

SITE PLAN SUBMITTAL

PARKER TOWN HALL. LOCATED IN THE NORTHWEST CORNER OF SECTION 23, TOWNSHIP 6 SOUTH, RANGE 66 WEST, LOT 1 COMPRISING 3.867 ACRES, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

AndersonMasonDale Architects

Parker Town Hall Expansion
Parker, CO
22-093

Town of Parker
20120 Mainstreet
Parker, CO 80138

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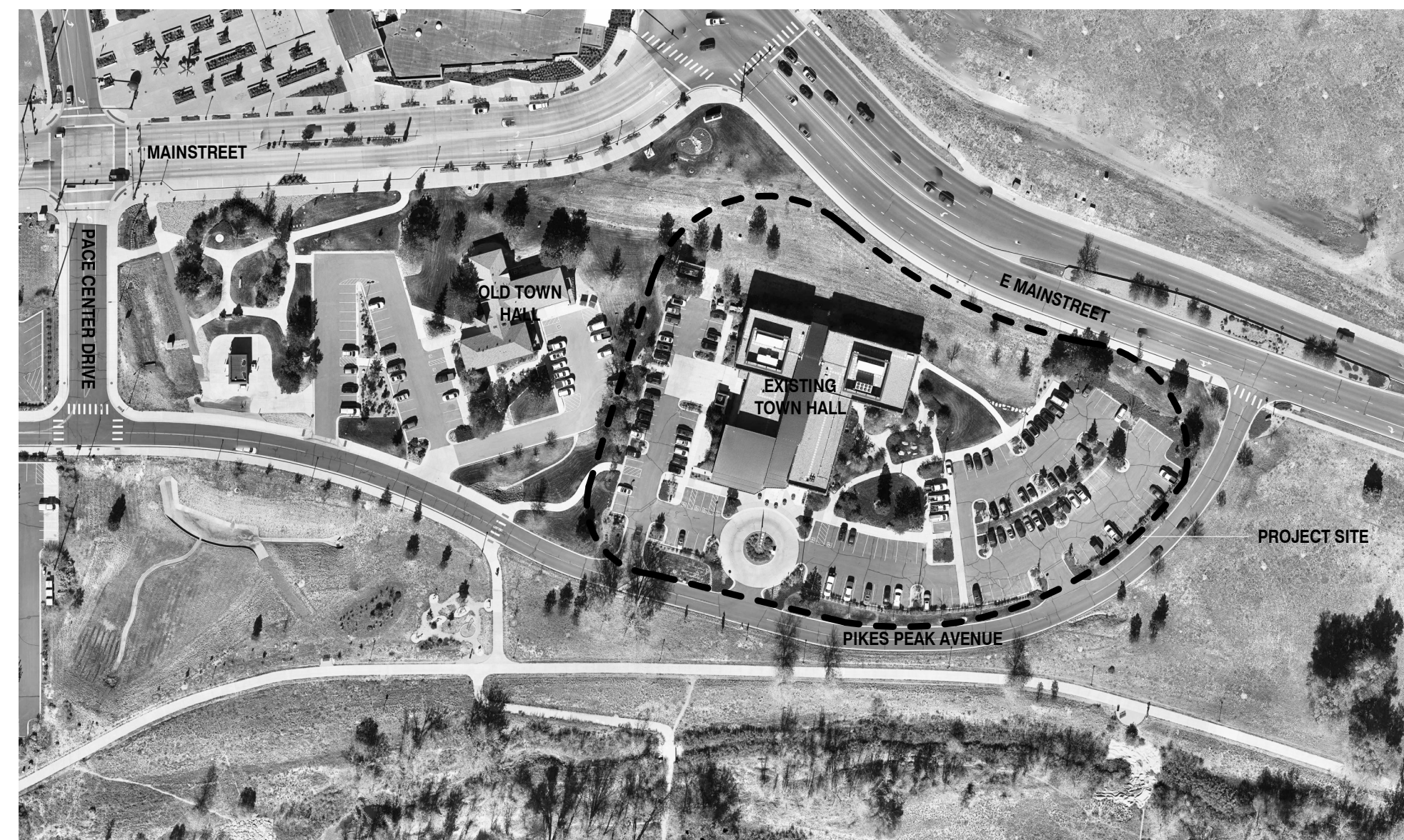
Structural Engineer
KL&A, Inc.
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Mechanical + Plumbing Engineer
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Lakewood, CO 80227
Telephone: 303-988-4514

Electrical Engineer + Technology
AE Design
1900 Wazee Street #205
Denver, CO 80202
Telephone: 303-296-3034



PROJECT SITE MAP



GENERAL NOTES

THE PROPERTY HEREIN IS SUBJECT TO ALL APPLICABLE REQUIREMENTS OF THE TOWN OF PARKER ZONING CODE, INCLUDING BUT NOT LIMITED TO MAINTENANCE, LIGHTING, PARKING, SIGNAGE AND OUTDOOR STORAGE, EXCEPT AS MAY OTHERWISE BE ADDRESSED IN AN APPROVED DEVELOPMENT PLAN OR SUB-AREA PLAN.

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Issue	Date
SCHEMATIC DESIGN	01 MAY 2023
DESIGN DEVELOPMENT	20 OCT 2023

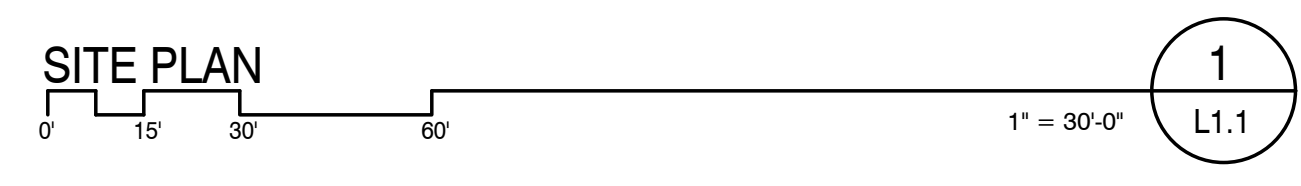
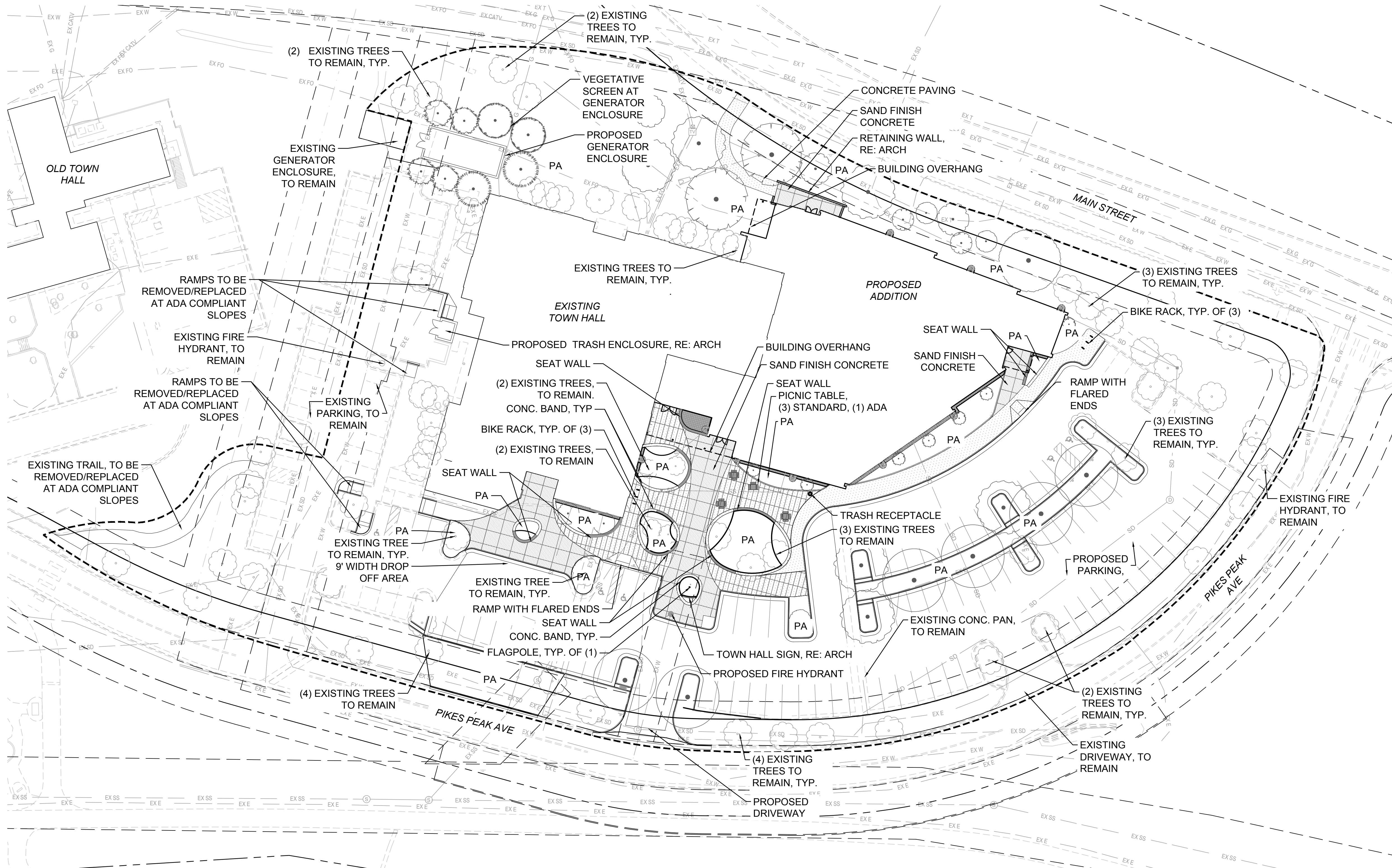
Project Number:	22-093
Drawn By:	JM
Reviewed By:	JT
Approved By:	JC

COVER SHEET

1

LEGEND

- | | | | |
|--|-------------------------------|--|---------------------------|
| | STANDARD GRAY CONCRETE FINISH | | EXISTING FIBER OPTIC LINE |
| | REVEGETATION AREA | | EXISTING WATER LINE |
| | CONC. PAVING- STANDARD | | EXISTING STORM LINE |
| | CONC. PAVING- SAND FINISH | | EXISTING SANITARY LINE |
| | ROCK MULCH | | EXISTING ELECTRICAL LINE |
| | COBBLE | | EXISTING TELEPHONE LINE |
| | CONCRETE SEAT WALL | | EXISTING OVERHEAD LINE |
| | TRASH CAN | | EXISTING CABLE TV LINE |
| | BIKE RACKS | | EXISTING GAS LINE |
| | EXISTING TREE | | |
| | PROPOSED TREE | | |
| | PA | | |
| | STEEL EDGER | | |
| | LIMIT OF WORK | | |



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Issue Date
SDP 02 NOVEMBER 2023

SITE PLAN SUBMITTAL
PARKER TOWN HALL, LOCATED IN THE NORTHWEST CORNER OF SECTION 24, TOWNSHIP 6 SOUTH, RANGE 96 WEST, LOT 1, COMPRISING 3.867 ACRES, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

Project Number: 22-093
Drawn By: JM
Reviewed By: TS
Approved By: TS

SITE PLAN

9/15/2023 3:33:28 PM

PLANT SCHEDULE

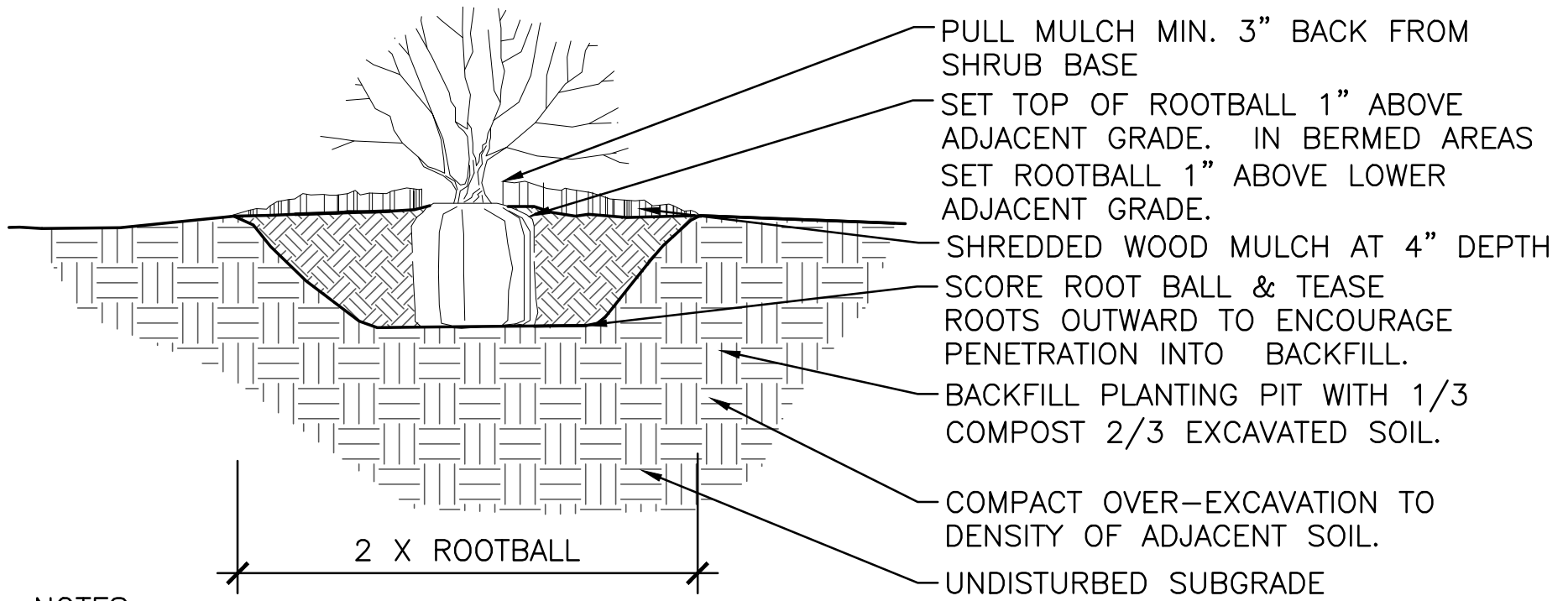
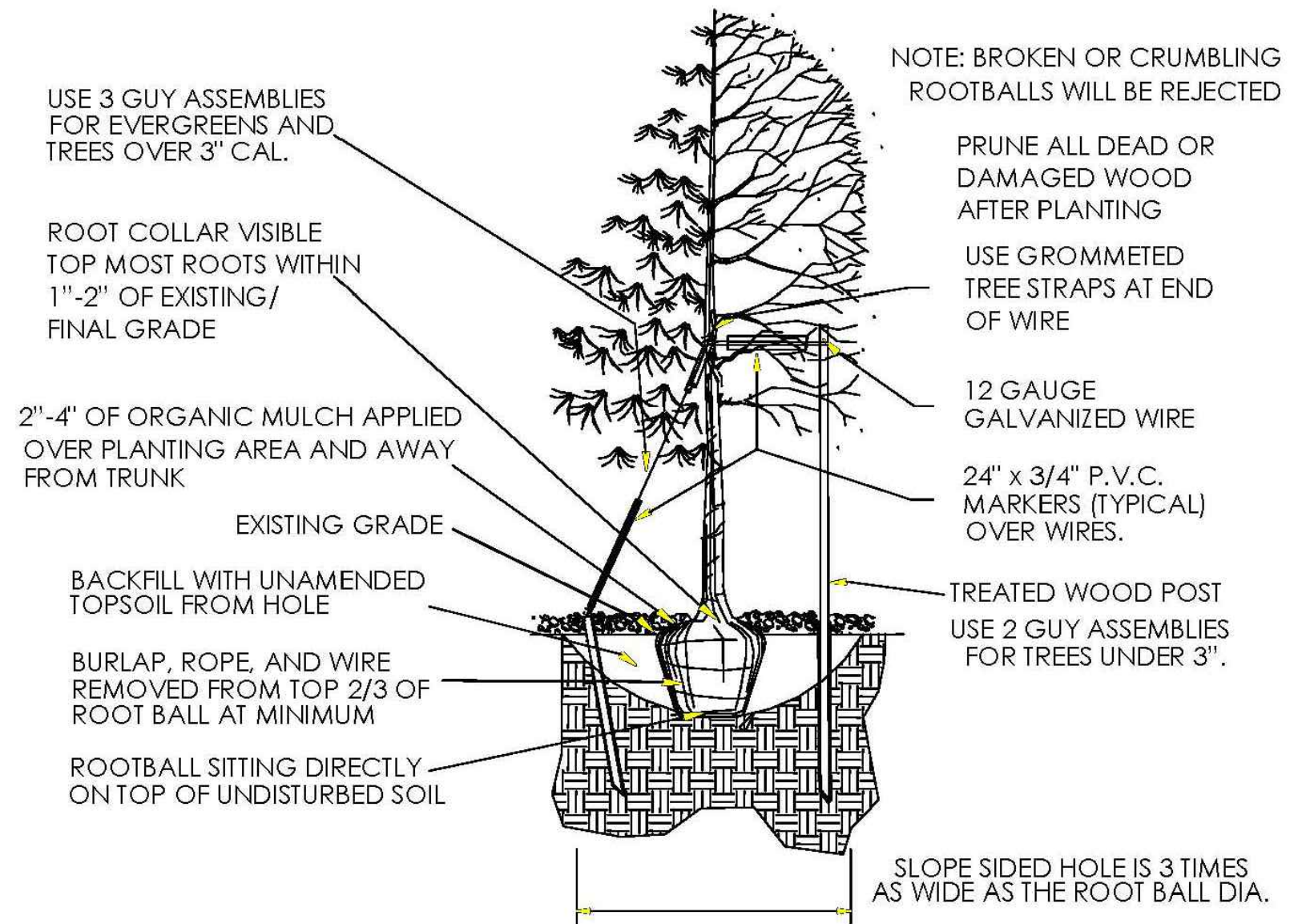
GRASSES	QTY	BOTANICAL / COMMON NAME	SIZE
BG	92	BOUTELOUA GRACILIS / BLUE GRAMA GRASS	5 GAL
CK	169	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS	5 GAL
IR	106	IMPERATA CYLINDRICA 'RED BARON' / JAPANESE BLOOD GRASS	5 GAL
ML	33	MUHLENBERGIA CAPILLARIS 'LENCA' / REGAL MIST® PINK MUHLY GRASS	5 GAL
OH	196	ORYZOPSIS HYMENOIDES / INDIAN RICEGRASS	5 GAL
PS	87	PANICUM VIRGATUM 'SHENANDOAH' / SHENANDOAH SWITCH GRASS	5 GAL
PH2	127	PENNISETUM ALOPECUROIDES 'HAMELN' / HAMELN FOUNTAIN GRASS	5 GAL
SN	81	SORGHASTRUM NUTANS / INDIAN GRASS	5 GAL

GROUND COVER	QTY	BOTANICAL / COMMON NAME	SIZE
CL	164	CERATOSTIGMA PLUMBAGINOIDES / PLUMBAGO	5 GAL
PS2	97	PHLOX SUBULATA / CREEPING PHLOX	5 GAL
VR	497	VERONICA REPENS / CREEPING SPEEDWELL	5 GAL

PERENNIALS	QTY	BOTANICAL / COMMON NAME	SIZE
AM	91	ACHILLEA X 'MOONSHINE' / MOONSHINE YARROW	5 GAL
CR	255	CENTRANTHUS RUBER / RED VALERIAN	5 GAL
EL	131	ECHINACEA PURPUREA / PURPLE CONEFLOWER	5 GAL
GA	121	GALLARDIA ARISTATA / BLANKET FLOWER	5 GAL
PD	226	PERSICARIA AFFINIS 'BORDER JEWEL' / HIMALAYAN BORDER JEWEL FLEECEFLOWER	5 GAL

TREES	QTY	BOTANICAL / COMMON NAME	CONT
AC	4	ABIES CONCOLOR / WHITE FIR	15 GAL
CS2	1	CATALPA SPECIOSA / NORTHERN CATALPA	15 GAL
GS	6	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' / SHADEMASTER HONEY LOCUST	15 GAL
GK	2	GYMNOCLADUS DIOICA / KENTUCKY COFFEETREE	15 GAL
MR	5	MALUS X 'RADIANT' / RADIANT CRABAPPLE	15 GAL
MS	2	MALUS X 'SPRING SNOW' / SPRING SNOW CRABAPPLE	15 GAL
PC	2	PICEA PUNGENS / COLORADO SPRUCE	15 GAL
PN	2	PINUS NIGRA / AUSTRIAN PINE	15 GAL
PA2	3	PYRUS CALLERYANA 'AUTUMN BLAZE' / AUTUMN BLAZE CALLERY PEAR	15 GAL
QB	6	QUERCUS BICOLOR / SWAMP WHITE OAK	15 GAL
QS	7	QUERCUS ROBUR 'FASTIGIATA' / SKYROCKET® ENGLISH OAK	15 GAL

SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE
AS	22	AMELANCHIER ALNIFOLIA / SERVICEBERRY	5 GAL
AL	47	AMORPHA CANESCENS / LEADPLANT	5 GAL
CB	7	CORNUS SERICEA 'BAILEY' / RED TWIG DOGWOOD	5 GAL
CS	92	CYTISUS PURGANS 'SPANISH GOLD' / SPANISH GOLD BROOM	5 GAL
FN	4	FORESTIERA NEOMEXICANA / NEW MEXICO PRIVET	5 GAL
PA	48	PEROVSKIA ATRIPLICIFOLIA / RUSSIAN SAGE	5 GAL
PP2	103	PRUNUS BESSEYI 'P011S' / PAWNEE BUTTES® SAND CHERRY	5 GAL
VD	9	VIBURNUM DENTATUM 'ARROWWOOD' / ARROWWOOD VIBURNUM	5 GAL



- NOTES:**
- SEE SPECS FOR ADDITIONAL PLANTING REQUIREMENTS.
 - PLUMB AND ORIENT PLANTS FOR BEST APPEARANCE.
 - REMOVE ALL TWINE FROM ROOT BALL, AND FOLD BURLAP BACK 2/3.
 - REMOVE PLASTIC BURLAP ENTIRELY. FOR CONTAINER SHRUBS, CAREFULLY REMOVE CONTAINER AND SCORE ROOT BALL.
 - SEE PLANTING PLAN FOR MORE INFORMATION.

02 SHRUB PLANTING

TOWN OF PARKER-TREE PROTECTION DURING DEVELOPMENT - SITE

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

TOWN OF PARKER STANDARD LANDSCAPE NOTES:

- PLANT MATERIAL SPECIFICATIONS.
 - (1)PLANT MATERIALS SHALL BE SELECTED FROM THE TOWN'S RECOMMENDED PLANT SPECIES NOT INCLUDED IN THE RECOMMENDED PLANT LIST MAY BE SUBMITTED FOR CONSIDERATION, SO LONG AS THE SPECIES IS NOT ON THE EXCLUDED LIST. ALL PLANTS SHALL MEET OR EXCEED THE PLANT QUALITY AND SPECIES STANDARDS OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1-2004, AS AMENDED. SELECTED PLANT MATERIALS SHALL BE HEALTHY AND SHALL BE NURSERY-GROWN AND ADAPTED TO THE LOCAL AREA. ARTIFICIAL PLANT MATERIALS ARE PROHIBITED WITHIN LANDSCAPED AREAS, THIS INCLUDES SYNTHETIC TURF.
 - (2)ALL PLANT MATERIALS MUST MEET THE FOLLOWING REQUIREMENTS:
 - 1.1.1. A.DECIDUOUS SHADE TREES: BETWEEN 2-INCH CALIPER AND 2½-INCH CALIPER (MEASURED SIX (6) INCHES ABOVE THE GROUND).
 - 1.1.2. B.ORNAMENTAL AND FLOWERING TREES: BETWEEN 1½-INCH CALIPER AND 2-INCH CALIPER (MEASURED SIX (6) INCHES ABOVE THE GROUND).
 - 1.1.3. C.EVERGREENS: BETWEEN SIX (6) FEET TALL AND EIGHT (8) FEET TALL (MEASURED TO MID-POINT OF MOST RECENT YEAR'S GROWTH).D.SHRUBS: FIVE-GALLON CONTAINER (TWO [2] TO THREE [3] FEET IN HEIGHT FOR DECIDUOUS, EIGHTEEN- TO TWENTY-FOUR-INCH SPREAD FOR JUNIPERS, OR AS PROVIDED BY THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1-2004, AS AMENDED).
- PLANTING STANDARDS.
 - LANDSCAPING SHALL COMPLY WITH THE PLANTING STANDARDS AS PROVIDED IN THE TOWN'S PUBLIC WORKS TECHNICAL REFERENCE MANUAL, AS AMENDED.
 - PLANT MATERIALS SHALL BE SPACED APPROPRIATELY TO ALLOW ADEQUATE ROOM FOR THE PLANT AT MATURITY.
 - TREE PITS AND CUTOUTS MUST MEET THE CRITERIA SET FORTH IN THE TOWN'S PUBLIC WORKS TECHNICAL REFERENCE MANUAL, AS AMENDED.
 - LANDSCAPING SHALL BE PROTECTED FROM VEHICLES BY THE PLACEMENT OF WHEEL STOPS, CURBS OR OTHER ACCEPTABLE MEANS, APPROVED BY THE TOWN.
 - ALL TREES SHALL BE SPACED APPROPRIATELY FROM LIGHT POLES, SIGNS, STRUCTURES,ETC.
 - TREES SHALL NOT BE ELIMINATED THROUGH THE LOCATION OF LIGHT POLES IN PARKING LOT ISLANDS AND WITHIN THE PARKING LOT PERIMETER LANDSCAPING.
- NONLIVING LANDSCAPE MATERIAL STANDARDS.
 - ARTIFICIAL LANDSCAPE MATERIALS, INCLUDING, FOR EXAMPLE, PLASTIC TREES, SHRUBS AND SYNTHETIC TURF, ARE PROHIBITED WITHIN LANDSCAPED AREAS. FOR ATHLETIC OR RECREATION FACILITIES AT PUBLIC OR PRIVATE SCHOOLS OR TOWN-OWNED PROPERTY, SYNTHETIC TURF MAY BE USED, IF APPROVED BY THE TOWN. USE OF ARTIFICIAL LANDSCAPE MATERIALS MAY BE CONSIDERED FOR LARGE-SCALE, PRIVATE, RECREATIONAL FACILITIES, AS APPROVED BY THE TOWN.
 - NONLIVING LANDSCAPE MATERIALS FOR GROUND COVER MAY CONSIST OF BARK, WOOD CHIPS, WOOD SHAVINGS, ROCKS, STONES OR OTHER MATERIALS APPROVED DURING THE SITE PLAN PROCESS.
 - WOOD MULCH SHALL CONSIST OF NATURAL CEDAR FIBER MULCH AND SHALL BE APPLIED A MINIMUM OF FOUR (4) INCHES IN DEPTH, INSTALLED OVER A BASE OF GEOTEXTILE FABRIC.A.NO GEOTEXTILE FABRIC SHALL BE USED IN AREAS OF PERENNIAL FLOWER AND GROUND COVER PLANTINGS.B.NATURAL CEDAR FIBER MULCH SHALL BE INSTALLED OVER AREAS OF PERENNIAL FLOWER AND GROUND COVER PLANTINGS TO A DEPTH OF TWO (2) INCHES.
 - ROCK OR STONE SHALL BE TWO (2) TO SIX (6) INCHES IN SIZE AND A MINIMUM DEPTH OF THREE (3) INCHES INSTALLED OVER A BASE OF GEOTEXTILE FABRIC.
- IRRIGATION REQUIREMENTS.
 - ALL LANDSCAPED AREAS SHALL BE SERVED BY A FUNCTIONING AUTOMATIC IRRIGATION SYSTEM, EXCEPT ON INDIVIDUAL SINGLE-FAMILY RESIDENTIAL LOTS.
 - LANDSCAPED AREAS IN EXCESS OF FIVE THOUSAND (5,000) SQUARE FEET SHALL HAVE A PROPERLY DESIGNED IRRIGATION SYSTEM PROVIDING FULL COVERAGE TO ALL TURF AND PLANT MATERIAL AREAS FROM ROTARY/GEAR-DRIVE SPRINKLERS, POP-UP AND SURFACE SPRAY SPRINKLERS, BUBBLERS, DRIP OR TRICKLE IRRIGATION, AS APPROPRIATE FOR THE AREA TO BE LANDSCAPED. RESIDENTIAL LANDSCAPED AREAS LESS THAN FIVE THOUSAND (5,000) SQUARE FEET MAY BE IRRIGATED BY HAND, SO LONG AS AN ADEQUATE WATER SOURCE, SUCH AS OUTDOOR HOSE BIBS, IS WITHIN FIFTY (50) FEET OF THE LANDSCAPED AREA.
 - ALL LANDSCAPE PLANTINGS ARE TO BE GROUPED ACCORDING TO WATER NEEDS.
 - TREES, SHRUBS AND PLANTINGS IN BED AREAS SHALL BE IRRIGATED BY DRIP, BUBBLER SYSTEMS, LOW VOLUME SPRAY HEADS OR SUBSURFACE IRRIGATION SYSTEMS, WHICH MAY INCLUDE THE PRODUCT NETAFAM OR APPROVED EQUIVALENT. SUBSURFACE IRRIGATION SYSTEMS ARE STRONGLY ENCOURAGED DUE TO THEIR EFFICIENCY AND MINIMIZED RUNOFF POTENTIAL.
 - HIGH-WATER-USE TURF AREAS, WHICH MAY INCLUDE BLUEGRASS, FESCUE OR OTHER HIGH-WATER-USE TURF, MAY BE IRRIGATED USING POP-UP OR ROTARY/GEAR-DRIVE SPRINKLERS. POP-UP HEIGHTS ON SPRINKLER HEADS SHOULD BE ADEQUATE TO CLEAR THE GRASS HEIGHT WHEN EXTENDED.
 - THE USE OF SUBSURFACE IRRIGATION FOR ALTERNATIVE LOW-WATER-USE TURF GRASS AREAS, WHICH MAY INCLUDE BUFFALO GRASS, BLUE GRAMA OR OTHER LOW-WATER-USE TURF, IS ENCOURAGED.
 - TEMPORARY OR PERMANENT IRRIGATION MUST BE PROVIDED TO NATIVE GRASS AREAS FOR ESTABLISHMENT IN ORDER TO ASSIST IN COMPLYING WITH THE RE-VEGETATION STANDARDS AS PROVIDED IN THE STORM DRAINAGE AND ENVIRONMENTAL CRITERIA MANUAL, AS AMENDED. TEMPORARY IRRIGATION FOR ESTABLISHMENT OF NATIVE VEGETATION MAY BE INSTALLED ABOVE GROUND AND REMOVED IMMEDIATELY AFTER ESTABLISHMENT IS COMPLETE, OR IN ANY CASE, NO LONGER THAN ONE (1) YEAR.
 - UNDEVELOPED LOTS PLANNED FOR DEVELOPMENT, ROADWAYS AND/OR OTHER CAPITAL IMPROVEMENT PROJECTS MAY NOT REQUIRE TEMPORARY OR PERMANENT IRRIGATION AS DETERMINED BY THE DEPARTMENT OF ENGINEERING.
 - IRRIGATION SYSTEMS SHALL BE DESIGNED AND MAINTAINED TO MINIMIZE OVERSPRAY AND RUNOFF ONTO ADJACENT IMPERVIOUS SURFACES, SUCH AS ROADWAYS, SIDEWALKS AND PARKING LOTS.
 - RAINFALL OR SOIL MOISTURE SENSORS, CHECK VALVES, PRESSURE REDUCERS, WATER-EFFICIENT SPRINKLER HEADS, WHICH MAY INCLUDE HUNTER MP ROTATORS OR APPROVED EQUIVALENT, AND FLOW SENSOR VALVES ARE ALL DESIRABLE TO REDUCE UNNECESSARY WATER USAGE.

- Excavate planting holes with sloping sides. Make excavations at least three times as wide as the root ball diameter and no deeper than the distance from the top most roots in the root ball to the bottom of the root ball to allow for settling. Do not disturb soil at bottom of planting holes, but do score the sides of the planting hole. The planting area shall be loosened and aerated at least three times the diameter of the root ball. Backfill shall consist of existing on site topsoil – no amendments shall be used unless otherwise specified.
- Trees shall be planted with the root collar/flare visible above grade AND two or more structural roots located within the top 1" to 2" of the root ball/finished grade measured 3" to 4" from trunk. This includes trees that are set on slopes (see slope planting detail). Trees that do not have a visible root collar shall be rejected. Do not cover the root ball with soil.
- When root ball will remain intact, cut off bottom ¼ of wire basket before placing tree in hole, cut off remainder of basket AFTER tree is set in hole, remove basket completely. At a minimum, the top 2/3 of the burlap and basket shall be removed from the root ball on all trees. Remove all nylon ties, twine, rope and burlap. Remove unnecessary packing material.
- Form soil into a 3" to 5" tall watering ring (saucer) around planting area. This is not necessary in irrigated turf areas. Apply 2" to 4" depth of specified mulch over planting area and inside saucers, away from trunk.
- Staking and guying of trees is optional in most planting situations. In areas of extreme winds, or on steep slopes, staking may be required to stabilize trees. Staking and guying must be removed within 1 year of planting date.
- Tree wrap is *not* to be used on any new plantings, except in late fall planting situations, and only then after consultation with the Town Arborist.
- Resetting of improperly planted trees will only be allowed if it is determined that doing so will in no way compromise the root ball, and shall only be done with approval of the Town Arborist.

01 TREE PLANTING

TOWN OF PARKER- TREE PROTECTION DURING DEVELOPMENT - PUBLIC PROPERTY

- NO PERSON SHALL ABUSE, MUTILATE OR OTHERWISE DAMAGE ANY TREE OR SHRUB LOCATED ON PUBLIC PROPERTY, INCLUDING THOSE LOCATED IN THE PUBLIC RIGHT-OF-WAY. HOWEVER, NOTHING IN THIS SECTION SHALL BE CONSTRUED TO PREVENT REASONABLE AND PROPER TRIMMING OF TREES AND SHRUBS LOCATED ON PUBLIC OR PRIVATE PROPERTY BY AUTHORIZED PERSONS IN ACCORDANCE WITH ACCEPTED ARBORICULTURAL AND HORTICULTURAL PRACTICES.
- NO PERSON SHALL ATTACH ANY SIGN, NOTICE, PLACARD, ELECTRICAL WIRE OR OTHER INJURIOUS DEVICE TO ANY TREE OR SHRUB LOCATED ON PUBLIC PROPERTY OR WITHIN A PUBLIC RIGHT-OF-WAY, NOR SHALL ANY PERSON CAUSE ANY SUBSTANCE HARMFUL TO TREES OR SHRUBS TO COME IN CONTACT WITH THEM, OR PREVENT WATER AND OXYGEN FROM REACHING THEIR ROOTS.

TOWN OF PARKER- VIOLATIONS

- ENFORCEMENT OF ANY PROVISION OF THIS SECTION SHALL BE IN ACCORDANCE WITH SECTION 13.03.040 OF THIS TITLE.
- THE REMOVAL OR DESTRUCTION OF EACH TREE AND SHRUB IN VIOLATION OF THE PROVISIONS OF THIS SECTION FOR EACH DAY THE VIOLATION HAS OCCURRED IN VIOLATION OF AN APPROVED TREE CONSERVATION PLAN BY THE TOWN SHALL BE CONSIDERED A SEPARATE OFFENSE.
- IN ADDITION TO THE REMEDIES DESCRIBED IN THIS SECTION, THE TOWN MAY REFUSE TO ISSUE ANY BUILDING PERMITS OR CERTIFICATES OF OCCUPANCY UNTIL THE VIOLATION IS CURED.



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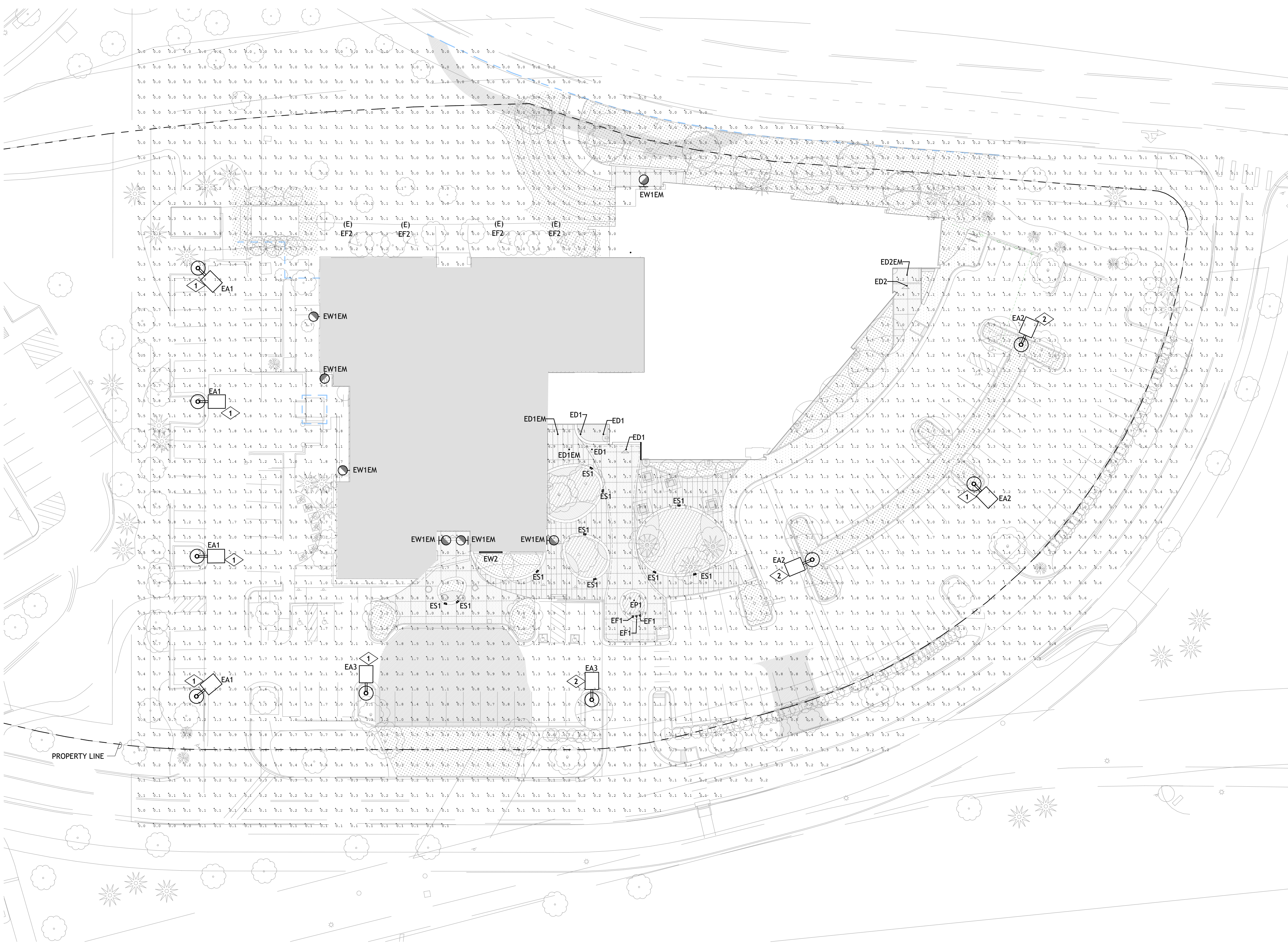
PARKER TOWN HALL, LOCATED IN THE NORTHWEST CORNER OF SECTION 25, TOWNSHIP 6 SOUTH, RANGE 96 WEST, LOT 10 COMPRISING 3.80 ACRES, TOWN OF PARKER, COUNTY OF DOUGLASS, STATE OF COLORADO

Project Number:	22-093
Drawn By:	JM
Reviewed By:	TS
Approved By:	TS

LANDSCAPE DETAILS

EXTERIOR LIGHTING FIXTURE SCHEDULE

TYPE	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	VOLTAGE	LAMP QUAN.	LAMP WATTAGE	LAMP / CCT / CRI	MAX WATTAGE	LUMEN OUTPUT	DIMMING / MIN LEVEL	FIXTURE FINISH	MOUNTING	BOF/RFD/OFH	NOTES
EA1	EXTERIOR LED AREA POLE LIGHT, SINGLE HEAD TYPE IV DISTRIBUTION	GARCO	OPF-M-A08-730-T5W-AR1-UNV-BZ-SERIES	277 V	1	74 W	LED / 3000K/70 CRI	74 VA	12438 LM	0-10V	BRONZE	POLE MOUNTED	30'-0" OFH	
EA2	EXTERIOR LED AREA POLE LIGHT, SINGLE HEAD TYPE V WIDE FLOOD DISTRIBUTION	GARCO	OPF-M-A12-730-T5W-AR1-UNV-BZ-SERIES	277 V	1	150 W	LED / 3000K/70 CRI	150 VA	24816 LM	0-10V	BRONZE	POLE MOUNTED	30'-0" OFH	
EA3	EXTERIOR LED AREA POLE LIGHT, SINGLE HEAD TYPE III WIDE FLOOD DISTRIBUTION	GARCO	OPF-M-A08-730-T3M-AR1-UNC-BZ-SERIES	277 V	1	74 W	LED / 3000K/70 CRI	74 VA	12890 LM	0-10V	BRONZE	POLE MOUNTED	30'-0" OFH	
ED1	EXTERIOR 6" WIDE CYLINDER, MOUNTED FLUSH WITH BOTTOM OF WOOD SLAT CEILING, HIGH OUTPUT	LUCIFER	CY4-FB-2-XX-90551E-30-60-XX	277 V	1	30 W	LED / 3000K / 80 CRI	30 VA	3104 LM	0-10V TO 1%	TBD	CEILING SURFACE	0'-10" OFH	
ED1EM	EXTERIOR 6" WIDE CYLINDER, MOUNTED FLUSH WITH BOTTOM OF WOOD SLAT CEILING, HIGH OUTPUT	LUCIFER	CY4-FB-2-XX-90551E-30-60-XX	277 V	1	30 W	LED / 3000K / 80 CRI	30 VA	3104 LM	0-10V TO 1%	TBD	CEILING SURFACE	0'-10" OFH	
ED2	EXTERIOR 4" WIDE CANOPY CEILING RECESSED DOWNLIGHT, 40 DEGREE BEAM ANGLE	LUCIFER	F4RS-FFS-1-BB-90511A-35-40-IC-I-XX	277 V	1	11 W	LED / 3000K / 80 CRI	18 VA	1277 LM	0-10V TO 1%	BLACK	CEILING RECESSED	0'-3.34" RFD	
ED2EM	EXTERIOR 4" WIDE CANOPY CEILING RECESSED DOWNLIGHT, 40 DEGREE BEAM ANGLE	LUCIFER	F4RS-FFS-1-BB-90511A-35-40-IC-I-XX	277 V	1	11 W	LED / 3000K / 80 CRI	18 VA	1277 LM	0-10V TO 1%	BLACK	CEILING RECESSED	0'-3.34" RFD	
EF1	EXTERIOR GROUND MOUNTED MONOPOINT LED, MONUMENT LIGHTING, 25 DEG BEAM SPREAD, 30FT MAX DISTANCE	IGUZZINI	IPLCIO-5-80-830-MD-REM-02-4548-0350-019-UNV-D10	277 V	1	24 W	LED / 3000K / 80 CRI	24 VA	312 LM	0-10V TO 10%	BLACK	GROUND MOUNTED	2' OFH	
EF2	EXISTING GROUND MOUNTED FLOOD LIGHT	E-CONDLIGHT	E-FFA13A-TN40Z	277 V	1	118 W	LED/4000K/70CRI	118 VA	13500 LM	--	BLACK	GROUND MOUNTED	2' OFH	
EL1	92" LONG RECESSED EXTERIOR LINER, WALL WASH OPTICS. MOUNTED FLUSH TO GLAZING TO CONTINUOUS APPEARANCE BETWEEN LOBBY, VESTIBULE, AND EXTERIOR	ALW	HYRP-SL-592Z-WTW-MIN-90-3500K-0/10/1%-SB-UN-V-N-N-N	277 V	1	58 W	LED / 3500K / 90 CRI	58 VA	3919 LM	0-10V TO 1%	TBD	CEILING RECESSED	6" RFD	
EP1	EXTERIOR POLE MOUNTED LED SPOTLIGHT FOR PARKING LOT FLAG	EAGLE MOUNTAIN	SG-3K-EHS-M-60-BRZ	277 V	1	13 W	LED / 3000K / 80 CRI	13 VA	1005 LM	--	BRONZE	POLE MOUNTED	9' OFH	
ES1	EXTERIOR SURFACE MOUNTED 4.5" WIDE SQUARE STEP LIGHT, REMOTE DRIVER	SISTEMALLX	S6250	277 V	1	5 W	LED / 3000K / 90 CRI	5 VA	169 LM	0-10V TO 10%	TBD	WALL RECESSED	0'-1 1/4" RFD	
EW1EM	EXTERIOR WALL MOUNTED SCONCE, TYPE IV DISTRIBUTION, DIFFUSE LENS	LANDSCAPE FORMS	TML-24-A-TIV-O-BK	277 V	1	35 W	LED / 3000K / 80 CRI	35 VA	1035 LM	0-10V TO 10%	TBD	WALL SURFACE	9'-0" BOF	
EW2	EXTERIOR ADJUSTABLE, 12" LONG WALL-MOUNTED LINEAR SIGNAGE LIGHT, 12" CANTILEVER ARM	LUMINII	RUNWW-12-27K-HO-C-4-BZ	277 V	1	103 W	LED / 3000K / 90 CRI	103 VA	410 LM/FT	SWITCHING	BRONZE	WALL SURFACE	27'-6" BOF	



LIGHTING GENERAL NOTES

A.	ILLUMINANCE VALUES SHOWN HAVE BEEN CALCULATED AT GRADE WITH A LIGHT LOSS FACTOR (LLF) OF 1.0.
B.	AT ALL PROPERTY LINES, ILLUMINANCE VALUES DO NOT EXCEED 1.0 FC.
C.	ALL LUMINAIRES EXCEEDING 15,000 LUMENS SHALL BE SHIELDED.
D.	UNLESS OTHERWISE NOTED, MAXIMUM ILLUMINANCE VALUES DO NOT EXCEED 12.0 FC.
E.	IN ALL PARKING AREAS, MAX/MIN UNIFORMITY RATIOS DO NOT EXCEED 10:1 AND AVG/MIN UNIFORMITY RATIOS DO NOT EXCEED 3:1.
F.	ALL PARKING LOT LIGHTS, EXCEPT THOSE REQUIRED FOR SECURITY, SHALL BE EXTINGUISHED WITHIN ONE HOUR AFTER THE END OF BUSINESS AND REMAIN EXTINGUISHED UNTIL ONE HOUR PRIOR TO THE COMMENCEMENT OF BUSINESS.

KEYNOTE LEGEND

KEY VALUE	KEYNOTE TEXT
1	AT THIS LOCATION, NEW FIXTURE HEAD SHALL BE PROVIDED FOR EXISTING POLE. EXISTING HEAD SHALL BE REMOVED AND REPLACED TO MEET TOWN OF PARKER EXTERIOR LIGHTING REQUIREMENTS.
2	AT THIS LOCATION, NEW POLE MOUNTED AREA LIGHT SHALL BE PROVIDED (NEW LIGHT, NEW POLE, NEW BASE).

Calculation Summary					
LABEL	AVG.	MAX	MIN	AVG/MIN	MAX/MIN
Full Site	0.90	11.4	0	N.A.	N.A.
Property Line	0.17	1.0	0	N.A.	N.A.
Parking Lot Averages	1.48	3.0	0.5	2.96	6.0

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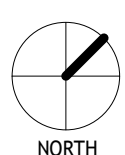
Issue: _____ Date: _____
SDP: _____ 2 NOVEMBER 2023

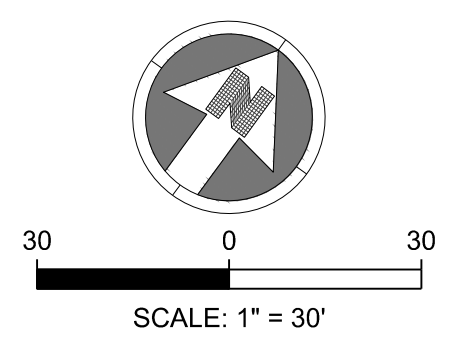
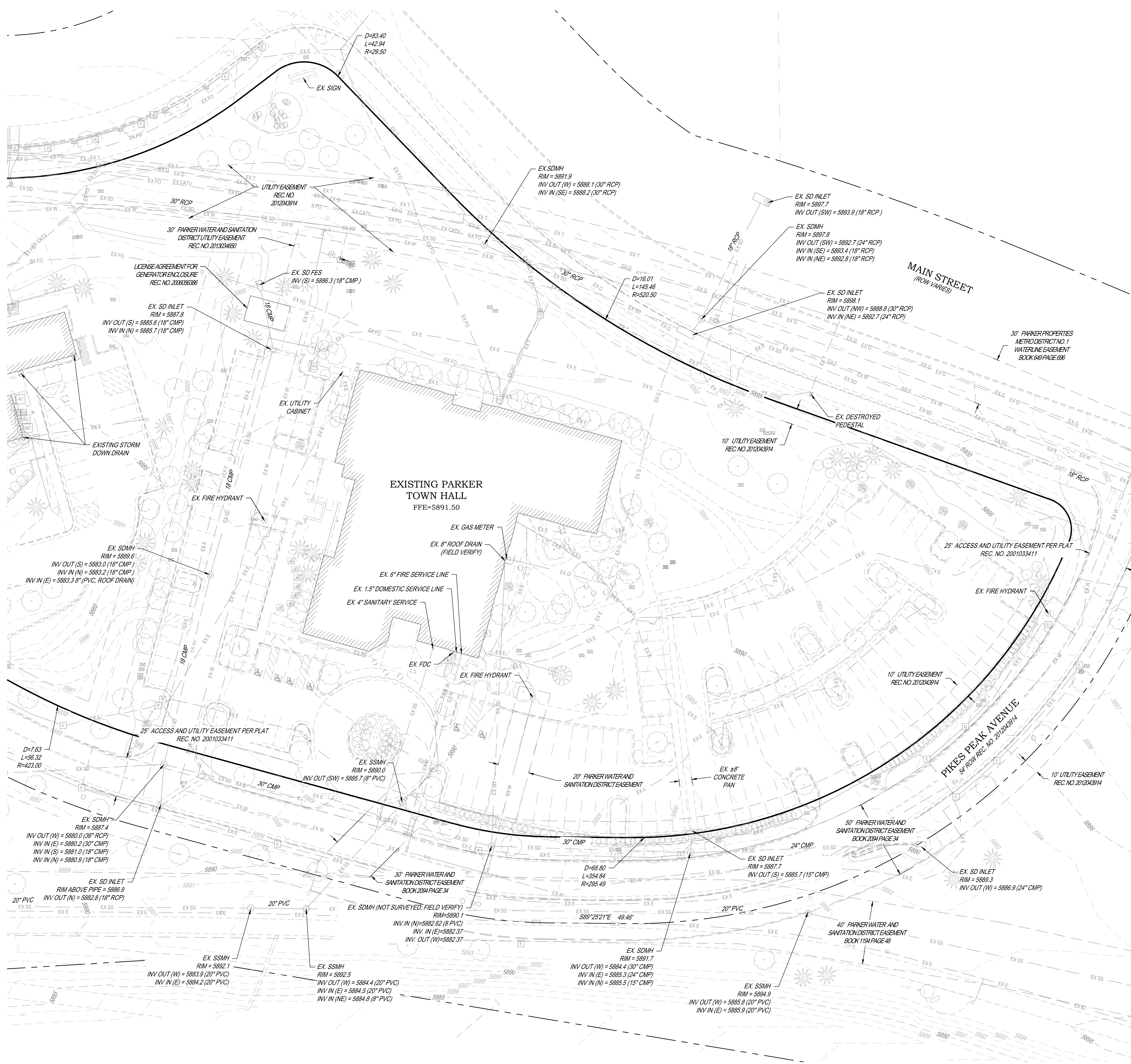
SITE PLAN SUBMITTAL
PARKER TOWN HALL, LOCATED IN THE NORTHWEST CORNER OF SECTION 24, TOWNSHIP 6 SOUTH, RANGE 96 WEST, LOT 1 COMPRISING 3.867 ACRES, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

Project Number: 22-093
Drawn By: SH
Reviewed By: KM
Approved By: KM

SITE PHOTOMETRIC PLAN

5





LEGEND:

	PROPERTY LINE
	RIGHT OF WAY
	EXISTING BUILDING
	EXISTING CURB AND GUTTER
	EXISTING SIDEWALK
	EXISTING WALL
	EXISTING FENCE
	EXISTING SIGN
	EXISTING LIGHT
	EXISTING TREE
	EXISTING MINOR CONTOURS
	EXISTING MAJOR CONTOURS
	EXISTING EASEMENT
	EXISTING ELECTRICAL LINE
	EXISTING FIBER OPTIC LINE
	EXISTING GAS LINE
	EXISTING TELEPHONE LINE
	EXISTING SANITARY LINE
	EXISTING STORM LINE
	EXISTING WATER LINE
	EXISTING STORM INLET
	EXISTING CLEANOUT
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
	EXISTING MANHOLES

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Issue _____ Date _____
 SITE PLAN SUBMITTAL 03 NOV 2023

SITE PLAN SUBMITTAL
 PARKER TOWN HALL, LOCATED IN THE NORTHWEST CORNER OF SECTION 24, TOWNSHIP 6 SOUTH, RANGE 66 WEST, LOT 1 COMPRISING 3.867 ACRES, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO




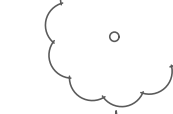



Project Number:	22-093
Drawn By:	RLH
Reviewed By:	RJH
Approved By:	MHV

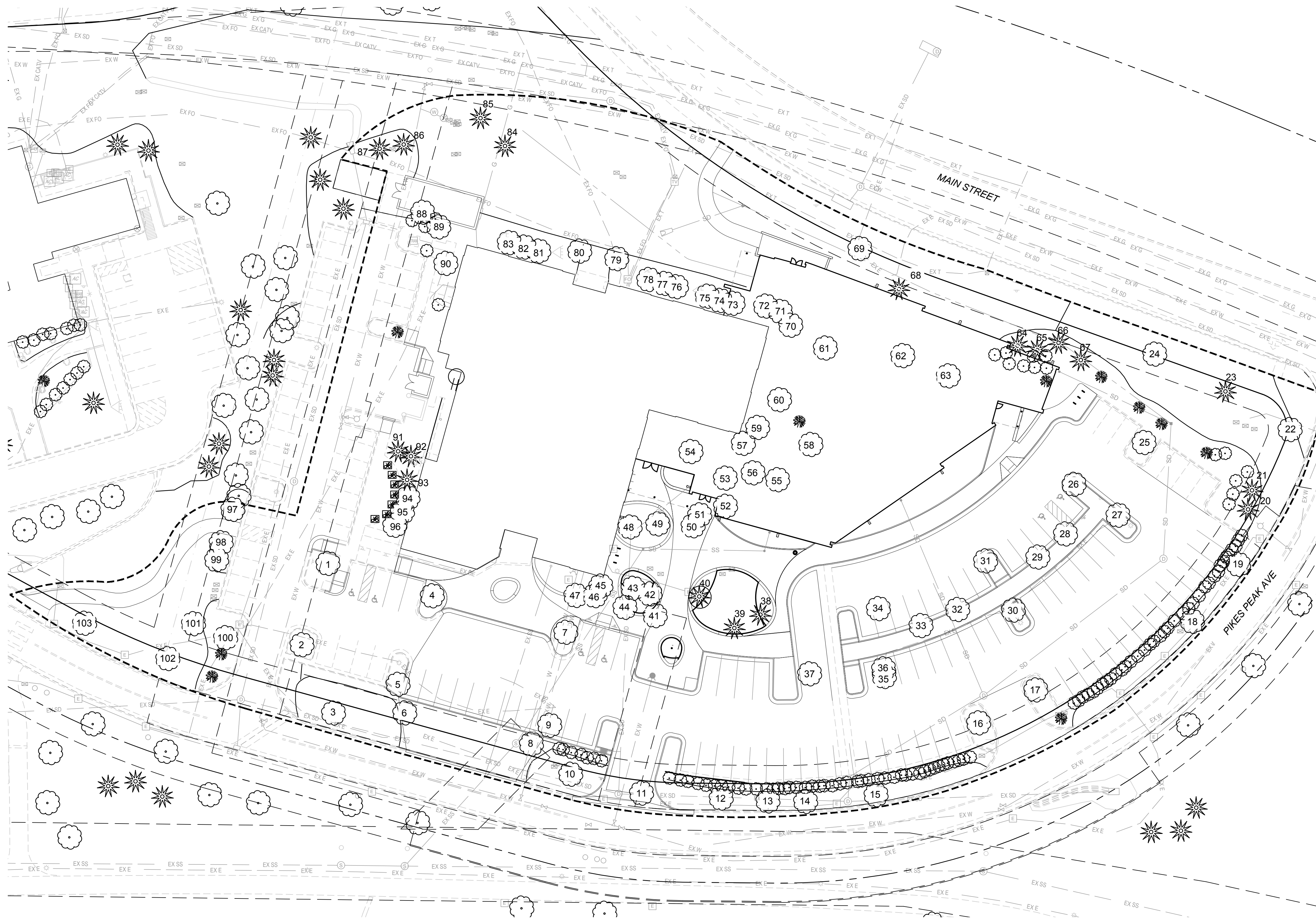
EXISTING CONDITIONS PLAN

TREE MITIGATION NOTE:

- 40 REMOVED TREES ARE BEING MITIGATED BY PLANTING 40 ADDITIONAL TREES AND 332 ADDITIONAL SHRUBS BEYOND STANDARD LANDSCAPE REQUIREMENTS.
- TOWN FORESTER IS CURRENTLY CONFIRMING TREE SPECIES & SIZES, UPDATES MAY OCCUR AT NEXT SUBMITTAL.

TREE MITIGATION LEGEND

-  EXISTING DECIDUOUS TREE TO PRESERVE
-  EXISTING EVERGREEN TREE TO PRESERVE
-  EXISTING DECIDUOUS TREE TO REMOVE
-  EXISTING EVERGREEN TREE TO REMOVE
-  TREE PROTECTION FENCING
-  LIMIT OF WORK
-  BUILDING OUTLINE



#	TREE SPECIES: SCIENTIFIC	COMMON	SIZE IN.	NOTES
1	Quercus robur	English Oak	2	Preserve
2	Pyrus calleryana	Flowering Pear	2	Preserve
3	Quercus robur	English Oak	2	Preserve
4	Pyrus calleryana	Flowering Pear	2	Preserve
5	Malus spp.	Crabapple	2	Preserve
6	Malus spp.	Crabapple	2	Preserve
7	Pyrus calleryana	Flowering Pear	2	Preserve
8	Malus spp.	Crabapple	2	Preserve
9	Malus spp.	Crabapple	2	Remove
10	Quercus robur	English Oak	4	Preserve
11	Quercus robur	English Oak	2	Remove
12	Quercus robur	English Oak	3	Preserve
13	Quercus robur	English Oak	4	Preserve
14	Quercus robur	English Oak	4	Preserve
15	Quercus robur	English Oak	4	Preserve
16	Quercus macrocarpa	Bur Oak	2	Preserve
17	Quercus macrocarpa	Bur Oak	2	Preserve
18	Tillia cordata	Linden	8	Preserve
19	Tillia cordata	Linden	10	Preserve
20	Pinus ponderosa	Ponderosa Pine	10	Preserve
21	Pinus ponderosa	Ponderosa Pine	10	Preserve
22	Prunus maackii	Flowering Pear	14	Preserve
23	Pinus nigra	Austrian Pine	12	Preserve
24	Fraxinus americana	Ash	6	Preserve
25	Ulmus spp.	Elm	6	Preserve
26	Quercus robur	English Oak	3	Preserve
27	Quercus robur	English Oak	10	Preserve
28	Quercus robur	English Oak	2	Remove
29	Quercus robur	English Oak	2	Remove
30	Quercus robur	English Oak	2	Preserve
31	Quercus robur	English Oak	2	Remove
32	Quercus robur	English Oak	3	Remove
33	Quercus robur	English Oak	3	Remove
34	Quercus robur	English Oak	2	Remove
35	Quercus robur	English Oak	2	Remove
36	N/A	N/A		N/A
37	Unknown	Unknown	2	Remove
38	Pinus ponderosa	Ponderosa Pine	12	Preserve
39	Pinus ponderosa	Ponderosa Pine	12	Preserve
40	Malus spp.	Crabapple	14	Preserve
41	Malus spp.	Crabapple	2	Remove
42	Malus spp.	Crabapple	2	Preserve
43	Malus spp.	Crabapple	2	Preserve
44	Malus spp.	Crabapple	2	Remove
45	Malus spp.	Crabapple	2	Remove
46	Malus spp.	Crabapple	2	Remove
47	Quercus spp.	Oak	2	Remove
48	Quercus spp.	Oak	4	Preserve
49	Malus spp.	Crabapple	12	Preserve
50	Malus spp.	Crabapple	12	Remove
51	Malus spp.	Crabapple	2	Remove
52	Malus spp.	Crabapple	2	Remove
53	Malus spp.	Crabapple	2	Remove
54	Malus spp.	Crabapple	2	Remove
55	Malus spp.	Crabapple	2	Remove
56	Malus spp.	Crabapple	2	Remove
57	Malus spp.	Crabapple	2	Remove
58	Malus spp.	Crabapple	2	Remove
59	Malus spp.	Crabapple	2	Remove
60	Malus spp.	Crabapple	2	Remove
61	Ulmus spp.	Elm	4	Remove
62	Ulmus spp.	Elm	4	Remove
63	Ulmus spp.	Elm	6	Remove
64	Pinus nigra	Austrian Pine	10	Remove
65	Pinus ponderosa	Ponderosa Pine	14	Remove
66	Pinus nigra	Austrian Pine	8	Preserve
67	Pinus nigra	Austrian Pine	14	Preserve
68	Picea pungens	Colorado Blue Spruce	3	Remove
69	Ulmus spp.	Elm	6	Remove
70	Malus spp.	Crabapple	3	Remove
71	Malus spp.	Crabapple	3	Remove
72	Malus spp.	Crabapple	3	Remove
73	Malus spp.	Crabapple	3	Remove
74	Malus spp.	Crabapple	3	Remove
75	Malus spp.	Crabapple	3	Preserve
76	Malus spp.	Crabapple	3	Preserve
77	Malus spp.	Crabapple	3	Preserve
78	Malus spp.	Crabapple	3	Preserve
79	Sophora japonica	Japanese Pagoda Tree	3	Preserve
80	Sophora japonica	Japanese Pagoda Tree	3	Preserve
81	Malus spp.	Crabapple	3	Preserve
82	Malus spp.	Crabapple	3	Preserve
83	Malus spp.	Crabapple	3	Preserve
84	Pinus nigra	Austrian Pine	12	Preserve
85	Pinus nigra	Austrian Pine	12	Preserve
86	Picea pungens	Colorado Blue Spruce	8	Preserve
87	Pinus ponderosa	Ponderosa Pine	10	Preserve
88	Pinus ponderosa	Ponderosa Pine	6	Remove
89	Pinus ponderosa	Ponderosa Pine	6	Remove
90	Pyrus calleryana	Flowering Pear	2	Preserve
91	Pinus ponderosa	Ponderosa Pine	2	Preserve
92	Pinus ponderosa	Ponderosa Pine	6	Preserve
93	Pinus ponderosa	Ponderosa Pine	6	Preserve
94	Malus spp.	Crabapple	6	Preserve
95	Malus spp.	Crabapple	2	Preserve
96	Malus spp.	Crabapple	2	Preserve
97	Pyrus spp.	Pear	2	Preserve
98	Pyrus spp.	Pear	2	Preserve
99	Pyrus spp.	Pear	2	Preserve
100	Unknown	Unknown		Preserve
101	Quercus robur	English Oak	3	Preserve
102	Quercus robur	English Oak	3	Preserve
103	Quercus robur	English Oak	4	Preserve

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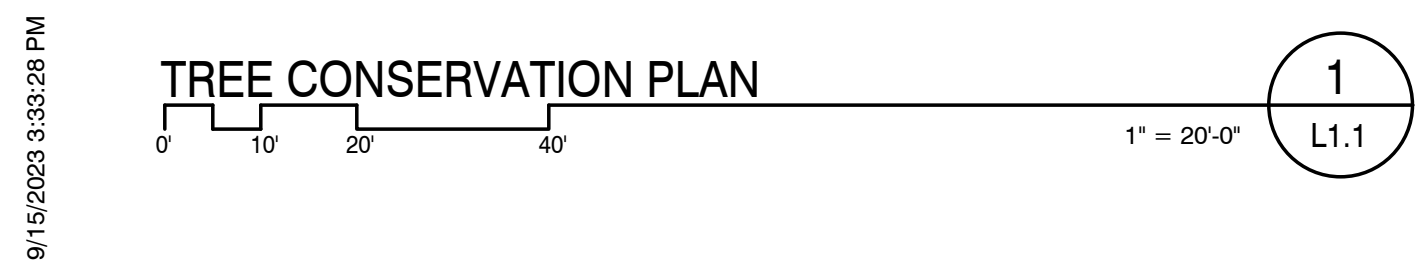
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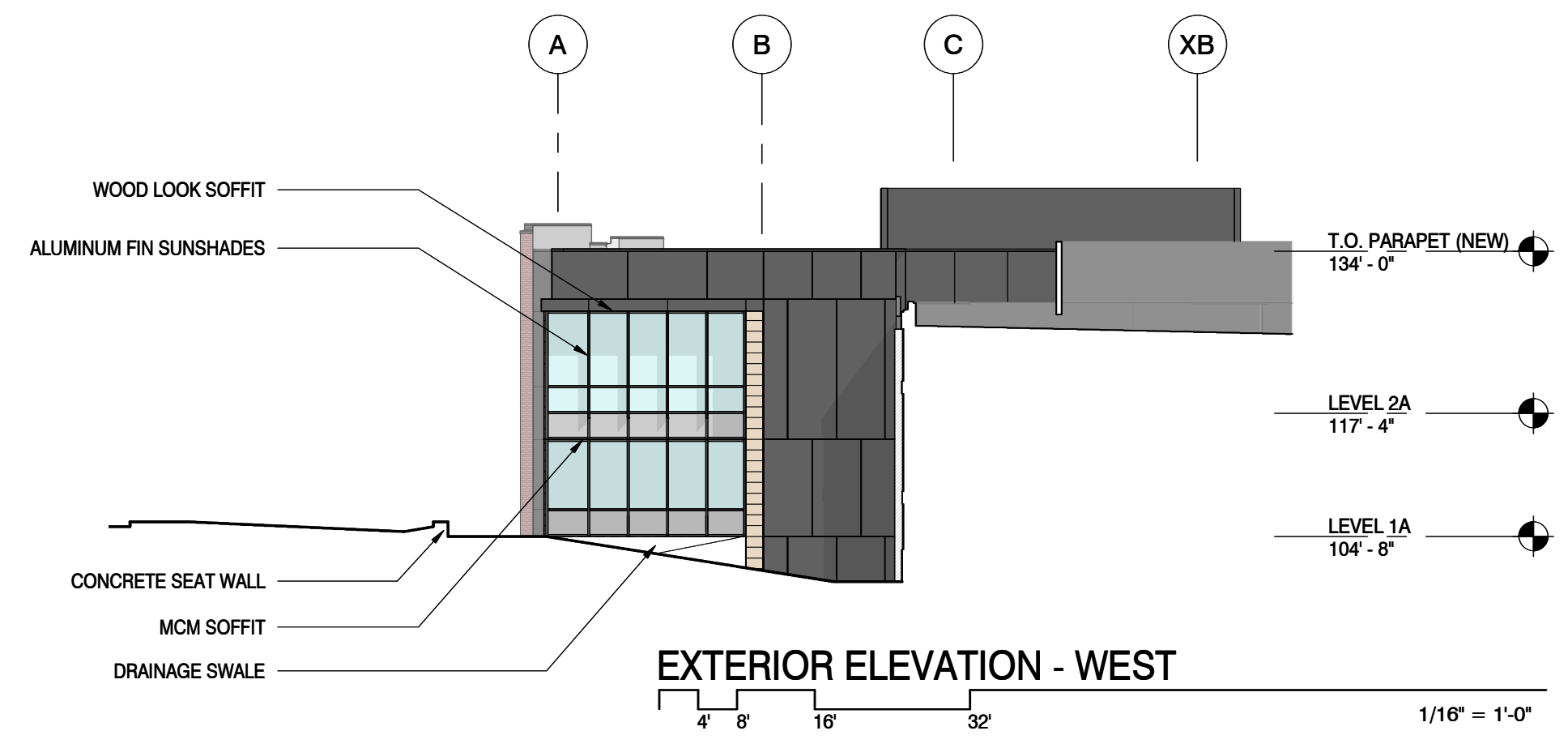
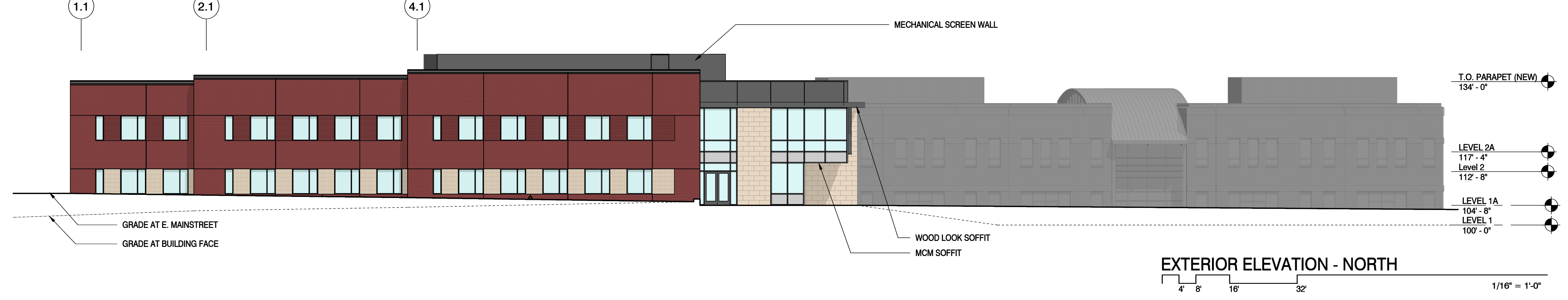
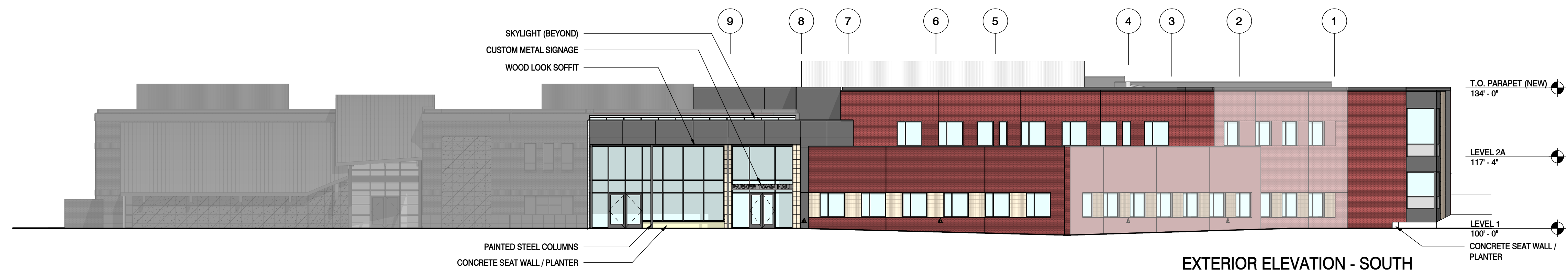
Issue Date
 SDP 02 NOVEMBER 2023

SITE PLAN SUBMITTAL
PARKER TOWN HALL, LOCATED IN THE NORTHWEST CORNER OF SECTION 24, TOWNSHIP 6 SOUTH, RANGE 66 WEST, LOT 1, COMPRISING 3.867 ACRES, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

Project Number: 22-093
 Drawn By: JM
 Reviewed By: TS
 Approved By: TS

TREE CONSERVATION PLAN





- GENERAL NOTES**
1. THE EXISTING BUILDING IS SHOWN WITH A SOLID GRAY TRANSPARENT FILL OVER IT. NO EXTERIOR IMPROVEMENTS TO THE EXISTING BUILDING ARE INCLUDED WITHIN THIS SCOPE OF WORK.
 2. THE ADDITION HAS SEVERAL WALL PLANES THAT ARE ANGLED. ANY WALL PLANE THAT IS NOT TRULY PERPENDICULAR TO THE ELEVATION VIEW, ARE SHOWN IN GRAYTONE LINEWORK.
 3. SHADOWS ARE INCLUDED ON ELEVATIONS TO HELP CONVEY CHANGES IN PLANE.

LEGEND

	STONE CLADDING
	BRICK VENEER: STANDARD BRICK, RUNNING BOND
	BRICK VENEER: SAWTOOTH BRICK EVERY OTHER COURSE, RUNNING BOND
	BRICK VENEER: NORMAN BRICK, VERTICAL STACK BOND
	CORRUGATED METAL PANEL
	COMPOSITE METAL PANEL

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Issue	Date
SCHEMATIC DESIGN	01 MAY 2023
DESIGN DEVELOPMENT	20 OCT 2023

SITE PLAN SUBMITTAL
PARKER TOWN HALL, LOCATED IN THE NORTHWEST CORNER OF SECTION 24, TOWNSHIP 6 SOUTH, RANGE 96 WEST, LOT 1 COMPRISING 3.867 ACRES, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

Project Number:	22-093
Drawn By:	JM
Reviewed By:	JT
Approved By:	JC

BUILDING ELEVATIONS