



Entryway Design Committee

Proposed approach to updating the entryway to
Perry Park in three phases

March 9, 2023

Why update the entryway?

- The last time the entryway to the park was addressed was in 2001
- The current monuments have fallen into disrepair, and the north side monument causes sightline problems at the intersection
- The community has provided feedback to the board over recent years that the current entryway does not meet their expectations as an entrance to our community

Principles for updating the entryway

- Keep the look consistent with our neighborhood
 - Represent the natural beauty of Perry Park through updates to the entrance
- Keep within the existing footprint
 - With the entryway adjacent to the Conservation Easements, which provides constraints on the extent of any updates
- Keep the cost reasonable
 - The PPMD has limited resources to apply to this effort. Updating the entryway in a phased approach allows for the board and the committee to adapt the plan to accommodate changes over time

Updating the entryway in 3 phases

Phase 1: Clean it up

- Do the necessary infrastructure work to hide power lines, repair the existing monuments, and install a water tap for future use

Phase 2: Update the monuments

- The larger effort of updating the monuments and the area around the entryway.

Phase 3: Finish the area

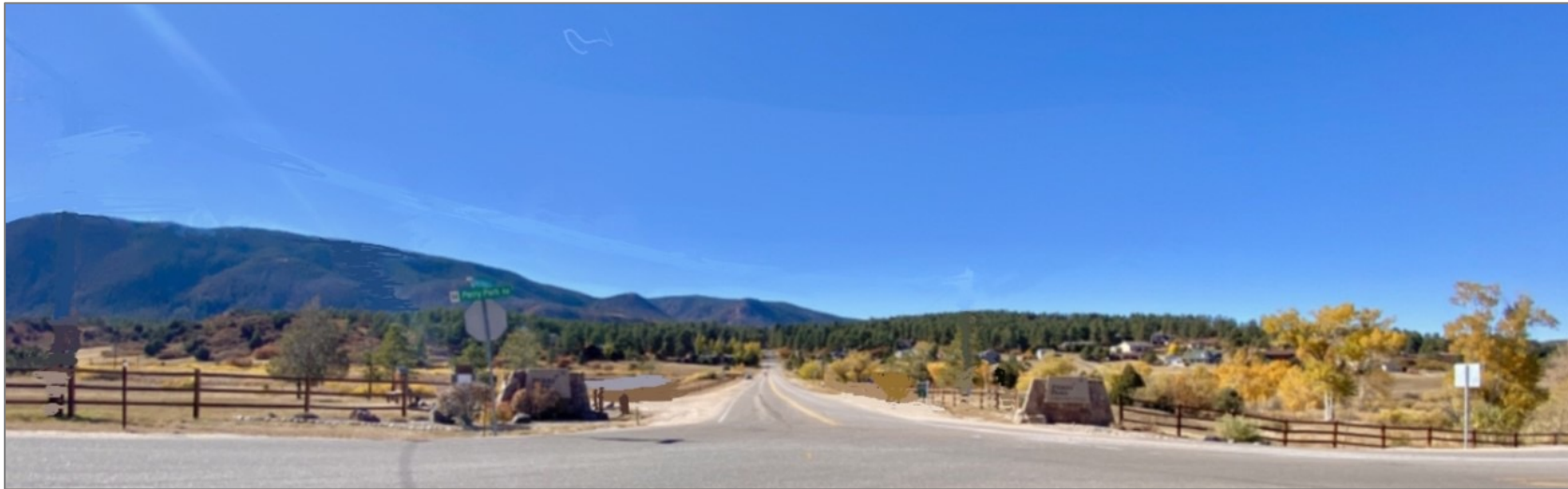
- Moving deeper into the adjacent conservation easement areas to improve the whole entryway.

Today's entryway



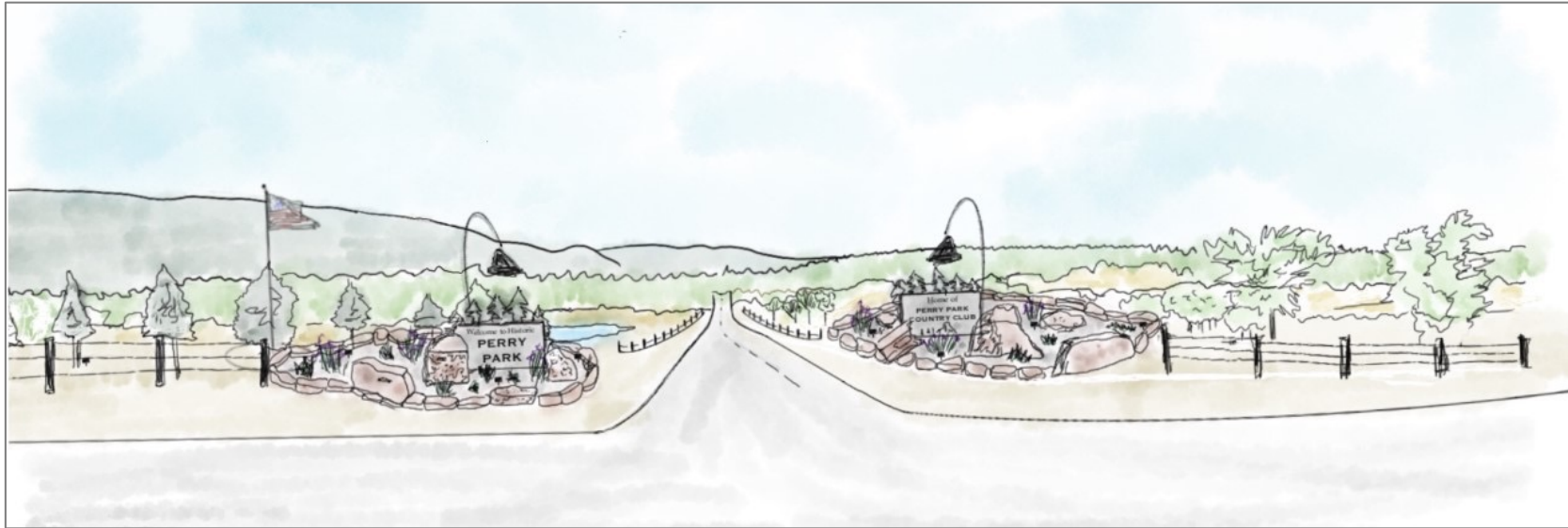
- Existing monuments are falling into disrepair
- Powerlines are unsightly
- Gas mains and other infrastructure stand out unnecessarily
- The foliage and trees are sparse and barely noticeable

Phase 1 – Clean it up



- Bury the powerlines across the road and along Red Rock
- Repair the existing monuments
- Ensure lighting remains intact
- Install a water tap for future use
- Clean up rocks, shrubs, and other foliage

Phase 2 – Update the monuments



- Replace the monuments with selected red stones from the back of the park
- Update the lighting to provide more light but be Dark Sky compliant
- Till the ground around the monument to prepare for green scaping
- Hide the gas pipes on the north side
- Add a flagpole

Phase 3 – Finish the area



- Work with the DLC to update the area behind the monuments, including the benches and other current features (book box, sentinel box, etc)
- Build out shoulders along Red Rock with rocks or pavers
- Establish more rich foliage that is pulled from the local flora in the neighborhood

Estimated Costs

Phase 1: \$97k-\$118k

- \$65,523.61 + \$300 Design Fee to bury the powerline across Red Rock
- \$900 to use the owed tap from PPWSD or \$15,148 for a new water tap
- ~\$20k for water tap install
- ~\$10k to repair monuments

Phase 2: ~\$100k-\$150k

- Cost for design and planning support
- Cost to relocate rocks from back of the neighborhood and build new monuments
- Cost to cover up gas lines

Phase 3: ~\$50k

- Cost for green scaping
- Cost for paving the shoulder
- Cost for updates to benches, boxes, and community communications

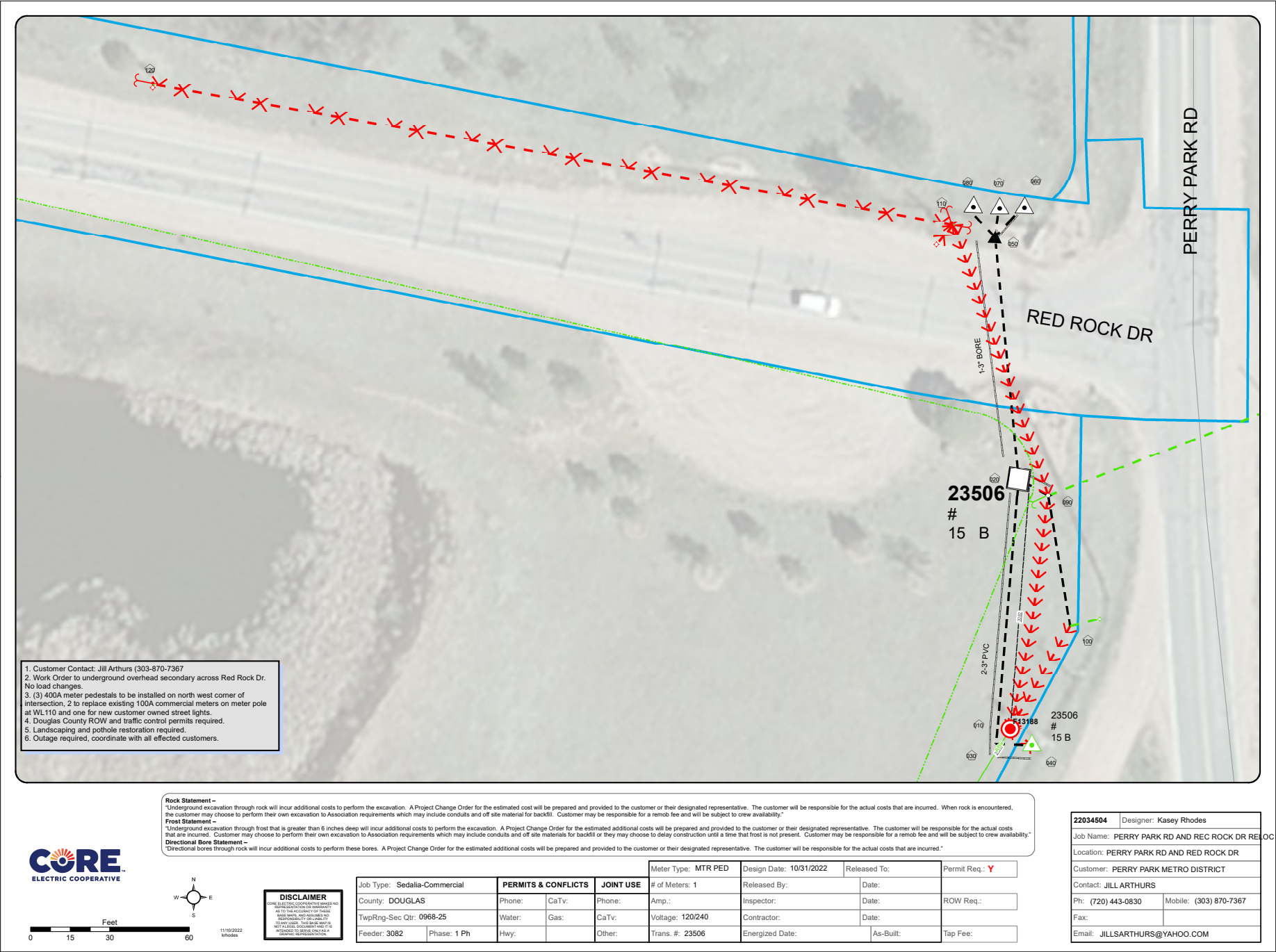
Ask of the Board and Next Steps

- We ask that the board approve moving forward with Phase 1
 - Upon approval the committee will work to finalize bids and will come back to the board for approval on each item (powerline burial, water tap, monument fixes)
- We ask that the board provide their guidance on next steps regarding Phase 2
 - The committee can continue to refine the aspects of Phase 2 and present more detailed estimates. At some point, if Phase 2 is desired the board will need to approve the hiring of a contractor for design and planning.
- We ask that the Board work with the committee to communicate any decisions from today to the broader community for input and support

Appendix

Notes from CORE (Kasy Rhodes)

- The construction print shows the overhead line across the road being removed and undergrounded. The overhead transformer had to be changed to an underground transformer to accommodate the changes. All other overhead facilities that were attached to the overhead transformer had to be refed from the new transformer. The design includes a meter for Perry Park owned streetlights, so Perry park would be responsible for installing the streetlights and running the service wire to the meter pedestal. If you have any questions, please let me know and I can walk you through the design. The estimate came out to be approximately \$65,523.61.
- Keep in mind that this is just a rough estimate, and this price could vary. As a reminder, if the estimate is higher than the actual cost of construction, you will receive the difference back. The \$300 design fee will also be applied to the price of your project.

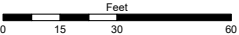


1. Customer Contact; Jill Arthurs (303-870-7367)
2. Work Order to underground overhead secondary across Red Rock Dr. No load changes.
3. (3) 400A meter pedestals to be installed on north west corner of intersection, 2 to replace existing 100A commercial meters on meter pole at WL110 and one for new customer owned street lights.
4. Douglas County ROW and traffic control permits required.
5. Landscaping and pothole restoration required.
6. Outage required, coordinate with all effected customers.

Rock Statement -
"Underground excavation through rock will incur additional costs to perform the excavation. A Project Change Order for the estimated cost will be prepared and provided to the customer or their designated representative. The customer will be responsible for the actual costs that are incurred. When rock is encountered, the customer may choose to perform their own excavation to Association requirements which may include conduits and off site material for backfill. Customer may be responsible for a remove fee and will be subject to crew availability."

Frost Statement -
"Underground excavation through frost that is greater than 6 inches deep will incur additional costs to perform the excavation. A Project Change Order for the estimated additional costs will be prepared and provided to the customer or their designated representative. The customer will be responsible for the actual costs that are incurred. Customer may choose to perform their own excavation to Association requirements which may include conduits and off site materials for backfill or they may choose to delay construction until a time that frost is not present. Customer may be responsible for a remove fee and will be subject to crew availability."

Directional Bore Statement -
"Directional bores through rock will incur additional costs to perform these bores. A Project Change Order for the estimated additional costs will be prepared and provided to the customer or their designated representative. The customer will be responsible for the actual costs that are incurred."



11/18/2022
khrdhs

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Job Type: Sedalia-Commercial		PERMITS & CONFLICTS		JOINT USE		Meter Type: MTR PED	Design Date: 10/31/2022	Released To:	Permit Req.: Y
County: DOUGLAS		Phone:	CaTv:	Phone:	Amp:	# of Meters: 1	Released By:	Date:	ROW Req:
TwpRng-Sec Qtr: 0968-25		Water:	Gas:	CaTv:	Voltage: 120/240		Inspector:	Date:	
Feeder: 3082	Phase: 1 Ph	Hwy:		Other:	Trans. #: 23506		Contractor:	Date:	
							Energized Date:	As-Built:	Tap Fee:

22034504	Designer: Kasey Rhodes
Job Name: PERRY PARK RD AND REC ROCK DR RELOCATION	
Location: PERRY PARK RD AND RED ROCK DR	
Customer: PERRY PARK METRO DISTRICT	
Contact: JILL ARTHURS	
Ph: (720) 443-0830	Mobile: (303) 870-7367
Fax:	
Email: JILLSARTHURS@YAHOO.COM	



Notes from PPWSD

- PPMD has one water tap that has the tap fee and development fee paid. There would be a \$150 permit fee and \$750 meter fee associated with the prepaid water tap
 - To purchase an additional water tap it would be \$15,148
- When your site plans are submitted to the District with your permit application, we will have the opportunity to determine if there are any conflicts with the District's infrastructure.
 - <https://www.ppwsd.org/wp-content/uploads/2023/01/TAP-APPLICATION-PERMIT-01012023.pdf>
- You can keep the District in the loop by contacting Diana by calling 303-681-2050
- Installation would be a separate cost (need to get from bid, estimated \$15k-\$25k)
 - Rough estimate of \$15,000 if waterline is not in the under Red Rock Dr. & to add about \$8,000 if it is, due to asphalt patching, using flow fill (low strength concrete) as required backfill and increased traffic control costs.

Draw: F:\1998 Projects\1997\1900117.dwg XREF(3): E:\9021\900117.dwg Layout: 1: As per 15.05 Lost Plotted on: October 30, 2002 03:46:03 PM



NO.	DATE	REVISIONS	BY

DRWN JWL	DESIGNED	TSF	DATE October 02
SCALE 1"=1000'	CHECKED		
	APPROVED		PROJ. NO. 98-085



The Engineering Company
FORT COLLINS, COLORADO

PERRY PARK WATER AND
SANITATION DISTRICT

SHEET INDEX, LEGEND & GENERAL NOTES

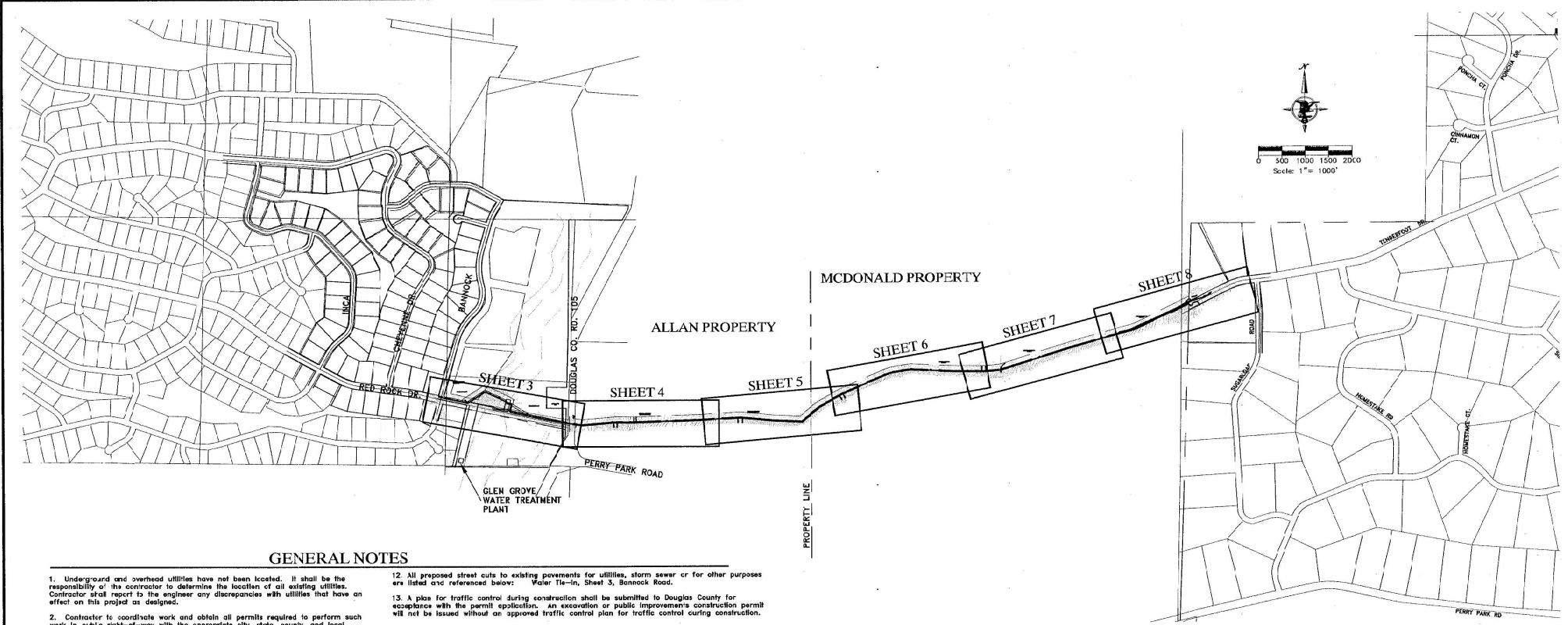
SHEETS	SHEET
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- GENERAL NOTES**
- Underground and overhead utilities have not been located. It shall be the responsibility of the contractor to determine the location of all existing utilities. Contractor shall report to the engineer any discrepancies with utilities that have an effect on this project as designed.
 - Contractor to coordinate work and obtain all permits required to perform such work in public right-of-way with the appropriate city, state, county, and local agencies.
 - Existing survey monuments which are disturbed or damaged due to construction of this project shall be replaced by licensed survey using standard survey techniques and in accordance with the requirements of the appropriate agency of the contractor's expense.
 - The contractor shall contact Utility Notification Center of Colorado 1-800-922-1987 for utility locations. Call two business days in advance before digging, grading or excavation.
 - Technical information regarding soil bore logs can be found in the appendices of the project manual.
 - Surveying Benchmarks:
G.P.S. Sullivan Douglas County GIS point, 3/4" brass cap in 2' diameter concrete pad elevation = 4472.45 (NAVD 1985). As per T.M.S.
 - The Douglas County Engineer's signature affixed to this document indicates the Engineering Division has reviewed the document and found it in general conformance with the Douglas County Subdivision Regulation or approved variances to those regulations. The Douglas County Engineer, through acceptance of this document, assumes no responsibility, other than stated above, for the completeness and/or accuracy of these documents. The owner and engineer understand that it is the responsibility for the engineering adequacy of the facilities depicted in this document lies solely with the Registered Professional Engineer whose stamp and signature is affixed to this document.
 - All materials and workmanship shall be subject to inspection by the Douglas County Engineering Division. The County reserves the right to accept or reject any such materials and workmanship that does not conform to its Standards and Specifications.
 - The contractor shall notify the Douglas County Engineering Division Inspection Section, 505-680-7493, a minimum of 48 hours and a maximum of 96 hours prior to starting construction.
 - Location of existing utilities shall be verified by the contractor prior to actual construction. For information contact: Denver Inter-Utility Group, 534-6700 or 1-800-922-1987.
 - The contractor shall have one (1) signed copy of the plans (accepted by the Douglas County Engineer) and one (1) copy of the Roadway Design and Construction Standards at the job site at all times.

- All proposed street cuts to existing pavements for utilities, storm sewer or for other purposes are listed and referenced below: Water Tie-in, Sheet 5, Bannock Road.
- A plan for traffic control during construction shall be submitted to Douglas County for acceptance with the permit application. An excavation or public improvement's construction permit will not be issued without an approved traffic control plan for traffic control during construction.
- The construction plans shall be considered valid for two (2) years from the date of County acceptance, after which time these plans shall be void and will be subject to re-review and re-acceptance by Douglas County.
- Inspection: Construction shall not begin until a utility permit has been issued. If a Douglas County Engineering Inspector is not available after proper notice of construction activity has been provided, the permittee may commence work in the inspector's absence. However, Douglas County reserves the right not to accept the improvement if subsequent testing reveals an improper installation.
- All waterline stationing is based on centerline of roadways unless otherwise noted.
- All elevations are based on Douglas County GIS point, 3/4" brass cap in 2' dia. concrete pad. Elevation equal to 4472.45 (NAVD 1985), as given to Engineer by Douglas County Engineering staff.
- Except where otherwise provided for in these plans and specifications, the Colorado Department of Highways Standard Specifications for Road and Bridge Construction, and the Colorado Department of Highways M & S Standards, latest edition, shall apply.
- No trees or shrubs will be disturbed unless called out on the construction drawings.

LEGEND

- PROPOSED 12" WATERLINE
- PROPOSED VALVE
- BLOW-OFF (HYDRANT)
- AIR RELEASE VALVE & VAULT
- FIRE HYDRANT
- WATER VALVE
- SEWER MANHOLE
- CONCRETE
- GAS METER
- WATER METER
- LIGHT POLE
- TEST HOLE
- EDGE OF ASPHALT
- PINE TREE
- RIGHT OF WAY FENCE
- RIGHT OF WAY LINE
- SIGN
- SURVEY STATION
- TELEPHONE PEDESTAL
- POWER POLE
- TELEPHONE LINE
- SEWER LINE
- WATER LINE
- OVERHEAD POWER LINE
- UNDERGROUND POWER LINE
- UNDERGROUND CABLE TV
- SPRINKLER HEAD
- DECIDUOUS TREE
- PROPOSED PERMANENT EASEMENT LINE
- PROPOSED TEMPORARY EASEMENT LINE
- EXISTING CONTOUR
- DETAIL REFERENCE
- SILT FENCE
- STRAW BALE BARRIER



County Engineer

Date

These construction plans have been reviewed by Douglas County for waterline improvements, within public right-of-way and grading and erosion control only.

Approved by Perry Park Water & Sanitation District

Date

These construction plans for the East-West Pipeline were prepared by me (or under my direct supervision) in accordance with the requirements of the Roadway Design and Construction Standards and the Storm Drainage Design and Technical Criteria of Douglas County.

Erick R. Rickard, P.E. (License No. 22029)
The Engineering Co.

DRAWINGS OF RECORD
DATE OCTOBER 2002
APPROVED BY: [Signature]

PROJ. NO. 98-085
SHEET 116

Notes from Douglas County (Sean Owens)

- Plans for intersection at 105 and red rock
 - Sean stated that there were no plans in place nor contemplated for any additional DC projects at that intersection.
- Feedback, thoughts, rules/guidelines on updates to the entryway that we may not be considering
 - When we get the preliminary sketch completed, we will need to take that to Matt Williams in DC Engineering to discuss any particulars and to get the ball rolling on any licensing and permits that we will need and what items we will need to supply to make that happen. Sean said he would give a heads up to Matt about this project.
 - As I have had successful interaction with Matt in the past, I would be happy to setup and attend a meeting with Matt to get this accomplished.
- Feedback on commercial signing in DC Right of Way
 - In general, that is not allowed. However, Sean said the relocation of the "Perry Park Country Club" sign within DC right-of-way will not be an issue as it has historical presence.

Notes from Douglas County (Sean Owens) cont.

- Interest in burying electrical line across 105
 - I asked Sean if DC would have an interest in participating in the cost of this project. He stated that we would need to talk to DC Manager, Doug DeBord about that. I believe that a PP BOD member should make that request. Doug can be reached at: 303-660-7401 ddebord@douglas.co.us
 - As I have had successful interaction with Doug in the past, I would be happy to attend a meeting with a BOD member to further such a request.
- Clarification on safety concerns for monument placement on north side
 - Sean agreed that the current sign monument does pose an issue for viewing oncoming traffic that is southbound on 105 and that moving it further west is a good idea.
- Is the Perry Park Ranch sign considered commercial by the county
 - Sean said no it is not.
- In general, Sean thought this is a good project and did not see any obstacles to it moving forward.

Notes from Douglas County (Steve Dalke)

- The cable fencing that continues straight across the old historic parking bulb on the south side of the road close to the sign monument, cut the turn radius down and his plow trucks can't pull a U-Turn there anymore. Now his plow trucks have to move onto the 105 and do a 3-point turn to come back onto Red Rock Dr. That maneuver puts his drivers into a hazardous situation. I told him that we would be discussing with the DLC to see if we can remedy that. He also understands the DLC, as he has had many roadway issues that they have been involved in.
- Overall, Steve thought the project was a good idea and that the front entry could use some improvement.

Notes from Douglas Land Conservancy

- The size and form of any new monuments need to be the same as the existing monuments
- The DLC has no additional plans for either conservation easement, and that space is still governed by the PPMD
 - Note: the agreement for Gateway Pond can be found here: [Gateway Land Stewardship](#), and the amendment by the PPMD outlining their vision: [Gateway Land Management Plan](#)