade:
 - a. Pressure Supply Piping: 24-inches minimum from top of pipe.
 - b. PVC Sleeving: At specified pipe or wire depth, or 18-inches minimum under pavement.
 - c. Non-pressure Piping (rotor): 18-inches minimum from top of pipe.
 - d. Non-pressure Piping (pop-up or drip): 12-inches minimum from top of pipe.
 - e. Control Wiring: Side of pressure mainline or 24-inches minimum from top of wire bundle where installed separately from mainline trench(es).
 - 3. Boring will be permitted only where pipe passes under obstruction(s) which cannot be removed. In backfilling bore, final density of backfill shall match that of surrounding soil. It is acceptable to use sleeves of suitable diameter installed by directional boring, with pipe installed through sleeve. No pipe joints are allowed within sleeves under 18 linear feet. Observe same precautions as though pipe were installed in open trench.
 - 4. Vibratory Plow: Not permitted unless authorized in writing by Engineer.

3.6 INSTALLATION

- A. Locate other equipment as near as possible to locations designated on the Drawings. Deviations shall be reviewed by Engineer prior to installation.
- B. PVC Piping: Snake pipe in trench to extent possible to allow for expansion and contraction. Do not install pipe when air temperature is below 40 degrees (F). Place manual drain valves at low points and dead ends of pressure supply piping to ensure complete drainage of system. When pipe laying is not in-progress, or at end of each day, close pipe ends with tight plug or cap. Perform work in accordance with best practices prevailing in piping trades.
 - 1. Solvent-weld PVC pipe: Lay pipe and make all plastic-to-plastic joints in accordance with manufacturer's recommendations.
 - 2. Gasketed end pipes:
 - a. RT pipe: None required.
 - b. Thrust blocking: Located, sized, and configured as indicated on the Drawings.

- c. Flexible Plastic (polyethylene) pipe: None required.

C. Joint Construction.

1. Ream ends of pipes and tubes and remove burrs.
2. Remove scale, slag, dirt, and debris from inside and outside of pipe and fittings before assembly.
3. Threaded Joints: Thread pipe with tapered pipe threads according to ASME B1.20.1. Cut threads full and clean using sharp dies. Ream threaded pipe ends to remove burrs and restore full ID. Join pipe fittings and valves as follows:
 - a. Apply appropriate tape or thread compound to external pipe threads unless dry seal threading is specified.
 - b. Damaged Threads: Do not use pipe or pipe fittings with threads that are corroded or damaged. Do not use pipe sections that have cracked or open welds.
4. Flanged Joints: Select rubber gasket material, size, type, and thickness for service application. Install gasket concentrically positioned. Use suitable lubricants on bolt threads.
5. Copper-Tubing Brazed Joints: Construct joints according to CDA's "Copper Tube Handbook," using copper-phosphorus brazing filler metal.
6. Copper-Tubing Soldered Joints: Apply ASTM B 813 water-flushable flux to tube end unless otherwise indicated. Construct joints according to ASTM B 828 or CDA's "Copper Tube Handbook," using lead-free solder alloy (0.20 percent maximum lead content) complying with ASTM B 32.
7. PVC Piping Solvent-Cemented Joints: Clean and dry joining surfaces. Join pipe and fittings according to the following:
 - a. Comply with ASTM F 402 for safe-handling practice of cleaners, primers, and solvent cements.
 - b. PVC Pressure Piping: Join schedule number, ASTM D 1785, PVC pipe and PVC socket fittings according to ASTM D 2672. Join other-than-schedule-number PVC pipe and socket fittings according to ASTM D 2855.
 - c. PVC Nonpressure Piping: Join according to ASTM D 2855.

D. Control Wiring.

1. Low Voltage Wiring:
 - a. Bury control wiring between controller and electric valves in pressure supply line trenches.
 - b. Bundle all 24 volt wires at 10-foot intervals and lay with pressure supply line pipe to one side of the trench.
 - c. Provide an expansion loop at every pressure pipe angle fitting, every electric control valve location (in valve box), and every 500 linear feet. Form expansion loop by wrapping wire at least (8) times around a 3/4-inch pipe and withdrawing pipe.
 - d. Make all splices and E.V.C. connections using 3M DBY and DBR connectors or similar UL listed dry-splice method.

- e. Install all control wire splices not occurring at a control valve in a separate Carson Industries (mfr) 10-inch round valve box with bolt-down T-cover. Brand lid with WS in 1-inch high letters minimum.
 - f. Install one control wire for each control valve.
 - g. Run (4) spare #14 AWG UFUL control wires and one spare common wire from controller pedestal to the end of each and every leg of mainline. Label spare wires at controller and wire stub box.
 - h. Cap all spare wire terminations with DBY dry-splice kits.
- 2. High Voltage Wiring for Automatic Controller:
 - a. See electrical drawings for complete requirements.
- E. Valves
 - 1. Pressure-Reducing Valves: Install as specified and indicated on the Drawings.
 - 2. Drain Valves: Install in underground piping in boxes for automatic control valves, and as indicated on the Drawings.
 - 3. Electrical Control Valves: Install as specified and indicated on the Drawings.
 - 4. Quick Coupling Valves: Install as specified and indicated on the Drawings.
 - 5. Gate/Isolation Valves: Install as specified and indicated on the Drawings.
 - 6. Air Release Valves: Install as specified and indicated on the Drawings.
 - 7. Valve boxes: Install one valve box for each valve required. Install gravel after compaction of subgrade and prior to setting of valve box.
- F. Sprinklers.
 - 1. Install as specified and indicated on the Drawings.
 - 2. Install sprinklers after hydrostatic test is completed.
 - 3. Install sprinklers at manufacturer's recommended heights.
- G. Drip Irrigation.
 - 1. Install as specified and indicated on the Drawings.
- H. Controller.
 - 1. Equipment Mounting: Install exterior freestanding controllers, where indicated on the Drawings, in prefabricated enclosure secured to concrete pad.
 - a. Verify in field with Engineer, final location for controller.
 - b. Place and secure anchorage devices. Use setting drawings, templates, diagrams, instructions, and directions furnished with items to be embedded.
 - c. Install anchor bolts to elevations required for proper attachment to supported equipment.
- I. Install control cable in same trench as irrigation piping and at least 2 inches below piping. Provide conductors of size not smaller than recommended by controller manufacturer. Install cable in separate sleeve under paved areas.

- J. Backfilling: Do not begin backfilling until required system tests have been completed. Backfilling shall not be done in freezing weather except with review and approval of Engineer. Leave trenches slightly mounded to allow for settlement after backfilling is completed. Trenches shall be finish graded prior to walk-through of system by Engineer.
 - 1. Material: Excavated material is generally considered satisfactory for backfill purposes. Backfill material shall be free of rubbish, vegetable matter, frozen materials, and stones larger than 1-inch in maximum dimensions. Do not mix subsoil with topsoil. Material not suitable for backfill shall be hauled away. Contractor shall be responsible for providing suitable backfill if excavated material is unacceptable or not sufficient to meet backfill, compaction, and final grade requirements.
 - 2. Do not leave trenches open for a period of more than (48) hours. Open excavations shall be protected in accordance with OSHA regulations.
 - 3. Compact backfill to 90% Standard Proctor Density, determined in accordance with ASTM D698 in landscape areas utilizing the following methods:
 - 4. Mainline pipe: Mechanical compaction only in 8-inch maxim lifts.
 - 5. Secondary pipe: Mechanical compaction or puddling.
- K. Water meter and all associated improvements are to be installed as specified and indicated on the Drawings, and in conformance with Town of Parker and Parker Water and Sanitation District standards and specifications.
- L. Sleeving Under Paving:
 - 1. Provide for a minimum cover of 18-inches between top of sleeve and the bottom of the aggregate subbase for all pressure and non-pressure piping installed under asphalt or concrete paving.
 - 2. Sleeving located under areas where asphalt or concrete paving will be installed shall be bedded with sand, a layer 6-inches below pipe and a layer 6-inches above pipe.
 - 3. Compact backfill material in 6-inch lifts at 95% Standard Proctor Density determined in accordance with ASTM D698 under pavement using mechanical compaction devices.
 - 4. Set in place, cap, and pressure test all piping under paving, in presence of Engineer prior to backfilling and paving operations.
 - 5. Sleeving under existing walks or pavements shall be done by directional boring. Where cutting or removal of pavements is necessary, it shall be done at no cost to the Town. Obtain permission to cut or remove pavement from Engineer.
- M. Identify system components. Comply with requirements for identification specified in Section 220553 "Identification for Plumbing Piping and Equipment."
- N. Equipment Nameplates and Signs: Install engraved plastic-laminate equipment nameplates and signs on each automatic controller.
 - 1. Text: In addition to identifying unit, distinguish between multiple units, inform operator of operational requirements, indicate safety and emergency precautions, and warn of hazards and improper operations.
- O. Warning Tapes: Arrange for installation of continuous, underground, detectable warning tapes over underground piping during backfilling of trenches. See Section 312000 "Earth Moving" for warning tapes.

3.7 FIELD QUALITY CONTROL

- A. Flushing: After piping, risers, and valves are in place and connected, but prior to installation of sprinkler heads, quick coupler assemblies, and hose valves, thoroughly flush piping system under full head of water pressure from dead-end fittings. Maintain flushing for (5) minutes through furthestmost valves. Cap risers after flushing.
- B. Testing: Conduct tests in presence of Engineer's Representative. Provide Engineer's Representative at least (48) hours advance notice of scheduled testing. Supply force pump and all other equipment. Conduct tests in presence of Engineer's Representative. Provide Engineer's Representative at least (48) hours advance notice of scheduled testing. Supply force pump and all other equipment.
 - 1. Leak Test: After backfilling and installation of all control valves, fill pressure supply line with water, and pressurize to 40 psi over the designated static pressure or 120 psi, whichever is greater, for a period of (2) hours.
 - 2. Test is acceptable if no loss of pressure is evident during the test period.
 - 3. Detect and repair leaks.
 - 4. Retest system until test pressure can be maintained for duration of test period.
 - 5. Before final acceptance, pressure supply line shall remain under pressure for a period of (48) hours.
 - 6. Prepare test and inspection reports.
- C. Walk-Through for Substantial Completion:
 - 1. Arrange for Engineer's Representative presence at least (48) hours in advance of scheduled walk-through.
 - 2. Entire system shall be completely installed and operational prior to scheduling of walk-through
 - 3. Operate each zone in its entirety in presence of Engineer's Representative and open all valve boxes if directed.
 - 4. Generate a punch-list of items to be corrected prior to Final Completion.
 - 5. Furnish all materials and perform all work required to correct all inadequacies of coverage due to deviations from Contract Documents.
- D. Walk-Through for Final Completion:
 - 1. Arrange for Engineer's Representative presence at least (48) hours in advance of scheduled walk-through.
 - 2. Show evidence to Engineer's Representative that the Town has received all accessories, charts, record drawings, and equipment as required prior to Walk-Through for Final Completion.
 - 3. Operate each zone in its entirety in presence of Engineer's Representative at time of walk-through to demonstrate correction of all incomplete or deficient items.
 - 4. Items deemed not acceptable by Engineer's Representative shall be reworked to complete satisfaction of Engineer's Representative.
 - 5. If after request to Engineer's Representative for walk-through for final completion of irrigation system, Engineer's Representative finds items during walk-through which have not been properly adjusted, reworked, or replaced as indicated on Punch-List, Contractor shall be charged for all subsequent walk-throughs. Funds will be withheld from final payment and/or retainage to Contractor, in amount equal to additional time and expenses required by Engineer's Representative to conduct and document further walk-throughs as deemed necessary to ensure compliance with Contract Documents.

3.8 ADJUSTING

- A. Adjust settings of controllers.
- B. Adjust automatic control valves to provide flow rate at rated operating pressure required for each sprinkler circuit.
- C. Adjust sprinklers and devices, except those intended to be mounted aboveground, so they will be flush with, or not more than 1/2 inch above, finish grade.
- D. All indicator heads shall be set perpendicular to finish grade unless otherwise indicated.
- E. If it is determined that irrigation adjustments will provide proper coverage and improved water distribution as determined by Engineer's Representative, Contractor shall make such adjustments prior to Final Acceptance, as directed, at no additional cost to the Town. Adjustments may also include changes in nozzle sizes, degrees of arc, and control valve throttling.
- F. Areas which do not conform to designate operational requirements due to unauthorized changes or poor installation practices shall be immediately corrected at no additional cost to the Town.

3.9 CLEANING

- A. Maintain continuous cleaning operation throughout duration of work. Dispose of, off-site, at no additional cost to the Town, all trash, excess soil, or debris generated by installation of irrigation system.

3.10 DEMONSTRATION

- A. Train Town maintenance personnel to adjust, operate, and maintain automatic control valves and controllers, if requested.

END OF SECTION

NOTE: The specifications are provided for convenience only. It is the responsibility of the consultant (user) to edit to meet the requirements of the Project and all applicable codes. The Town is not responsible for errors, omissions, or regulatory non-conformance as a result of the use of these specifications.

SECTION 329113 - SOIL PREPARATION

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Section includes:
 - 1. Topsoil.
 - 2. Planting soils.
 - 3. Organic Soil Amendment (Compost).
 - 4. Inorganic Soil Amendments.
- B. Related Requirements:
 - 1. Section 312000 "Earth Moving" for rough grading requirements.
 - 2. Section 311000 "Site Clearing" for topsoil stripping and stockpiling.
 - 3. Section 328400 "Irrigation" for irrigation systems to be installed in soil.
 - 4. Section 329200 "Turf and Grasses" for placing planting soil for turf and grasses.
 - 5. Section 329300 "Plants" for placing planting soil for plantings.

1.3 DEFINITIONS

- A. Engineer: Town of Parker, acting directly or through its duly authorized representatives, who is responsible for the engineering supervision of the construction.
- B. AAPFCO: Association of American Plant Food Control Officials.
- C. Backfill: The earth used to replace or the act of replacing earth in an excavation. This can be amended or unamended soil as indicated.
- D. CEC: Cation exchange capacity.
- E. Compost: The product resulting from the controlled biological decomposition of organic material that has been sanitized through the generation of heat and stabilized to the point that it is beneficial to plant growth.
- F. Duff Layer: A surface layer of soil, typical of forested areas, that is composed of mostly decayed leaves, twigs, and detritus.

- G. Imported Soil: Soil that is transported to Project site for use.
- H. Layered Soil Assembly: A designed series of planting soils, layered on each other, that together produce an environment for plant growth.
- I. Manufactured Soil: Soil produced by blending soils, sand, stabilized organic soil amendments, and other materials to produce planting soil.
- J. NAPT: North American Proficiency Testing Program. An SSSA program to assist soil-, plant-, and water-testing laboratories through interlaboratory sample exchanges and statistical evaluation of analytical data.
- K. Organic Matter: The total of organic materials in soil exclusive of undecayed plant and animal tissues, their partial decomposition products, and the soil biomass; also called "humus" or "soil organic matter."
- L. Planting Soil: Existing, on-site soil; imported soil; or manufactured soil that has been modified as specified with soil amendments, and fertilizers when recommended by soil analysis and directed or approved by Engineer, to produce a soil mixture best for plant growth.
- M. RCRA Metals: Hazardous metals identified by the EPA under the Resource Conservation and Recovery Act.
- N. SSSA: Soil Science Society of America.
- O. Subgrade: Surface or elevation of subsoil remaining after excavation is complete, or the top surface of a fill or backfill before planting soil is placed.
- P. Subsoil: Soil beneath the level of subgrade; soil beneath the topsoil layers of a naturally occurring soil profile, typified by less than 1 percent organic matter and few soil organisms.
- Q. Surface Soil: Soil that is present at the top layer of the existing soil profile. In undisturbed areas, surface soil is typically called "topsoil"; but in disturbed areas such as urban environments, the surface soil can be subsoil.
- R. USCC: U.S. Composting Council.

1.4 PREINSTALLATION MEETINGS

- A. Preinstallation Conference: Conduct conference at Project site.
 - 1. Schedule meeting with GC, landscape subcontractor, irrigation subcontractor, Engineer, and landscape architect not less than two (2) weeks prior to start of Project. Meeting agenda will include the following:
 - a. Review the Project site and document initial conditions with a written description, and photographs and/or videos.
 - b. Identify areas of restoration.
 - c. Identify responsibilities by Others (if any) within and outside the project site.
 - d. Distribute the written description and images to all attendees.

1.5 FINAL COMPLETION MEETINGS

- A. Final Completion Conference: Conduct conference at Project Site.
 - 1. Schedule meeting with GC, landscape subcontractor, irrigation subcontractor, Engineer, and landscape architect not less than two (2) weeks prior to anticipated date of Final Completion. Meeting agenda will include the following:
 - a. Confirm compliance with Contract Documents.
 - b. Confirm completion of restoration responsibilities including maintaining an active irrigation system, to avoid damage to turf and planted areas that could require additional restoration work at Contractor's expense.

1.6 ACTION SUBMITTALS

- A. Product Data: For each type of product.
 - 1. Include recommendations for application and use.
 - 2. Include test data substantiating that products comply with requirements.
 - 3. Include sieve analyses for aggregate materials.
 - 4. Material Certificates: For each type of imported soil before delivery to the site, according to the following:
 - a. Manufacturer's qualified testing agency's certified analysis of standard products.
 - b. Analysis of fertilizers, by a qualified testing agency, made according to AAPFCO methods for testing and labeling and according to AAPFCO's SUIP #25.
 - c. Analysis of nonstandard materials, by a qualified testing agency, made according to SSSA methods, where applicable.
- B. Samples: For each bulk-supplied material, provide in sealed containers labeled with content, source, and date obtained. Each Sample shall be typical of the lot of material to be furnished; provide an accurate representation of composition, color, and texture.
 - 1. Provide (5) gallon volume for sports field and multi-purpose field applications.
 - 2. Provide (1) gallon volume for all other applications.

1.7 INFORMATIONAL SUBMITTALS

- A. Preconstruction Test Reports: For preconstruction soil analyses specified in "Preconstruction Testing" Article.

1.8 QUALITY ASSURANCE

- A. Testing Agency Qualifications: An independent, state-operated, or university-operated laboratory; experienced in soil science, soil testing, and plant nutrition; with the experience and capability to conduct the testing indicated; and that specializes in types of tests to be performed.

1.9 SOIL-SAMPLING REQUIREMENTS

- A. General: Extract soil samples according to requirements in this article.
- B. A soil test of on-site topsoil is required.
- C. Sample Collection and Labeling: Have samples taken and labeled by Contractor in presence of Landscape Architect under the direction of the testing agency.
 - 1. Number and Location of Samples: Minimum of six representative soil samples where directed by Landscape Architect for each soil to be used or amended for landscaping purposes.
 - 2. Procedures and Depth of Samples: According to USDA-NRCS's "Field Book for Describing and Sampling Soils."
 - 3. Division of Samples: Split each sample into two, equal parts. Send half to the testing agency and half to Engineer for their records.
 - 4. Labeling: Label each sample with the date, location keyed to a site plan or other location system, visible soil condition, and sampling depth.

1.10 TESTING REQUIREMENTS

- A. General: Perform tests on soil samples according to requirements in this article.
- B. Physical Testing:
 - 1. Soil Texture: Soil-particle, size-distribution analysis by one of the following methods according to SSSA's "Methods of Soil Analysis - Part 1-Physical and Mineralogical Methods":
 - a. Sieving Method: Report sand-gradation percentages for very coarse, coarse, medium, fine, and very fine sand; and fragment-gradation (gravel) percentages for fine, medium, and coarse fragments; according to USDA sand and fragment sizes.
 - b. Hydrometer Method: Report percentages of sand, silt, and clay.
 - 2. Total Porosity: Calculate using particle density and bulk density according to SSSA's "Methods of Soil Analysis - Part 1-Physical and Mineralogical Methods."
 - 3. Water Retention: According to SSSA's "Methods of Soil Analysis - Part 1-Physical and Mineralogical Methods."
 - 4. Saturated Hydraulic Conductivity: According to SSSA's "Methods of Soil Analysis - Part 1-Physical and Mineralogical Methods"; at 85% compaction according to ASTM D 698 (Standard Proctor).
- C. Chemical Testing:
 - 1. CEC: Analysis by sodium saturation at pH 7 according to SSSA's "Methods of Soil Analysis - Part 3- Chemical Methods."
 - 2. Clay Mineralogy: Analysis and estimated percentage of expandable clay minerals using CEC by ammonium saturation at pH 7 according to SSSA's "Methods of Soil Analysis - Part 1- Physical and Mineralogical Methods."

3. Metals Hazardous to Human Health: Test for presence and quantities of RCRA metals including aluminum, arsenic, barium, copper, cadmium, chromium, cobalt, lead, lithium, and vanadium. If RCRA metals are present, include recommendations for corrective action.
 4. Phytotoxicity: Test for plant-available concentrations of phytotoxic minerals including aluminum, arsenic, barium, cadmium, chlorides, chromium, cobalt, copper, lead, lithium, mercury, nickel, selenium, silver, sodium, strontium, tin, titanium, vanadium, and zinc.
- D. Fertility Testing: Soil-fertility analysis according to standard laboratory protocol of SSSA NAPT WERA-103 (Western region), including the following:
1. Percentage of organic matter.
 2. CEC, calcium percent of CEC, and magnesium percent of CEC.
 3. Soil reaction (acidity/alkalinity pH value).
 4. Buffered acidity or alkalinity.
 5. Nitrogen ppm.
 6. Phosphorous ppm.
 7. Potassium ppm.
 8. Manganese ppm.
 9. Manganese-availability ppm.
 10. Zinc ppm.
 11. Zinc availability ppm.
 12. Copper ppm.
 13. Sodium ppm and sodium absorption ratio.
 14. Soluble-salts ppm.
 15. Presence and quantities of problem materials including salts and metals cited in the Standard protocol. If such problem materials are present, provide additional recommendations for corrective action.
 16. Other deleterious materials, including their characteristics and content of each.
- E. Organic-Matter Content: Analysis using loss-by-ignition method according to SSSA's "Methods of Soil Analysis - Part 3- Chemical Methods."
- F. Recommendations: Based on the test results, state recommendations for soil treatments and soil amendments to be incorporated to produce satisfactory planting soil suitable for healthy, viable plants indicated. Include, at a minimum, recommendations for nitrogen, phosphorous, and potassium fertilization, and for micronutrients.
1. Fertilizers and Soil Amendment Rates: State recommendations in weight per 1000 sq. ft. for 6-inchdepth of soil.
 2. Soil Reaction: State the recommended liming rates for raising pH or sulfur for lowering pH according to the buffered acidity or buffered alkalinity in weight per 1000 sq. ft. for 6-inchdepth of soil.
- 1.11 DELIVERY, STORAGE, AND HANDLING
- A. Packaged Materials: Deliver packaged materials in original, unopened containers showing weight, certified analysis, name and address of manufacturer, and compliance with state and Federal laws if applicable.
- B. Bulk Materials:
1. Do not dump or store bulk materials near structures, utilities, walkways and pavements, or on existing turf areas or plants.

2. Stockpile material on site at a location approved by the Engineer.
3. Provide erosion-control measures to prevent erosion or displacement of bulk materials, discharge of soil-bearing water runoff, and airborne dust reaching adjacent properties, water conveyance systems, or walkways.
4. Do not move or handle materials when they are wet or frozen.
5. Accompany each delivery of bulk fertilizers and soil amendments with appropriate certificates.

PART 2 - PRODUCT

2.1 GENERAL

- A. Provide the following depths of topsoil or amended topsoil (planting soil) as follows:
 1. Trees: Full depth of excavation, approximately 24-inches. Backfill with approved, on-site topsoil blended with organic amendment. If on-site topsoils are not approved for use, backfill with approved, imported topsoil blended with organic amendment.
 2. Native Seed: 4-inch depth. Approved, on-site stockpiled topsoil, no amendment.
 3. Planting Beds: 12 inch depth, amended topsoil. Approved, on-site stockpiled topsoil, blended with organic amendment to create planting soil, may be used.
 4. Turf Sod (non-athletic fields): 6 inch depth, amended topsoil. Approved, on-site stockpiled topsoil, blended with organic amendment to create planting soil, may be used.
 5. Turf Sod (athletic fields): 16-inch depth. Imported, pre-blended topsoil with organic amendment (planting soil).
- B. For all applications, if on-site topsoil is unacceptable as determined by Engineer, imported topsoil is required in necessary volumes to achieve specified depths.

2.2 TOPSOIL

- A. Stockpile clean topsoil on the site. Approved, stockpiled topsoils to be prioritized for use at native seed areas and amended (to create planting soil) for use at tree plantings and planting beds, as quantity allows. Following native seed, tree plantings, and planting bed applications, surplus stockpiled topsoil may be amended (to create planting soil) for use at non-athletic fields. Import supplemental topsoil as required to achieve volume necessary for depths indicated. Spread to depth as follows:
 1. Trees: Full depth of excavation, approximately 24-inches. Backfill with approved, on-site topsoil blended with amendment. If on-site topsoils are not approved for use, backfill with approved, imported topsoil blended with amendment.
 2. Native Seed: 4-inch depth. Approved, on-site stockpiled topsoil, no amendment.
 3. Planting Beds: 12 inch depth, amended topsoil. Approved, on-site stockpiled topsoil, amended to create planting soil, may be used.
 4. Turf Sod (non-athletic fields): 6 inch depth, amended topsoil. Approved, on-site stockpiled topsoil, amended to create planting soil, may be used.
 5. Turf Sod (athletic fields): 16-inch depth. Imported, amended topsoil (planting soil).
 6. For all applications, if on-site topsoil is unacceptable as determined by Engineer, imported topsoil is required in necessary volumes to achieve specified depths.
- B. Amended Topsoil:

1. Suggested Local Source: Submit preliminary sample for approval during submittal phase, followed by pre-application verification sample originating no more than two weeks before application. Suggested local source shall be A-1 Organic, Eaton, Colorado or an approved substitution.

2.3 PLANTING SOILS

- A. General: Soil amendments, fertilizers, and rates of application specified in this article are guidelines that may need revision based on testing laboratory's recommendations after preconstruction soil analyses are performed. Amendments, fertilizers and rates of applications shall be adjusted at Engineer's reasonable discretion.
 1. Mix three-quarters (3/4) approved on-site topsoil, or approved imported topsoil if on-site topsoil is not approved, with one-quarter (1/4) compost amendment by volume.
 2. Incorporate fertilizers as recommended by soil analysis and specific to planting application, and only when directed by Engineer.
- B. Planting-Soil Type, for TURF SOD (athletic fields):
 1. Basis-of-Design: Subject to compliance with requirements, provide the following or approved equivalent.
 - a. Golf and Sport Solutions (mfr) Sandy Loam Athletic Field Topsoil.
 2. Apply at 16-inch depth.
- C. Amending in-place topsoil, where indicated and approved by Engineer: 6 cubic yards of organic compost per 1000 s.f. of turf, seed, or planting area.

2.4 CU STRUCTURAL SOIL

- A. CU-Soil® is a proprietary load-bearing growing media material patented by Cornell University and marketed under the registered trademark, CU-Structural Soil®. Media consists of gap-graded gravels which are made up of crushed aggregate, clay loam, and a hydrogel stabilizing agent. The materials can be compacted to meet pavement design loading requirements and allow for sustainable root growth. Product must be obtained through a licensed producer. Licensed vendors may include but are not limited to:
 1. C&C Sand and Stone Co., 2715 Steel Drive, Colorado Springs, CO 80907, Ph: (719) 477-1000.

2.5 ORGANIC SOIL AMENDMENTS (COMPOST)

- A. Compost: Thoroughly rotted, decomposed, stable, weed free organic matter source derived from agricultural, food, or industrial residuals; yard trimmings, or source-separated or mixed solid waste. This product should contain no substances toxic to plants and shall be reasonably free (less than 1 percent by dry weight) of man-made foreign matter. The compost shall possess no objectionable odors and shall not resemble the raw material from which it derived. The compost parameters should be as follows: Well composted, stable, and weed-free organic matter produced by composting feedstock, and bearing USCC's "Seal of Testing Assurance," and as follows:

1. Basis of of Design Product: Subject to compliance with requirements, provide the following, or approved substitution.
 - a. A1-Organics BioComp - Class 1 Compost.
 2. Source materials: Limited to leaves, grass, source-separated food waste, and brewery residuals.
 3. Soluble-Salt Concentration: Less than 4 dS/m.
 4. Moisture Content: 35 to 55 percent by weight.
 5. Organic-Matter Content: Provide percent of dry weight as recommended by soil reports from a qualified testing agency.
 6. Particle Size: Minimum of 98 percent passing through a 1-inch sieve.
 7. Stability: Stable to highly stable, providing nutrients for plant growth.
 8. Maturity/Growth Screening: Demonstrate ability to enhance plant growth
 9. Suggested Local Source: Submit preliminary sample for approval during submittal phase, followed by pre-application verification sample originating no more than two weeks before application. Suggested local source shall be A-1 Organic, Eaton, Colorado or an approved equal.
- B. No Cyanamid compounds will be permitted in mixed fertilizers.
- C. Nutrient Composition: Per soil analysis.
- D. Fertilizer shall conform to applicable State and Federal laws.
- E. Application of fertilizer should follow rates specified by manufacturer using stand application equipment and installed during amendment and soil preparation.

2.6 INORGANIC SOIL AMENDMENTS

- A. Lime: ASTM C 602, agricultural liming material containing a minimum of 80 percent calcium carbonate equivalent and as follows:
1. Class: T, with a minimum of 99 percent passing through a No. 8 sieve and a minimum of 75 percent passing through a No. 60 sieve.
 2. Class: O, with a minimum of 95 percent passing through a No. 8 sieve and a minimum of 55 percent passing through a No. 60 sieve.
 3. Form: Provide lime in form of ground dolomitic limestone.
- B. Sulfur: Granular, biodegradable, and containing a minimum of 90 percent elemental sulfur, with a minimum of 99 percent passing through a No. 6 sieve and a maximum of 10 percent passing through a No. 40 sieve.
- C. Iron Sulfate: Granulated ferrous sulfate containing a minimum of 20 percent iron and 10 percent sulfur.
- D. Perlite: Horticultural perlite, soil amendment grade.
- E. Agricultural Gypsum: Minimum 90 percent calcium sulfate, finely ground with 90 percent passing through a No. 50 sieve.

- 2.7 Sand: Clean, washed, natural or manufactured, free of toxic materials, and according to

ASTM C 33/C 33M.

PART 3 - EXECUTION

3.1 GENERAL

- A. Place planting soil and fertilizers according to requirements in other Specification Sections.
- B. Verify that no foreign or deleterious material or liquid such as paint, paint washout, concrete slurry, concrete layers or chunks, cement, plaster, oils, gasoline, diesel fuel, paint thinner, turpentine, tar, roofing compound, or acid has been deposited in planting soil.
- C. Proceed with placement only after unsatisfactory conditions have been corrected.

3.2 PREPARATION OF UNAMENDED, ON-SITE SOIL BEFORE AMENDING

- A. Excavation: Excavate soil from designated area(s) to a depth of 6 inches and stockpile until amended.
- B. Unacceptable Materials: Clean soil of concrete slurry, concrete layers or chunks, cement, plaster, building debris, oils, gasoline, diesel fuel, paint thinner, turpentine, tar, roofing compound, acid, and other extraneous materials that are harmful to plant growth.
- C. Unsuitable Materials: Clean soil to contain a maximum of 8 percent by dry weight of stones, roots, plants, sod, clay lumps, and pockets of coarse sand.
- D. Screening: Pass unamended soil through a teh following sieve to remove large materials.
 - 1. Planting bed: 3-inch sieve.
 - 2. Non-athletic field turf: 2-inch sieve.
 - 3. Athletic field turf: 1-inch sieve maximum.

3.3 PLACING PLANTING SOIL OVER EXPOSED SUBGRADE

- A. General.
 - 1. For mixing unamended topsoil with amendments on-site: Apply and mix unamended soil with amendments on-site to produce required planting soil.
 - 2. For applying manufactured (pre-mixed) planting soil: Apply manufactured soil on-site in its final, blended condition.
 - 3. Do not apply materials or till if existing soil or subgrade is frozen, muddy, or excessively wet.
- B. Subgrade Preparation: Till subgrade to a minimum depth of 8 inches. Remove stones larger than 2 inches in any dimension and sticks, roots, rubbish, and other extraneous matter and legally dispose of them off Engineer's property.

1. Apply, add soil amendments, and mix approximately half the thickness of unamended soil over prepared, loosened subgrade according to "Mixing" Paragraph below. Mix thoroughly into top 4 inches of subgrade. Spread remainder of planting soil.
 - C. Application, for mixing unamended topsoil with amendments on-site.
 1. Mixing: Spread unamended soil to total depth indicated on Drawings or herein for application, but not less than required to meet finish grades after mixing with amendments and natural settlement. Do not spread if soil or subgrade is frozen, muddy, or excessively wet.
 - a. Amendments: Apply soil amendments, except compost, and fertilizer, if required, evenly on surface, and thoroughly blend them with unamended soil to produce planting soil.
 - 1) Mix lime sulfur with dry soil before mixing fertilizer.
 - 2) Mix fertilizer with planting soil no more than seven days before planting.
 - D. Application, for applying manufactured (pre-mixed) planting soil.
 1. Apply approximately half the thickness of planting soil over prepared, loosened subgrade. Mix thoroughly into top 4 inches of subgrade. Spread remainder of planting soil.
 - E. Lifts: Apply in lifts not exceeding 8 inches in loose depth for material compacted by compaction equipment, and not more than 6 inches in loose depth for material compacted by hand-operated tampers.
 - F. Compaction: Compact each blended lift of planting soil to 75 to 82 percent of maximum Standard Proctor density according to ASTM D 698 and tested in-place except where a different compaction value is indicated on Drawings.
 - G. Finish Grading: Grade planting soil to a smooth, uniform surface plane with loose, uniformly fine texture. Roll and rake, remove ridges, and fill depressions to meet finish grades.
- 3.4 APPLYING COMPOST TO SURFACE OF PLANTING SOIL
- A. Application: Apply compost component of planting-soil mix, at rate as indicated herein, to surface of in-place planting soil. Do not apply materials or till if existing soil or subgrade is frozen, muddy, or excessively wet.
 - B. Finish Grading: Grade surface to a smooth, uniform surface plane with loose, uniformly fine texture. Roll and rake, remove ridges, and fill depressions to meet finish grades.
- 3.5 FIELD QUALITY CONTROL
- A. Testing Agency: a qualified testing agency to perform tests and inspections.
 - B. Perform the following tests and inspections:

1. Compaction: Test planting-soil compaction after placing each lift and at completion using a densitometer or soil-compaction meter calibrated to a reference test value based on laboratory testing according to ASTM D 698. Space tests at no less than one for each 2000 sq. ft. of in-place soil or part thereof.
- C. Soil will be considered defective if it does not pass tests and inspections.
 - D. Prepare test and inspection reports.
 - E. Label each sample and test report with the date, location keyed to a site plan or other location system, visible conditions when and where sample was taken, and sampling depth.
 - F. If planting soil or subgrade is overcompacted, disturbed, or contaminated by foreign or deleterious materials or liquids, remove the planting soil and contamination; restore the subgrade as directed by Landscape Architect and replace contaminated planting soil with new planting soil.
 - G. Upon completion of soil preparation work, the Contractor shall guaranty that no rock, concrete, construction materials or other rubble lie within the prepared areas, whether on the surface or below grade.
 - H. Contractor shall also guaranty against settlement of one full year after initial acceptance. Any corrections required to meet this specification, including repair/replacement of seed or sod shall be at the contractors' expense.

3.6 PROTECTION

- A. Protection Zone: Identify protection zones according to Section 015639 "Temporary Tree and Plant Protection."
- B. Protect areas of in-place soil from additional compaction, disturbance, and contamination. Prohibit the following practices within these areas except as required to perform planting operations:
 1. Storage of construction materials, debris, or excavated material.
 2. Parking vehicles or equipment.
 3. Vehicle traffic.
 4. Foot traffic.
 5. Erection of sheds or structures.
 6. Impoundment of water.
 7. Excavation or other digging unless otherwise indicated.

3.7 CLEANING

- A. Protect areas adjacent to planting-soil preparation and placement areas from contamination. Keep adjacent paving and construction clean and work area in an orderly condition.
- B. Remove surplus soil and waste material including excess subsoil, unsuitable materials, trash, and debris and legally dispose of them off Engineer's property unless otherwise indicated.

3.8 MAINTENANCE PERIOD

- A. Maintenance period: Shall begin immediately after site preparation of each area and shall continue in accordance with the following requirements:
 - 1. Protect prepared areas from erosion and traffic
 - 2. Repair and reestablish grades and reapply soil amendments in settled, eroded and disturbed areas to specified tolerances and requirements until final acceptance.
- B. Final Acceptance: Notify the Engineer for review and acceptance of soil preparation and fine grading prior to seeding or sodding.

END OF SECTION

NOTE: The specifications are provided for convenience only. It is the responsibility of the consultant (user) to edit to meet the requirements of the Project and all applicable codes. The Town is not responsible for errors, omissions, or regulatory non-conformance as a result of the use of these specifications.

SECTION 329200 - TURF AND GRASSES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Section Includes:
 - 1. Hydroseeding.
 - 2. Turfgrass sodding.
 - 3. Native Seeding.
 - 4. Turf renovation.
 - 5. Turf Maintenance.
 - 6. Erosion-control material(s).
- B. Related Requirements:
 - 1. Section 329113 "Soil Preparation" for fertilizers.
 - 2. Section 329300 "Plants" for trees, shrubs, ground covers, and other plants as well as border edgings and mow strips.
 - 3. Turfgrass Producer's International (TPI) "Guideline Specifications to Turfgrass Sodding."

1.3 DEFINITIONS

- A. Engineer: Town of Parker, acting directly or through its duly authorized representatives, who is responsible for the engineering supervision of the construction.
- B. Finish Grade: Elevation of finished surface of planting soil.
- C. Pesticide: A substance or mixture intended for preventing, destroying, repelling, or mitigating a pest. Pesticides include insecticides, miticides, herbicides, fungicides, rodenticides, and molluscicides. They also include substances or mixtures intended for use as a plant regulator, defoliant, or desiccant.
- D. Pests: Living organisms that occur where they are not desired or that cause damage to plants, animals, or people. Pests include insects, mites, grubs, mollusks (snails and slugs), rodents (gophers, moles, and mice), unwanted plants (weeds), fungi, bacteria, and viruses.

- E. Planting Soil: Existing, on-site soil; imported soil; or manufactured soil that has been modified with soil amendments and perhaps fertilizers to produce a soil mixture best for plant growth. See Section 329113 "Soil Preparation" and drawing designations for planting soils.
- F. Subgrade: The surface or elevation of subsoil remaining after excavation is complete, or the top surface of a fill or backfill before planting soil is placed.

1.4 PREINSTALLATION MEETINGS

- A. Preinstallation Conference: Conduct conference at Project site.
 - 1. Review the Project site and document initial conditions with written description, photographs, and/or videos. Verify areas of restoration, if any.
 - 2. Conduct a Final Completion review at Project end to verify conformity with specifications and restoration responsibilities, including temporary repairs to maintain an active irrigation system.

1.5 INFORMATIONAL SUBMITTALS

- A. Certification of Seed: From seed vendor for each turf or native grass-seed monostand or mixture, or perennial/wildflower, stating the botanical and common name, percentage by weight of each species and variety, and percentage of purity, germination, and weed seed. Include the year of production and date of packaging.
 - 1. Include identification of source and name and telephone number of supplier.
 - 2. Include proposed seeding schedule and locations for each type of seed.
- B. Bag Tags: If requested by Engineer or Landscape Architect, provide bag tags prior to or following installation.

1.6 QUALITY ASSURANCE

- A. Installer Qualifications: A qualified landscape installer whose work has resulted in successful turf sod and turf or native seed establishment.
 - 1. Professional Membership: Installer shall be a member in good standing of either the National Association of Landscape Professionals or AmericanHort.
 - 2. Experience: Five years' experience in turf installation in addition to requirements in Section 014000 "Quality Requirements."
 - 3. Installer's Field Supervision: Require Installer to maintain an experienced full-time supervisor on Project site when work is in progress.
 - 4. Personnel Certifications: Installer's field supervisor shall have certification in one of the following categories from the National Association of Landscape Professionals:
 - a. Landscape Industry Certified Technician - Exterior.
 - b. Landscape Industry Certified Lawn Care Manager.
 - c. Landscape Industry Certified Lawn Care Technician.
 - 5. Pesticide Applicator: State licensed, commercial.

1.7 DELIVERY, STORAGE, AND HANDLING

- A. Seed and Other Packaged Materials: Deliver packaged materials in original, unopened containers showing weight, certified analysis, name and address of manufacturer, and indication of compliance with state and Federal laws, as applicable.
- B. Sod: Harvest, deliver, store, and handle sod according to requirements in "Specifications for Turfgrass Sod Materials" and "Specifications for Turfgrass Sod Transplanting and Installation" sections in TPI's "Guideline Specifications to Turfgrass Sodding." Deliver sod within 24 hours of harvesting and in time for planting promptly. Protect sod from breakage and drying.
- C. Bulk Materials:
 - 1. Do not dump or store bulk materials near structures, utilities, walkways and pavements, or on existing turf areas or plants.
 - 2. Provide erosion-control measures to prevent erosion or displacement of bulk materials; discharge of soil-bearing water runoff; and airborne dust reaching adjacent properties, water conveyance systems, or walkways.
 - 3. Accompany each delivery of bulk materials with appropriate certificates.

1.8 FIELD CONDITIONS

- A. Planting Restrictions: Plant during one of the following periods. Coordinate planting periods with initial maintenance periods to provide required maintenance from date of Substantial Completion.
 - 1. Sod
 - a. Spring Planting: After April 15.
 - b. Fall Planting: Before November 01.
 - c. Adjust for weather limitations, freezing conditions and availability of turfgrass sod.
 - 2. Native Seed
 - a. Spring Planting: April 1 - June 15.
 - b. Fall Planting: September 01 - October 15.
 - c. Adjust for weather conditions, freezing conditions, or as ground condition allows for drill seed penetration.
 - 3. Turfgrass Seeding: April 1 - September 15.
 - a. Adjust for weather conditions and freezing conditions.
- B. Weather Limitations: Proceed with planting only when existing and forecasted weather conditions permit planting to be performed when beneficial and optimum results may be obtained. Apply products during favorable weather conditions according to manufacturer's written instructions.
 - 1. No sodding shall take place when site is wet, or during freezing temperatures.

PART 2 - PRODUCTS

2.1 TURFGRASS SOD

- A. Turfgrass Sod: Certified, complying with "Specifications for Turfgrass Sod Materials" in TPI's "Guideline Specifications to Turfgrass Sodding." Furnish viable sod of uniform density, color, and texture that is strongly rooted and capable of vigorous growth and development when planted.
- B. Sod shall be a healthy, thick turf having undergone a program of regular fertilization, mowing and weed control; free of objectionable weeds; uniform in green color, leaf texture and density; healthy, vigorous, strongly implanted root system; inspected and found free of disease, nematodes, pests and pest larvae. Each piece of sod shall be of a sandy loam that will not break, crumble or tear during installation.
- C. Turfgrass Species: Sod of grass species as follows, Colorado grown, a minimum of three cultivars per mix, with not less than 85 percent germination, not less than 95 percent pure seed, and not more than 0.5 percent weed seed:
 - 1. Full Sun: 100% Kentucky Bluegrass (*Poa pratensis*).
 - 2. Partial Shade: 100% shade-tolerant Kentucky Bluegrass (*Poa pratensis*).
 - 3. Shade: 100% Red fescue (*Festuca rubra*).

2.2 NATIVE SEED

- A. Seed furnished shall be free from noxious weed seeds. Seed which has become wet, moldy, or otherwise damaged in transit or in storage will not be acceptable. The seed shall have a minimum germination and maximum purity of ninety (90%) percent. Seed shall not exceed .1% weed content.
- B. Native Seed: Fresh, clean, dry new seed, of mixed native species as follows:
 - 1. Provide species as informed by soil analysis per specification section 329113 Soil Preparation and recommended by Design Team.
 - 2. Species mix should be informed by indigenous, desirable species of existing or adjacent sites, as acceptable to Engineer.
- C. All seed shall be furnished in bags or containers clearly labeled top include:
 - 1. Name and address of the supplier
 - 2. Seed name
 - 3. Lot number
 - 4. Net weight.
 - 5. Percent of weed seed content.
 - 6. Guaranteed percentage of purity and germination.

2.3 MULCHES

A. Mulch for Hydroseeding.

1. Fiber Mulch: Biodegradable, dyed-wood, cellulose-fiber mulch; nontoxic and free of plant-growth or germination inhibitors; with a maximum moisture content of 15 percent and a pH range of 4.5 to 6.5.
2. Nonasphaltic Tackifier: Colloidal tackifier recommended by fiber-mulch manufacturer for slurry application; nontoxic and free of plant-growth or germination inhibitors.

2.4 EROSION-CONTROL MATERIALS

- A. Erosion-Control Blankets: Biodegradable wood excelsior, straw, or coconut-fiber mat enclosed in a photodegradable plastic mesh. Include manufacturer's recommended steel wire staples, 6 inches long.
- B. Erosion-Control Fiber Mesh: Biodegradable burlap or spun-coir mesh, a minimum of Machine-printed, permanent, with 50 to 65 percent open area. Include manufacturer's recommended steel wire staples, 6 inches long.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine areas to be planted for compliance with requirements and other conditions affecting installation and performance of the Work.
 1. Sodding shall not begin until adjacent site improvements and pavements are substantially complete. No trucking or moving of equipment or materials will be permitted upon completed sodded areas.
 2. Verify that no foreign or deleterious material or liquid such as paint, paint washout, concrete slurry, concrete layers or chunks, cement, plaster, oils, gasoline, diesel fuel, paint thinner, turpentine, tar, roofing compound, or acid has been deposited in soil within a planting area.
 3. Suspend planting operations during periods of excessive soil moisture until the moisture content reaches acceptable levels to attain the required results.
 4. Any areas that have been prepared and approved for sodding, that cannot be immediately sodded due to weather, or other unforeseen conditions are subject to re-inspection and acceptance by the Owner Representative. The Contractor shall notify the Owner Representative of his intent to sod following delays because of weather, allowing the Owner Representative sufficient time to inspect and approve the prepared areas. Any areas that in the opinion of the Owner Representative require re-grading or additional soil preparation because of wind and water erosion, or require additional tillage because of compaction, shall be done at the Contractors expense.
 5. Uniformly moisten excessively dry soil that is not workable or which is dusty.
- B. Proceed with installation only after unsatisfactory conditions have been corrected.

- C. If contamination by foreign or deleterious material or liquid is present in soil within a planting area, remove the soil and contamination as directed by Engineer and replace with new planting soil.

3.2 PREPARATION

- A. Protect structures; utilities; sidewalks; pavements; and other facilities, trees, shrubs, and plantings from damage caused by planting operations.
 - 1. Protect adjacent and adjoining areas from hydroseeding and hydromulching overspray.
 - 2. Protect grade stakes set by others until directed to remove them.
- B. Install erosion-control measures to prevent erosion or displacement of soils and discharge of soil-bearing water runoff or airborne dust to adjacent properties and walkways.

3.3 TURF AREA PREPARATION

- A. General: Prepare planting area for soil placement and mix planting soil according to Section 329113 "Soil Preparation".
- B. Placing Planting Soil: Place and mix planting soil in place over exposed subgrade.
 - 1. Reduce elevation of planting soil to allow for soil thickness of sod.
- C. Moisten prepared area before planting if soil is dry. Water thoroughly and allow surface to dry before planting. Do not create muddy soil.
- D. Before planting, obtain Engineer's acceptance of finish grading; restore planting areas if eroded or otherwise disturbed after finish grading.

3.4 PREPARATION FOR EROSION-CONTROL MATERIALS

- A. Prepare area as specified in "Turf Area Preparation" Article.
- B. For erosion-control blanket or mesh, install from top of slope, working downward, and as recommended by material manufacturer for site conditions. Fasten as recommended by material manufacturer.
- C. Moisten prepared area before planting if surface is dry. Water thoroughly and allow surface to dry before planting. Do not create muddy soil.

3.5 HYDROSEEDING

- A. Hydroseeding: Mix specified seed, and fiber mulch in water, using equipment specifically designed for hydroseed application. Continue mixing until uniformly blended into homogeneous slurry suitable for hydraulic application.
 - 1. Mix slurry with fiber-mulch manufacturer's recommended tackifier.

2. Spray-apply slurry uniformly to all areas to be seeded in a one-step process. Apply slurry at a rate so that mulch component is deposited at not less than 1500-lb/acre dry weight, and seed component is deposited at not less than the specified seed-sowing rate.

3.6 TURFGRASS SODDING

- A. Lay sod within 24 hours of harvesting unless a suitable preservation method is accepted by Engineer prior to delivery time. Do not lay sod if dormant or if ground is frozen or muddy.
- B. Lay sod to form a solid mass with tightly fitted joints. Butt ends and sides of sod; do not stretch or overlap. Stagger sod strips or pads to offset joints in adjacent courses. Avoid damage to soil or sod during installation. Tamp and roll lightly to ensure contact with soil, eliminate air pockets, and form a smooth surface. Work sifted soil or fine sand into minor cracks between pieces of sod; remove excess to avoid smothering sod and adjacent grass.
 1. Lay sod across slopes exceeding 1:3.
 2. Anchor sod on slopes exceeding 1:6 with wood pegs spaced as recommended by sod manufacturer but not less than two anchors per sod strip to prevent slippage.
- C. Saturate sod with fine water spray within two hours of planting. During first week after planting, water daily or more frequently as necessary to maintain moist soil to a minimum depth of 1-1/2 inches below sod.

3.7 TURF RENOVATION

- A. Renovate existing turf where indicated.
- B. Renovate turf damaged by Contractor's operations, such as storage of materials or equipment and movement of vehicles.
 1. Reestablish turf where settlement or washouts occur or where minor regrading is required.
 2. Install new planting soil as required.
- C. Remove sod and vegetation from diseased or unsatisfactory turf areas; do not bury in soil.
- D. Remove topsoil containing foreign materials, such as oil drippings, fuel spills, stones, gravel, and other construction materials resulting from Contractor's operations, and replace with new planting soil.
- E. Mow, dethatch, core aerate, and rake existing turf.
- F. Remove weeds before seeding. Where weeds are extensive, apply selective herbicides as required. Do not use pre-emergence herbicides.
- G. Remove waste and foreign materials, including weeds, soil cores, grass, vegetation, and turf, and legally dispose of them off Owner's property.
- H. Till stripped, bare, and compacted areas thoroughly to a soil depth of 6 inches.
- I. Apply soil amendments and initial fertilizer required for establishing new turf and mix thoroughly into top 4 inches of existing soil. Install new planting soil to fill low spots and meet finish grades.

1. Soil Amendment(s): Provide soil amendments according to requirements of Section 329113 "Soil Preparation".
 2. Initial Fertilizer: applied according to manufacturer's recommendations.
- J. Apply seed or sod, as indicated on the Drawings or herein.
- K. Protect seed with as required with mulch or erosion control blankets, as specified herein.
- L. Water newly planted areas and keep moist until new turf is established.

3.8 TURF MAINTENANCE

- A. General: Maintain and establish turf by watering, fertilizing, weeding, mowing, trimming, replanting, and performing other operations as required to establish healthy, viable turf. Roll, regrade, and replant bare or eroded areas and remulch to produce a uniformly smooth turf. Provide materials and installation the same as those used in the original installation.
1. Fill in as necessary soil subsidence that may occur because of settling or other processes. Replace materials and turf damaged or lost in areas of subsidence.
 2. In areas where mulch has been disturbed by wind or maintenance operations, add new mulch and anchor as required to prevent displacement.
 3. Apply treatments as required to keep turf and soil free of pests and pathogens or disease. Use integrated pest management practices whenever possible to minimize the use of pesticides and reduce hazards.
- B. Watering: Install and maintain temporary piping, hoses, and turf-watering equipment to convey water from sources and to keep turf uniformly moist to a depth of 4 inches.
1. Schedule watering to prevent wilting, puddling, erosion, and displacement of seed or mulch. Lay out temporary watering system to avoid walking over muddy or newly planted areas.
 2. Water turf with fine spray at a minimum rate of 1 inch per week unless rainfall precipitation is adequate.
- C. Reduce watering to allow for mowing of turf without rutting of soil. Mow turf as soon as top growth is tall enough to cut. Repeat mowing to maintain specified height without cutting more than one-third of grass height. Remove no more than one-third of grass-leaf growth in initial or subsequent mowings. Do not delay mowing until grass blades bend over and become matted. Do not mow when grass is wet. Schedule initial and subsequent mowings to maintain the following grass height:
1. Mow Kentucky bluegrass to a height of 1-1/2 to 2 inches.

3.9 SATISFACTORY TURF

- A. Turf installations shall meet the following criteria, as determined to be acceptable by Engineer:
1. Satisfactory Sodded Turf: At end of maintenance period, a healthy, well-rooted, even-colored, viable turf has been established, free of weeds, open joints, bare areas, and surface irregularities.

- B. Use specified materials to reestablish turf that does not comply with requirements, and continue maintenance until turf is satisfactory.

3.10 NATIVE SEED

- A. All seed is to be drilled. Drill at one-quarter (1/4) inch to one-half (1/2) inch into the soil at the specified pure live seed (PLS) per acre rate with a mechanical grass drill with depth bands and an agitator in the seed box.
- B. Rows shall be spaced not more than seven (7) inches apart.
- C. Drill one-half (1/2) of the required PLS per acre in one compass direction, and then drill the remaining half of the required PLS per acre in a direction ninety degrees (90°) to the first half.
- D. Areas which are too constrained to accommodate drill seeding equipment may be broadcast by hand. Apply at twice the rate of required PLS per acre used for drill seed operation.
- E. Protect seeded areas from hot, dry weather or drying winds by applying ydromulch within 24 hours after completing seeding operations. Do not apply excessive mulch which will lead to diminished germination.
 - 1. Apply hydromulch in accordance with Hydroseeding specifications herein, omitting seed from mix.
 - 2. Water newly planted areas and keep moist until seed is established.

3.11 NATIVE SEED MAINTENANCE

- A. Maintain and establish seed by watering, weeding, mowing, trimming, replanting, and performing other operations as required to establish a healthy, viable seed. Roll, regrade, and replant bare or eroded areas and remulch. Provide materials and installation the same as those used in the original installation.
 - 1. Fill in as necessary soil subsidence that may occur because of settling or other processes. Replace materials and seed damaged or lost in areas of subsidence.
 - 2. In areas where mulch has been disturbed by wind or maintenance operations, add new mulch and anchor as required to prevent displacement.
- B. Pest Maintenance: Apply treatments as required to keep seed and soil free of pests and pathogens or disease.
 - a. Use integrated pest management practices whenever possible to minimize the use of pesticides and reduce hazards.
 - b. Use chemical pesticide treatments when necessary and only upon approval of the Owner.
- C. Weed Control: Control noxious weed growth on the site during the construction period and until the Final Acceptance.

1. Control weeds by manual removal or spot application of herbicides which have been approved by the Owner. Apply detailed applications of only the targeted weed species by wand or wick with a backpack applicator. No herbicides shall be permitted for general application (broadcast) during a time when it would cause detrimental impact to germination or establishment of the seeded grasses.
 2. Herbicides or other chemicals, if required, shall be applied using well-maintained spraying equipment by individuals appropriately licensed by the State of Colorado for such applications. Herbicide application shall be conducted by trained weed control personnel who also can recognize the targeted weed species.
 3. Herbicides and other chemicals shall not be applied during periods when wind or other physical conditions cause the herbicides or chemicals to be transported a distance of more than five (5) feet from the immediate area where they are being placed.
 4. All herbicides shall be applied at a rate and strength, and by the method recommended by the manufacturer of the product being used.
 5. Failure to properly apply herbicides (spot treatment) and the loss of native seed species, shall result in Contractor reinstalling seed at no cost to the Owner.
- D. Watering: Install and maintain temporary piping, hoses, and seed-watering equipment to convey water from sources and to keep seed uniformly moist.
1. Schedule watering to prevent wilting, puddling, erosion, and displacement of seed or mulch. Lay out temporary watering system to avoid walking over muddy or newly planted areas.
 2. Water seed with fine spray at a minimum rate of 1/2 inch per week for eight weeks after planting unless rainfall precipitation is adequate.

3.12 CLEANUP AND PROTECTION

- A. Promptly remove soil and debris created by turf work from paved areas. Clean wheels of vehicles before leaving site to avoid tracking soil onto roads, walks, or other paved areas.
- B. Remove surplus soil and waste material, including excess subsoil, unsuitable soil, trash, and debris, and legally dispose of them off Owner's property.
- C. Erect temporary fencing or barricades and warning signs as required to protect newly planted areas from traffic. Maintain fencing and barricades throughout initial maintenance period and remove after plantings are established.
- D. Remove nondegradable erosion-control measures after grass establishment period.

3.13 INSPECTION AND ACCEPTANCE

- A. Coordinate inspection and observation at specified points within the work. Provide 48 hours notice of inspections and observation. Inspection will include, but are not limited to:
 1. Prior to seeding and start-up, including visual observation of seed bags, on site, prior to loading the seeder.
 2. Substantial Completion Inspection: When seeding and mulching are complete, notify Owner and request a "Substantial Completion Inspection" for approval, to begin the Warranty Period. Reseed any areas that require additional seeding, including but not limited to washout areas, and areas tracked by construction vehicles.

- a. Reseed within 14 calendar days of Inspection.
 - 1) Comply with seeding requirements in this Section.
 - 2) The Contractor may reseed at a later date upon Owner's written approval.
 - b. Continue to maintain areas until they pass seed germination inspection.
3. Seed Progress Inspection: Conduct germination inspection at approximately mid-way through the maintenance period and within the allowed seeding period. Notify the Owner and request a "Seed Progress Inspection" for approval in order to identify areas of reseeding. Reseed and mulch any areas determined by the Owner to be lacking germination. Provide weed control manually or by chemical herbicide treatment as necessary and approved by Owner. Progress approval and the requirement to reseed areas will be as follows:
- a. If any seeded areas contain more than five percent weeds.
 - b. If any areas greater than 12 inches in diameter show no viable growth plants.
 - c. All washouts or areas tracked by construction vehicles.
 - d. Reseed within 14 calendar days of Inspection.
 - 1) Comply with seeding requirements in this Section.
 - 2) The Contractor may reseed at a later date upon Owner's written approval.
 - e. Continue to maintain areas until they pass seed germination inspection.
4. Final Seeding Inspection: At the conclusion of the warranty/maintenance period, notify Owner and request a "Final Seeding Inspection." Reseed any areas that require additional seeding. Final Seeding Inspection approval and the requirement to reseed are as follows:
- a. If any seeded areas contain more than five percent weeds.
 - b. If any areas greater than 12 inches in diameter show no viable growth plants.
 - c. Reseed within 14 calendar days of Inspection.
 - 1) Comply with seeding requirements in this Section.
 - 2) The Contractor may reseed at a later date upon Owner's written approval.
 - d. Continue to maintain areas until they pass seed germination inspection.

END OF SECTION

NOTE: The specifications are provided for convenience only. It is the responsibility of the consultant (user) to edit to meet the requirements of the Project and all applicable codes. The Town is not responsible for errors, omissions, or regulatory non-conformance as a result of the use of these specifications.

SECTION 329300 - PLANTS

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Section Includes:

- 1. Plants.
 - 2. Mulch.
 - 3. Tree stabilization.
 - 4. Landscape edgings.
 - 5. Weed-control barrier fabric.

- B. Related Requirements:

- 1. Section 015639 "Temporary Tree and Plant Protection" for protecting, trimming, pruning, repairing, and replacing existing trees to remain that interfere with, or are affected by, execution of the Work.
 - 2. Section 329200 "Turf and Grasses" for turf (lawn) and meadow planting, hydroseeding, and erosion-control materials.

1.3 DEFINITIONS

- A. Engineer: Town of Parker, acting directly or through its duly authorized representatives, who is responsible for the engineering supervision of the construction.
- B. Backfill: The earth used to replace or the act of replacing earth in an excavation.
- C. Balled and Burlapped Stock: Plants dug with firm, natural balls of earth in which they were grown, with a ball size not less than diameter and depth recommended by ANSI Z60.1 for type and size of plant required; wrapped with burlap, tied, rigidly supported, and drum laced with twine with the root flare visible at the surface of the ball as recommended by ANSI Z60.1.
- D. Container-Grown Stock: Healthy, vigorous, well-rooted plants grown in a container, with a well-established root system reaching sides of container and maintaining a firm ball when removed from container. Container shall be rigid enough to hold ball shape and protect root mass during shipping and be sized according to ANSI Z60.1 for type and size of plant required.
- E. Finish Grade: Elevation of finished surface of planting soil.

- F. Pesticide: A substance or mixture intended for preventing, destroying, repelling, or mitigating a pest. Pesticides include insecticides, miticides, herbicides, fungicides, rodenticides, and molluscicides. They also include substances or mixtures intended for use as a plant regulator, defoliant, or desiccant. Some sources classify herbicides separately from pesticides.
- G. Pests: Living organisms that occur where they are not desired or that cause damage to plants, animals, or people. Pests include insects, mites, grubs, mollusks (snails and slugs), rodents (gophers, moles, and mice), unwanted plants (weeds), fungi, bacteria, and viruses.
- H. Planting Area: Areas to be planted.
- I. Planting Soil: Existing, on-site soil; imported soil; or manufactured soil that has been modified with soil amendments and perhaps fertilizers to produce a soil mixture best for plant growth. See Section 329113 "Soil Preparation" for drawing designations for planting soils.
- J. Plant; Plants; Plant Material: These terms refer to vegetation in general, including trees, shrubs, vines, ground covers, ornamental grasses, bulbs, corms, tubers, or herbaceous vegetation.
- K. Root Flare: Also called "trunk flare." The area at the base of the plant's stem or trunk where the stem or trunk broadens to form roots; the area of transition between the root system and the stem or trunk.
- L. Stem Girdling Roots: Roots that encircle the stems (trunks) of trees below the soil surface.
- M. Subgrade: The surface or elevation of subsoil remaining after excavation is complete, or the top surface of a fill or backfill before planting soil is placed.

1.4 COORDINATION

- A. Coordination with Turf Areas (Lawns): Plant trees, shrubs, and other plants after finish grades are established and before planting turf areas unless otherwise indicated.
 - 1. When planting trees, shrubs, and other plants after planting turf areas, protect turf areas, and promptly repair damage caused by planting operations.

1.5 ACTION SUBMITTALS

- A. Product Data: For each type of product.
 - 1. Plant Materials: Include quantities, sizes, quality, and sources for plant materials.
 - 2. Mulch.
 - 3. Tree-stabilization materials.
 - 4. Landscape edgings.
 - 5. Weed-control barrier fabric.

1.6 INFORMATIONAL SUBMITTALS

- A. Pesticides and Herbicides: Product label and manufacturer's application instructions specific to Project.

1.7 CLOSEOUT SUBMITTALS

- A. Maintenance Data: Recommended procedures to be established by Engineer for maintenance of plants during a calendar year. Submit before expiration of required maintenance periods.

1.8 QUALITY ASSURANCE

- A. Provide quality, size, genus, species, and variety of plants indicated, complying with applicable requirements in ANSI Z60.1.
 - 1. Selection of plants is made by Landscape Architect and Owner, who tags plants at their place of growth before they are prepared for transplanting.
 - 2. Engineer will inspect all plants upon delivery to site and reserves the right to reject material the does not comply with requirements herein.

1.9 DELIVERY, STORAGE, AND HANDLING

- A. Packaged Materials: Deliver packaged materials in original, unopened containers showing weight, certified analysis, name and address of manufacturer, and indication of compliance with state and Federal laws if applicable.
- B. Bulk Materials:
 - 1. Do not dump or store bulk materials near structures, utilities, walkways and pavements, or on existing turf areas or plants.
 - 2. Provide erosion-control measures to prevent erosion or displacement of bulk materials; discharge of soil-bearing water runoff; and airborne dust reaching adjacent properties, water conveyance systems, or walkways.
 - 3. Accompany each delivery of bulk materials with appropriate certificates.
- C. Deliver bare-root stock plants within 24 hours of digging. Immediately after digging up bare-root stock, pack root system in wet straw, hay, or other suitable material to keep root system moist until planting. Transport in covered, temperature-controlled vehicles, and keep plants cool and protected from sun and wind at all times.
- D. Do not prune trees and shrubs before delivery. Protect bark, branches, and root systems from sun scald, drying, wind burn, sweating, whipping, and other handling and tying damage. Do not bend or bind-tie trees or shrubs in such a manner as to destroy their natural shape. Provide protective covering of plants during shipping and delivery. Do not drop plants during delivery and handling.
- E. Handle planting stock by root ball.
- F. Store bulbs, corms, and tubers in a dry place at 60 to 65 deg F until planting.
- G. Apply antidesiccant to trees and shrubs using power spray to provide an adequate film over trunks (before wrapping), branches, stems, twigs, and foliage to protect during digging, handling, and transportation.
 - 1. Engineer to review and approve applications prior to performance of work.

2. If deciduous trees or shrubs are moved in full leaf, spray with antidesiccant at nursery before moving and again two weeks after planting.
- H. Wrap trees and shrubs with burlap fabric over trunks, branches, stems, twigs, and foliage to protect from wind and other damage during digging, handling, and transportation.
- I. Deliver plants after preparations for planting have been completed, and install immediately. If planting is delayed more than six hours after delivery, set plants and trees in their appropriate aspect (sun, filtered sun, or shade), protect from weather and mechanical damage, and keep roots moist.
 1. Set balled stock on ground and cover ball with wood mulch, or other acceptable material.
 2. Do not remove container-grown stock from containers before time of planting.
 3. Water root systems of plants stored on-site deeply and thoroughly with a fine-mist spray. Water as often as necessary to maintain root systems in a moist, but not overly wet condition.

1.10 FIELD CONDITIONS

- A. Field Measurements: Verify actual grade elevations, service and utility locations, irrigation system components, and dimensions of plantings and construction contiguous with new plantings by field measurements before proceeding with planting work.
- B. Planting Restrictions: Plant during one of the following periods. Coordinate planting periods with maintenance periods to provide required maintenance from date of Substantial Completion.
 1. Spring Planting: From March 15 to June 15.
 2. Fall Planting: From September 01 to October 15.
 3. Planting outside the noted Spring and Fall timeframes may be acceptable, when requested and approved by Engineer. Warranty shall still apply.
- C. Weather Limitations: Proceed with planting only when existing and forecasted weather conditions permit planting to be performed when beneficial and optimum results may be obtained. Apply products during favorable weather conditions according to manufacturer's written instructions and warranty requirements.

1.11 WARRANTY

- A. Special Warranty: Installer agrees to repair or replace plantings and accessories that fail in materials, workmanship, or growth within specified warranty period.
 1. Failures include, but are not limited to, the following:
 - a. Death and unsatisfactory growth, except for defects resulting from abuse, lack of adequate maintenance, or neglect by Owner.
 - b. Structural failures including plantings falling or blowing over.
 - c. Faulty performance of tree stabilization.
 2. Warranty Periods: From date of Substantial Completion.
 - a. Trees, Shrubs, Vines, and Ornamental Grasses: 24 months.
 - b. Ground Covers, Biennials, Perennials, and Other Plants: 24 months.
 - c. Annuals: Three months.

3. Include the following remedial actions as a minimum:
 - a. Immediately remove dead plants and replace unless required to plant in the succeeding planting season.
 - b. Replace plants that are more than 25 percent dead or in an unhealthy condition at end of warranty period.
 - c. A limit of one replacement of each plant is required except for losses or replacements due to failure to comply with requirements.
 - d. Provide extended warranty for period equal to original warranty period, for replaced plant material.

PART 2 - PRODUCTS

2.1 PLANT MATERIAL

- A. General: Furnish nursery-grown plants true to genus, species, variety, cultivar, stem form, shearing, and other features indicated in Plant List, Plant Schedule, or Plant Legend indicated on Drawings and complying with ANSI Z60.1; and with healthy root systems developed by transplanting or root pruning. Provide well-shaped, fully branched, healthy, vigorous stock, densely foliated when in leaf and free of disease, pests, eggs, larvae, and defects such as knots, sun scald, injuries, abrasions, and disfigurement.
 1. Trees with damaged, crooked, or multiple leaders; tight vertical branches where bark is squeezed between two branches or between branch and trunk ("included bark"); crossing trunks; cut-off limbs more than 3/4 inch in diameter; or with stem girdling roots are unacceptable.
 2. Collected Stock: Do not use plants harvested from the wild, from native stands, from an established landscape planting, or not grown in a nursery unless otherwise indicated.
- B. Provide plants of sizes, grades, and ball or container sizes complying with ANSI Z60.1 for types and form of plants required. Plants of a larger size may be used if acceptable to Landscape Architect, with a proportionate increase in size of roots or balls.
- C. Labeling: Label at least one plant of each variety, size, and caliper with a securely attached, waterproof tag bearing legible designation of common name and full scientific name, including genus and species. Include nomenclature for hybrid, variety, or cultivar, if applicable for the plant.
- D. If formal arrangements or consecutive order of plants is indicated on Drawings, select stock for uniform height and spread, and number the labels to assure symmetry in planting.

2.2 MULCHES

- A. Organic Mulch: Free from deleterious materials and suitable as a top dressing of trees and shrubs, consisting of one of the following:
 1. Type: Ground or shredded Cedar or hardwood bark, unless otherwise indicated on the Drawings.
 2. Depth: 4 inches.
 3. Color: Natural.
 4. Locations:

- a. Continuous layer at plant beds, held 6-inches clear of the crown of herbaceous plants and root flares of woody plants.
- b. Trees within turf area. A circular mulch ring, a minimum 36-inch diameter or a diameter 12-inches beyond rootball, whichever is greater, from the center of trunk.

2.3 TREE-STABILIZATION MATERIALS

A. Trunk-Stabilization Materials:

1. Upright and Guy Stakes: Rough-sawn, sound, new hardwood lodgepole, free of knots, holes, cross grain, and other defects, 2-by-2-inch nominal by length indicated, pointed at one end.

2.4 LANDSCAPE EDGINGS

A. Steel Edging: Commercial-grade steel edging, fabricated in sections of standard lengths, with loops stamped from or welded to face of sections to receive stakes.

1. Basis-of-Design Product: Green Valley (mfr) Green Pro Roll Top, 12 gauge steel edging.
2. Finish: Powdercoat, green.
3. Stakes: Tapered steel, a minimum of 15 inches long.

2.5 WEED-CONTROL BARRIERS

A. Nonwoven Geotextile Filter Fabric: Polypropylene or polyester fabric, 3 oz./sq. yd. minimum, composed of fibers formed into a stable network so that fibers retain their relative position. Fabric shall be inert to biological degradation and resist naturally encountered chemicals, alkalis, and acids.

1. Basis-of-Design Product: Mirafi (mfr) 140N, or approved equivalent.

PART 3 - EXECUTION

3.1 EXAMINATION

A. Examine areas to receive plants, with Installer present, for compliance with requirements and conditions affecting installation and performance of the Work.

1. Verify that no foreign or deleterious material or liquid such as paint, paint washout, concrete slurry, concrete layers or chunks, cement, plaster, oils, gasoline, diesel fuel, paint thinner, turpentine, tar, roofing compound, or acid has been deposited in soil within a planting area.
2. Verify that plants and vehicles loaded with plants can travel to planting locations with adequate overhead clearance.
3. Suspend planting operations during periods of excessive soil moisture until the moisture content reaches acceptable levels to attain the required results.
4. Uniformly moisten excessively dry soil that is not workable or which is dusty.

- B. If contamination by foreign or deleterious material or liquid is present in soil within a planting area, remove the soil and contamination as directed by Landscape Architect and replace with new planting soil.
- C. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 PREPARATION

- A. Protect structures, utilities, sidewalks, pavements, and other facilities and turf areas and existing plants from damage caused by planting operations.
- B. Install erosion-control measures to prevent erosion or displacement of soils and discharge of soil-bearing water runoff or airborne dust to adjacent properties and walkways.
- C. Lay out individual tree and shrub locations, and areas for multiple plantings per the Drawings. Stake locations of trees and other balled and burlapped materials. Place actual containerized plants in place.
 - 1. Outline plant species or mixed species massings. Where there are massings of more than (5) of an individual species in a grouping, set a representative sample of (3) or more container plantings of each species in place, within outlined areas.
 - 2. Review layout of all plantings with Landscape Architect and adjust locations when requested. Provide Landscape Architect with at least (7) days notice and have lay out complete for scheduled review.
 - 3. Obtain Owner's acceptance of layout before excavating or planting. Provide Engineer with at least (7) days notice and coordinate so that it immediately follows layout review by Landscape Architect. Make adjustments as requested by Owner.

3.3 PLANTING AREA ESTABLISHMENT

- A. General: Prepare planting area for soil placement and mix planting soil according to Section 329113 "Soil Preparation."
- B. Before planting, obtain Landscape Architect's and Owner's acceptance of finish grading; restore planting areas if eroded or otherwise disturbed after finish grading.

3.4 EXCAVATION FOR TREES AND SHRUBS

- A. Planting Pits and Trenches: Excavate circular planting pits.
 - 1. Excavate planting pits with sides sloping inward at a 45-degree angle. Excavations with vertical sides are unacceptable. Trim perimeter of bottom leaving center area of bottom raised slightly to support root ball and assist in drainage away from center. Do not further disturb base. Ensure that root ball will sit on undisturbed base soil to prevent settling. Scarify sides of planting pit smeared or smoothed during excavation.
 - 2. Excavate approximately three times as wide as ball diameter for balled and burlapped stock.
 - 3. Excavate at least 12 inches wider than root spread and deep enough to accommodate vertical roots for bare-root stock.

4. Do not excavate deeper than depth of the root ball, measured from the root flare to the bottom of the root ball.
 5. If area under the plant was initially dug too deep, add soil to raise it to the correct level and thoroughly tamp the added soil to prevent settling.
 6. Maintain angles of repose of adjacent materials to ensure stability. Do not excavate subgrades of adjacent paving, structures, hardscapes, or other new or existing improvements.
 7. Maintain supervision of excavations during working hours.
 8. Keep excavations covered or otherwise protected when unattended by Installer's personnel.
 9. If drain tile is indicated on Drawings or required under planting areas, excavate to top of porous backfill over tile.
- B. Backfill Soil: Subsoil and topsoil removed from excavations may be used as backfill soil unless otherwise indicated.
- C. Obstructions: Notify Landscape Architect if unexpected rock or obstructions detrimental to trees or shrubs are encountered in excavations.
1. Hardpan Layer: Drill 6-inch- diameter holes, 24 inches apart, into free-draining strata or to a depth of 10 feet, whichever is less, and backfill with free-draining material.
- D. Drainage: Notify Landscape Architect if subsoil conditions evidence unexpected water seepage or retention in tree or shrub planting pits.
- E. Fill excavations with water and allow to percolate away before positioning trees and shrubs.

3.5 TREE, SHRUB, AND VINE PLANTING

- A. Inspection: At time of planting, verify that root flare is visible at top of root ball according to ANSI Z60.1. If root flare is not visible, remove soil in a level manner from the root ball to where the top-most root emerges from the trunk. After soil removal to expose the root flare, verify that root ball still meets size requirements.
- B. Roots: Remove stem girdling roots and kinked roots. Remove injured roots by cutting cleanly; do not break.
- C. Balled and Burlapped Stock: Set each plant plumb and in center of planting pit or trench with root flare 1-inch to 2-inch above adjacent finish grades.
1. Backfill: For plant beds, use excavated and mixed planting and native subsoils soils for backfill. For trees, use excavated soil for backfill.
 2. After placing some backfill around base of root ball to stabilize plant, carefully cut and remove burlap, rope, and wire baskets from top 2/3 of root balls and from sides, but do not remove from under root balls. Remove pallets, if any, before setting. Do not use planting stock if root ball is cracked or broken before or during planting operation.
 3. Backfill around root ball in layers, tamping to settle soil and eliminate voids and air pockets. When planting pit is approximately one-half filled, water thoroughly before placing remainder of backfill. Repeat watering until no more water is absorbed.
 4. Continue backfilling process. Water again after placing and tamping final layer of soil.
- D. Container-Grown Stock: Set each plant plumb and in center of planting pit or trench with root flare 1 inch above adjacent finish grades.

1. Backfill: Excavated and mixed planting soil and native subsoil.
 2. Carefully remove root ball from container without damaging root ball or plant.
 3. Backfill around root ball in layers, tamping to settle soil and eliminate voids and air pockets. When planting pit is approximately one-half filled, water thoroughly before placing remainder of backfill. Repeat watering until no more water is absorbed.
 4. Continue backfilling process. Water again after placing and tamping final layer of soil.
- E. Slopes: When planting on slopes, set the plant so the root flare on the uphill side is flush with the surrounding soil on the slope; the edge of the root ball on the downhill side will be above the surrounding soil. Apply enough soil to cover the downhill side of the root ball.

3.6 MECHANIZED TREE-SPADE PLANTING

- A. Trees may be planted with an approved mechanized tree spade at the designated locations. Do not use tree spade to move trees larger than the maximum size allowed for a similar field-grown, balled-and-burlapped root-ball diameter according to ANSI Z60.1, or larger than manufacturer's maximum size recommendation for the tree spade being used, whichever is smaller.
- B. Use the same tree spade to excavate the planting hole as will be used to extract and transport the tree.
- C. When extracting the tree, center the trunk within the tree spade and move tree with a solid ball of earth.
- D. Cut exposed roots cleanly during transplanting operations.
- E. Plant trees following procedures in "Tree, Shrub, and Vine Planting" Article.
- F. Scarify sides of tree spade excavation to depth of 4-inches prior to setting of tree.
- G. Where possible, orient the tree in the same direction as in its original location.

3.7 TREE, SHRUB, AND VINE PRUNING

- A. Remove only dead, dying, or broken branches. Do not prune for shape.
- B. Do not apply pruning paint to wounds.

3.8 TREE STABILIZATION

- A. Trunk Stabilization by Upright Staking and Tying: Install trunk stabilization as follows unless otherwise indicated:
 1. Upright Staking and Tying: Stake trees of 2- through 5-inch caliper. Stake trees of less than 2-inch caliper only as required to prevent wind tip out. Use a minimum of two stakes of length required to penetrate at least 24 inches below bottom of backfilled excavation and to extend to the dimension indicated on Drawings above grade. Set vertical stakes and space to avoid penetrating root balls or root masses.

2. Upright Staking and Tying: Stake trees with two stakes for trees up to 12 feet high and 2-1/2 inches or less in caliper; three stakes for trees less than 14 feet high and up to 4 inches in caliper. Space stakes equally around trees.
 3. Support trees with bands of flexible ties at contact points with tree trunk. Allow enough slack to avoid rigid restraint of tree.
 4. Support trees with two strands of tie wire, connected to the brass grommets of tree-tie webbing at contact points with tree trunk. Allow enough slack to avoid rigid restraint of tree.
- B. Trunk Stabilization by Staking and Guying: Install trunk stabilization as follows unless otherwise indicated on Drawings. Stake and guy trees more than 14 feet in height and more than 3 inches in caliper unless otherwise indicated.
1. Site-Fabricated, Staking-and-Guying Method: Install no fewer than three guys spaced equally around tree.
 - a. Securely attach guys to stakes 30 inches long, driven to grade. Adjust spacing to avoid penetrating root balls or root masses. Provide compression spring for each guy wire and tighten securely.
 - b. For trees more than 6 inches in caliper, anchor guys to wood deadmen buried at least 36 inches below grade. Provide compression spring for each guy wire and tighten securely.
 - c. Support trees with bands of flexible ties at contact points with tree trunk and reaching to compression spring. Allow enough slack to avoid rigid restraint of tree.
 - d. Support trees with guy cable, connected to the brass grommets of tree-tie webbing at contact points with tree trunk and reaching to compression spring. Allow enough slack to avoid rigid restraint of tree.
 - e. Attach flags to each guy wire, 30 inches above finish grade.
 - f. Paint compression springs with luminescent white paint.

3.9 GROUND COVER AND PLANT PLANTING

- A. Refer to and follow layout requirements noted herein for Landscape Architect's and Owner's review and approval. Proceed only after receiving approval.
- B. Set out and space ground cover and plants other than trees, shrubs, and vines as indicated on Drawings in even rows with triangular spacing.
- C. Use excavated planting soil for backfill.
- D. Dig holes large enough to allow spreading of roots.
- E. For rooted cutting plants supplied in flats, plant each in a manner that minimally disturbs the root system but to a depth not less than two nodes.
- F. Work soil around roots to eliminate air pockets and leave a slight saucer indentation around plants to hold water.
- G. Water thoroughly after planting, taking care not to cover plant crowns with wet soil.
- H. Protect plants from hot sun and wind; remove protection if plants show evidence of recovery from transplanting shock.

3.10 PLANTING AREA MULCHING

- A. Mulch backfilled surfaces of planting areas and other areas indicated.
 - 1. Trees and Treelike Shrubs in Turf Areas: Apply organic mulch ring of 4-inch average thickness, with 18-inch radius from center of trunks or stems. Do not place mulch within 6 inches of root flares.
 - 2. Organic Mulch in Planting Areas: Apply 4-inch average thickness of organic mulch over whole surface of planting area, and finish level with adjacent finish grades. Do not place mulch within 6 inches of trunks or stems.

3.11 EDGING INSTALLATION

- A. Steel Edging: Where indicated, install steel edging where indicated according to manufacturer's written instructions. Anchor with steel stakes spaced approximately 30 inches apart, driven below top elevation of edging.
 - 1. Provide and install edging cap along top of all edgings.

3.12 WEED CONTROL BARRIER INSTALLATION

- A. Install weed-control barriers fabric in areas of unplanted, inert mulch cover such as cobble/rock mulch. Install according to manufacturer's written instructions. Completely cover area to receive mulch, overlapping edges a minimum of 12 inches and secure seams with galvanized pins.
- B. No weed barrier fabric shall be exposed to view in completed work. Correct where necessary.

3.13 PLANT MAINTENANCE

- A. Maintain plantings by pruning, cultivating, watering, weeding, fertilizing, mulching, restoring planting saucers, adjusting and repairing tree-stabilization devices, resetting to proper grades or vertical position, and performing other operations as required to establish healthy, viable plantings.
- B. Fill in, as necessary, soil subsidence that may occur because of settling or other processes. Replace mulch materials damaged or lost in areas of subsidence.
- C. Apply treatments as required to keep plant materials, planted areas, and soils free of pests and pathogens or disease. Use integrated pest management practices when possible, to minimize use of pesticides and reduce hazards. Treatments include physical controls such as hosing off foliage, mechanical controls such as traps, and biological control agents.

3.14 REPAIR AND REPLACEMENT

- A. General: Repair or replace existing or new trees and other plants that are damaged by construction operations, in a manner approved by Landscape Architect.
 - 1. Submit details of proposed pruning and repairs.
 - 2. Perform repairs of damaged trunks, branches, and roots within 24 hours, if approved.

3. Replace trees and other plants that cannot be repaired and restored to full-growth status, as determined by Landscape Architect.
- B. Remove and replace trees that are more than 25 percent dead or in an unhealthy condition before the end of the corrections period or are damaged during construction operations that Landscape Architect determines are incapable of restoring to normal growth pattern.
 1. Provide new trees of same size as those being replaced for each tree of 6 inches or smaller in caliper size.
 2. Provide new tree(s) of quantity and caliper size and required by the authority having jurisdiction for each tree being replaced that measures more than 6 inches in caliper size.
 3. Species of Replacement Trees: Species selected by Landscape Architect.

3.15 CLEANING AND PROTECTION

- A. During planting, keep adjacent paving and construction clean and work area in an orderly condition. Clean wheels of vehicles before leaving site to avoid tracking soil onto roads, walks, or other paved areas.
- B. Remove surplus soil and waste material including excess subsoil, unsuitable soil, trash, and debris and legally dispose of them off Owner's property.
- C. Protect plants from damage due to landscape operations and operations of other contractors and trades. Maintain protection during installation and maintenance periods. Treat, repair, or replace damaged plantings.
- D. After installation and before Substantial Completion, remove nursery tags, nursery stakes, tie tape, labels, wire, burlap, and other debris from plant material, planting areas, and Project site.

3.16 MAINTENANCE SERVICE

- A. Provide as separate cost proposal to Owner, outlining detailed scope or services, frequency, and overall duration.
- B. Maintenance Service for Trees and Shrubs: Provide maintenance by skilled employees of landscape Installer. Maintain as required in "Plant Maintenance" Article. Begin maintenance immediately after plants are installed and continue until plantings are acceptably healthy and well established, but for not less than maintenance period below:
 1. Maintenance Period: 24 months from date of Substantial Completion.
- C. Maintenance Service for Ground Cover and Other Plants: Provide maintenance by skilled employees of landscape Installer. Maintain as required in "Plant Maintenance" Article. Begin maintenance immediately after plants are installed and continue until plantings are acceptably healthy and well established, but for not less than maintenance period below:
 1. Maintenance Period: 24 months from date of Substantial Completion.

END OF SECTION

NOTE: The specifications are provided for convenience only. It is the responsibility of the consultant (user) to edit to meet the requirements of the Project and all applicable codes. The Town is not responsible for errors, omissions, or regulatory non-conformance as a result of the use of these specifications.

SECTION 329600 - TRANSPLANTING

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Section includes transplanting existing on-site, non-nursery-grown trees by tree spade or digging and boxing.
- B. Related Requirements:
 - 1. Section 015639 "Temporary Tree and Plant Protection" for protecting, trimming, pruning, repairing, and replacing existing trees to remain that interfere with, or are affected by, execution of the Work.
 - 2. Section 329300 "Plants" for new trees from nursery-grown sources.

1.3 DEFINITIONS

- A. Engineer: Town of Parker, acting directly or through its duly authorized representatives, who is responsible for the engineering supervision of the construction.
- B. General: See definitions in ANSI A300 (Part 6) and in ANSI Z60.1 pertaining to field-grown trees, except as otherwise defined in this Section.
- C. Caliper: Diameter of a trunk as measured by a diameter tape at a height 6 inches above the root flair for trees up to, and including, 4-inch size at this height; and as measured at a height of 12 inches above the root flair for trees larger than 4-inchsize.
- D. Caliper (DBH): Diameter breast height; diameter of a trunk as measured by a diameter tape at a height 54 inches above the ground line for trees with caliper of 8 inches or greater as measured at a height of 12 inches above the root flair.
- E. Root-Ball Depth: Measured from bottom of trunk flare to the bottom of root ball.
- F. Root-Ball Width: Measured horizontally across the root ball with an approximately circular form or the least dimension for non-round root balls, not necessarily centered on the tree trunk, but within tolerance according to ANSI Z60.1.

- G. Root Flare: Also called "trunk flare." The area at the base of the tree's stem or trunk where the stem or trunk broadens to form roots; the area of transition between the root system and the stem or trunk.

1.4 PREINSTALLATION MEETINGS

- A. Preinstallation Conference: Conduct conference at Project site.
 - 1. Review methods and procedures related to transplanting work include, but are not limited to, the following:
 - a. Construction schedule. Verify availability of materials, personnel, equipment, and unimpeded access needed to make progress and avoid delays.
 - b. Tree and plant protection.
 - c. Tree maintenance.
 - d. Arborist's responsibilities.

1.5 ACTION SUBMITTALS

- A. Product Data: For each type of product.
- B. Samples for Verification: For each of the following:
 - 1. Proprietary Root-Ball-Stabilization Device: One unit.
 - 2. Slow-Release Watering Device: One unit of each size required.
- C. Pruning Schedule: Written schedule prepared by arborist detailing scope and extent of pruning each tree in preparation for and subsequent to transplanting.
 - 1. Species and size of plant.
 - 2. Location on site plan. Include unique identifier for each.
 - 3. Reason for pruning.
 - 4. Seasonal limitations on pruning.
 - 5. Preparatory Pruning: Time schedule and description of preparatory pruning to be performed.
 - a. Indicate time in months preceding the extraction of the tree.
 - b. Indicate diameter of root ball and depth of root pruning for each tree.
 - 6. Description of root and crown pruning during and subsequent to transplanting.
 - 7. Description of maintenance following pruning.

1.6 INFORMATIONAL SUBMITTALS

- A. Qualification Data: For qualified tree-service firm and arborist.
- B. Certification: From arborist, certifying that transplanted trees have been protected during construction and that trees were promptly and properly treated and repaired when damaged.
- C. Maintenance Recommendations: From arborist, recommended procedures to be established by Owner for care and protection of trees after completing the Work.

1. Submit before completing the Work.

- D. Existing Conditions: Documentation of existing trees indicated to be transplanted, which establishes preconstruction conditions that might be misconstrued as damage caused by construction activities.

1. Use sufficiently detailed color photographs or video recordings. Color shall accurately depict hue condition of foliage and bark.
2. Include drawings and notations to indicate specific wounds and damage conditions of each tree designated to be transplanted.

- E. Tree-maintenance reports.

1.7 QUALITY ASSURANCE

- A. Tree-Service Firm Qualifications: An experienced landscaping contractor or tree-moving firm that has successfully completed transplanting work similar to that required for this Project and that will assign an experienced, qualified arborist to Project site during execution of the Work.

1. Arborist Qualifications: Certified Arborist as certified by ISA.

1.8 DELIVERY, STORAGE, AND HANDLING

- A. Packaged Materials: Deliver packaged materials in original, unopened containers showing weight, certified analysis, name and address of manufacturer, and indication of conformance with state and federal laws if applicable.

- B. Bulk Materials:

1. Do not dump or store bulk materials near structures, utilities, walkways and pavements, or on existing turf areas or trees.
2. Provide erosion-control measures to prevent erosion or displacement of bulk materials, discharge of soil-bearing water runoff, and airborne dust reaching adjacent properties, water conveyance systems, or walkways.
3. Accompany each delivery with appropriate certificates.

- C. Protect bark, branches, and root systems from sun scald, drying, wind burn, sweating, whipping, and other handling and tying damage. Do not bend or bind-tie trees in such a manner as to destroy their natural shape.

- D. Completely cover foliage when transporting trees while they are in foliage.

- E. Handle trees by root ball. Do not drop trees.

- F. Move trees after preparations for planting have been completed, and install immediately. If planting is delayed more than six hours after moving, set trees in their appropriate aspect (sun, filtered sun, or shade), protect from weather and mechanical damage, and keep roots moist.

1.9 FIELD CONDITIONS

- A. Field Measurements: Verify final grade elevations and final locations of trees and construction contiguous with trees by field measurements before proceeding with transplanting work. Perform transplanting only after finish grades are established.
- B. Seasonal Restrictions: Transplant trees during the following in-season periods:
 - 1. Spring: From March 15 to June 15. Fall dig hazard species shall only be planted in Spring.
 - 2. Fall: From September 01 to October 15. Fall dig hazard species shall not be planted in Fall.
- C. Weather Limitations: Proceed with transplanting only when existing and forecasted weather conditions permit planting to be performed when beneficial and optimum results may be obtained. Do not transplant during excessively wet or frozen conditions. Apply products during favorable weather conditions according to manufacturer's written instructions and warranty requirements.
- D. Coordination with Turf Areas (Lawns): Perform transplanting before planting turf areas unless otherwise indicated.
 - 1. When transplanting after planting turf areas, protect turf areas, and promptly repair damage caused by transplanting operations.
- E. Coordination with Planting Beds: Perform transplanting before planting bedded areas unless otherwise indicated.
 - 1. When transplanting after planting bedded areas, protect bedding plants, and promptly repair damage caused by transplanting operations.

1.10 WARRANTY

- A. Installer's Special Warranty: Tree-service firm agrees to repair or replace trees and related materials that fail within specified warranty period.
 - 1. Failures include, but are not limited to, the following:
 - a. Death and unsatisfactory growth except for defects resulting from abuse, lack of adequate maintenance, or neglect by Owner, or incidents that are beyond Contractor's control.
 - b. Death and unsatisfactory growth is defined as more than 25 percent dead or in an unhealthy condition or failure to meet general performance requirements at end of warranty period.
 - c. Structural failures including trees falling or blowing over.
 - d. Faulty performance of materials and devices related to tree plantings including tree stabilization and watering devices.
 - 2. Warranty Periods from Date of Substantial Completion:
 - a. Trees: 12 months.

3. Include the following remedial actions as a minimum:
 - a. Remove dead trees and trees with unsatisfactory growth at end of warranty period; replace when directed.
 - b. A limit of one replacement of each tree will be required except for losses or replacements due to failure to comply with requirements.
 - c. Replace materials and devices related to tree plantings.
 - d. Provide extended warranty for period equal to original warranty period, for replaced trees.

1.11 MAINTENANCE SERVICE

- A. Initial Maintenance Service: Provide tree maintenance by skilled employees of tree-service firm and as required in Part 3. Begin maintenance immediately after trees are installed and continue until plantings are healthy and well established but for not less than maintenance period below.
 1. Maintenance Period: 12 months from date of Substantial Completion.
- B. Continuing Maintenance Proposal: From tree-service firm to Owner, in the form of a standard yearly (or other period) maintenance agreement, starting on date initial maintenance service is concluded. State services, obligations, conditions, and terms for agreement period and for future renewal options.

PART 2 - PRODUCTS

2.1 PERFORMANCE REQUIREMENTS

- A. General Performance: Transplanted trees shall be healthy and resume vigorous growth within one year of transplanting without dieback due to defective extracting, handling, planting, maintenance, or other defects in the Work.

2.2 PLANTING MATERIALS

- A. Backfill Soil: Excavated soil of suitable moisture content and granular texture for placing and compacting in planting pit around tree, and free of stones, roots, plants, sod, clods, clay lumps, pockets of coarse sand, concrete slurry, concrete layers or chunks, cement, plaster, building debris, and other extraneous materials harmful to plant growth.

2.3 TREE-STABILIZATION MATERIALS

- A. Trunk-Stabilization Materials:
 1. Upright and Guy Stakes: Rough-sawn, sound, new hardwood, free of knots, holes, cross grain, and other defects, 2-by-2-inch nominal by length indicated, pointed at one end.
 2. Wood Deadmen: Timbers measuring 8 inches in diameter and 48 inches long, treated with specified wood preservative treatment by pressure process.
 3. Flexible Ties: Wide rubber or elastic bands or straps.

4. Guys and Tie Wires: ASTM A 641/A 641M, Class 1, galvanized-steel wire, two-strand, twisted, 0.106 inch in diameter.
5. Tree-Tie Webbing: UV-resistant polypropylene or nylon webbing with brass grommets.
6. Guy Cable: Five-strand, 3/16-inch- diameter, galvanized-steel cable, fitted with zinc-coated 3/8-inch galvanized eyebolts at ends.
7. Flags: Standard surveyor's plastic flagging tape, white, 6 inches long.
8. Proprietary Staking-and-Guying Devices: Proprietary stake and adjustable tie systems to secure each new planting by tree stem; sized as indicated and according to manufacturer's written instructions.

a. Products: Subject to compliance with requirements, available products that may be incorporated into the Work include, but are not limited to, the following:

- 1) Anchor Tie Down Systems, Inc; Twister Tie Down.
- 2) Arborbrace; Arborbrace Tree Guying System.
- 3) Deep Root Partners, L.P; ArborTie.
- 4) J. R. Partners; Mega Stake R2 Stake U-Stake.

B. Root-Ball-Stabilization Materials:

1. Upright Stakes and Horizontal Hold-Down: Rough-sawn, sound, new hardwood or softwood, free of knots, holes, cross grain, and other defects, 2-by-2-inch nominal by length indicated; stakes pointed at one end.
2. Wood Screws: Hot-dip galvanized or stainless steel.
3. Proprietary Root-Ball-Stabilization Devices: Proprietary at- or below-grade stabilization systems to secure each new planting by root ball; sized according to manufacturer's written instructions unless otherwise indicated.

a. Products: Subject to compliance with requirements, available products that may be incorporated into the Work include, but are not limited to, the following:

- 1) Border Concepts, Inc; Tomahawk Tree Stabilizers.
- 2) Foresight Products, LLC; Duckbill Rootball Fixing System.
- 3) Tree Staple, Inc; Tree Staples.

2.4 WATERING DEVICES

A. Slow-Release Watering Device: Standard product manufactured for drip-irrigation of plants and emptying its water contents over a period of 2 to 9 hours; manufactured from UV-light stabilized nylon-reinforced polyethylene sheet, PVC, or HDPE plastic.

1. Products: Subject to compliance with requirements, available products that may be incorporated into the Work include, but are not limited to, the following:

- a. Spectrum Products, Inc; Treegator (Original) Treegator Jr. Pro.
- b. Turf Chemicals Plus, Inc; Tree Ring (Regular) Tree Ring Jr.

2.5 MISCELLANEOUS PRODUCTS

A. Organic Mulch: Shredded hardwood as specified in Section 329300 "Plants."

- B. Antidesiccant: Water-insoluble emulsion, permeable moisture retarder, film forming, for trees. Deliver in original, sealed, and fully labeled containers and mix according to manufacturer's written instructions.
- C. Burlap: Non-synthetic, biodegradable.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Erosion and Sedimentation Control: Examine the site to verify that temporary erosion- and sedimentation-control measures are in place. Verify that flows of water redirected from construction areas or generated by construction activity do not enter or cross transplanting areas.
- B. For the record, prepare written report, endorsed by arborist, listing conditions detrimental to transplanting work and tree protection and health.
- C. Proceed with transplanting only after unsatisfactory conditions have been corrected.

3.2 PREPARATION

- A. Protect structures, utilities, sidewalks, pavements, other facilities, turf areas, and other plants and planting areas from damage caused by transplanting operations.
- B. Utility Locator Service: Notify utility locator service for area where Project is located before beginning excavation.
- C. Locate and clearly identify trees for transplanting. Flag each tree at 54 inches above the ground.
- D. Lay out individual transplant locations and areas for multiple plantings. Stake locations, outline areas, adjust locations when requested, and obtain Architect's and Engineer's acceptance of layout before transplanting. Make minor adjustments as required.
- E. Apply antidesiccant to trees uniformly, using power spray to provide an adequate film over trunks (before wrapping), branches, stems, twigs, and foliage to protect during extracting, handling, and transportation.
 - 1. If deciduous trees are moved in full leaf, spray with antidesiccant before extracting and again two weeks after transplanting.
- F. Wrap trees with burlap fabric over trunks, branches, stems, twigs, and foliage to protect from wind and other damage during extracting, handling, and transporting.

3.3 PREPARATORY PRUNING

- A. Root Pruning: Perform preparatory root pruning under direction of arborist as far in advance of extracting each tree as the Project Schedule allows.

1. Dig exploratory pits or trench by hand or with air spade around perimeter of tree at indicated root-ball width to determine locations of main lateral roots.
2. Root-Ball Width: Minimum 9 inches of root-ball diameter, or least dimension for non-round root balls, for each inch of tree caliper being transplanted.
3. If encountering large, main lateral roots, expose roots beyond excavation limits as required to bend and redirect them without breaking.
4. Use narrow-tine spading forks to comb soil to expose roots with minimal damage to root system.
5. Cut exposed roots manually with sharp pruning instruments; do not break, tear, chop, or slant the cuts. Do not use a backhoe or other equipment that rips, tears, or pulls roots.
6. Do not paint or apply sealants on cut root ends.
7. Backfill trench with excavated soil.

B. Crown Pruning (Tip Pruning):

1. Do not perform preparatory crown pruning (tip pruning).

3.4 EXCAVATION AND PLANTING EQUIPMENT

- A. Tree Spade: Track-mounted mechanized tree mover; sized according to manufacturer's size recommendation for each tree being transplanted.

3.5 EXCAVATING PLANTING PITS

- A. General: Excavate under supervision of the arborist.

1. Excavate planting pits or trenches with sides sloping. Trim perimeter of bottom leaving center area of bottom raised slightly to support root ball and assist in drainage away from center. Do not further disturb base. Ensure that root ball will sit on undisturbed base soil. Scarify sides of planting pit smeared or smoothed during excavation.
2. Excavate approximately three times as wide as root ball.
3. Keep excavations covered or otherwise protected until replanting trees.

- B. Subsoil and topsoil removed from excavations may be used as planting soil.

- C. Obstructions: Notify Architect and Engineer if unexpected rock or obstructions detrimental to trees are encountered in excavations.

1. Hardpan Layer: Drill 6-inch- diameter holes, 24 inches apart, into free-draining strata or to a depth of 10 feet, whichever is less, and backfill with free-draining material.

- D. Seepage: Notify Architect and Engineer if subsoil conditions evidence unexpected water seepage into tree-planting pits.

- E. Drainage: Fill planting pit or trench with 6 inches of water and time the infiltration rate of the soil. If the drainage rate is less than 0.25 inch per hour, notify Architect and Engineer to determine need for subsurface drainage.

- F. Saline or Sodic Soils: Completely fill excavations with water and allow to percolate away before positioning trees.

3.6 EXTRACTING TREES

- A. General: Extract trees under supervision of the arborist.
- B. Orientation Marking: Mark the north side of each tree with non-permanent paint before extracting.
- C. Root-Ball Width: Minimum 9 inches of root-ball diameter, or least dimension for non-round root balls, for each inch of tree caliper being transplanted.
- D. Root-Ball Depth: As determined by the arborist for each species and size of tree and for site conditions at original and planting locations.
- E. Digging:
 - 1. Dig and clear a pit by hand or with tree spade to the depth of the root system. Do not use a backhoe or other equipment that rips, tears, or pulls roots.
 - 2. Use narrow-tine spading forks to comb soil to expose roots with minimal damage to root system.
 - 3. If encountering large, main lateral roots, expose roots beyond excavation limits as required to bend and redirect them without breaking.
 - 4. Cut exposed roots manually with sharp pruning instruments; do not break, tear, chop, or slant the cuts. Do not paint or apply sealants on cut root ends.
 - 5. Construct box tight against root system sides and bottom as pit is dug. Brace and support box to prevent breaking of root ball.
 - 6. Temporarily support and protect exposed roots from damage until they are permanently redirected and covered with soil. Cover roots with burlap and keep them moist until planted.
- F. Extracting with Tree Spade: Use the same tree spade to extract the tree as will be used to transport and plant the tree.
 - 1. Do not use tree spade to move trees larger than the manufacturer's maximum size recommendation for the tree spade being used.
 - 2. When extracting the tree, center the trunk within the tree spade and move tree with a solid ball of earth.

3.7 PLANTING

- A. Planting Standard: Perform planting according to ANSI A300 (Part 6) unless otherwise indicated.
- B. Before planting, verify that root flare is visible at top of root ball. If root flare is not visible, remove soil in a level manner from the root ball to where the top-most root emerges from the trunk. After soil removal to expose the root flare, verify that root ball still meets size requirements.
- C. Ensure that root flare is visible after planting.
- D. Remove injured roots by cutting cleanly; do not break. Do not paint or apply sealants on cut root ends.

- E. Orientation: Position the tree so that its north side, marked before extracting, is facing north in its new location.
- F. Set tree plumb and in center of planting pit with bottom of root flare 1 inch above adjacent finish grades.
 - 1. Use specified backfill soil for backfill.
 - 2. If area under the tree was initially dug too deep, add backfill to raise it to the correct level and thoroughly tamp the added soil to prevent settling.
 - 3. After placing some backfill around root ball to stabilize plant, begin backfilling.
 - 4. Backfill around root ball in layers, tamping to settle soil and eliminate voids and air pockets. When planting pit is approximately one-half filled, water thoroughly before placing remainder of backfill. Repeat watering until no more water is absorbed.
 - 5. Redirect exposed root ends downward in backfill areas where possible. Hand-expose roots as required to bend and redirect them without breaking. If encountered immediately adjacent to location of new construction and redirection is not practical, cut roots approximately 3 inches back from new construction and as required for root pruning.
 - 6. Place planting tablets in each planting pit when pit is approximately one-half filled; in amounts recommended by arborist. Place tablets beside the root ball about 1 inch (25 mm) from root tips; do not place tablets in bottom of the hole.
 - 7. Continue backfilling process. Water again after placing and tamping final layer of soil.
- G. Watering Pipe: During backfilling, install watering pipe 4 feet deep into the planting pit outside the root ball with top of pipe 1 inch above the mulched surface.
- H. Planting with Tree Spade: Use the same tree spade for planting as was used to extract and transport the tree. Do not use tree spade for trees larger than the manufacturer's maximum size recommendation for the tree spade being used.
- I. Slopes: When planting on slopes, set the tree so the root flare on the uphill side is flush with the surrounding soil on the slope; the edge of the root ball on the downhill side will be above the surrounding soil. Apply enough soil to cover the downhill side of the root ball.

3.8 TREE STABILIZATION

- A. Trunk Stabilization by Upright Staking and Tying: Install trunk stabilization as follows unless otherwise indicated on Drawings or directed by arborist.
 - 1. Upright Staking and Tying: Stake only as required to prevent wind tip out. Use a minimum of three stakes of length required to penetrate at least 18 inches below bottom of backfilled excavation and to extend one-third of trunk height above grade. Set stakes vertical and space to avoid penetrating root balls or root masses.
 - 2. Support trees with bands of flexible ties at contact points with tree trunk. Allow enough slack to avoid rigid restraint of tree.
 - 3. Support trees with two strands of tie wire, connected to the brass grommets of tree-tie webbing at contact points with tree trunk. Allow enough slack to avoid rigid restraint of tree.
- B. Trunk Stabilization by Staking and Guying: Install trunk stabilization as follows unless otherwise indicated on Drawings or directed by arborist.

1. Site-Fabricated Staking-and-Guying Method: Install no fewer than three guys spaced equally around tree.
 - a. Securely attach guys to stakes 30 inches long, driven to grade. Adjust spacing to avoid penetrating root balls or root masses. Provide compression spring for each guy wire and tighten securely.
 - b. For trees more than 6 inches in caliper, anchor guys to wood deadmen buried at least 36 inches below grade. Provide compression spring for each guy wire and tighten securely.
 - c. Support trees with guy cable, connected to the brass grommets of tree-tie webbing at contact points with tree trunk and reaching to a compression spring. Allow enough slack to avoid rigid restraint of tree.
 - d. Attach flags to each guy wire, 30 inches above finish grade.
 - e. Paint compression springs with luminescent white paint.
 2. Proprietary Staking and Guying Device: Install staking and guying system sized and positioned as recommended by manufacturer unless otherwise indicated and according to manufacturer's written instructions.
- C. Root-Ball Stabilization: Install at- or below-grade stabilization system to secure each new planting by the root ball unless otherwise indicated on Drawings or directed by arborist.
1. Wood Hold-Down Method: Place vertical stakes against side of root ball and drive them into subsoil; place horizontal wood hold-down stake across top of root ball and screw at each end to one of the vertical stakes.
 - a. Install stakes of length required to penetrate at least 18 inches below bottom of backfilled excavation. Saw stakes off at horizontal stake.
 - b. Install screws through horizontal hold-down and penetrating at least 1 inch into stakes. Predrill holes if necessary to prevent splitting wood.
 - c. Install second set of stakes on other side of root trunk for larger trees as indicated.
 2. Proprietary Root-Ball-Stabilization Device: Install root-ball-stabilization system sized and positioned as recommended by manufacturer unless otherwise indicated and according to manufacturer's written instructions.

3.9 MULCHING

- A. Organic Mulch: Apply 4-inch average thickness of organic mulch extending 12 inches beyond edge of individual planting pit and over whole surface of planting area, and finish level with adjacent finish grades. Do not place mulch within 6 inches of trunks or stems.

3.10 INSTALLING SLOW-RELEASE WATERING DEVICE

- A. Provide one device for each tree.
- B. Place device on top of the mulch at base of tree and fill with water according to manufacturer's written instructions.

3.11 TREE MAINTENANCE

- A. Perform tree maintenance as recommended by arborist. Maintain arborist observation of transplanting work.
- B. Maintain trees by pruning, cultivating, watering, weeding, fertilizing, mulching, restoring planting saucers, adjusting and repairing tree-stabilization devices, resetting to proper grades or vertical position, and performing other operations as required to establish healthy, viable plantings. Treat as required to keep trees free of insects and disease.
- C. From time of preparatory root pruning tree extraction measure soil moisture adjacent to edge of each root ball weekly. Record findings and weather conditions.
- D. Fill areas of soil subsidence with backfill soil. Replenish mulch materials damaged or lost in areas of subsidence.
- E. Apply treatments as required to keep tree materials, planted areas, and soils free of pests and pathogens or disease. Use integrated pest management practices whenever possible to minimize the use of pesticides and reduce hazards. Treatments include physical controls such as hosing off foliage, mechanical controls such as traps, and biological control agents.
- F. Reports: Have arborist prepare monthly inspection reports.

3.12 REPAIR AND REPLACEMENT

- A. General: Repair or replace transplanted trees and other plants indicated to remain or be relocated that are damaged by construction operations, in a manner recommended by the arborist and approved by Engineer.
 - 1. Submit details of proposed pruning and repairs.
 - 2. Perform repairs of damaged trunks, branches, and roots within 24 hours according to arborist's written instructions.
 - 3. Replace trees and other plants that cannot be repaired and restored to full-growth status, as determined by Engineer.
- B. Remove and replace trees that are more than 25 percent dead or in an unhealthy condition before the end of the corrections period or are damaged during construction operations that Architect or Engineer determines are incapable of restoring to normal growth pattern.
 - 1. Provide new trees of same size as those being replaced for each tree of 6 inches or smaller in caliper size.
 - 2. Provide new tree(s) at least 2-inch caliper in sufficient quantity so that sum of tree calipers equals or exceeds caliper size for each tree being replaced that measures more than 6 inches in caliper size.
 - 3. Species of Replacement Trees: Species selected by Architect or Engineer.

3.13 CLEANUP AND PROTECTION

- A. During transplanting, keep adjacent paving and construction clean and work area in an orderly condition.

- B. Protect trees from damage due to transplanting operations and operations of other contractors and trades. Maintain protection during transplanting and maintenance periods. Treat, repair, or replace damaged plantings.
- C. After planting and before Substantial Completion, remove tags, markings, tie tape, labels, wire, burlap, and other debris from transplanted trees, planting areas, and Project site.

3.14 DISPOSAL OF SURPLUS AND WASTE MATERIALS

- A. Except for materials indicated to be recycled, remove surplus soil, excess excavated material, waste materials, displaced plants, trash, and debris, and legally dispose of them off Engineer's property.
- B. Transport surplus satisfactory soil to designated storage areas on Engineer's property. Stockpile or spread soil as directed by Engineer.
 - 1. Except for materials indicated to be retained on Engineer's property or recycled, remove excess excavated material, waste materials, displaced plants, trash, and debris, and legally dispose of them off Engineer's property.

END OF SECTION 329600

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ORDINANCE NO. 4.52.4, Series of 2023

TITLE: A BILL FOR AN ORDINANCE TO AMEND ORDINANCE NOS. 4.52.1, SERIES OF 2004, 4.52.2, SERIES OF 2006, AND 4.52.3, SERIES OF 2008, TO AMEND THE TITLE TO CHAPTER 10.10, SUBSECTION 10.10.010(a), AND SECTIONS 13.06.070, 13.07.080, 13.07.140 AND 13.10.110 OF THE PARKER MUNICIPAL CODE CONCERNING THE PARKS, TRAILS, OPEN SPACE & STREETScape DESIGN AND CONSTRUCTION MANUAL

NOW, THEREFORE, THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, ORDAINS:

Section 1. Section 10.10.010, Subsections (a) and (b), of the Parker Municipal Code is amended to read as follows:

CHAPTER 10.10

Construction Specifications and Design Considerations for Parks, Trails and Streetscapes Parks, Trails, Open Space & Streetscape Design and Construction Manual

10.10.010 Adoption of standards by reference.

(a) The Town of Parker, Colorado, Parks, Trails, Open Space & Streetscape Design and Construction Manual ~~Construction Specifications and Design Considerations for Parks, Trails and Streetscapes~~ dated ~~August, 2004, and amended on August 21, 2006, and August 18, 2008~~ July 17, 2023 ("Standards"), and prepared by the Planning Department of Public Works and Parks, Recreation and Open Space Department, ~~are~~ is hereby adopted by reference as if set forth herein. ~~Copies of those Standards are on file with the Public Works Department and may be inspected by any person and are available for sale between the hours of 9:00 a.m. and 5:00 p.m., Monday through Friday, holidays excepted.~~ The Standards are available to review on the Town's website.

(b) The technical methodology may be administratively amended from time to time by the Parks, Recreation and Open Space Director in order to meet the Standards set forth herein. The Parks, Recreation and Open Space Director may also adopt rules and regulations that are in conformity with this Chapter.

* * *

Section 2. Section 13.06.070 of the Parker Municipal Code is amended to read as follows:

13.06.070 Landscape regulations.

* * *

(m) Streetscape landscaping.

* * *

(3) Streetscape plantings.

a. Streetscape and median landscaping shall be in compliance with the Town's ~~Construction Specifications and Design Considerations for Parks, Trails and Streetscapes~~ Parks, Trails, Open Space & Streetscape Design and Construction Manual, as amended.

* * *

g. Other arterial or collector streets. For other arterial or collector streets, streetscape landscaping shall be in compliance with the Town's ~~Construction Specifications and Design Considerations for Parks, Trails and Streetscapes~~ Parks, Trails, Open Space & Streetscape Design and Construction Manual, as amended.

* * *

Section 3. Section 13.07.080 of the Parker Municipal Code is amended to read as follows:

13.07.080 Final plat.

* * *

(f) Final development reports and plans. The applicant shall submit the supporting materials necessary for the review of the final plat which address the following items. As determined by the Planning Department, the applicant may be required to provide other documentation not listed in this Section to aid in the review of the plat.

* * *

(10) A final landscape plan for the subdivision prepared in accordance with the Town of Parker ~~Construction Specifications and Design Considerations for Parks, Trails and Streetscapes~~ Parks, Trails, Open Space & Streetscape Design and Construction Manual that includes road rights-of-way, landscaped tracts and common areas.

* * *

Section 4. Section 13.07.140 of the Parker Municipal Code is amended to read as follows:

13.07.140 Dedications for parks, trails, open space and schools.

* * *

(b) General requirements. The developer shall provide for the construction of, at no cost to the Town or special district, all roads adjacent to the area being platted in conformance with the Town Master Plan, all roads adjacent to publicly dedicated sites, traffic signalization to serve the site, extensions of all utilities to the site and other public infrastructure as required by the Town Council. Security needed to ensure such improvements shall be required at the time of final platting as requested by the Town Council. All park facilities shall conform to the standards set forth in the Town's ~~*Construction Specifications and Design Considerations for Parks, Trails and Streetscapes*~~ *Parks, Trails, Open Space & Streetscape Design and Construction Manual*. All trails development shall conform to the criteria as outlined in the *Open Space, Trails and Greenways Master Plan* and the standards set forth in the Town's ~~*Construction Specifications and Design Considerations for Parks, Trails and Streetscapes*~~ *Parks, Trails, Open Space & Streetscape Design and Construction Manual*.

Section 5. Section 13.10.110 of the Parker Municipal Code is amended to read as follows:

13.10.110 Tree and shrub conservation and replacement.

* * *

(f) Replacement of trees and shrubs.

* * *

(3) The adequacy of the tree conservation plan with regard to replacement and relocated trees and shrubs shall be determined based upon the following criteria:

a. Positive criteria:

* * *

12. A species that is listed as a preferred species in the Town's Preferred Plant List, as adopted in the ~~*Construction Specifications and Design Considerations for Parks, Trails and Streetscapes*~~ *Parks, Trails, Open Space & Streetscape Design and Construction Manual*, as amended.

* * *

b. Negative criteria:

* * *

1. Susceptibility to insect and disease problems, or sensitivity to air or water pollution.

2. A species that is listed as an excluded species in the Town's Excluded Species List, as adopted in the ~~Construction Specifications and Design Considerations for Parks, Trails and Streetscapes~~ Parks, Trails, Open Space & Streetscape Design and Construction Manual, as amended.

* * *

Section 6. Safety Clause. The Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town of Parker, that it is promulgated for the health, safety and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained. The Town Council further finds that the title to this Ordinance was posted in two public places two days before the Town Council meeting, as provided by Section 7.5e. of the Town of Parker Home Rule Charter.

Section 7. Severability. If any clause, sentence, paragraph or part of this Ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect application to other persons or circumstances.

Section 8. This Ordinance shall become effective ten (10) days after final publication.

INTRODUCED AND PASSED ON FIRST READING this ____ day of _____, 2023.

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

ADOPTED ON SECOND AND FINAL READING this ____ day of _____, 2023.

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

APPROVED AS TO FORM:

Kristin Hoffmann, Town Attorney



Request for Town Council Action

Date: July 17, 2023

Submitted By: Chris Hudson, Deputy Director of Engineering

Reviewed By: Michelle Kivela, Town Manager

Title: **ORDINANCE NO. 1.587 - Second Reading**
A Bill for an Ordinance Stating the Intent of the Town of Parker to Acquire Certain Property Interests for the Purpose of Constructing and Improving the Parker Road Sidewalk - East Side (Sulphur Gulch to South of Parker Square Drive), Through the Utilization of the Town's Power of Eminent Domain and Directing the Town's Staff and Town Attorney to Notify All Persons Affected Thereby of the Above-Stated Intent of the Town, and Thereafter to Comply with All Pertinent Provisions of C.R.S. § 38-1-101, et. seq., Relating to Good Faith Negotiations

Department: Engineering & Public Works, Chris Hudson

EXECUTIVE SUMMARY

This item is for an ordinance to provide notice of the Town's intent to acquire easements for proposed sidewalk/trail improvements on the east side of Parker Road between Sulphur Gulch to south of Parker Square Drive.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

The Town is moving forward with the final design of the next Parker Road sidewalk/trail project, which will be on the east side of Parker Road (State Highway 83) between the Sulphur Gulch Trail to just south of Parker Square Drive (the old Village Inn Restaurant). Attached is a vicinity map showing the limits of the two (2) sections of missing sidewalk trail along this section of Parker Road. The project will link to existing sidewalk/trails at the north project limit and the south project limit. The project will also connect an existing sidewalk/trail near the middle of the project limits. This existing section of sidewalk/trail near the middle of the project limits was constructed as part of the adjacent development. In addition, this project's construction will be partially funded by a Colorado Department of Transportation (CDOT) "Safer Main Streets" grant that the Town successfully applied for in 2021.

The majority of this proposed sidewalk/trail improvement project is located on CDOT right-of-way or Town property, but there are small areas where a sidewalk easement and/or temporary construction easements will be needed for the improvements. This intent to acquire ordinance is for this needed sidewalk/trail improvement and will affect seven (7) property owners along this

section of Parker Road. Given the section of existing sidewalk/trail in the middle of the project limits, five (5) of the affected properties are located in the “north” section and two (2) are located in the “south” section.

The needs are as follows:

1. Sidewalk easement (permanent) = 14,535 SF (0.334 acres) – Please note that this is required at all seven (7) properties
2. Temporary construction easement = 17,379 SF (0.399 acres) – Please note this is required on six (6) of the seven (7) properties.

The easement areas required per property vary with roughly half of the total area being required from the Peak 83 Apartment property (Radiant Circle Apartments).

FINANCIAL IMPACT

Funding for these acquisitions is included in the Streets Capital Projects (301-4310) approved funding.

STRATEGIC GOAL(S)



DEVELOP A VISIONARY
COMMUNITY THROUGH
BALANCED GROWTH



PROMOTE A SAFE AND
HEALTHY COMMUNITY



SUPPORT AN
ACTIVE COMMUNITY

ATTACHMENTS

1. Parker Road East Side Sidewalk Acquisition Areas
2. Parker Road East Side Sidewalk Acquisition Properties - North
3. Parker Road East Side Sidewalk Acquisition Properties - South
4. Ordinance No. 1.587

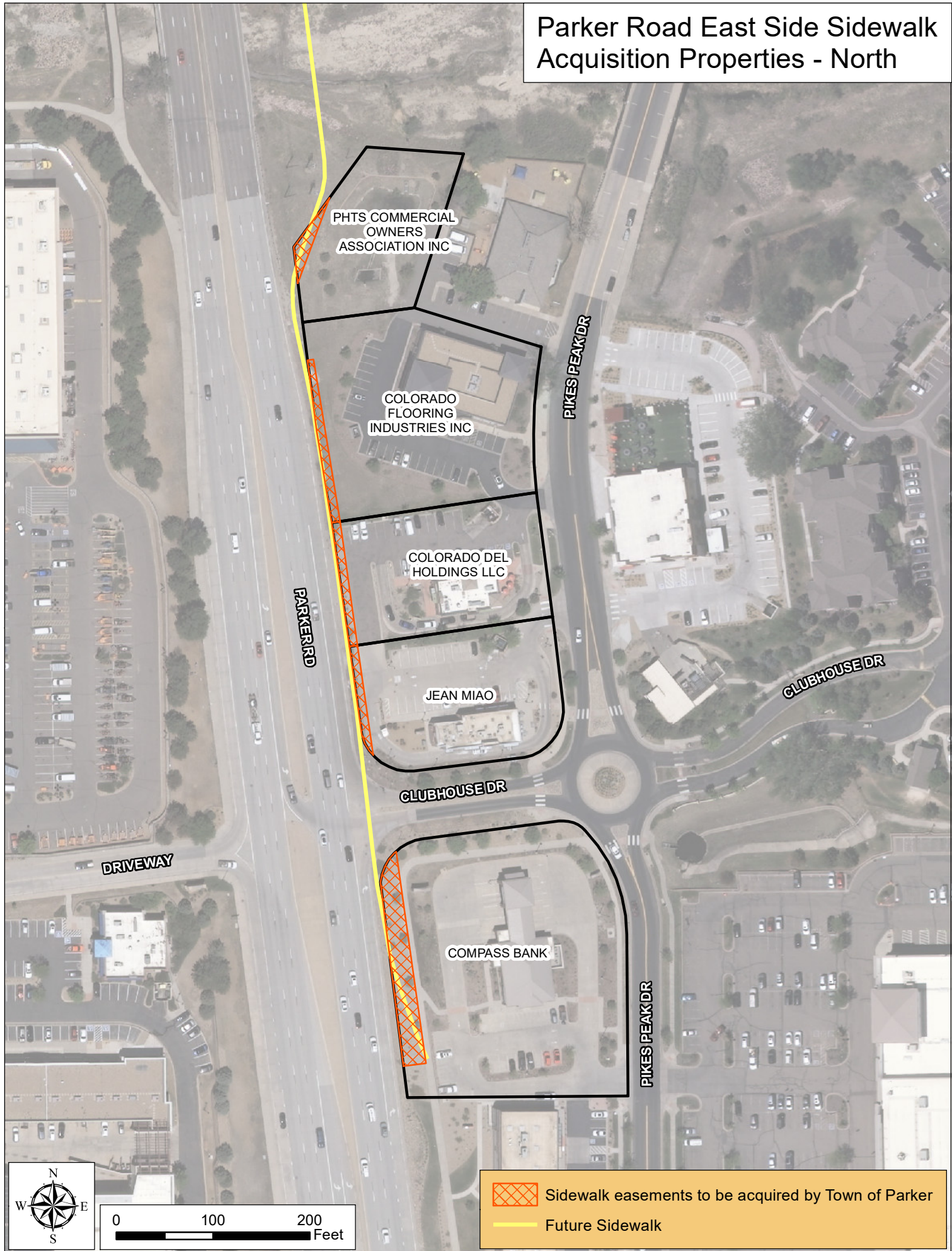
RECOMMENDED MOTION

I move to approve Ordinance No. 1.587 on second reading.

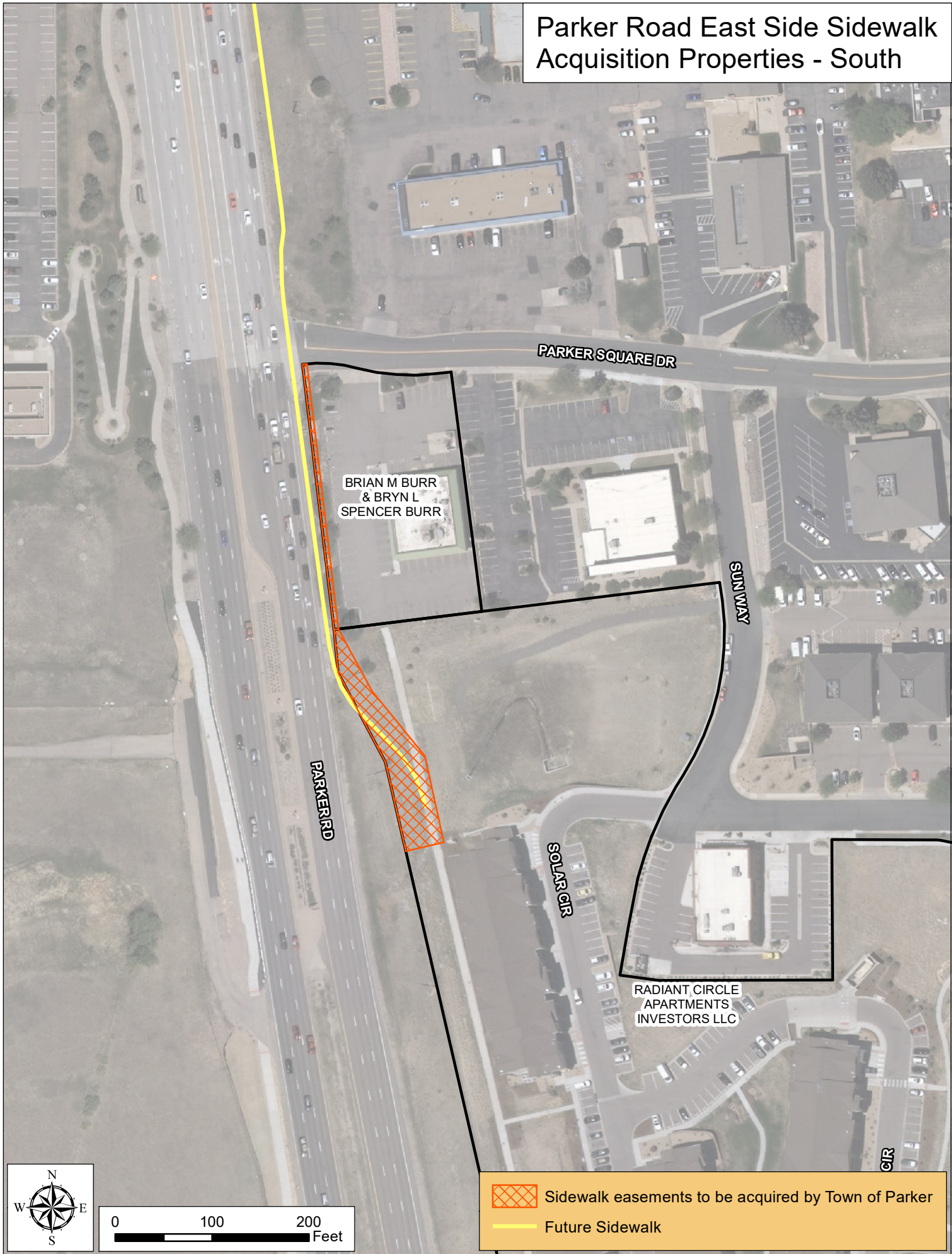
Parker Road East Side Sidewalk Acquisition Areas



Parker Road East Side Sidewalk
Acquisition Properties - North



Parker Road East Side Sidewalk
Acquisition Properties - South



0 100 200 Feet



Sidewalk easements to be acquired by Town of Parker



Future Sidewalk

ORDINANCE NO. 1.587, Series of 2023

TITLE: A BILL FOR AN ORDINANCE STATING THE INTENT OF THE TOWN OF PARKER TO ACQUIRE CERTAIN PROPERTY INTERESTS FOR THE PURPOSE OF CONSTRUCTING AND IMPROVING THE PARKER ROAD SIDEWALK – EAST SIDE (SULPHUR GULCH TO SOUTH OF PARKER SQUARE DRIVE), THROUGH THE UTILIZATION OF THE TOWN'S POWER OF EMINENT DOMAIN AND DIRECTING THE TOWN'S STAFF AND TOWN ATTORNEY TO NOTIFY ALL PERSONS AFFECTED THEREBY OF THE ABOVE-STATED INTENT OF THE TOWN, AND THEREAFTER TO COMPLY WITH ALL PERTINENT PROVISIONS OF C.R.S. § 38-1-101, *ET SEQ.*, RELATING TO GOOD FAITH NEGOTIATIONS.

WHEREAS, the Town of Parker, Colorado possesses the power of eminent domain pursuant to the provisions of Article XX, § 1 of the Colorado Constitution, Section 15.5 of the Town of Parker Home Rule Charter, C.R.S. § 38-1-101, *et seq.*, and C.R.S. § 38-6-101, *et seq.*;

WHEREAS, the Town of Parker wishes to acquire the parcels of property more particularly described in **Exhibit A** (permanent sidewalk easement acquisitions) and **Exhibit B** (temporary construction easement acquisitions), attached hereto and incorporated herein by this reference (collectively, the "Subject Properties"), for the purpose of constructing and improving the Parker Road Sidewalk – East Side (Sulphur Gulch to South of Parker Square Drive), as generally depicted on **Exhibit C**; and

WHEREAS, the Town Council of the Town of Parker wishes to comply with all applicable provisions of C.R.S. § 38-1-101, *et seq.*, including without limitation the notice and negotiation requirements and provisions thereof.

NOW, THEREFORE, THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, ORDAINS:

Section 1. Notice is hereby given pursuant to C.R.S. § 38-1-121(1) that the Town of Parker, Colorado, intends to acquire the parcels of property more particularly described in **Exhibits A and B** (the "Subject Properties").

Section 2. The acquisition of the Subject Properties serves a public purpose and is necessary and essential to the Town's ability to provide public streets and sidewalks for the residents of the Town of Parker.

Section 3. The Town Attorney is hereby directed to provide a copy of this Ordinance to all persons who presently own or maintain an ownership interest in the Subject Properties notifying them of the intent of the Town of Parker to acquire such property through the use of the Town's power of eminent domain.

Section 4. The staff of the Town, together with the Town Attorney, and any and all persons retained or employed by the Town of Parker in the prosecution of this matter, are directed

to comply with all notice and good faith negotiation requirements set forth in C.R.S. § 38-1-101, *et seq.*, in the conduct of the within authorized eminent domain actions.

Section 5. In the prosecution of the within authorized eminent domain actions, the Town shall retain all rights and powers lawfully delegated to it by the Colorado Constitution, the Town of Parker Home Rule Charter, and C.R.S. § 38-1-101, *et seq.*

Section 6. Safety Clause. The Town Council hereby finds, determines, and declares that this Ordinance is promulgated under the general police power of the Town of Parker, that it is promulgated for the health, safety, and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained. The Town Council further finds that the title to this Ordinance was posted in two (2) public places, two (2) days before the Town Council meeting, as provided by Section 7.5e. of the Town of Parker Home Rule Charter.

Section 7. Severability. If any clause, sentence, paragraph, or part of this Ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect application to other persons or circumstances.

Section 8. This Ordinance shall become effective ten (10) days after final publication.

INTRODUCED AND PASSED ON FIRST READING this ____ day of _____, 2023.

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

ADOPTED ON SECOND AND FINAL READING this ____ day of _____, 2023.

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

APPROVED AS TO FORM:

Kristin Hoffmann, Town Attorney

EXHIBIT A
PROPERTY DESCRIPTION
PERMANENT EASEMENT PARCEL NUMBER: PE-1
TOWN OF PARKER – PARKER ROAD SIDEWALK IMPROVEMENTS
PROJECT NUMBER: C M039-008 PROJECT CODE: 24457

A permanent easement (PE-1) of Project No. C M039-008 over and across that parcel of land described as Lot 1, Block 1, Pine Bluffs Filing No. 2 recorded at Reception No. 2017047079 in the records of Douglas County, located in the Northeast Quarter of Section 27 and the Southeast Quarter of Section 22, Township 6 South, Range 66 West, of the Sixth Principal Meridian, Town of Parker, County of Douglas, State of Colorado, said tract or parcel being more particularly described as follows:

For the purpose of this description the bearings are referenced to the north Line of the Northeast Quarter of Section 27, Township 6 South, Range 66 West, of the Sixth Principal Meridian, bearing North 89°29'37" East, a distance of 2652.24 feet. Monumented by a 3 1/4" alum cap marked PLS 9133 1990 on a 2 3/8" pipe at the North Quarter Corner of said Section 27 and by a 3 1/4" aluminum cap marked PLS 23516 2002 on a #6 rebar at the Northeast Corner of said Section 27.

Commencing at the North Quarter Corner of Section 27, Township 6 South, Range 66 West of the 6th Principal Meridian;

THENCE North 89°29'37" East, along the north line of said Northeast Quarter, a distance of 627.29 feet to a point on the westerly line of Lot 1, Block 1, Pine Bluffs Filing No. 2 recorded at Reception No. 2017047079 in the records of Douglas County, the existing easterly right of way line of S. Parker Road (January 2023) and the Point of Beginning;

THENCE along said easterly right of way line the following two (2) courses:

1. North 27°19'52" West, a distance of 35.12 feet;
2. North 05°43'54" West, a distance of 44.55 feet to the northerly line of said Lot 1, Block 1;

THENCE North 82°41'22" East, along said northerly line, a distance of 2.27 feet;

THENCE South 07°15'29" East, a distance of 3.71 feet;

THENCE South 23°14'13" East, a distance of 78.38 feet to said north line of the Northeast Quarter;

THENCE continuing South 23°14'13" East, a distance of 7.92 feet;

THENCE South 43°01'23" East, a distance of 81.84 feet;

THENCE South 12°51'01" East, a distance of 74.07 feet;

THENCE South 10°38'12" East, a distance of 35.49 feet;

THENCE South 77°09'45" West, a distance of 36.34 feet to said existing easterly right of way line;

THENCE along said easterly right of way line the following two (2) courses:

1. North 12°55'52" West, a distance of 123.33 feet;
2. North 27°19'52" West, a distance of 69.75 feet to the Point of Beginning.

Containing 6700 Square Feet, or 0.154 Acres, more or less.



FOR AND ON BEHALF OF
DALEY LAND SURVEYING INC.,
Robert Daley, PLS 35597

OWNER

**RADIANT CIRCLE APTS.
INVESTORS LLC**

APN. 2233-271-20-001

CALC: AVV

DATE: 3/10/2023

DRWN: AVV

JOB No. 1701-053

SHEET 1 OF 2

**PERMANENT EASEMENT
PARCEL NO. PE-1**

NE 1/4 SEC. 27, T.6S., R.66W.

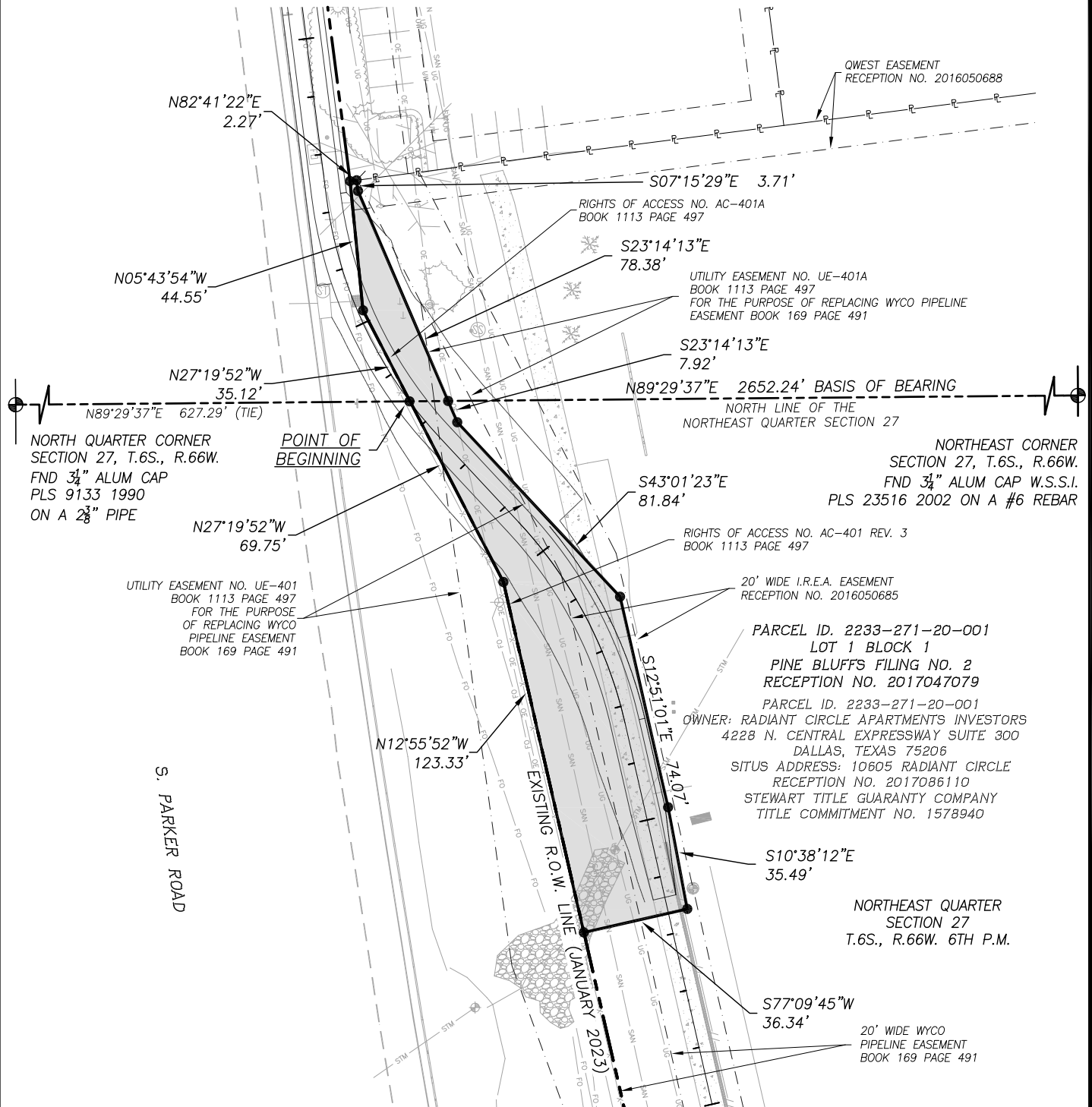
SE 1/4 SEC. 22, T.6S., R.66W.

DOUGLAS COUNTY, COLORADO

THIS DOES NOT REPRESENT
A MONUMENTED SURVEY.



ILLUSTRATION TO EXHIBIT A



OWNER RADIANT CIRCLE APTS. INVESTORS LLC		PERMANENT EASEMENT PARCEL NO. PE-1 NE 1/4 SEC. 27, T.6S., R.66W. SE 1/4 SEC. 22, T.6S., R.66W. DOUGLAS COUNTY, COLORADO		THIS DOES NOT REPRESENT A MONUMENTED SURVEY.
APN. 2233-271-20-001	DATE: 3/10/2023			
CALC: AVV	JOB No. 1701-053			
DRWN: AVV				
SHEET 2 OF 2				

EXHIBIT A
PROPERTY DESCRIPTION
PERMANENT EASEMENT PARCEL NUMBER: PE-2
TOWN OF PARKER – PARKER ROAD SIDEWALK IMPROVEMENTS
PROJECT NUMBER: C M039-008 PROJECT CODE: 24457

A permanent easement (PE-2) of Project No. C M039-008 over and across that parcel of land described as Tract II, Parker Square II recorded at Reception No. 0268824 in the records of Douglas County, located in the Southeast Quarter of Section 22, Township 6 South, Range 66 West, of the Sixth Principal Meridian, Town of Parker, County of Douglas, State of Colorado, said tract or parcel being more particularly described as follows:

For the purpose of this description the bearings are referenced to the south Line of the Southeast Quarter of Section 22, Township 6 South, Range 66 West, of the Sixth Principal Meridian, bearing North 89°29'37" East, a distance of 2652.24 feet. Monumented by a 3 1/4" alum cap marked PLS 9133 1990 on a 2 3/8" pipe at the South Quarter Corner of said Section 22 and by a 3 1/4" aluminum cap marked PLS 23516 2002 on a #6 rebar at the Southeast Corner of said Section 22.

Commencing at the South Quarter Corner of Section 22, Township 6 South, Range 66 West of the 6th Principal Meridian;

THENCE North 82°23'18" East, a distance of 612.09 feet to the southwest corner of Tract II, Parker Square II recorded at Reception No. 0268824 in the records of Douglas County, the existing easterly right of way line of S. Parker Road (January 2023) and the Point of Beginning;

THENCE North 07°18'38" West, along the westerly line of said Tract II and said existing easterly right of way line of S. Parker Road, a distance of 271.22 feet to the northwest corner of said Tract II;

THENCE along the northerly line of said Tract II and the existing southerly right of way line of E. Parker Square Drive, along a curve to the right, an arc length of 2.52 feet, said curve having a radius of 152.04 feet, a delta angle of 00°57'00", a chord bearing of North 83°09'52" East, and a chord length of 2.52 feet;

THENCE South 07°15'29" East, a distance of 271.19 feet to the southerly line of said Tract II;

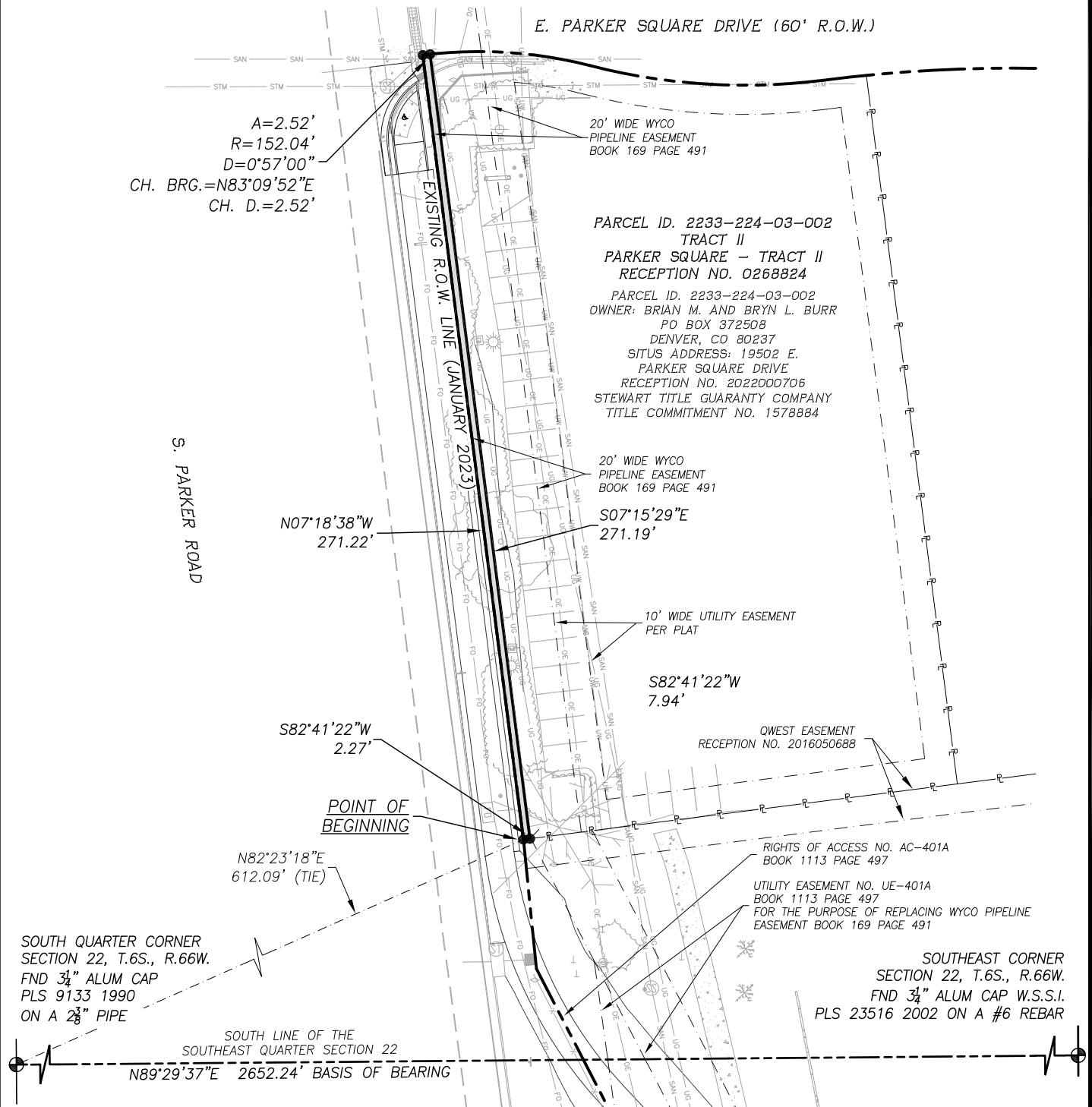
THENCE South 82°41'22" West, a distance of 2.27 feet to the Point of Beginning.

Containing 650 Square Feet, or 0.015 Acres, more or less.



OWNER BRIAN M. AND BRYN L. BURR		PERMANENT EASEMENT PARCEL NO. PE-2 SE 1/4 SEC. 22, T.6S., R.66W. DOUGLAS COUNTY, COLORADO	THIS DOES NOT REPRESENT A MONUMENTED SURVEY.
APN. 2233-224-03-002			
CALC: AVW	DATE: 3/10/2023		
DRWN: AVW	JOB No. 1701-053		
SHEET 1 OF 2			

ILLUSTRATION TO EXHIBIT A



OWNER BRIAN M. AND BRYN L. BURR		PERMANENT EASEMENT PARCEL NO. PE-2 SE 1/4 SEC. 22, T.6S., R.66W. DOUGLAS COUNTY, COLORADO		THIS DOES NOT REPRESENT A MONUMENTED SURVEY.
APN. 2233-224-03-002 CALC: AVV DRWN: AVV SHEET 2 OF 2	DATE: 3/10/2023 JOB No. 1701-053			

EXHIBIT A
PROPERTY DESCRIPTION
PERMANENT EASEMENT PARCEL NUMBER: PE-8
TOWN OF PARKER – PARKER ROAD SIDEWALK IMPROVEMENTS
PROJECT NUMBER: C M039-008 PROJECT CODE: 24457

A permanent easement (PE-8) of Project No. C M039-008 over and across that parcel of land described as Lot 5, Parker Hilltop Town Square – 1st Amendment recorded at Reception No. 2008024417 in the records of Douglas County, located in the Southeast Quarter of Section 22, Township 6 South, Range 66 West, of the Sixth Principal Meridian, Town of Parker, County of Douglas, State of Colorado, said tract or parcel being more particularly described as follows:

For the purpose of this description the bearings are referenced to the north line of the Northwest Quarter of the Southeast Quarter of Section 22, Township 6 South, Range 66 West, of the Sixth Principal Meridian, bearing North 89°11'03" East, a distance of 1332.04 feet. Monumented by a 3 1/4" aluminum cap illegible on a 2 3/8" pipe at the Center Quarter Corner of said Section 22 and by a 3 1/4" aluminum cap marked PLS 24667 1998 on a #6 rebar at the Center-East Sixteenth Corner of said Section 22.

Commencing at the Center Quarter Corner of Section 22, Township 6 South, Range 66 West of the 6th Principal Meridian;

THENCE South 23°58'16" East, a distance of 1080.63 feet to a point on the westerly line of Lot 5, Parker Hilltop Town Square – 1st Amendment recorded at Reception No. 2008024417 in the records of Douglas County, the existing easterly right of way line of S. Parker Road (January 2023) and the Point of Beginning;

THENCE North 07°16'35" West, along said westerly line and said existing easterly right of way line (January 2023), a distance of 179.58 feet

THENCE along the northerly line of said Lot 5 and the existing southerly right of way line of Clubhouse Drive (January 2023), along a curve to the right, an arc length of 40.45 feet, said curve having a radius of 50.00 feet, a delta angle of 46°20'53", a chord bearing of North 15°54'13" East, and a chord length of 39.35 feet;

THENCE South 08°38'32" East, a distance of 215.82 feet;

THENCE South 82°43'25" West, a distance of 20.63 feet to the Point of Beginning.

Containing 3724 Square Feet, or 0.085 Acres, more or less.



OWNER
COMPASS BANK

APN. 2233-224-23-001

CALC: AVV DATE: 3/10/2023

DRWN: AVV JOB No. 1701-053

SHEET 1 OF 2

PERMANENT EASEMENT
PARCEL NO. PE-8

SE 1/4 SEC. 22, T.6S., R.66W.
DOUGLAS COUNTY, COLORADO

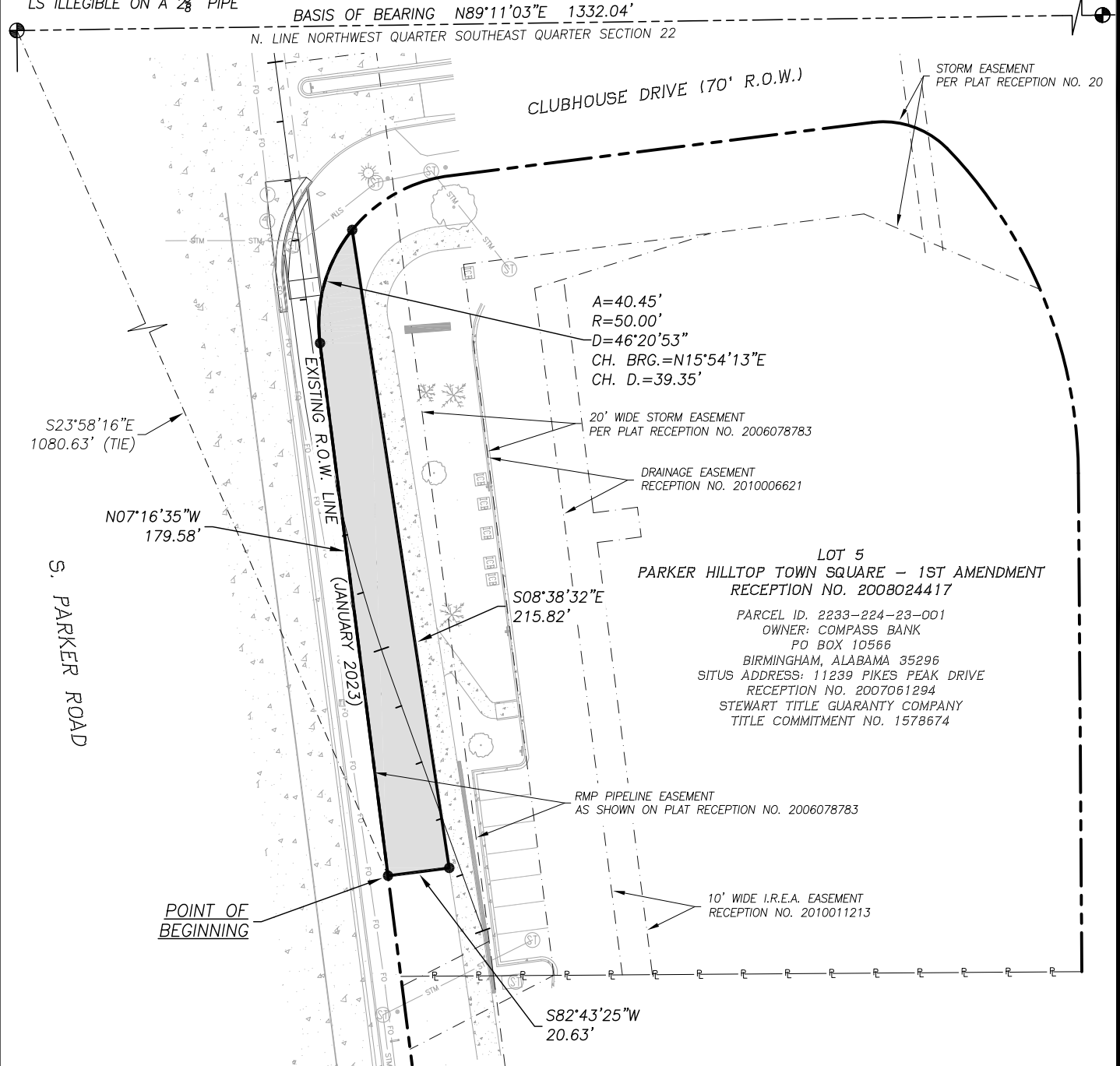
THIS DOES NOT REPRESENT
A MONUMENTED SURVEY.



ILLUSTRATION TO EXHIBIT A

CENTER QUARTER CORNER
SECTION 22, T.6S., R.66W.
FND 3/4" ALUM CAP
LS ILLEGIBLE ON A 28" PIPE

CENTER EAST SIXTEENTH CORNER
SECTION 22, T.6S., R.66W.
FND 3/4" ALUM CAP
PLS 24667 1998 ON A #6 REBAR

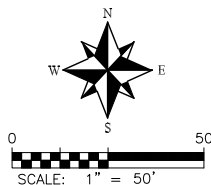


OWNER
COMPASS BANK

APN. 2233-224-23-001
CALC: AVV DATE: 3/10/2023
DRWN: AVV JOB No. 1701-053
SHEET 2 OF 2

**PERMANENT EASEMENT
PARCEL NO. PE-8**

SE 1/4 SEC. 22, T.6S., R.66W.
DOUGLAS COUNTY, COLORADO



THIS DOES NOT REPRESENT
A MONUMENTED SURVEY.

**DALEY LAND
SURVEYING, INC.**
17011 LINCOLN AVE #361
PARKER, CO 80134

EXHIBIT A
PROPERTY DESCRIPTION
PERMANENT EASEMENT PARCEL NUMBER: PE-9
TOWN OF PARKER – PARKER ROAD SIDEWALK IMPROVEMENTS
PROJECT NUMBER: C M039-008 PROJECT CODE: 24457

A permanent easement (PE-9) of Project No. C M039-008 over and across that parcel of land described as Lot 4B, Parker Hilltop Town Square – 1st Amendment recorded at Reception No. 2008024417 in the records of Douglas County, located in the Southeast Quarter of Section 22, Township 6 South, Range 66 West, of the Sixth Principal Meridian, Town of Parker, County of Douglas, State of Colorado, said tract or parcel being more particularly described as follows:

For the purpose of this description the bearings are referenced to the north line of the Northwest Quarter of the Southeast Quarter of Section 22, Township 6 South, Range 66 West, of the Sixth Principal Meridian, bearing North 89°11'03" East, a distance of 1332.04 feet. Monumented by a 3 1/4" aluminum cap illegible on a 2 3/8" pipe at the Center Quarter Corner of said Section 22 and by a 3 1/4" aluminum cap marked PLS 24667 1998 on a #6 rebar at the Center-East Sixteenth Corner of said Section 22.

Commencing at the Center Quarter Corner of Section 22, Township 6 South, Range 66 West of the 6th Principal Meridian;
 THENCE South 31°22'57" East, a distance of 778.98 feet to a point on the westerly line of Lot 4B, Parker Hilltop Town Square – 1st Amendment recorded at Reception No. 2008024417 in the records of Douglas County, the existing easterly right of way line of S. Parker Road (January 2023) and the Point of Beginning;

THENCE along said westerly line and said existing easterly right of way line (January 2023) the following two (2) courses:

1. along a curve to the right, an arc length of 25.93 feet, said curve having a radius of 50.00 feet, a delta angle of 29°42'42", a chord bearing of North 23°08'11" West, and a chord length of 25.64 feet;
2. North 08°16'50" West, a distance of 88.25 feet to the northwest corner of said Lot 4B;

THENCE North 82°28'44" East, along the northerly line of said Lot 4B, a distance of 6.57 feet;
 THENCE South 08°17'01" East, a distance of 112.94 feet to the Point of Beginning.

Containing 690 Square Feet, or 0.016 Acres, more or less.

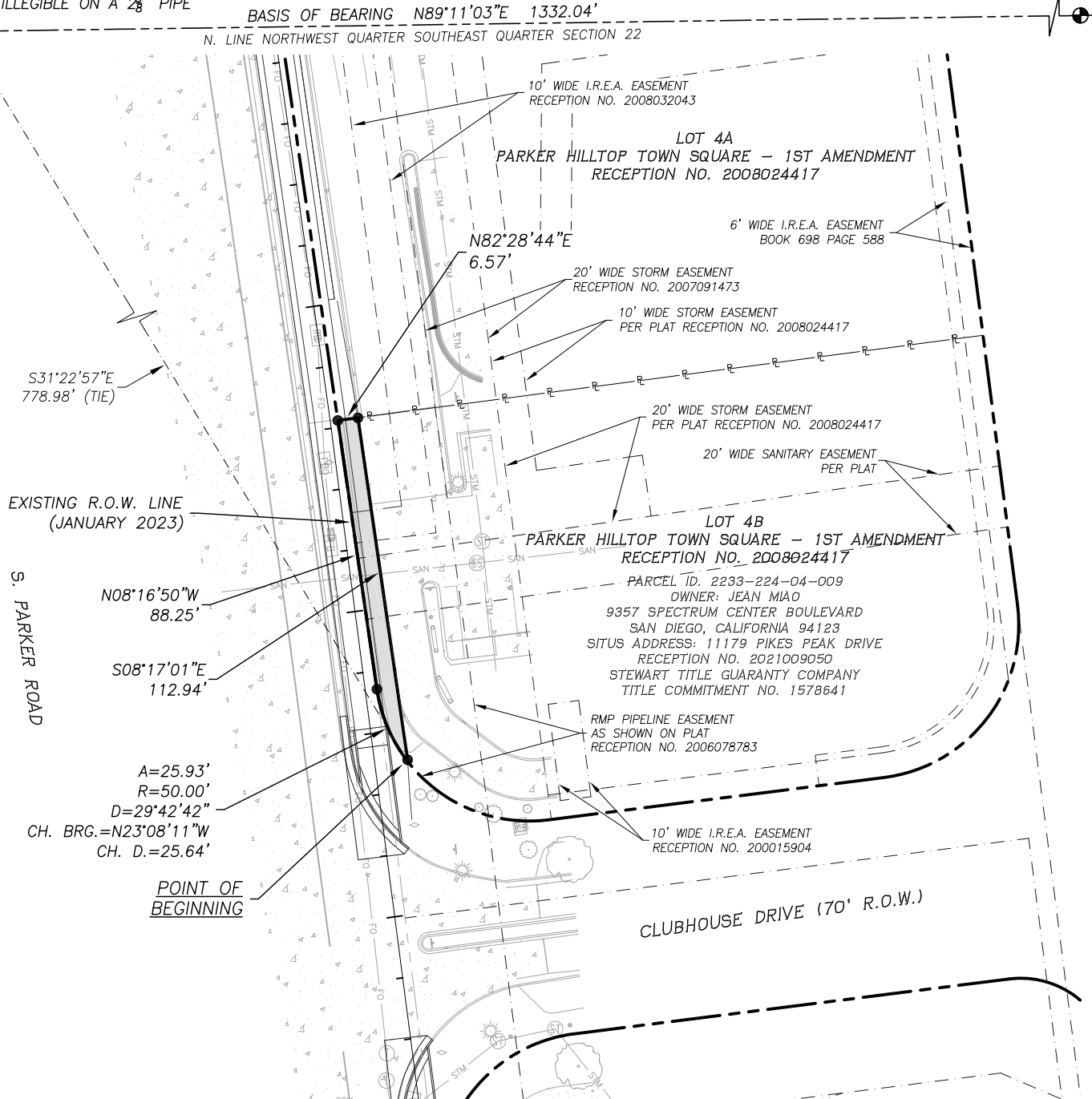


OWNER JEAN MIAO		PERMANENT EASEMENT PARCEL NO. PE-9 SE 1/4 SEC. 22, T.6S., R.66W. DOUGLAS COUNTY, COLORADO	THIS DOES NOT REPRESENT A MONUMENTED SURVEY. 
APN. 2233-224-04-009			
CALC: AVW	DATE: 3/10/2023		
DRWN: AVW	JOB No. 1701-053		
SHEET 1 OF 2			

ILLUSTRATION TO EXHIBIT A

CENTER QUARTER CORNER
SECTION 22, T.6S., R.66W.
FND 3 $\frac{1}{4}$ " ALUM CAP
LS ILLEGIBLE ON A 2 $\frac{3}{8}$ " PIPE

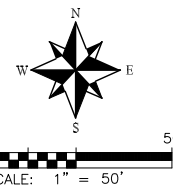
CENTER EAST SIXTEENTH CORNER
SECTION 22, T.6S., R.66W.
FND 3 $\frac{1}{4}$ " ALUM CAP
PLS 24667 1998 ON A #6 REBAR



OWNER
JEAN MIAO

**PERMANENT EASEMENT
PARCEL NO. PE-9**

SE 1/4 SEC. 22, T.6S., R.66W.
DOUGLAS COUNTY, COLORADO



THIS DOES NOT REPRESENT
A MONUMENTED SURVEY.



APN. 2233-224-04-009

CALC: AVV DATE: 3/10/2023

DRWN: AVV JOB No. 1701-053

SHEET 2 OF 2

EXHIBIT A
PROPERTY DESCRIPTION
PERMANENT EASEMENT PARCEL NUMBER: PE-10
TOWN OF PARKER – PARKER ROAD SIDEWALK IMPROVEMENTS
PROJECT NUMBER: C M039-008 PROJECT CODE: 24457

A permanent easement (PE-10) of Project No. C M039-008 over and across that parcel of land described as Lot 4A, Parker Hilltop Town Square – 1st Amendment recorded at Reception No. 2008024417 in the records of Douglas County, located in the Southeast Quarter of Section 22, Township 6 South, Range 66 West, of the Sixth Principal Meridian, Town of Parker, County of Douglas, State of Colorado, said tract or parcel being more particularly described as follows:

For the purpose of this description the bearings are referenced to the north line of the Northwest Quarter of the Southeast Quarter of Section 22, Township 6 South, Range 66 West, of the Sixth Principal Meridian, bearing North 89°11'03" East, a distance of 1332.04 feet. Monumented by a 3 1/4" aluminum cap illegible on a 2 3/8" pipe at the Center Quarter Corner of said Section 22 and by a 3 1/4" aluminum cap marked PLS 24667 1998 on a #6 rebar at the Center-East Sixteenth Corner of said Section 22.

Commencing at the Center Quarter Corner of Section 22, Township 6 South, Range 66 West of the 6th Principal Meridian;

THENCE South 34°38'34" East, a distance of 673.52 feet to the southwest corner of Lot 4A, Parker Hilltop Town Square – 1st Amendment recorded at Reception No. 2008024417 in the records of Douglas County, the existing easterly right of way line of S. Parker Road (January 2023) and the Point of Beginning;

THENCE North 08°16'50" West, along said westerly line and said existing easterly right of way line (January 2023), a distance of 129.19 feet to the northeast corner of said Lot 4A;

THENCE North 81°43'10" East, along the northerly line of said Lot 4A, a distance of 6.56 feet;

THENCE South 08°17'01" East, a distance of 129.28 feet to the southerly line of said Lot 4A;

THENCE South 82°28'44" West, a distance of 6.57 feet to the Point of Beginning.

Containing 848 Square Feet, or 0.019 Acres, more or less.



OWNER
COLORADO DEL
HOLDINGS LLC

APN. 2233-224-04-008

CALC: AVV

DATE: 3/10/2023

DRWN: AVV

JOB No. 1701-053

SHEET 1 OF 2

PERMANENT EASEMENT
PARCEL NO. PE-10

SE 1/4 SEC. 22, T.6S., R.66W.
DOUGLAS COUNTY, COLORADO

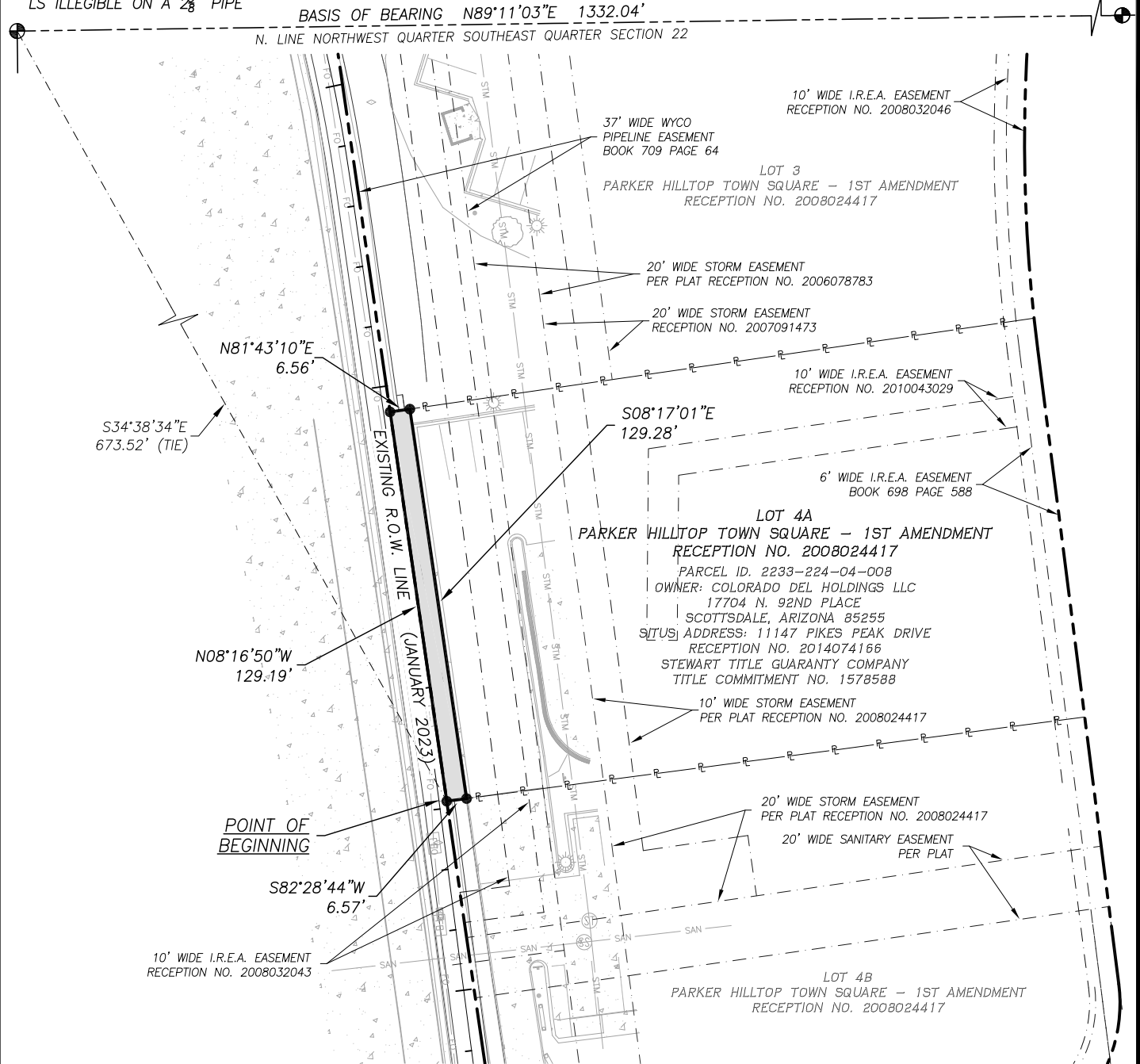
THIS DOES NOT REPRESENT
A MONUMENTED SURVEY.



ILLUSTRATION TO EXHIBIT A

CENTER QUARTER CORNER
SECTION 22, T.6S., R.66W.
FND 3/4" ALUM CAP
LS ILLEGIBLE ON A 28" PIPE

CENTER EAST SIXTEENTH CORNER
SECTION 22, T.6S., R.66W.
FND 3/4" ALUM CAP
PLS 24667 1998 ON A #6 REBAR



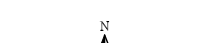
OWNER COLORADO DEL HOLDINGS LLC		PERMANENT EASEMENT PARCEL NO. PE-10 SE 1/4 SEC. 22, T.6S., R.66W. DOUGLAS COUNTY, COLORADO		THIS DOES NOT REPRESENT A MONUMENTED SURVEY. 
APN. 2233-224-04-008				
CALC: AVV	DATE: 3/10/2023			
DRWN: AVV	JOB No. 1701-053			
SHEET 2 OF 2				

EXHIBIT A
PROPERTY DESCRIPTION
PERMANENT EASEMENT PARCEL NUMBER: PE-11
TOWN OF PARKER – PARKER ROAD SIDEWALK IMPROVEMENTS
PROJECT NUMBER: C M039-008 PROJECT CODE: 24457

A permanent easement (PE-11) of Project No. C M039-008 over and across that parcel of land described as Lot 3, Parker Hilltop Town Square – 1st Amendment recorded at Reception No. 2008024417 in the records of Douglas County, located in the Southeast Quarter of Section 22, Township 6 South, Range 66 West, of the Sixth Principal Meridian, Town of Parker, County of Douglas, State of Colorado, said tract or parcel being more particularly described as follows:

For the purpose of this description the bearings are referenced to the north line of the Northwest Quarter of the Southeast Quarter of Section 22, Township 6 South, Range 66 West, of the Sixth Principal Meridian, bearing North 89°11'03" East, a distance of 1332.04 feet. Monumented by a 3 1/4" aluminum cap illegible on a 2 3/8" pipe at the Center Quarter Corner of said Section 22 and by a 3 1/4" aluminum cap marked PLS 24667 1998 on a #6 rebar at the Center-East Sixteenth Corner of said Section 22.

Commencing at the Center Quarter Corner of Section 22, Township 6 South, Range 66 West of the 6th Principal Meridian;

THENCE South 40°30'54" East, a distance of 560.71 feet to the southwest corner of Lot 3, Parker Hilltop Town Square – 1st Amendment recorded at Reception No. 2008024417 in the records of Douglas County, the existing easterly right of way line of S. Parker Road (January 2023) and the Point of Beginning;

THENCE North 08°16'50" West, along the westerly line of said Lot 3 and said existing easterly right of way line (January 2023), a distance of 166.02 feet;

THENCE North 81°43'10" East, a distance of 6.55 feet;

THENCE South 08°17'01" East, a distance of 166.02 feet to the southerly line of said Lot 3;

THENCE South 81°43'10" West, a distance of 6.56 feet to the Point of Beginning.

Containing 1088 Square Feet, or 0.025 Acres, more or less.



OWNER
COLORADO FLOORING INDUSTRIES INC.

APN. 2233-224-04-006

CALC: AVV DATE: 3/10/2023

DRWN: AVV JOB No. 1701-053

SHEET 1 OF 2

PERMANENT EASEMENT
PARCEL NO. PE-11

SE 1/4 SEC. 22, T.6S., R.66W.
DOUGLAS COUNTY, COLORADO

THIS DOES NOT REPRESENT
A MONUMENTED SURVEY.



ILLUSTRATION TO EXHIBIT A

CENTER QUARTER CORNER
SECTION 22, T.6S., R.66W.
FND 3 1/4" ALUM CAP
LS ILLEGIBLE ON A 28" PIPE

CENTER EAST SIXTEENTH CORNER
SECTION 22, T.6S., R.66W.
FND 3 1/4" ALUM CAP
PLS 24667 1998 ON A #6 REBAR

BASIS OF BEARING N89°11'03"E 1332.04'
N. LINE NORTHWEST QUARTER SOUTHEAST QUARTER SECTION 22

TRACT B
PARKER HILLTOP TOWN SQUARE - 1ST AMENDMENT
RECEPTION NO. 2008024417

12' WIDE EASEMENT
BOOK 714 PAGE 213

10' WIDE I.R.E.A. EASEMENT
RECEPTION NO. 2008032046

N81°43'10"E
6.55'

20' WIDE STORM EASEMENT
PER PLAT RECEPTION NO. 2006078783

10' WIDE I.R.E.A. EASEMENT
RECEPTION NO. 2008032046

S40°30'54"E
560.71' (TIE)

N08°16'50"W
166.02'

LOT 3
PARKER HILLTOP TOWN SQUARE - 1ST AMENDMENT
RECEPTION NO. 2008024417

PARCEL ID. 2233-224-04-006
OWNER: COLORADO FLOORING INDUSTRIES INC
1133 S. PLATTE RIVER DRIVE
DENVER, COLORADO 80223
SITUS ADDRESS: 11121 PIKES PEAK DRIVE
RECEPTION NO. 2012086317
STEWART TITLE GUARANTY COMPANY
TITLE COMMITMENT NO. 1578539

S08°17'01"E
166.02'

37' WIDE WYCO
PIPELINE EASEMENT
BOOK 709 PAGE 64

20' WIDE STORM EASEMENT
RECEPTION NO. 2007091473

10' WIDE I.R.E.A. EASEMENT
RECEPTION NO. 2010043029

10' WIDE I.R.E.A. EASEMENT
RECEPTION NO. 2008032043

6' WIDE I.R.E.A. EASEMENT
BOOK 698 PAGE 588

LOT 4A
PARKER HILLTOP TOWN SQUARE - 1ST AMENDMENT
RECEPTION NO. 2008024417

S. PARKER ROAD

POINT OF
BEGINNING

N81°43'10"E
6.56'

EXISTING R.O.W. LINE (JANUARY 2023)

OWNER

COLORADO FLOORING
INDUSTRIES INC.

APN. 2233-224-04-006

CALC: AVV DATE: 3/10/2023

DRWN: AVV JOB No. 1701-053

SHEET 2 OF 2

PERMANENT EASEMENT
PARCEL NO. PE-11

SE 1/4 SEC. 22, T.6S., R.66W.
DOUGLAS COUNTY, COLORADO



SCALE: 1" = 50'

THIS DOES NOT REPRESENT
A MONUMENTED SURVEY.

DALEY LAND
SURVEYING, INC.
17011 LINCOLN AVE #361
PARKER, CO 80134

EXHIBIT A

PROPERTY DESCRIPTION

PERMANENT EASEMENT PARCEL NUMBER: PE-12

TOWN OF PARKER – PARKER ROAD SIDEWALK IMPROVEMENTS

A tract or parcel of land over and across that parcel of land described as Tract B, Parker Hilltop Town Square – 1st Amendment recorded at Reception No. 2008024417 in the records of Douglas County, located in the Southeast Quarter of Section 22, Township 6 South, Range 66 West, of the Sixth Principal Meridian, Town of Parker, County of Douglas, State of Colorado, said tract or parcel being more particularly described as follows:

For the purpose of this description the bearings are referenced to the north line of the Northwest Quarter of the Southeast Quarter of Section 22, Township 6 South, Range 66 West, of the Sixth Principal Meridian, bearing North 89°11'03" East, a distance of 1332.04 feet. Monumented by a 3 1/4" aluminum cap illegible on a 2 3/8" pipe at the Center Quarter Corner of said Section 22 and by a 3 1/4" aluminum cap marked PLS 24667 1998 on a #6 rebar at the Center-East Sixteenth Corner of said Section 22.

Commencing at the Center Quarter Corner of Section 22, Township 6 South, Range 66 West of the 6th Principal Meridian;

THENCE South 60°34'06" East, a distance of 379.29 feet to the westerly line of Tract B, Parker Hilltop Town Square – 1st Amendment recorded at Reception No. 2008024417 in the records of Douglas County, the existing easterly right of way line of S. Parker Road (January 2023) and the Point of Beginning;

THENCE along the westerly line of said Tract B and said existing easterly right of way line of S. Parker Road (January 2023) the following two courses:

1. North 07°21'56" West, a distance of 45.68 feet;
2. North 35°50'14" East, a distance of 53.41 feet;

THENCE South 16°00'22" West, a distance of 92.18 feet to the Point of Beginning.

Containing 835 Square Feet, or 0.019 Acres, more or less.



OWNER
PHTS COMMERCIAL
OWNERS ASSOCIATION INC

APN. 2233-224-04-005

CALC: AVV DATE: 2/27/2023

DRWN: AVV JOB No. 1701-053

SHEET 1 OF 2

PERMANENT EASEMENT
PARCEL NO. PE-12

SE 1/4 SEC. 22, T.6S., R.66W.
DOUGLAS COUNTY, COLORADO

THIS DOES NOT REPRESENT
A MONUMENTED SURVEY.

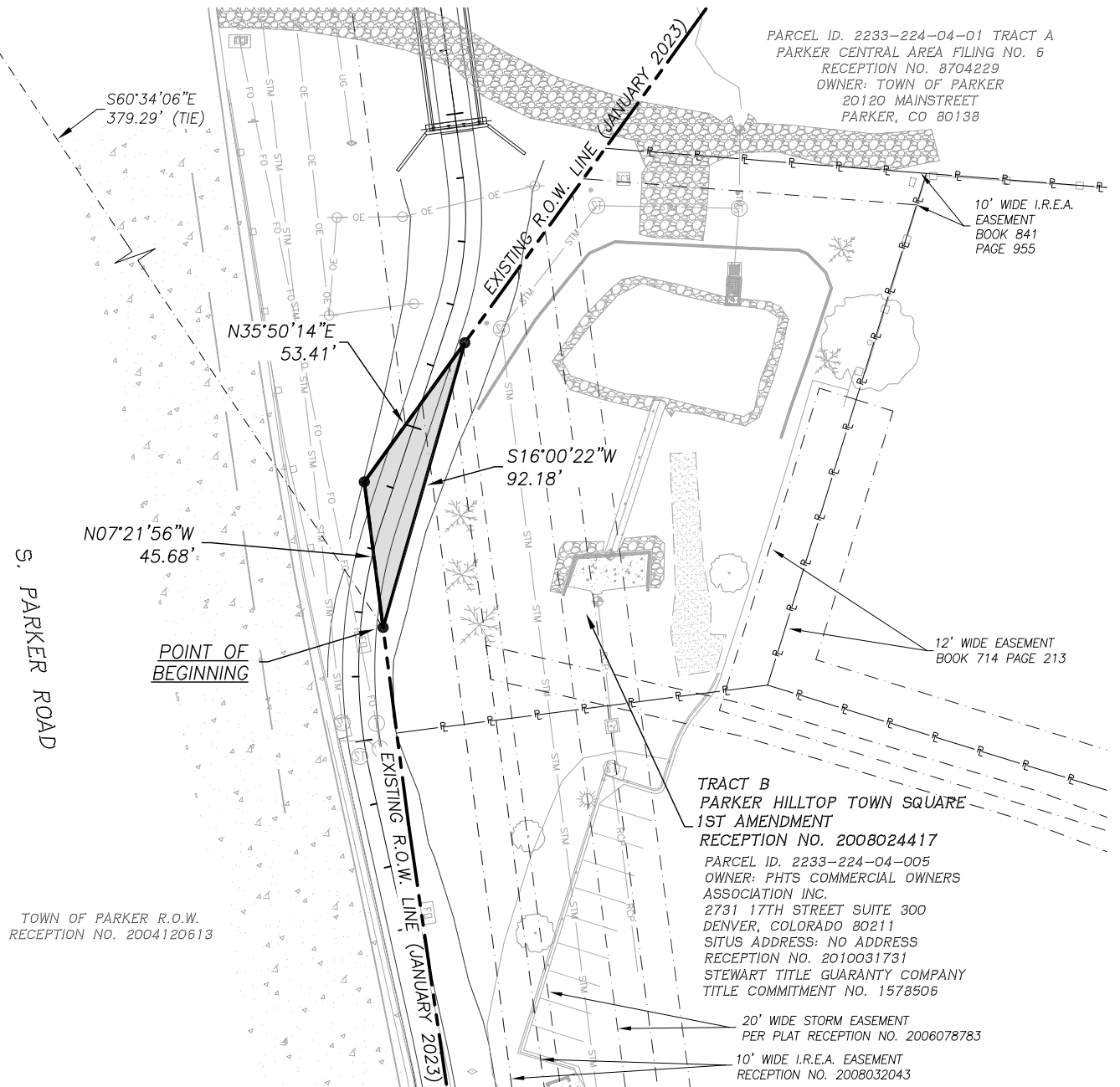


ILLUSTRATION TO EXHIBIT A

CENTER QUARTER CORNER
SECTION 22, T.6S., R.66W.
FND 3/4" ALUM CAP
LS ILLEGIBLE ON A 28" PIPE

CENTER EAST SIXTEENTH CORNER
SECTION 22, T.6S., R.66W.
FND 3/4" ALUM CAP
PLS 24667 1998 ON A #6 REBAR

BASIS OF BEARING N89°11'03"E 1332.04'
N. LINE NORTHWEST QUARTER SOUTHEAST QUARTER SECTION 22



OWNER

**PHTS COMMERCIAL
OWNERS ASSOCIATION INC**

APN. 2233-224-04-005

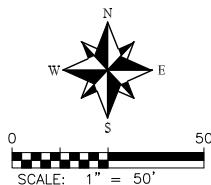
CALC: AVV DATE: 2/27/2023

DRWN: AVV JOB No. 1701-053

SHEET 2 OF 2

**PERMANENT EASEMENT
PARCEL NO. PE-12**

SE 1/4 SEC. 22, T.6S., R.66W.
DOUGLAS COUNTY, COLORADO



THIS DOES NOT REPRESENT
A MONUMENTED SURVEY.

**DALEY LAND
SURVEYING, INC.**
17011 LINCOLN AVE #361
PARKER, CO 80134

EXHIBIT B
PROPERTY DESCRIPTION
TEMPORARY CONSTRUCTION EASEMENT PARCEL NUMBER: TE-1
TOWN OF PARKER – PARKER ROAD SIDEWALK IMPROVEMENTS
PROJECT NUMBER: C M039-008 PROJECT CODE: 24457

A temporary easement (TE-1) of Project No. C M039-008 over and across that parcel of land described as Lot 1, Block 1, Pine Bluffs Filing No. 2 recorded at Reception No. 2017047079 in the records of Douglas County, located in the Northeast Quarter of Section 27 and the Southeast Quarter of Section 22, Township 6 South, Range 66 West, of the Sixth Principal Meridian, Town of Parker, County of Douglas, State of Colorado, said tract or parcel being more particularly described as follows:

For the purpose of this description the bearings are referenced to the north Line of the Northeast Quarter of Section 27, Township 6 South, Range 66 West, of the Sixth Principal Meridian, bearing North 89°29'37" East, a distance of 2652.24 feet. Monumented by a 3 1/4" alum cap marked PLS 9133 1990 on a 2 3/8" pipe at the North Quarter Corner of said Section 27 and by a 3 1/4" aluminum cap marked PLS 23516 2002 on a #6 rebar at the Northeast Corner of said Section 27.

Commencing at the North Quarter Corner of Section 27, Township 6 South, Range 66 West of the 6th Principal Meridian;
 THENCE North 89°29'37" East, along the north line of said Northeast Quarter, a distance of 640.36 feet to the Point of Beginning;

THENCE North 23°14'13" West, a distance of 78.38 feet;

THENCE North 07°15'29" West, a distance of 3.71 feet to the northerly line of Lot 1, Block 1, Pine Bluffs Filing No. 2 recorded at Reception No. 2017047079 in the records of Douglas County;

THENCE North 82°41'22" East, along said northerly line, a distance of 62.54 feet;

THENCE South 12°55'52" East, a distance of 262.83 feet;

THENCE South 77°09'45" West, a distance of 7.66 feet;

THENCE North 10°38'12" West, a distance of 35.49 feet;

THENCE North 12°51'01" West, a distance of 74.07 feet;

THENCE North 43°01'23" West, a distance of 81.84 feet;

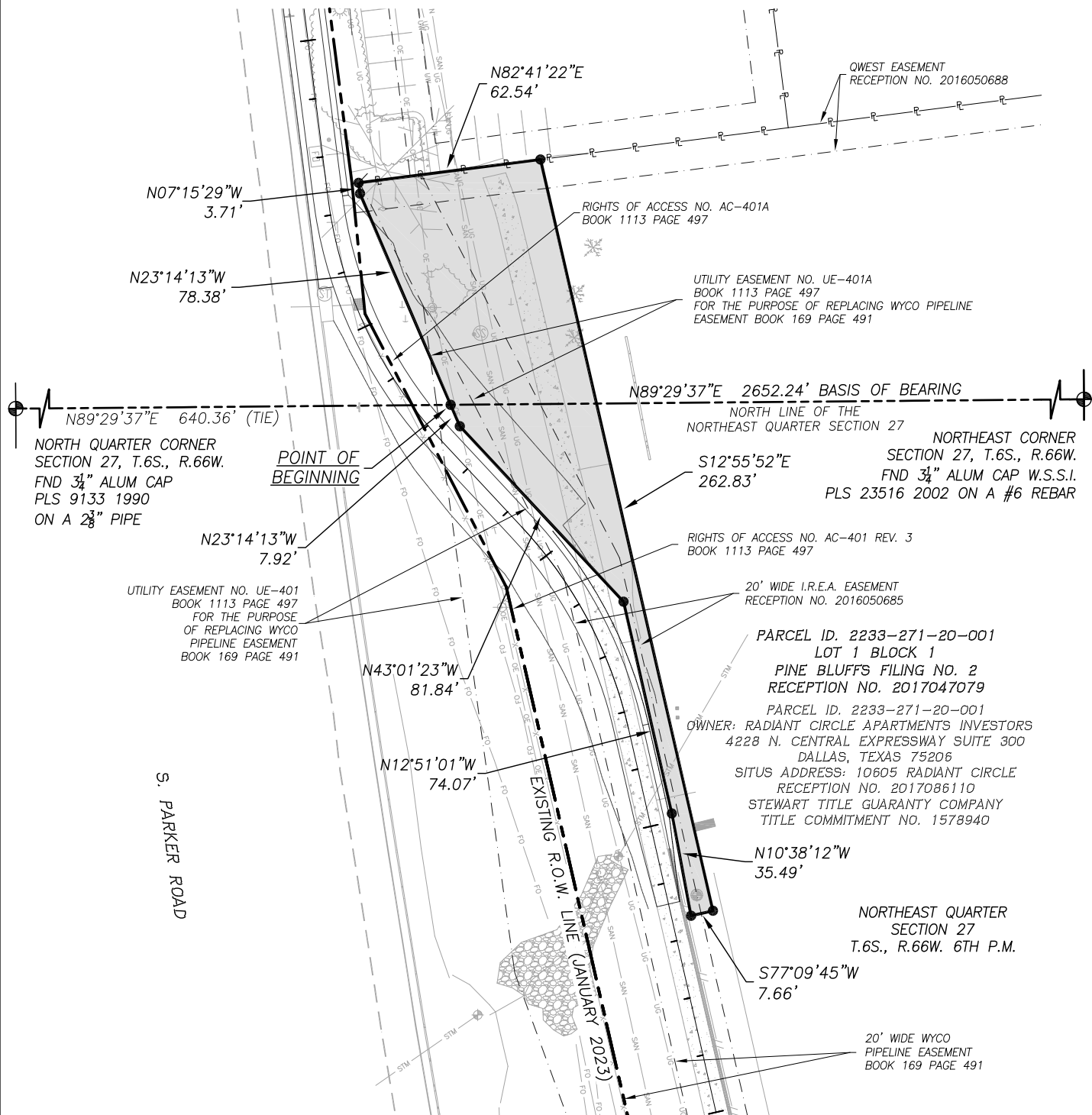
THENCE North 23°14'13" West, a distance of 7.92 feet to the Point of Beginning.

Containing 7291 Square Feet, or 0.167 Acres, more or less.



OWNER RADIANT CIRCLE APTS. INVESTORS LLC		TEMPORARY EASEMENT PARCEL NO. TE-1 NE 1/4 SEC. 27, T.6S., R.66W. SE 1/4 SEC. 22, T.6S., R.66W. DOUGLAS COUNTY, COLORADO	THIS DOES NOT REPRESENT A MONUMENTED SURVEY.
APN. 2233-271-20-001			
CALC: AVV	DATE: 3/10/2023		
DRWN: AVV	JOB No. 1701-053		
SHEET 1 OF 2			

ILLUSTRATION TO EXHIBIT B

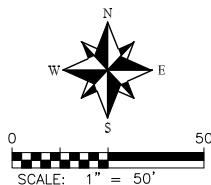


OWNER
**RADIANT CIRCLE APTS.
INVESTORS LLC**

APN. 2233-271-20-001
CALC: AVV DATE: 3/10/2023
DRWN: AVV JOB No. 1701-053
SHEET 2 OF 2

**TEMPORARY EASEMENT
PARCEL NO. TE-1**

NE 1/4 SEC. 27, T.6S., R.66W.
SE 1/4 SEC. 22, T.6S., R.66W.
DOUGLAS COUNTY, COLORADO



THIS DOES NOT REPRESENT
A MONUMENTED SURVEY.



EXHIBIT B
PROPERTY DESCRIPTION
TEMPORARY CONSTRUCTION EASEMENT PARCEL NUMBER: TE-2
TOWN OF PARKER – PARKER ROAD SIDEWALK IMPROVEMENTS
PROJECT NUMBER: C M039-008 PROJECT CODE: 24457

A temporary easement (TE-2) of Project No. C M039-008 over and across that parcel of land described as Tract II, Parker Square II recorded at Reception No. 0268824 in the records of Douglas County, located in the Southeast Quarter of Section 22, Township 6 South, Range 66 West, of the Sixth Principal Meridian, Town of Parker, County of Douglas, State of Colorado, said tract or parcel being more particularly described as follows:

For the purpose of this description the bearings are referenced to the south Line of the Southeast Quarter of Section 22, Township 6 South, Range 66 West, of the Sixth Principal Meridian, bearing North 89°29'37" East, a distance of 2652.24 feet. Monumented by a 3 1/4" alum cap marked PLS 9133 1990 on a 2 3/8" pipe at the South Quarter Corner of said Section 22 and by a 3 1/4" aluminum cap marked PLS 23516 2002 on a #6 rebar at the Southeast Corner of said Section 22.

Commencing at the South Quarter Corner of Section 22, Township 6 South, Range 66 West of the 6th Principal Meridian;

THENCE North 82°23'22" East, a distance of 614.36 feet to a point on the southerly line of Tract II, Parker Square II recorded at Reception No. 0268824 in the records of Douglas County and the Point of Beginning;

THENCE North 07°15'29" West, a distance of 271.19 feet to a point on the northerly line of Tract II and the existing southerly right of way line of E. Parker Square Drive (January 2023);

THENCE along said northerly line and said existing southerly right of way line, along a curve to the right, an arc length of 7.70 feet, said curve having a radius of 152.04 feet, a delta angle of 02°54'09", a chord bearing of North 85°05'27" East, and a chord length of 7.70 feet;

THENCE South 07°18'38" East, a distance of 270.87 feet to said southerly line of Tract II;

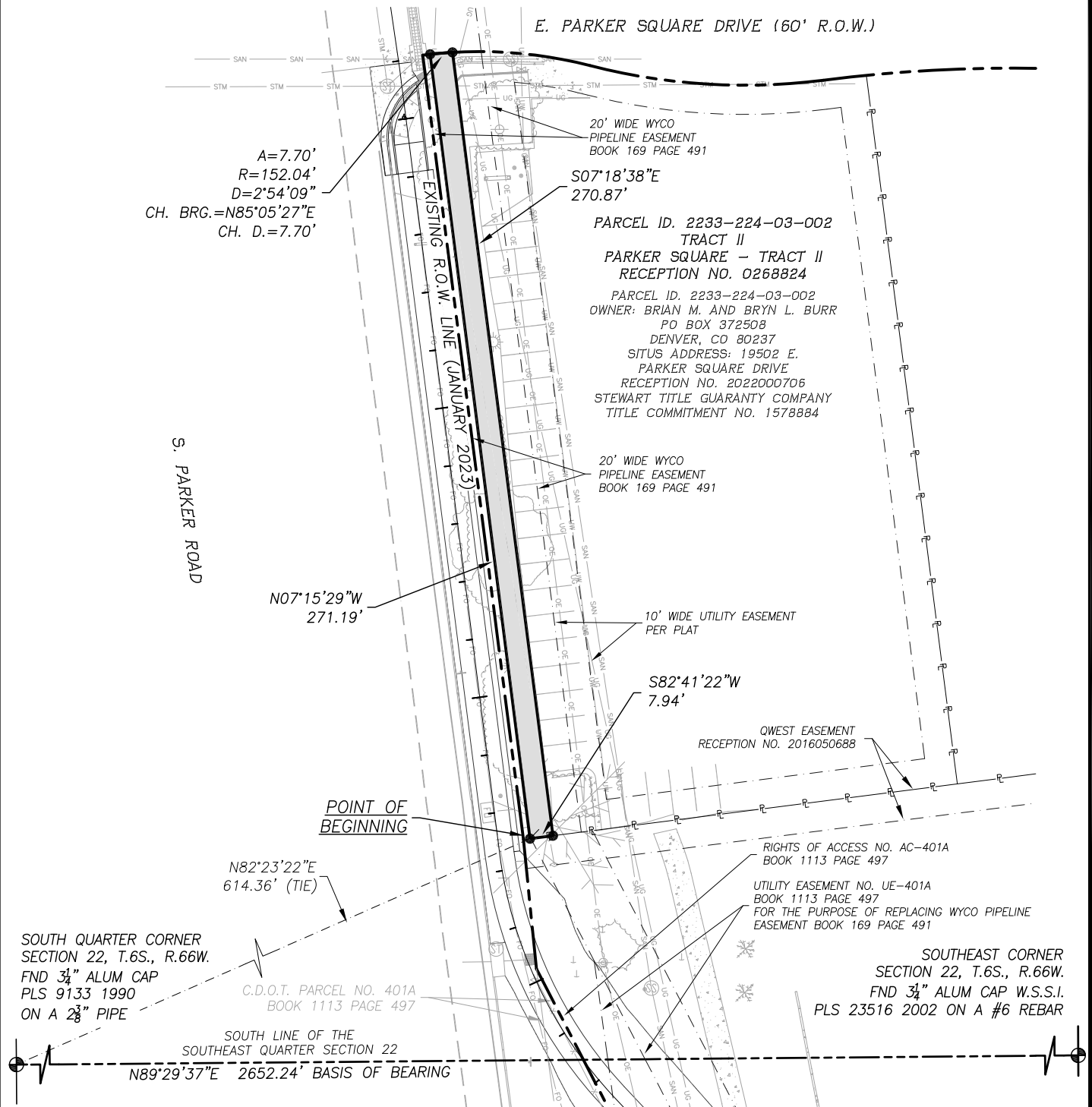
THENCE South 82°41'22" West, a distance of 7.94 feet to the Point of Beginning.

Containing 2120 Square Feet, or 0.049 Acres, more or less.



OWNER BRIAN M. AND BRYN L. BURR	TEMPORARY EASEMENT PARCEL NO. TE-2 SE 1/4 SEC. 22, T.6S., R.66W. DOUGLAS COUNTY, COLORADO		THIS DOES NOT REPRESENT A MONUMENTED SURVEY.
APN. 2233-224-03-002			
CALC: AVV			
DATE: 3/10/2023			
DRWN: AVV	JOB No. 1701-053		
SHEET 1 OF 2			

ILLUSTRATION TO EXHIBIT B



OWNER BRIAN M. AND BRYN L. BURR		TEMPORARY EASEMENT PARCEL NO. TE-2 SE 1/4 SEC. 22, T.6S., R.66W. DOUGLAS COUNTY, COLORADO		THIS DOES NOT REPRESENT A MONUMENTED SURVEY.
APN. 2233-224-03-002				
CALC: AVV	DATE: 3/10/2023			
DRWN: AVV	JOB No. 1701-053			
SHEET 2 OF 2				

EXHIBIT B
PROPERTY DESCRIPTION
TEMPORARY CONSTRUCTION EASEMENT PARCEL NUMBER: TE-8
TOWN OF PARKER – PARKER ROAD SIDEWALK IMPROVEMENTS
PROJECT NUMBER: C M039-008 PROJECT CODE: 24457

A temporary easement (TE-8) of Project No. C M039-008 over and across that parcel of land described as Lot 5, Parker Hilltop Town Square – 1st Amendment recorded at Reception No. 2008024417 in the records of Douglas County, located in the Southeast Quarter of Section 22, Township 6 South, Range 66 West, of the Sixth Principal Meridian, Town of Parker, County of Douglas, State of Colorado, said tract or parcel being more particularly described as follows:

For the purpose of this description the bearings are referenced to the north line of the Northwest Quarter of the Southeast Quarter of Section 22, Township 6 South, Range 66 West, of the Sixth Principal Meridian, bearing North 89°11'03" East, a distance of 1332.04 feet. Monumented by a 3 1/4" aluminum cap illegible on a 2 3/8" pipe at the Center Quarter Corner of said Section 22 and by a 3 1/4" aluminum cap marked PLS 24667 1998 on a #6 rebar at the Center-East Sixteenth Corner of said Section 22.

Commencing at the Center Quarter Corner of Section 22, Township 6 South, Range 66 West of the 6th Principal Meridian;

THENCE South 23°43'27" East, a distance of 1096.40 feet to a point on the westerly line of Lot 5, Parker Hilltop Town Square – 1st Amendment recorded at Reception No. 2008024417 in the records of Douglas County, the existing easterly right of way line of S. Parker Road (January 2023) and the Point of Beginning;

THENCE North 07°16'35" West, along said westerly line and said existing easterly right of way line, a distance of 16.46 feet;

THENCE North 82°43'25" East, a distance of 20.63 feet;

THENCE North 08°38'32" West, a distance of 215.82 feet to the northerly line of said Lot 5 and the existing southerly right of way line of Clubhouse Drive (January 2023);

THENCE along the northerly line of said Lot 5 and the existing southerly right of way line of Clubhouse Drive (January 2023) along a curve to the right, an arc length of 17.72 feet, said curve having a radius of 50.00 feet, a delta angle of 20°18'14", a chord bearing of North 49°13'47" East, and a chord length of 17.63 feet;

THENCE South 07°13'53" East, a distance of 241.94 feet;

THENCE South 82°43'25" West, a distance of 30.00 feet to the Point of Beginning.

Containing 3171 Square Feet, or 0.073 Acres, more or less.



OWN R
COMPASS BANK

APN. 2233-224-23-001

C.A.C: AV D.A.E: 3/10/2023

DRWN: AVV JOB No. 1701-053

SHEET 1 OF 2

TEMPORARY EASEMENT
PARCEL NO. TE-8

SE 1/4 SEC. 22, T.6S., R.66W.
DOUGLAS COUNTY, COLORADO

THIS DOES NOT REPRESENT
A MONUMENTED SURVEY.



ILLUSTRATION TO EXHIBIT B

CENTER QUARTER CORNER
SECTION 22, T.6S., R.66W.
FND 3/4" ALUM CAP
LS ILLEGIBLE ON A 28" PIPE

CENTER EAST SIXTEENTH CORNER
SECTION 22, T.6S., R.66W.
FND 3/4" ALUM CAP
PLS 24667 1998 ON A #6 REBAR

BASIS OF BEARING N89°11'03"E 1332.04'
N. LINE NORTHWEST QUARTER SOUTHEAST QUARTER SECTION 22

CLUBHOUSE DRIVE (70' R.O.W.)

STORM EASEMENT
PER PLAT RECEPTION NO. 20

S23°43'27"E
1096.40' (TIE)

S. PARKER ROAD

EXISTING R.O.W. LINE
N08°38'32"W 215.82'
(JANUARY 2023)

A=17.72'
R=50.00'
D=20°18'14"
CH. BRG.=N49°13'47"E
CH. D.=17.63'

20' WIDE STORM EASEMENT
PER PLAT RECEPTION NO. 2006078783

DRAINAGE EASEMENT
RECEPTION NO. 2010006621

LOT 5
PARKER HILLTOP TOWN SQUARE - 1ST AMENDMENT
RECEPTION NO. 2008024417

PARCEL ID. 2233-224-23-001
OWNER: COMPASS BANK
PO BOX 10566
BIRMINGHAM, ALABAMA 35296
SITUS ADDRESS: 11239 PIKES PEAK DRIVE
RECEPTION NO. 2007061294
STEWART TITLE GUARANTY COMPANY
TITLE COMMITMENT NO. 1578674

S07°13'53"E
241.94'

N82°43'25"E
20.63'

N07°16'35"W
16.46'

POINT OF
BEGINNING

RMP PIPELINE EASEMENT
AS SHOWN ON PLAT RECEPTION NO. 2006078783

10' WIDE I.R.E.A. EASEMENT
RECEPTION NO. 2010011213

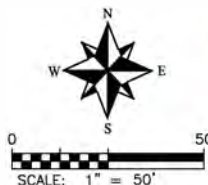
S82°43'25"W
30.00'

OWNER
COMPASS BANK

**TEMPORARY EASEMENT
PARCEL NO. TE-8**

SE 1/4 SEC. 22, T.6S., R.66W.
DOUGLAS COUNTY, COLORADO

APN. 2233-224-23-001
CALC: AVV DATE: 3/10/2023
DRWN: AVV JOB No. 1701-053
SHEET 2 OF 2



THIS DOES NOT REPRESENT
A MONUMENTED SURVEY.

**DALEY LAND
SURVEYING, INC.**
17011 LINCOLN AVE #361
PARKER, CO 80134

EXHIBIT B
PROPERTY DESCRIPTION
TEMPORARY CONSTRUCTION EASEMENT PARCEL NUMBER: TE-10
TOWN OF PARKER – PARKER ROAD SIDEWALK IMPROVEMENTS
PROJECT NUMBER: C M039-008 PROJECT CODE: 24457

A temporary easement (TE-10) of Project No. C M039-008 over and across that parcel of land described as Lot 4A, Parker Hilltop Town Square – 1st Amendment recorded at Reception No. 2008024417 in the records of Douglas County, located in the Southeast Quarter of Section 22, Township 6 South, Range 66 West, of the Sixth Principal Meridian, Town of Parker, County of Douglas, State of Colorado, said tract or parcel being more particularly described as follows:

For the purpose of this description the bearings are referenced to the north line of the Northwest Quarter of the Southeast Quarter of Section 22, Township 6 South, Range 66 West, of the Sixth Principal Meridian, bearing North 89°11'03" East, a distance of 1332.04 feet. Monumented by a 3 1/4" aluminum cap illegible on a 2 3/8" pipe at the Center Quarter Corner of said Section 22 and by a 3 1/4" aluminum cap marked PLS 24667 1998 on a #6 rebar at the Center-East Sixteenth Corner of said Section 22.

Commencing at the Center Quarter Corner of Section 22, Township 6 South, Range 66 West of the 6th Principal Meridian;

THENCE South 41°04'43" East, a distance of 564.23 feet to the northerly line of of Lot 4A, Parker Hilltop Town Square – 1st Amendment recorded at Reception No. 2008024417 in the records of Douglas County and the Point of Beginning;

THENCE North 81°43'10" East, along said northerly line, a distance of 8.85 feet;

THENCE South 07°48'30" East, a distance of 4.75 feet;

THENCE South 81°35'23" West, a distance of 8.81 feet;

THENCE North 08°17'01" West, a distance of 4.77 feet to the Point of Beginning.

Containing 42 Square Feet, or 0.001 Acres, more or less.



OWNER
COLORADO DEL
HOLDINGS LLC

APN. 2233-224-04-008

CALC: AVV DATE: 3/10/2023

DRWN: AVV JOB No. 1701-053

SHEET 1 OF 2

TEMPORARY EASEMENT
PARCEL NO. TE-10

SE 1/4 SEC. 22, T.6S., R.66W.
DOUGLAS COUNTY, COLORADO

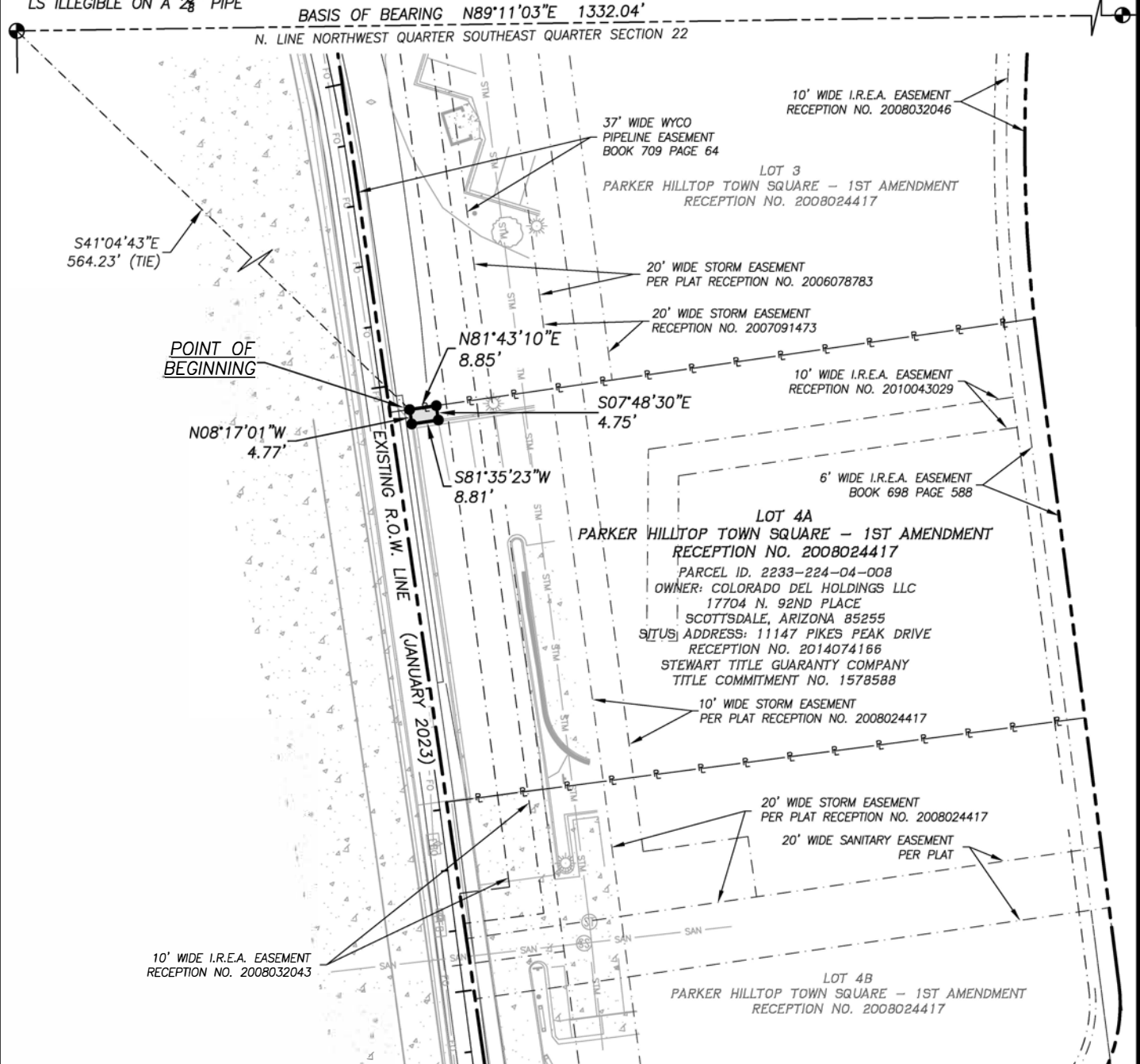
THIS DOES NOT REPRESENT
A MONUMENTED SURVEY.



ILLUSTRATION TO EXHIBIT B

CENTER QUARTER CORNER
SECTION 22, T.6S., R.66W.
FND 3/4" ALUM CAP
LS ILLEGIBLE ON A 28" PIPE

CENTER EAST SIXTEENTH CORNER
SECTION 22, T.6S., R.66W.
FND 3/4" ALUM CAP
PLS 24667 1998 ON A #6 REBAR



OWNER
COLORADO DEL HOLDINGS LLC

APN. 2233-224-04-008

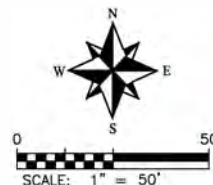
CALC: AVV DATE: 3/10/2023

DRWN: AVV JOB No. 1701-053

SHEET 2 OF 2

**TEMPORARY EASEMENT
PARCEL NO. TE-10**

SE 1/4 SEC. 22, T.6S., R.66W.
DOUGLAS COUNTY, COLORADO



THIS DOES NOT REPRESENT
A MONUMENTED SURVEY.

**DALEY LAND
SURVEYING, INC.**
17011 LINCOLN AVE #361
PARKER, CO 80134

EXHIBIT B
PROPERTY DESCRIPTION
TEMPORARY CONSTRUCTION EASEMENT PARCEL NUMBER: TE-11
TOWN OF PARKER – PARKER ROAD SIDEWALK IMPROVEMENTS
PROJECT NUMBER: C M039-008 PROJECT CODE: 24457

A temporary easement (TE-11) of Project No. C M039-008 over and across that parcel of land described as Lot 3, Parker Hilltop Town Square – 1st Amendment recorded at Reception No. 2008024417 in the records of Douglas County, located in the Southeast Quarter of Section 22, Township 6 South, Range 66 West, of the Sixth Principal Meridian, Town of Parker, County of Douglas, State of Colorado, said tract or parcel being more particularly described as follows:

For the purpose of this description the bearings are referenced to the north line of the Northwest Quarter of the Southeast Quarter of Section 22, Township 6 South, Range 66 West, of the Sixth Principal Meridian, bearing North 89°11'03" East, a distance of 1332.04 feet. Monumented by a 3 1/4" aluminum cap illegible on a 2 3/8" pipe at the Center Quarter Corner of said Section 22 and by a 3 1/4" aluminum cap marked PLS 24667 1998 on a #6 rebar at the Center-East Sixteenth Corner of said Section 22.

Commencing at the Center Quarter Corner of Section 22, Township 6 South, Range 66 West of the 6th Principal Meridian;

THENCE South 41°04'43" East, a distance of 564.23 feet to a point on the southerly line of Lot 3, Parker Hilltop Town Square – 1st Amendment recorded at Reception No. 2008024417 in the records of Douglas County and the Point of Beginning;

THENCE North 08°17'01" West, a distance of 166.02 feet;

THENCE South 81°43'10" West, a distance of 6.55 feet to the existing easterly right of way line of S. Parker Road (January 2023);

THENCE along the westerly line of said Lot 3 and said existing easterly right of way line the following two courses:

1. North 08°16'50" West, a distance of 14.61 feet;
2. North 07°21'56" West, a distance of 28.55 feet to the northwest corner of said Lot 3;

THENCE North 82°37'47" East, along the northerly line of said Lot 3, a distance of 16.68 feet;

THENCE South 07°48'30" East, a distance of 208.92 feet to the southerly line of said Lot 3;

THENCE South 81°43'10" West, a distance of 8.85 feet to the Point of Beginning.

Containing 2306 Square Feet, or 0.053 Acres, more or less.



OWNER COLORADO FLOORING INDUSTRIES INC.	TEMPORARY EASEMENT PARCEL NO. TE-11 SE 1/4 SEC. 22, T.6S., R.66W. DOUGLAS COUNTY, COLORADO		THIS DOES NOT REPRESENT A MONUMENTED SURVEY.
APN. 2233-224-04-006			
CALC: AVV			
DATE: 3/10/2023			
DRWN: AVV	JOB No. 1701-053		
SHEET 1 OF 2			

ILLUSTRATION TO EXHIBIT B

CENTER QUARTER CORNER
SECTION 22, T.6S., R.66W.
FND 3/4" ALUM CAP
LS ILLEGIBLE ON A 28" PIPE

CENTER EAST SIXTEENTH CORNER
SECTION 22, T.6S., R.66W.
FND 3/4" ALUM CAP
PLS 24667 1998 ON A #6 REBAR

BASIS OF BEARING N89°11'03"E 1332.04'
N. LINE NORTHWEST QUARTER SOUTHEAST QUARTER SECTION 22

TRACT B
PARKER HILLTOP TOWN SQUARE - 1ST AMENDMENT
RECEPTION NO. 2008024417

12' WIDE EASEMENT
BOOK 714 PAGE 213

10' WIDE I.R.E.A. EASEMENT
RECEPTION NO. 2008032046

N82°37'47"E
16.68'

N07°21'56"W
28.55'

N08°16'50"W
14.61'

20' WIDE STORM EASEMENT
PER PLAT RECEPTION NO. 2006078783

S07°48'30"E
208.92'

10' WIDE I.R.E.A. EASEMENT
RECEPTION NO. 2008032046

S81°43'10"W
6.55'

S41°04'43"E
564.23' (TIE)

N08°17'01"W
166.02'

LOT 3
PARKER HILLTOP TOWN SQUARE - 1ST AMENDMENT
RECEPTION NO. 2008024417

PARCEL ID. 2233-224-04-006
OWNER: COLORADO FLOORING INDUSTRIES INC
1133 S. PLATTE RIVER DRIVE
DENVER, COLORADO 80223
SITUS ADDRESS: 11121 PIKES PEAK DRIVE
RECEPTION NO. 2012086317
STEWART TITLE GUARANTY COMPANY
TITLE COMMITMENT NO. 1578539

37' WIDE WYCO
PIPELINE EASEMENT
BOOK 709 PAGE 64

20' WIDE STORM EASEMENT
RECEPTION NO. 2007091473

10' WIDE I.R.E.A. EASEMENT
RECEPTION NO. 2010043029

10' WIDE I.R.E.A. EASEMENT
RECEPTION NO. 2008032043

6' WIDE I.R.E.A. EASEMENT
BOOK 698 PAGE 588

LOT 4A
PARKER HILLTOP TOWN SQUARE - 1ST AMENDMENT
RECEPTION NO. 2008024417

POINT OF
BEGINNING

S81°43'10"W
8.85'

S. PARKER ROAD

EXISTING R.O.W.
LINE (JANUARY 2023)

OWNER
**COLORADO FLOORING
INDUSTRIES INC.**

APN. 2233-224-04-006

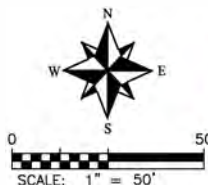
CALC: AVV DATE: 3/10/2023

DRWN: AVV JOB No. 1701-053

SHEET 2 OF 2

**TEMPORARY EASEMENT
PARCEL NO. TE-11**

SE 1/4 SEC. 22, T.6S., R.66W.
DOUGLAS COUNTY, COLORADO



THIS DOES NOT REPRESENT
A MONUMENTED SURVEY.

**DALEY LAND
SURVEYING, INC.**
17011 LINCOLN AVE #361
PARKER, CO 80134

EXHIBIT B
PROPERTY DESCRIPTION
TEMPORARY CONSTRUCTION EASEMENT PARCEL NUMBER: TE-12
TOWN OF PARKER – PARKER ROAD SIDEWALK IMPROVEMENTS
PROJECT NUMBER: C M039-008 PROJECT CODE: 24457

A temporary easement (TE-12) of Project No. C M039-008 over and across that parcel of land described as Tract B, Parker Hilltop Town Square – 1st Amendment recorded at Reception No. 2008024417 in the records of Douglas County, located in the Southeast Quarter of Section 22, Township 6 South, Range 66 West, of the Sixth Principal Meridian, Town of Parker, County of Douglas, State of Colorado, said tract or parcel being more particularly described as follows:

For the purpose of this description the bearings are referenced to the north line of the Northwest Quarter of the Southeast Quarter of Section 22, Township 6 South, Range 66 West, of the Sixth Principal Meridian, bearing North 89°11'03" East, a distance of 1332.04 feet. Monumented by a 3 1/4" aluminum cap illegible on a 2 3/8" pipe at the Center Quarter Corner of said Section 22 and by a 3 1/4" aluminum cap marked PLS 24667 1998 on a #6 rebar at the Center-East Sixteenth Corner of said Section 22.

Commencing at the Center Quarter Corner of Section 22, Township 6 South, Range 66 West of the 6th Principal Meridian;

THENCE South 56°46'08" East, a distance of 400.00 feet to the southwest corner of Tract B, Parker Hilltop Town Square – 1st Amendment recorded at Reception No. 2008024417 in the records of Douglas County, the existing easterly right of way line of S. Parker Road (January 2023) and the Point of Beginning;

THENCE North 07°21'56" West, along the westerly line of said Tract B and said the existing easterly right of way line of S. Parker Road (January 2023), a distance of 33.10 feet;

THENCE North 16°00'22" East, a distance of 92.18 feet to said westerly line and said existing easterly right of way line of S. Parker Road (January 2023);

THENCE North 35°50'14" East, along said westerly line and said existing easterly right of way line of S. Parker Road (January 2023), a distance of 42.79 feet;

THENCE South 13°52'15" West, a distance of 136.25 feet;

THENCE South 07°48'30" East, a distance of 21.91 feet to the southerly line of said Tract B;

THENCE South 82°37'47" West, a distance of 16.68 feet to the Point of Beginning.

Containing 2449 Square Feet, or 0.056 Acres, more or less.



OWNER
PHTS COMMERCIAL
OWNERS ASSOCIATION INC

APN. 2233-224-04-005

CALC: AVV DATE: 3/10/2023

DRWN: AVV JOB No. 1701-053

SHEET 1 OF 2

TEMPORARY EASEMENT
PARCEL NO. TE-12

SE 1/4 SEC. 22, T.6S., R.66W.
DOUGLAS COUNTY, COLORADO

THIS DOES NOT REPRESENT
A MONUMENTED SURVEY.

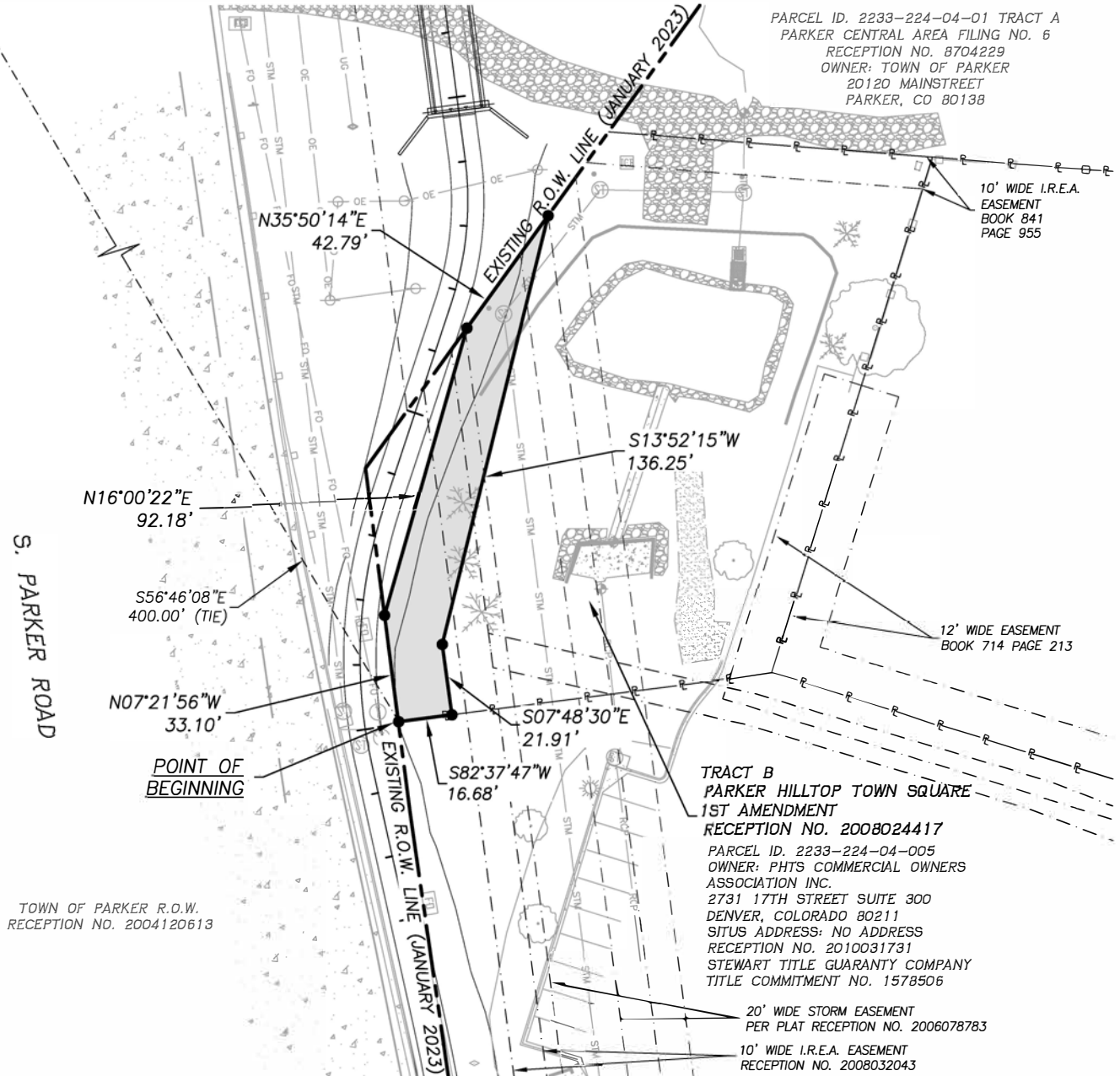


ILLUSTRATION TO EXHIBIT B

CENTER QUARTER CORNER
SECTION 22, T.6S., R.66W.
FND 3/4" ALUM CAP
LS ILLEGIBLE ON A 28" PIPE

CENTER EAST SIXTEENTH CORNER
SECTION 22, T.6S., R.66W.
FND 3/4" ALUM CAP
PLS 24667 1998 ON A #6 REBAR

BASIS OF BEARING N89°11'03"E 1332.04'
N. LINE NORTHWEST QUARTER SOUTHEAST QUARTER SECTION 22



OWNER

**PHTS COMMERCIAL
OWNERS ASSOCIATION INC**

APN. 2233-224-04-005

CALC: AVV

DATE: 3/10/2023

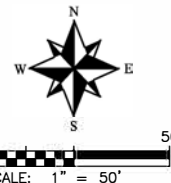
DRWN: AVV

JOB No. 1701-053

SHEET 2 OF 2

**TEMPORARY EASEMENT
PARCEL NO. TE-12**

SE 1/4 SEC. 22, T.6S., R.66W.
DOUGLAS COUNTY, COLORADO



THIS DOES NOT REPRESENT
A MONUMENTED SURVEY.

**DALEY LAND
SURVEYING, INC.**
17011 LINCOLN AVE #361
PARKER, CO 80134

EXHIBIT C

Parker Road East Side Sidewalk Acquisition Areas



EXHIBIT C

**Parker Road East Side Sidewalk
Acquisition Properties - North**

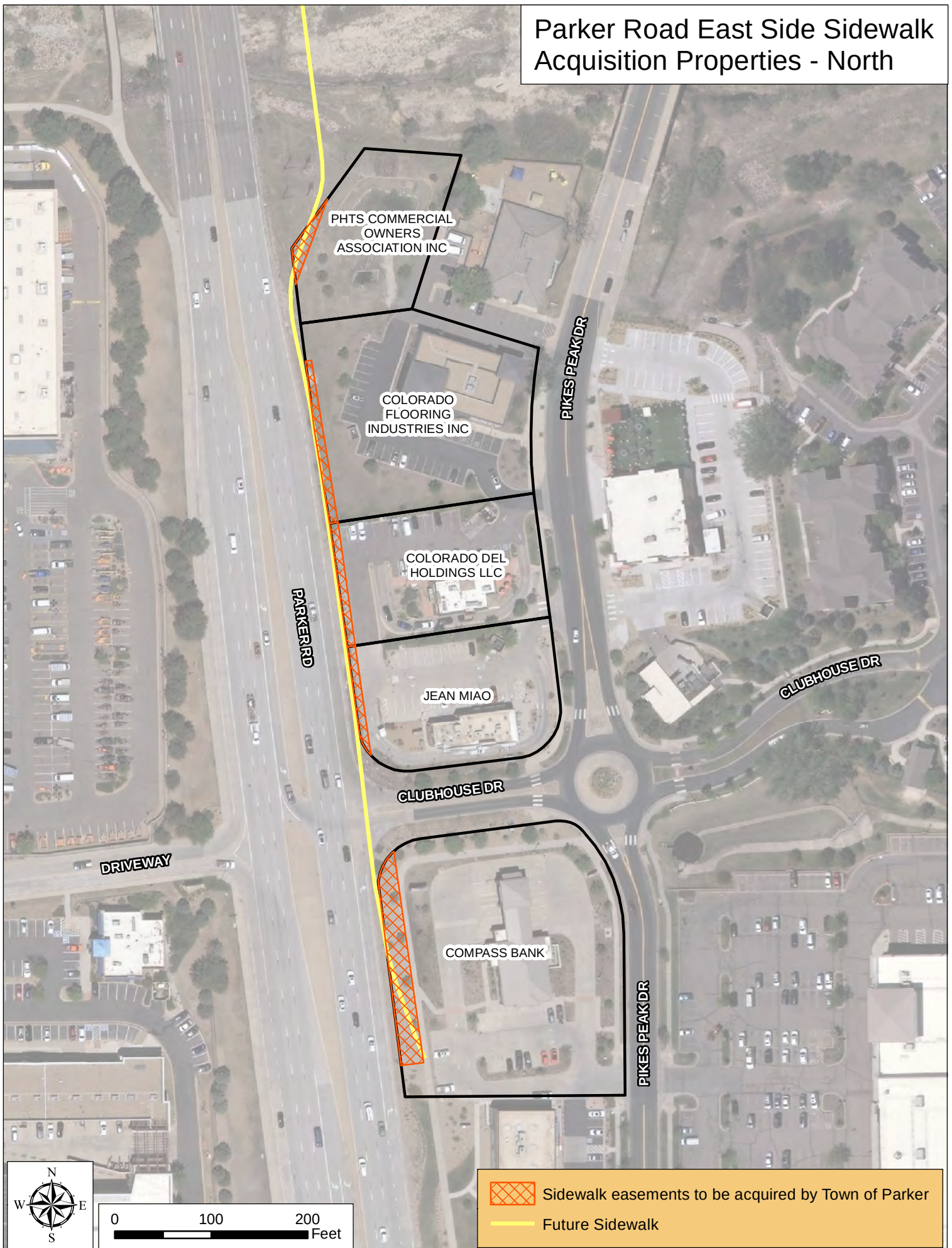
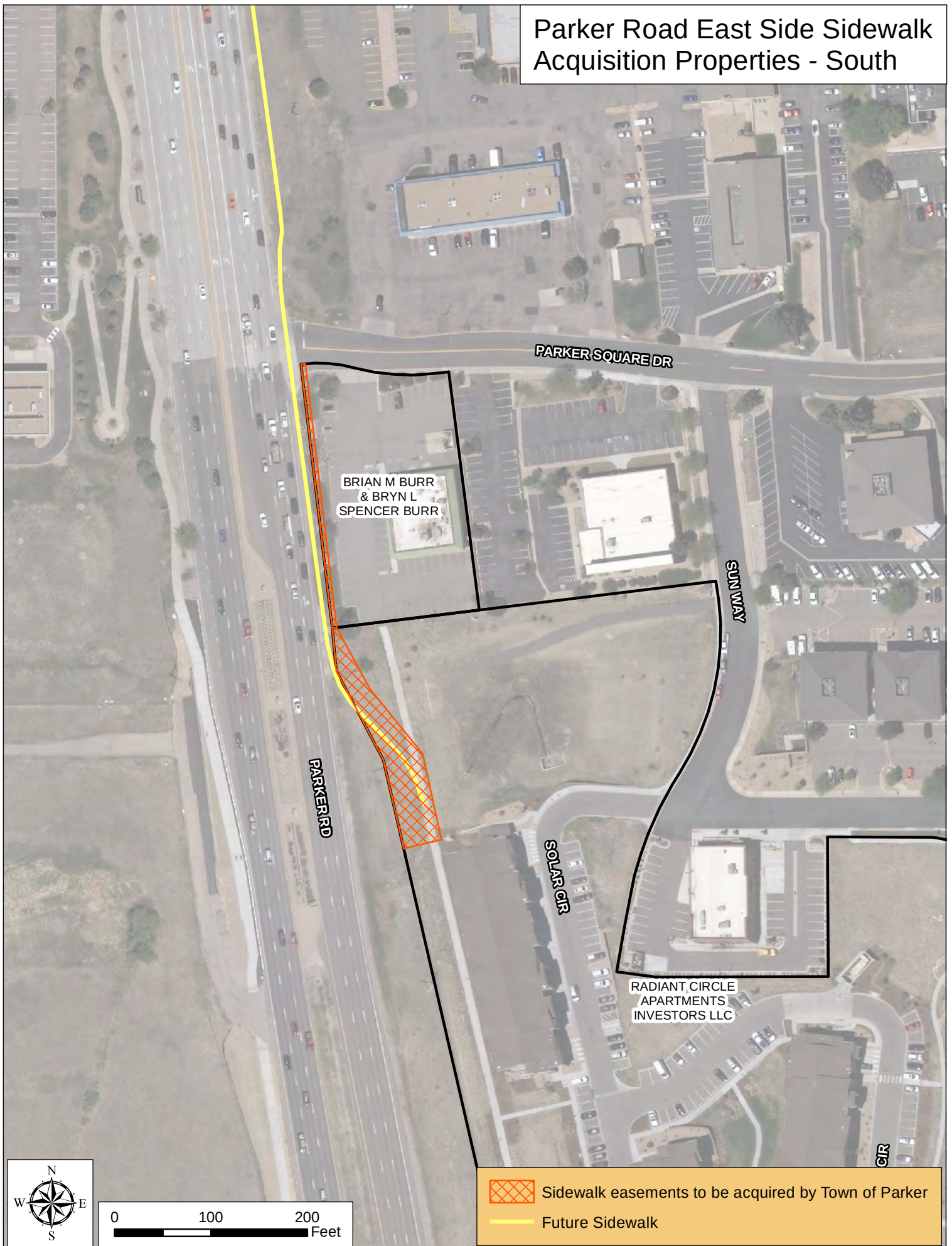


EXHIBIT C

Parker Road East Side Sidewalk
Acquisition Properties - South





Request for Town Council Action

Date: July 17, 2023

Submitted By: Patrick Burke, Project Engineer

Reviewed By: Michelle Kivela, Town Manager

Title: **ORDINANCE NO. 1.589 - Second Reading**
A Bill for an Ordinance Stating the Intent of the Town of Parker to Acquire Certain Property Interests for the Purpose of Constructing and Widening Lincoln Avenue, a Town Roadway, from Keystone Boulevard to Parker Road, Through the Utilization of the Town's Power of Eminent Domain, and Directing the Town's Staff and Town Attorney to Notify All Persons Affected Thereby of the Above-Stated Intent of the Town, and Thereafter to Comply with All Pertinent Provisions of C.R.S. § 38-1-101, et seq., Relating to Good Faith Negotiations
Department: Engineering and Public Works, Patrick Burke

EXECUTIVE SUMMARY

This item is for an ordinance to provide notice of the Town's intent to acquire right-of-way and easements for proposed improvements on Lincoln Avenue between Keystone Drive and Parker Road that are part of the Lincoln Avenue Widening Project.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

As part of the proposed Lincoln Avenue Widening Project, improvements to Lincoln Avenue between Keystone Drive and Parker Road are included in the project scope. This stretch of Lincoln Avenue is shown on the attached vicinity map for reference. This roadway will be improved (widened) to a 6-lane section that requires additional right-of-way and easements to construct.

This ordinance is for needed roadway improvements and will affect twenty-four (24) property owners along this section of Lincoln Avenue.

The needed areas are as follows:

1. Right-of-way (fee conveyance) = 21,164 SF (0.486 acres)
2. Permanent easement = 48,573 SF (1.115 acres)
3. Temporary construction easement = 172,638 SF (3.963 acres)

Attached to this document is a “key map” showing the easement areas in relation to each other.

This proposed intent to acquire ordinance is specific to the proposed Lincoln Avenue improvements associated with the proposed Lincoln Avenue Widening Project.

FINANCIAL IMPACT

Funding for these acquisitions is included in the approved funding for the Lincoln Avenue Widening (Keystone Boulevard to Parker Road) line item of the Highway and Streets Capital Projects accounts (301-4310).

STRATEGIC GOAL(S)

DEVELOP A VISIONARY
COMMUNITY THROUGH
BALANCED GROWTH



PROMOTE A SAFE AND
HEALTHY COMMUNITY



SUPPORT AN
ACTIVE COMMUNITY

ATTACHMENTS

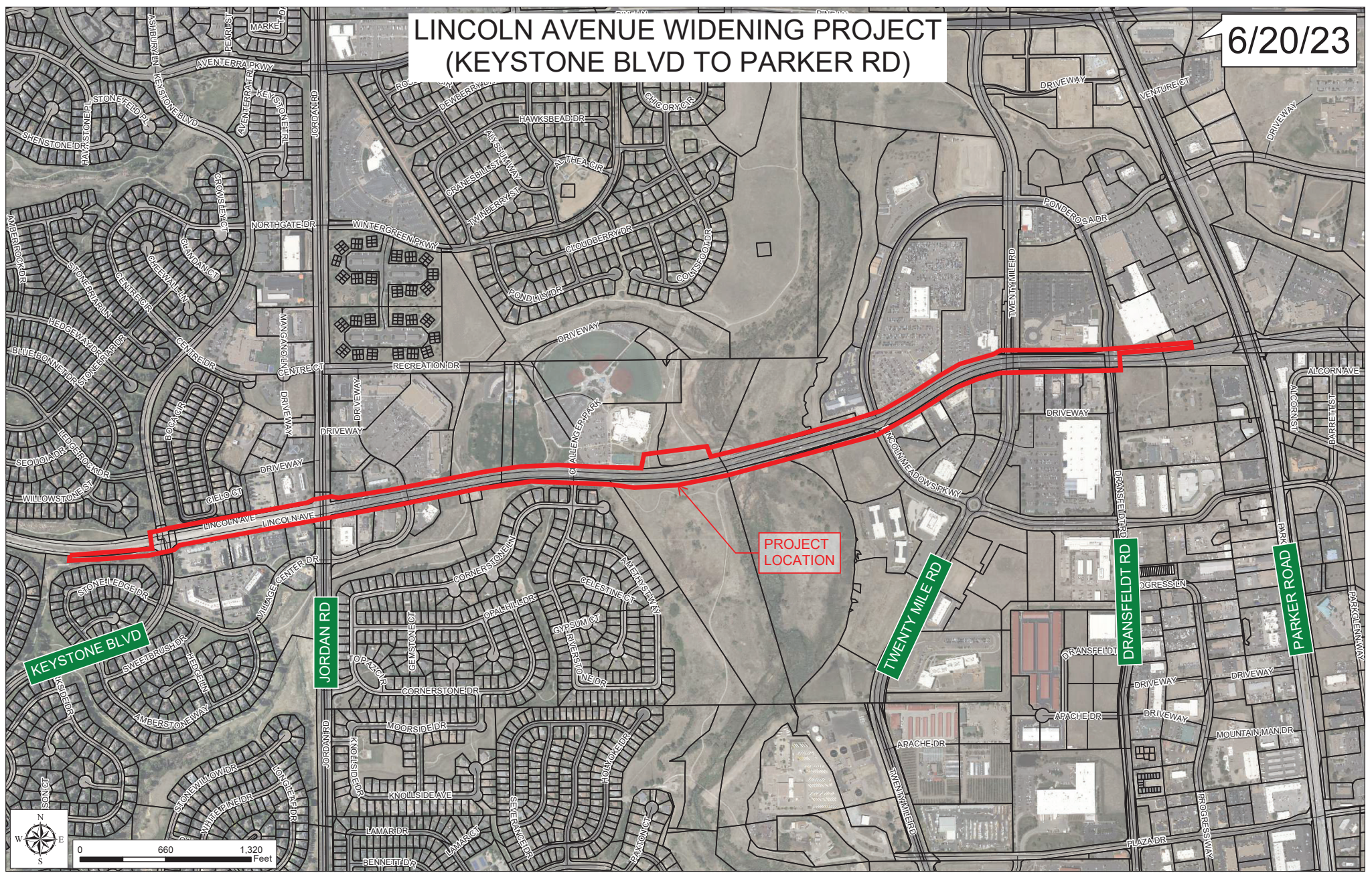
1. Vicinity Map
2. Ordinance No. 1.589

RECOMMENDED MOTION

I move to approve Ordinance No. 1.589 on second reading.

LINCOLN AVENUE WIDENING PROJECT
(KEYSTONE BLVD TO PARKER RD)

6/20/23



ORDINANCE NO. 1.589, Series of 2023

TITLE: A BILL FOR AN ORDINANCE STATING THE INTENT OF THE TOWN OF PARKER TO ACQUIRE CERTAIN PROPERTY INTERESTS FOR THE PURPOSE OF CONSTRUCTING AND WIDENING LINCOLN AVENUE, A TOWN ROADWAY, FROM KEYSTONE BOULEVARD TO PARKER ROAD, THROUGH THE UTILIZATION OF THE TOWN'S POWER OF EMINENT DOMAIN AND DIRECTING THE TOWN'S STAFF AND TOWN ATTORNEY TO NOTIFY ALL PERSONS AFFECTED THEREBY OF THE ABOVE-STATED INTENT OF THE TOWN, AND THEREAFTER TO COMPLY WITH ALL PERTINENT PROVISIONS OF C.R.S. § 38-1-101, *ET SEQ.*, RELATING TO GOOD FAITH NEGOTIATIONS.

WHEREAS, the Town of Parker, Colorado possesses the power of eminent domain pursuant to the provisions of Article XX, § 1 of the Colorado Constitution, Section 15.5 of the Town of Parker Home Rule Charter, C.R.S. § 38-1-101, *et seq.*, and C.R.S. § 38-6-101, *et seq.*;

WHEREAS, the Town of Parker wishes to acquire the parcels of property more particularly described in **Exhibit A**, attached hereto and incorporated herein by this reference, (right-of-way acquisitions), **Exhibit B** (permanent easement acquisitions), and **Exhibit C**, attached hereto and incorporated herein by this reference, (temporary construction easement acquisitions), attached hereto and incorporated herein by this reference (collectively, the "Subject Properties"), for the purpose of constructing and widening Lincoln Avenue, a Town roadway, from Keystone Boulevard to Parker Road, as generally depicted on **Exhibit D**, attached hereto and incorporated herein by this reference; and

WHEREAS, the Town Council of the Town of Parker wishes to comply with all applicable provisions of C.R.S. § 38-1-101, *et seq.*, including without limitation the notice and negotiation requirements and provisions thereof.

NOW, THEREFORE, THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, ORDAINS:

Section 1. Notice is hereby given pursuant to C.R.S. § 38-1-121(1) that the Town of Parker, Colorado, intends to acquire the parcels of property more particularly described in **Exhibits A, B, and C** (the "Subject Properties").

Section 2. The acquisition of the Subject Properties serves a public purpose and is necessary and essential to the Town's ability to provide public streets and roadways for the residents of the Town of Parker.

Section 3. The Town Attorney is hereby directed to provide a copy of this Ordinance to all persons who presently own or maintain an ownership interest in the Subject Properties notifying them of the intent of the Town of Parker to acquire such property through the use of the Town's power of eminent domain.

Section 4. The staff of the Town, together with the Town Attorney, and any and all persons retained or employed by the Town of Parker in the prosecution of this matter, are directed

to comply with all notice and good faith negotiation requirements set forth in C.R.S. § 38-1-101, *et seq.*, in the conduct of the within authorized eminent domain actions.

Section 5. In the prosecution of the within authorized eminent domain actions, the Town shall retain all rights and powers lawfully delegated to it by the Colorado Constitution, the Town of Parker Home Rule Charter, and C.R.S. § 38-1-101, *et seq.*

Section 6. Safety Clause. The Town Council hereby finds, determines, and declares that this Ordinance is promulgated under the general police power of the Town of Parker, that it is promulgated for the health, safety, and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained. The Town Council further finds that the title to this Ordinance was posted in two public places, two days before the Town Council meeting, as provided by Section 7.5e. of the Town of Parker Home Rule Charter.

Section 7. Severability. If any clause, sentence, paragraph, or part of this Ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect application to other persons or circumstances.

Section 8. This Ordinance shall become effective ten (10) days after final publication.

INTRODUCED AND PASSED ON FIRST READING this ____ day of _____, 2023.

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

ADOPTED ON SECOND AND FINAL READING this ____ day of _____, 2023.

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

APPROVED AS TO FORM:

Kristin Hoffmann, Town Attorney

EXHIBIT "A"

PARCEL NUMBER: RW-1

May 8, 2023

DESCRIPTION

A PARCEL OF LAND NO. RW-1, BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, UNINCORPORATED DOUGLAS COUNTY, COLORADO, BEING A PORTION OF TRACT A, STONEGATE FILING NO. 11, RECORDED JUNE 26, 1992 AT RECEPTION NO. 9222692, IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER'S OFFICE, COUNTY OF DOUGLAS, STATE OF COLORADO, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN WHENCE THE NORTH LINE OF SAID SECTION 16 BEARS NORTH 89°14'39" EAST, A DISTANCE OF 5,312.69 FEET, ALL BEARINGS HEREON ARE REFERENCED TO SAID LINE;

THENCE SOUTH 39°50'19" WEST, A DISTANCE OF 1,937.40 FEET TO THE EASTERLY BOUNDARY OF SAID TRACT A, ALSO BEING THE WESTERLY RIGHT-OF-WAY OF KEYSTONE BOULEVARD RECORDED AT RECEPTION NO. 8601134 IN SAID RECORDS AND THE **POINT OF BEGINNING**;

THENCE ALONG SAID EASTERLY BOUNDARY AND WESTERLY RIGHT-OF-WAY, THE FOLLOWING TWO (2) COURSES:

1. NORTH 10°31'16" WEST, A DISTANCE OF 9.28 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 60.00 FEET;
2. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 94.25 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF LINCOLN AVENUE RECORDED AT RECEPTION NO. 352860 IN SAID RECORDS;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY, THE FOLLOWING TWO (2) COURSES:

1. SOUTH 79°28'45" WEST, A DISTANCE OF 125.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 2,102.00 FEET;
2. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06°36'03", AN ARC LENGTH OF 242.16 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 929.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 02°18'47" EAST;

THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY, EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°50'03", AN ARC LENGTH OF 208.10 FEET;

THENCE NORTH 79°28'44" EAST, A DISTANCE OF 160.26 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 60.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°59'59", AN ARC LENGTH OF 94.25 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS AN AREA OF 0.080 ACRES, (3,490 SQUARE FEET), MORE OR LESS.

DANIEL E. DAVIS PLS 38256
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1
LITTLETON, CO 80122

EXHIBIT "A"

PARCEL NUMBER: RW-2

May 8, 2023

DESCRIPTION

A PARCEL OF LAND NO. RW-2, BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, UNINCORPORATED DOUGLAS COUNTY, COLORADO, BEING A PORTION OF TRACT C, STONEGATE FILING NO. 2, 4TH AMENDMENT, RECORDED OCTOBER 22, 1998 AT RECEPTION NO. 9884551, IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER'S OFFICE, COUNTY OF DOUGLAS, STATE OF COLORADO, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN WHENCE THE NORTH LINE OF SAID SECTION 16 BEARS NORTH 89°14'39" EAST, A DISTANCE OF 5,312.69 FEET, ALL BEARINGS HEREON ARE REFERENCED TO SAID LINE;

THENCE SOUTH 26°36'25" WEST, A DISTANCE OF 1,300.89 FEET TO THE **POINT OF BEGINNING**;

THENCE SOUTH 10°31'16" EAST, A DISTANCE OF 9.54 FEET TO THE SOUTHERLY BOUNDARY OF SAID TRACT C AND THE NORTHERLY RIGHT-OF-WAY OF LINCOLN AVENUE RECORDED AT RECEPTION NO. 2005090279 IN SAID RECORDS;

THENCE ALONG SAID SOUTHERLY BOUNDARY AND NORTHERLY RIGHT-OF-WAY, SOUTH 79°28'44" WEST, A DISTANCE OF 571.71 FEET TO THE WESTERLY BOUNDARY OF SAID TRACT C AND THE EASTERLY RIGHT-OF-WAY OF KEYSTONE BOULEVARD RECORDED AT RECEPTION NO. 8601134 IN SAID RECORDS, ALSO BEING THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 60.00 FEET;

THENCE ALONG SAID WESTERLY BOUNDARY AND EASTERLY RIGHT-OF-WAY, THE FOLLOWING TWO (2) COURSES:

1. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 94.25 FEET;
2. NORTH 10°31'16" WEST, A DISTANCE OF 10.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 60.00 FEET;

THENCE DEPARTING SAID WESTERLY BOUNDARY AND EASTERLY RIGHT-OF-WAY, SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°57'13", AN ARC LENGTH OF 94.20 FEET;

THENCE NORTH 79°31'31" EAST, A DISTANCE OF 571.76 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS AN AREA OF 0.142 ACRES, (6,185 SQUARE FEET), MORE OR LESS.

DANIEL E. DAVIS PLS 38256
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1
LITTLETON, CO 80122

EXHIBIT "A"

PARCEL NUMBER: RW-3

May 8, 2023

DESCRIPTION

A PARCEL OF LAND NO. RW-3, BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF PARKER, DOUGLAS COUNTY, COLORADO, BEING A PORTION OF LOT 2B, STONEGATE FILING NO. 2, 3RD AMENDMENT, RECORDED FEBRUARY 18, 1999 AT RECEPTION NO. 99015124, IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER'S OFFICE, COUNTY OF DOUGLAS, STATE OF COLORADO, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN WHENCE THE NORTH LINE OF SAID SECTION 16 BEARS NORTH 89°14'39" EAST, A DISTANCE OF 5,312.69 FEET, ALL BEARINGS HEREON ARE REFERENCED TO SAID LINE;

THENCE SOUTH 23°47'10" WEST, A DISTANCE OF 1,424.55 FEET TO THE EASTERLY BOUNDARY OF SAID LOT 2B AND THE **POINT OF BEGINNING**;

THENCE ALONG SAID EASTERLY BOUNDARY, NORTH 10°31'16" WEST, A DISTANCE OF 8.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 2B, ALSO BEING THE SOUTHERLY RIGHT-OF-WAY OF LINCOLN AVENUE RECORDED AT RECEPTION NO. 99015124;

THENCE ALONG THE NORTHERLY BOUNDARY OF SAID LOT 2B AND THE SOUTHERLY RIGHT-OF-WAY, SOUTH 79°28'44" WEST, A DISTANCE OF 8.07 FEET;

THENCE DEPARTING SAID NORTHERLY BOUNDARY AND SOUTHERLY RIGHT-OF-WAY, SOUTH 10°31'16" EAST, A DISTANCE OF 8.00 FEET;

THENCE NORTH 79°28'44" EAST, A DISTANCE OF 8.07 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS AN AREA OF 0.001 ACRES, (65 SQUARE FEET), MORE OR LESS.

DANIEL E. DAVIS PLS 38256
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1
LITTLETON, CO 80122

EXHIBIT "A"

PARCEL NUMBER: RW-4

May 8, 2023

DESCRIPTION

A PARCEL OF LAND NO. RW-4, BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF PARKER, DOUGLAS COUNTY, COLORADO, BEING A PORTION OF LOT 2C, STONEGATE FILING NO. 2, 3RD AMENDMENT, RECORDED FEBRUARY 18, 1999 AT RECEPTION NO. 99015124, IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER'S OFFICE, COUNTY OF DOUGLAS, STATE OF COLORADO, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN WHENCE THE NORTH LINE OF SAID SECTION 16 BEARS NORTH 89°14'39" EAST, A DISTANCE OF 5,312.69 FEET, ALL BEARINGS HEREON ARE REFERENCED TO SAID LINE;

THENCE SOUTH 23°47'10" WEST, A DISTANCE OF 1,424.55 FEET TO THE WESTERLY BOUNDARY OF SAID LOT 2C AND THE **POINT OF BEGINNING**;

THENCE ALONG SAID WESTERLY BOUNDARY, NORTH 10°31'16" WEST, A DISTANCE OF 8.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 2C AND THE SOUTHERLY RIGHT-OF-WAY OF LINCOLN AVENUE RECORDED AT RECEPTION NO. 99015124 IN SAID RECORDS;

THENCE ALONG THE NORTHERLY BOUNDARY OF SAID LOT 2C AND SAID SOUTHERLY RIGHT-OF-WAY, NORTH 79°28'44" EAST, A DISTANCE OF 292.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 2C;

THENCE ALONG THE EASTERLY BOUNDARY OF SAID LOT 2C, SOUTH 10°31'16" EAST, A DISTANCE OF 8.00 FEET;

THENCE DEPARTING SAID EASTERLY BOUNDARY, SOUTH 79°28'44" WEST, A DISTANCE OF 292.00 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS AN AREA OF 0.054 ACRES, (2,336 SQUARE FEET), MORE OR LESS.

DANIEL E. DAVIS PLS 38256
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1
LITTLETON, CO 80122

EXHIBIT "A"

PARCEL NUMBER: RW-5

May 8, 2023

DESCRIPTION

A PARCEL OF LAND NO. RW-5, BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF PARKER, DOUGLAS COUNTY, COLORADO, BEING A PORTION OF LOT 3B, STONEGATE FILING NO. 2, 5TH AMENDMENT, RECORDED OCTOBER 1, 1999 AT RECEPTION NO. 99084288, IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER'S OFFICE, COUNTY OF DOUGLAS, STATE OF COLORADO, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN WHENCE THE NORTH LINE OF SAID SECTION 16 BEARS NORTH 89°14'39" EAST, A DISTANCE OF 5,312.69 FEET, ALL BEARINGS HEREON ARE REFERENCED TO SAID LINE;

THENCE SOUTH 26°36'25" WEST, A DISTANCE OF 1,300.89 FEET TO THE WESTERLY BOUNDARY OF SAID LOT 3B AND THE **POINT OF BEGINNING**;

THENCE ALONG SAID WESTERLY BOUNDARY, SOUTH 10°31'16" EAST, A DISTANCE OF 9.54 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3B AND THE NORTHERLY BOUNDARY OF LINCOLN AVENUE RECORDED AT RECEPTION NO. 2005090279 IN SAID RECORDS;

THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID LOT 3B AND THE NORTHERLY RIGHT-OF-WAY, NORTH 79°28'44" EAST, A DISTANCE OF 40.50 FEET;

THENCE DEPARTING SAID SOUTHERLY BOUNDARY AND NORTHERLY RIGHT-OF-WAY, NORTH 10°31'16" WEST, A DISTANCE OF 9.50 FEET;

THENCE SOUTH 79°31'31" WEST, A DISTANCE OF 40.50 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS AN AREA OF 0.009 ACRES, (386 SQUARE FEET), MORE OR LESS.

DANIEL E. DAVIS PLS 38256
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1
LITTLETON, CO 80122

EXHIBIT "A"

PARCEL NUMBER: RW-6

May 8, 2023

DESCRIPTION

A PARCEL OF LAND NO. RW-6, BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF PARKER, DOUGLAS COUNTY, COLORADO, BEING A PORTION OF LOT 2D, STONEGATE FILING NO. 2, 3RD AMENDMENT, RECORDED FEBRUARY 18, 1999 AT RECEPTION NO. 99015124, IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER'S OFFICE, COUNTY OF DOUGLAS, STATE OF COLORADO, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN WHENCE THE NORTH LINE OF SAID SECTION 16 BEARS NORTH 89°14'39" EAST, A DISTANCE OF 5,312.69 FEET, ALL BEARINGS HEREON ARE REFERENCED TO SAID LINE;

THENCE SOUTH 02°18'56" WEST, A DISTANCE OF 1,267.28 FEET TO THE EASTERLY BOUNDARY OF SAID LOT 2D AND THE WESTERLY RIGHT-OF-WAY OF JORDAN ROAD RECORDED IN BOOK 573 AT PAGE 763 IN SAID RECORDS AND THE **POINT OF BEGINNING**;

THENCE ALONG SAID EASTERLY BOUNDARY AND WESTERLY RIGHT-OF-WAY, NORTH 00°23'54" WEST, A DISTANCE OF 8.02 FEET TO THE NORTHERLY BOUNDARY OF SAID LOT 2D AND THE SOUTHERLY RIGHT-OF-WAY OF LINCOLN AVENUE RECORDED AT RECEPTION NO. 99015124 IN SAID RECORDS, ALSO BEING THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 50.00 FEET;

THENCE ALONG SAID NORTHERLY BOUNDARY AND SOUTHERLY RIGHT-OF-WAY, THE FOLLOWING TWO (2) COURSES:

1. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 100°07'23", AN ARC LENGTH OF 87.37 FEET;
2. SOUTH 79°28'44" WEST, A DISTANCE OF 181.59 FEET TO THE NORTHWEST CORNER OF SAID LOT 2D;

THENCE DEPARTING SAID NORTHERLY BOUNDARY AND SOUTHERLY RIGHT-OF-WAY AND ALONG THE WESTERLY BOUNDARY OF SAID LOT 2D, SOUTH 10°31'16" EAST, A DISTANCE OF 8.00 FEET;

THENCE DEPARTING SAID WESTERLY BOUNDARY, NORTH 79°28'44" EAST, A DISTANCE OF 180.16 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 50.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 100°00'08", AN ARC LENGTH OF 87.27 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS AN AREA OF 0.044 ACRES, (1,925 SQUARE FEET), MORE OR LESS.

DANIEL E. DAVIS PLS 38256
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1
LITTLETON, CO 80122

EXHIBIT "A"

PARCEL NUMBER: RW-8

May 8, 2023

DESCRIPTION

A PARCEL OF LAND NO. RW-8, BEING A PORTION OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF PARKER, DOUGLAS COUNTY, COLORADO, BEING A PORTION OF LOT 6, THE CROSSING AT STONEGATE FILING NO. 1, RECORDED NOVEMBER 19, 1999 AT RECEPTION NO. 99097978, IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER'S OFFICE, COUNTY OF DOUGLAS, STATE OF COLORADO, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN WHENCE THE NORTH LINE OF SAID SECTION 16 BEARS NORTH 89°14'39" EAST, A DISTANCE OF 5,312.69 FEET, ALL BEARINGS HEREON ARE REFERENCED TO SAID LINE;

THENCE SOUTH 03°53'19" EAST, A DISTANCE OF 985.53 FEET TO THE WESTERLY BOUNDARY OF SAID LOT 6 AND THE EASTERLY RIGHT-OF-WAY OF JORDAN ROAD RECORDED IN BOOK 573 AT PAGE 763 IN SAID RECORDS THE **POINT OF BEGINNING**;

THENCE ALONG SAID WESTERLY BOUNDARY AND EASTERLY RIGHT-OF-WAY, SOUTH 00°23'53" EAST, A DISTANCE OF 9.14 FEET TO THE SOUTHERLY BOUNDARY OF SAID LOT 6 AND THE NORTHERLY RIGHT-OF-WAY OF LINCOLN AVENUE RECORDED AT RECEPTION NO. 9719991 IN SAID RECORDS, ALSO BEING THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 50.00 FEET;

THENCE ALONG SAID SOUTHERLY BOUNDARY AND NORTHERLY RIGHT-OF-WAY, THE FOLLOWING TWO (2) COURSES:

1. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 100°07'23", AN ARC LENGTH OF 87.37 FEET;
2. NORTH 79°28'44" EAST, A DISTANCE OF 220.05 FEET TO THE SOUTHEAST CORNER OF SAID LOT 6;

THENCE ALONG THE EASTERLY BOUNDARY OF SAID LOT 6, NORTH 10°31'16" WEST, A DISTANCE OF 9.00 FEET;

THENCE DEPARTING SAID EASTERLY BOUNDARY, SOUTH 79°28'44" WEST, A DISTANCE OF 218.44 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 50.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 100°07'23", AN ARC LENGTH OF 87.37 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS AN AREA OF 0.058 ACRES, (2,511 SQUARE FEET), MORE OR LESS.

DANIEL E. DAVIS PLS 38256
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1
LITTLETON, CO 80122

EXHIBIT "A"

PARCEL NUMBER: RW-9

May 8, 2023

DESCRIPTION

A PARCEL OF LAND NO. RW-9, BEING A PORTION OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF PARKER, DOUGLAS COUNTY, COLORADO, BEING A PORTION OF LOT 5, THE CROSSING AT STONEGATE FILING NO. 1, RECORDED NOVEMBER 19, 1999 AT RECEPTION NO. 99097978, IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER'S OFFICE, COUNTY OF DOUGLAS, STATE OF COLORADO, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN WHENCE THE NORTH LINE OF SAID SECTION 16 BEARS NORTH 89°14'39" EAST, A DISTANCE OF 5,312.69 FEET, ALL BEARINGS HEREON ARE REFERENCED TO SAID LINE;

THENCE SOUTH 34°21'11" EAST, A DISTANCE OF 1,144.29 FEET TO THE SOUTHEAST CORNER OF SAID LOT 5 AND THE NORTHERLY RIGHT-OF-WAY OF LINCOLN AVENUE RECORDED AT RECEPTION NO. 9719991 IN SAID RECORDS AND THE **POINT OF BEGINNING**;

THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID LOT 5 AND THE NORTHERLY RIGHT-OF-WAY, SOUTH 79°28'44" WEST, A DISTANCE OF 308.52 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5;

THENCE DEPARTING SAID SOUTHERLY BOUNDARY AND NORTHERLY RIGHT-OF-WAY AND ALONG THE WESTERLY BOUNDARY OF SAID LOT 5, NORTH 10°31'16" WEST, A DISTANCE OF 9.00 FEET;

THENCE DEPARTING SAID WESTERLY BOUNDARY, NORTH 79°28'44" EAST, A DISTANCE OF 308.52 FEET TO THE EASTERLY BOUNDARY OF SAID LOT 5;

THENCE ALONG SAID EASTERLY BOUNDARY, SOUTH 10°31'16" EAST, A DISTANCE OF 9.00 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS AN AREA OF 0.064 ACRES, (2,777 SQUARE FEET), MORE OR LESS.

DANIEL E. DAVIS PLS 38256
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1
LITTLETON, CO 80122

EXHIBIT "A"

PARCEL NUMBER: RW-11

May 8, 2023

DESCRIPTION

A PARCEL OF LAND NO. RW-11, BEING A PORTION OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF PARKER DOUGLAS COUNTY, COLORADO, BEING A PORTION OF LOT 4, THE CROSSING AT STONEGATE FILING NO. 1, RECORDED NOVEMBER 19, 1999 AT RECEPTION NO. 99097978, IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER'S OFFICE, COUNTY OF DOUGLAS, STATE OF COLORADO, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN WHENCE THE NORTH LINE OF SAID SECTION 16 BEARS NORTH 89°14'39" EAST, A DISTANCE OF 5,312.69 FEET, ALL BEARINGS HEREON ARE REFERENCED TO SAID LINE;

THENCE SOUTH 34°21'11" EAST, A DISTANCE OF 1,144.29 FEET TO THE SOUTHWEST CORNER OF SAID LOT 4 AND THE **POINT OF BEGINNING**;

THENCE ALONG THE WESTERLY BOUNDARY OF SAID LOT 4, NORTH 10°31'16" WEST, A DISTANCE OF 2.00 FEET;

THENCE DEPARTING SAID WESTERLY BOUNDARY, NORTH 79°28'44" EAST, A DISTANCE OF 257.45 FEET;

THENCE SOUTH 10°31'16" EAST, A DISTANCE OF 2.00 FEET TO THE SOUTHERLY BOUNDARY OF SAID LOT 4 AND THE NORTHERLY RIGHT-OF-WAY OF LINCOLN AVENUE RECORDED AT RECEPTION NO. 9719991 IN SAID RECORDS;

THENCE ALONG SAID SOUTHERLY BOUNDARY AND NORTHERLY RIGHT-OF-WAY, SOUTH 79°28'44" WEST, A DISTANCE OF 257.45 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS AN AREA OF 0.012 ACRES, (515 SQUARE FEET), MORE OR LESS.

DANIEL E. DAVIS PLS 38256
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1
LITTLETON, CO 80122

EXHIBIT "A"

PARCEL NUMBER: RW-12

May 8, 2023

DESCRIPTION

A PARCEL OF LAND NO. RW-12, BEING A PORTION OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, UNINCORPORATED DOUGLAS COUNTY, COLORADO, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN WHENCE THE NORTH LINE OF SAID SECTION 16 BEARS NORTH 89°14'39" EAST, A DISTANCE OF 5,312.69 FEET, ALL BEARINGS HEREON ARE REFERENCED TO SAID LINE;

THENCE SOUTH 48°02'15" EAST, A DISTANCE OF 1,332.26 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN TRAIL EASEMENT RECORDED AT RECEPTION NO. 2007069018 IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER'S OFFICE, COUNTY OF DOUGLAS, STATE OF COLORADO AND THE **POINT OF BEGINNING**;

THENCE ALONG THE WESTERLY BOUNDARY OF SAID TRAIL EASEMENT, NORTH 03°32'34" EAST, A DISTANCE OF 2.38 FEET;

THENCE DEPARTING SAID WESTERLY BOUNDARY, NORTH 79°28'44" EAST, A DISTANCE OF 25.20 FEET;

THENCE SOUTH 10°31'16" EAST, A DISTANCE OF 2.31 FEET TO THE SOUTHERLY BOUNDARY OF SAID TRAIL EASEMENT AND THE NORTHERLY RIGHT-OF-WAY OF LINCOLN AVENUE RECORDED AT RECEPTION NO. 2005090279 IN SAID RECORDS;

THENCE ALONG SAID SOUTHERLY BOUNDARY AND NORTHERLY RIGHT-OF-WAY, SOUTH 79°28'44" WEST, A DISTANCE OF 25.78 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS AN AREA OF 0.001 ACRES, (59 SQUARE FEET), MORE OR LESS.

DANIEL E. DAVIS PLS 38256
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1
LITTLETON, CO 80122

EXHIBIT "A"

PARCEL NUMBER: RW-13

May 8, 2023

DESCRIPTION

A PARCEL OF LAND NO. RW-13, BEING A PORTION OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, UNINCORPORATED DOUGLAS COUNTY, COLORADO, BEING A PORTION OF TRACT A, STONEGATE FILING NO. 21A, RECORDED MARCH 4, 1997 AT RECEPTION NO. 9711462, IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER'S OFFICE, COUNTY OF DOUGLAS, STATE OF COLORADO, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN WHENCE THE NORTH LINE OF SAID SECTION 16 BEARS NORTH 89°14'39" EAST, A DISTANCE OF 5,312.69 FEET, ALL BEARINGS HEREON ARE REFERENCED TO SAID LINE;

THENCE SOUTH 63°13'00" EAST, A DISTANCE OF 2,139.80 FEET TO THE EASTERLY BOUNDARY OF SAID TRACT A AND THE WESTERLY RIGHT-OF-WAY OF RIVERSTONE DRIVE RECORDED AT RECEPTION NO. 9711462 IN SAID RECORDS AND THE **POINT OF BEGINNING**;

THENCE ALONG SAID EASTERLY BOUNDARY AND WESTERLY RIGHT-OF-WAY, THE FOLLOWING TWO (2) COURSES:

1. NORTH 02°46'41" EAST, A DISTANCE OF 1.99 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 50.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 87°12'28" WEST;
2. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°52'16", AN ARC LENGTH OF 79.30 FEET TO THE NORTHERLY BOUNDARY OF SAID TRACT A AND THE SOUTHERLY RIGHT-OF-WAY OF LINCOLN AVENUE RECORDED AT RECEPTION NO. 2005090279 IN SAID RECORDS, ALSO BEING THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 2,888.17 FEET;

THENCE ALONG SAID NORTHERLY BOUNDARY AND SOUTHERLY RIGHT-OF-WAY, WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°04'31", AN ARC LENGTH OF 407.06 FEET;

THENCE DEPARTING SAID NORTHERLY BOUNDARY AND SOUTHERLY RIGHT-OF-WAY, NON-TANGENT TO SAID CURVE, SOUTH 06°09'15" EAST, A DISTANCE OF 2.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 2,886.17 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 06°09'15" EAST;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°04'29", AN ARC LENGTH OF 406.75 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 50.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°51'27", AN ARC LENGTH OF 79.29 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS AN AREA OF 0.021 ACRES, (915 SQUARE FEET), MORE OR LESS.

DANIEL E. DAVIS PLS 38256
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1
LITTLETON, CO 80122

EXHIBIT "B"

PARCEL NUMBER: PE-1

May 8, 2023

DESCRIPTION

A PERMANENT EASEMENT NO. PE-1, BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, UNINCORPORATED DOUGLAS COUNTY, COLORADO, BEING A PORTION OF TRACT A, STONEGATE FILING NO. 11, RECORDED JUNE 26, 1992 AT RECEPTION NO. 9222692, IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER'S OFFICE, COUNTY OF DOUGLAS, STATE OF COLORADO, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN WHENCE THE NORTH LINE OF SAID SECTION 16 BEARS NORTH 89°14'39" EAST, A DISTANCE OF 5,312.69 FEET, ALL BEARINGS HEREON ARE REFERENCED TO SAID LINE;

THENCE SOUTH 40°52'22" WEST, A DISTANCE OF 1,924.02 FEET TO THE **POINT OF BEGINNING**;

THENCE SOUTH 43°13'58" WEST, A DISTANCE OF 8.00 FEET;

THENCE NORTH 54°29'00" WEST, A DISTANCE OF 15.00 FEET;

THENCE NORTH 26°40'15" EAST, A DISTANCE OF 7.85 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 60.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 26°40'15" WEST;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16°33'43", AN ARC LENGTH OF 17.34 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PERMANENT EASEMENT CONTAINS AN AREA OF 0.003 ACRES, (134 SQUARE FEET), MORE OR LESS.

DANIEL E. DAVIS PLS 38256
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1
LITTLETON, CO 80122

EXHIBIT "B"

PARCEL NUMBER: PE-4

May 8, 2023

DESCRIPTION

A PERMANENT EASEMENT NO. PE-4, BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF PARKER, DOUGLAS COUNTY, COLORADO, BEING A PORTION OF LOT 2C, STONEGATE FILING NO. 2, 3RD AMENDMENT, RECORDED FEBRUARY 18, 1999 AT RECEPTION NO. 99015124, IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER'S OFFICE, COUNTY OF DOUGLAS, STATE OF COLORADO, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN WHENCE THE NORTH LINE OF SAID SECTION 16 BEARS NORTH 89°14'39" EAST, A DISTANCE OF 5,312.69 FEET, ALL BEARINGS HEREON ARE REFERENCED TO SAID LINE;

THENCE SOUTH 23°47'10" WEST, A DISTANCE OF 1,424.55 FEET TO THE WESTERLY BOUNDARY OF SAID LOT 2C AND THE **POINT OF BEGINNING**;

THENCE ALONG SAID WESTERLY BOUNDARY, SOUTH 10°31'16" EAST, A DISTANCE OF 41.28 FEET;

THENCE DEPARTING SAID WESTERLY BOUNDARY, NORTH 79°28'44" EAST, A DISTANCE OF 24.31 FEET;

THENCE NORTH 10°31'16" WEST, A DISTANCE OF 4.31 FEET;

THENCE NORTH 34°57'44" EAST, A DISTANCE OF 4.53 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 18.61 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 69°28'09" EAST;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 96°34'46", AN ARC LENGTH OF 31.37 FEET;

THENCE NON-TANGENT TO SAID CURVE, NORTH 79°28'52" EAST, A DISTANCE OF 247.24 FEET TO THE EASTERLY BOUNDARY OF SAID LOT 2C;

THENCE ALONG SAID EASTERLY BOUNDARY, NORTH 10°31'16" WEST, A DISTANCE OF 11.99 FEET;

THENCE DEPARTING SAID EASTERLY BOUNDARY, SOUTH 79°28'44" WEST, A DISTANCE OF 292.00 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PERMANENT EASEMENT CONTAINS AN AREA OF 0.100 ACRES, (4,356 SQUARE FEET), MORE OR LESS.

DANIEL E. DAVIS PLS 38256
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1
LITTLETON, CO 80122

EXHIBIT "B"

PARCEL NUMBER: PE-6

May 8, 2023

DESCRIPTION

A PERMANENT EASEMENT NO. PE-6, BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF PARKER, DOUGLAS COUNTY, COLORADO, BEING A PORTION OF LOT 2D, STONEGATE FILING NO. 2, 3RD AMENDMENT, RECORDED FEBRUARY 18, 1999 AT RECEPTION NO. 99015124, IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER'S OFFICE, COUNTY OF DOUGLAS, STATE OF COLORADO, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN WHENCE THE NORTH LINE OF SAID SECTION 16 BEARS NORTH 89°14'39" EAST, A DISTANCE OF 5,312.69 FEET, ALL BEARINGS HEREON ARE REFERENCED TO SAID LINE;

THENCE SOUTH 02°18'56" WEST, A DISTANCE OF 1,267.28 FEET TO THE EASTERLY BOUNDARY OF SAID LOT 2D AND THE WESTERLY RIGHT-OF-WAY OF JORDAN ROAD RECORDED IN BOOK 573 AT PAGE 763 IN SAID RECORDS AND THE **POINT OF BEGINNING**;

THENCE DEPARTING SAID EASTERLY BOUNDARY AND WESTERLY RIGHT-OF-WAY, NORTH 44°34'45" WEST, A DISTANCE OF 56.60 FEET;

THENCE SOUTH 79°28'52" WEST, A DISTANCE OF 197.67 FEET TO THE WESTERLY BOUNDARY OF SAID LOT 2D;

THENCE ALONG SAID WESTERLY BOUNDARY, NORTH 10°31'16" WEST, A DISTANCE OF 11.99 FEET;

THENCE DEPARTING SAID WESTERLY BOUNDARY, NORTH 79°28'44" EAST, A DISTANCE OF 180.16 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 50.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 100°14'37", AN ARC LENGTH OF 87.48 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PERMANENT EASEMENT CONTAINS AN AREA OF 0.069 ACRES, (3,003 SQUARE FEET), MORE OR LESS.

DANIEL E. DAVIS PLS 38256
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1
LITTLETON, CO 80122

EXHIBIT "B"

PARCEL NUMBER: PE-8A

May 8, 2023

DESCRIPTION

A PERMANENT EASEMENT NO. PE-8A, BEING A PORTION OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF PARKER, DOUGLAS COUNTY, COLORADO, BEING A PORTION OF LOT 6, THE CROSSING AT STONEGATE FILING NO. 1, RECORDED NOVEMBER 19, 1999 AT RECEPTION NO. 99097978, IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER'S OFFICE, COUNTY OF DOUGLAS, STATE OF COLORADO, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN WHENCE THE NORTH LINE OF SAID SECTION 16 BEARS NORTH 89°14'39" EAST, A DISTANCE OF 5,312.69 FEET, ALL BEARINGS HEREON ARE REFERENCED TO SAID LINE;

THENCE SOUTH 03°53'19" EAST, A DISTANCE OF 985.53 FEET TO THE WESTERLY BOUNDARY OF SAID LOT 6 AND THE EASTERLY RIGHT-OF-WAY OF JORDAN ROAD RECORDED IN BOOK 573 AT PAGE 763 IN SAID RECORDS THE **POINT OF BEGINNING**;

THENCE ALONG SAID WESTERLY BOUNDARY AND EASTERLY RIGHT-OF-WAY, NORTH 00°23'53" WEST, A DISTANCE OF 5.44 FEET;

THENCE DEPARTING SAID WESTERLY BOUNDARY AND EASTERLY RIGHT-OF-WAY, SOUTH 37°00'05" EAST, A DISTANCE OF 38.68 FEET TO THE NORTHERLY BOUNDARY OF THAT CERTAIN TRAIL EASEMENT RECORDED AT RECEPTION NO. 99097978 IN SAID RECORDS;

THENCE ALONG SAID NORTHERLY BOUNDARY, NORTH 76°22'45" WEST, A DISTANCE OF 19.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 50.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 64°45'04" EAST;

THENCE DEPARTING SAID NORTHERLY BOUNDARY, NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 24°51'03", AN ARC LENGTH OF 21.69 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PERMANENT EASEMENT CONTAINS AN AREA OF 0.006 ACRES, (263 SQUARE FEET), MORE OR LESS.

DANIEL E. DAVIS PLS 38256
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1
LITTLETON, CO 80122

EXHIBIT "B"

PARCEL NUMBER: PE-8B

May 8, 2023

DESCRIPTION

A PERMANENT EASEMENT NO. PE-8B, BEING A PORTION OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF PARKER, DOUGLAS COUNTY, COLORADO, BEING A PORTION OF LOT 6, THE CROSSING AT STONEGATE FILING NO. 1, RECORDED NOVEMBER 19, 1999 AT RECEPTION NO. 99097978, IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER'S OFFICE, COUNTY OF DOUGLAS, STATE OF COLORADO, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN WHENCE THE NORTH LINE OF SAID SECTION 16 BEARS NORTH 89°14'39" EAST, A DISTANCE OF 5,312.69 FEET, ALL BEARINGS HEREON ARE REFERENCED TO SAID LINE;

THENCE SOUTH 07°10'57" EAST, A DISTANCE OF 1,026.02 FEET TO THE NORTHERLY BOUNDARY OF THAT CERTAIN TRAIL EASEMENT RECORDED AT RECEPTION NO. 99097978 IN SAID RECORDS AND THE **POINT OF BEGINNING**;

THENCE ALONG SAID NORTHERLY BOUNDARY, THE FOLLOWING TWO (2) COURSES:

1. SOUTH 76°22'45" EAST, A DISTANCE OF 5.96 FEET;
2. NORTH 79°28'44" EAST, A DISTANCE OF 101.68 FEET;

THENCE DEPARTING SAID NORTHERLY BOUNDARY, NORTH 10°31'16" WEST, A DISTANCE OF 1.94 FEET;

THENCE SOUTH 79°44'47" WEST, A DISTANCE OF 107.12 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PERMANENT EASEMENT CONTAINS AN AREA OF 0.005 ACRES, (228 SQUARE FEET), MORE OR LESS.

DANIEL E. DAVIS PLS 38256
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1
LITTLETON, CO 80122

EXHIBIT "B"

PARCEL NUMBER: PE-10

May 8, 2023

DESCRIPTION

A PERMANENT EASEMENT NO. PE-10, BEING A PORTION OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF PARKER, DOUGLAS COUNTY, COLORADO, BEING A PORTION OF LOT 2, STONEGATE FILING NO. 19, RECORDED OCTOBER 11, 1995 AT RECEPTION NO. 9537419, IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER'S OFFICE, COUNTY OF DOUGLAS, STATE OF COLORADO, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN WHENCE THE NORTH LINE OF SAID SECTION 16 BEARS NORTH 89°14'39" EAST, A DISTANCE OF 5,312.69 FEET, ALL BEARINGS HEREON ARE REFERENCED TO SAID LINE;

THENCE SOUTH 41°12'24" EAST, A DISTANCE OF 1,356.68 FEET TO THE NORTHEAST CORNER OF SAID LOT 2 AND THE **POINT OF BEGINNING**;

THENCE ALONG THE EASTERLY BOUNDARY OF SAID LOT 2, SOUTH 10°31'16" EAST, A DISTANCE OF 5.59 FEET;

THENCE DEPARTING SAID EASTERLY BOUNDARY, SOUTH 73°06'51" WEST, A DISTANCE OF 42.93 FEET;

THENCE SOUTH 79°29'55" WEST, A DISTANCE OF 137.74 FEET TO THE NORTHERLY BOUNDARY OF SAID LOT 2 AND THE SOUTHERLY RIGHT-OF-WAY OF LINCOLN AVENUE RECORDED AT RECEPTION NO. 2005090279 IN SAID RECORDS, ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 50.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 47°58'16" EAST;

THENCE ALONG SAID NORTHERLY BOUNDARY AND SOUTHERLY RIGHT-OF-WAY, THE FOLLOWING TWO (2) COURSES:

1. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 37°27'00", AN ARC LENGTH OF 32.68 FEET;
2. NORTH 79°28'44" EAST, A DISTANCE OF 150.00 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PERMANENT EASEMENT CONTAINS AN AREA OF 0.038 ACRES, (1,663 SQUARE FEET), MORE OR LESS.

DANIEL E. DAVIS PLS 38256
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1
LITTLETON, CO 80122

EXHIBIT "B"

PARCEL NUMBER: PE-12

May 8, 2023

DESCRIPTION

A PERMANENT EASEMENT NO. PE-12, BEING A PORTION OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, UNINCORPORATED DOUGLAS COUNTY, COLORADO, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN WHENCE THE NORTH LINE OF SAID SECTION 16 BEARS NORTH 89°14'39" EAST, A DISTANCE OF 5,312.69 FEET, ALL BEARINGS HEREON ARE REFERENCED TO SAID LINE;

THENCE SOUTH 51°56'21" EAST, A DISTANCE OF 1,388.11 FEET TO THE EASTERLY BOUNDARY OF THAT CERTAIN TRAIL EASEMENT RECORDED AT RECEPTION NO. 2007069018 IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER'S OFFICE, COUNTY OF DOUGLAS, STATE OF COLORADO AND THE **POINT OF BEGINNING**;

THENCE ALONG SAID EASTERLY BOUNDARY, SOUTH 14°09'02" EAST, A DISTANCE OF 15.80 FEET TO THE NORTHERLY RIGHT-OF-WAY OF LINCOLN AVENUE RECORDED AT RECEPTION NO. 2005090279 IN SAID RECORDS;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY, THE FOLLOWING TWO (2) COURSES:

1. NORTH 79°28'44" EAST, A DISTANCE OF 213.58 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 2,631.04 FEET;
2. EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°47'28", AN ARC LENGTH OF 82.25 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN QUITCLAIM DEED RECORDED AT RECEPTION NO. 2008046775 IN SAID RECORDS;

THENCE NON-TANGENT TO SAID CURVE, ALONG THE WESTERLY BOUNDARY OF SAID QUITCLAIM DEED, NORTH 01°30'00" EAST, A DISTANCE OF 11.63 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 3,313.65 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 07°06'31" EAST;

THENCE DEPARTING SAID WESTERLY BOUNDARY, WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°38'54", AN ARC LENGTH OF 211.00 FEET;

THENCE NON-TANGENT TO SAID CURVE, SOUTH 79°22'27" WEST, A DISTANCE OF 88.35 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PERMANENT EASEMENT CONTAINS AN AREA OF 0.101 ACRES, (4,397 SQUARE FEET), MORE OR LESS.

DANIEL E. DAVIS PLS 38256
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1
LITTLETON, CO 80122

EXHIBIT "B"

PARCEL NUMBER: PE-13A

May 8, 2023

DESCRIPTION

A PERMANENT EASEMENT NO. PE-13A, BEING A PORTION OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, UNINCORPORATED DOUGLAS COUNTY, COLORADO, BEING A PORTION OF TRACT A, STONEGATE FILING NO. 21A, RECORDED MARCH 4, 1997 AT RECEPTION NO. 9711462, IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER'S OFFICE, COUNTY OF DOUGLAS, STATE OF COLORADO, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN WHENCE THE NORTH LINE OF SAID SECTION 16 BEARS NORTH 89°14'39" EAST, A DISTANCE OF 5,312.69 FEET, ALL BEARINGS HEREON ARE REFERENCED TO SAID LINE;

THENCE SOUTH 62°42'00" EAST, A DISTANCE OF 1,984.56 FEET TO THE **POINT OF BEGINNING**;

THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 38.01 FEET;

THENCE NORTH 90°00'00" WEST, A DISTANCE OF 45.92 FEET;

THENCE NORTH 00°00'00" EAST, A DISTANCE OF 37.63 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 2,886.17 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 00°56'45" EAST;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°54'42", AN ARC LENGTH OF 45.92 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PERMANENT EASEMENT CONTAINS AN AREA OF 0.040 ACRES, (1,740 SQUARE FEET), MORE OR LESS.

DANIEL E. DAVIS PLS 38256
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1
LITTLETON, CO 80122

EXHIBIT "B"

PARCEL NUMBER: PE-13B

May 8, 2023

DESCRIPTION

A PERMANENT EASEMENT NO. PE-13B, BEING A PORTION OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, UNINCORPORATED DOUGLAS COUNTY, COLORADO, BEING A PORTION OF TRACT A, STONEGATE FILING NO. 21A, RECORDED MARCH 4, 1997 AT RECEPTION NO. 9711462, IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER'S OFFICE, COUNTY OF DOUGLAS, STATE OF COLORADO, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN WHENCE THE NORTH LINE OF SAID SECTION 16 BEARS NORTH 89°14'39" EAST, A DISTANCE OF 5,312.69 FEET, ALL BEARINGS HEREON ARE REFERENCED TO SAID LINE;

THENCE SOUTH 63°42'38" EAST, A DISTANCE OF 2,099.66 FEET TO THE **POINT OF BEGINNING**;

THENCE NORTH 00°24'08" EAST, A DISTANCE OF 12.90 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 50.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 26°28'04" WEST;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 52°34'27", AN ARC LENGTH OF 45.88 FEET;

THENCE NON-TANGENT TO SAID CURVE, NORTH 50°15'58" WEST, A DISTANCE OF 34.97 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PERMANENT EASEMENT CONTAINS AN AREA OF 0.008 ACRES, (329 SQUARE FEET), MORE OR LESS.

DANIEL E. DAVIS PLS 38256
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1
LITTLETON, CO 80122

EXHIBIT "B"

PARCEL NUMBER: PE-14

May 8, 2023

DESCRIPTION

A PERMANENT EASEMENT NO. PE-14, BEING A PORTION OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, UNINCORPORATED DOUGLAS COUNTY, COLORADO, BEING A PORTION OF THAT CERTAIN QUITCLAIM DEED, RECORDED JULY 1, 2008 AT RECEPTION NO. 2008046775, IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER'S OFFICE, COUNTY OF DOUGLAS, STATE OF COLORADO, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN WHENCE THE NORTH LINE OF SAID SECTION 16 BEARS NORTH 89°14'39" EAST, A DISTANCE OF 5,312.69 FEET, ALL BEARINGS HEREON ARE REFERENCED TO SAID LINE;

THENCE SOUTH 61°29'17" EAST, A DISTANCE OF 1,671.12 FEET TO THE EASTERLY BOUNDARY OF SAID QUITCLAIM DEED AND THE **POINT OF BEGINNING**;

THENCE ALONG SAID EASTERLY BOUNDARY, SOUTH 01°30'00" WEST, A DISTANCE OF 9.57 FEET TO THE SOUTHEAST CORNER OF SAID QUITCLAIM DEED AND THE NORTHERLY RIGHT-OF-WAY OF LINCOLN AVENUE RECORDED AT RECEPTION NO. 2005090279 IN SAID RECORDS, ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 2,631.04 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 06°57'52" EAST;

THENCE ALONG SAID SOUTHERLY BOUNDARY AND NORTHERLY RIGHT-OF-WAY, WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°45'56", AN ARC LENGTH OF 81.08 FEET TO THE SOUTHWEST CORNER OF SAID QUITCLAIM DEED;

THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY AND ALONG THE WESTERLY BOUNDARY OF SAID QUITCLAIM DEED, NON-TANGENT TO SAID CURVE, NORTH 01°30'00" EAST, A DISTANCE OF 11.63 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 3,313.65 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 07°06'31" EAST;

THENCE DEPARTING SAID WESTERLY BOUNDARY, EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°23'48", AN ARC LENGTH OF 80.77 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PERMANENT EASEMENT CONTAINS AN AREA OF 0.019 ACRES, (844 SQUARE FEET), MORE OR LESS.

DANIEL E. DAVIS PLS 38256
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1
LITTLETON, CO 80122

EXHIBIT "B"

PARCEL NUMBER: PE-15

May 8, 2023

DESCRIPTION

A PERMANENT EASEMENT NO. PE-15, BEING A PORTION OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, UNINCORPORATED DOUGLAS COUNTY, COLORADO, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN WHENCE THE NORTH LINE OF SAID SECTION 16 BEARS NORTH 89°14'39" EAST, A DISTANCE OF 5,312.69 FEET, ALL BEARINGS HEREON ARE REFERENCED TO SAID LINE;

THENCE SOUTH 61°29'17" EAST, A DISTANCE OF 1,671.12 FEET TO THE EASTERLY BOUNDARY OF THAT CERTAIN QUITCLAIM DEED RECORDED AT RECEPTION NO. 2008046775 IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER'S OFFICE, COUNTY OF DOUGLAS, STATE OF COLORADO AND THE **POINT OF BEGINNING**;

THENCE ALONG SAID EASTERLY BOUNDARY, SOUTH 01°30'00" WEST, A DISTANCE OF 9.57 FEET TO THE SOUTHEAST CORNER OF SAID QUITCLAIM DEED AND THE NORTHERLY RIGHT-OF-WAY OF LINCOLN AVENUE RECORDED AT RECEPTION NO. 2005090279 IN SAID RECORDS, ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 2,631.04 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 06°57'52" EAST;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY, THE FOLLOWING TWO (2) COURSES:

1. EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°41'54", AN ARC LENGTH OF 445.35 FEET;
2. SOUTH 87°15'58" EAST, A DISTANCE OF 31.57 FEET TO THE SOUTHWEST CORNER OF LOT 1, PARKER RECREATION CENTER FILING NO. 1, SUBDIVISION EXEMPTION PLAT RECORDED AT RECEPTION NO. 2012060683 IN SAID RECORDS;

THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY AND ALONG THE WESTERLY BOUNDARY OF SAID LOT 1, NORTH 01°18'28" EAST, A DISTANCE OF 55.10 FEET;

THENCE DEPARTING SAID WESTERLY BOUNDARY, NORTH 88°41'22" WEST, A DISTANCE OF 28.67 FEET;

THENCE SOUTH 36°56'45" WEST, A DISTANCE OF 55.50 FEET;

THENCE NORTH 85°23'41" WEST, A DISTANCE OF 25.20 FEET;

THENCE NORTH 57°42'35" WEST, A DISTANCE OF 68.98 FEET;

THENCE NORTH 00°00'00" EAST, A DISTANCE OF 21.01 FEET;

THENCE NORTH 90°00'00" WEST, A DISTANCE OF 27.56 FEET;

THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 15.77 FEET;

THENCE SOUTH 62°03'17" WEST, A DISTANCE OF 87.53 FEET;

THENCE NORTH 41°29'35" WEST, A DISTANCE OF 17.21 FEET;

THENCE SOUTH 54°51'06" WEST, A DISTANCE OF 33.53 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 3,313.65 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 02°27'16" EAST;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°15'27", AN ARC LENGTH OF 188.40 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PERMANENT EASEMENT CONTAINS AN AREA OF 0.248 ACRES, (10,820 SQUARE FEET), MORE OR LESS.

DANIEL E. DAVIS PLS 38256
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1
LITTLETON, CO 80122

EXHIBIT "B"

PARCEL NUMBER: PE-20

May 8, 2023

DESCRIPTION

A PERMANENT EASEMENT NO. PE-20, BEING A PORTION OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF PARKER, DOUGLAS COUNTY, COLORADO, BEING A PORTION OF LOT 4, LINCOLN MEADOWS FILING NO. 4, 1ST AMENDMENT, RECORDED SEPTEMBER 03, 2013 AT RECEPTION NO. 2013073075, IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER'S OFFICE, COUNTY OF DOUGLAS, STATE OF COLORADO, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN WHENCE THE NORTH LINE OF SAID SECTION 16 BEARS NORTH 89°14'39" EAST, A DISTANCE OF 5,312.69 FEET, ALL BEARINGS HEREON ARE REFERENCED TO SAID LINE;

THENCE SOUTH 83°00'48" EAST, A DISTANCE OF 4,296.06 FEET TO THE INTERSECTION OF THE EASTERLY BOUNDARY OF SAID LOT 4 AND THE WESTERLY RIGHT-OF-WAY OF LINCOLN MEADOWS PARKWAY RECORDED AT RECEPTION NO. 2003081872 IN SAID RECORDS AND THE **POINT OF BEGINNING**;

THENCE ALONG SAID EASTERLY BOUNDARY AND WESTERLY RIGHT-OF-WAY, SOUTH 28°32'39" EAST, A DISTANCE OF 22.19 FEET;

THENCE DEPARTING SAID EASTERLY BOUNDARY AND WESTERLY RIGHT-OF-WAY, NORTH 75°44'11" WEST, A DISTANCE OF 39.71 FEET TO THE NORTHERLY BOUNDARY OF SAID LOT 4 AND THE SOUTHERLY RIGHT-OF-WAY OF LINCOLN AVENUE RECORDED AT RECEPTION NO. 2003081872 IN SAID RECORDS, BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1,332.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 18°33'35" WEST;

THENCE ALONG SAID NORTHERLY BOUNDARY AND SOUTHERLY RIGHT-OF-WAY, EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°16'12", AN ARC LENGTH OF 29.52 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PERMANENT EASEMENT CONTAINS AN AREA OF 0.007 ACRES, (322 SQUARE FEET), MORE OR LESS.

DANIEL E. DAVIS PLS 38256
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1
LITTLETON, CO 80122

EXHIBIT "B"

DOUGLAS COUNTY PROJECT NUMBER:

PARCEL NUMBER: PE-22

May 8, 2023

DESCRIPTION

A PERMANENT EASEMENT NO. PE-22, BEING A PORTION OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF PARKER, DOUGLAS COUNTY, COLORADO, BEING A PORTION OF LOT 2, LINCOLN MEADOWS FILING NO. 3, RECORDED NOVEMBER 24, 2004 AT RECEPTION NO. 2004120611, IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER'S OFFICE, COUNTY OF DOUGLAS, STATE OF COLORADO, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN WHENCE THE NORTH LINE OF SAID SECTION 16 BEARS NORTH 89°14'39" EAST, A DISTANCE OF 5,312.69 FEET, ALL BEARINGS HEREON ARE REFERENCED TO SAID LINE;

THENCE SOUTH 83°33'16" EAST, A DISTANCE OF 4,401.74 FEET TO THE SOUTHWESTERLY BOUNDARY OF SAID LOT 2 AND THE NORTHEASTERLY RIGHT-OF-WAY OF LINCOLN MEADOWS PARKWAY RECORDED AT RECEPTION NO. 2003081872 IN SAID RECORDS AND THE **POINT OF BEGINNING**;

THENCE ALONG SAID SOUTHWESTERLY BOUNDARY AND NORTHEASTERLY RIGHT-OF-WAY, NORTH 28°32'39" WEST, A DISTANCE OF 15.26 FEET TO THE NORTHWEST CORNER OF SAID LOT 2 AND THE SOUTHEASTERLY RIGHT-OF-WAY OF LINCOLN AVENUE RECORDED AT RECEPTION NO. 2003081872 IN SAID RECORDS, BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1,332.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 24°35'31" WEST;

THENCE ALONG THE NORTHWESTERLY BOUNDARY OF SAID LOT 2 AND SAID SOUTHEASTERLY RIGHT-OF-WAY, THE FOLLOWING TWO (2) COURSES:

1. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°03'11", AN ARC LENGTH OF 187.22 FEET;
2. NORTH 57°21'18" EAST, A DISTANCE OF 88.45 FEET TO THE MOST NORTHERLY CORNER OF SAID LOT 2;

THENCE DEPARTING SAID SOUTHEASTERLY RIGHT-OF-WAY AND ALONG THE NORTHEASTERLY BOUNDARY OF SAID LOT 2, SOUTH 29°38'41" EAST, A DISTANCE OF 6.62 FEET;

THENCE DEPARTING SAID NORTHEASTERLY BOUNDARY, SOUTH 57°25'10" WEST, A DISTANCE OF 72.55 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1,440.50 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°10'07", AN ARC LENGTH OF 180.23 FEET;

THENCE NON-TANGENT TO SAID CURVE, SOUTH 29°55'17" EAST, A DISTANCE OF 9.36 FEET;

THENCE SOUTH 63°06'42" WEST, A DISTANCE OF 23.17 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PERMANENT EASEMENT CONTAINS AN AREA OF 0.043 ACRES, (1,856 SQUARE FEET), MORE OR LESS.

DANIEL E. DAVIS PLS 38256
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1
LITTLETON, CO 80122

EXHIBIT "B"

PARCEL NUMBER: PE-23

May 8, 2023

DESCRIPTION

A PERMANENT EASEMENT NO. PE-23, BEING A PORTION OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF PARKER, DOUGLAS COUNTY, COLORADO, BEING A PORTION OF LOT 3, LINCOLN MEADOWS FILING NO. 3, RECORDED NOVEMBER 24, 2004 AT RECEPTION NO. 2004120611, IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER'S OFFICE, COUNTY OF DOUGLAS, STATE OF COLORADO, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN WHENCE THE NORTH LINE OF SAID SECTION 16 BEARS NORTH 89°14'39" EAST, A DISTANCE OF 5,312.69 FEET, ALL BEARINGS HEREON ARE REFERENCED TO SAID LINE;

THENCE SOUTH 85°44'08" EAST, A DISTANCE OF 4,618.09 FEET TO THE MOST WESTERLY CORNER OF SAID LOT 3 AND THE SOUTHEASTERLY RIGHT-OF-WAY OF LINCOLN AVENUE RECORDED AT RECEPTION NO. 2003081872 IN SAID RECORDS AND THE **POINT OF BEGINNING**;

THENCE ALONG THE NORTHWESTERLY BOUNDARY OF SAID LOT 3 AND SAID SOUTHEASTERLY RIGHT-OF-WAY, NORTH 57°21'18" EAST, A DISTANCE OF 171.23 FEET TO THE MOST NORTHERLY CORNER OF SAID LOT 3;

THENCE DEPARTING SAID SOUTHEASTERLY RIGHT-OF-WAY AND ALONG THE NORTHEASTERLY BOUNDARY OF SAID LOT 3, SOUTH 29°38'41" EAST, A DISTANCE OF 6.81 FEET;

THENCE DEPARTING SAID NORTHEASTERLY BOUNDARY, SOUTH 57°25'10" WEST, A DISTANCE OF 171.22 FEET TO THE SOUTHWESTERLY BOUNDARY OF SAID LOT 3;

THENCE ALONG SAID SOUTHWESTERLY BOUNDARY, NORTH 29°38'41" WEST, A DISTANCE OF 6.62 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PERMANENT EASEMENT CONTAINS AN AREA OF 0.026 ACRES, (1,149 SQUARE FEET), MORE OR LESS.

DANIEL E. DAVIS PLS 38256
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1
LITTLETON, CO 80122

EXHIBIT "B"

PARCEL NUMBER: PE-24

May 8, 2023

DESCRIPTION

A PERMANENT EASEMENT NO. PE-24, BEING A PORTION OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF PARKER, DOUGLAS COUNTY, COLORADO, BEING A PORTION OF LOT 4, LINCOLN MEADOWS FILING NO. 3, RECORDED NOVEMBER 24, 2004 AT RECEPTION NO. 2004120611, IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER'S OFFICE, COUNTY OF DOUGLAS, STATE OF COLORADO, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN WHENCE THE NORTH LINE OF SAID SECTION 16 BEARS NORTH 89°14'39" EAST, A DISTANCE OF 5,312.69 FEET, ALL BEARINGS HEREON ARE REFERENCED TO SAID LINE;

THENCE SOUTH 88°41'06" EAST, A DISTANCE OF 5,013.57 FEET TO THE NORTHEAST CORNER OF SAID LOT 4 AND THE **POINT OF BEGINNING**;

THENCE ALONG THE EASTERLY BOUNDARY OF SAID LOT 4, SOUTH 00°00'29" EAST, A DISTANCE OF 6.92 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1,169.26 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 20°29'18" EAST;

THENCE DEPARTING SAID EASTERLY BOUNDARY, SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°56'16", AN ARC LENGTH OF 243.62 FEET;

THENCE NON-TANGENT TO SAID CURVE, SOUTH 57°25'10" WEST, A DISTANCE OF 49.47 FEET TO THE SOUTHWESTERLY BOUNDARY OF SAID LOT 4;

THENCE ALONG SAID SOUTHWESTERLY BOUNDARY, NORTH 29°38'41" WEST, A DISTANCE OF 6.81 FEET TO THE MOST WESTERLY CORNER OF SAID LOT 4 AND THE SOUTHEASTERLY RIGHT-OF-WAY OF LINCOLN AVENUE RECORDED AT RECEPTION NO. 2003081872 IN SAID RECORDS;

THENCE ALONG THE NORTHWESTERLY BOUNDARY OF SAID LOT 4 AND SAID SOUTHEASTERLY RIGHT-OF-WAY, THE FOLLOWING TWO (2) COURSES:

1. NORTH 57°21'18" EAST, A DISTANCE OF 42.06 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1,188.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 32°37'28" EAST;
2. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°16'26", AN ARC LENGTH OF 254.50 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PERMANENT EASEMENT CONTAINS AN AREA OF 0.045 ACRES, (1,961 SQUARE FEET), MORE OR LESS.

DANIEL E. DAVIS PLS 38256
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1
LITTLETON, CO 80122

EXHIBIT "B"

PARCEL NUMBER: PE-25

May 8, 2023

DESCRIPTION

A PERMANENT EASEMENT NO. PE-25 BEING A PORTION OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF PARKER, DOUGLAS COUNTY, COLORADO, BEING A PORTION OF LOT 5, LINCOLN MEADOWS FILING NO. 3, RECORDED NOVEMBER 24, 2004 AT RECEPTION NO. 2004120611, IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER'S OFFICE, COUNTY OF DOUGLAS, STATE OF COLORADO, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN WHENCE THE NORTH LINE OF SAID SECTION 16 BEARS NORTH 89°14'39" EAST, A DISTANCE OF 5,312.69 FEET, ALL BEARINGS HEREON ARE REFERENCED TO SAID LINE;

THENCE SOUTH 88°41'06" EAST, A DISTANCE OF 5,013.57 FEET TO THE NORTHWEST CORNER OF SAID LOT 5 AND THE **POINT OF BEGINNING**;

THENCE ALONG THE WESTERLY BOUNDARY OF SAID LOT 5, SOUTH 00°00'29" EAST, A DISTANCE OF 6.92 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1,169.26 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 20°29'18" EAST;

THENCE DEPARTING SAID WESTERLY BOUNDARY, EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°05'55", AN ARC LENGTH OF 206.09 FEET;

THENCE NON-TANGENT TO SAID CURVE, SOUTH 50°12'12" EAST, A DISTANCE OF 40.80 FEET TO THE EASTERLY BOUNDARY OF SAID LOT 5 AND THE WESTERLY RIGHT-OF-WAY OF TWENTY MILE ROAD RECORDED AT RECEPTION NO. 2003081872 IN SAID RECORDS;

THENCE ALONG SAID EASTERLY BOUNDARY AND SAID WESTERLY RIGHT-OF-WAY, NORTH 00°00'30" WEST, A DISTANCE OF 38.15 FEET TO THE NORTHEAST CORNER OF SAID LOT 5 AND THE SOUTHERLY RIGHT-OF-WAY OF LINCOLN AVE RECORDED AT RECEPTION NO. 2003081872 IN SAID RECORDS, BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1,188.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 08°52'50" EAST;

THENCE ALONG THE NORTHERLY BOUNDARY OF SAID LOT 5 AND SAID SOUTHERLY RIGHT-OF-WAY, WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°28'11", AN ARC LENGTH OF 237.82 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PERMANENT EASEMENT CONTAINS AN AREA OF 0.047 ACRES, (2,047 SQUARE FEET), MORE OR LESS.

DANIEL E. DAVIS PLS 38256
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1
LITTLETON, CO 80122

EXHIBIT "B"

PARCEL NUMBER: PE-26

May 8, 2023

DESCRIPTION

A PERMANENT EASEMENT NO. PE-26, BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF PARKER, DOUGLAS COUNTY, COLORADO, BEING A PORTION OF LOT 3, LINCOLN MEADOWS FILING NO. 2, RECORDED JUNE 2, 2003 AT RECEPTION NO. 2003081876, IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER'S OFFICE, COUNTY OF DOUGLAS, STATE OF COLORADO, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN WHENCE THE NORTH LINE OF SAID SECTION 16 BEARS NORTH 89°14'39" EAST, A DISTANCE OF 5,312.69 FEET, ALL BEARINGS HEREON ARE REFERENCED TO SAID LINE;

THENCE SOUTH 89°35'38" EAST, A DISTANCE OF 5,577.37 FEET TO THE NORTHEAST CORNER OF SAID LOT 3 AND THE **POINT OF BEGINNING**;

THENCE ALONG THE EASTERLY BOUNDARY OF SAID LOT 3, SOUTH 00°00'30" EAST, A DISTANCE OF 5.68 FEET;

THENCE DEPARTING SAID EASTERLY BOUNDARY, SOUTH 89°29'03" WEST, A DISTANCE OF 169.94 FEET;

THENCE SOUTH 44°42'53" WEST, A DISTANCE OF 35.95 FEET TO THE WESTERLY BOUNDARY OF SAID LOT 3 AND THE EASTERLY RIGHT-OF-WAY OF TWENTY MILE ROAD RECORDED AT RECEPTION NO. 2003081872 IN SAID RECORDS;

THENCE ALONG SAID WESTERLY BOUNDARY AND SAID EASTERLY RIGHT-OF-WAY, NORTH 00°00'30" WEST, A DISTANCE OF 30.58 FEET TO THE NORTHWEST CORNER OF SAID LOT 3 AND THE SOUTHERLY RIGHT-OF-WAY OF LINCOLN AVENUE RECORDED AT RECEPTION NO. 2003081872 IN SAID RECORDS, BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1,188.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 02°05'37" EAST;

THENCE ALONG THE NORTHERLY BOUNDARY OF SAID LOT 1 AND SAID SOUTHERLY RIGHT-OF-WAY, THE FOLLOWING TWO (2) COURSES:

1. EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°10'54", AN ARC LENGTH OF 24.50 FEET;
2. NON-TANGENT TO SAID CURVE, NORTH 89°29'05" EAST, A DISTANCE OF 170.75 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PERMANENT EASEMENT CONTAINS AN AREA OF 0.033 ACRES, (1,425 SQUARE FEET), MORE OR LESS.

DANIEL E. DAVIS PLS 38256
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1
LITTLETON, CO 80122

EXHIBIT "B"

PARCEL NUMBER: PE-27

May 8, 2023

DESCRIPTION

A PERMANENT EASEMENT NO. PE-27, BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF PARKER, DOUGLAS COUNTY, COLORADO, BEING A PORTION OF LOT 1A, BLOCK 1, PARKER AUTO PLAZA FILING NO. 1, 1ST AMENDMENT, RECORDED JUNE 13, 2007 AT RECEPTION NO. 2007047286, IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER'S OFFICE, COUNTY OF DOUGLAS, STATE OF COLORADO, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN WHENCE THE NORTH LINE OF SAID SECTION 16 BEARS NORTH 89°14'39" EAST, A DISTANCE OF 5,312.69 FEET, ALL BEARINGS HEREON ARE REFERENCED TO SAID LINE;

THENCE NORTH 88°37'11" EAST, A DISTANCE OF 5,383.63 FEET TO THE WESTERLY BOUNDARY OF SAID LOT 1A AND THE EASTERLY RIGHT-OF-WAY OF TWENTY MILE ROAD RECORDED AT RECEPTION NO. 2004113377 IN SAID RECORDS AND THE **POINT OF BEGINNING**;

THENCE ALONG SAID WESTERLY BOUNDARY AND EASTERLY RIGHT-OF-WAY, SOUTH 00°09'04" EAST, A DISTANCE OF 27.37 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1A AND THE NORTHERLY RIGHT-OF-WAY OF LINCOLN AVENUE RECORDED AT RECEPTION NO. 2004113377 IN SAID RECORDS, BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1,332.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 01°52'09" EAST;

THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID LOT 1A AND SAID NORTHERLY RIGHT-OF-WAY, THE FOLLOWING THREE (3) COURSES:

1. EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°21'14", AN ARC LENGTH OF 31.48 FEET;
2. NORTH 89°29'05" EAST, A DISTANCE OF 573.72 FEET;
3. NORTH 85°28'50" EAST, A DISTANCE OF 36.98 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1A AND THE WESTERLY RIGHT-OF-WAY OF DRANSFELDT ROAD RECORDED AT RECEPTION NO. 9415118 IN SAID RECORDS, BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 25.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 63°06'03" WEST;

THENCE ALONG THE EASTERLY BOUNDARY OF SAID LOT 1A AND SAID WESTERLY RIGHT-OF-WAY, THE FOLLOWING TWO (2) COURSES:

1. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 31°25'16", AN ARC LENGTH OF 13.71 FEET;
2. NON-TANGENT TO SAID CURVE, NORTH 04°31'10" WEST, A DISTANCE OF 20.43 FEET;

THENCE DEPARTING SAID EASTERLY BOUNDARY AND WESTERLY RIGHT-OF-WAY, SOUTH 55°15'54" WEST, A DISTANCE OF 46.63 FEET TO THE NORTHERLY BOUNDARY OF THAT CERTAIN 10' UTILITY EASEMENT RECORDED AT RECEPTION NO. 2007047286 IN SAID RECORDS;

THENCE ALONG SAID NORTHERLY BOUNDARY, SOUTH 89°28'08" WEST, A DISTANCE OF 587.20 FEET;

THENCE DEPARTING SAID NORTHERLY BOUNDARY, NORTH 46°01'56" WEST, A DISTANCE OF 24.49 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PERMANENT EASEMENT CONTAINS AN AREA OF 0.161 ACRES, (7,016 SQUARE FEET), MORE OR LESS.

DANIEL E. DAVIS PLS 38256
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1
LITTLETON, CO 80122

EXHIBIT "B"

PARCEL NUMBER: PE-28

May 8, 2023

DESCRIPTION

A PERMANENT EASEMENT NO. PE-28, BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF PARKER, DOUGLAS COUNTY, COLORADO, BEING A PORTION OF LOT 4A, LINCOLN MEADOWS FILING NO. 2, 1ST AMENDMENT, RECORDED DECEMBER 11, 2003 AT RECEPTION NO. 2003174766, IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER'S OFFICE, COUNTY OF DOUGLAS, STATE OF COLORADO, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN WHENCE THE NORTH LINE OF SAID SECTION 16 BEARS NORTH 89°14'39" EAST, A DISTANCE OF 5,312.69 FEET, ALL BEARINGS HEREON ARE REFERENCED TO SAID LINE;

THENCE SOUTH 89°35'38" EAST, A DISTANCE OF 5,577.37 FEET TO THE NORTHWEST CORNER OF SAID LOT 4A AND THE SOUTHERLY RIGHT-OF-WAY OF LINCOLN AVENUE RECORDED AT RECEPTION NO. 2003081872 IN SAID RECORDS AND THE **POINT OF BEGINNING**;

THENCE ALONG THE NORTHERLY BOUNDARY OF SAID LOT 4A AND SAID SOUTHERLY RIGHT-OF-WAY, NORTH 89°29'05" EAST, A DISTANCE OF 159.01 FEET TO THE NORTHEAST CORNER OF SAID LOT 4A;

THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY AND ALONG THE EASTERLY BOUNDARY OF SAID LOT 4A, SOUTH 00°00'30" EAST, A DISTANCE OF 5.68 FEET;

THENCE DEPARTING SAID EASTERLY BOUNDARY, SOUTH 89°29'03" WEST, A DISTANCE OF 159.01 FEET TO THE WESTERLY BOUNDARY OF SAID LOT 4A;

THENCE ALONG SAID WESTERLY BOUNDARY, NORTH 00°00'30" WEST, A DISTANCE OF 5.68 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PERMANENT EASEMENT CONTAINS AN AREA OF 0.021 ACRES, (903 SQUARE FEET), MORE OR LESS.

DANIEL E. DAVIS PLS 38256
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1
LITTLETON, CO 80122

EXHIBIT "B"

PARCEL NUMBER: PE-29

May 8, 2023

DESCRIPTION

A PERMANENT EASEMENT NO. PE-29, BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF PARKER, DOUGLAS COUNTY, COLORADO, BEING A PORTION OF LOT 4B, LINCOLN MEADOWS FILING NO. 2, 1ST AMENDMENT, RECORDED DECEMBER 11, 2003 AT RECEPTION NO. 2003174766, IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER'S OFFICE, COUNTY OF DOUGLAS, STATE OF COLORADO, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN WHENCE THE NORTH LINE OF SAID SECTION 16 BEARS NORTH 89°14'39" EAST, A DISTANCE OF 5,312.69 FEET, ALL BEARINGS HEREON ARE REFERENCED TO SAID LINE;

THENCE SOUTH 89°38'27" EAST, A DISTANCE OF 5,876.84 FEET TO THE NORTHEAST CORNER OF SAID LOT 4B AND THE **POINT OF BEGINNING**;

THENCE ALONG THE EASTERLY BOUNDARY OF SAID LOT 4B, SOUTH 00°00'30" EAST, A DISTANCE OF 5.68 FEET;

THENCE DEPARTING SAID EASTERLY BOUNDARY, SOUTH 89°29'03" WEST, A DISTANCE OF 140.51 FEET TO THE WESTERLY BOUNDARY OF SAID LOT 4B;

THENCE ALONG SAID WESTERLY BOUNDARY, NORTH 00°00'30" WEST, A DISTANCE OF 5.68 FEET TO THE NORTHWEST CORNER OF SAID LOT 4B AND THE SOUTHERLY RIGHT-OF-WAY OF LINCOLN AVENUE RECORDED AT RECEPTION NO. 2003081872 IN SAID RECORDS;

THENCE ALONG THE NORTHERLY BOUNDARY OF SAID LOT 4B AND SAID SOUTHERLY RIGHT-OF-WAY, NORTH 89°29'05" EAST, A DISTANCE OF 140.51 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PERMANENT EASEMENT CONTAINS AN AREA OF 0.018 ACRES, (798 SQUARE FEET), MORE OR LESS.

DANIEL E. DAVIS PLS 38256
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1
LITTLETON, CO 80122

EXHIBIT "B"

PARCEL NUMBER: PE-30

May 8, 2023

DESCRIPTION

A PERMANENT EASEMENT NO. PE-30, BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF PARKER DOUGLAS COUNTY, COLORADO, BEING A PORTION OF LOT 4C, LINCOLN MEADOWS FILING NO. 2, 1ST AMENDMENT, RECORDED DECEMBER 11, 2003 AT RECEPTION NO. 2003174766, IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER'S OFFICE, COUNTY OF DOUGLAS, STATE OF COLORADO, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN WHENCE THE NORTH LINE OF SAID SECTION 16 BEARS NORTH 89°14'39" EAST, A DISTANCE OF 5,312.69 FEET, ALL BEARINGS HEREON ARE REFERENCED TO SAID LINE;

THENCE SOUTH 89°38'27" EAST, A DISTANCE OF 5,876.84 FEET TO THE NORTHWEST CORNER OF SAID LOT 4C AND THE SOUTHERLY RIGHT-OF-WAY OF LINCOLN AVENUE RECORDED AT RECEPTION NO. 2003081872 IN SAID RECORDS AND THE **POINT OF BEGINNING**;

THENCE ALONG THE NORTHERLY BOUNDARY OF SAID LOT 4C AND SAID SOUTHERLY RIGHT-OF-WAY, NORTH 89°29'05" EAST, A DISTANCE OF 137.67 FEET TO THE NORTHEAST CORNER OF SAID LOT 4C AND THE WESTERLY RIGHT-OF-WAY OF DRANSFELDT ROAD RECORDED AT RECEPTION NO. 2003153187 IN SAID RECORDS;

THENCE ALONG THE EASTERLY BOUNDARY OF SAID LOT 4C AND SAID WESTERLY RIGHT-OF-WAY, THE FOLLOWING TWO (2) COURSES:

1. SOUTH 04°32'59" EAST, A DISTANCE OF 3.01 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 30.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 00°30'55" EAST;
2. EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 24°21'54", AN ARC LENGTH OF 12.76 FEET;

THENCE DEPARTING SAID EASTERLY BOUNDARY AND WESTERLY RIGHT-OF-WAY, NON-TANGENT TO SAID CURVE, SOUTH 89°29'03" WEST, A DISTANCE OF 150.31 FEET TO THE WESTERLY BOUNDARY OF SAID LOT 4C;

THENCE ALONG SAID WESTERLY BOUNDARY, NORTH 00°00'30" WEST, A DISTANCE OF 5.68 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PERMANENT EASEMENT CONTAINS AN AREA OF 0.018 ACRES, (805 SQUARE FEET), MORE OR LESS.

DANIEL E. DAVIS PLS 38256
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1
LITTLETON, CO 80122

EXHIBIT "B"

PARCEL NUMBER: PE-31

May 8, 2023

DESCRIPTION

A PERMANENT EASEMENT NO. PE-31, BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF PARKER, DOUGLAS COUNTY, COLORADO, BEING A PORTION OF LOT 2, MACLACHLAN SUBDIVISION FILING NO. 1, RECORDED MARCH 15, 1994 AT RECEPTION NO. 9415118, IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER'S OFFICE, COUNTY OF DOUGLAS, STATE OF COLORADO, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN WHENCE THE NORTH LINE OF SAID SECTION 16 BEARS NORTH 89°14'39" EAST, A DISTANCE OF 5,312.69 FEET, ALL BEARINGS HEREON ARE REFERENCED TO SAID LINE;

THENCE NORTH 88°41'33" EAST, A DISTANCE OF 6,107.45 FEET TO THE WESTERLY BOUNDARY OF SAID LOT 2 AND THE EASTERLY RIGHT-OF-WAY OF DRANSFELDT ROAD RECORDED AT RECEPTION NO. 9415118 IN SAID RECORDS AND THE **POINT OF BEGINNING**;

THENCE ALONG SAID WESTERLY BOUNDARY AND EASTERLY RIGHT-OF-WAY, THE FOLLOWING TWO (2) COURSES:

1. SOUTH 04°31'10" EAST, A DISTANCE OF 8.77 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 25.00 FEET;
2. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°59'59", AN ARC LENGTH OF 39.27 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2 AND THE NORTHERLY RIGHT-OF-WAY OF LINCOLN AVENUE RECORDED AT RECEPTION NO. 9415116 IN SAID RECORDS;

THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID LOT 2 AND SAID NORTHERLY RIGHT-OF-WAY, NORTH 85°28'50" EAST, A DISTANCE OF 347.86 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2;

THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY, AND ALONG THE EASTERLY BOUNDARY OF SAID LOT 2, NORTH 24°25'32" WEST, A DISTANCE OF 2.03 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 4,496.51 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 05°24'18" WEST;

THENCE DEPARTING SAID EASTERLY BOUNDARY, WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°21'24", AN ARC LENGTH OF 341.91 FEET;

THENCE NON-TANGENT TO SAID CURVE, NORTH 56°04'59" WEST, A DISTANCE OF 38.84 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PERMANENT EASEMENT CONTAINS AN AREA OF 0.040 ACRES, (1,757 SQUARE FEET), MORE OR LESS.

DANIEL E. DAVIS PLS 38256
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1
LITTLETON, CO 80122

EXHIBIT "B"

PARCEL NUMBER: PE-32

May 8, 2023

DESCRIPTION

A PERMANENT EASEMENT NO. PE-32, BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF PARKER, DOUGLAS COUNTY, COLORADO, BEING A PORTION OF LOT 1, MACLACHLAN SUBDIVISION FILING NO. 1, RECORDED MARCH 15, 1994 AT RECEPTION NO. 9415118, IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER'S OFFICE, COUNTY OF DOUGLAS, STATE OF COLORADO, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN WHENCE THE NORTH LINE OF SAID SECTION 16 BEARS NORTH 89°14'39" EAST, A DISTANCE OF 5,312.69 FEET, ALL BEARINGS HEREON ARE REFERENCED TO SAID LINE;

THENCE NORTH 88°47'21" EAST, A DISTANCE OF 6,480.83 FEET TO THE WESTERLY BOUNDARY OF SAID LOT 1 AND THE **POINT OF BEGINNING**;

THENCE ALONG SAID WESTERLY BOUNDARY, SOUTH 24°25'32" EAST, A DISTANCE OF 2.03 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1 AND THE NORTHERLY RIGHT-OF-WAY OF LINCOLN AVENUE RECORDED AT RECEPTION NO. 9415116 IN SAID RECORDS;

THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID LOT 1 AND SAID NORTHERLY RIGHT-OF-WAY, NORTH 85°28'50" EAST, A DISTANCE OF 111.14 FEET;

THENCE DEPARTING SAID SOUTHERLY BOUNDARY AND NORTHERLY RIGHT-OF-WAY, NORTH 04°31'10" WEST, A DISTANCE OF 17.15 FEET;

THENCE NORTH 81°12'56" WEST, A DISTANCE OF 14.64 FEET;

THENCE SOUTH 50°44'42" WEST, A DISTANCE OF 29.62 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 4,496.51 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 06°20'19" WEST;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°56'01", AN ARC LENGTH OF 73.27 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PERMANENT EASEMENT CONTAINS AN AREA OF 0.017 ACRES, (757 SQUARE FEET), MORE OR LESS.

DANIEL E. DAVIS PLS 38256
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
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300 E. MINERAL AVENUE, SUITE 1
LITTLETON, CO 80122

EXHIBIT "C"

PARCEL NUMBER: TCE-1

May 8, 2023

DESCRIPTION

A TEMPORARY CONSTRUCTION EASEMENT NO. TCE-1, BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, UNINCORPORATED DOUGLAS COUNTY, COLORADO, BEING A PORTION OF TRACT A, STONEGATE FILING NO. 11, RECORDED JUNE 26, 1992 AT RECEPTION NO. 9222692, IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER'S OFFICE, COUNTY OF DOUGLAS, STATE OF COLORADO, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN WHENCE THE NORTH LINE OF SAID SECTION 16 BEARS NORTH 89°14'39" EAST, A DISTANCE OF 5,312.69 FEET, ALL BEARINGS HEREON ARE REFERENCED TO SAID LINE;

THENCE SOUTH 39°50'19" WEST, A DISTANCE OF 1,937.40 FEET TO THE EASTERLY BOUNDARY OF SAID TRACT A, ALSO BEING THE WESTERLY RIGHT-OF-WAY OF KEYSTONE BOULEVARD RECORDED AT RECEPTION NO. 8601134 IN SAID RECORDS AND THE **POINT OF BEGINNING**;

THENCE ALONG SAID EASTERLY BOUNDARY AND WESTERLY RIGHT-OF-WAY, SOUTH 10°31'16" EAST, A DISTANCE OF 18.04 FEET;

THENCE DEPARTING SAID EASTERLY BOUNDARY AND WESTERLY RIGHT-OF-WAY, SOUTH 79°28'44" WEST, A DISTANCE OF 23.41 FEET;

THENCE NORTH 29°20'30" WEST, A DISTANCE OF 55.82 FEET;

THENCE NORTH 73°14'20" WEST, A DISTANCE OF 10.86 FEET;

THENCE SOUTH 79°31'15" WEST, A DISTANCE OF 87.32 FEET;

THENCE SOUTH 77°43'05" WEST, A DISTANCE OF 78.65 FEET;

THENCE SOUTH 62°14'43" WEST, A DISTANCE OF 41.56 FEET;

THENCE SOUTH 03°23'19" WEST, A DISTANCE OF 33.33 FEET;

THENCE SOUTH 89°25'22" WEST, A DISTANCE OF 64.02 FEET;

THENCE NORTH 88°08'24" WEST, A DISTANCE OF 82.66 FEET;

THENCE NORTH 84°49'31" WEST, A DISTANCE OF 17.61 FEET;

THENCE NORTH 02°10'43" EAST, A DISTANCE OF 50.32 FEET;

THENCE NORTH 84°37'20" WEST, A DISTANCE OF 40.38 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF LINCOLN AVENUE RECORDED AT RECEPTION NO. 352860 IN SAID RECORDS, ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 2,102.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 03°11'23" WEST; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY, EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°43'51", AN ARC LENGTH OF 26.81 FEET TO THE BEGINNING OF A NON-

TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 929.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 02°18'47" EAST;

THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY, EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°50'03", AN ARC LENGTH OF 208.10 FEET;

THENCE NORTH 79°28'44" EAST, A DISTANCE OF 160.26 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 60.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 37°11'31", AN ARC LENGTH OF 38.95 FEET;

THENCE NON-TANGENT TO SAID CURVE, SOUTH 26°40'15" WEST, A DISTANCE OF 7.85 FEET;

THENCE SOUTH 54°29'00" EAST, A DISTANCE OF 15.00 FEET;

THENCE NORTH 43°13'58" EAST, A DISTANCE OF 8.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 60.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 43°13'58" WEST;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 36°14'46", AN ARC LENGTH OF 37.96 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED TEMPORARY CONSTRUCTION EASEMENT CONTAINS AN AREA OF 0.384 ACRES, (16,720 SQUARE FEET), MORE OR LESS.

DANIEL E. DAVIS PLS 38256
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1
LITTLETON, CO 80122

EXHIBIT "C"

PARCEL NUMBER: TCE-2

May 8, 2023

DESCRIPTION

A TEMPORARY CONSTRUCTION EASEMENT NO. TCE-2, BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, UNINCORPORATED DOUGLAS COUNTY, COLORADO, BEING A PORTION OF TRACT C, STONEGATE FILING NO. 2, 4TH AMENDMENT, RECORDED OCTOBER 22, 1998 AT RECEPTION NO. 9884551, IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER'S OFFICE, COUNTY OF DOUGLAS, STATE OF COLORADO, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN WHENCE THE NORTH LINE OF SAID SECTION 16 BEARS NORTH 89°14'39" EAST, A DISTANCE OF 5,312.69 FEET, ALL BEARINGS HEREON ARE REFERENCED TO SAID LINE;

THENCE SOUTH 26°36'25" WEST, A DISTANCE OF 1,300.89 FEET TO THE **POINT OF BEGINNING**;

THENCE SOUTH 79°31'31" WEST, A DISTANCE OF 571.76 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 60.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°57'13", AN ARC LENGTH OF 94.20 FEET TO THE EASTERLY RIGHT-OF-WAY OF KEYSTONE BOULEVARD RECORDED AT RECEPTION NO. 8601134 IN SAID RECORDS;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY, NORTH 10°31'16" WEST, A DISTANCE OF 10.64 FEET;

THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY, SOUTH 79°23'10" EAST, A DISTANCE OF 113.72 FEET;

THENCE SOUTH 10°28'29" EAST, A DISTANCE OF 25.15 FEET;

THENCE NORTH 79°28'44" EAST, A DISTANCE OF 166.62 FEET;

THENCE NORTH 10°31'16" WEST, A DISTANCE OF 11.09 FEET;

THENCE NORTH 79°23'40" EAST, A DISTANCE OF 136.24 FEET;

THENCE SOUTH 10°31'16" EAST, A DISTANCE OF 11.29 FEET;

THENCE NORTH 79°28'44" EAST, A DISTANCE OF 211.54 FEET;

THENCE NORTH 09°05'48" WEST, A DISTANCE OF 30.01 FEET TO THE NORTHERLY BOUNDARY OF SAID TRACT C;

THENCE ALONG SAID NORTHERLY BOUNDARY, NORTH 34°28'44" EAST, A DISTANCE OF 13.31 FEET;

THENCE DEPARTING SAID NORTHERLY BOUNDARY, NORTH 80°54'12" EAST, A DISTANCE OF 1.10 FEET TO THE EASTERLY BOUNDARY OF SAID TRACT C;

THENCE ALONG SAID EASTERLY BOUNDARY, SOUTH 10°31'16" EAST, A DISTANCE OF 44.33 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED TEMPORARY CONSTRUCTION EASEMENT CONTAINS AN AREA OF 0.205 ACRES, (8,940 SQUARE FEET), MORE OR LESS.

DANIEL E. DAVIS PLS 38256
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1
LITTLETON, CO 80122

EXHIBIT "C"

PARCEL NUMBER: TCE-3

May 8, 2023

DESCRIPTION

A TEMPORARY CONSTRUCTION EASEMENT NO. TCE-3, BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF PARKER, DOUGLAS COUNTY, COLORADO, BEING A PORTION OF LOT 2B, STONEGATE FILING NO. 2, 3RD AMENDMENT, RECORDED FEBRUARY 18, 1999 AT RECEPTION NO. 99015124, IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER'S OFFICE, COUNTY OF DOUGLAS, STATE OF COLORADO, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN WHENCE THE NORTH LINE OF SAID SECTION 16 BEARS NORTH 89°14'39" EAST, A DISTANCE OF 5,312.69 FEET, ALL BEARINGS HEREON ARE REFERENCED TO SAID LINE;

THENCE SOUTH 23°47'10" WEST, A DISTANCE OF 1,424.55 FEET TO THE EASTERLY BOUNDARY OF SAID LOT 2B AND THE **POINT OF BEGINNING**;

THENCE ALONG SAID EASTERLY BOUNDARY, SOUTH 10°31'16" EAST, A DISTANCE OF 46.28 FEET;

THENCE DEPARTING SAID EASTERLY BOUNDARY, SOUTH 79°28'44" WEST, A DISTANCE OF 12.00 FEET;

THENCE NORTH 10°31'16" WEST, A DISTANCE OF 54.28 FEET TO THE NORTHERLY BOUNDARY OF SAID LOT 2B AND THE SOUTHERLY RIGHT-OF-WAY OF LINCOLN AVENUE RECORDED AT RECEPTION NO. 99015124 IN SAID RECORDS;

THENCE ALONG SAID NORTHERLY BOUNDARY AND SOUTHERLY RIGHT-OF-WAY, NORTH 79°28'44" EAST, A DISTANCE OF 3.93 FEET;

THENCE DEPARTING SAID NORTHERLY BOUNDARY AND SOUTHERLY RIGHT-OF-WAY, SOUTH 10°31'16" EAST, A DISTANCE OF 8.00 FEET;

THENCE NORTH 79°28'44" EAST, A DISTANCE OF 8.07 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED TEMPORARY CONSTRUCTION EASEMENT CONTAINS AN AREA OF 0.013 ACRES, (587 SQUARE FEET), MORE OR LESS.

DANIEL E. DAVIS PLS 38256
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
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300 E. MINERAL AVENUE, SUITE 1
LITTLETON, CO 80122

EXHIBIT "C"

PARCEL NUMBER: TCE-4

May 8, 2023

DESCRIPTION

A TEMPORARY CONSTRUCTION EASEMENT NO. TCE-4, BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF PARKER, DOUGLAS COUNTY, COLORADO, BEING A PORTION OF LOT 2C, STONEGATE FILING NO. 2, 3RD AMENDMENT, RECORDED FEBRUARY 18, 1999 AT RECEPTION NO. 99015124, IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER'S OFFICE, COUNTY OF DOUGLAS, STATE OF COLORADO, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN WHENCE THE NORTH LINE OF SAID SECTION 16 BEARS NORTH 89°14'39" EAST, A DISTANCE OF 5,312.69 FEET, ALL BEARINGS HEREON ARE REFERENCED TO SAID LINE;

THENCE SOUTH 22°45'52" WEST, A DISTANCE OF 1,463.02 FEET TO THE WESTERLY BOUNDARY OF SAID LOT 2C AND THE **POINT OF BEGINNING**;

THENCE ALONG SAID WESTERLY BOUNDARY, NORTH 10°31'16" WEST, A DISTANCE OF 5.00 FEET;

THENCE DEPARTING SAID WESTERLY BOUNDARY, NORTH 79°28'44" EAST, A DISTANCE OF 24.31 FEET;

THENCE NORTH 10°31'16" WEST, A DISTANCE OF 4.31 FEET;

THENCE NORTH 34°57'44" EAST, A DISTANCE OF 4.53 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 18.61 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 69°28'09" EAST;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 96°34'46", AN ARC LENGTH OF 31.37 FEET;

THENCE NON-TANGENT TO SAID CURVE, NORTH 79°28'52" EAST, A DISTANCE OF 1.73 FEET;

THENCE SOUTH 18°58'47" WEST, A DISTANCE OF 39.41 FEET;

THENCE SOUTH 79°28'44" WEST, A DISTANCE OF 27.07 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED TEMPORARY CONSTRUCTION EASEMENT CONTAINS AN AREA OF 0.009 ACRES, (406 SQUARE FEET), MORE OR LESS.

DANIEL E. DAVIS PLS 38256
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
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300 E. MINERAL AVENUE, SUITE 1
LITTLETON, CO 80122

EXHIBIT "C"

PARCEL NUMBER: TCE-5

May 8, 2023

DESCRIPTION

A TEMPORARY CONSTRUCTION EASEMENT NO. TCE-5, BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF PARKER, DOUGLAS COUNTY, COLORADO, BEING A PORTION OF LOT 3B, STONEGATE FILING NO. 2, 5TH AMENDMENT, RECORDED OCTOBER 1, 1999 AT RECEPTION NO. 99084288, IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER'S OFFICE, COUNTY OF DOUGLAS, STATE OF COLORADO, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN WHENCE THE NORTH LINE OF SAID SECTION 16 BEARS NORTH 89°14'39" EAST, A DISTANCE OF 5,312.69 FEET, ALL BEARINGS HEREON ARE REFERENCED TO SAID LINE;

THENCE SOUTH 26°36'25" WEST, A DISTANCE OF 1,300.89 FEET TO THE WESTERLY BOUNDARY OF SAID LOT 3B AND THE **POINT OF BEGINNING**;

THENCE ALONG SAID WESTERLY BOUNDARY, NORTH 10°31'16" WEST, A DISTANCE OF 44.33 FEET;

THENCE DEPARTING SAID WESTERLY BOUNDARY, NORTH 80°54'12" EAST, A DISTANCE OF 72.23 FEET;

THENCE SOUTH 10°31'16" EAST, A DISTANCE OF 42.57 FEET TO THE NORTHERLY RIGHT-OF-WAY LINCOLN AVENUE RECORDED AT RECEPTION NO. 99084288 IN SAID RECORDS;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY AND THE WESTERLY PROLONGATION THEREOF, SOUTH 79°30'17" WEST, A DISTANCE OF 72.21 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED TEMPORARY CONSTRUCTION EASEMENT CONTAINS AN AREA OF 0.072 ACRES, (3,138 SQUARE FEET), MORE OR LESS.

DANIEL E. DAVIS PLS 38256
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1
LITTLETON, CO 80122

EXHIBIT "C"

DOUGLAS COUNTY PROJECT NUMBER:

PARCEL NUMBER: TCE-6

May 8, 2023

DESCRIPTION

A TEMPORARY CONSTRUCTION EASEMENT NO. TCE-6, BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF PARKER, DOUGLAS COUNTY, COLORADO, BEING A PORTION OF LOT 2D, STONEGATE FILING NO. 2, 3RD AMENDMENT, RECORDED FEBRUARY 18, 1999 AT RECEPTION NO. 99015124, IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER'S OFFICE, COUNTY OF DOUGLAS, STATE OF COLORADO, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN WHENCE THE NORTH LINE OF SAID SECTION 16 BEARS NORTH 89°14'39" EAST, A DISTANCE OF 5,312.69 FEET, ALL BEARINGS HEREON ARE REFERENCED TO SAID LINE;

THENCE SOUTH 02°18'56" WEST, A DISTANCE OF 1,267.28 FEET TO THE EASTERLY BOUNDARY OF SAID LOT 2D AND THE WESTERLY RIGHT-OF-WAY OF JORDAN ROAD RECORDED IN BOOK 573 AT PAGE 763 IN SAID RECORDS AND THE **POINT OF BEGINNING**;

THENCE ALONG SAID EASTERLY BOUNDARY AND WESTERLY RIGHT-OF-WAY, SOUTH 00°23'54" EAST, A DISTANCE OF 14.35 FEET;

THENCE DEPARTING SAID EASTERLY BOUNDARY AND WESTERLY RIGHT-OF-WAY, NORTH 45°59'44" WEST, A DISTANCE OF 74.93 FEET;

THENCE NORTH 79°28'52" EAST, A DISTANCE OF 14.31 FEET;

THENCE SOUTH 44°34'45" EAST, A DISTANCE OF 56.60 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED TEMPORARY CONSTRUCTION EASEMENT CONTAINS AN AREA OF 0.017 ACRES, (719 SQUARE FEET), MORE OR LESS.

DANIEL E. DAVIS PLS 38256
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1
LITTLETON, CO 80122

EXHIBIT "C"

PARCEL NUMBER: TCE-7

May 8, 2023

DESCRIPTION

A TEMPORARY CONSTRUCTION EASEMENT NO. TCE-7 OF THE COUNTY OF DOUGLAS RIGHT OF WAY PROJECT NO. , BEING A PORTION OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF PARKER, DOUGLAS COUNTY, COLORADO, BEING A PORTION OF LOT 1, STONEGATE FILING NO. 17, RECORDED APRIL 18, 1995 AT RECEPTION NO. 9517106, IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER'S OFFICE, COUNTY OF DOUGLAS, STATE OF COLORADO, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN WHENCE THE NORTH LINE OF SAID SECTION 16 BEARS NORTH 89°14'39" EAST, A DISTANCE OF 5,312.69 FEET, ALL BEARINGS HEREON ARE REFERENCED TO SAID LINE;

THENCE SOUTH 03°06'43" EAST, A DISTANCE OF 1,267.24 FEET TO THE WESTERLY BOUNDARY OF SAID LOT 1 AND THE EASTERLY RIGHT-OF-WAY OF JORDAN ROAD RECORDED IN BOOK 573 AT PAGE 763 IN SAID RECORDS AND THE **POINT OF BEGINNING**;

THENCE ALONG SAID WESTERLY BOUNDARY AND THE EASTERLY RIGHT-OF-WAY, THE FOLLOWING TWO (2) COURSES:

1. NORTH 00°23'53" WEST, A DISTANCE OF 49.50 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 50.00 FEET;
2. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°59'18", AN ARC LENGTH OF 6.97 FEET TO THE SOUTHERLY BOUNDARY OF THAT CERTAIN SIDEWALK EASEMENT RECORDED AT RECEPTION NO. 2016000822, ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 43.37 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 77°57'02" EAST;

THENCE DEPARTING SAID WESTERLY BOUNDARY AND EASTERLY RIGHT-OF-WAY AND ALONG SAID SOUTHERLY BOUNDARY, THE FOLLOWING FOUR (4) COURSES:

1. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 53°03'16", AN ARC LENGTH OF 40.16 FEET;
2. NON-TANGENT TO SAID CURVE, NORTH 78°29'51" EAST, A DISTANCE OF 17.99 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 6.00 FEET;
3. EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19°59'32", AN ARC LENGTH OF 2.09 FEET;
4. SOUTH 81°30'36" EAST, A DISTANCE OF 4.47 FEET;

THENCE DEPARTING SAID SOUTHERLY BOUNDARY, SOUTH 51°22'09" WEST, A DISTANCE OF 56.66 FEET;

THENCE SOUTH 01°47'41" WEST, A DISTANCE OF 54.34 FEET;

THENCE SOUTH 89°19'23" WEST, A DISTANCE OF 2.42 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED TEMPORARY CONSTRUCTION EASEMENT CONTAINS AN AREA OF 0.018 ACRES, (777 SQUARE FEET), MORE OR LESS.

DANIEL E. DAVIS PLS 38256
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1
LITTLETON, CO 80122

EXHIBIT "C"

PARCEL NUMBER: TCE-8

May 8, 2023

DESCRIPTION

A TEMPORARY CONSTRUCTION EASEMENT NO. TCE-8, BEING A PORTION OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF PARKER, DOUGLAS COUNTY, COLORADO, BEING A PORTION OF LOT 6, THE CROSSING AT STONEGATE FILING NO. 1, RECORDED NOVEMBER 19, 1999 AT RECEPTION NO. 99097978, IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER'S OFFICE, COUNTY OF DOUGLAS, STATE OF COLORADO, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN WHENCE THE NORTH LINE OF SAID SECTION 16 BEARS NORTH 89°14'39" EAST, A DISTANCE OF 5,312.69 FEET, ALL BEARINGS HEREON ARE REFERENCED TO SAID LINE;

THENCE SOUTH 07°10'57" EAST, A DISTANCE OF 1,026.02 FEET TO THE NORTHERLY BOUNDARY OF THAT CERTAIN TRAIL EASEMENT RECORDED AT RECEPTION NO. 99097978 IN SAID RECORDS AND THE **POINT OF BEGINNING**;

THENCE ALONG SAID NORTHERLY BOUNDARY, NORTH 76°22'45" WEST, A DISTANCE OF 39.31 FEET;

THENCE DEPARTING SAID NORTHERLY BOUNDARY, NORTH 37°00'05" WEST, A DISTANCE OF 38.68 FEET TO THE WESTERLY BOUNDARY OF SAID LOT 6 AND THE EASTERLY RIGHT-OF-WAY OF JORDAN ROAD RECORDED IN BOOK 573 AT PAGE 763 IN SAID RECORDS;

THENCE DEPARTING SAID WESTERLY BOUNDARY AND EASTERLY RIGHT-OF-WAY, SOUTH 80°51'00" EAST, A DISTANCE OF 19.22 FEET;

THENCE SOUTH 21°37'02" EAST, A DISTANCE OF 23.21 FEET;

THENCE NORTH 81°06'22" EAST, A DISTANCE OF 244.24 FEET TO THE EASTERLY BOUNDARY OF SAID LOT 6;

THENCE ALONG SAID EASTERLY BOUNDARY, SOUTH 10°31'16" EAST, A DISTANCE OF 16.96 FEET TO THE NORTHERLY BOUNDARY OF SAID TRAIL EASEMENT;

THENCE DEPARTING SAID EASTERLY BOUNDARY AND ALONG SAID NORTHERLY BOUNDARY, THE FOLLOWING THREE (3) COURSES:

1. SOUTH 79°28'44" WEST, A DISTANCE OF 106.46 FEET;
2. NORTH 10°31'16" WEST, A DISTANCE OF 1.94 FEET;
3. SOUTH 79°44'47" WEST, A DISTANCE OF 107.12 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED TEMPORARY CONSTRUCTION EASEMENT CONTAINS AN AREA OF 0.111 ACRES, (4,819 SQUARE FEET), MORE OR LESS.

DANIEL E. DAVIS PLS 38256
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1
LITTLETON, CO 80122

EXHIBIT "C"

PARCEL NUMBER: TCE-9

May 8, 2023

DESCRIPTION

A TEMPORARY CONSTRUCTION EASEMENT NO. TCE-9, BEING A PORTION OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF PARKER, DOUGLAS COUNTY, COLORADO, BEING A PORTION OF LOT 5, THE CROSSING AT STONEGATE FILING NO. 1, RECORDED NOVEMBER 19, 1999 AT RECEPTION NO. 99097978, IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER'S OFFICE, COUNTY OF DOUGLAS, STATE OF COLORADO, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN WHENCE THE NORTH LINE OF SAID SECTION 16 BEARS NORTH 89°14'39" EAST, A DISTANCE OF 5,312.69 FEET, ALL BEARINGS HEREON ARE REFERENCED TO SAID LINE;

THENCE SOUTH 34°45'51" EAST, A DISTANCE OF 1,126.02 FEET TO THE EASTERLY BOUNDARY OF SAID LOT 5 AND THE NORTHERLY BOUNDARY OF THAT CERTAIN TRAIL EASEMENT RECORDED AT RECEPTION NO. 99097978 IN SAID RECORDS AND THE **POINT OF BEGINNING**;

THENCE DEPARTING SAID EASTERLY BOUNDARY AND ALONG SAID NORTHERLY BOUNDARY, SOUTH 79°28'44" WEST, A DISTANCE OF 308.52 FEET TO THE WESTERLY BOUNDARY OF SAID LOT 5;

THENCE ALONG SAID WESTERLY BOUNDARY, NORTH 10°31'16" WEST, A DISTANCE OF 16.96 FEET;

THENCE DEPARTING SAID WESTERLY BOUNDARY, NORTH 81°06'22" EAST, A DISTANCE OF 229.11 FEET;

THENCE NORTH 28°33'43" EAST, A DISTANCE OF 17.37 FEET TO THE SOUTHERLY BOUNDARY OF THAT CERTAIN 20' DRAINAGE EASEMENT RECORDED AT RECEPTION NO. 99097978 IN SAID RECORDS;

THENCE ALONG SAID SOUTHERLY BOUNDARY, NORTH 82°54'33" EAST, A DISTANCE OF 68.47 FEET TO THE EASTERLY BOUNDARY OF SAID LOT 5, ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 200.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 76°53'29" WEST;

THENCE DEPARTING SAID SOUTHERLY BOUNDARY AND ALONG SAID EASTERLY BOUNDARY, THE FOLLOWING TWO (2) COURSES:

1. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°35'15", AN ARC LENGTH OF 9.03 FEET;
2. SOUTH 10°31'16" EAST, A DISTANCE OF 10.81 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED TEMPORARY CONSTRUCTION EASEMENT CONTAINS AN AREA OF 0.111 ACRES, (4,826 SQUARE FEET), MORE OR LESS.

DANIEL E. DAVIS PLS 38256
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1
LITTLETON, CO 80122

EXHIBIT "C"

PARCEL NUMBER: TCE-11

May 8, 2023

DESCRIPTION

A TEMPORARY CONSTRUCTION EASEMENT NO. TCE-11, BEING A PORTION OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF PARKER, DOUGLAS COUNTY, COLORADO, BEING A PORTION OF LOT 4, THE CROSSING AT STONEGATE FILING NO. 1, RECORDED NOVEMBER 19, 1999 AT RECEPTION NO. 99097978, IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER'S OFFICE, COUNTY OF DOUGLAS, STATE OF COLORADO, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN WHENCE THE NORTH LINE OF SAID SECTION 16 BEARS NORTH 89°14'39" EAST, A DISTANCE OF 5,312.69 FEET, ALL BEARINGS HEREON ARE REFERENCED TO SAID LINE;

THENCE SOUTH 34°45'51" EAST, A DISTANCE OF 1,126.02 FEET TO THE INTERSECTION OF THE WESTERLY BOUNDARY OF SAID LOT 4 AND THE NORTHERLY BOUNDARY OF THAT CERTAIN TRAIL EASEMENT RECORDED AT RECEPTION NO. 99097978 IN SAID RECORDS AND THE **POINT OF BEGINNING**;

THENCE DEPARTING SAID NORTHERLY BOUNDARY AND ALONG SAID WESTERLY BOUNDARY, THE FOLLOWING TWO (2) COURSES:

1. NORTH 10°31'16" WEST, A DISTANCE OF 10.81 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 200.00 FEET;
2. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°35'15", AN ARC LENGTH OF 9.03 FEET TO THE SOUTHERLY BOUNDARY OF THAT CERTAIN 20' DRAINAGE EASEMENT RECORDED AT RECEPTION NO. 99097978 IN SAID RECORDS;

THENCE ALONG SAID SOUTHERLY BOUNDARY, NON-TANGENT TO SAID CURVE, NORTH 82°54'33" EAST, A DISTANCE OF 122.40 FEET TO THE NORTHERLY BOUNDARY OF SAID TRAIL EASEMENT;

THENCE ALONG SAID NORTHERLY BOUNDARY, THE FOLLOWING TWO (2) COURSES:

1. SOUTH 60°46'15" WEST, A DISTANCE OF 39.01 FEET;
2. SOUTH 79°28'44" WEST, A DISTANCE OF 85.02 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED TEMPORARY CONSTRUCTION EASEMENT CONTAINS AN AREA OF 0.040 ACRES, (1,741 SQUARE FEET), MORE OR LESS.

DANIEL E. DAVIS PLS 38256
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1
LITTLETON, CO 80122

EXHIBIT "C"

PARCEL NUMBER: TCE-12

May 8, 2023

DESCRIPTION

A TEMPORARY CONSTRUCTION EASEMENT NO. TCE-12, BEING A PORTION OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, UNINCORPORATED DOUGLAS COUNTY, COLORADO, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN WHENCE THE NORTH LINE OF SAID SECTION 16 BEARS NORTH 89°14'39" EAST, A DISTANCE OF 5,312.69 FEET, ALL BEARINGS HEREON ARE REFERENCED TO SAID LINE;

THENCE SOUTH 51°56'21" EAST, A DISTANCE OF 1,388.11 FEET TO THE EASTERLY BOUNDARY OF THAT CERTAIN TRAIL EASEMENT RECORDED AT RECEPTION NO. 2007069018 IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER'S OFFICE, COUNTY OF DOUGLAS, STATE OF COLORADO AND THE **POINT OF BEGINNING**;

THENCE ALONG SAID EASTERLY BOUNDARY, NORTH 14°09'02" WEST, A DISTANCE OF 47.43 FEET;

THENCE DEPARTING SAID EASTERLY BOUNDARY, NORTH 79°31'12" EAST, A DISTANCE OF 110.31 FEET;

THENCE SOUTH 52°24'38" EAST, A DISTANCE OF 50.09 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 3,323.65 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 09°51'11" EAST;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°46'14", AN ARC LENGTH OF 160.71 FEET TO THE WESTERLY BOUNDARY OF THAT CERTAIN QUITCLAIM DEED RECORDED AT RECEPTION NO. 2008046775 IN SAID RECORDS;

THENCE ALONG SAID WESTERLY BOUNDARY, SOUTH 01°30'00" WEST, A DISTANCE OF 10.11 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 3,313.65 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 07°06'31" EAST;

THENCE DEPARTING SAID WESTERLY BOUNDARY, WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°38'54", AN ARC LENGTH OF 211.00 FEET;

THENCE SOUTH 79°22'27" WEST, A DISTANCE OF 88.35 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED TEMPORARY CONSTRUCTION EASEMENT CONTAINS AN AREA OF 0.176 ACRES, (7,685 SQUARE FEET), MORE OR LESS.

DANIEL E. DAVIS PLS 38256
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
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300 E. MINERAL AVENUE, SUITE 1
LITTLETON, CO 80122

EXHIBIT "C"

PARCEL NUMBER: TCE-13

May 8, 2023

DESCRIPTION

A TEMPORARY CONSTRUCTION EASEMENT NO. TCE-13, BEING A PORTION OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, UNINCORPORATED DOUGLAS COUNTY, COLORADO, BEING A PORTION OF TRACT A, STONEGATE FILING NO. 21A, RECORDED MARCH 4, 1997 AT RECEPTION NO. 9711462, IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER'S OFFICE, COUNTY OF DOUGLAS, STATE OF COLORADO, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN WHENCE THE NORTH LINE OF SAID SECTION 16 BEARS NORTH 89°14'39" EAST, A DISTANCE OF 5,312.69 FEET, ALL BEARINGS HEREON ARE REFERENCED TO SAID LINE;

THENCE SOUTH 63°13'00" EAST, A DISTANCE OF 2,139.80 FEET TO THE EASTERLY BOUNDARY OF SAID TRACT A AND THE WESTERLY RIGHT-OF-WAY OF RIVERSTONE DRIVE RECORDED AT RECEPTION NO. 9711462 IN SAID RECORDS AND THE **POINT OF BEGINNING**;

THENCE ALONG SAID EASTERLY BOUNDARY AND WESTERLY RIGHT-OF-WAY, SOUTH 02°46'41" WEST, A DISTANCE OF 7.41 FEET;

THENCE DEPARTING SAID EASTERLY BOUNDARY AND WESTERLY RIGHT-OF-WAY, NORTH 87°13'19" WEST, A DISTANCE OF 5.20 FEET;

THENCE NORTH 13°24'10" WEST, A DISTANCE OF 12.90 FEET;

THENCE NORTH 57°25'28" WEST, A DISTANCE OF 35.10 FEET;

THENCE NORTH 88°13'22" WEST, A DISTANCE OF 51.84 FEET;

THENCE NORTH 90°00'00" WEST, A DISTANCE OF 46.77 FEET;

THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 16.90 FEET TO THE SOUTHERLY BOUNDARY OF SAID TRACT A;

THENCE ALONG SAID SOUTHERLY BOUNDARY, THE FOLLOWING TWO (2) COURSES:

1. NORTH 87°13'19" WEST, A DISTANCE OF 2.02 FEET;
2. SOUTH 47°46'41" WEST, A DISTANCE OF 4.63 FEET;

THENCE DEPARTING SAID SOUTHERLY BOUNDARY, NORTH 90°00'00" WEST, A DISTANCE OF 60.47 FEET;

THENCE NORTH 00°00'00" EAST, A DISTANCE OF 15.17 FEET;

THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 70.15 FEET;

THENCE SOUTH 83°12'20" WEST, A DISTANCE OF 82.48 FEET;

THENCE SOUTH 85°57'28" WEST, A DISTANCE OF 293.31 FEET;

THENCE SOUTH 33°10'54" WEST, A DISTANCE OF 46.96 FEET;

THENCE SOUTH 79°31'12" WEST, A DISTANCE OF 2.19 FEET TO THE WESTERLY BOUNDARY OF SAID TRACT A;

THENCE ALONG SAID WESTERLY BOUNDARY, NORTH 10°31'16" WEST, A DISTANCE OF 54.98 FEET TO THE NORTHWEST CORNER OF SAID TRACT A AND THE SOUTHERLY RIGHT-OF-WAY OF LINCOLN AVENUE RECORDED AT RECEPTION NO. 2005090279 IN SAID RECORDS;

THENCE ALONG THE NORTHERLY BOUNDARY OF SAID TRACT A AND SAID SOUTHERLY RIGHT-OF-WAY, THE FOLLOWING TWO (2) COURSES:

1. NORTH 79°28'44" EAST, A DISTANCE OF 14.99 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 2,888.17 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 10°28'56" EAST;
2. EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°19'40", AN ARC LENGTH OF 218.16 FEET;

THENCE DEPARTING SAID NORTHERLY BOUNDARY AND SOUTHERLY RIGHT-OF-WAY, NON-TANGENT TO SAID CURVE, SOUTH 06°09'15" EAST, A DISTANCE OF 2.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 2,886.17 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 06°09'15" EAST;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05°12'30", AN ARC LENGTH OF 262.36 FEET;

THENCE NON-TANGENT TO SAID CURVE, SOUTH 00°00'00" EAST, A DISTANCE OF 37.63 FEET;

THENCE NORTH 90°00'00" EAST, A DISTANCE OF 45.92 FEET;

THENCE NORTH 00°00'00" EAST, A DISTANCE OF 38.01 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 2,886.17 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 00°02'24" EAST;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°57'17", AN ARC LENGTH OF 98.47 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 50.00 FEET; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 24°32'50", AN ARC LENGTH OF 21.42 FEET;

THENCE NON-TANGENT TO SAID CURVE, SOUTH 00°24'08" WEST, A DISTANCE OF 12.90 FEET;

THENCE SOUTH 50°15'58" EAST, A DISTANCE OF 34.97 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 50.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 79°02'31" WEST;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°44'10", AN ARC LENGTH OF 11.99 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED TEMPORARY CONSTRUCTION EASEMENT CONTAINS AN AREA OF 0.464 ACRES, (20,216 SQUARE FEET), MORE OR LESS.

DANIEL E. DAVIS PLS 38256
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1
LITTLETON, CO 80122

EXHIBIT "C"

PARCEL NUMBER: TCE-14

May 8, 2023

DESCRIPTION

A TEMPORARY CONSTRUCTION EASEMENT NO. TCE-14, BEING A PORTION OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, UNINCORPORATED DOUGLAS COUNTY, COLORADO, BEING A PORTION OF THAT CERTAIN QUITCLAIM DEED, RECORDED JULY 1, 2008 AT RECEPTION NO. 2008046775, IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER'S OFFICE, COUNTY OF DOUGLAS, STATE OF COLORADO, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN WHENCE THE NORTH LINE OF SAID SECTION 16 BEARS NORTH 89°14'39" EAST, A DISTANCE OF 5,312.69 FEET, ALL BEARINGS HEREON ARE REFERENCED TO SAID LINE;

THENCE SOUTH 61°29'17" EAST, A DISTANCE OF 1,671.12 FEET TO THE EASTERLY BOUNDARY OF SAID QUITCLAIM DEED AND THE **POINT OF BEGINNING**;

THENCE ALONG SAID EASTERLY BOUNDARY, NORTH 01°30'00" EAST, A DISTANCE OF 10.08 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 3,323.65 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 05°41'25" EAST;

THENCE DEPARTING SAID EASTERLY BOUNDARY, WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°23'32", AN ARC LENGTH OF 80.77 FEET TO THE WESTERLY BOUNDARY OF SAID QUITCLAIM DEED;

THENCE ALONG SAID WESTERLY BOUNDARY, SOUTH 01°30'00" WEST, A DISTANCE OF 10.11 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 3,313.65 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 07°06'31" EAST;

THENCE DEPARTING SAID WESTERLY BOUNDARY, EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°23'48", AN ARC LENGTH OF 80.77 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED TEMPORARY CONSTRUCTION EASEMENT CONTAINS AN AREA OF 0.019 ACRES, (808 SQUARE FEET), MORE OR LESS.

DANIEL E. DAVIS PLS 38256
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1
LITTLETON, CO 80122

EXHIBIT "C"

PARCEL NUMBER: TCE-15

May 8, 2023

DESCRIPTION

A TEMPORARY CONSTRUCTION EASEMENT NO. TCE-15, BEING A PORTION OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, UNINCORPORATED DOUGLAS COUNTY, COLORADO, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN WHENCE THE NORTH LINE OF SAID SECTION 16 BEARS NORTH 89°14'39" EAST, A DISTANCE OF 5,312.69 FEET, ALL BEARINGS HEREON ARE REFERENCED TO SAID LINE;

THENCE SOUTH 61°29'17" EAST, A DISTANCE OF 1,671.12 FEET TO THE EASTERLY BOUNDARY OF THAT CERTAIN QUITCLAIM DEED RECORDED AT RECEPTION NO. 2008046775 IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER'S OFFICE, COUNTY OF DOUGLAS, STATE OF COLORADO AND THE **POINT OF BEGINNING**;

THENCE ALONG SAID EASTERLY BOUNDARY, NORTH 01°30'00" EAST, A DISTANCE OF 10.08 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 3,323.65 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 05°41'25" EAST;

THENCE DEPARTING SAID EASTERLY BOUNDARY, EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°11'07", AN ARC LENGTH OF 184.77 FEET;

THENCE NON-TANGENT TO SAID CURVE, NORTH 54°51'06" EAST, A DISTANCE OF 39.55 FEET;

THENCE NORTH 74°54'28" EAST, A DISTANCE OF 79.92 FEET;

THENCE NORTH 00°00'00" EAST, A DISTANCE OF 19.75 FEET;

THENCE NORTH 90°00'00" EAST, A DISTANCE OF 47.56 FEET;

THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 25.50 FEET;

THENCE SOUTH 57°42'35" EAST, A DISTANCE OF 61.01 FEET;

THENCE SOUTH 85°23'41" EAST, A DISTANCE OF 17.24 FEET;

THENCE NORTH 36°56'45" EAST, A DISTANCE OF 48.98 FEET;

THENCE SOUTH 88°41'22" EAST, A DISTANCE OF 37.39 FEET TO THE WESTERLY BOUNDARY OF LOT 1, PARKER RECREATION CENTER FILING NO. 1, SUBDIVISION EXEMPTION PLAT RECORDED AT RECEPTION NO. 2012060683 IN SAID RECORDS;

THENCE ALONG SAID WESTERLY BOUNDARY, SOUTH 01°18'38" WEST, A DISTANCE OF 5.00 FEET;

THENCE DEPARTING SAID WESTERLY BOUNDARY, NORTH 88°41'22" WEST, A DISTANCE OF 28.67 FEET;

THENCE SOUTH 36°56'45" WEST, A DISTANCE OF 55.50 FEET;

THENCE NORTH 85°23'41" WEST, A DISTANCE OF 25.20 FEET;

THENCE NORTH 57°42'35" WEST, A DISTANCE OF 68.98 FEET;

THENCE NORTH 00°00'00" EAST, A DISTANCE OF 21.01 FEET;

THENCE NORTH 90°00'00" WEST, A DISTANCE OF 27.56 FEET;

THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 15.77 FEET;

THENCE SOUTH 62°03'17" WEST, A DISTANCE OF 87.53 FEET;

THENCE NORTH 41°29'35" WEST, A DISTANCE OF 17.21 FEET;

THENCE SOUTH 54°51'06" WEST, A DISTANCE OF 33.53 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 3,313.65 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 02°27'16" EAST;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°15'27", AN ARC LENGTH OF 188.40 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED TEMPORARY CONSTRUCTION EASEMENT CONTAINS AN AREA OF 0.142 ACRES, (6,204 SQUARE FEET), MORE OR LESS.

DANIEL E. DAVIS PLS 38256
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1
LITTLETON, CO 80122

EXHIBIT "C"

DOUGLAS COUNTY PROJECT NUMBER:

PARCEL NUMBER: TCE-16

May 8, 2023

DESCRIPTION

A TEMPORARY CONSTRUCTION EASEMENT NO. TCE-16 OF THE COUNTY OF DOUGLAS RIGHT OF WAY PROJECT NO. , BEING A PORTION OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, UNINCORPORATED DOUGLAS COUNTY, COLORADO, BEING A PORTION OF TRACT C, STONEGATE FILING NO. 21A, RECORDED MARCH 4, 1997 AT RECEPTION NO. 9711462, IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER'S OFFICE, COUNTY OF DOUGLAS, STATE OF COLORADO, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN WHENCE THE NORTH LINE OF SAID SECTION 16 BEARS NORTH 89°14'39" EAST, A DISTANCE OF 5,312.69 FEET, ALL BEARINGS HEREON ARE REFERENCED TO SAID LINE;

THENCE SOUTH 67°06'06" EAST, A DISTANCE OF 2,445.84 FEET TO THE EASTERLY BOUNDARY OF SAID TRACT C AND THE **POINT OF BEGINNING**;

THENCE ALONG SAID EASTERLY BOUNDARY, NORTH 33°17'08" WEST, A DISTANCE OF 28.55 FEET TO THE NORTHEAST CORNER OF SAID TRACT C AND THE SOUTHERLY RIGHT-OF-WAY OF LINCOLN AVENUE RECORDED AT RECEPTION NO. 2005090279 IN SAID RECORDS;

THENCE ALONG SAID NORTHERLY BOUNDARY AND SOUTHERLY RIGHT-OF-WAY, NORTH 87°12'30" WEST, A DISTANCE OF 73.22 FEET;

THENCE DEPARTING SAID NORTHERLY BOUNDARY AND SOUTHERLY RIGHT-OF-WAY, SOUTH 03°51'39" WEST, A DISTANCE OF 17.67 FEET;

THENCE SOUTH 79°56'03" EAST, A DISTANCE OF 78.64 FEET;

THENCE NORTH 10°03'57" EAST, A DISTANCE OF 5.00 FEET;

THENCE SOUTH 85°12'16" EAST, A DISTANCE OF 11.72 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED TEMPORARY CONSTRUCTION EASEMENT CONTAINS AN AREA OF 0.043 ACRES, (1,853 SQUARE FEET), MORE OR LESS.

DANIEL E. DAVIS PLS 38256
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1
LITTLETON, CO 80122

EXHIBIT "C"

PARCEL NUMBER: TCE-17

May 8, 2023

DESCRIPTION

A TEMPORARY CONSTRUCTION EASEMENT NO. TCE-17, BEING A PORTION OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, UNINCORPORATED DOUGLAS COUNTY, COLORADO, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN WHENCE THE NORTH LINE OF SAID SECTION 16 BEARS NORTH 89°14'39" EAST, A DISTANCE OF 5,312.69 FEET, ALL BEARINGS HEREON ARE REFERENCED TO SAID LINE;

THENCE SOUTH 67°06'06" EAST, A DISTANCE OF 2,445.84 FEET TO THE EASTERLY BOUNDARY OF TRACT C, STONEGATE FILING NO. 21A RECORDED AT RECEPTION NO. 9711462 IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER'S OFFICE, COUNTY OF DOUGLAS, STATE OF COLORADO AND THE **POINT OF BEGINNING**;

THENCE NORTH 33°17'08" WEST, A DISTANCE OF 15.80 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF LINCOLN AVENUE RECORDED AT RECEPTION NO. 2005090279 IN SAID RECORDS, ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 2,579.38 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 02°47'57" EAST;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY, THE FOLLOWING TWO (2) COURSES:

1. EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°10'41", AN ARC LENGTH OF 773.34 FEET;
2. NORTH 75°37'16" EAST, A DISTANCE OF 88.09 FEET TO THE NORTHWEST CORNER OF LOT 1, BLOCK 2, STONEGATE EAST FILING NO. 1 RECORDED AT RECEPTION NO. 8712189 IN SAID RECORDS;

THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY AND ALONG THE EASTERLY BOUNDARY OF SAID LOT 1, BLOCK 2, SOUTH 17°16'50" EAST, A DISTANCE OF 65.78 FEET;

THENCE DEPARTING SAID EASTERLY BOUNDARY, SOUTH 76°09'58" WEST, A DISTANCE OF 352.95 FEET;

THENCE NORTH 82°25'25" WEST, A DISTANCE OF 120.29 FEET;

THENCE SOUTH 77°46'25" WEST, A DISTANCE OF 78.21 FEET;

THENCE NORTH 81°53'28" WEST, A DISTANCE OF 136.03 FEET;

THENCE NORTH 85°12'16" WEST, A DISTANCE OF 190.32 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED TEMPORARY CONSTRUCTION EASEMENT CONTAINS AN AREA OF 0.981 ACRES, (42,741 SQUARE FEET), MORE OR LESS.

DANIEL E. DAVIS PLS 38256
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1
LITTLETON, CO 80122

EXHIBIT "C"

PARCEL NUMBER: TCE-18A

May 8, 2023

DESCRIPTION

A TEMPORARY CONSTRUCTION EASEMENT NO. TCE-18A, BEING A PORTION OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF PARKER, DOUGLAS COUNTY, COLORADO, BEING A PORTION OF TRACT A, LINCOLN MEADOWS FILING NO. 1 MINOR DEVELOPMENT, RECORDED JUNE 2, 2003 AT RECEPTION NO. 2003081872, IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER'S OFFICE, COUNTY OF DOUGLAS, STATE OF COLORADO, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN WHENCE THE NORTH LINE OF SAID SECTION 16 BEARS NORTH 89°14'39" EAST, A DISTANCE OF 5,312.69 FEET, ALL BEARINGS HEREON ARE REFERENCED TO SAID LINE;

THENCE SOUTH 79°40'23" EAST, A DISTANCE OF 3,777.82 FEET TO THE NORTHERLY BOUNDARY OF SAID TRACT A AND THE SOUTHERLY RIGHT-OF-WAY OF LINCOLN AVENUE RECORDED AT RECEPTION NO. 2003081872 IN SAID RECORDS AND THE **POINT OF BEGINNING**;

THENCE ALONG SAID NORTHERLY BOUNDARY AND SOUTHERLY RIGHT-OF-WAY, SOUTH 74°37'52" WEST, A DISTANCE OF 145.11 FEET TO THE NORTHWEST CORNER OF SAID TRACT A;

THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY AND ALONG THE WESTERLY BOUNDARY OF SAID TRACT A, THE FOLLOWING TWO (2) COURSES:

1. SOUTH 14°28'16" EAST, A DISTANCE OF 20.24 FEET;
2. SOUTH 70°05'07" EAST, A DISTANCE OF 38.18 FEET;

THENCE DEPARTING SAID WESTERLY BOUNDARY, NORTH 74°39'22" EAST, A DISTANCE OF 96.66 FEET;

THENCE NORTH 07°12'42" EAST, A DISTANCE OF 45.85 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED TEMPORARY CONSTRUCTION EASEMENT CONTAINS AN AREA OF 0.125 ACRES, (5,433 SQUARE FEET), MORE OR LESS.

DANIEL E. DAVIS PLS 38256
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1
LITTLETON, CO 80122

EXHIBIT "C"

PARCEL NUMBER: TCE-18B

May 8, 2023

DESCRIPTION

A TEMPORARY CONSTRUCTION EASEMENT NO. TCE-18B, BEING A PORTION OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF PARKER, DOUGLAS COUNTY, COLORADO, BEING A PORTION OF TRACT A, LINCOLN MEADOWS FILING NO. 1 MINOR DEVELOPMENT, RECORDED JUNE 2, 2003 AT RECEPTION NO. 2003081872, IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER'S OFFICE, COUNTY OF DOUGLAS, STATE OF COLORADO, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN WHENCE THE NORTH LINE OF SAID SECTION 16 BEARS NORTH 89°14'39" EAST, A DISTANCE OF 5,312.69 FEET, ALL BEARINGS HEREON ARE REFERENCED TO SAID LINE;

THENCE SOUTH 79°40'23" EAST, A DISTANCE OF 3,777.82 FEET TO THE NORTHERLY BOUNDARY OF SAID TRACT A AND THE SOUTHERLY RIGHT-OF-WAY OF LINCOLN AVENUE RECORDED AT RECEPTION NO. 2003081872 IN SAID RECORDS AND THE **POINT OF BEGINNING**;

THENCE ALONG SAID NORTHERLY BOUNDARY AND SOUTHERLY RIGHT-OF-WAY, NORTH 74°37'52" EAST, A DISTANCE OF 217.18 FEET TO THE NORTHEAST CORNER OF SAID TRACT A;

THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY AND ALONG THE EASTERLY BOUNDARY OF SAID TRACT A, SOUTH 16°40'21" EAST, A DISTANCE OF 16.34 FEET;

THENCE DEPARTING SAID EASTERLY BOUNDARY, SOUTH 78°55'31" WEST, A DISTANCE OF 31.76 FEET;

THENCE SOUTH 11°04'29" EAST, A DISTANCE OF 12.92 FEET;

THENCE SOUTH 79°05'07" WEST, A DISTANCE OF 53.90 FEET;

THENCE NORTH 10°54'53" WEST, A DISTANCE OF 12.77 FEET;

THENCE SOUTH 78°55'31" WEST, A DISTANCE OF 132.55 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED TEMPORARY CONSTRUCTION EASEMENT CONTAINS AN AREA OF 0.057 ACRES, (2,466 SQUARE FEET), MORE OR LESS.

DANIEL E. DAVIS PLS 38256
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1
LITTLETON, CO 80122

EXHIBIT "C"

PARCEL NUMBER: TCE-19

May 8, 2023

DESCRIPTION

A TEMPORARY CONSTRUCTION EASEMENT NO. TCE-19, BEING A PORTION OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF PARKER, DOUGLAS COUNTY, COLORADO, BEING A PORTION OF TRACT A, PARKER AUTO PLAZA FILING NO. 2, RECORDED JANUARY 10, 2006 AT RECEPTION NO. 2006002992, IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER'S OFFICE, COUNTY OF DOUGLAS, STATE OF COLORADO, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN WHENCE THE NORTH LINE OF SAID SECTION 16 BEARS NORTH 89°14'39" EAST, A DISTANCE OF 5,312.69 FEET, ALL BEARINGS HEREON ARE REFERENCED TO SAID LINE;

THENCE SOUTH 81°55'04" EAST, A DISTANCE OF 3,753.17 FEET TO THE SOUTHWEST CORNER OF SAID TRACT A AND THE **POINT OF BEGINNING**;

THENCE ALONG THE WESTERLY BOUNDARY OF SAID TRACT A, THE FOLLOWING THREE (3) COURSES:

1. NORTH 02°12'04" WEST, A DISTANCE OF 28.42 FEET;
2. NORTH 73°11'11" EAST, A DISTANCE OF 70.87 FEET;
3. NORTH 22°04'36" WEST, A DISTANCE OF 23.28 FEET;

THENCE DEPARTING SAID WESTERLY BOUNDARY, NORTH 03°58'37" WEST, A DISTANCE OF 12.89 FEET TO THE SOUTHERLY BOUNDARY OF THAT CERTAIN DRAINAGE EASEMENT RECORDED AT RECEPTION NO. 2005113941 IN SAID RECORDS;

THENCE ALONG SAID SOUTHERLY BOUNDARY, THE FOLLOWING TWO (2) COURSES:

1. NORTH 86°01'23" EAST, A DISTANCE OF 36.19 FEET;
2. NORTH 74°38'12" EAST, A DISTANCE OF 45.19 FEET TO THE NORTHERLY BOUNDARY OF SAID TRACT A;

THENCE ALONG THE NORTHERLY AND EASTERLY BOUNDARY OF SAID TRACT A, THE FOLLOWING TWO (2) COURSES:

1. NORTH 74°38'15" EAST, A DISTANCE OF 269.48 FEET;
2. SOUTH 15°21'45" EAST, A DISTANCE OF 58.37 FEET TO THE SOUTHEAST CORNER OF SAID TRACT A AND THE NORTHERLY RIGHT-OF-WAY OF LINCOLN AVENUE RECORDED AT RECEPTION NO. 2005090279 IN SAID RECORDS;

THENCE DEPARTING SAID EASTERLY BOUNDARY AND ALONG THE SOUTHERLY BOUNDARY OF SAID TRACT A AND SAID NORTHERLY RIGHT-OF-WAY, SOUTH 74°40'32" WEST, A DISTANCE OF 427.29 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED TEMPORARY CONSTRUCTION EASEMENT CONTAINS AN AREA OF 0.521 ACRES, (22,676 SQUARE FEET), MORE OR LESS.

DANIEL E. DAVIS PLS 38256
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1
LITTLETON, CO 80122

EXHIBIT "C"

PARCEL NUMBER: TCE-20

May 8, 2023

DESCRIPTION

A TEMPORARY CONSTRUCTION EASEMENT NO. TCE-20, BEING A PORTION OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF PARKER, DOUGLAS COUNTY, COLORADO, BEING A PORTION OF LOT 4, LINCOLN MEADOWS FILING NO. 4, 1ST AMENDMENT, RECORDED SEPTEMBER 03, 2013 AT RECEPTION NO. 2013073075, IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER'S OFFICE, COUNTY OF DOUGLAS, STATE OF COLORADO, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN WHENCE THE NORTH LINE OF SAID SECTION 16 BEARS NORTH 89°14'39" EAST, A DISTANCE OF 5,312.69 FEET, ALL BEARINGS HEREON ARE REFERENCED TO SAID LINE;

THENCE SOUTH 81°01'50" EAST, A DISTANCE OF 3,974.64 FEET TO THE NORTHWEST CORNER OF SAID LOT 4 AND THE SOUTHERLY RIGHT-OF-WAY OF LINCOLN AVENUE RECORDED AT RECEPTION NO. 2003081872 IN SAID RECORDS AND THE **POINT OF BEGINNING**;

THENCE ALONG THE NORTHERLY BOUNDARY OF SAID LOT 4 AND SAID SOUTHERLY RIGHT-OF-WAY, NORTH 74°37'52" EAST, A DISTANCE OF 99.93 FEET;

THENCE DEPARTING SAID NORTHERLY BOUNDARY AND SOUTHERLY RIGHT-OF-WAY, SOUTH 16°40'26" EAST, A DISTANCE OF 13.74 FEET;

THENCE SOUTH 73°08'17" WEST, A DISTANCE OF 99.91 FEET TO THE WESTERLY BOUNDARY OF SAID LOT 4;

THENCE ALONG SAID WESTERLY BOUNDARY, NORTH 16°40'21" WEST, A DISTANCE OF 16.34 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED TEMPORARY CONSTRUCTION EASEMENT CONTAINS AN AREA OF 0.034 ACRES, (1,502 SQUARE FEET), MORE OR LESS.

DANIEL E. DAVIS PLS 38256
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1
LITTLETON, CO 80122

EXHIBIT "C"

PARCEL NUMBER: TCE-21

May 8, 2023

DESCRIPTION

A TEMPORARY CONSTRUCTION EASEMENT NO. TCE-21, BEING A PORTION OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF PARKER, DOUGLAS COUNTY, COLORADO, BEING A PORTION OF LOT 1A, BLOCK 2, PARKER AUTO PLAZA FILING NO. 2, 3RD AMENDMENT, RECORDED SEPTEMBER 30, 2015 AT RECEPTION NO. 2015070814, IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER'S OFFICE, COUNTY OF DOUGLAS, STATE OF COLORADO, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN WHENCE THE NORTH LINE OF SAID SECTION 16 BEARS NORTH 89°14'39" EAST, A DISTANCE OF 5,312.69 FEET, ALL BEARINGS HEREON ARE REFERENCED TO SAID LINE;

THENCE SOUTH 84°15'46" EAST, A DISTANCE OF 4,148.77 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1A AND THE **POINT OF BEGINNING**;

THENCE ALONG THE WESTERLY BOUNDARY OF SAID LOT 1A, NORTH 15°21'45" WEST, A DISTANCE OF 3.44 FEET;

THENCE DEPARTING SAID WESTERLY BOUNDARY, NORTH 74°43'32" EAST, A DISTANCE OF 12.25 FEET;

THENCE SOUTH 15°02'08" EAST, A DISTANCE OF 1.55 FEET;

THENCE NORTH 75°13'23" EAST, A DISTANCE OF 56.63 FEET;

THENCE NORTH 61°52'24" EAST, A DISTANCE OF 26.68 FEET;

THENCE NORTH 08°07'29" EAST, A DISTANCE OF 24.12 FEET TO THE EASTERLY BOUNDARY OF SAID LOT 1A AND THE WESTERLY RIGHT-OF-WAY OF PONDEROSA DRIVE RECORDED AT RECEPTION NO. 2007029975 IN SAID RECORDS;

THENCE ALONG SAID EASTERLY BOUNDARY AND WESTERLY RIGHT-OF-WAY, THE FOLLOWING TWO (2) COURSES:

1. SOUTH 16°46'47" EAST, A DISTANCE OF 3.74 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 25.00 FEET;
2. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 91°32'09", AN ARC LENGTH OF 39.94 FEET TO THE NORTHERLY RIGHT-OF-WAY OF LINCOLN AVENUE RECORDED AT RECEPTION NO. 2005090279 IN SAID RECORDS;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY, NON-TANGENT TO SAID CURVE, SOUTH 74°40'32" WEST, A DISTANCE OF 79.56 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED TEMPORARY CONSTRUCTION EASEMENT CONTAINS AN AREA OF 0.007 ACRES, (289 SQUARE FEET), MORE OR LESS.

DANIEL E. DAVIS PLS 38256
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1
LITTLETON, CO 80122

EXHIBIT "C"

PARCEL NUMBER: TCE-23

May 8, 2023

DESCRIPTION

A TEMPORARY CONSTRUCTION EASEMENT NO. TCE-23, BEING A PORTION OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF PARKER, DOUGLAS COUNTY, COLORADO, BEING A PORTION OF LOT 3, LINCOLN MEADOWS FILING NO. 3, RECORDED NOVEMBER 24, 2004 AT RECEPTION NO. 2004120611, IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER'S OFFICE, COUNTY OF DOUGLAS, STATE OF COLORADO, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN WHENCE THE NORTH LINE OF SAID SECTION 16 BEARS NORTH 89°14'39" EAST, A DISTANCE OF 5,312.69 FEET, ALL BEARINGS HEREON ARE REFERENCED TO SAID LINE;

THENCE SOUTH 85°37'17" EAST, A DISTANCE OF 4,652.38 FEET TO THE SOUTHEASTERLY BOUNDARY OF THAT CERTAIN 28' DRAINAGE AND UTILITY EASEMENT RECORDED AT RECEPTION NO. 2003081872 IN SAID RECORDS AND THE **POINT OF BEGINNING**;

THENCE ALONG SAID SOUTHEASTERLY BOUNDARY, NORTH 57°21'18" EAST, A DISTANCE OF 21.98 FEET;

THENCE DEPARTING SAID SOUTHEASTERLY BOUNDARY, SOUTH 32°38'42" EAST, A DISTANCE OF 8.19 FEET;

THENCE SOUTH 60°22'31" WEST, A DISTANCE OF 22.01 FEET;

THENCE NORTH 32°38'42" WEST, A DISTANCE OF 7.03 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED TEMPORARY CONSTRUCTION EASEMENT CONTAINS AN AREA OF 0.004 ACRES, (167 SQUARE FEET), MORE OR LESS.

DANIEL E. DAVIS PLS 38256
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1
LITTLETON, CO 80122

EXHIBIT "C"

PARCEL NUMBER: TCE-27

May 8, 2023

DESCRIPTION

A TEMPORARY CONSTRUCTION EASEMENT NO. TCE-27, BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF PARKER, DOUGLAS COUNTY, COLORADO, BEING A PORTION OF LOT 1A, BLOCK 1, PARKER AUTO PLAZA FILING NO. 1, 1ST AMENDMENT, RECORDED JUNE 13, 2007 AT RECEPTION NO. 2007047286, IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER'S OFFICE, COUNTY OF DOUGLAS, STATE OF COLORADO, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN WHENCE THE NORTH LINE OF SAID SECTION 16 BEARS NORTH 89°14'39" EAST, A DISTANCE OF 5,312.69 FEET, ALL BEARINGS HEREON ARE REFERENCED TO SAID LINE;

THENCE NORTH 88°37'11" EAST, A DISTANCE OF 5,383.63 FEET TO THE WESTERLY BOUNDARY OF SAID LOT 1A AND THE EASTERLY RIGHT-OF-WAY OF TWENTY MILE ROAD RECORDED AT RECEPTION NO. 2004113377 IN SAID RECORDS AND THE **POINT OF BEGINNING**;

THENCE ALONG SAID WESTERLY BOUNDARY AND EASTERLY RIGHT-OF-WAY, NORTH 00°09'04" WEST, A DISTANCE OF 28.54 FEET;

THENCE DEPARTING SAID WESTERLY BOUNDARY AND EASTERLY RIGHT-OF-WAY, SOUTH 79°42'21" EAST, A DISTANCE OF 40.93 FEET;

THENCE SOUTH 16°34'58" EAST, A DISTANCE OF 25.87 FEET;

THENCE SOUTH 89°47'29" EAST, A DISTANCE OF 179.39 FEET;

THENCE NORTH 00°09'12" WEST, A DISTANCE OF 1.56 FEET;

THENCE NORTH 89°31'31" EAST, A DISTANCE OF 15.12 FEET;

THENCE SOUTH 00°30'37" WEST, A DISTANCE OF 1.67 FEET;

THENCE NORTH 89°35'58" EAST, A DISTANCE OF 33.25 FEET;

THENCE SOUTH 52°38'17" EAST, A DISTANCE OF 13.83 FEET;

THENCE NORTH 89°23'57" EAST, A DISTANCE OF 36.47 FEET;

THENCE NORTH 38°10'45" EAST, A DISTANCE OF 10.67 FEET;

THENCE NORTH 89°34'34" EAST, A DISTANCE OF 133.36 FEET;

THENCE NORTH 00°05'42" EAST, A DISTANCE OF 14.92 FEET;

THENCE NORTH 90°00'00" EAST, A DISTANCE OF 31.49 FEET;

THENCE SOUTH 00°33'55" EAST, A DISTANCE OF 14.69 FEET;

THENCE NORTH 89°34'34" EAST, A DISTANCE OF 107.23 FEET;

THENCE NORTH 55°15'54" EAST, A DISTANCE OF 49.38 FEET TO THE EASTERLY BOUNDARY OF SAID LOT 1A AND THE WESTERLY RIGHT-OF-WAY OF DRANSFELDT ROAD RECORDED AT RECEPTION NO. 9415118 IN SAID RECORDS;

THENCE ALONG SAID EASTERLY BOUNDARY AND WESTERLY RIGHT-OF-WAY, SOUTH 04°31'10" EAST, A DISTANCE OF 11.57 FEET;

THENCE DEPARTING SAID EASTERLY BOUNDARY AND WESTERLY RIGHT-OF-WAY, SOUTH 55°15'54" WEST, A DISTANCE OF 46.63 FEET TO THE NORTHERLY BOUNDARY OF THAT CERTAIN 10' UTILITY EASEMENT RECORDED AT RECEPTION NO. 2007047286 IN SAID RECORDS;

THENCE ALONG SAID NORTHERLY BOUNDARY, SOUTH 89°28'08" WEST, A DISTANCE OF 587.20 FEET;

THENCE DEPARTING SAID NORTHERLY BOUNDARY, NORTH 46°01'56" WEST, A DISTANCE OF 24.49 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED TEMPORARY CONSTRUCTION EASEMENT CONTAINS AN AREA OF 0.192 ACRES, (8,361 SQUARE FEET), MORE OR LESS.

DANIEL E. DAVIS PLS 38256
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1
LITTLETON, CO 80122

EXHIBIT "C"

PARCEL NUMBER: TCE-31

May 8, 2023

DESCRIPTION

A TEMPORARY CONSTRUCTION EASEMENT NO. TCE-31, BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF PARKER, DOUGLAS COUNTY, COLORADO, BEING A PORTION OF LOT 2, MACLACHLAN SUBDIVISION FILING NO. 1, RECORDED MARCH 15, 1994 AT RECEPTION NO. 9415118, IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER'S OFFICE, COUNTY OF DOUGLAS, STATE OF COLORADO, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN WHENCE THE NORTH LINE OF SAID SECTION 16 BEARS NORTH 89°14'39" EAST, A DISTANCE OF 5,312.69 FEET, ALL BEARINGS HEREON ARE REFERENCED TO SAID LINE;

THENCE NORTH 88°41'33" EAST, A DISTANCE OF 6,107.45 FEET TO THE WESTERLY BOUNDARY OF SAID LOT 2 AND THE EASTERLY RIGHT-OF-WAY OF DRANSFELDT ROAD RECORDED AT RECEPTION NO. 9415118 IN SAID RECORDS AND THE **POINT OF BEGINNING**;

THENCE ALONG SAID WESTERLY BOUNDARY AND EASTERLY RIGHT-OF-WAY, NORTH 04°31'10" WEST, A DISTANCE OF 5.08 FEET;

THENCE DEPARTING SAID WESTERLY BOUNDARY AND EASTERLY RIGHT-OF-WAY, SOUTH 56°30'30" EAST, A DISTANCE OF 34.85 FEET;

THENCE SOUTH 89°52'22" EAST, A DISTANCE OF 92.74 FEET;

THENCE NORTH 83°20'19" EAST, A DISTANCE OF 106.91 FEET;

THENCE NORTH 03°38'07" WEST, A DISTANCE OF 18.38 FEET;

THENCE NORTH 68°03'34" EAST, A DISTANCE OF 63.20 FEET;

THENCE SOUTH 03°38'07" EAST, A DISTANCE OF 35.05 FEET;

THENCE NORTH 83°20'19" EAST, A DISTANCE OF 46.70 FEET;

THENCE NORTH 79°11'13" EAST, A DISTANCE OF 31.88 FEET TO THE EASTERLY BOUNDARY OF SAID LOT 2;

THENCE ALONG SAID EASTERLY BOUNDARY, SOUTH 24°25'32" EAST, A DISTANCE OF 20.68 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 4,496.51 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 05°24'18" WEST;

THENCE DEPARTING SAID EASTERLY BOUNDARY, WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°21'24", AN ARC LENGTH OF 341.91 FEET;

THENCE NON-TANGENT TO SAID CURVE, NORTH 56°04'59" WEST, A DISTANCE OF 38.84 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED TEMPORARY CONSTRUCTION EASEMENT CONTAINS AN AREA OF 0.124 ACRES, (5,410 SQUARE FEET), MORE OR LESS.

DANIEL E. DAVIS PLS 38256
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1
LITTLETON, CO 80122

EXHIBIT "C"

PARCEL NUMBER: TCE-32

May 8, 2023

DESCRIPTION

A TEMPORARY CONSTRUCTION EASEMENT NO. TCE-32, BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF PARKER, DOUGLAS COUNTY, COLORADO, BEING A PORTION OF LOT 1, MACLACHLAN SUBDIVISION FILING NO. 1, RECORDED MARCH 15, 1994 AT RECEPTION NO. 9415118, IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER'S OFFICE, COUNTY OF DOUGLAS, STATE OF COLORADO, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN WHENCE THE NORTH LINE OF SAID SECTION 16 BEARS NORTH 89°14'39" EAST, A DISTANCE OF 5,312.69 FEET, ALL BEARINGS HEREON ARE REFERENCED TO SAID LINE;

THENCE NORTH 88°47'21" EAST, A DISTANCE OF 6,480.83 FEET TO THE WESTERLY BOUNDARY OF SAID LOT 1 AND THE **POINT OF BEGINNING**;

THENCE ALONG SAID WESTERLY BOUNDARY, NORTH 24°25'32" WEST, A DISTANCE OF 20.68 FEET;

THENCE DEPARTING SAID WESTERLY BOUNDARY, NORTH 79°11'13" EAST, A DISTANCE OF 88.65 FEET;

THENCE NORTH 13°59'13" EAST, A DISTANCE OF 22.85 FEET;

THENCE NORTH 63°56'44" EAST, A DISTANCE OF 29.43 FEET;

THENCE SOUTH 25°49'04" EAST, A DISTANCE OF 68.21 FEET TO THE SOUTHERLY BOUNDARY OF SAID LOT 1 AND THE NORTHERLY RIGHT-OF-WAY OF LINCOLN AVENUE RECORDED AT RECEPTION NO. 9415116 IN SAID RECORDS;

THENCE ALONG SAID SOUTHERLY BOUNDARY AND NORTHERLY RIGHT-OF-WAY, SOUTH 85°28'50" WEST, A DISTANCE OF 28.66 FEET;

THENCE DEPARTING SAID SOUTHERLY BOUNDARY AND NORTHERLY RIGHT-OF-WAY, NORTH 04°31'10" WEST, A DISTANCE OF 17.15 FEET;

THENCE NORTH 81°12'56" WEST, A DISTANCE OF 14.64 FEET;

THENCE SOUTH 50°44'42" WEST, A DISTANCE OF 29.62 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 4,496.51 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 06°20'19" WEST;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°56'01", AN ARC LENGTH OF 73.27 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PERMANENT EASEMENT CONTAINS AN AREA OF 0.095 ACRES, (4,154 SQUARE FEET), MORE OR LESS.

DANIEL E. DAVIS PLS 38256
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1
LITTLETON, CO 80122

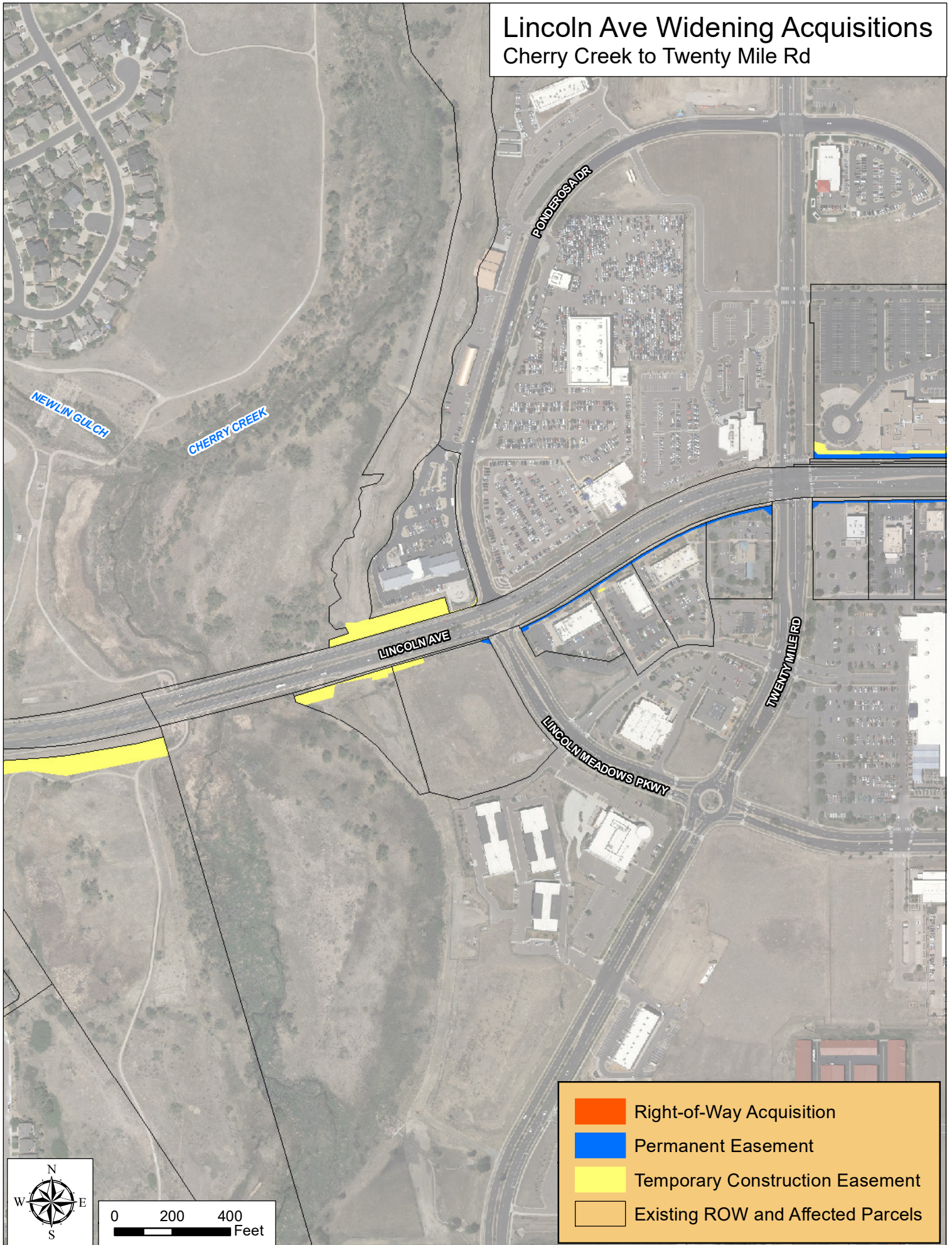
Lincoln Ave Widening Acquisitions Stonegate to Newlin Gulch



Lincoln Ave Widening Acquisitions Newlin Gulch to Cherry Creek



Lincoln Ave Widening Acquisitions Cherry Creek to Twenty Mile Rd



Lincoln Ave Widening Acquisitions Twenty Mile Rd to Parker Rd





Request for Town Council Action

Date: July 17, 2023

Submitted By: Bob Exstrom, Project Manager

Reviewed By: Michelle Kivela, Town Manager

Title: **ORDINANCE NO. 1.588 - Second Reading**
A Bill for an Ordinance to Approve the Right-of-Way Purchase and Sale Agreement by and Between Primary Colors Land Company Inc. and the Town of Parker for a Portion of Lot 6, Block 1, Twenty Mile Village Filing No. 2, 1st Amendment
Department: Engineering and Public Works, Bob Exstrom

EXECUTIVE SUMMARY

The purpose of this ordinance is to approve the Right-of-Way Purchase and Sale Agreement for the conveyance of real property from Primary Colors Land Company Inc. for a Portion of Lot 6, Block 1, Twenty Mile Village Filing No. 2, 1st Amendment.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

The Town is currently in receipt of final construction drawings for an upcoming capital improvement project known as the Dransfeldt Road Widening Project (the “Project”). The Project proposes to make roadway and sidewalk improvements to Dransfeldt Road between Pony Express Drive and Mainstreet. The roadway will be widened from a 4-lane section to a 5-lane section, including the addition of one new southbound thru/right-turn lane. Additionally, sidewalks and curb ramps will be reconstructed along the widened section to increase pedestrian mobility and ADA compliance.

In November 2022, Town Council approved Ordinance No. 1.570 which authorized staff to proceed with good faith negotiations regarding procurement of right-of-way and temporary construction easements necessary to construct the project. There are five (5) impacted parcels inside the Project limits and this ordinance addresses the permanent and temporary acquisitions of real property required from Primary Colors Land Company Inc. for a Portion of Lot 6, Block 1, Twenty Mile Village Filing No. 2, 1st Amendment.

Approximately 554 square feet (SF) of additional right-of-way is needed to relocate the existing traffic signal pole and associated controller cabinet, to install a new traffic signal pedestal pole, to relocate select electrical facilities owned by CORE, to install a new retaining wall (due to existing grades), and to accommodate new sidewalks and curb ramps.

Approximately 3214 SF of temporary construction easement is needed to facilitate construction and restoration of private landscaping that is anticipated to be impacted due to the widening. An additional temporary construction easement is needed at the northeast corner of the property to facilitate construction of the pedestrian, traffic, and electrical facilities.

FINANCIAL IMPACT

The purchase price for this acquisition, including the right-of-way and temporary construction easement, is \$31,766 (excluding independent appraisal and closing costs). Funding has been appropriated for this acquisition in the Urban Renewal Projects Fund (301-4652).

STRATEGIC GOAL(S)



ENHANCE ECONOMIC
VITALITY



PROMOTE A SAFE AND
HEALTHY COMMUNITY



SUPPORT AN
ACTIVE COMMUNITY

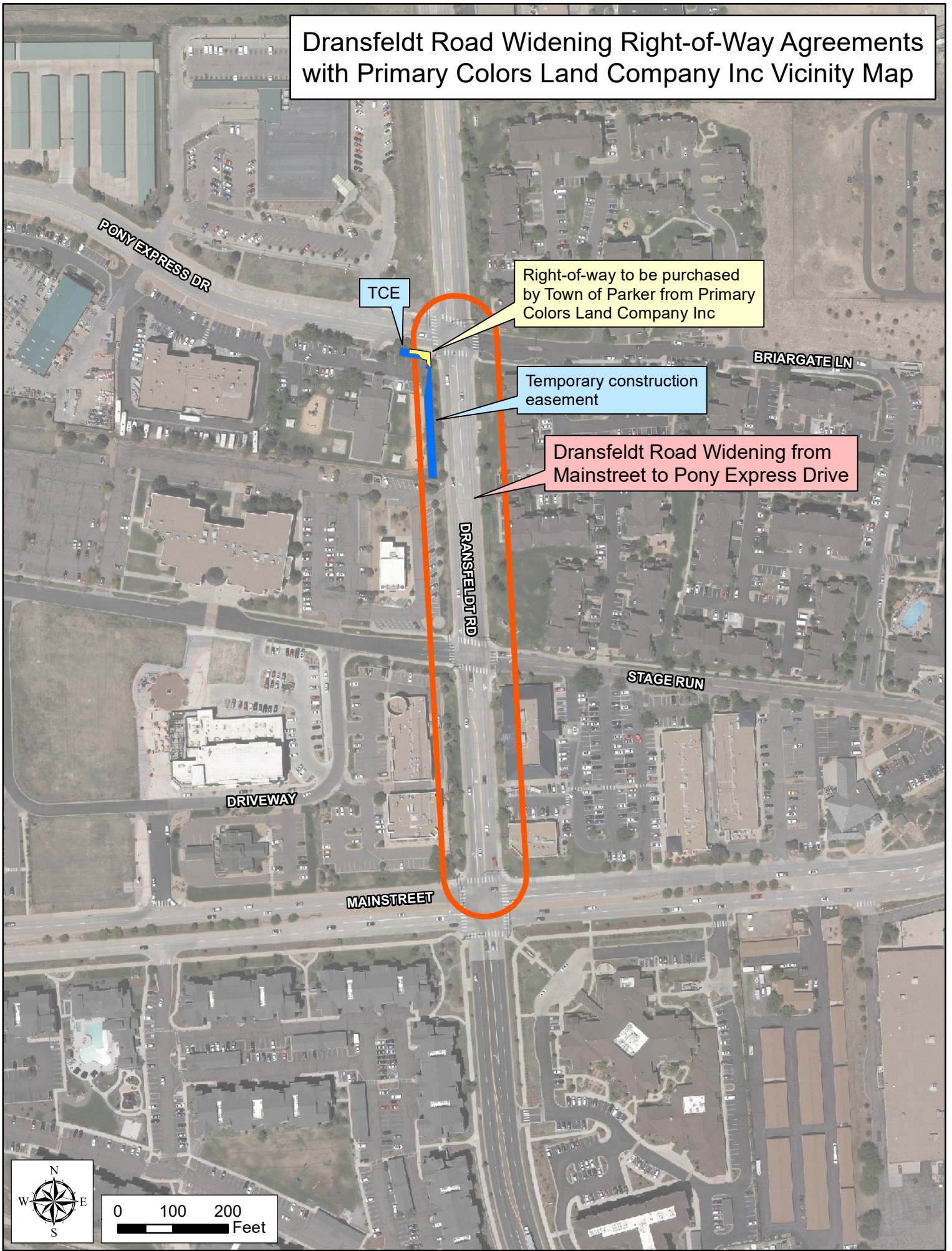
ATTACHMENTS

1. Vicinity Map
2. Ordinance No. 1.588

RECOMMENDED MOTION

I move to approve Ordinance No. 1.588 on second reading.

Dransfeldt Road Widening Right-of-Way Agreements with Primary Colors Land Company Inc Vicinity Map



TCE

Right-of-way to be purchased by Town of Parker from Primary Colors Land Company Inc

Temporary construction easement

Dransfeldt Road Widening from Mainstreet to Pony Express Drive

PONY EXPRESS DR

BRIARGATE LN

DRANSFELDT RD

STAGERUN

DRIVEWAY

MAINSTREET



0 100 200 Feet

ORDINANCE NO. 1.588, Series of 2023

TITLE: A BILL FOR AN ORDINANCE TO APPROVE THE RIGHT-OF-WAY PURCHASE AND SALE AGREEMENT BY AND BETWEEN PRIMARY COLORS LAND COMPANY INC. AND THE TOWN OF PARKER FOR A PORTION OF LOT 6, BLOCK 1, TWENTY MILE VILLAGE FILING NO. 2, 1st AMENDMENT

NOW, THEREFORE, THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, ORDAINS:

Section 1. The Town Council of the Town of Parker hereby approves the Right-of-Way Purchase and Sale Agreement by and between Primary Colors Land Company Inc. and the Town of Parker for a Portion of Lot 6, Block 1, Twenty Mile Village Filing No. 2, 1st Amendment, which Agreement is attached hereto as **Exhibit 1** and incorporated herein by this reference, and authorizes the Mayor of the Town to enter into the Agreement on behalf of the Town. The Town Manager is authorized to execute all closing documents related to this transaction.

Section 2. Safety Clause. The Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town of Parker, that it is promulgated for the health, safety and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained. The Town Council further finds that the title to this Ordinance was posted in two public places two days before the Town Council meeting, as provided by Section 7.5e. of the Town of Parker Home Rule Charter.

Section 3. Severability. If any clause, sentence, paragraph or part of this Ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect application to other persons or circumstances.

Section 4. This Ordinance shall become effective ten (10) days after final publication.

INTRODUCED AND PASSED ON FIRST READING this ____ day of _____, 2023.

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

ADOPTED ON SECOND AND FINAL READING this ____ day of _____, 2023.

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

APPROVED AS TO FORM:

Kristin Hoffmann, Town Attorney

EXHIBIT 1

TOWN OF PARKER

RIGHT-OF-WAY PURCHASE AND SALE AGREEMENT

THIS PURCHASE AND SALE AGREEMENT ("Agreement") is made and entered into this 9th day of June, 2023, by and between **Primary Colors Land Company Inc.** ("Seller") and the Town of Parker, a Colorado Home Rule Municipality, whose address is 20120 E. Mainstreet, Parker, Colorado 80138 ("Purchaser").

WITNESSETH:

WHEREAS, Seller owns certain real property in Douglas County, Colorado, together with tangible and intangible rights appurtenant to or benefiting that property; and

WHEREAS, Seller wishes to transfer and convey a portion of that property to Purchaser in order to avoid condemnation proceedings, and Purchaser wishes to acquire that property from Seller.

NOW, THEREFORE, in consideration of the above premises, the mutual promises and covenants below, and for other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the parties agree as follows:

1. Purchase and Sale Agreement. Subject to the terms, provisions, covenants and conditions herein contained, Seller hereby agrees to sell and convey and Purchaser hereby agrees to purchase and pay for:

- (a) A parcel of real property located in Douglas County, Colorado, and more specifically described in **Exhibit A**, attached hereto and incorporated herein by this reference, together with all easements and rights-of-way appurtenant thereto and all improvements and fixtures of a permanent nature currently on the premises (the "Property"); and
- (b) A temporary easement located in Douglas County, Colorado, and more specifically described in **Exhibit B** (the "Temporary Easement").

2. Purchase Price and Payment. The parties agree that the purchase price for the Property shall be **\$27,026.00** (the "Purchase Price"), payable in cash or certified funds, delivered to Seller at closing and upon delivery of the deed at closing, less any amounts to be withheld in accordance with this Agreement, and further subject to all terms and conditions set forth in this Agreement. The amount that Purchaser shall pay to Seller for the Temporary Easement is separate from the Purchase Price and set forth in **Exhibit B**.

3. Merchantability of Title Objections to Title.

(a) Seller represents to Purchaser that at closing Seller will have and will convey to Purchaser good, merchantable and insurable title to the Property, including fee simple title to the

Property described in **Exhibit A**, subject only to prorated general real estate taxes on the Property described in **Exhibit A** for the current year and to any burdens, easements, rights-of-way, agreements, reservations, restrictions and encumbrances described in the title commitment as hereinafter provided (the "Permitted Exceptions").

(b) Seller represents and covenants to the Purchaser that it comprises all of the parties who have a fee interest in the property interests being acquired herein, and that to the best of Seller's knowledge, there are no other interested parties in said property, except with regard to the Permitted Exceptions.

(c) If Purchaser deems, in its sole discretion, that title for any reason is not merchantable in Seller, Purchaser shall give immediate notice thereof to Seller, and Seller shall provide reasonable cooperation to correct any defects objectionable to Purchaser prior to the closing date, if possible. Nothing herein shall obligate Seller to incur any costs to cure any such defects.

(d) If Seller is unable or unwilling to correct such defects on or before the closing date, this Agreement, at Purchaser's option, may be declared void and of no force or effect. In the event of such termination, the parties shall have no further rights or obligations hereunder.

(e) The Seller acknowledges that the Purchase Price is full and just compensation for all of its interests, the interests of all lienors, deed of trust holders and beneficiaries, mortgagees, lessees (whether or not the lease is recorded), and any and all other legal or equitable interests in the Property that exist at the time of the closing except for the Permitted Exceptions.

4. Title Commitment; Title Policy. The Purchaser may, at its option and expense, obtain a current commitment for a title insurance policy and obtain a title insurance policy current as of the date of closing.

5. Closing Documents. At closing, the Seller shall execute and deliver to the Purchaser the following documents:

(a) A bargain and sale deed, prepared by legal counsel for the Town of Parker and in a format approved by Seller, conveying the property described in **Exhibit A** to Purchaser in fee simple, free and clear of all general real estate taxes on the Property except for the current year, all liens for any improvements installed as of the date of closing whether assessed or not, and all easements, covenants, liens and encumbrances which are shown on the title commitment, which deed shall include a notation that the Property is being purchased under threat of condemnation and that other factors were included in the determination of the price in addition to fair market value.

(b) A temporary easement in the form attached hereto as **Exhibit B**.

6. Closing. The date, time and location of closing shall be mutually agreed upon by Purchaser and Seller as soon as possible following the execution of this Agreement; provided, however, that if for any reason a closing does not occur on or before **August 11, 2023**, or such other date mutually agreed to in writing by the parties, Purchaser and Seller shall be entitled to exercise their rights contained in the "Remedies" section contained herein.

7. Closing Costs. Purchaser shall pay any closing fees charged by the title insurance company and all recording fees for the documents delivered by Seller to Purchaser hereunder. Each party shall be responsible for the payment of its own attorney's fees incurred in connection with the transaction that is the subject of this Agreement. Purchaser shall be responsible for any and all other costs.

8. Taxes. Seller shall pay all personal property taxes, if any, due on the Property for the year of closing and all preceding years. All real property taxes for the year of closing shall be apportioned between the parties to the date of delivery of the deed.

9. Entry on Property. Seller shall allow Purchaser and its authorized representatives to enter upon the Property from time to time prior to closing for the purposes of placing markers and conducting visual inspections, surveys, subsurface drilling, soil tests, groundwater tests, environmental audits and tests to determine adverse environmental conditions and contamination. Purchaser's representatives shall give reasonable notice to the Seller upon entering the Property for these purposes. All costs and expenses of such inspection shall be borne solely by Purchaser. Purchaser expressly recognizes that any such entry by it or its authorized representatives will be at their own risk and that Seller is not responsible for any injury, loss, damages, etc. that might result from such entry.

10. Risk of Loss; Damage to Property. If improvements are located on the Property, loss or damage to the improvements from any cause, including but not limited to fire, vandalism, or acts of God, from the date of this Agreement until the conveyance of said deed from Seller to the Purchaser shall be the risk of the Seller. If, prior to closing, improvements are destroyed or damaged in whole or in part, this Agreement may be canceled at the option of the Purchaser. The Purchaser, at its option shall have the right to proceed with specific performance of this Agreement despite such damage, provided that the Purchaser shall be entitled to all the credit for insurance proceeds resulting from such damage, not exceeding, however, the total purchase price.

11. Seller's Representations. Seller represents that to the best of its knowledge, as of the date hereof that the following are true and correct:

(a) Soils. Seller has no knowledge of any patent or latent defects, soil deficiencies, or subsurface anomalies existing on the Property;

(b) No litigation or investigations. Seller has no knowledge of any pending or threatened litigation, proceeding, or investigation by any governmental authority or any other person known to Seller against or otherwise affecting the Property; and

(c) Documents. Each and every document, schedule, item, and other information delivered or to be delivered by the Seller to the Purchaser hereunder, or made available to the Purchaser for inspection hereunder, shall be accurate and correct to the best of Seller's knowledge and belief; and

(d) No special assessments. Seller has no knowledge of any special assessments which now burden or encumber the Property. Seller has no knowledge of any special assessments currently proposed as to the Property; and

(e) Leases. Seller has notified Purchaser of all leases, tenancies or rental agreements relating to the Property, or to any part thereof; and

(f) Third party improvements. Seller has notified Purchaser of all improvements, real or personal, on the Property not owned by the Seller and Seller hereby warrants to Purchaser that it is the lawful owner of all other improvements located in or on the Property and is entitled to compensation for same; and

(g) Easements. Seller has notified Purchaser of all easements, rights-of-way or claims of possession not shown by record, whether by grant, prescription, adverse possession or otherwise, as to any part of the Property; and

(h) No landfill. Seller has no knowledge that any part of the Property has ever been used as a landfill, and no materials have ever been stored or deposited upon the Property which would, under any applicable governmental law or regulation, require that the Property be treated or materials removed from the Property prior to the use of the Property, for any purpose which would be permitted by law but for the existence of said materials on the Property; and

(i) No pollution. Seller represents that to the best of its knowledge, as of the date hereof:

(1) The Property is not contaminated with any hazardous substance;

(2) Seller has not caused and will not cause, and to the best of Seller's knowledge, after diligent investigation and inquiry, there never has occurred, the release of any hazardous substance on the Property;

(3) The Property is not subject to any federal, state or local "superfund" lien, proceedings, claim, liability or action, or the threat or likelihood thereof, for the cleanup, removal, or remediation of any such hazardous substance from the Property or from any other real property owned or controlled by Seller or in which Seller has any interest, legal or equitable;

(4) There is no asbestos on the Property;

(5) There is no underground storage tank on the Property;

12. Contingencies.

(a) Performance by Purchaser under this Agreement is expressly contingent upon Purchaser's inspection of the Property, review of all agreements and information affecting the Property, review and approval of the title commitment and title documents, approval by the Purchaser of any survey of the Property and approval by the Town Council of the Town of Parker of the acquisition of the Property.

(b) If Purchaser physically damages the remaining property of the Seller by its construction activities on the Property, the Purchaser shall be responsible to restore such damaged property or make restitution to the Seller.

(c) In the event of termination of this Agreement due to the failure of any contingency, the parties shall have no further rights or obligations hereunder.

13. Remedies.

(a) In the event that the Seller fails to consummate this Agreement for any reason, except Purchaser's default or termination of this Agreement by Purchaser pursuant to the provisions hereof, Purchaser may, at its option, enforce this Agreement by (1) terminating this Agreement and proceeding with a condemnation action, or (2) bringing an action against the Seller for specific performance. Seller acknowledges and agrees that the subject of this Agreement is unique and irreplaceable and damages would be a wholly inadequate remedy for Purchaser in the event of termination of this Agreement by Seller.

(b) In the event that Purchaser shall fail to close on this Agreement for any reason, Seller shall not be entitled to enforce this Agreement through an action for specific enforcement, nor shall Seller be entitled to any damages from Purchaser for any such failure, and Seller's exclusive remedy shall be the rescission of this Agreement. In the event of default or termination of this Agreement by Purchaser, the parties shall have no further rights or obligations hereunder.

(c) If there is a default by the Seller under this Agreement and the Purchaser elects to treat the Agreement as terminated and files a condemnation lawsuit to obtain possession of and title to the Property, the Seller hereby agrees and stipulates that (1) there has been a failure of negotiations to acquire the Property and (2) the Purchaser may take possession of the Property immediately upon paying into the registry of the court a deposit equal to the Purchase Price. The Seller and the Purchaser agree that the terms of this paragraph shall survive a default by any party.

14. Time. Time is of the essence hereof and all terms, conditions and covenants shall be tendered or performed as specified herein.

15. Agreement Binding. The terms and provisions of this Agreement shall be binding upon and inure to the benefit of the parties and their respective heirs, personal representatives, successors and assigns unless and until a deed is executed between the parties, at which time all rights and obligations shall merge into the deed and any rights and obligations not set forth therein shall be extinguished.

16. Colorado Law. This Agreement and the rights and obligations of the parties hereunder shall be governed by the laws of the State of Colorado.

17. Recording. This Agreement may be recorded in the records of the Office of the Clerk and Recorder of Douglas County, Colorado.

18. Entire Agreement. This Agreement embodies the complete Agreement between the parties and cannot be modified or amended except by the written agreement of the parties.

19. Whenever used herein, the singular number shall include the plural, the plural the singular; and the use of any gender shall be applicable to all genders.

20. Nonvoluntary Transfer. The Purchaser acknowledges that the Property is being purchased under threat of condemnation and that other factors may have been considered in the determination of the price set forth herein in addition to fair market value. This transaction represents a nonvoluntary transfer by the owner.

[Remainder of Page Left Intentionally Blank]

EXHIBIT A

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF LOT 6, BLOCK 1, TWENTY MILE VILLAGE FILING NO. 2, 1ST AMENDMENT RECORDED AT RECEPTION NO. 9875842 IN THE OFFICIAL RECORDS OF THE DOUGLAS COUNTY, COLORADO CLERK AND RECORDER'S OFFICE, SITUATED IN THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF PARKER, SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 6;

THENCE ALONG THE EASTERLY LINE OF SAID LOT 6, SOUTH 03°04'55" EAST, A DISTANCE OF 29.93 FEET;

THENCE DEPARTING SAID EASTERLY LINE, NORTH 43°12'07" WEST, A DISTANCE OF 12.97 FEET;

THENCE NORTH 08°42'05" EAST, A DISTANCE OF 6.31 FEET;

THENCE NORTH 81°04'55" WEST, A DISTANCE OF 8.09 FEET;

THENCE NORTH 43°12'07" WEST, A DISTANCE OF 11.40 FEET

THENCE NORTH 80°45'45" WEST, A DISTANCE OF 16.96 FEET;

THENCE NORTH 08°55'05" EAST, A DISTANCE OF 7.91 FEET TO THE NORTHERLY LINE OF SAID LOT 6;

THENCE ALONG SAID NORTHERLY LINE, SOUTH 81°04'55" EAST, A DISTANCE OF 38.09 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 0.012 ACRES, (529 SQUARE FEET), MORE OR LESS.

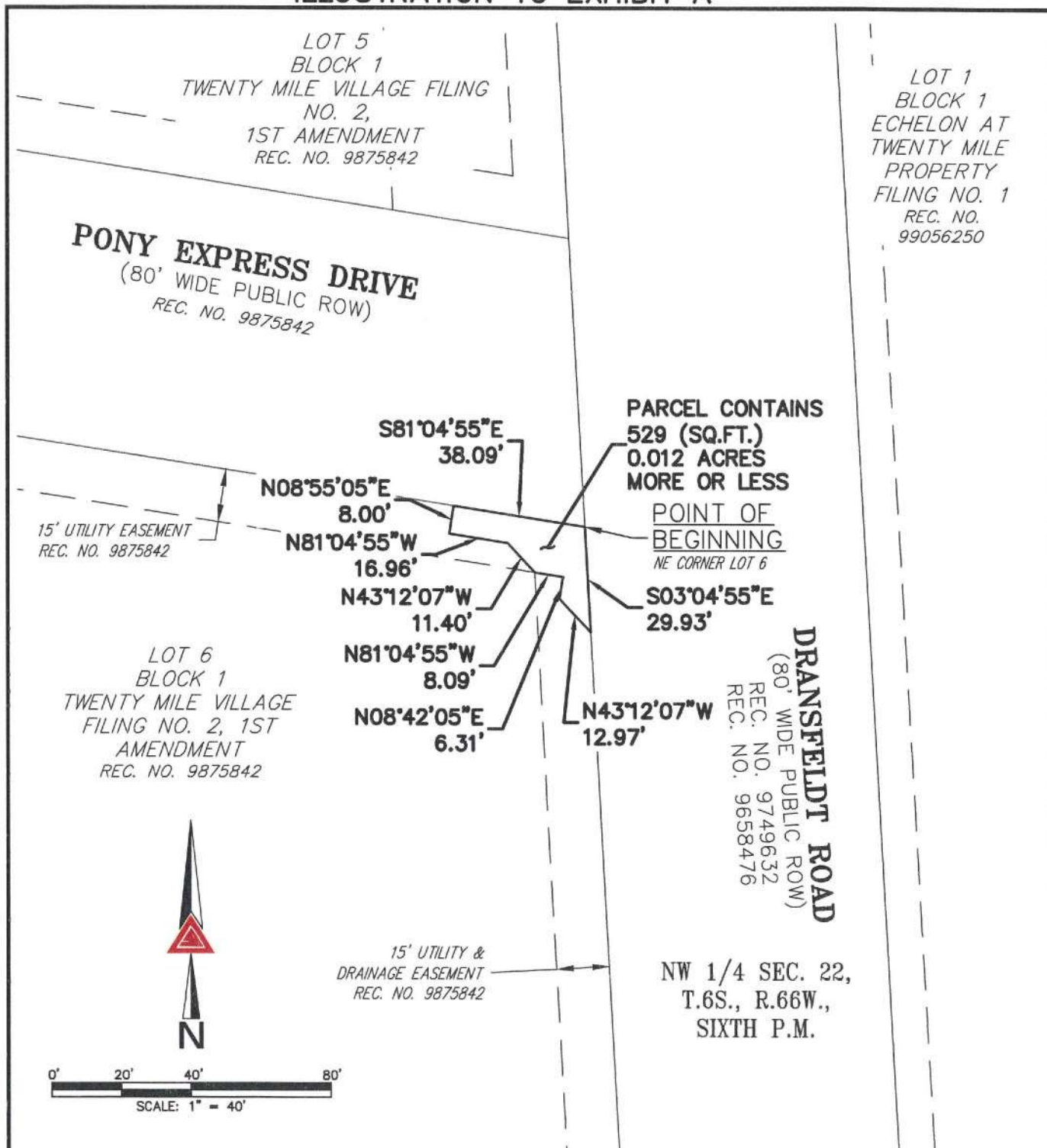
ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.

ILLUSTRATION ATTACHED AND MADE A PART HEREOF.

KARL D. SZYSZKOSKI, PLS 38691
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVE., SUITE 1,
LITTLETON, CO 80122



ILLUSTRATION TO EXHIBIT A



NOTE: THIS ILLUSTRATION DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

PATH: Q:\12321-08\DWG\EXHIBITS\
DWG NAME: L6, B1 - PE.DWG
DWG: KDS CHK: KDS
DATE: 01/06/2022
SCALE: 1" = 40'



AZTEC
CONSULTANTS, INC.

300 East Mineral Ave,
Suite 1
Littleton, Colorado 80122
Phone: (303)713-1898
Fax: (303)713-1897
www.aztecconsultants.com

RIGHT-OF-WAY
NW 1/4 SEC. 22, T6S, R66W, 6TH PM
TOWN OF PARKER, COLORADO

JOB NUMBER 12321-08

2 OF 2 SHEETS

EXHIBIT B

TEMPORARY CONSTRUCTION EASEMENT

KNOW ALL MEN BY THESE PRESENTS: That PRIMARY COLORS LAND COMPANY INC. whose address is 7119 S Espana Way, Centennial CO 80016 ("**Grantor**"), in consideration of **TEN DOLLARS (\$10.00)**, receipt of which is hereby acknowledged, and other good and valuable consideration as set forth herein, does hereby grant, bargain, sell and convey to **TOWN OF PARKER, a Colorado Home Rule Municipality**, whose address is 20120 E. Mainstreet, Parker, Colorado 80138, ("**Grantee**"), a Temporary Easement for use during construction of roadway improvements, together with all rights and privileges as are necessary or incidental to the reasonable and proper use of such easement in and to, over, under and across the tract of land described as follows, which Temporary Easement is subject to any easements of record:

More particularly described on **EXHIBIT 1**, attached hereto and by this reference made a part hereof (the "Subject Property").

1. The purpose of this Temporary Easement is to allow Grantee to access and enter upon the Subject Property to support its construction activities in connection with the planned expansion of Dransfeldt Road adjacent to Grantor's remaining real property. Grantee shall not engage in any activities that might damage or otherwise interfere with Grantor's use of the remainder of its real property. If any of Grantee's activities damage any portion of the remainder of Grantor's real property, Grantee must immediately repair any and all such damage and restore Grantor's real property to its prior condition at Grantee's sole expense. If any of Grantee's activities interfere with Grantor's use of the remainder of Grantor's real property, upon written notice from Grantor, Grantee must immediately take commercially reasonable efforts to prevent any interference with the remainder of Grantor's real property.

2. This Temporary Easement shall commence upon the date that Grantee first provides written notice of commencement of the Temporary Easement or automatically on August 1, 2024 whichever is earlier (the "Date of Commencement"). Said Temporary Easement shall be for an initial period of twelve (12) months and in exchange therefore, Grantee shall pay to Grantor \$4,740.00 on or before the Date of Commencement.

3. Grantee shall have the option to extend this Temporary Easement for an additional 12 months beyond this initial 12-month term by: (1) providing Grantor with written notice that Grantee will extend this Temporary Easement for a second 12-month term on or before the first anniversary of the Date of Commencement; and (2) paying Grantor an additional \$7,500 on or before the first anniversary of the Date of Commencement. If Grantee does not exercise its right to extend this Temporary Easement in strict compliance with the foregoing, then the right of access granted under this Temporary Easement shall automatically expire one year after the Date of Commencement, or such earlier time as the Town may determine by providing written notice that the Town's use of the Subject Property is no longer required.

4. During the term of this Temporary Easement and within the Subject Property, Grantor shall not erect or construct, or allow to be erected or constructed, any building or other structure which may interfere with Grantee's full enjoyment of the rights hereunder. Grantee will

permit Grantor to install and operate a temporary irrigation system within the Subject Property in a manner approved by the Town to ensure that such irrigation does not interfere with the Town's roadway improvement project while also ensuring that the trees located on and/or adjacent to the Subject Property continue to receive sufficient water. Grantor and its agents, representatives, and/or vendors shall be permitted to access the Subject Property at any and all times so long as such access does not interfere with Grantee's construction activities for the limited purpose hereunder.

5. Before engaging in any construction activities within the Subject Property, Grantee must first erect and maintain a construction fence of at least 6 feet in height within the Subject Property and adjacent to the remainder of Grantor's real property to the limit the impact of dust and noise from Grantee's construction activities on the remainder of Grantor's real property. At a minimum, this fence must include a fine mesh screen sufficient to mitigate the impacts of dust from passing through the fence and migrating onto the remainder of Grantor's real property.

6. Between the Date of Commencement and the expiration of the right of access granted under this Temporary Easement, Grantee agrees that it shall be responsible for any and all maintenance associated with the sidewalks located within the Subject Property, including but not limited to any obligation to remove snow or other debris.

7. Neither Grantee nor any of its representatives or agents shall be permitted to enter upon the Subject Property, unless and until Grantee has provided Grantor with proof of insurance from the Contractor utilized by Grantee to construct the Project naming Grantor (or any successor in interest of Grantor to the Subject Property) as an additional insured on such Contractor's policy of insurance for any and all construction activities within the Subject Property. Said insurance policy shall include insurance coverage of not less than \$1 million per occurrence, and \$2 million aggregate. Grantee's Contractor shall be fully and exclusively responsible for any and all loss, liability, personal or other injury, damages, etc. that might result to any person from any of Grantee's activities within the Subject Property (regardless of whether such damage occurs within the Subject Property), which includes but is not limited to any and all activities performed by any of its agents, representatives, contractors, or subcontractors within the Subject Property.

8. Prior to the expiration of the right of access granted under this Temporary Easement, Grantee must restore the Subject Property to the same or similar condition as existed immediately prior to the Date of Commencement at Grantee's sole expense. Notwithstanding the foregoing, Grantee shall not be required to replace or repair the permanent irrigation system within the Subject Property.

9. The parties hereto agree that neither has made nor authorized any agreement with respect to the subject matter of this instrument other than expressly set forth herein, and no oral representation, promise or consideration different from the terms herein contained shall be binding on either party, or its agents or employees hereto.

10. Grantor warrants that it has full and lawful authority to make the grant hereinabove contained and promises and agrees to defend Grantee in the exercise of its rights hereunder

EXHIBIT 1

LEGAL DESCRIPTION

TWO (2) PARCELS OF LAND BEING PORTIONS OF LOT 6, BLOCK 1, TWENTY MILE VILLAGE FILING NO. 2, 1ST AMENDMENT RECORDED AT RECEPTION NO. 9875842 IN THE OFFICIAL RECORDS OF THE DOUGLAS COUNTY, COLORADO CLERK AND RECORDER'S OFFICE, SITUATED IN THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF PARKER, SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 6;

THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 6, NORTH 82°40'24" WEST, A DISTANCE OF 15.25 FEET;

THENCE DEPARTING SAID SOUTHERLY LINE, NORTH 03°04'55" WEST, A DISTANCE OF 148.54 FEET;

THENCE NORTH 07°29'48" EAST, A DISTANCE OF 47.64 FEET;

THENCE NORTH 43°12'07" WEST, A DISTANCE OF 5.68 FEET;

THENCE NORTH 08°42'05" EAST, A DISTANCE OF 7.62 FEET;

THENCE SOUTH 43°12'07" EAST, A DISTANCE OF 12.97 FEET TO THE EASTERLY LINE OF SAID LOT 6;

THENCE ALONG SAID EASTERLY LINE, SOUTH 03°04'55" EAST, A DISTANCE OF 200.01 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 0.064 ACRES, (2,808 SQUARE FEET), MORE OR LESS.

Parcel 2

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 6;

THENCE ALONG THE NORTHERLY LINE OF SAID LOT 6, NORTH 81°04'55" WEST, A DISTANCE OF 38.09 FEET TO THE **POINT OF BEGINNING**;

THENCE DEPARTING SAID NORTHERLY LINE, SOUTH 08°55'05" WEST, A DISTANCE OF 7.91 FEET;

THENCE SOUTH 80°45'45" EAST, A DISTANCE OF 16.96 FEET;

THENCE SOUTH 43°12'07" EAST, A DISTANCE OF 11.40 FEET;

THENCE NORTH 81°04'55" WEST, A DISTANCE OF 42.96 FEET;

THENCE NORTH 08°55'05" EAST, A DISTANCE OF 15.00 FEET TO SAID NORTHERLY LINE;

THENCE ALONG SAID NORTHERLY LINE, SOUTH 81°04'55" EAST, A DISTANCE OF 17.00 FEET TO
THE POINT OF BEGINNING;

CONTAINING AN AREA OF 0.009 ACRES, (406 SQUARE FEET), MORE OR LESS.

ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.

ILLUSTRATION ATTACHED AND MADE A PART HEREOF.



KARL D. SZYSZKOSKI, PLS 38691
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVE., SUITE 1,
LITTLETON, CO 80122

ILLUSTRATION TO EXHIBIT 1

PONY EXPRESS DRIVE

(80' WIDE PUBLIC ROW)

REC. NO. 9875842

POINT OF
BEGINNING

S81°04'55"E
17.00'

N08°55'05"E
15.00'

PARCEL CONTAINS
406 (SQ.FT.)
0.009 ACRES
MORE OR LESS

N81°04'55"W
42.96'

N08°42'05"E
7.62'

N43°12'07"W
5.68'

N07°29'48"E
47.64'

PARCEL CONTAINS
2,808 (SQ.FT.)
0.064 ACRES
MORE OR LESS

S08°55'05"W
7.91'

S80°45'45"E
16.96'

N81°04'55"W
38.09 (TIE)

POINT OF
COMMENCEMENT

PARCEL 2
NE CORNER LOT 6

S43°12'07"E
11.40'

S43°12'07"E
12.97'

DRANSFELD ROAD
(80' WIDE PUBLIC ROW)

REC. NO. 9749632
REC. NO. 9658476

LOT 1
BLOCK 1
ECHELON AT
TWENTY MILE
PROPERTY
FILING NO. 1
REC. NO.
99056250



0' 20' 40' 80'
SCALE: 1" = 40'

LOT 6
BLOCK 1
TWENTY MILE VILLAGE
FILING NO. 2, 1ST
AMENDMENT
REC. NO. 9875842

10' UTILITY EASEMENT
REC. NO. 9875842

15' DRAINAGE EASEMENT
REC. NO. 9875842

15' UTILITY &
DRAINAGE EASEMENT
REC. NO. 9875842

NW 1/4 SEC. 22,
T.6S., R.66W.,
SIXTH P.M.

POINT OF
BEGINNING

PARCEL 1
SE CORNER LOT 6

N82°40'24"W
15.25'

LOT 22A
BLOCK 1
TWENTY MILE VILLAGE
FILING NO. 2, 5TH
AMENDMENT
REC. NO. 02030381

NOTE: THIS ILLUSTRATION DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

PATH: Q:\12321-08\DWG\EXHIBITS\
DWG NAME: L6, B1 - TCE.DWG
DWG: KDS CHK: KDS
DATE: 01/06/2023
SCALE: 1" = 40'

AZTEC
CONSULTANTS, INC.

300 East Mineral Ave.
Suite 1
Littleton, Colorado 80122
Phone: (303)713-1898
Fax: (303)713-1897
www.aztecconsultants.com

TEMPORARY CONSTRUCTION EASEMENT
NW 1/4 SEC. 22, T6S, R66W, 6TH PM
TOWN OF PARKER, COLORADO

JOB NUMBER 12321-08

3 OF 3 SHEETS



Request for Town Council Action

Date: July 17, 2023

Submitted By: Alex Mestdagh, Engineering Service Manager

Reviewed By: Michelle Kivela, Town Manager

Title: **ORDINANCE NO. 9.359 - Second Reading**
A Bill for an Ordinance Approving the Agreement Regarding
Construction of Development Improvement Project Drainage and Flood
Control Improvements for Brandy Gulch Upstream of Spirit Trail
Boulevard (Agreement No. 23-04.15 Project No. 109776) By and
Between Urban Drainage and Flood Control District d/b/a Mile High
Flood District and the Town of Parker
Department: Engineering and Public Works, Alex Mestdagh

EXECUTIVE SUMMARY

This ordinance authorizes the Town to enter into an Intergovernmental Agreement (IGA) between the Town and the Mile High Flood District (MHFD) regarding stabilization improvements to Brandy Gulch at the proposed Tanterra development. This agreement would establish the construction costs for the developer-funded improvements that will be constructed by MHFD at no cost to the Town.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

Brandy Gulch is a major drainageway located within the southwest portion of the Town within the Lemon Gulch drainage system. This drainageway is located within the proposed Looking Glass development, which is located northwest of Crowfoot Valley Road and south of the Tanterra development. In accordance with Town Code, the developer of the Looking Glass subdivision is required to design and construct any master-planned improvements to the major drainageway. The current owner of Looking Glass is preparing to begin work on the second segment of development, which will include a portion of Brandy Gulch that is required to be improved with the project.

The Mile High Flood District has agreed to construct these improvements to Brandy Gulch as a Development Improvement Project (DIP), formerly known as a Fee-in-Lieu project. In a DIP arrangement, the developer funds 100% of the cost to design and construct the improvements, while the MHFD manages the design and construction contracts with assistance and input from Town staff. This arrangement is attractive to the Town and MHFD due to their increased control over the project, and is attractive to the developer because they can remove this work from the scope of improvements they will oversee.

The developer funding for the improvements will be established and collected by the Town through the Subdivision Agreement for the Tanterra development. Thus, an IGA between the Town and MHFD is necessary to transfer the developer funding to MHFD and memorialize the improvements that will be designed and constructed by MHFD. The IGA obligates MHFD to construct the improvements with developer funding provided by the Town. This IGA finalizes the construction costs for the first segment of Brandy Gulch that will be stabilized, which is located between proposed Chambers Road and existing Spirit Trail Boulevard. An amendment to this IGA will be proposed in the coming months to establish the costs to improve an additional reach of Brandy Gulch, which will be required with an upcoming filing of the Looking Glass development.

FINANCIAL IMPACT

These improvements will be funded 100% by the Looking Glass developer and will be constructed at no cost to the Town. The total cost to design and construct the improvements is \$846,040.07.

STRATEGIC GOAL(S)



DEVELOP A VISIONARY
COMMUNITY THROUGH
BALANCED GROWTH



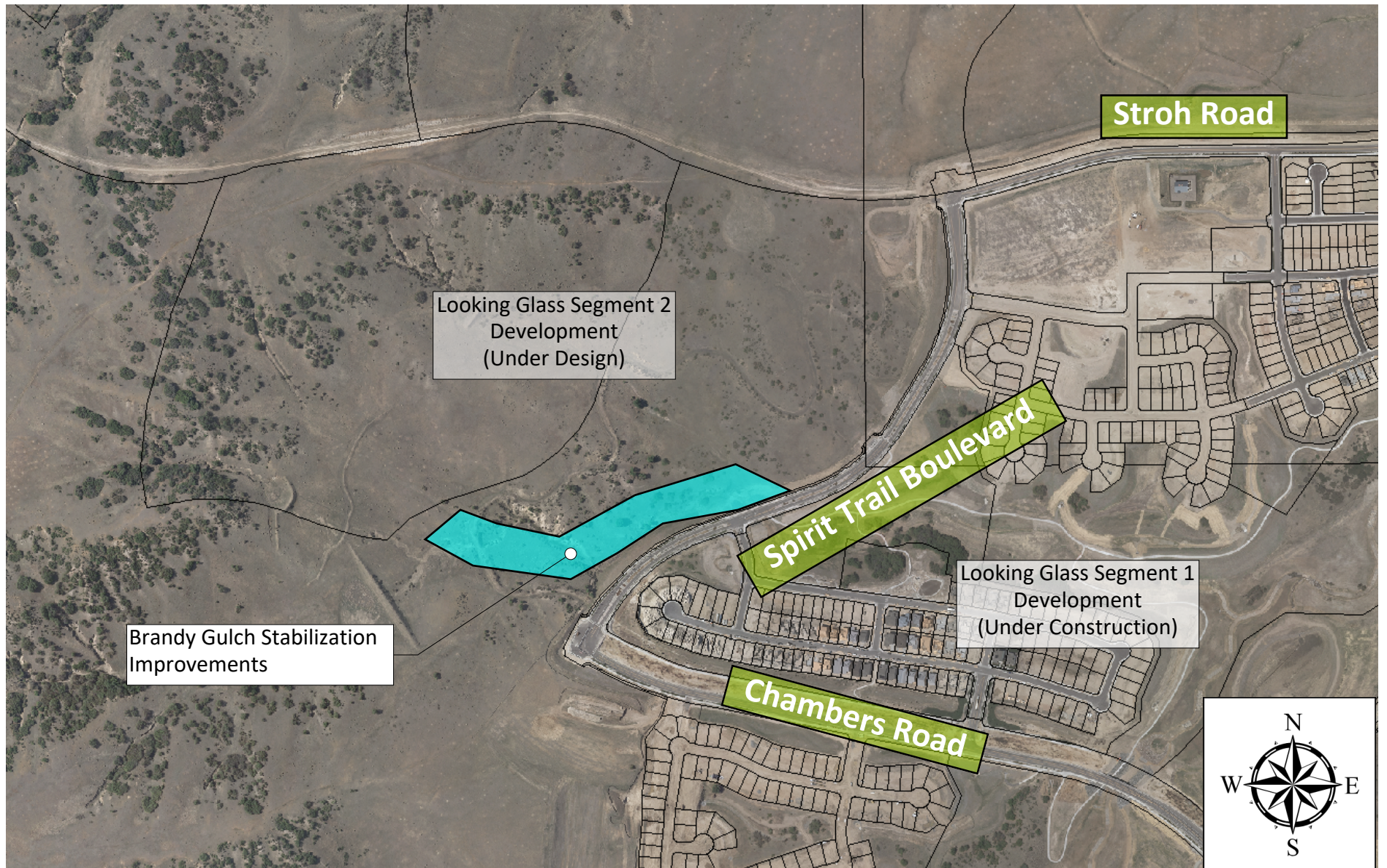
INNOVATE WITH
COLLABORATIVE
GOVERNANCE

ATTACHMENTS

1. Vicinity Map
2. Ordinance No. 9.359

RECOMMENDED MOTION

I move to approve Ordinance No. 9.359 on second reading.



Drainage Easement
Vicinity Map

ORDINANCE NO. 9.359, Series of 2023

TITLE: A BILL FOR AN ORDINANCE APPROVING THE AGREEMENT REGARDING CONSTRUCTION OF DEVELOPMENT IMPROVEMENT PROJECT DRAINAGE AND FLOOD CONTROL IMPROVEMENTS FOR BRANDY GULCH UPSTREAM OF SPIRIT TRAIL BOULEVARD (AGREEMENT NO. 23-04.15 PROJECT NO. 109776) BY AND BETWEEN URBAN DRAINAGE AND FLOOD CONTROL DISTRICT D/B/A MILE HIGH FLOOD DISTRICT AND THE TOWN OF PARKER

NOW, THEREFORE, THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, ORDAINS:

Section 1. The Town Council of the Town of Parker hereby approves the Agreement Regarding Construction of Development Improvement Project Drainage and Flood Control Improvements for Brandy Gulch Upstream of Spirit Trail Boulevard (Agreement No. 23-04.15 Project No. 109776) by and between Urban Drainage and Flood Control District d/b/a Mile High Flood District and the Town of Parker, which is attached hereto as **Exhibit 1** and incorporated herein by this reference, and authorizes the Mayor of the Town to enter into the Agreement on behalf of the Town.

Section 2. Safety Clause. The Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town of Parker, that it is promulgated for the health, safety and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained. The Town Council further finds that the title to this Ordinance was posted in two public places two days before the Town Council meeting, as provided by Section 7.5e. of the Town of Parker Home Rule Charter.

Section 3. Severability. If any clause, sentence, paragraph or part of this Ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect application to other persons or circumstances.

Section 4. This Ordinance shall become effective ten (10) days after final publication.

INTRODUCED AND PASSED ON FIRST READING this ____ day of _____, 2023.

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

ADOPTED ON SECOND AND FINAL READING this ____ day of _____, 2023.

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

APPROVED AS TO FORM:

Kristin Hoffmann, Town Attorney

EXHIBIT 1

AGREEMENT REGARDING CONSTRUCTION OF DEVELOPMENT IMPROVEMENT PROJECT DRAINAGE AND FLOOD CONTROL IMPROVEMENTS FOR BRANDY GULCH UPSTREAM OF SPIRIT TRAIL BOULEVARD

Agreement No. 23-04.15
Project No. 109776

THIS AGREEMENT, by and between URBAN DRAINAGE AND FLOOD CONTROL DISTRICT D/B/A MILE HIGH FLOOD DISTRICT (hereinafter called "DISTRICT") and TOWN OF PARKER (hereinafter called "TOWN") and collectively known as "PARTIES";

WITNESSETH:

WHEREAS, DISTRICT, in a policy statement previously adopted (Resolution No. 14, Series of 1970 and Resolution No. 11, Series of 1973) expressed an intent to assist public bodies which have heretofore enacted floodplain regulation measures; and

WHEREAS, PARTIES participated in a joint planning study titled "Scott and Lemon Gulch Watershed Outfall Systems Planning – Preliminary Design Report" by CH2M Hill , dated July 2006 (hereinafter called "PLAN"); and

WHEREAS, DREAM FINDERS HOMES (hereinafter called "DEVELOPER") is the owner of certain real property consisting of 137.7 acres, located inside TOWN, as shown on Exhibit A (hereinafter called "PROPERTY")

WHEREAS, DEVELOPER has applied to TOWN for approval to develop a project (hereinafter called "DEVELOPMENT"); and

WHEREAS, as a condition of DEVELOPMENT, TOWN will require DEVELOPER to implement drainage improvements identified in PLAN flood mitigation improvements in the watershed and stream to offset DEVELOPMENT. Mitigation improvements include but are not limited to preservation of stream corridor and network, runoff reducing practices, establishing bankfull channel, bank protection, floodplain reconnection, grade control structures, maintenance access trail, erosion and sediment control measures, revegetation and landscaping; and other drainage, and flood mitigation.

WHEREAS, PARTIES now desire to proceed with the construction of drainage and flood control improvements for Upper Brandy Gulch Upstream of Spirit Trail Boulevard (hereinafter called "PROJECT"); and

WHEREAS, TOWN now desires to utilize developer funding to construct PLAN improvements; and

WHEREAS, DISTRICT, on behalf of TOWN, shall manage the construction of PROJECT for an administrative fee to cover the additional project management costs for PROJECT; and

WHEREAS, the TOWN Council by appropriation or resolution, have authorized all of PROJECT costs from DEVELOPER.

NOW, THEREFORE, in consideration of the mutual promises contained herein, PARTIES hereto agree as follows:

1. SCOPE OF THIS AGREEMENT

This Agreement defines the responsibilities and financial commitments of PARTIES with respect to PROJECT.

2. SCOPE OF PROJECT

A. Construction. PROJECT shall include construction, establishment of vegetation, and permit monitoring by DISTRICT of the drainage and flood control improvements as set forth in the design and through final acceptance of permitting and vegetation establishment obligations. Establishment and permit monitoring includes stream management and revegetation for establishment and weed management to comply with all federal, state, and local stormwater management permits and mitigation requirements under Section 404 of the Federal Clean Water Act and project goals.

DISTRICT shall monitor the stream and determine how it is performing relative to hydrologic, hydraulic, and geomorphic parameters during the establishment period. If the stream is departing from stable ranges of hydrologic, hydraulic, and geomorphic parameters that result in PROJECT not achieving goals. DISTRICT shall implement stream management improvements, provided project funding is available. PROJECT shall be considered complete when there are no longer project funds available or when the stream remains within stable ranges during the establishment period.

3. PUBLIC NECESSITY

PARTIES agree that the work performed pursuant to this Agreement is necessary for the health, safety, comfort, convenience, and welfare of all the people of the State, and is of particular benefit to the inhabitants of PARTIES and to their property therein.

4. PROJECT COSTS AND ALLOCATION OF COSTS

A. PARTIES agree that for the purposes of this Agreement PROJECT costs shall consist of and be limited to the following Project Costs:

1. Construction - *EMK Technical Inspections included in Construction Cost.
Construction Management shall be provided by DEVELOPER.
2. Contingency
3. Vegetation Establishment
4. Administrative Fee

B. It is understood that PROJECT costs as defined above are not to exceed \$846,040.07 without amendment to this Agreement.

PROJECT costs for the various elements of the effort are estimated as follows:

<u>PROJECT ITEM</u>	<u>AMOUNT</u>
1. Construction	\$ 678,445.40
2. Contingency – 5% of Construction	\$ 33,922.27
3. Vegetation Establishment	\$ 92,965.68
4. Administrative Fee - 6%	\$ 40,706.72

Grand Total

\$ 846,040.07

This breakdown of conceptual design, final design, construction, and contingency costs is for estimating purposes only. Costs may vary between the various elements of the effort without amendment to this Agreement provided the total expenditures do not exceed the maximum contribution by all PARTIES plus accrued interest, if applicable.

5. MANAGEMENT OF FINANCES

- A. Project Costs. As set forth in DISTRICT policy (Resolution No. 11, Series of 1973, Resolution No. 49, Series of 1977, and Resolution No. 37, Series of 2009), the funding of a local body's share may come from its own revenue sources or from funds received from state, federal, or other sources of funding without limitation and without prior DISTRICT approval.

Project Payment by TOWN of \$846,040.07 shall be made to DISTRICT subsequent to execution of this Agreement and within 30 days of request for payment by DISTRICT. The project payment shall be held by DISTRICT in a special fund to pay for increments of PROJECT as authorized by PARTIES, and as defined herein. DISTRICT shall provide a periodic accounting of PROJECT funds as well as a periodic notification to TOWN of any unpaid obligations. Any interest earned by the monies contributed by PARTIES shall be accrued to the special fund established by DISTRICT for PROJECT and such interest shall be used only for PROJECT upon approval by the contracting officers (Paragraph 13).

PARTIES agree that, within 30 calendar days after the final payments have been made to vendors for completion of the Construction scope of work and the Construction Engineering Services, any remaining money that was unused for these scopes of work, and any remaining Construction Contingency funds, will be returned to DEVELOPER. Funds collected for Vegetation Establishment and Administrative Fees will not be returned to DEVELOPER.

TOWN'S failure to approve DEVELOPMENT will not constitute a default by DISTRICT in its performance of this Agreement. Additional work requested beyond the contract documents for PROJECT will require an amendment to AGREEMENT.

At TOWN request, remaining monies shall be transferred to another special fund held by DISTRICT.

- B. Administrative Costs. As set forth in DISTRICT policy (Resolution No. 38, Series of 2017), DISTRICT shall collect administrative fees for Development Improvement Project projects to offset DISTRICT staff time required to manage the Final Design and Construction of PROJECT. The administrative fee is nonrefundable and to be held in the Development Service Enterprise Fund.

1. Construction. The administrative fee is based percentage of the estimated construction costs. The percentage charged is as shown in the following table.

Estimated Construction Cost Range	Percentage Charged
Under \$500,000	8%
\$500,000 - \$1,000,000	6%
\$1,000,000 - \$1,500,000	4%
\$1,500,000 - \$2,000,000	3%
\$2,000,000 - \$3,500,000	2.0%
\$3,500,000 - \$5,000,000	1.5%
\$5,000,000 - \$10,000,000	1.0%
\$10,000,000 - \$15,500,000	0.7%
\$15,500,000 - \$20,000,000	0.6%

6. RIGHT OF WAY OR NON-REVOCABLE EASEMENT

Right of Way or a non-revocable easement shall be acquired through a subdivision plat at no cost to TOWN and DISTRICT, subject to approval of DISTRICT, for land or interests in land needed to implement construction of the drainage and flood control improvements, as defined herein. The right-of-way or non-revocable easement acquired shall be in the name of TOWN and the conveyancing document shall be promptly recorded in the records of the Clerk and Recorder of DOUGLAS COUNTY.

- A. Coordination of Right-of-Way or Non-revocable Easement Acquisition. TOWN shall acquire the right-of-way or non-revocable easement only after receiving prior approval of DISTRICT.
- B. Ownership of Property and Limitation of Use. TOWN shall own the property either in fee or non-revocable easement and shall be responsible for same. It is specifically understood that the right-of-way is being used for drainage and flood control purposes. The properties upon which PROJECT is constructed shall not be used for any purpose that will diminish or preclude its use for drainage and flood control purposes. TOWN may not dispose of or change the use of the properties without approval of DISTRICT. If, in the future, TOWN disposes of any portion of or all of the properties acquired upon which PROJECT is constructed pursuant to this Agreement; changes the use of any portion or all of the properties upon which PROJECT is constructed pursuant to this Agreement; or modifies any of the improvements located on any portion of the properties upon which PROJECT is constructed pursuant to this Agreement; and TOWN has not obtained the written approval of DISTRICT prior to such action, TOWN shall take any and all action necessary to reverse said unauthorized activity and return the properties and improvements thereon, acquired and constructed pursuant to this Agreement, to the ownership and condition they were in immediately prior to the unauthorized activity at TOWN's sole expense.

7. MANAGEMENT OF CONSTRUCTION

- A. Costs. Construction costs shall consist of those costs as incurred by the most qualified contractor(s) including detour costs, licenses and permits, utility relocations, and construction related engineering services as defined in Paragraph 4 of this Agreement.
- B. Construction Management and Payment
1. DISTRICT, with the concurrence of TOWN, shall administer and coordinate the construction-related work as provided herein.
 2. DISTRICT, with concurrence of TOWN, shall select and award construction contract(s).
 3. DISTRICT shall require the contractor to provide adequate liability insurance that includes TOWN. The contractor shall be required to indemnify TOWN. Copies of the insurance coverage shall be provided to TOWN.
 4. DISTRICT, with assistance of TOWN, shall coordinate field surveying; staking; inspection; acquisition of right-of-way; and engineering as required to construct PROJECT. Materials testing shall be provided by the DEVELOPER. DISTRICT, with assistance of TOWN, shall assure that construction is performed in accordance with the construction contract documents including approved plans and specifications and shall accurately record the quantities and costs relative thereto. Copies of all inspection reports shall be furnished to TOWN on a weekly basis. DISTRICT shall retain an engineer to perform all or a part of these duties.
 5. DISTRICT, with concurrence of TOWN, shall contract with and provide the services of the design engineer for basic engineering construction services to include addendum preparation; survey control points; explanatory sketches; revisions of contract plans; shop drawing review; as-built plans; weekly inspection of work; and final inspection.
 6. PARTIES shall have access to the site during construction at all times to observe the progress of work and conformance to construction contract documents including plans and specifications.
 7. DISTRICT shall review and approve contractor billings... DISTRICT shall remit payment to contractor based on billings.
 8. DISTRICT, with concurrence of TOWN, shall prepare and issue all written change or work orders to the contract documents.
 9. PARTIES shall jointly conduct a final inspection and accept or reject the completed PROJECT in accordance with the contract documents.
 10. DISTRICT shall provide TOWN a set of reproducible "as-built" plans.
- C. Construction Change Orders. In the event that it becomes necessary and advisable to change the scope or detail of the work to be performed under the contract(s), such changes shall be rejected or approved in writing by the contracting officers. No change orders shall be approved that increase the costs beyond the funds available in the PROJECT fund, including

interest earned on those funds, unless and until the additional funds needed to pay for the added costs are committed by all PARTIES.

8. MAINTENANCE

PARTIES agree that TOWN shall own and be responsible for maintenance of the completed and accepted PROJECT. PARTIES further agree that DISTRICT, at TOWN's request, shall assist TOWN with the maintenance of all facilities constructed or modified by virtue of this Agreement to the extent possible depending on availability of DISTRICT funds. Such maintenance assistance shall be limited to drainage and flood control features of PROJECT. Maintenance assistance may include activities such as keeping flow areas free and clear of debris and silt, keeping culverts free of debris and sediment, repairing drainage and flood control structures such as drop structures and energy dissipaters, and clean-up measures after periods of heavy runoff. The specific nature of the maintenance assistance shall be set forth in a memorandum of understanding from DISTRICT to TOWN, upon acceptance of DISTRICT's annual Maintenance Work Program.

DISTRICT shall have right-of-access to right-of-way and storm drainage improvements at all times for observation of flood control facility conditions and for maintenance when funds are available.

9. FLOODPLAIN REGULATION

TOWN agrees to regulate and control the floodplain of Brandy Gulch within TOWN in the manner prescribed by the National Flood Insurance Program and prescribed regulations thereto as a minimum.

PARTIES understand and agree, however, that TOWN cannot obligate itself by contract to exercise its police powers. If TOWN fails to regulate the floodplain of Brandy Gulch within TOWN in the manner prescribed by the National Flood Insurance Program and prescribed regulations thereto as a minimum, DISTRICT may exercise its power to do so and TOWN shall cooperate fully.

10. TERM OF AGREEMENT

The term of this Agreement shall commence upon execution and shall terminate three (3) years after the final payment is made to the construction contractor and the final accounting of funds on deposit at DISTRICT is provided to all PARTIES pursuant to Paragraph 5 herein, except for Paragraph 9. FLOODPLAIN REGULATION, Paragraph 6.B. Ownership of Property and Limitation of Use, and Paragraph 8. MAINTENANCE, which shall run in perpetuity.

11. LIABILITY

Each party hereto shall be responsible for any suits, demands, costs, or actions at law resulting from its own acts or omissions and may insure against such possibilities as appropriate.

12. CONTRACTING OFFICERS

- A. The contracting officer for TOWN shall be Public Works and Engineering Director, 20120 E. Mainstreet, Parker, Colorado, 80138.
- B. The contracting officer for DISTRICT shall be the Executive Director, 12575 West Bayaud Avenue Lakewood, CO 80228.

- C. The contracting officers for PARTIES each agree to designate and assign a PROJECT representative to act on the behalf of said PARTIES in all matters related to PROJECT undertaken pursuant to this Agreement. Each representative shall coordinate all PROJECT-related issues between PARTIES, shall attend all progress meetings, and shall be responsible for providing all available PROJECT-related file information to the engineer upon request by DISTRICT or TOWN. Said representatives shall have the authority for all approvals, authorizations, notices or concurrences required under this Agreement. However, in regard to any amendments or addenda to this Agreement, said representative shall be responsible to promptly obtain the approval of the proper authority.
13. RESPONSIBILITIES OF PARTIES
- DISTRICT shall be responsible for coordinating with TOWN the information developed by the various consultants hired by DISTRICT and for obtaining all concurrences from TOWN needed to complete PROJECT in a timely manner. TOWN agrees to review all concept plans, preliminary design plans, and final plans and specifications; and to provide comments within 21 calendar days after the drafts have been provided by DISTRICT to TOWN.
14. AMENDMENTS
- This Agreement contains all of the terms agreed upon by and among PARTIES. Any amendments to this Agreement shall be in writing and executed by PARTIES hereto to be valid and binding.
15. SEVERABILITY
- If any clause or provision herein contained shall be adjudged to be invalid or unenforceable by a court of competent jurisdiction or by operation of any applicable law, such invalid or unenforceable clause or provision shall not affect the validity of the Agreement as a whole and all other clauses or provisions shall be given full force and effect.
16. APPLICABLE LAWS
- This Agreement shall be governed by and construed in accordance with the laws of the State of Colorado. Jurisdiction for any and all legal actions regarding this Agreement shall be in the State of Colorado and venue for the same shall lie in the TOWN where PROJECT is located.
17. ASSIGNABILITY
- No party to this Agreement shall assign or transfer any of its rights or obligations hereunder without the prior written consent of the nonassigning party or parties to this Agreement.
18. BINDING EFFECT
- The provisions of this Agreement shall bind and shall inure to the benefit of PARTIES hereto and to their respective successors and permitted assigns.
19. ENFORCEABILITY
- PARTIES hereto agree and acknowledge that this Agreement may be enforced in law or in equity, by decree of specific performance or damages, or such other legal or equitable relief as may be available subject to the provisions of the laws of the State of Colorado.
20. TERMINATION OF AGREEMENT

This Agreement may be terminated upon thirty (30) days' written notice by any party to this Agreement, but only if there are no contingent, outstanding contracts. If there are contingent, outstanding contracts, this Agreement may only be terminated upon the cancellation of all contingent, outstanding contracts. All costs associated with the cancellation of the contingent contracts shall be shared between PARTIES in the same ratio(s) as were their contributions.

21. PUBLIC RELATIONS

It shall be at TOWN's sole discretion to initiate and to carry out any public relations program to inform the residents in PROJECT area as to the purpose of PROJECT and what impact it may have on them. Technical information shall be presented to the public by the selected engineer. In any event DISTRICT shall have no responsibility for a public relations program, but shall assist TOWN as needed and appropriate.

22. NO DISCRIMINATION IN EMPLOYMENT

In connection with the performance of work under this Agreement, PARTIES agree not to refuse to hire, discharge, promote or demote, or to discriminate in matters of compensation against any person otherwise qualified because of race, color, ancestry, creed, religion, national origin, gender, age, military status, sexual orientation, marital status, or physical or mental disability and further agree to insert the foregoing provision in all subcontracts hereunder.

23. APPROPRIATIONS

Notwithstanding any other term, condition, or provision herein, each and every obligation of TOWN and/or DISTRICT stated in this Agreement is subject to the requirement of a prior appropriation of funds therefore by the appropriate governing body of TOWN and/or DISTRICT.

24. NO THIRD PARTY BENEFICIARIES

It is expressly understood and agreed that enforcement of the terms and conditions of this Agreement, and all rights of action relating to such enforcement, shall be strictly reserved to PARTIES, and nothing contained in this Agreement shall give or allow any such claim or right of action by any other or third person on such Agreement. It is the express intention of PARTIES that any person or party other than any one of PARTIES receiving services or benefits under this Agreement shall be deemed to be an incidental beneficiary only.

25. GOVERNMENTAL IMMUNITIES

PARTIES hereto intend that nothing herein shall be deemed or construed as a waiver by any party of any rights, limitations, or protections afforded to them under the Colorado Governmental Immunity Act (§ 24-10-101, *et seq.*, C.R.S.) as now or hereafter amended or otherwise available at law or equity.

26. INTENT OF AGREEMENT

Except as otherwise stated herein, this Agreement is intended to describe the rights and responsibilities of and between PARTIES and is not intended to and shall not be deemed to confer rights upon any person or entities not named as PARTIES, nor to limit in any way the powers and responsibilities of the TOWN, the DISTRICT or any other entity not a party hereto.

27. EXECUTION IN COUNTERPARTS – ELECTRONIC SIGNATURES

This Agreement, and all subsequent documents requiring the signatures of PARTIES to this Agreement, may be executed in two or more counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same instrument. Electronic signatures shall be permitted to bind the PARTIES to this Agreement, and all subsequent documents requiring the signatures of the PARTIES to this Agreement. Documents requiring notarization may also be notarized by electronic signatures. All use of electronic signatures shall be governed by the Uniform Electronic Transactions Act, CRS §§ 24-71.3-101 to 121. However, the PARTIES agree that only electronic signatures created by electronic signature software including but not limited to DocuSign shall be permitted.

WHEREFORE, PARTIES hereto have caused this instrument to be executed by properly authorized signatories as of the date and year written below.

URBAN DRAINAGE AND FLOOD
CONTROL DISTRICT D/B/A
MILE HIGH FLOOD DISTRICT

By_____

Name Laura A. Kroeger

Title Executive Director

Date_____

Checked By

TOWN

By_____

Name_____

Title_____

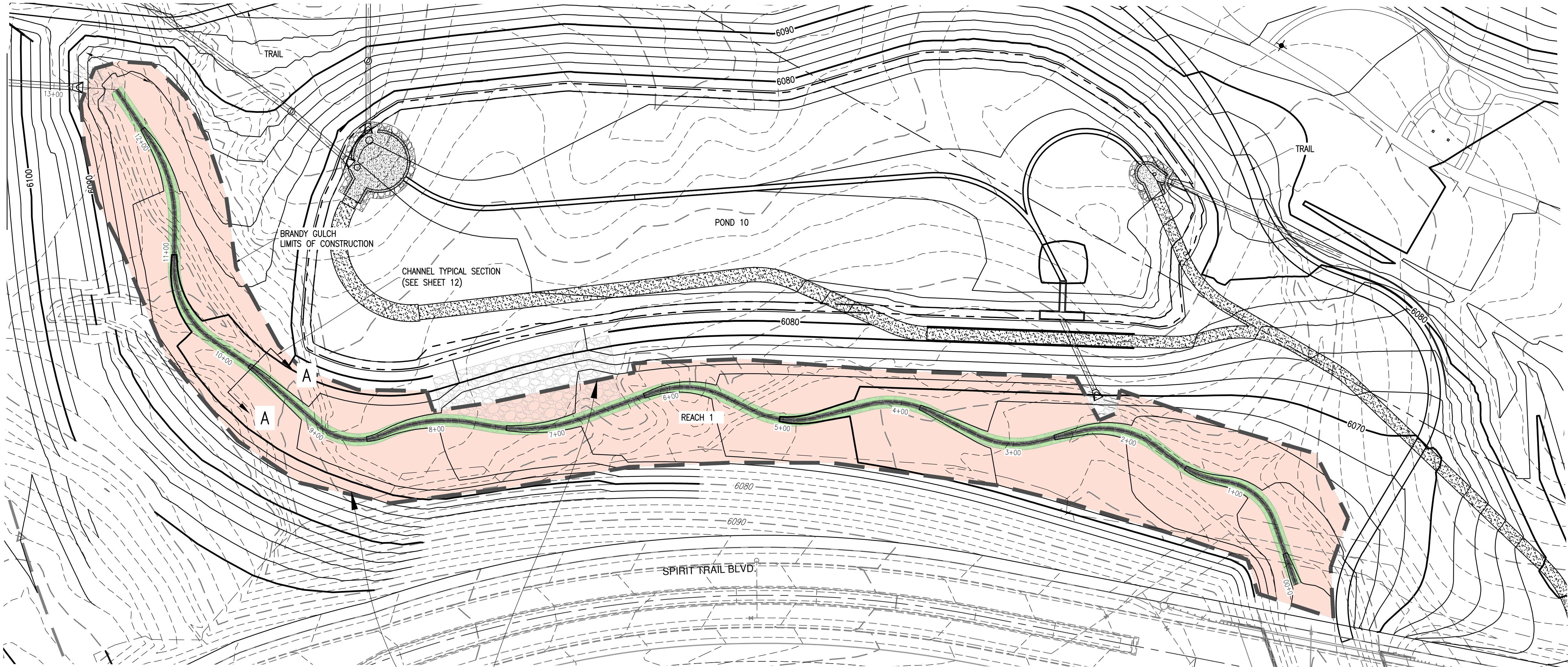
Date_____

AGREEMENT REGARDING
CONSTRUCTION
OF DEVELOPMENT IMPROVEMENT PROJECT DRAINAGE AND FLOOD CONTROL
IMPROVEMENTS FOR
BRANDY GULCH UPSTREAM OF SPIRIT TRAIL BOULEVARD

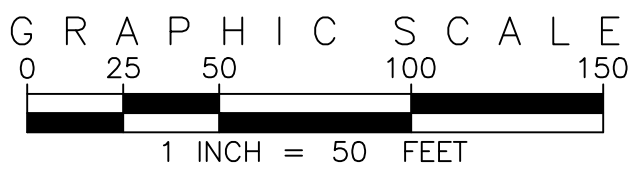
Agreement No. 23-04.15

Project No. 109776

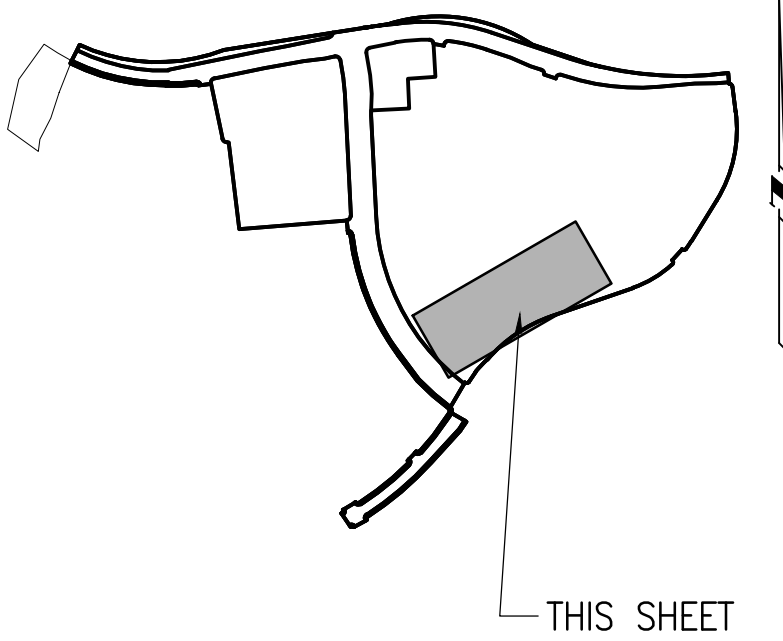
Exhibit A



LOWER BRANDY GULCH PROJECT
2.5 ACRES (SHADED AREAS WITHIN
DASHED BOUNDARY)



KEY MAP



LEGEND

- BARE RIPRAP
NO SEED
- PLANTING ZONE 1 SEED MIX
- PLANTING ZONE 2 SEED MIX
- TREE PRESERVATION ZONE

NOTES

- SEE SHEET 15 FOR SEED MIXES AND LANDSCAPE NOTES.
- EXISTING TREES, VEGETATION, AND FACILITIES TO BE PROTECTED IN PLACE AS SHOWN ON THESE PLANS UNLESS OTHERWISE DIRECTED BY ENGINEER IN THE FIELD.

SCALE VERIFICATION BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

811
Know what's below.
Call before you dig.

REUSE OF DOCUMENT
THE IDEAS AND DESIGN INFORMATION AS INCORPORATED INTO THIS PROJECT ARE THE PROPERTY OF EMK CONSULTANTS, INC., AND ARE NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT WRITTEN AUTHORIZATION OF EMK CONSULTANTS, INC.

EMK CONSULTANTS, INC.
LAND DEVELOPMENT
ENGINEERING & SURVEYING
7006 SOUTH ALTON WAY, BLDG. F
CENTENNIAL, COLORADO 80112-2019
(303) 694-1520
WWW.EMKCG.COM

EMK

NO.	REVISIONS	DESCRIPTION	DATE	
			BY	

DESIGNED BY:	
DRAWN BY:	DL
CHECKED BY:	
APPROVED BY:	

LANDSCAPE PLAN

SCALE	
HORIZONTAL 1"=50'	VERTICAL 1"=5'
16	16

AGREEMENT REGARDING
CONSTRUCTION
OF DEVELOPMENT IMPROVEMENT PROJECT DRAINAGE AND FLOOD CONTROL
IMPROVEMENTS FOR
UPPER BRANDY GULCH UPSTREAM OF SPIRIT TRAIL BOULEVARD

Agreement No. 23-04.15

Project No. 109776

Exhibit B

CONTRACTOR'S SCOPE

BRANDY GULCH FILING 9 SECTION
MHFD BID SCHEDULE
EMK CONSULTANTS
4/21/2023



BID ITEM	BID ITEM CODE	DESCRIPTION	QUANTITY	PAY UNIT	UNIT PRICE	TOTAL COST OF BID ITEM	NOTES/ASSUMPTIONS
BASE BID							
1	GN-02-001	Mobilization	1.00	LS	\$63,371.00	\$63,371.00	
2	GN-06-001	Water Control	1.00	LS	\$4,500.00	\$4,500.00	
3	GN-04-001	Surveying & Inspection (by EMK)	1.00	LS	\$13,685.00	\$13,685.00	Added as-built survey and inspection.
4	GN-05-001	Traffic Control	1.00	LS	\$0.00	\$0.00	Assumes this will be provided by GC/Owner.
5	ESC-20-001	Vehicle Tracking Control	56.00	SY	\$58.00	\$3,248.00	
6	ESC-17-002	Stabilized Staging Area	1,111.00	SY	\$11.20	\$12,443.20	
7	ESC-13-001	Sediment Control Log	200.00	LF	\$5.00	\$1,000.00	
8	ESC-03-001	Check Dam	8.70	CY	\$194.00	\$1,687.80	
9	ESC-05-001	Concrete Washout Area	1.00	EA	\$2,500.00	\$2,500.00	
10	ESC-19-001	Stream Crossing, Temporary, with Culvert	1.00	EA	\$10,031.00	\$10,031.00	
11	ESC-01-001	General BMP Maintenance	20.00	HOURL	\$193.00	\$3,860.00	
12	ESP-07-001	Topsoil, Excavate, Stockpile, and Replace	2,401.00	CY	\$17.50	\$42,017.50	
13	ESP-02-001	Earthwork, Excavation and Fill On-Site	1,597.00	CY	\$12.50	\$19,962.50	
14	RW-11-002	Riprap, Void-Filled, Type L	850.00	CY	\$123.50	\$104,975.00	
15	RW-10-003	Riprap with Bedding, Type M	43.00	CY	\$177.00	\$7,611.00	
16	RW-10-004	Riprap with Bedding, Type H	87.00	CY	\$172.00	\$14,964.00	
17	SC-08-003	Concrete Sidewalk / Trail, 6-Inch Thick to 8-Inch Thick	1,800.00	SY	\$83.00	\$149,400.00	
18	LS-02-002	Erosion Control Blanket, Coir Mat	7,367.00	SY	\$15.00	\$110,505.00	18" wood stakes, straw underneath
19	LS-10-005	Seeding, Upland, Broadcast	2.20	AC	\$4,635.00	\$10,197.00	Biosol Forte @ 800 #/Acre, Humates @ 200 #/Acre, & Mycorrhizae @ 20 #/Acre
20	LS-10-001	Seeding, Riparian, Broadcast	0.20	AC	\$4,573.00	\$914.60	Biosol Forte @ 800 #/Acre, Humates @ 200 #/Acre, & Mycorrhizae @ 20 #/Acre
21	LS-08-001	Mulch, Hydromulch	2.40	AC	\$3,287.00	\$7,888.80	
22	LS-06-001	Irrigation System	2.40	AC	\$29,260.00	\$70,224.00	Above ground temporary system.
BASE BID TOTAL						\$654,985.40	
ALTERNATES							
1A	LS-06-001	Additional Cost to Underground Temp Irrigation System	2.40	AC	\$9,775.00	\$23,460.00	
ALTERNATE TOTAL						\$23,460.00	
BASE BID + ALTERNATES TOTAL						\$678,445.40	

Notes:

- Excludes: testing, permit fees, revegetation establishment.
- Temporary irrigation system only includes installation. Operation, water costs, and maintenance by others.

Contractor: Naranjo Civil Constructors, Inc.
627 27th Street
Garden City, CO 80631

Submitted By: John Leone, President

Date: 3-Jun-23 REV1



AGREEMENT REGARDING
CONSTRUCTION
OF DEVELOPMENT IMPROVEMENT PROJECT DRAINAGE AND FLOOD CONTROL
IMPROVEMENTS FOR
UPPER BRANDY GULCH UPSTREAM OF SPIRIT TRAIL BOULEVARD

Agreement No. 23-04.15

Project No. 109776

Exhibit C

VEGETATION ESTABLISHMENT SCOPE

Mile High Flood District: Douglas County

Upper Brandy Gulch at Looking Glass

June 15th, 2023

Prepared by:



14 Inverness Drive East Suite A-100 Englewood CO, 80112

www.habitatmanagementinc.com

Prepared for:

Laura Hinds, P. E.

Project Engineer

Mile High Flood Control District



Introduction:

The following landscape establishment budget has been developed for Mile High Flood District's (MHFD) project area at Upper Brandy Gulch at Looking Glass (Upper Brandy Gulch). Habitat Management, Inc. (HMI) will implement a vegetation maintenance plan including the following tasks outlined in this budget upon approval.

1 Site Inspections and Management

Habitat Management will visit this site when visiting other MHFD sites in Douglas County and perform a monthly site inspection. These inspections will be performed throughout the growing season (March to October) to inspect for weeds, plant community health, and vegetation establishment issues. HMI will fill out an inspection report and provide it to MHFD to help plan maintenance items as they are identified. This line item includes up to eight site visits during the growing season. HMI will note and recommend in their inspection report areas for potential seeding efforts or areas of concern that need to be addressed. After inspections, areas identified as needing further evaluation through soil sampling and monitoring will be recommended to MHFD for approval.

2 Noxious Weed Management

Habitat Management recommends visiting this site regularly throughout the growing season for Colorado Noxious Weed Listed species to implement noxious weed management activities and planning. Chemical control methods will be utilized to treat noxious, and nuisance weed species growing at the site in the upland and riparian areas. A licensed pesticide applicator will visit this site regularly to inspect the treatment area(s). The applicator will evaluate noxious, and nuisance weed infestations and apply herbicides, based on site conditions. HMI has accounted for two pre-construction noxious weed treatments in the spring. Spot-applications of appropriate herbicides will take place in specific areas within the project boundaries up to six separate times in the growing season. The recommended schedule will be adjusted based on site conditions and timing of weed emergence, flowering, and senescence. Other environmental conditions will need to be accounted for when applying herbicides. Only herbicides labeled for use in or near water will be applied near the channels. An appropriate surfactant will also be used to increase adhesion of the herbicide to the targeted species and a blue marker dye will be added to indicate where herbicide has been applied. Herbicide applications will only occur within MHFD's right-of-way and records will be provided at the completion of work. The recommended schedule can be adjusted to meet the site's demands as the vegetation starts to establish and we see what kind of weed control effort will be required. Additional weed control to the surrounding property may be necessary to reduce vectors of spreading into the site.

MHFD: Douglas County: Upper Brandy Gulch at Looking Glass Landscape Establishment Budget

3 Mechanical Weed Control

The site may require additional weed control efforts that include weed whacking, mowing, and mechanical seedhead removal to areas within the project boundary. It is recommended to include mechanical treatments in the site's integrated weed management plan. This task includes the cost for HMI to have a four-person crew visit the site with mechanical equipment to control annual weeds growing in recently seeded areas or noxious weeds that have already begun to produce flowers or seedheads.

4 Seeding

Habitat Management estimated that up to 2 acres of upland seeding may occur during the post construction maintenance period. HMI's costs include performing hand-broadcast seeding and harrowing after seeding to areas that are larger than 4 sq. ft. These areas will be reseeded in the spring and fall of each growing season based on site success. Seeding areas will be identified based on signs of poor establishment or bare patches. If areas are showing signs of soil/water distress, HMI will notify MHFD of reseeding areas that may need additional monitoring to determine the best method of seeding.

5 Erosion Control

Habitat Management has estimated minor BMP maintenance and/or removal efforts from surface may occur post construction. This may require HMI to work onsite to remove or repair any BMPS left in place during the establishment period.

6 Pre-Construction Weed Control

Habitat Management will perform two separate weed control events prior to construction to target areas infested with noxious weeds within the construction boundary.

7 Budget

This budget includes estimates for landscape maintenance during a 3-year period post-construction. The total budget for post construction maintenance is **\$92,965.68**.

Upper Brandy Gulch at Looking Glass					
Table 1: Estimated Cost Not to Exceed Budget					
Item Description	Labor	Travel	Equipment	Materials & Outside Services	Task Total
Task 1: Site Monitoring and Management	\$ 1,242.00	\$ 184.37	\$ 402.50	\$ -	\$1,828.87
Task 2: Noxious Weed Management	\$ 15,000.00	\$ 430.94	\$ 5,000.00	\$ 337.50	\$20,768.44
Task 3: Mechanical Weed Control	\$ 4,278.00	\$ 100.47	\$ 1,265.00	\$ -	\$5,643.47
Task 4: Seeding	\$ 1,552.50	\$ 50.24	\$ 598.00	\$ 2,093.75	\$4,294.49
Task 5: Erosion Control	\$ 1,656.00	\$ 145.16	\$ 1,380.00	\$ -	\$3,181.16
Task 6: Pre-Construction Weed Control	\$ 5,520.00	\$ 90.62	\$ 4,312.50	\$ 237.50	\$10,160.62
Total Year One	\$ 29,248.50	\$ 1,001.80	\$ 12,958.00	\$ 2,668.75	\$45,877.05
Total Year Two (25% reduction from year 1)					\$26,907.79
Total Year Threem (25% reduction from year 2)					\$20,180.84
<i>Grand Total:</i>					<i>\$92,965.68</i>



Request for Town Council Action

Date: July 17, 2023

Submitted By: Jamie Wynn, Deputy Town Attorney
Tom Williams, Director Eng/PW
Jim Tsurapas, Chief of Police

Reviewed By: Michelle Kivela, Town Manager

Title: **ORDINANCE NO. 5.06.42.2 - Second Reading**
A Bill for an Ordinance to Amend Section 7.03.020 of the Parker Municipal Code Concerning Restrictions on Use of Certain Vehicles
Department: Town Attorney's Office, Jamie Wynn
Police, Jim Tsurapas
Engineering and Public Works, Tom Williams

EXECUTIVE SUMMARY

On April 10, 2023, staff appeared before Town Council at a study session based on a citizen inquiry regarding the use of golf cars on Town roadways. As a result of this discussion, Town Council directed staff to draft a proposed ordinance regarding the operation of golf cars on public Town roadways. Staff returned to Town Council at a study session on May 22, 2023, with a draft of a proposed ordinance, as well as potential changes to two current ordinances, to ensure the current language was consistent with any potential changes if a new ordinance is adopted and added to the Municipal Code. These also relate to the use of golf cars on Town roadways and include necessary updates to the current ordinances based on some recognized deficiencies with the current ordinances.

The updates to Section 7.03.020 are being made to accurately reflect the needs of the Town, to clarify information related to the permitting process for the use of certain motorized vehicles, and to reflect the limited use of golf cars with respect to certain holes at Black Bear Golf Course.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

The Town's Municipal Code has not generally allowed the use of golf carts or off-highway vehicles, such as ATVs, on Town roadways, trails or sidewalks. Homeowners'/business owners' associations and metropolitan/special districts utilize these vehicles for maintenance activities, such as landscaping and snow removal. Without authorization to utilize Town sidewalks, trails and at-grade crossings, it can be difficult for those maintenance activities to occur. Colorado state statute allows the Town to authorize and regulate the operation of golf carts and "off-highway vehicles" on its roadways. The Town Municipal Code identifies the exceptions where

use, pursuant to a valid permit, is allowed. Though the Town Council is currently considering a potential ordinance to add an exception allowing golf cars with required equipment and permits to be used on the Town's roadways, regardless of whether that ordinance is adopted, the Town has recognized the need for certain additions and clarifications to Section 7.03.020.

Specifically, the proposed ordinance will amend Section 7.03.020 of the Municipal Code to clarify certain uses of golf cars or other motorized vehicles necessary for the Town to perform work, as well as clarifying information related to the issuance of permits necessary for authorized uses for non-Town entities.

FINANCIAL IMPACT

Staff time and expenses related to the inspection and permitting process and costs of materials for the issuance of permits may be offset, in part, by fees charged for the inspection and permitting process.

STRATEGIC GOAL(S)



DEVELOP A VISIONARY
COMMUNITY THROUGH
BALANCED GROWTH

ATTACHMENTS

1. Ordinance No. 5.06.42.2

RECOMMENDED MOTION

I move to approve Ordinance No. 5.06.42.2 on second reading.

ORDINANCE NO. 5.06.42.2, Series of 2023

TITLE: A BILL FOR AN ORDINANCE TO AMEND SECTION 7.03.020 OF THE PARKER MUNICIPAL CODE CONCERNING RESTRICTIONS ON USE OF CERTAIN VEHICLES

NOW, THEREFORE, THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, ORDAINS:

Section 1. Section 7.03.020 of the Parker Municipal Code is amended to read as follows:

7.03.020 Restrictions on use.

(a) It is unlawful for any person to operate any licensed or unlicensed motor vehicle or recreational vehicle, whether registered or unregistered, in any of the following places, unless the property is posted for the specific use of motor vehicles and recreational vehicles as a recreational area:

(1) On any public property within the corporate limits of the Town, unless such operation is specifically authorized by the Town Administrator or designee, as part of a community event under Chapter 10.08 of this Code, or by the Town Council by resolution. This provision is not intended to prevent the operation of motorized vehicles on these properties by ~~a-the~~ Town or a contractor acting on behalf of the Town; or by a special district, metropolitan district or homeowners/business owners association, including an employee or agent for any of the herein listed entities, for the purpose of maintaining, repairing or patrolling the properties if as authorized by the Town Council by resolution and with an appropriate permit issued by the Chief of the Parker Police Department or the Parks, Recreation and Open Space Director, or their designee; or for the limited use of golf cars traveling across a Town roadway at a designated crossing to proceed from one hole on the Black Bear golf course to the next where such crossings were in effect prior to the Town roadway being completed;

(2) On any property located within the Town and owned or maintained by the County, except upon roadways specifically designated for the operation of motor vehicles, unless such operation is specifically authorized by the County Commissioners or their designee and a county-issued permit has been obtained therefor;

(3) On any park land or other property located within the Town and owned or maintained by any recreation or park district, or by any metropolitan district or special district, or homeowners/business owners association, except upon roadways specifically designated for the operation of the specific type of ~~motor~~ vehicles, unless such operation is specifically authorized by the Chief of

Police or the Town of Parker Parks, Recreation and Open Space Director
executive director or association president, or their his or her designee, and a
permit related to the specific type of vehicle and the specific use has been
obtained from the proper entity/Town department therefor;

* * *

Section 2. Safety Clause. The Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town of Parker, that it is promulgated for the health, safety and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained. The Town Council further finds that the title to this Ordinance was posted in two public places two days before the Town Council meeting, as provided by Section 7.5e. of the Town of Parker Home Rule Charter.

Section 3. Severability. If any clause, sentence, paragraph or part of this Ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect application to other persons or circumstances.

Section 4. This Ordinance shall become effective ten (10) days after final publication.

INTRODUCED AND PASSED ON FIRST READING this ____ day of _____,
2023.

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

ADOPTED ON SECOND AND FINAL READING this ____ day of _____, 2023.

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

APPROVED AS TO FORM:

Kristin Hoffmann, Town Attorney



Request for Town Council Action

Date: July 17, 2023

Submitted By: Jamie Wynn, Deputy Town Attorney
Tom Williams, Director Eng/PW
Jim Tsurapas, Chief of Police

Reviewed By: Michelle Kivela, Town Manager

Title: **ORDINANCE NO. 5.06.42.3 - Second Reading**
A Bill for an Ordinance to Amend Chapter 7.03 of the Parker
Municipal Code by the addition Thereto of a New Section 7.03.025
Concerning Golf Cars on Public Town Roadways
Department: Town Attorney's Office, Jamie Wynn
Police, Jim Tsurapas
Engineering and Public Works, Tom Williams

EXECUTIVE SUMMARY

On April 10, 2023, staff appeared before Town Council at a study session based on a citizen inquiry regarding the use of golf cars on Town roadways. As a result of this discussion, Town Council directed staff to draft a proposed ordinance regarding the operation of golf cars on public Town roadways. Staff returned to Town Council at a study session on May 22, 2023, with a draft of a proposed ordinance, as well as potential changes to two current ordinances, to ensure the current language was consistent with any potential changes if a new ordinance is adopted and added to the Municipal Code. These also relate to the use of golf cars on Town roadways and include necessary updates to the current ordinances based on some recognized deficiencies with the current ordinances.

This proposed Section 7.03.025 would be an addition to the Town Municipal Code which would allow the use of golf cars on Town roadways with specific restrictions and requirements related to the type of golf cars allowed, the equipment required for the use of a golf car on the specified Town roadways, and permitting requirements through the Parker Police Department.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

The Town's Municipal Code has not generally allowed the use of golf carts or off-highway vehicles, such as ATVs, on Town roadways, trails or sidewalks. Colorado state statute allows the Town to authorize and regulate the operation of golf carts and "off-highway vehicles" on its roadways. The Town Municipal Code identifies the exceptions where use, pursuant to a valid permit, is allowed.

Through this proposed ordinance, the Town Council can allow golf cars with specific required equipment and a valid permit to be used on certain limited Town roadways. The proposed ordinance details the safety equipment necessary on any golf car that may be allowed on the specified roadways, should there be a valid permit issued by the Parker Police Department after an inspection to confirm that the required equipment is present. The proposed ordinance also provides information regarding which roadways would be authorized for the use of golf cars, as well as other specific allowances and restrictions related to the use of such golf cars on those roadways.

FINANCIAL IMPACT

Staff time and expenses related to the inspection and permitting process and costs of materials for the issuance of permits may be offset, in part, by fees charged for the inspection and permitting process.

STRATEGIC GOAL(S)



DEVELOP A VISIONARY
COMMUNITY THROUGH
BALANCED GROWTH

ATTACHMENTS

1. Ordinance No. 5.06.42.3

RECOMMENDED MOTION

I move to approve Ordinance No. 5.06.42.3 on second reading.

ORDINANCE NO. 5.06.42.3, Series of 2023

TITLE: A BILL FOR AN ORDINANCE TO AMEND CHAPTER 7.03 OF THE PARKER MUNICIPAL CODE BY THE ADDITION THERETO OF A NEW SECTION 7.03.025 CONCERNING THE OPERATION OF GOLF CARS ON PUBLIC TOWN ROADWAYS

NOW, THEREFORE, THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, ORDAINS:

Section 1. Chapter 7.03 of the Parker Municipal Code is amended by the addition of a new Section 7.03.025, Operation of golf cars on public Town roadways, to read as follows:

7.03.025 Operation of golf cars on public Town roadways.

(a) For purposes of this Section, *golf car* shall mean a self-propelled vehicle not designed primarily for operation on roadways and that has: (1) a design speed of less than twenty (20) miles per hour; (2) at least three (3) wheels in contact with the ground; (3) an empty weight of not more than one thousand three hundred (1,300) pounds; and (4) a carrying capacity of not more than four (4) persons.

(b) Unless specifically authorized in this Code, golf cars are not allowed on any Town roadway, sidewalk, park land, trail, or any other public property. Golf cars shall only be allowed if in compliance with the provisions set forth in this Code and, when applicable, only after issuance of the appropriate permit(s), pursuant to the provisions of this Code.

(c) Any person driving a golf car on public roadways where such use is permitted in this Chapter shall be subject to all of the duties and penalties applicable to the driver of a motor vehicle as set forth in this Code and applicable state statutes, except those provisions that, by their very nature, can have no application. Said operators shall also comply with the provisions of this Chapter and shall comply with any other applicable Code provisions regulating the operation of golf cars.

(d) Golf cars will be allowed on the roadways of the Town with the following restrictions:

(1) Golf cars shall be prohibited from traveling on public Town roadways with a speed in excess of thirty-five (35) miles per hour and, unless otherwise restricted, may only be used on public Town roadways with speeds of thirty-five (35) miles per hour or less.

(2) Golf cars shall be prohibited from traveling on roadways that have four or more total lanes, with the exception of Canterbury Parkway.

(3) Golf cars shall not be driven upon any private roadways without the express permission of the owner of such private roadway.

(4) Golf cars shall not be driven upon any roadways located within the Town, but owned or maintained by the County or State, unless such use is specifically authorized by County or State laws.

(5) Golf cars shall be prohibited from traveling on any roadway that is not a residential roadway. For purposes of this Section, a *residential roadway* is defined as a public street or road that primarily serves local traffic and provides access to homes, schools and parks within a residential neighborhood.

(6) In addition to any restrictions otherwise included in this Section, golf cars shall not be permitted to travel on any roadways specifically designated on the Town of Parker Map of Prohibited Roadways for Golf Car Use, which is located on the Town of Parker's website.

(7) A golf car may be operated to directly cross a Town roadway that has a speed limit greater than thirty-five (35) miles per hour at an at-grade crossing to continue traveling along a roadway with a speed limit equal to or less than thirty-five (35) miles per hour; provided that such crossing occurs only at an intersection equipped with traffic signals and such crossing shall take place only at such time when motor vehicle traffic may legally cross and it is safe for the golf car to cross. No golf cars are permitted at any time on state highways or limited access highways.

(8) Golf car drivers must obey all traffic laws and parking regulations otherwise applicable to motor vehicles, including, if applicable, emissions inspections.

(e) All golf cars used on the Town's roadways shall have the following operational equipment:

(1) Head lamps;

(2) Front and rear turn signals;

(3) Tail lamps;

(4) Stop lamps;

(5) Reflect reflectors – one red on each side as far to the rear as practicable and one red reflector on the rear of the golf car;

(6) An exterior mirror mounted on the driver's side of the vehicle or an interior mirror, such mirrors shall provide a free and unobstructed view of the roadway for a distance of at least two hundred (200) feet to the rear of the golf car;

(7) Windshield;

- (8) Seat belts (type one or two) at all seat positions;
- (9) Parking brake;
- (10) Horn or warning device;
- (11) Slow-moving vehicle emblem per Model Traffic Code, Section 234;
and
- (12) Parker golf car permit sticker on the rear.

(f) Golf cars shall be driven in the right-hand lane. When being overtaken by another vehicle, golf cars shall be driven as close to the right-hand side of the roadway as practicable. Where a bicycle lane or paved shoulder suitable for bicycle riding is present, persons operating golf cars shall drive in the bicycle lane or paved shoulder, except under the following circumstances:

- (1) When overtaking and passing a bicycle or vehicle proceeding in the same direction;
- (2) When preparing for a left turn at an intersection or into a private road or driveway; or
- (3) When reasonably necessary to avoid hazardous conditions, including, but not limited to, fixed or moving objects, parked or moving vehicles, pedestrians, or animals.

(g) Permits required.

(1) Golf car vehicle permit. Prior to use on Town roadways, a golf car shall be inspected for safety and required equipment by the Parker Police Department every three (3) years and shall have a valid and current Parker-Police-Department-issued permit sticker located on the rear of the golf car. This permit is specific only for the use of golf cars, as explicitly authorized in this Section.

(2) Golf car drivers must provide proof of a currently valid, unencumbered driver's license and complying insurance at the time of permitting and at all times when operating the golf car on Town roadways. The insurance must be consistent with the Motor Vehicle Insurance limits required by Colorado Statute, and must specifically cover the use of the golf car on roadways.

(3) Fees for the inspection and Town permit shall be established by Town Council resolution.

(h) Unauthorized use of golf cars.

(1) Any person without a currently valid, unencumbered driver's license may not operate a golf car.

(2) Golf cars shall not be operated between sunset and sunrise, or at any time when, due to insufficient lights or unfavorable atmospheric conditions, persons and vehicles on the roadway are not clearly discernable at a distance of one thousand (1,000) feet ahead.

Section 2. **Safety Clause.** The Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town of Parker, that it is promulgated for the health, safety and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained. The Town Council further finds that the title to this Ordinance was posted in two public places two days before the Town Council meeting, as provided by Section 7.5e. of the Town of Parker Home Rule Charter.

Section 3. **Severability.** If any clause, sentence, paragraph or part of this Ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect application to other persons or circumstances.

Section 4. This Ordinance shall become effective ten (10) days after final publication.

INTRODUCED AND PASSED ON FIRST READING this ____ day of _____, 2023.

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

ADOPTED ON SECOND AND FINAL READING this ____ day of _____, 2023.

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

APPROVED AS TO FORM:

Kristin Hoffmann, Town Attorney



Request for Town Council Action

Date: July 17, 2023

Submitted By: Jamie Wynn, Deputy Town Attorney
Tom Williams, Director Eng/PW
Jim Tsurapas, Chief of Police

Reviewed By: Michelle Kivela, Town Manager

Title: **ORDINANCE NO. 12.03.7 - Second Reading**
A Bill for an Ordinance to Amend Section 12.02.100 of the Parker Municipal Code Concerning the Use of Motorized Vehicles
Department: Town Attorney, Jamie Wynn
Police, Jim Tsurapas
Engineering and Public Works, Tom Williams

EXECUTIVE SUMMARY

On April 10, 2023, staff appeared before Town Council at a study session based on a citizen inquiry regarding the use of golf cars on Town roadways. As a result of this discussion, Town Council directed staff to draft a proposed ordinance regarding the operation of golf cars on public Town roadways. Staff returned to Town Council at a study session on May 22, 2023, with a draft of a proposed ordinance, as well as potential changes to two current ordinances, to ensure the current language was consistent with any potential changes if a new ordinance is adopted and added to the Municipal Code. These also relate to the use of golf cars on Town roadways and include necessary updates to the current ordinances based on some recognized deficiencies with the current ordinances.

The updates to Section 12.02.100 are being made to clarify information related to the permitting process regarding the use of certain motorized vehicles on any of the Town's parklands or trails.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

The Town's Municipal Code has not generally allowed the use of golf carts or off-highway vehicles, such as ATVs, on Town roadways, park land, trails or sidewalks. Colorado state statute allows the Town to authorize and regulate the operation of golf carts and "off-highway vehicles" on its roadways. The Town Municipal Code identifies the exceptions where use, pursuant to a valid permit, is allowed. Though the Town Council is currently considering a potential ordinance to add an exception allowing golf cars with various required equipment and permits to be used on the Town's roadways, regardless of whether that ordinance is adopted, the Town has recognized the need for certain additions and clarifications to Section 12.02.100.

Specifically, the proposed ordinance will amend Section 12.02.100 of the Municipal Code to clarify certain limited exceptions to the use of golf cars or other motorized vehicles on the Town's park lands and trails by non-Town entities, only when a valid permit is issued by either the Chief of the Parker Police Department or the Parks, Recreation and Open Space Director, which is dependent on the specific need for access.

FINANCIAL IMPACT

Staff time and expenses related to the permitting process and costs of materials for the issuance of permits.

STRATEGIC GOAL(S)



DEVELOP A VISIONARY
COMMUNITY THROUGH
BALANCED GROWTH

ATTACHMENTS

1. Ordinance No. 12.03.7

RECOMMENDED MOTION

I move to approve Ordinance No. 12.03.7 on second reading.

ORDINANCE NO. 12.03.7, Series of 2023

TITLE: A BILL FOR AN ORDINANCE TO AMEND SECTION 12.02.100 OF THE PARKER MUNICIPAL CODE CONCERNING THE USE OF MOTORIZED VEHICLES

NOW, THEREFORE, THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, ORDAINS:

Section 1. Section 12.02.100 of the Parker Municipal Code is amended to read as follows:

12.02.100 Use of motorized vehicles.

* * *

(c) Exceptions to this Section are only as specifically authorized in this Municipal Code in Section 12.02.100, Section 7.03.020, or by the Town Council by resolution and only when the user holds~~by~~ a valid permit related to the use of such vehicles on park lands that is issued by the Chief of the Parker Police Department or the Town of Parker Parks, Recreation and Open Space Director. No other provisions of this Municipal Code, or as otherwise specifically authorized in this Chapter 12.02 or in Chapter 7.03 of this Code. Section 7.03.025 of this Municipal Code does not authorize any additional use of golf cars or other motorized vehicles on any park lands, trails, or sidewalks.

Section 2. Safety Clause. The Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town of Parker, that it is promulgated for the health, safety and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained. The Town Council further finds that the title to this Ordinance was posted in two public places two days before the Town Council meeting, as provided by Section 7.5e. of the Town of Parker Home Rule Charter.

Section 3. Severability. If any clause, sentence, paragraph or part of this Ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect application to other persons or circumstances.

Section 4. This Ordinance shall become effective ten (10) days after final publication.

INTRODUCED AND PASSED ON FIRST READING this _____ day of _____, 2023.

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

ADOPTED ON SECOND AND FINAL READING this _____ day of _____, 2023.

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

APPROVED AS TO FORM:

Kristin Hoffmann, Town Attorney