

PARKER TOWN HALL EXEMPTION PLAN AMD3 L1

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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RENDERING OF NEW NORTH ENTRY



RENDERING OF NORTH FACADE



RENDERING OF NEW EAST ENTRY

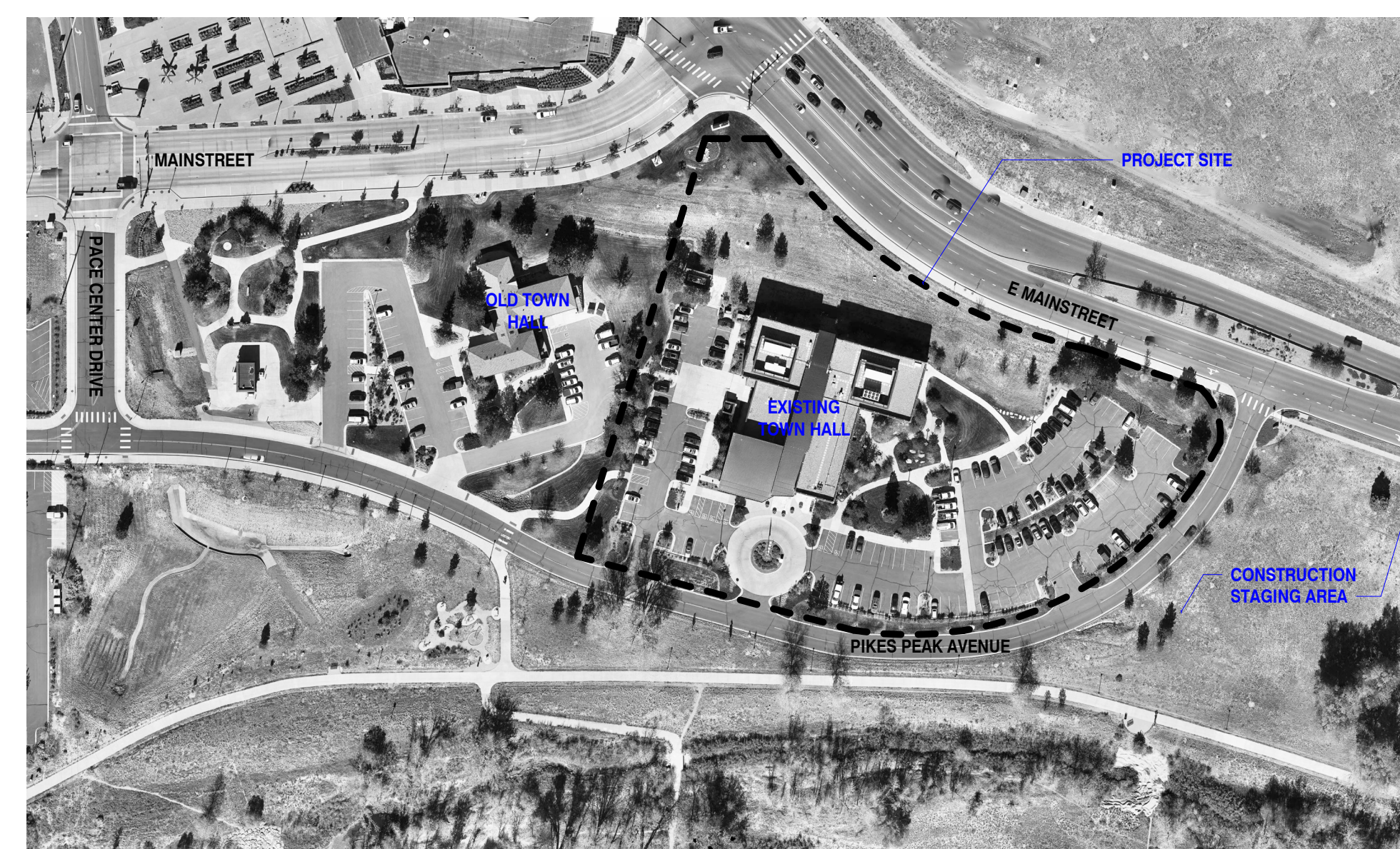


RENDERING OF SOUTHEAST FACADE



RENDERING OF NEW MAIN ENTRY AND PLAZA

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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SITE STATISTICS

GREATER DOWNTOWN DISTRICT - HISTORIC CENTER			
ZONING	SF	ACRES	% OF TOTAL
LOT AREA			
GROSS	210,568	4.834	100%
SITE DATA	SF	ACRES	% OF TOTAL
BUILDING AREA*	67,060	1.539	31.8%
SITE STRUCTURES AREA**	851	0.019	0.4%
HARDSCAPE AREA (TOTAL)	69,459	1.587	33.0%
HARDSCAPE - EXISTING TO REMAIN	25,152	0.57	12%
HARDSCAPE - NEW	44,307	1.017	21.0%
LANDSCAPE AREA (TOTAL)	73,198	1.689	34.8%
LANDSCAPE - EXISTING TO REMAIN	41,849	0.96	20%
LANDSCAPE - NEW	31,349	0.729	14.8%

*BUILDING AREA INCLUDES EXISTING TOWN HALL AND ADDITION.
** SITE STRUCTURES INCLUDE NEW GENERATOR ENCLOSURE, NEW TRASH ENCLOSURE, AND EXISTING TRASH ENCLOSURE.

PARKING	SF	PARKING FORMULA	REQUIRED	PROVIDED
TOTAL PARKING SPACES*	57,360 NLA	1 PER 500NLA	115	121***
ACCESSIBLE SPACES			5 + 1 VAN	7 (INC. VAN + EV)
EXISTING PARKING SPACES**				133
BICYCLE PARKING	67,060 GSF	2 PER 10,000 GFA (10 MAX)	10	26****

*ACCESSIBLE SPACES AND EV PARKING SPACES ARE INCLUDED IN THE TOTAL PARKING SPACE COUNT. AS ARE EXISTING PARKING SPACES TO REMAIN.
** THIS REFLECTS THE EXISTING TOWN HALL PARKING SPACES. MANY OF THESE SPACES ARE RETAINED IN SCOPE OF WORK.
*** NEW PARKING SPACES PROVIDED: 74 STANDARD + 4 ACCESSIBLE. EXISTING PARKING SPACES RETAINED: 41
**** EXISTING BICYCLE PARKING (4 SPACES) TO REMAIN AND 22 IS INCLUDED IN THIS VALUE.

PARKING COUNT	PARKING SPACE TYPE	COUNT	WIDTH	LENGTH
ACCESSIBLE SPACES		6	9'-0"	18'-0" MIN
ACCESSIBLE EV SPACES		1	11'-0"	18'-0" MIN
EV SPACES		7**	9'-0"	18'-0" MIN
TYPICAL PARKING SPACES		115	9'-0"	18'-0" MIN
TOTAL SPACES		121		

*CURB ADJACENT ACCESSIBLE SPACES HAVE 1/2" WIDE CONCRETE PAV BETWEEN SPACE AND CURB
**EV SPACES ARE ELECTRIC VEHICLE READY.

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

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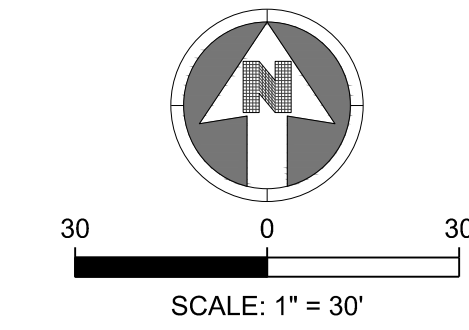
AE Design
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Telephone: 303-296-3034

Issue	Date
SITE PLAN SUBMITTAL	11 NOV 2023
SITE PLAN SUBMITTAL	06 FEB 2024
SITE PLAN SUBMITTAL	12 APR 2024

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

EXISTING CONDITIONS PLAN

02

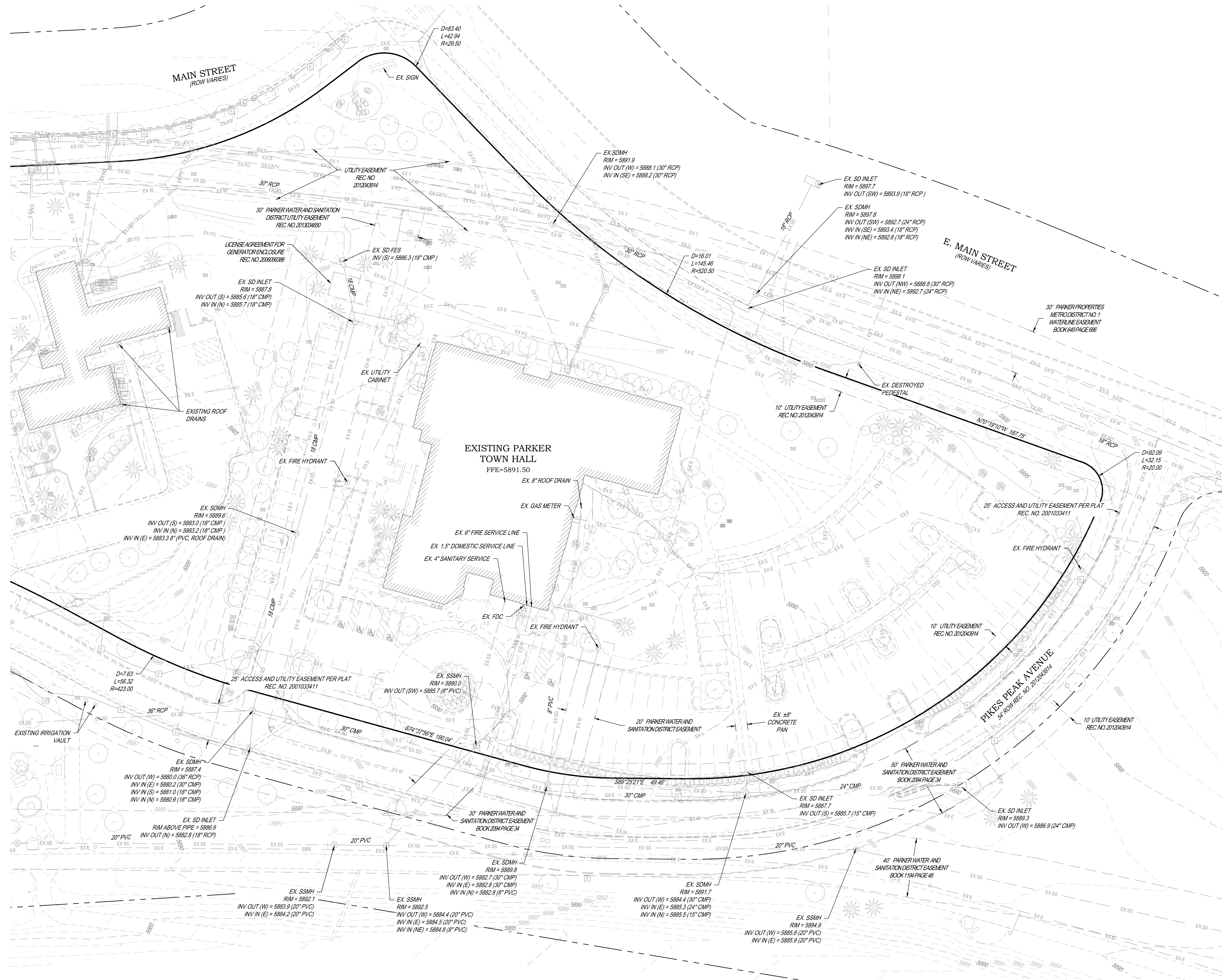


NOTES:

2. A SITE INSPECTION BY A REPRESENTATIVE OF THE SOUTH METRO FIRE DEPARTMENT IS REQUIRED PRIOR TO DEMOLITION AND CONSTRUCTION. NO VERTICAL CONSTRUCTION ON THIS SITE WILL BE ALLOWED UNTIL SUCH TIME THAT CURB, GUTTER, AND FIRST LIFT OF ASPHALT ARE INSTALLED FOR THE FULL LENGTH OF THE FIRE LANE.

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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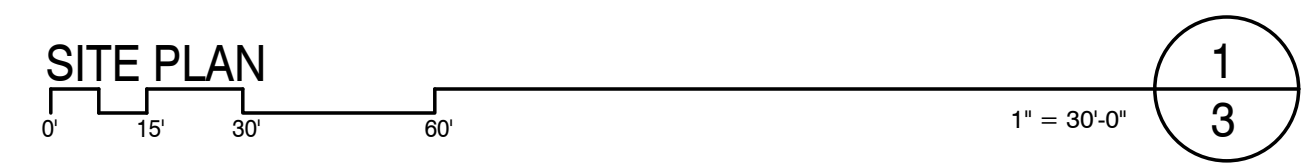
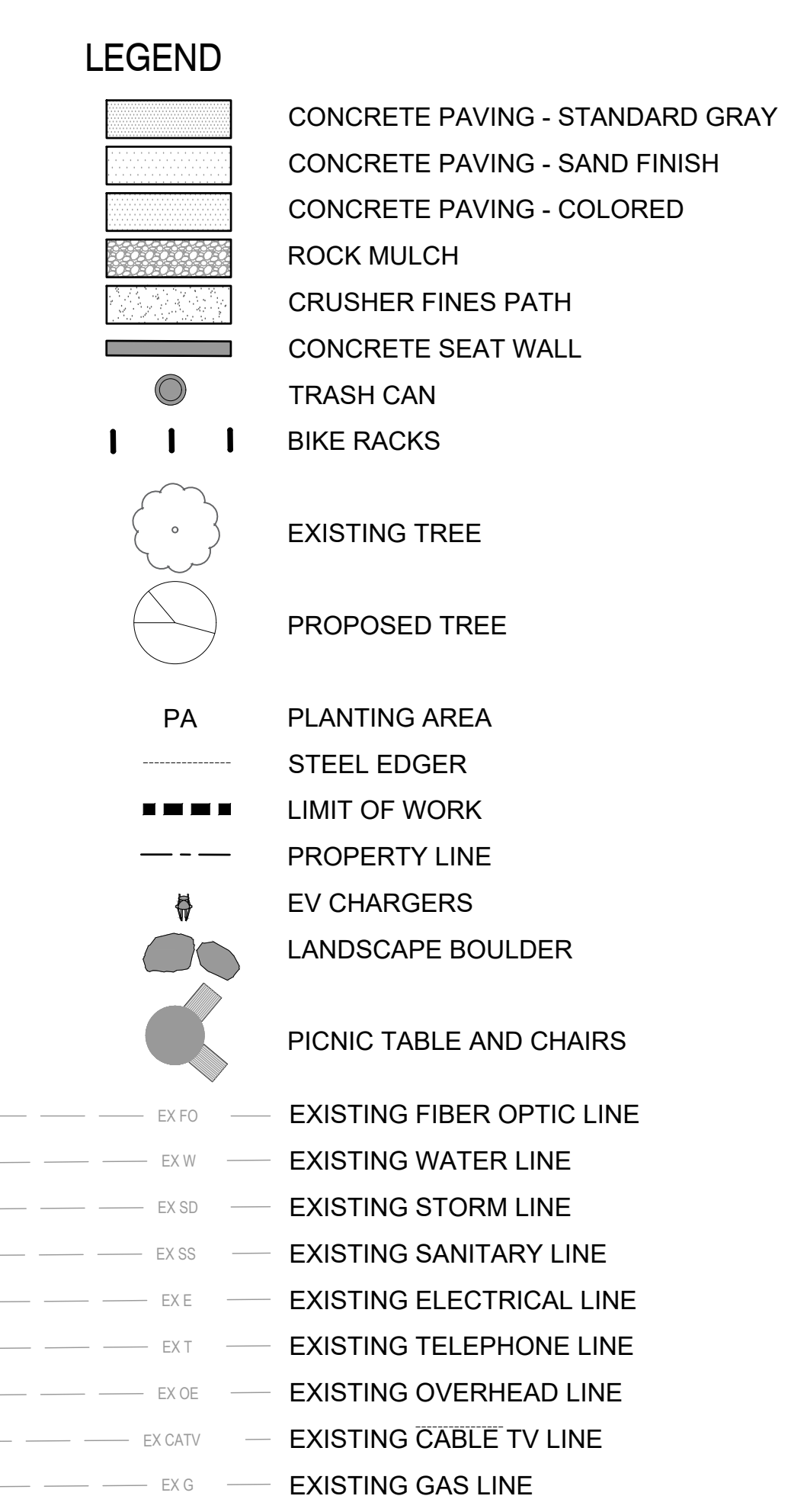
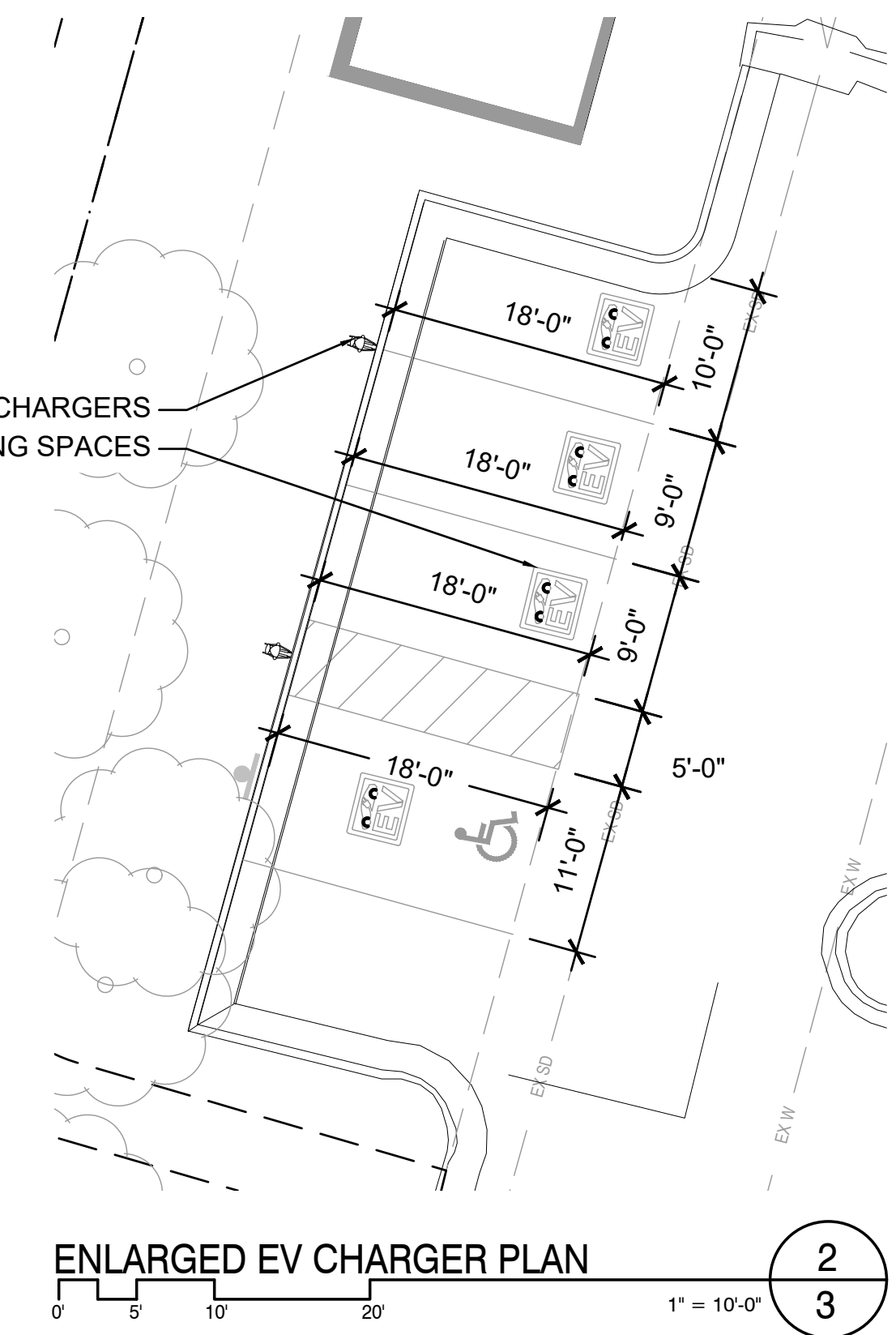
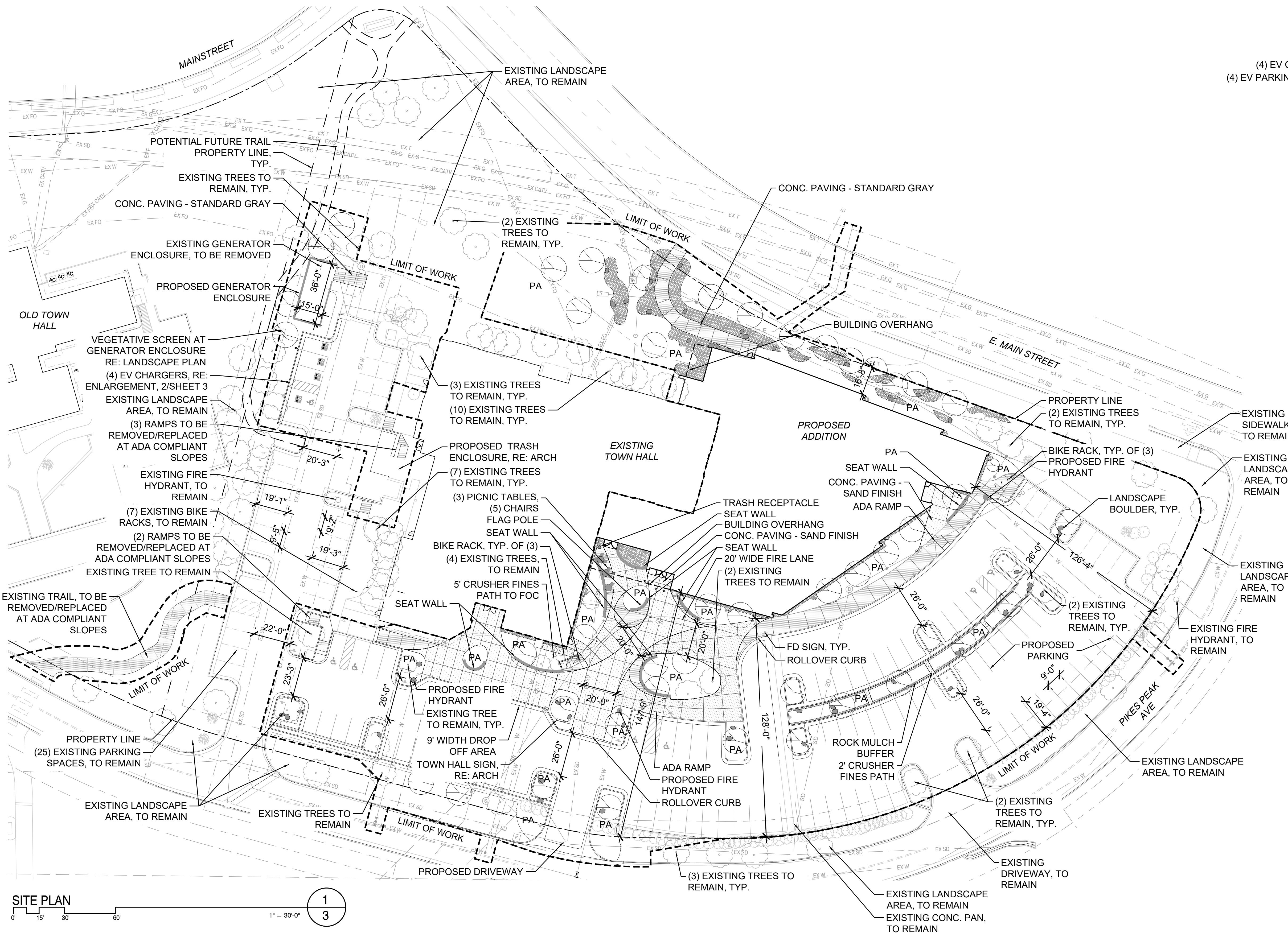
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Issue	Date
SDP	02 NOVEMBER 2023
SDP	05 FEBRUARY 2024
SITE PLAN SUBMITTAL	12 APR 2024

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

SITE PLAN

3



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NATIVE SEEDING SCHEDULE

(SEEDING RATES: DRILLED: 25 LBS/ACRE or BROADCAST: 50 LBS/ACRE)

- 20% SWITCHGRASS
- 15% EPHRAIM CRESTED WHEATGRASS
- 10% INDIAN RICEGRASS
- 15% GALLETA GRASS
- 10% SIDEOATS GRAMA
- 15% BLUE GRAMA
- 10% BUFFALO GRASS
- 5% ANNUAL RYEGRASS

TOTAL: 100%

PLANT SCHEDULE

CODE	QTY	BOTANICAL / COMMON NAME	CONT
TREES - DECIDUOUS			
AG	4	ACER GINNALA / AMUR MAPLE	2" CAL
CS	2	CATALPA SPECIOSA / NORTHERN CATALPA	2" CAL
GS	8	GLIEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' / SHADEMASTER HONEY LOCUST	2" CAL
GK	2	GYMNOCLADUS DIOICA / KENTUCKY COFFEETREE	2" CAL
MR	3	MALLUS X 'RADIANT' / RADIANT CRABAPPLE	2" CAL
MS	1	MALLUS X 'SPRING SNOW' / SPRING SNOW CRABAPPLE	2" CAL
PA	6	PYRUS CALLERYANA 'AUTUMN BLAZE' / AUTUMN BLAZE CALLERY PEAR	2" CAL
QB	6	QUERCUS BICOLOR / SWAMP WHITE OAK	2" CAL
QF	8	QUERCUS ROBUR 'FASTIGIATA' / SKYROCKET® ENGLISH OAK	2" CAL
QR	2	QUERCUS RUBRA / RED OAK	2" CAL
TREES - EVERGREEN			
AC	2	ABIES CONCOLOR / WHITE FIR	8" HT
PN	2	PINUS NIGRA / AUSTRIAN PINE	8" HT
SHRUBS - DECIDUOUS			
ASA	12	AMELANCHIER ALNIFOLIA / SASKATOON SERVICEBERRY	5 GAL
ALC	40	AMORPHA CANESCENS / LEADPLANT	5 GAL
AMS	20	ARONIA MELANOCARPA 'SMINPEM' / LOW SCAPE SNOWFIRE™ BLACK CHOKEBERRY	5 GAL
AMM	36	ARONIA MELANOCARPA 'UCONN165' / LOW SCAPE MOUND® BLACK CHOKEBERRY	5 GAL
CCB	29	CARYOPTERIS X CLANDONENSIS / BLUE MIST SPIREA	5 GAL
CCD	11	CORNUS SERICEA 'BAILEY' / BAILEY RED TWIG DOGWOOD	5 GAL
CSB	46	CYTISUS PURGANS 'SPANISH GOLD' / SPANISH GOLD BROOM	5 GAL
FNP	4	FORESTIERA NEOMEXICANA / NEW MEXICO PRIVET	5 GAL
HKA	99	HYPERICUM KALMIANUM 'AMES' / AMES ST. JOHNSWORT	5 GAL
PPC	80	PRUNUS BESSEYI 'P011S' / PAWNEE BUTTES® SAND CHERRY	5 GAL
RAC	41	RIBES ALPINUM / ALPINE CURRANT	5 GAL
SBF	103	SPIRAEA X BUMALDA 'FIRELIGHT' / FIRELIGHT SPIREA	5 GAL
VDA	7	VIBURNUM DENTATUM 'ARROWWOOD' / ARROWWOOD VIBURNUM	5 GAL
GRASSES			
BGG	54	BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLONDE AMBITION BLUE GRAMA	1 GAL
CAG	28	CALAMAGROSTIS X ACUTIFLORA 'AVALANCHE' / AVALANCHE FEATHER REED GRASS	1 GAL
ETG	82	ELYMUS TRACHYCAULUS / SLENDER WHEATGRASS	1 GAL
IRG	94	IMPERATA CYLINDRICA 'RED BARON' / JAPANESE BLOOD GRASS	1 GAL
MCG	88	MELICA CILIATA / SILKY-SPIKE MELIC GRASS	1 GAL
MPG	61	MISCANTHUS X 'PURPURASCENS' / PURPLE FLAME GRASS	1 GAL
MLG	33	MUHLENBERGIA CAPILLARIS 'LENCA' / REGAL MIST® PINK MUHLY GRASS	1 GAL
OHG	81	ORYZOPSIS HYMENOIDES / INDIAN RICEGRASS	1 GAL
PSG	20	PANICUM VIRGATUM 'SHENANDOAH' / SHENANDOAH SWITCH GRASS	1 GAL
PAG	123	PENNISETUM ALOPECUROIDES 'HAMELN' / HAMELN DWARF FOUNTAIN GRASS	1 GAL
SNG	50	SORGHASTRUM NUTANS / INDIAN GRASS	1 GAL
SHG	72	SPOROBOLUS HETEROLEPIS / PRAIRIE DROPSEED	1 GAL
GROUND COVER			
AUK	29	ARCTOSTAPHYLOS UVA-URSI / KINNIKINNICK	1 GAL
CPP	28	CERATOSTIGMA PLUMBAGINOIDES / DWARF CREEPING PLUMBAGO	1 GAL
CVG	85	CHRYSOGONUM VIRGINIANUM / GREEN-AND-GOLD	1 GAL
PSS	55	PHLOX STOLONIFERA 'SHERWOOD PURPLE' / CREEPING PHLOX	1 GAL
PSC	55	PHLOX SUBULATA / CREEPING PHLOX	1 GAL
TRC	80	THYMUS X 'RED CREEPING' / RED CREEPING THYME	1 GAL
VRC	132	VERONICA X 'REAVIS' / CRYSTAL RIVER CREEPING SPEEDWELL	1 GAL
PERENNIALS			
CRV	80	CENTRANTHUS RUBER / RED VALERIAN	1 GAL
ELP	61	ECHINACEA PURPUREA / PURPLE CONEFLOWER	1 GAL
GAB	71	GALLIARDA ARISTATA / BLANKET FLOWER	1 GAL
PPP	86	PENSTEMON PALMERI / PALMER'S PENSTEMON	1 GAL
PDJ	42	PERISCARIA AFFINIS 'BORDER JEWEL' / HIMALAYAN BORDER JEWEL FLEECEFLOWER	1 GAL
RAB	42	RUDBECKIA AMPLEXICAULIS / BLACK-EYED SUSAN	1 GAL
SCB	24	SCABIOSA CAUCASICA 'BUTTERFLY BLUE' / BUTTERFLY BLUE PINCUSHION FLOWER	1 GAL
VGS	71	VERONICA X 'GOODNESS GROWS' / GOODNESS GROWS SPEEDWELL	1 GAL
SHRUB EVERGREEN			
JHB	23	JUNIPERUS HORIZONTALIS 'BAR HARBOR' / BAR HARBOR CREEPING JUNIPER	5 GAL

NOTES:

- NO CHANGES TO THE LANDSCAPE PLAN ARE ALLOWED WITHOUT APPROVAL FROM THE TOWN OF PARKER.

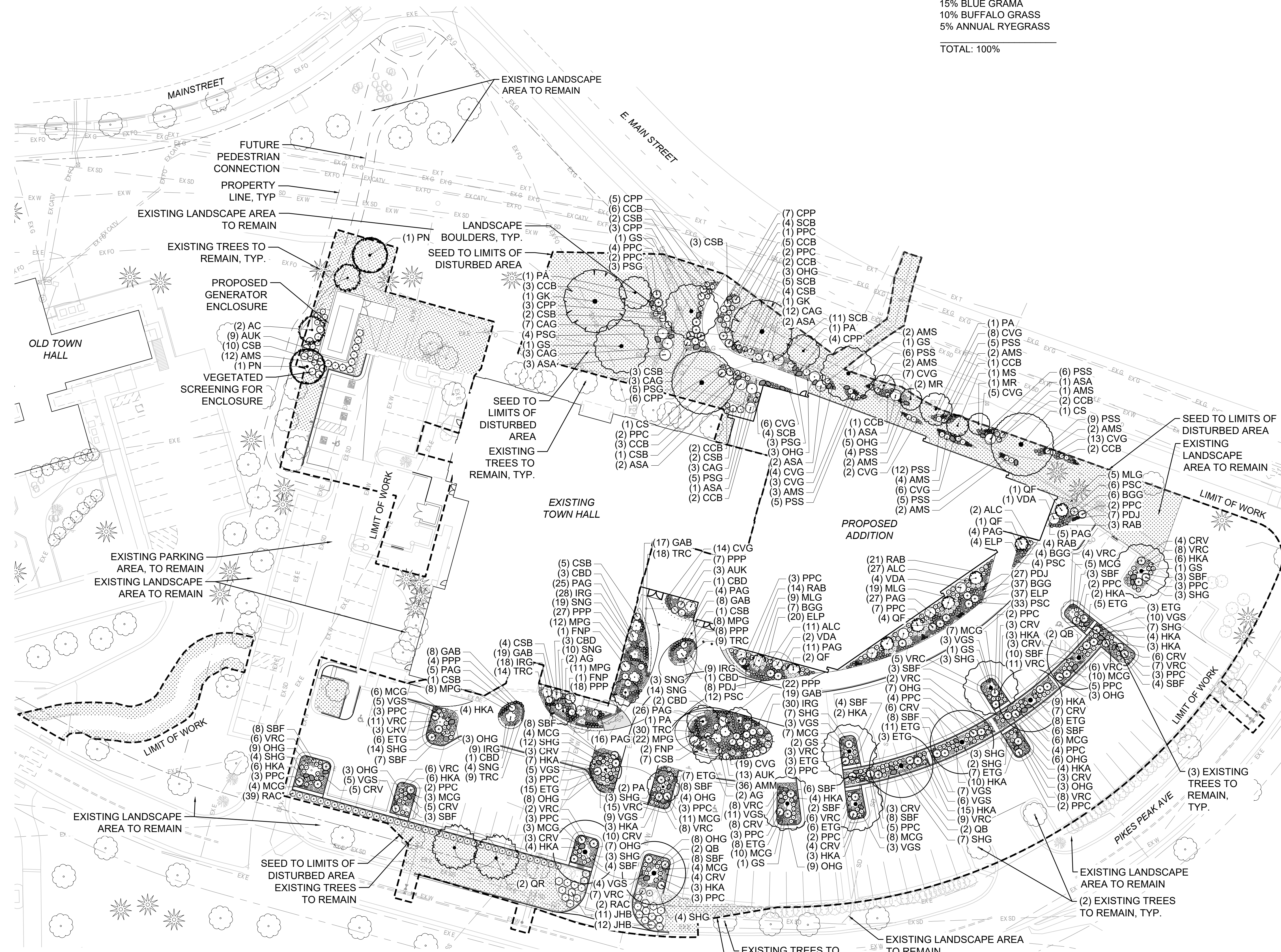
PLANTING LEGEND

- PROPOSED TREE
- EXISTING TREE
- EXISTING SHRUB
- CRUSHER FINES PATH
- NATIVE SEEDING AREA
- STEEL EDGER
- LIMIT OF WORK
- PROPERTY LINE
- LANDSCAPE BOULDER

Issue	Date
SDP	02 NOVEMBER 2023
SDP	05 FEBRUARY 2024
SITE PLAN SUBMITTAL	12 APR 2024

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

LANDSCAPE PLAN



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LANDSCAPE TABLES

PARKING LOT INTERIOR LANDSCAPE

PARKING LOT ISLAND #	PARKING LOT ISLAND SIZE (SF)	INTERNAL TREES (1 TREE / 162SF) REQUIRED / PROVIDED	INTERNAL SHRUBS (5 SHRUBS / 162SF) REQUIRED / PROVIDED	*NOTES
1	227	1 R / 1 P	5 R / 12 P	Proposed or modified island.
2	162	1 R / 1 P	5 R / 7 P	Proposed or modified island.
3	170	1 R / 1 P	5 R / 10 P	Proposed or modified island.
4	393	1 R / 1 P	16 R / 19 P	Proposed or modified island.
5	416	1 R / 1 P	17 R / 19 P	Proposed or modified island.
6	165	1 R / 1 P	5 R / 8 P	Proposed or modified island.
7	164	1 R / 1 P	5 R / 6 P	Proposed or modified island.
8	397	1 R / 1 P	20 R / 22 P	Proposed or modified island.
9	490	1 R / 1 P	27 R / 28 P	Proposed or modified island.
10	171	1 R / 1 P	5 R / 8 P	Proposed or modified island.
11	169	1 R / 1 P	5 R / 7 P	Proposed or modified island.
12	280	1 R / 1 P	13 R / 13 P	Proposed or modified island.
13	268	1 R / 1 P	12 R / 14 P	Proposed or modified island.
14	294	1 R / 1 P	14 R / 14 P	Proposed or modified island.
15	329	1 R / 1 P	17 R / 18 P	Proposed or modified island.
16	231	1 R / 1 P	10 R / 11 P	Proposed or modified island.
17	292	1 R / 1 P	14 R / 14 P	Proposed or modified island.
18	192	1 R / 1 P	7 R / 11 P	Proposed or modified island.
19	276	1 R / 1 P	13 R / 19 P	Proposed or modified island.
20	229	1 R / 1 P	N/A	Existing / Not to be disturbed. Does not count against required planting quantities (proposed areas only).
21	256	1 R / 1 P	N/A	Existing / Not to be disturbed. Does not count against required planting quantities (proposed areas only).
22	269	1 R / 1 P	N/A	Existing / Not to be disturbed. Does not count against required planting quantities (proposed areas only).
23	197	1 R / 0 P	N/A	Existing / Not to be disturbed. Does not count against required planting quantities (proposed areas only).
24	157	1 R / 0 P	N/A	Existing / Not to be disturbed. Does not count against required planting quantities (proposed areas only).
25	254	1 R / 0 P	N/A	Existing / Not to be disturbed. Does not count against required planting quantities (proposed areas only).
26	166	1 R / 0 P	N/A	Existing / Not to be disturbed. Does not count against required planting quantities (proposed areas only).
TOTAL SF	6614			

NOTES:
 Each landscape island shall, at a minimum, meet the following standards:
 a. Landscaped islands shall be at least the size of one (1) full-sized parking space (one hundred sixty-two [162] square feet) and have no dimension fewer than nine (9) feet.
 b. One (1) tree and five (5) shrubs shall be planted for each incremental one hundred sixty-two (162) square feet. For each incremental fifteen (15) square feet, an additional shrub shall be planted. One (1) tree may be substituted for ten (10) shrubs when approved during the site plan process.

13.06.070.L.5
 (5) In all required landscaped areas, except within public rights-of-way and residential roadway buffers, one (1) tree and five (5) shrubs shall be planted for each one thousand five hundred (1,500) square feet of lot area not covered by a building or required parking.
 a. Ten (10) shrubs may be substituted for one (1) tree when approved during the site plan process. An administrative finding that strict compliance with the tree requirement cannot be reasonably accomplished on site, and is not the result of a self-imposed hardship, will be required.

LANDSCAPE NOTES:
 1. No changes to the landscape plan are allowed without approval from the Town of Parker.
 2. 46 trees and 45 shrubs are to be removed for the new building expansion.

DIAGRAM SHOWN IN COLOR. PRINT IN COLOR.

SITE LANDSCAPE

DESCRIPTION	REQUIREMENTS	REQUIRED	EXISTING AREA (UNMODIFIED AREAS)	PROPOSED NEW AREA (MODIFIED AREAS)	PROPOSED TOTAL COUNTS	NOTES
PARKING LOT INTERIOR LANDSCAPING	Pursuant to the LDO Section 13.06.070 (p) Parking Lot Interior Landscaping, a minimum area equal to ten (10) percent of the total area covered by the parking lot shall be allocated to landscaped islands.	PARKING LOT: 57648 SF PARKING ISLAND REQ'D SF: 57648 SF x 10% = 5764.8 SF	1528 SF (2.65%) 5 Existing Trees 0 Proposed Trees 1 Existing Shrub 0 Proposed Shrubs	5086 (8.82%) 4 Existing Trees 13 Proposed Trees 0 Existing Shrubs 260 Proposed Shrubs	6614 SF OF PARKING ISLAND PROVIDED = 11.47% OF PARKING LOT TOTAL: 22 Trees / 261 Shrubs	
SITE PERIMETER LANDSCAPING (NORTH PROPERTY LINE ONLY)	Pursuant to the LDO Section 13.06.070 (q), site perimeter landscaping is required to establish minimum requirements for plantings around the perimeter of a site. When a commercial use is next to a commercial use a minimum of 1 tree and 5 shrubs is required for every 40 lineal feet of edge. This requirement will apply from the north property line to north building face, and west property line as south as the limit of disturbance.	739 LF TOTAL (NORTH PROPERTY LINE ONLY) REQ'D TOTALS: 739 LF / 40 LF = 18.5 TREES 739 LF / 40 LF x 5 = 92.4 SHRUBS	18 TREES EXISTING 3 SHRUBS EXISTING	2 TREE EXISTING 14 TREES PROPOSED 94 SHRUBS PROPOSED	TOTAL TREES: 34 TOTAL SHRUBS: 97	Unmodified area is north of existing Town Hall to north property line, and west of extent of northern limit of disturbance to west property line.
DEVELOPED AREA	Pursuant to the Greater Downtown District Historic Center zoning, a minimum of ten (10) percent of the total site area shall be designated for landscaping, plazas, pocket parks and/or open space.	171721 SF TOTAL SITE AREA (INCLUDING BLDG & PARKING LOTS) REQ'D TOTALS: 171721 x 10% = 17172.1 SF	42226 SF	37270 SF	79,496 SF	Includes all existing and proposed parking lot interior landscaping, site perimeter landscaping, and parking lot perimeter landscaping shown in hatching on landscape requirements diagram.

DESCRIPTION	REQUIREMENTS	SIZE OF AREA	EXISTING AREA (UNMODIFIED AREAS)	PROPOSED NEW AREA (MODIFIED AREAS)	PROPOSED TOTAL COUNTS	NOTES
PARKING LOT PERIMETER LANDSCAPING	Pursuant to Section 13.06.070 (o) of the Town of Parker LDO, parking lot perimeter landscaping shall be provided to visually buffer and screen the parking and mitigate nuisance impacts from autos upon adjacent properties. For parking lots adjacent to roads/streets and other commercial uses, a minimum 10-foot-wide landscape buffer is required that includes trees and shrubs to screen the parking lot from the street. This requirement applies to the parking along the south property line adjacent to Pikes Peak Avenue, and the west property line as far north to the proposed EV chargers.	12132 SF TOTAL	9442 SF COUNT: 17 EXISTING TREES 78 EXISTING SHRUBS	2690 SF COUNT: 2 EXISTING TREES 3 PROPOSED TREES 11 EXISTING SHRUBS 53 PROPOSED SHRUBS	TOTAL TREES: 22 (3 PROPOSED) TOTAL SHRUBS: 142 (53 PROPOSED)	

BICYCLE PARKING

PARKING SPACE TYPE	REQUIRED	EXISTING	PROPOSED	CALCULATION
BIKE	Pursuant to Section 13.06.060 Bicycle parking requirements state that 2 spaces are required for each 10,000 square feet of floor area, not to exceed 10 spaces.	7 RACKS (14 SPACES)	6 RACKS (12 SPACES)	(64,895 GSF / 10,000 SF) X 2 =13 SPACES REQUIRED PER CODE TOTAL PROVIDED: 13 RACKS (26 SPACES)* *TOTAL INCLUDES EXISTING AND PROPOSED RACKS



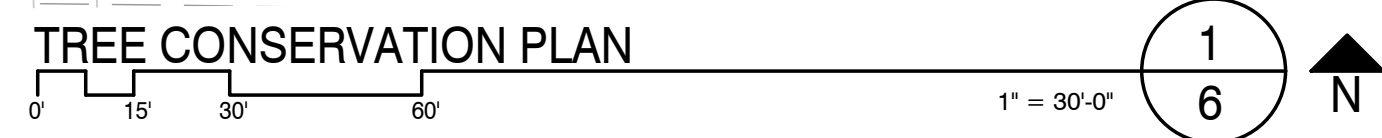
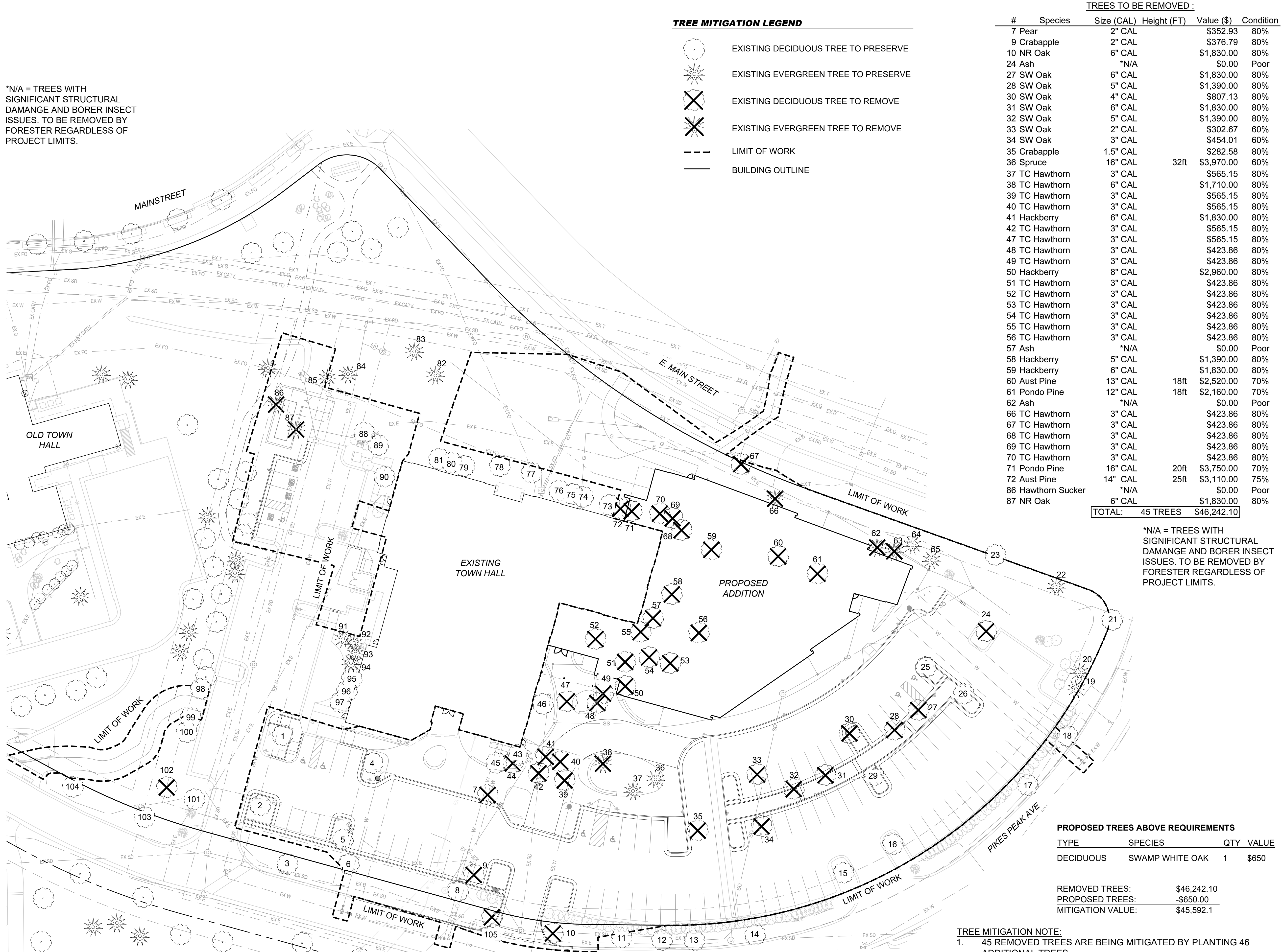
TOTAL EXISTING TREE COUNT			
#	Species	Size (CAL)	Height (FT)
1	Elm	3" CAL	
2	Pear	2" CAL	
3	Coffee Tree	2.5" CAL	
4	Pear	2" CAL	
5	Crabapple	2" CAL	
6	Crabapple	2" CAL	
7	Pear	2"	
8	Crabapple	2"	
9	Crabapple	2"	
10	NR Oak	6"	
11	Coffee Tree	2"	
12	Coffee Tree	4"	
13	Coffee Tree	4"	
14	Coffee Tree	4"	
15	SW Oak	2"	
16	SW Oak	2"	
17	Linden	7"	
18	Linden	7"	
19	Aust Pine		25ft
20	Aust Pine		25ft
21	Crabapple		11ft
22	Aust Pine		21ft
23	Hackberry	3"	
24	Ash	*N/A	
25	SW Oak	4"	
26	SW Oak	10	
27	SW Oak	6"	
28	SW Oak	5"	
29	SW Oak	5"	
30	SW Oak	4"	
31	SW Oak	6"	
32	SW Oak	5"	
33	SW Oak	2"	
34	SW Oak	3"	
35	Crabapple	1.5"	
36	Aust Pine	11" CAL	25ft
37	Aust Pine	13" CAL	30ft
38	Spruce	16" CAL	32ft
39	TC Hawthorn	3" CAL	
40	TC Hawthorn	6" CAL	
41	TC Hawthorn	3" CAL	
42	TC Hawthorn	3" CAL	
43	TC Hawthorn	3" CAL	
44	TC Hawthorn	3" CAL	
45	TC Hawthorn	3" CAL	
46	TC Hawthorn	3" CAL	
47	Hackberry	6" CAL	
48	TC Hawthorn	3" CAL	
49	TC Hawthorn	3" CAL	
50	TC Hawthorn	3" CAL	
51	TC Hawthorn	3" CAL	
52	Hackberry	8" CAL	
53	TC Hawthorn	3" CAL	
54	TC Hawthorn	3" CAL	
55	TC Hawthorn	3" CAL	
56	TC Hawthorn	3" CAL	
57	TC Hawthorn	3" CAL	
58	TC Hawthorn	3" CAL	
59	Ash	*N/A	
60	Hackberry	5" CAL	
61	Hackberry	6" CAL	
62	Aust Pine	13" CAL	18ft
63	Pondo Pine	12" CAL	18ft
64	Aust Pine		18ft
65	Aust Pine		18ft
66	Spruce	*N/A	
67	Ash	*N/A	
68	TC Hawthorn	3" CAL	
69	TC Hawthorn	3" CAL	
70	TC Hawthorn	3" CAL	
71	TC Hawthorn	3" CAL	
72	TC Hawthorn	3" CAL	
73	TC Hawthorn	3" CAL	
74	TC Hawthorn	3" CAL	
75	TC Hawthorn	3" CAL	
76	TC Hawthorn	3" CAL	
77	Golden R Tree	4" CAL	
78	Golden R Tree	4" CAL	
79	TC Hawthorn	3" CAL	
80	TC Hawthorn	3" CAL	
81	TC Hawthorn	3" CAL	
82	Aust Pine		20ft
83	Aust Pine		22ft
84	Spruce		18ft
85	Aust Pine		28ft
86	Pondo Pine	16" CAL	20ft
87	Aust Pine	14" CAL	25ft
88	Chokecherry	4" CAL	
89	Pear	4" CAL	
90	Wash Hawthorn	3" CAL	
91	Bosnian Pine		16ft
92	Bosnian Pine		16ft
93	Bosnian Pine		18ft
94	Bosnian Pine		20ft
95	TC Hawthorn	3" CAL	
96	TC Hawthorn	3" CAL	
97	TC Hawthorn	3" CAL	
98	Japanese Lilac	5" CAL	
99	Japanese Lilac	4" CAL	
100	Japanese Lilac	5" CAL	
101	Pear	3" CAL	
102	Hawthorn Sucker	*N/A	
103	NR Oak	6" CAL	
104	Elm	6" CAL	
105	NR Oak	6"	

*N/A = TREES WITH SIGNIFICANT STRUCTURAL DAMAGE AND BORER INSECT ISSUES. TO BE REMOVED BY FORESTER REGARDLESS OF PROJECT LIMITS.

PARKER TOWN HALL EXEMPTION PLAN AMD3 L1

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



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Parker Town Hall Expansion

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Issue	Date
SDP	02 NOVEMBER 2023
SDP	05 FEBRUARY 2024
SITE PLAN SUBMITTAL	12 APR 2024

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

TREE CONSERVATION PLAN

PARKER TOWN HALL EXEMPTION PLAN AMD3 L1

SITE PLAN SUBMITTAL

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AndersonMasonDale Architects

TOWN OF PARKER- TREE PROTECTION DURING DEVELOPMENT - PUBLIC PROPERTY

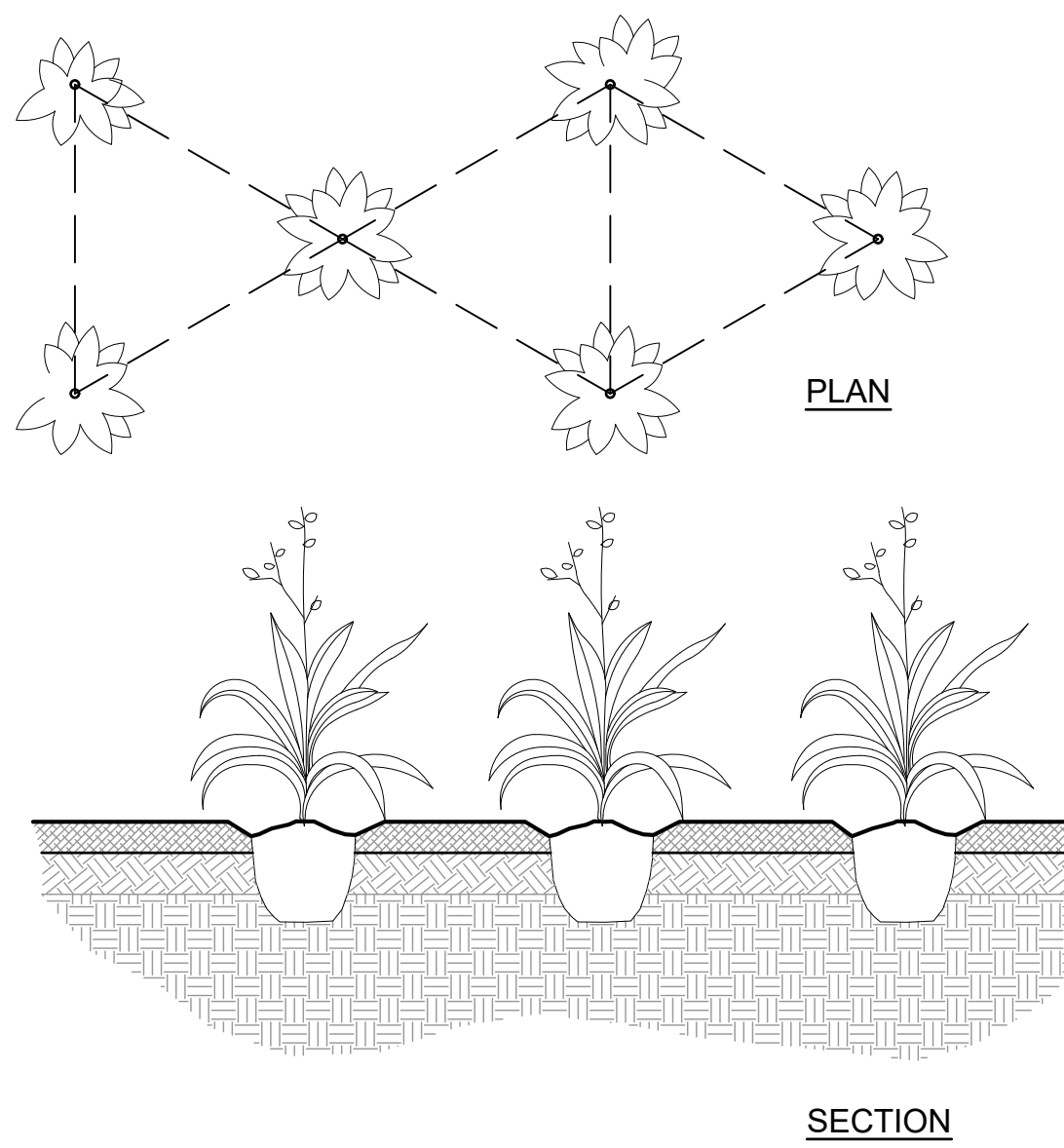
- NO PERSON SHALL ABUSE, MUTILATE OR OTHERWISE DAMAGE ANY TREE OR SHRUB LOCATED ON PUBLIC PROPERTY, INCLUDING THOSE LOCATED IN THE PUBLIC RIGHT-OF-WAY. HOWEVER, NOTHING IN THIS SECTION SHALL BE CONSTRUED TO PREVENT REASONABLE AND PROPER TRIMMING OF TREES AND SHRUBS LOCATED ON PUBLIC OR PRIVATE PROPERTY 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.

TOWN OF PARKER-TREE PROTECTION DURING DEVELOPMENT - SITE

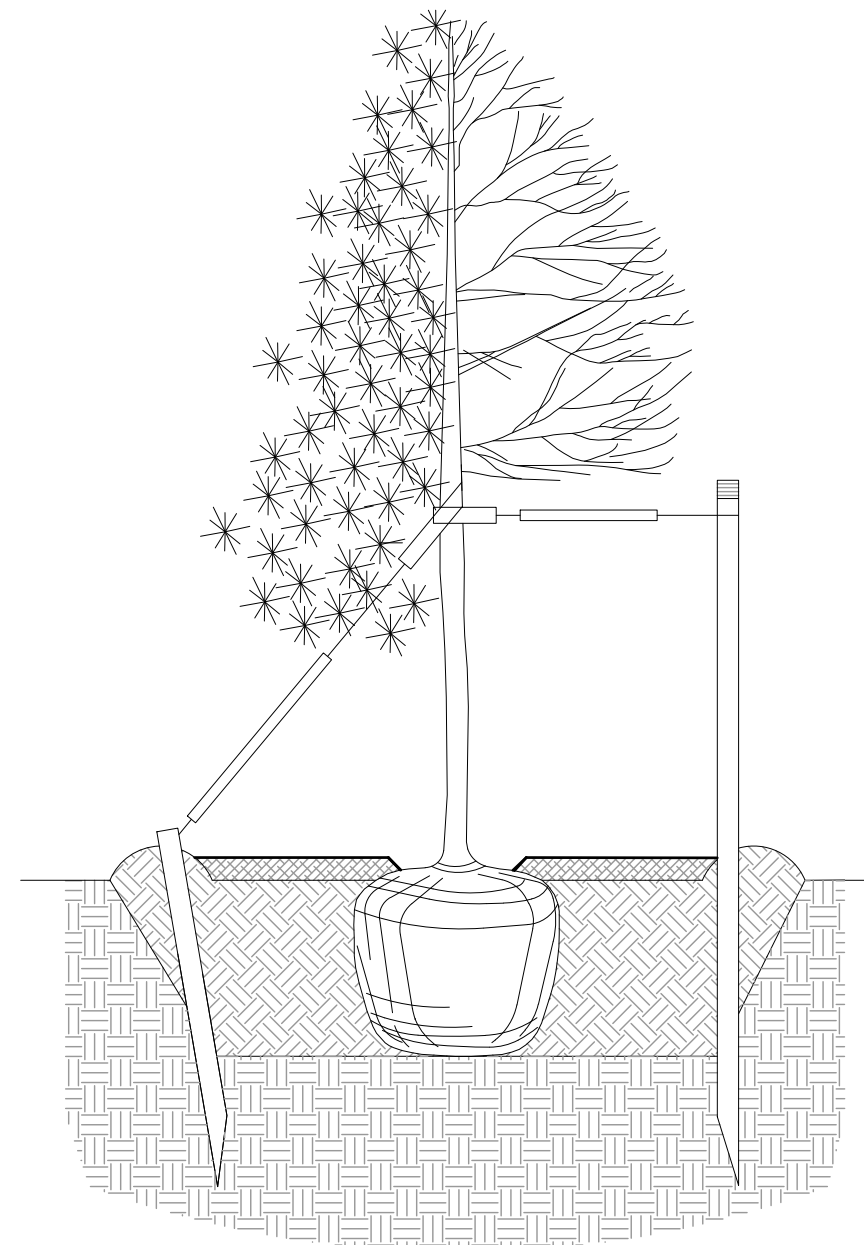
- PRIOR TO THE START OF CONSTRUCTION, ALL TREES AND SHRUBS ON THE SITE SHALL BE CLEARLY IDENTIFIED IN THE FIELD AS EITHER "PRESERVE," "RELOCATE" OR "REMOVE" BY THE PROPERTY OWNER. TOWN STAFF SHALL VERIFY THE IDENTIFICATION OF TREES AND SHRUBS ACCORDING TO THE APPROVED TREE CONSERVATION PLAN. TREE OR 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.



NOTES:

- WHEN BACKFILLING AROUND PLANTS, DO NOT ALLOW AIR POCKETS TO FORM.
- AFTER PLANTING, WATER THOROUGHLY.

03 TOWN OF PARKER PERENNIAL PLANTING

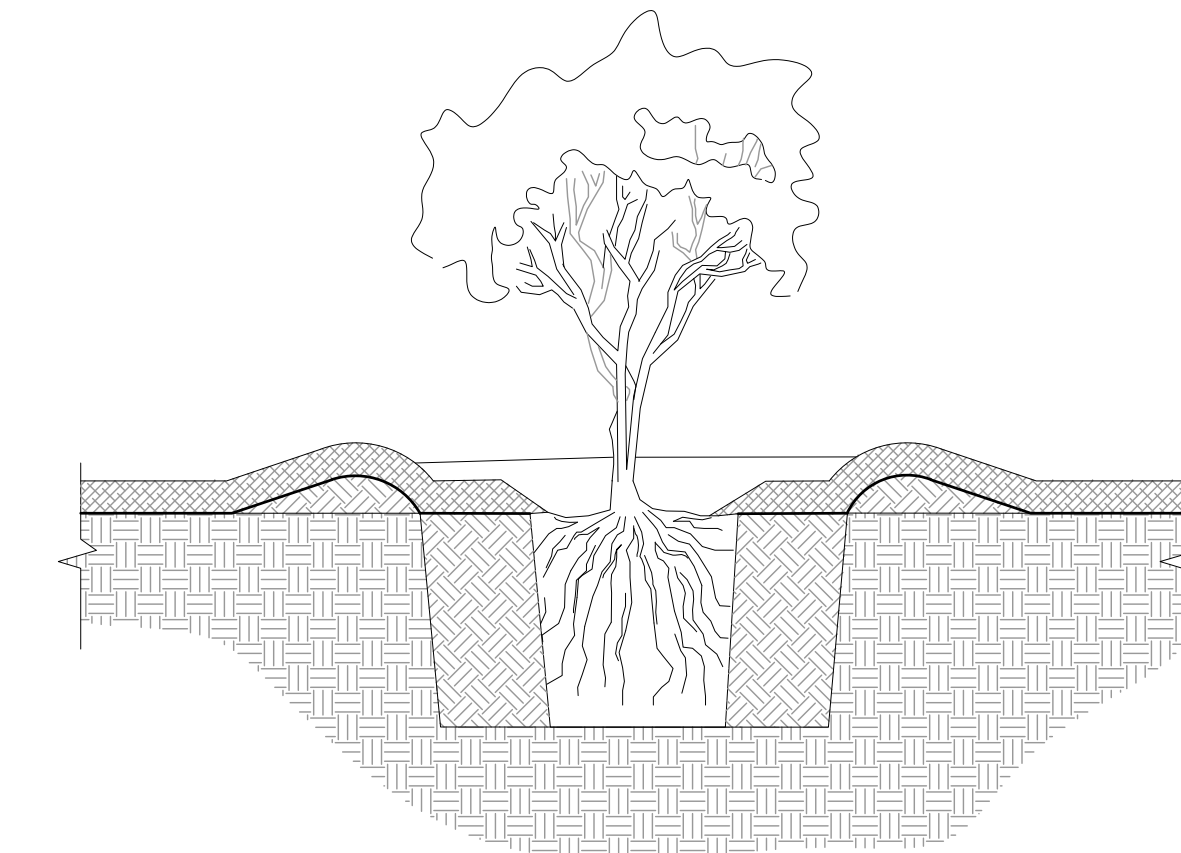


NOTES:

- EXCAVATE PLANTING HOLES WITH SLOPING SIDES. MAKE EXCAVATIONS AT LEAST THREE TIMES AS WIDE AS THE ROOT BALL DIAMETER AND NO DEEPER THAN THE DISTANCE FROM THE TOP 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 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.
- TREES SHALL BE PLANTED WITH THE ROOT COLLAR/FLARE VISIBLE ABOVE GRADE AND TWO OR MORE STRUCTURAL ROOTS LOCATED WITHIN THE TOP 1" TO 2" OF THE ROOT BALL/FINISHED GRADE MEASURED 3" TO 4" FROM TRUNK. THIS INCLUDES TREES THAT ARE SET ON SLOPES (SEE SLOPE PLANTING DETAIL). TREES THAT DO NOT HAVE A VISIBLE ROOT COLLAR SHALL BE REJECTED. DO NOT COVER THE ROOT BALL WITH SOIL.
- WHEN ROOT BALL WILL REMAIN INTACT, CUT OFF BOTTOM 1/4 OF WIRE BASKET BEFORE PLACING TREE IN HOLE. CUT OFF REMAINDER OF BASKET AFTER TREE IS SET IN HOLE, REMOVE BASKET COMPLETELY. AT A MINIMUM, THE TOP 2/3 OF THE BURLAP AND BASKET SHALL BE REMOVED FROM THE ROOT BALL ON ALL TREES. REMOVE ALL NYLON TIES, TWINE, ROPE AND BURLAP. REMOVE UNNECESSARY PACKING MATERIAL.
- FORM SOIL INTO A 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.
- 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 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.

TOWN OF PARKER STANDARD LANDSCAPE NOTES:

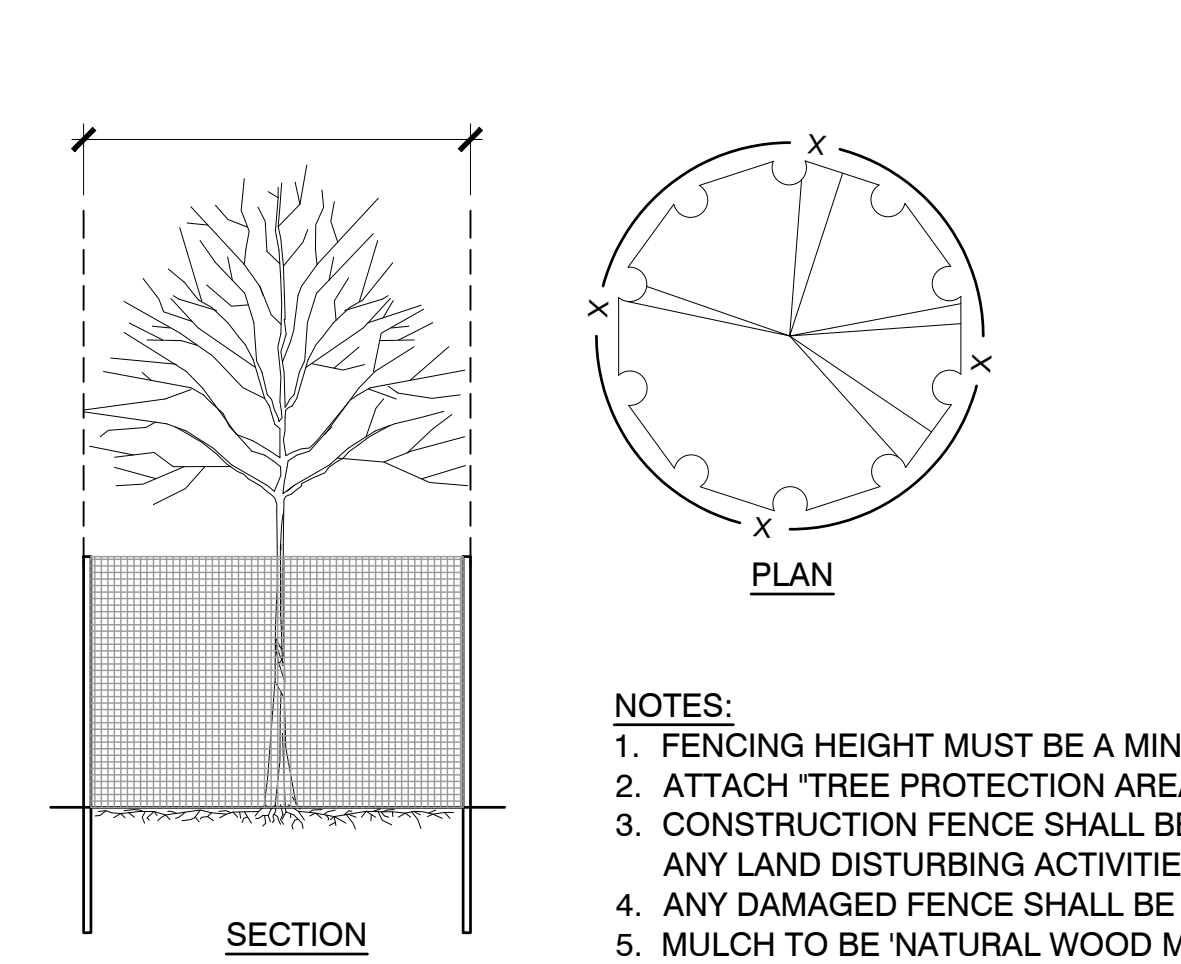
- PLANT MATERIAL SPECIFICATIONS.
 - (1) PLANT MATERIALS SHALL BE SELECTED FROM THE TOWN'S RECOMMENDED PLANT SPECIES NOT INCLUDED IN THE RECOMMENDED PLANT LIST MAY BE SUBMITTED FOR CONSIDERATION, SO LONG AS THE SPECIES IS NOT ON THE EXCLUDED LIST. ALL PLANTS SHALL MEET OR EXCEED THE PLANT QUALITY AND 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).
 - 1.1.4. 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 PARKS, TRAILS, OPEN SPACE AND STREETScape DESIGN AND CONSTRUCTION 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. PLANTS SHOULD BE SPACES OFF CURBS TO PREVENT DAMAGE.
 - 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.
 - 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.
 - 3.2.1. NO GEOTEXTILE FABRIC SHALL BE USED IN AREAS OF PERENNIAL FLOWER AND GROUND COVER PLANTINGS.
 - 3.2.2. 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.
 - 3.3.1. GEOTEXTILE FABRIC EXCLUDED FROM AREAS OF PERENNIAL FLOWER AND GROUND COVER PLANTINGS.
- ALL LANDSCAPE BEDS MUST CONSIST OF AN APPROVED SOIL THROUGHOUT AN ENTIRE LANDSCAPE BED.
- ALL LANDSCAPE AREAS SHALL BE FOR TWO (2) YEARS.
- IRRIGATION REQUIREMENTS.
 - ALL LANDSCAPED AREAS SHALL BE SERVED BY A FUNCTIONING AUTOMATIC IRRIGATION SYSTEM.
 - 4.1.1. ALL LANDSCAPE BEDS 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. A LANDSCAPE PLANTINGS ARE TO BE GROUPED ACCORDING TO WATER NEEDS.
 - 4.1.2. 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 NETA-FIM OR APPROVED EQUIVALENT. SUBSURFACE IRRIGATION SYSTEMS ARE STRONGLY ENCOURAGED DUE TO THEIR EFFICIENCY AND MINIMIZED RUNOFF POTENTIAL.
 - 4.1.3. 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.
 - 4.1.4. 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.
 - 4.1.5. 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 TWO (2) YEARS.
 - 4.1.6. 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.
 - 4.2.1. ALL IRRIGATION WARRANTIES SHALL BE FOR TWO (2) YEARS.
 - 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.



NOTES:

- PRUNE ALL DAMAGED, DISEASED OR WEAK LIMBS.
- CLEANLY PRUNE ALL DAMAGED ROOT ENDS.
- DO NOT ALLOW ROOTS TO DRY OUT DURING INSTALLATION PROCESS.
- DEEP WATER AFTER PLANTING.

01 TOWN OF PARKER SHRUB PLANTING



NOTES:

- FENCING HEIGHT MUST BE A MINIMUM OF 48".
- ATTACH "TREE PROTECTION AREA" SIGNS TO FENCING EVERY 50 FEET.
- CONSTRUCTION FENCE SHALL BE INSTALLED PRIOR TO OTHER BMP'S AND ANY LAND DISTURBING ACTIVITIES.
- ANY DAMAGED FENCE SHALL BE REPAIRED ON A DAILY BASIS.
- MULCH TO BE "NATURAL WOOD MULCH" FROM A-1 ORGANICS.

02 TOWN OF PARKER TREE PROTECTION

04 TOWN OF PARKER TREE PLANTING

Parker Town Hall Expansion

Parker, CO 22-093

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SDP 02 NOVEMBER 2023
SDP 05 FEBRUARY 2024
SITE PLAN SUBMITTAL 12 APR 2024

Project Number: 22-093

Drawn By: JM

Reviewed By: TS

Approved By: TS

LANDSCAPE DETAILS

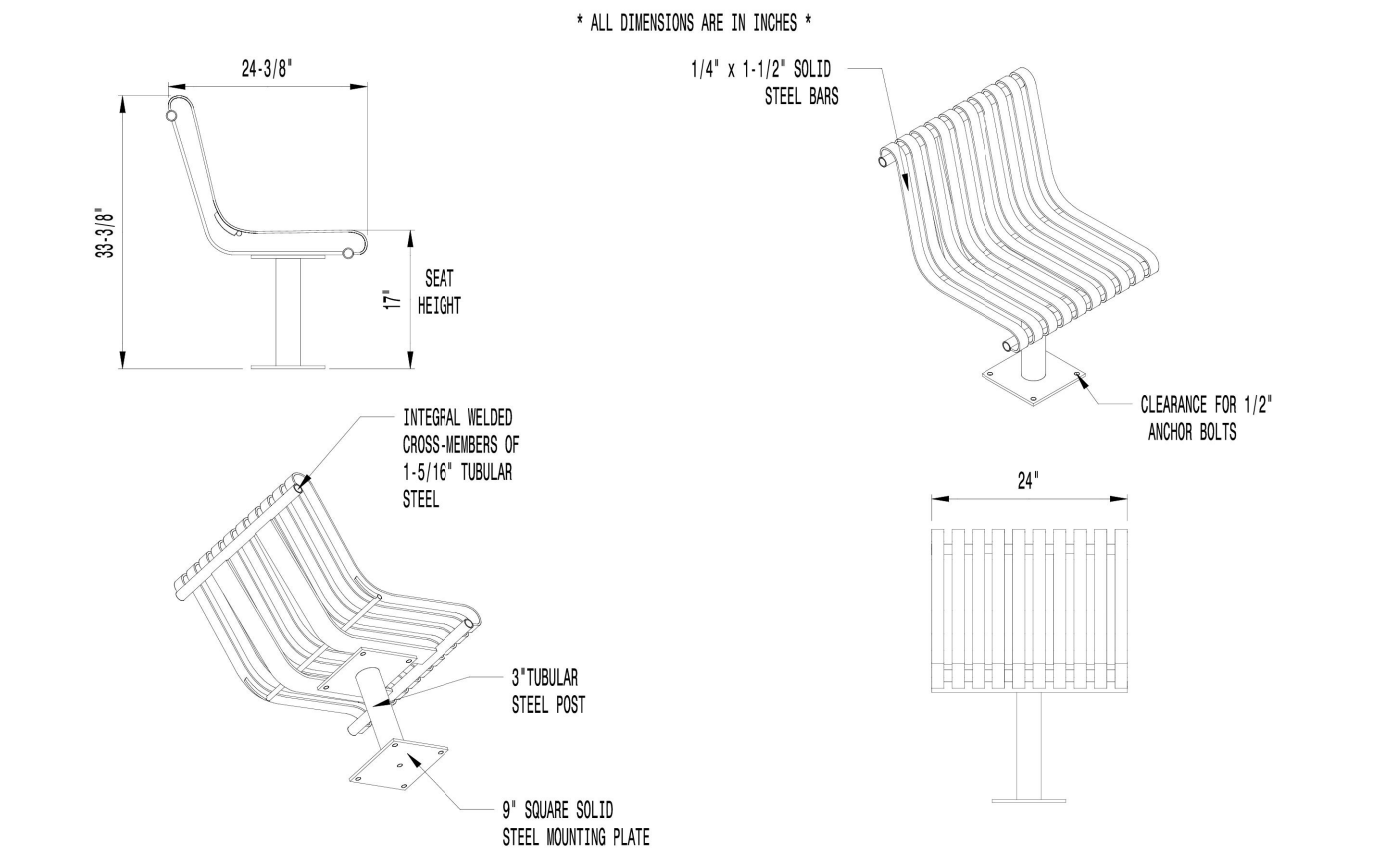
PARKER TOWN HALL EXEMPTION PLAN AMD3 L1

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



P.O. DRAWER 330 - DUNKER, MO 20754 USA
TOLL FREE: (800) 368-2570 (USA & CANADA)
TEL: (301) 855-8000 - FAX: (410) 257-7579
WEB SITE: HTTP://WWW.VICTORSTANLEY.COM



AVAILABLE OPTIONS:
POWDER COATING
10 STANDARD COLORS, 2 OPTIONAL METALLIC COLORS, **COLOR: BLACK**
CUSTOM COLORS (INCLUDING THE PAL RANGE)
ARRESTS
AVAILABLE WITH OPTIONAL ARRESTS

- NOTES:
- DRAWINGS NOT TO SCALE. DO NOT SCALE DRAWINGS.
 - ALL FABRICATED METAL COMPONENTS ARE STEEL SHOTBLASTED, ETCHED, PHOSPHATIZED, PREHEATED, AND ELECTROSTATICALLY POWDER-COATED WITH T.G.C. POLYESTER POWDER COATINGS. PRODUCTS ARE FULLY CLEANED AND PREHEATED, PREHEATED AND COATED WHILE HOT TO FILL CREVICES AND BUILT COATING FILM. COATED PARTS ARE THEN FULLY CURED TO COATING MANUFACTURER'S SPECIFICATIONS. THE THICKNESS OF THE RESULTING FINISH AVERAGES 8-10 MILS (200-250 MICRONS).
 - IT IS NOT RECOMMENDED TO LOCATE ANCHOR BOLTS UNTIL SEAT IS IN PLACE. THIS VICTOR STANLEY, INC. PRODUCT MUST BE PERMANENTLY AFFIXED TO THE GROUND. CONSULT YOUR LOCAL CODES FOR REGULATIONS.
 - ANCHOR BOLTS NOT PROVIDED BY VICTOR STANLEY, INC.
 - FOR HIGH SALT ABUSIVE CLIMATES, HOT-DIP GALVANIZING BEFORE POWDER COATING IS AVAILABLE. HOT-DIP GALVANIZING INCLUDES AN AGGRESSIVE PRE-TREATMENT AND DIMENSION IN A TANK OF CHANGED LIQUID ZINC AT OR AROUND 800°F (430°C). THE RESULTING SURFACE IS RESISTANT TO RUST BUT HAS SOME UNEVENNESS RESULTING FROM THE BONDING OF THE ZINC TO THE STEEL SURFACE. AS A RESULT, THE POWDER-COATING SURFACE FINISH OVER THIS GALVANIZED SURFACE MAY EXHIBIT GRAINS, UNEVENNESS, AND MAY NOT BE AS SMOOTH AS THE STANDARD FINISH; THIS UNEVEN AND DISCREPANT FINISH IS NORMAL FOR GALVANIZING. CONTACT MANUFACTURER FOR DETAILS.
 - ALL SPECIFICATIONS ARE SUBJECT TO CHANGE. CONTACT MANUFACTURER FOR DETAILS.
 - THIS PRODUCT IS SHIPPED PARTIALLY UNASSEMBLED.



INDIVIDUAL SEAT
SHOWN: STANDARD SURFACE MOUNT

01 CHAIR

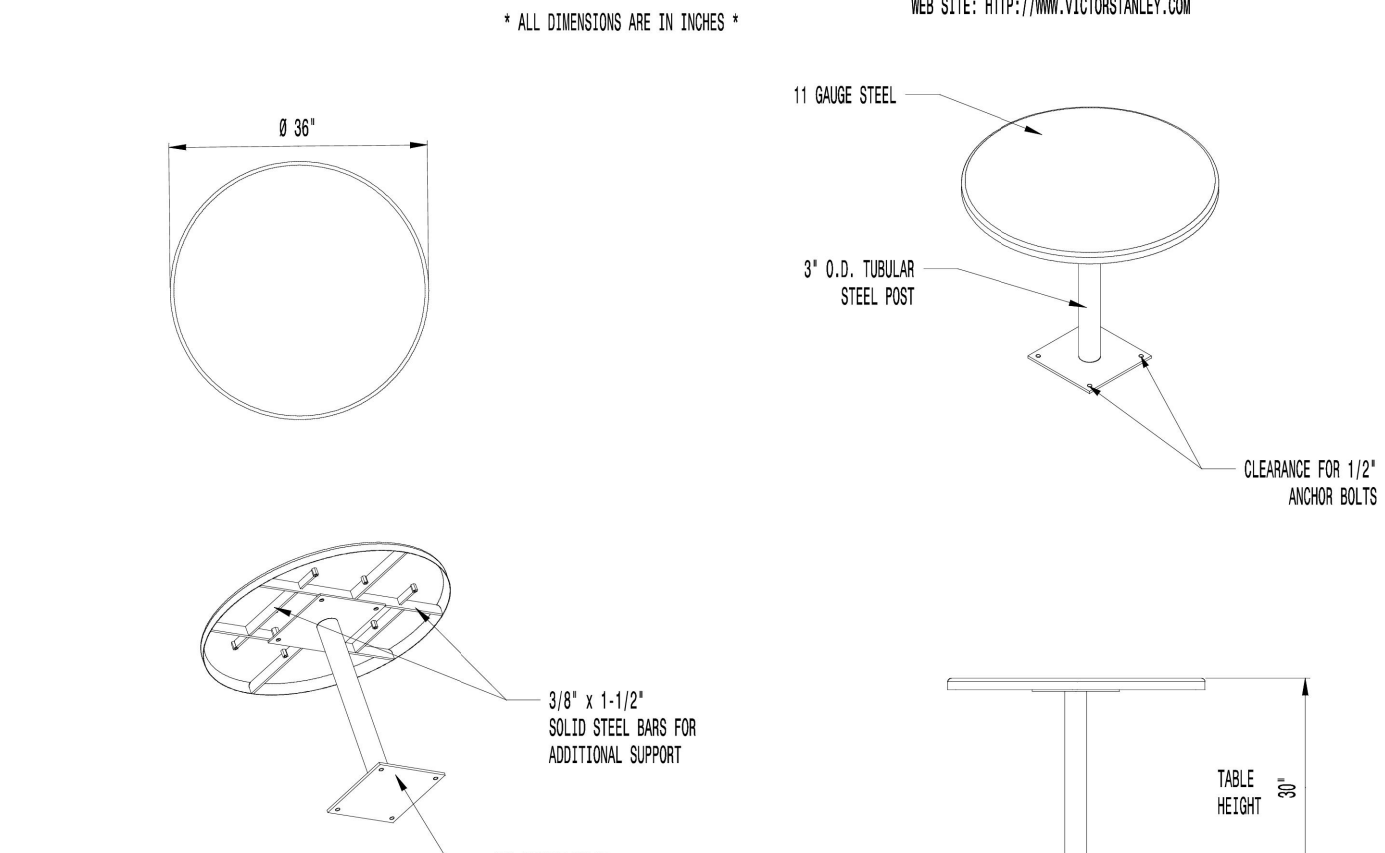


Description
Impact-Rated Bollard, IP66, Class I, IK10. Marine-grade, all aluminum construction, 5CE superior corrosion protection including PCS hardware, Silicone CCG® Controlled Compression Gasket. Polycarbonate lens. CAD-optimized indirect optics for superior illumination and glare control. Integral driver in thermally separated compartment. Factory-installed LED circuit board. SC40, PU40 0-10V Dimming. Luminaire spacing up to 35 ft; ideal for pathway lighting applications. Specify product with 7 Digit product code - Finish Color. Accessories, such as mounting, optical, and electrical, must be specified separately. Example: XXX-XXXX-9004 (Black) + XXX-XXXX (Accessory 1)

05 BOLLARD



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AVAILABLE OPTIONS:
POWDER COATING
10 STANDARD COLORS, 2 OPTIONAL METALLIC COLORS, **COLOR: BLACK**
CUSTOM COLORS (INCLUDING THE PAL RANGE)
MOUNTING
STANDARD IN-GROUND AND SURFACE MOUNT
TABLE TOP
AVAILABLE WITH OPTIONAL UMBRELLA HOLE, AND OPTIONAL GAZE BOARD

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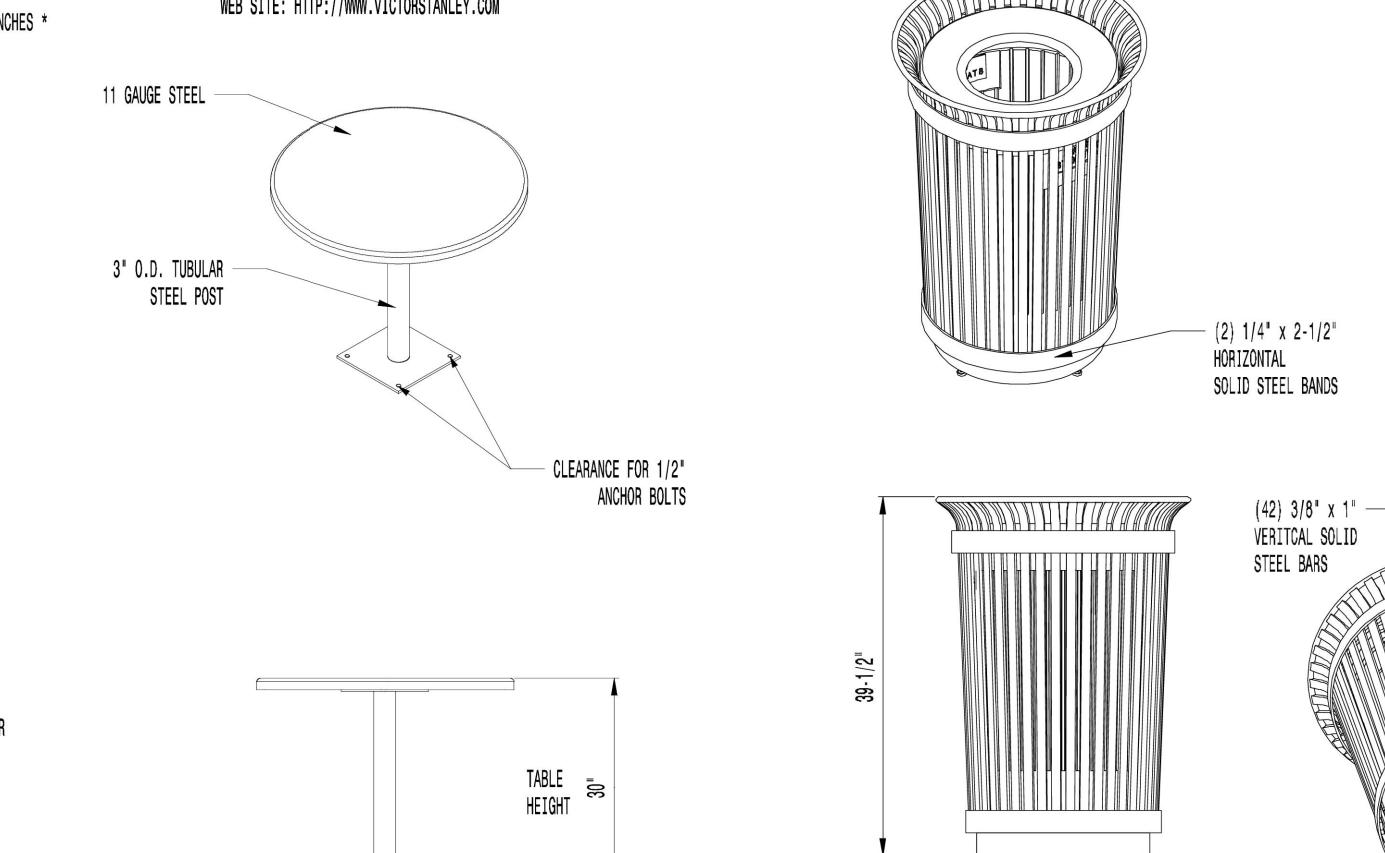


ALL STEEL INDEPENDENT POST TABLE
SHOWN: STANDARD 30" ROUND TABLE
STANDARD SURFACE MOUNT

02 PICNIC TABLE



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AVAILABLE WITH STEEL PLANKS IN VARIOUS SIZES AND PRESSURE SENSITIVE VINYL, OUTDOOR DECALS

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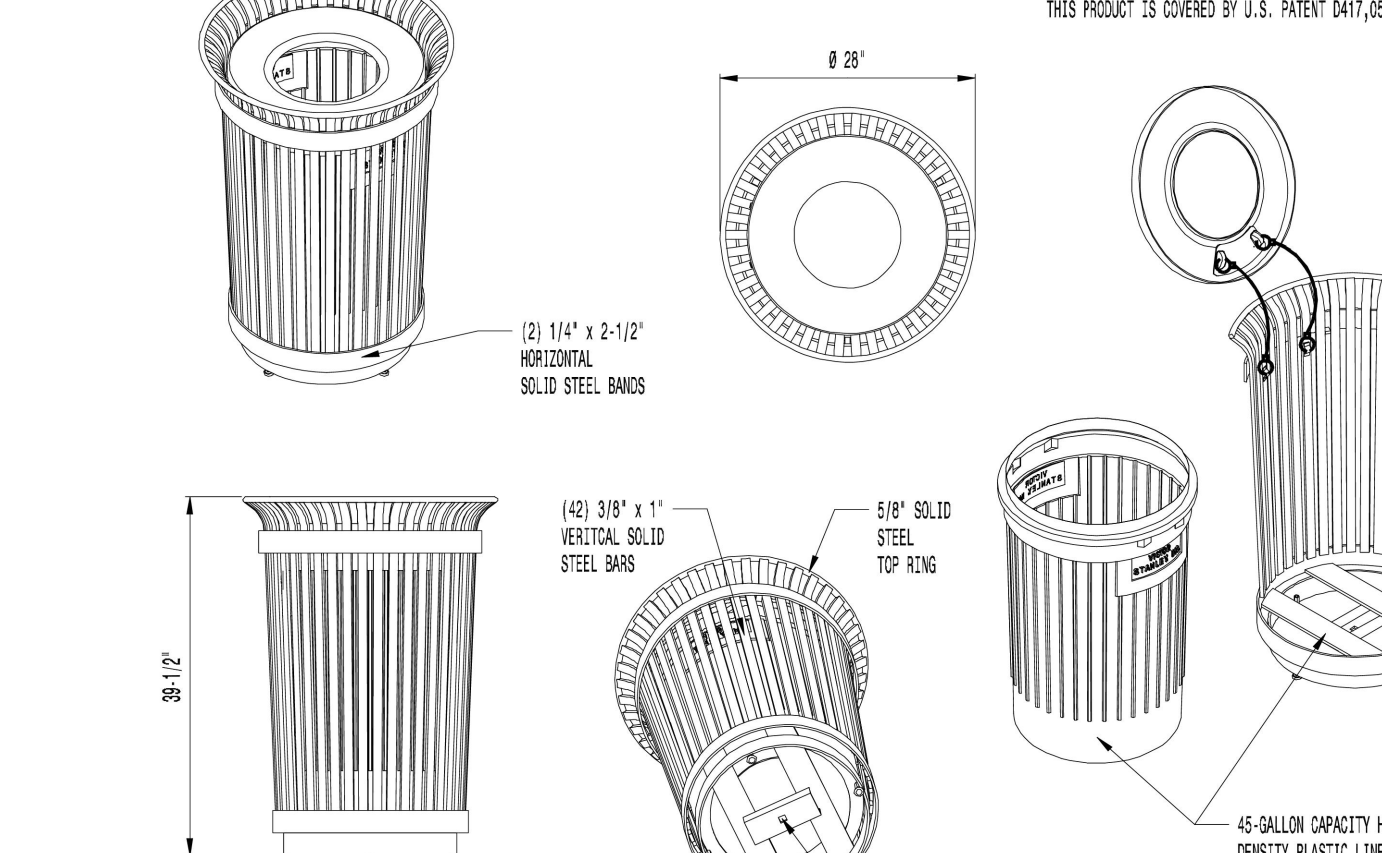


45-GALLON LITTER RECEPTACLE
SHOWN: STANDARD TAPERED FORMED LID

03 TRASH/RECYCLING RECEPTACLE



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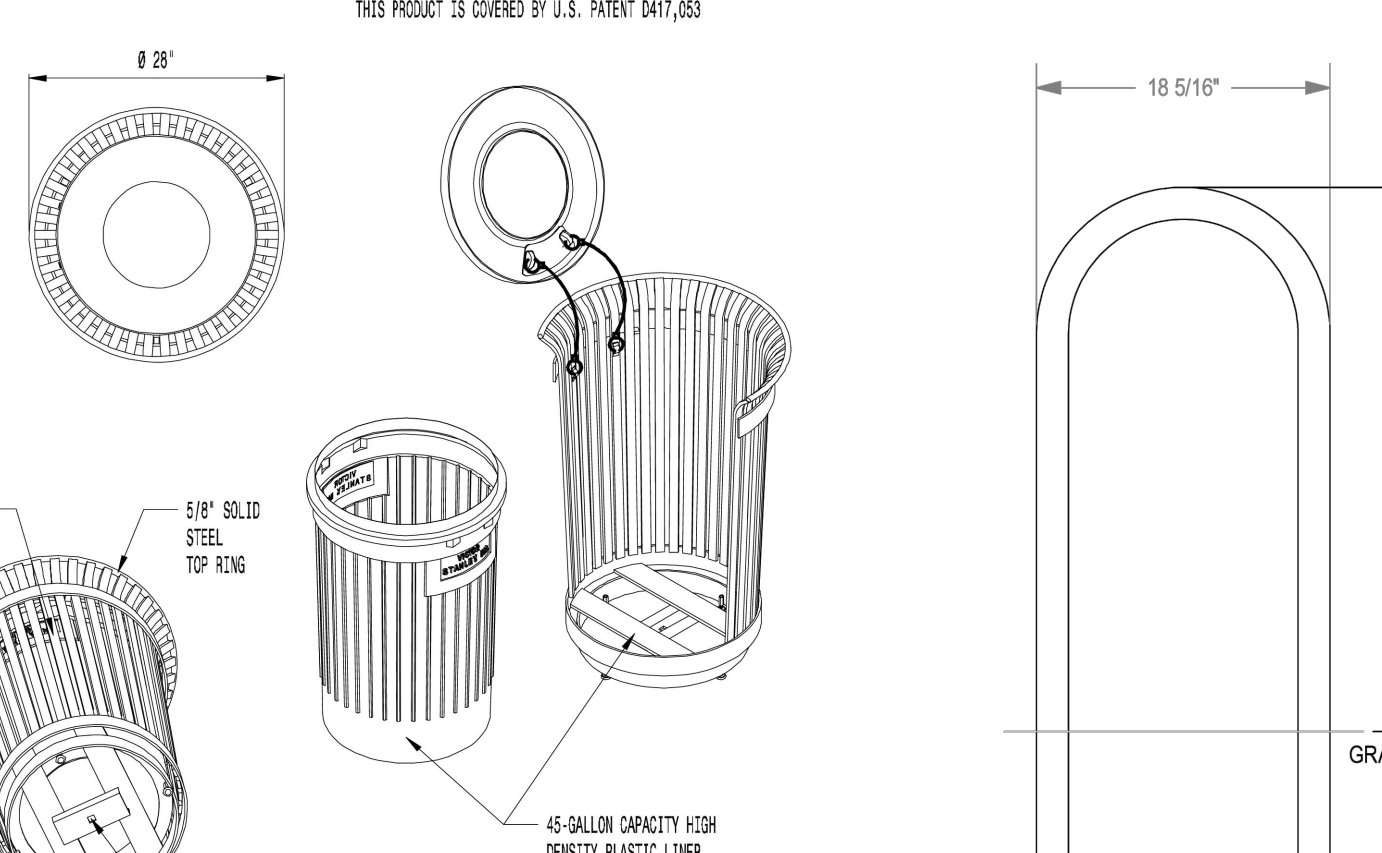


45-GALLON LITTER RECEPTACLE
SHOWN: STANDARD TAPERED FORMED LID

04 BICYCLE RACK



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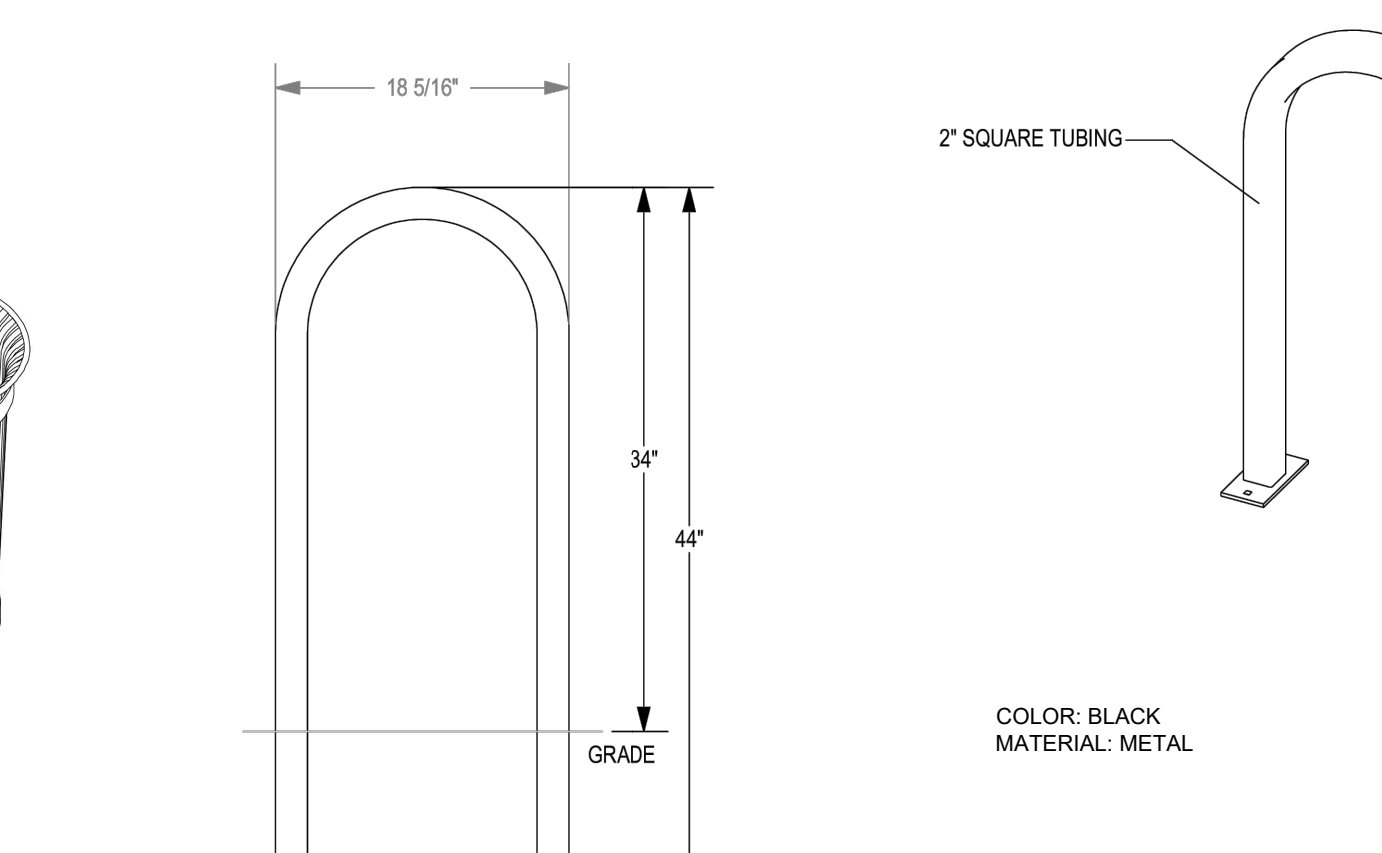


45-GALLON LITTER RECEPTACLE
SHOWN: STANDARD TAPERED FORMED LID

07 EV CHARGER

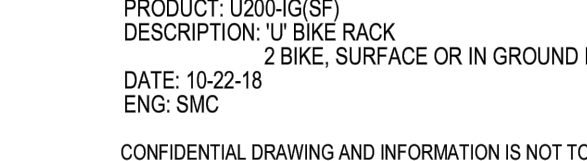


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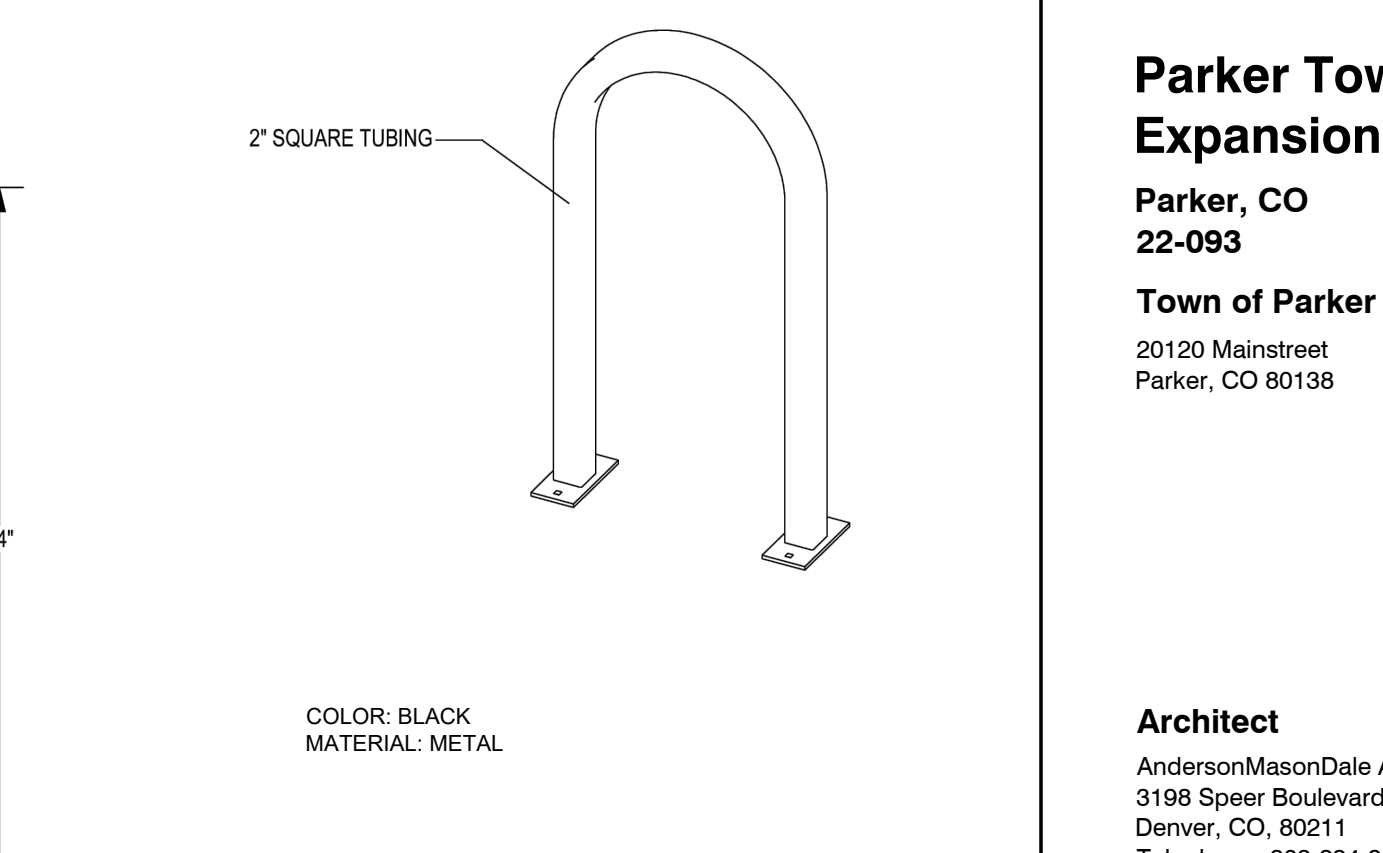


45-GALLON LITTER RECEPTACLE
SHOWN: STANDARD TAPERED FORMED LID

08 LANDSCAPE BOULDER

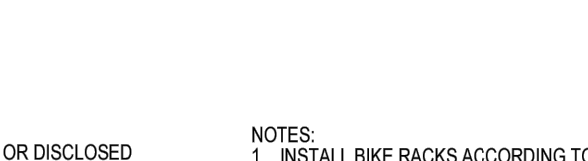


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08 LANDSCAPE BOULDER



Parker Town Hall Expansion
Parker, CO
22-093
Town of Parker
20120 Mainstreet
Parker, CO 80138

Architect
AndersonMasonDale Architects, P.C.
3198 Speer Boulevard
Denver, CO, 80211
Telephone: 303-294-9448

Civil Engineer
S.A. Miro, Inc.
4582 S. Ulster Street #750
Denver, CO 80237
Telephone: 303-741-3737

Landscape Architect
Wenk Associates
1130 31st Street #101
Denver, CO 80205
Telephone: 303-628-0003

Structural Engineer
KL&A, Inc.
1717 Washington Ave.
Golden, CO 80401
Telephone: 303-384-9910

Mechanical + Plumbing Engineer
The Ballard Group, Inc.
2525 S. Wadsworth Blvd. #200
Lakewood, CO 80227
Telephone: 303-988-4514

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

Issue	Date
SDP	02 NOVEMBER 2023
SDP	05 FEBRUARY 2024
SITE PLAN SUBMITTAL	12 APR 2024

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

LANDSCAPE DETAILS

PARKER TOWN HALL EXEMPTION PLAN AMD3 L1

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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Lakewood, CO 80227
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Denver, CO 80202
Telephone: 303-296-3034

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SDP	05 FEBRUARY 2024
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Drawn By:	EP
Reviewed By:	TS
Approved By:	EP

IRRIGATION DESIGN STRATEGY				
HATCH	DESCRIPTION	AREAS < 6'	AREAS 6'-25'	AREAS > 25'
	NATIVE GRASS	NA	HI-POP SPRAY SPRINKLERS	HI-POP ROTORS
	SHRUBS, PERENNIALS & GROUND COVERS	INLINE SUBSURFACE DRIP	INLINE SUBSURFACE DRIP	INLINE SUBSURFACE DRIP
*SELECTION OF POINT SOURCE DRIP OR INLINE SUBSURFACE DRIP MAY BE DETERMINED BY PLANT DENSITY, GROWTH HABIT OR LOCATION RATHER THAN AREA DIMENSIONS.				

IRRIGATION DEVELOPMENT DESIGN NOTES

1. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE PEAK SEASON IRRIGATION WITHIN AN SIX NIGHT, SIX HOUR PER NIGHT WATERING PERIOD. IRRIGATION SHALL OCCUR BETWEEN THE HOURS OF 10:00 PM AND 4:00 AM.
2. THE MAINLINE SYSTEM WILL BE DESIGNED SUCH THAT VELOCITIES WITHIN THE MAINLINE PIPING DO NOT EXCEED FIVE FEET PER SECOND.
3. THE MAXIMUM FLOW RATE REQUIRED FOR THE SITE IS 70 GPM. THE STATIC PRESSURE REQUIRED AT THE SITE IS 90 PSI.
4. THE IRRIGATION INFORMATION SHOWN ON THESE PLANS IS CONCEPTUAL.
5. IRRIGATION DESIGN APPROACH
 - 5.1. ANNUALS - INLINE DRIPPERLINE LINE ON SURFACE
 - 5.2. SHRUBS, PERENNIALS AND GROUNDCOVERS - INLINE DRIPPERLINE LINE ON SURFACE.
 - 5.3. PERENNIAL ORNAMENTAL GRASSES AND GROUND COVERS - INLINE DRIPPERLINE LINE ON SURFACE.
6. IRRIGATION SYSTEM SHALL UTILIZE A NEW IRRIGATION SMART CONTROLLER, SPECIFICATION IS TO BE DETERMINED.

IRRIGATION SCHEDULE		
SYMBOL	DESCRIPTION	DETAIL NO.
	EXISTING TORO SENTINEL, 30-STATION	1
	PVC MAINLINE - 2-1/2" OR SMALLER	2
	PVC SLEEVING	3
	EXISTING PVC MAINLINE	NA
	FLOW SENSOR	NA
	QUICK COUPLER	4
	MASTER VALVE	NA
	EXISTING ISOLATION GATE VALVE	NA

SLEEVE LEGEND	
SYMBOL	SLEEVE (COUNT) SIZE
	(1)4" & (1)3"
	(2)2"
PIPE MATERIAL	CL. 160 PVC
INSTALLATION DEPTH	24"

DIRECTORY

IRRIGATION SCHEDULE	IR1.1
IRRIGATION NOTES	IR1.1
IRRIGATION PLANS	IR1.2
IRRIGATION DETAILS	IR2.1

EXISTING POINT OF CONNECTION #1 - 1.5"

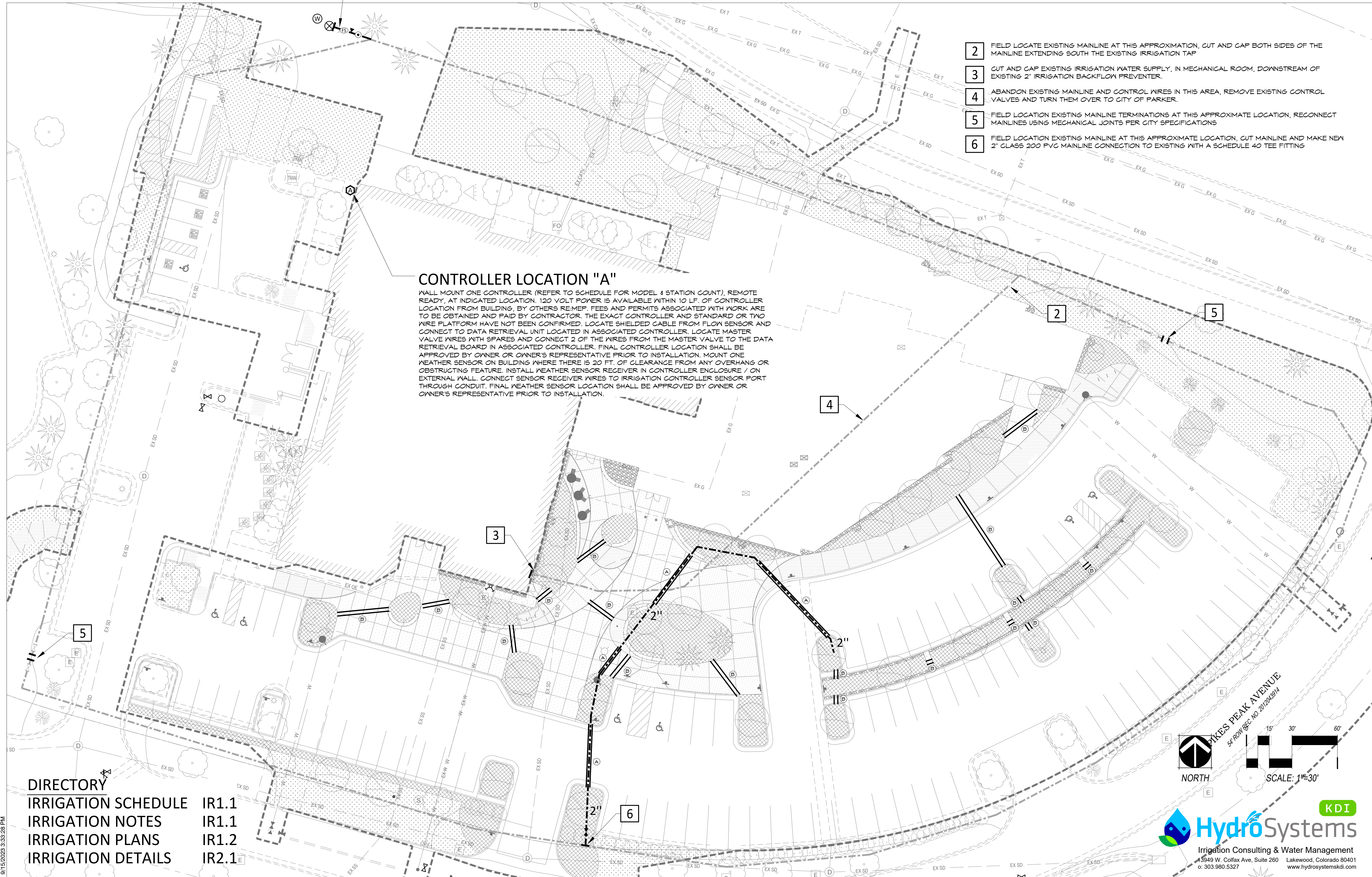
PEAK FLOW REQUIREMENT: 38 GPM, REQUIRED STATIC PRESSURE: 90 PSI
 CONTRACTOR SHALL FIELD LOCATE EXISTING 2" WATER METER AND BACKFLOW PREVENTER AT THIS APPROXIMATE LOCATION, CUT EXISTING MAINLINE DOWNSTREAM OF BACKFLOW AND ISOLATION GATE VALVE AND MAKE NEW 2.5" CLASS 200 PVC MAINLINE CONNECTION TO EXISTING WITH THREADED SCHEDULE 40 PVC ADAPTER AND ROUTE NEW 2.5" MAINLINE AS SHOWN. INSTALL NEW 1.5" FLOW SENSOR, QUICK COUPLER VALVE, AND 1.5" MASTER VALVE AS SHOWN. THE CONTROLLER PLATFORM FOR THIS PROJECT HAS NOT BEEN DETERMINED. EXTEND ONE PE89 SHIELDED CABLE FROM FLOW SENSOR TO DATA RETRIEVAL UNIT LOCATED IN ASSOCIATED CONTROLLER. EXTEND 4 UFUL14# WIRE (TWO ORANGE AND TWO BLUE) AND CONNECT 2 OF THE WIRES FROM THE MASTER VALVE TO THE DATA RETRIEVAL BOARD IN ASSOCIATED CONTROLLER. SEE DETAIL SHEET FOR REQUIRED PIPE LENGTHS UPSTREAM AND DOWNSTREAM OF FLOW SENSING UNIT. WORK SHALL CONFORM TO LOCAL CODE. FEES, PERMITS AND INSPECTIONS ASSOCIATED WITH WORK ARE TO BE OBTAINED AND PAID FOR BY CONTRACTOR. FINAL BACKFLOW PREVENTER LOCATION SHALL BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

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SITE PLAN SUBMITTAL

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AndersonMasonDale Architects



CONTROLLER LOCATION "A"

WALL MOUNT ONE CONTROLLER (REFER TO SCHEDULE FOR MODEL & STATION COUNT), REMOTE READY, AT INDICATED LOCATION. 120 VOLT POWER IS AVAILABLE WITHIN 10 LF. OF CONTROLLER LOCATION FROM BUILDING, BY OTHERS REMEP. FEES AND PERMITS ASSOCIATED WITH WORK ARE TO BE OBTAINED AND PAID BY CONTRACTOR. THE EXACT CONTROLLER AND STANDARD OR TWO WIRE PLATFORM HAVE NOT BEEN CONFIRMED. LOCATE SHIELDED CABLE FROM FLOW SENSOR AND CONNECT TO DATA RETRIEVAL UNIT LOCATED IN ASSOCIATED CONTROLLER. LOCATE MASTER VALVE WIRES WITH SPARES AND CONNECT 2 OF THE WIRES FROM THE MASTER VALVE TO THE DATA RETRIEVAL BOARD IN ASSOCIATED CONTROLLER. FINAL CONTROLLER LOCATION SHALL BE APPROVED BY OWNER OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. MOUNT ONE WEATHER SENSOR ON BUILDING WHERE THERE IS 30 FT. OF CLEARANCE FROM ANY OVERHANG OR OBSTRUCTING FEATURE. INSTALL WEATHER SENSOR RECEIVER IN CONTROLLER ENCLOSURE / ON EXTERNAL WALL. CONNECT SENSOR RECEIVER WIRES TO IRRIGATION CONTROLLER SENSOR PORT THROUGH CONDUIT. FINAL WEATHER SENSOR LOCATION SHALL BE APPROVED BY OWNER OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

- 2 FIELD LOCATE EXISTING MAINLINE AT THIS APPROXIMATION, CUT AND CAP BOTH SIDES OF THE MAINLINE EXTENDING SOUTH THE EXISTING IRRIGATION TAP
- 3 CUT AND CAP EXISTING IRRIGATION WATER SUPPLY, IN MECHANICAL ROOM, DOWNSTREAM OF EXISTING 2" IRRIGATION BACKFLOW PREVENTER.
- 4 ABANDON EXISTING MAINLINE AND CONTROL WIRES IN THIS AREA, REMOVE EXISTING CONTROL VALVES AND TURN THEM OVER TO CITY OF PARKER.
- 5 FIELD LOCATION EXISTING MAINLINE TERMINATIONS AT THIS APPROXIMATE LOCATION, RECONNECT MAINLINES USING MECHANICAL JOINTS PER CITY SPECIFICATIONS
- 6 FIELD LOCATION EXISTING MAINLINE AT THIS APPROXIMATE LOCATION, CUT MAINLINE AND MAKE NEW 2" CLASS 200 PVC MAINLINE CONNECTION TO EXISTING WITH A SCHEDULE 40 TEE FITTING

DIRECTORY

IRRIGATION SCHEDULE	IR1.1
IRRIGATION NOTES	IR1.1
IRRIGATION PLANS	IR1.2
IRRIGATION DETAILS	IR2.1

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PIKES PEAK AVENUE
 SR ROW #GCC NO. 202003914

NORTH

SCALE: 1"=30'

KDI

HydroSystems
 Irrigation Consulting & Water Management
 13949 W. Colfax Ave, Suite 260 Lakewood, Colorado 80401
 c. 303.980.5327 www.hydro-systems-kdi.com

Parker Town Hall Expansion

Parker, CO 22-093

Town of Parker
 20120 Mainstreet
 Parker, CO 80138

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 AndersonMasonDale Architects, P.C.
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 Denver, CO, 80211
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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

Issue	Date
SDP	02 NOVEMBER 2023
SDP	05 FEBRUARY 2024
SITE PLAN SUBMITTAL	12 APR 2024

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

IRRIGATION PLAN

PARKER TOWN HALL EXEMPTION PLAN AMD3 L1

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

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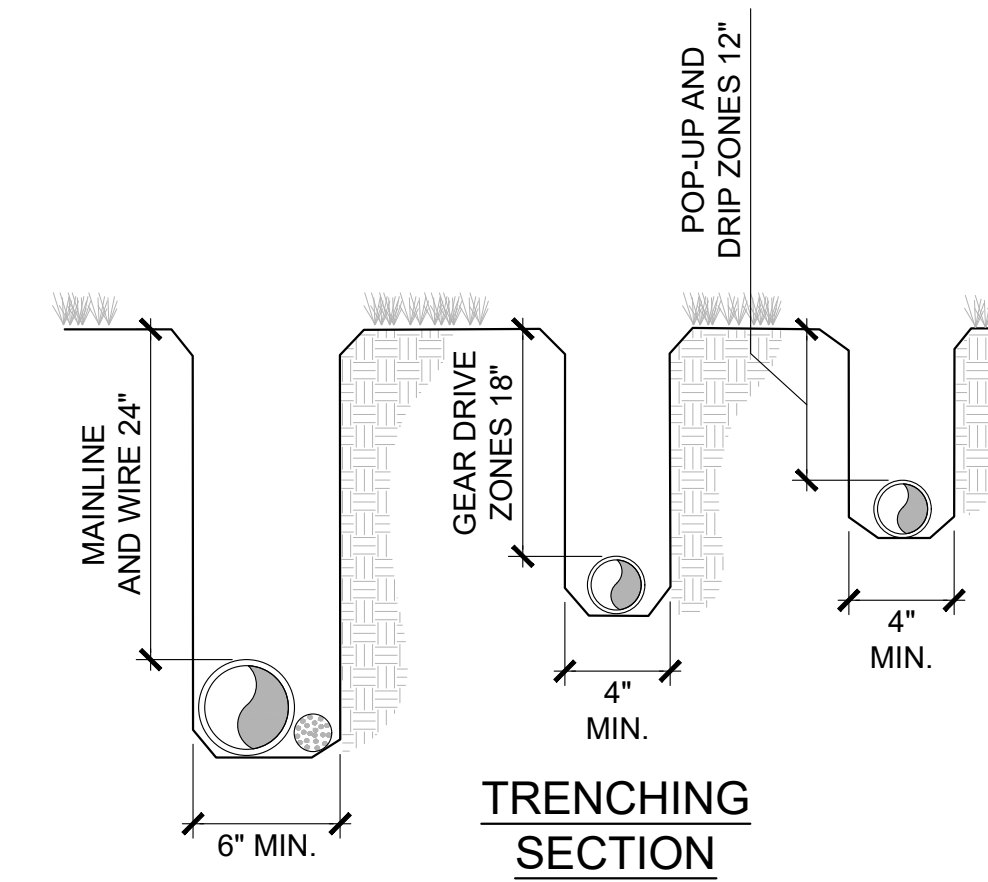
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IRRIGATION DETAILS



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.

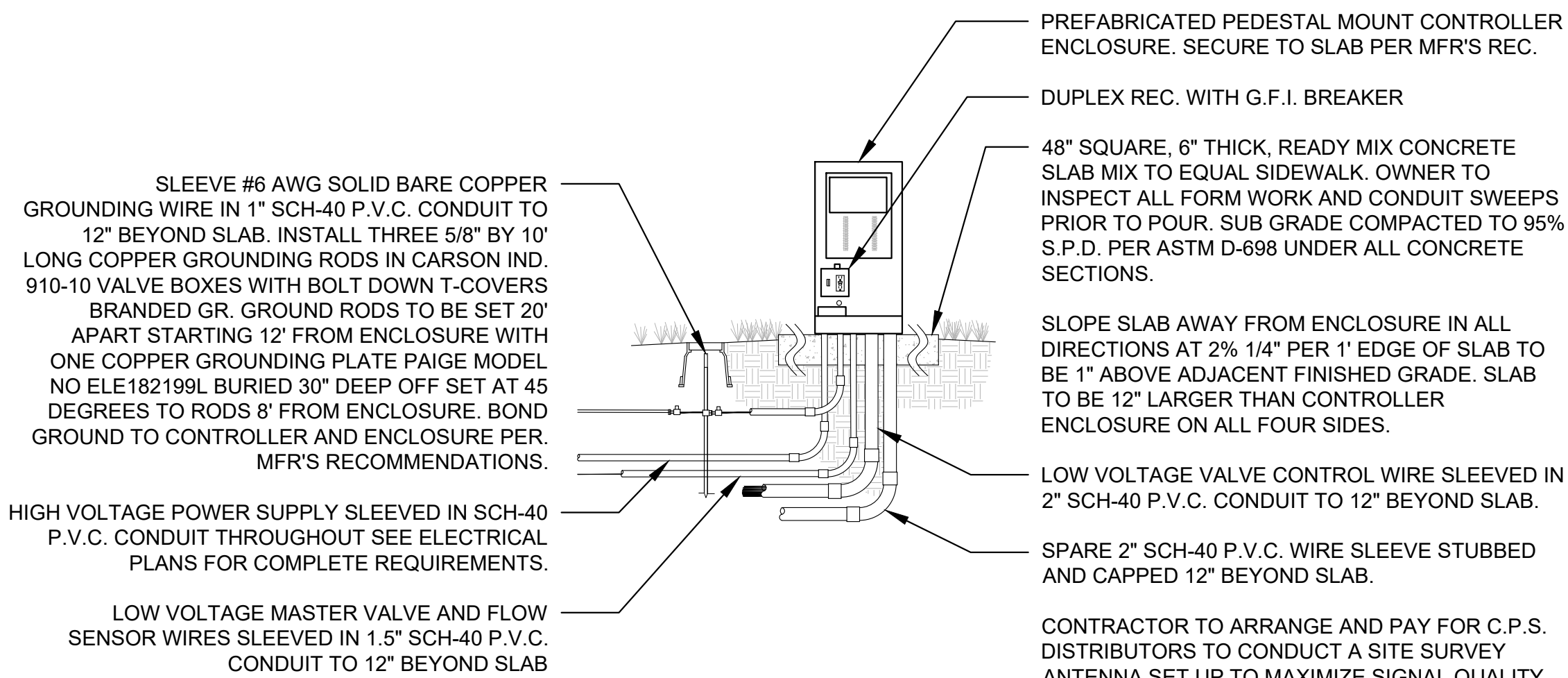
SECONDARY PIPING CAN BE MECHANICALLY OR HYDRAULICALLY COMPACTED TO MATCH THE DENSITY OF ADJACENT UNDISTURBED SOIL.

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.

CONTROLLER SPECIFICATION SUMMARY:

CONTROLLER (C1) ----- CONTRACTOR TO SUPPLY AND INSTALL ONE NEW TORO SENTINEL SERIES CONTROLLER MODEL NO. (SEE DRAWINGS)



NOTE:
SEE ELECTRICAL ENGINEERING DRAWINGS FOR NEW AND RELOCATED CONTROLLER ELECTRICAL SERVICE

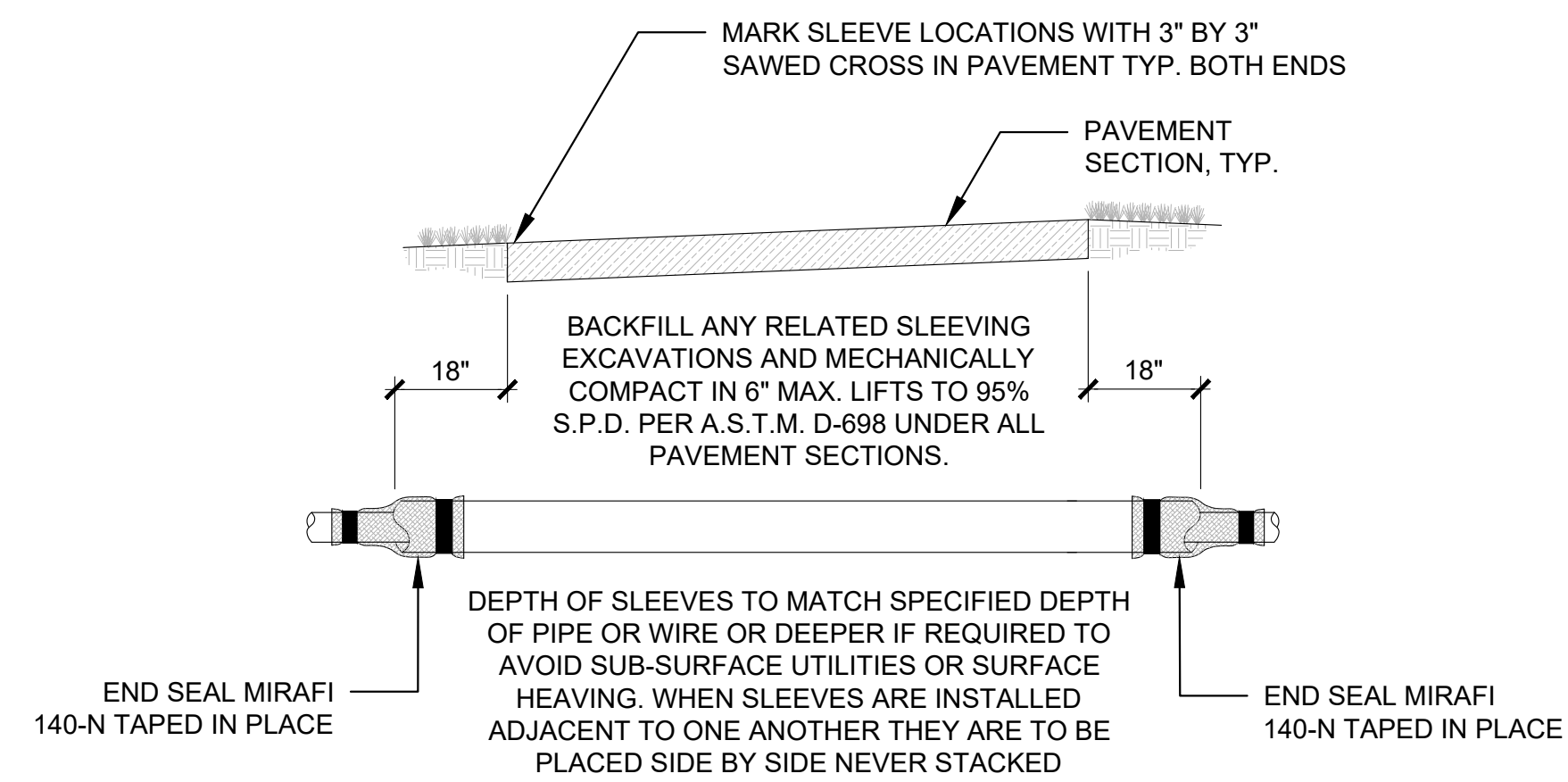
CONTRACTOR TO ARRANGE AND PAY FOR C.P.S. DISTRIBUTORS TO CONDUCT A SITE SURVEY ANTENNA SET UP TO MAXIMIZE SIGNAL QUALITY FOR EACH TORO SENTINEL CONTROLLER INSTALLED. COORDINATE SET UP AS REQUIRED WITH MANUFACTURER'S REPRESENTATIVE. CONTACT BRANDON GULLY AT C.P.S. DISTRIBUTORS AT (303)-961-6959.

1 CONTROLLER AND ENCLOSURE ELEVATION

NO SCALE (SCALE VP TO 1/4" = 1'-0")

2 IRRIGATION TRENCHING

NO SCALE (SCALE VP TO 1/4" = 1'-0")



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".

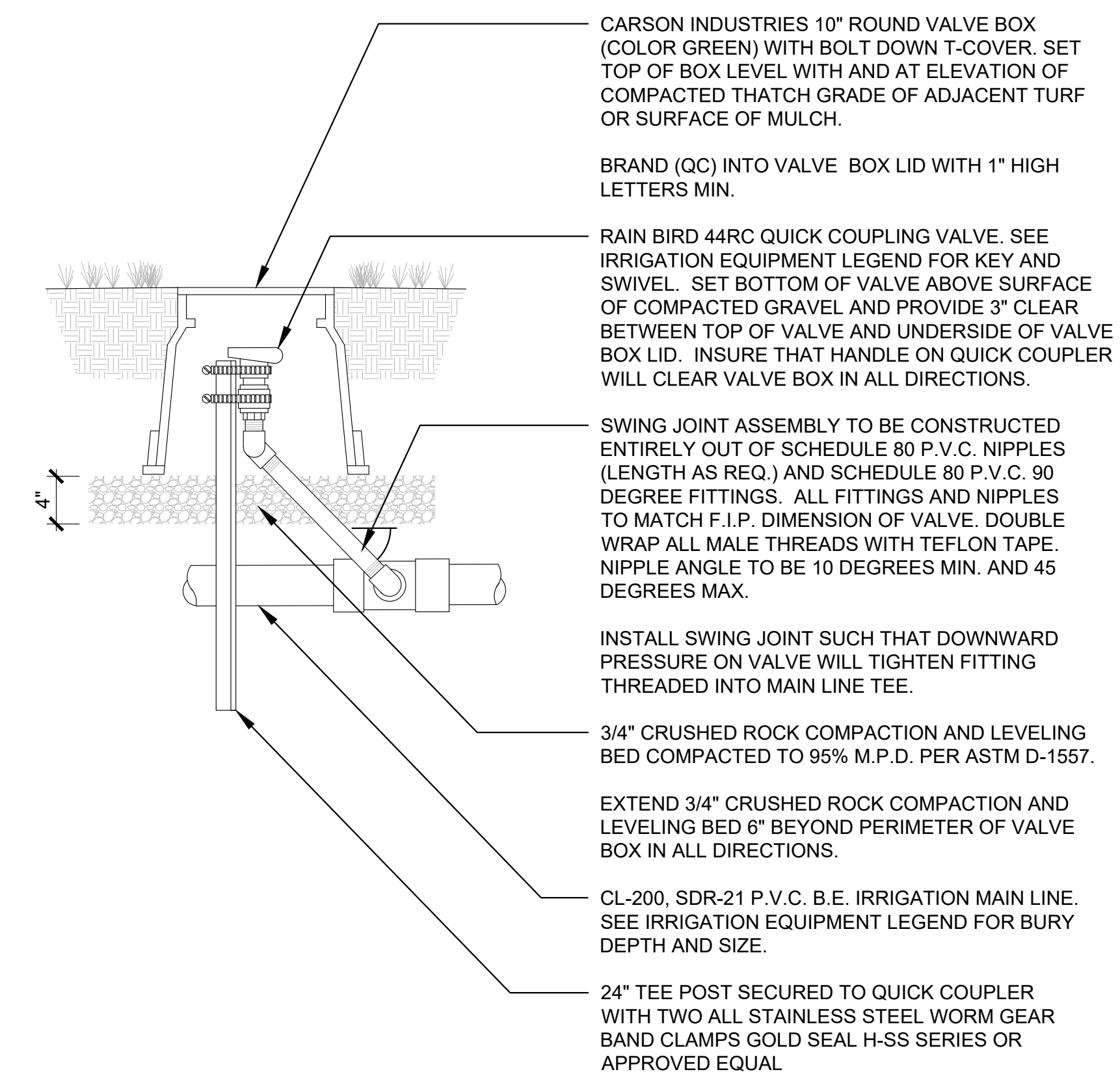
SLEEVING WILL BE MEASURED FROM THE POINT WHERE THE MAINLINE PIPE, SECONDARY PIPE OR WIRE ENTER THE SLEEVE (AT THE SPECIFIED DEPTH) TO THE POINT WHERE THE MAINLINE PIPE, SECONDARY PIPE OR WIRE EXIT THE SLEEVE (AT THE SPECIFIED DEPTH). ANY ADDITIONAL PIPE OR BORING REQUIRED TO ACHIEVE THE SPECIFIED PIPE 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.

3 IRRIGATION SLEEVING

NO SCALE (SCALE VP TO 1/4" = 1'-0")



4 QUICK COUPLER VALVE

NO SCALE (SCALE VP TO 1/4" = 1'-0")

DIRECTORY

IRRIGATION SCHEDULE	IR1.1
IRRIGATION NOTES	IR1.1
IRRIGATION PLANS	IR1.2
IRRIGATION DETAILS	IR2.1

PARKER TOWN HALL EXEMPTION PLAN AMD3 L1

SITE PLAN SUBMITTAL

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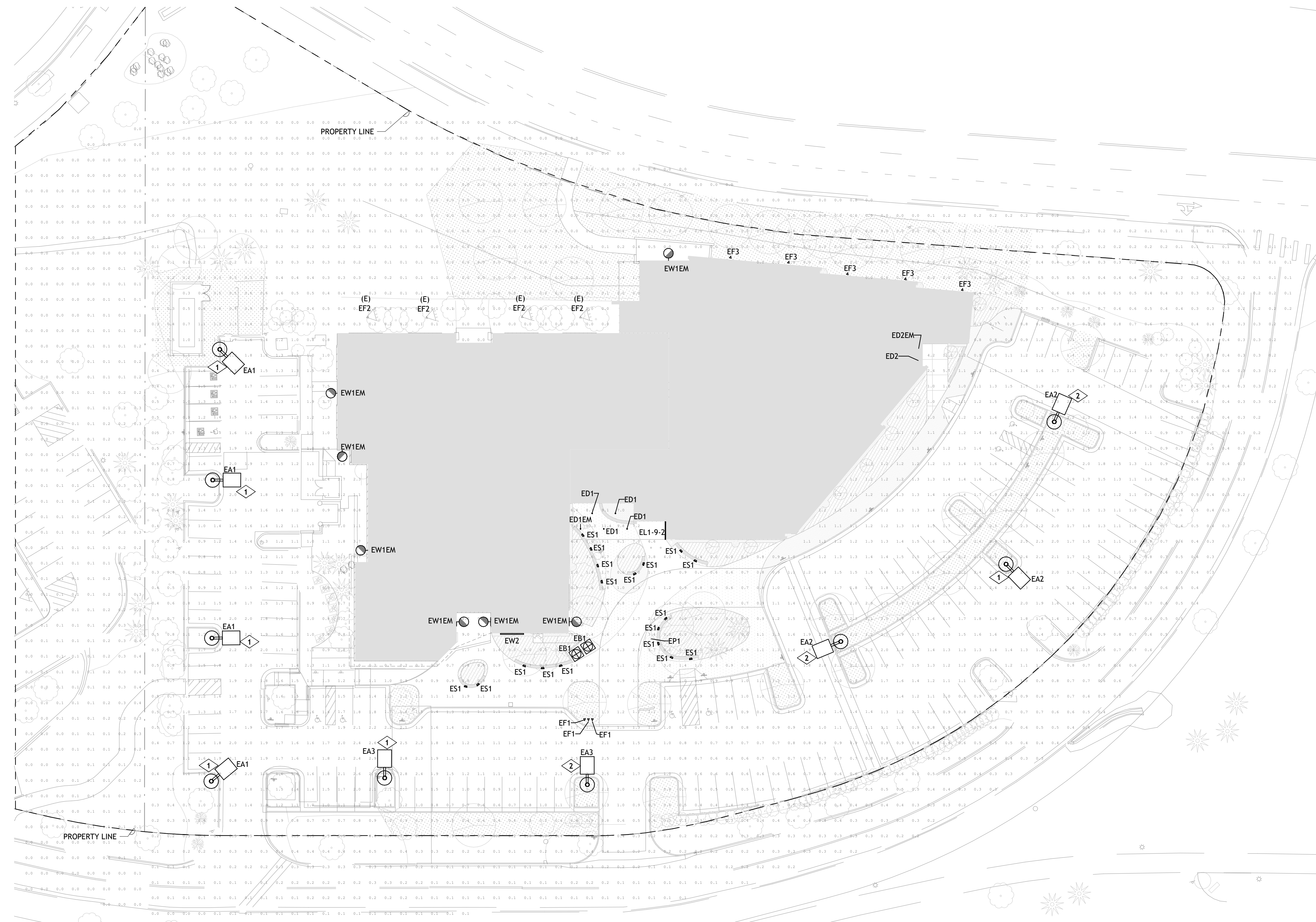
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Issue Date
SITE PLAN SUBMITTAL 12 APR 2024

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

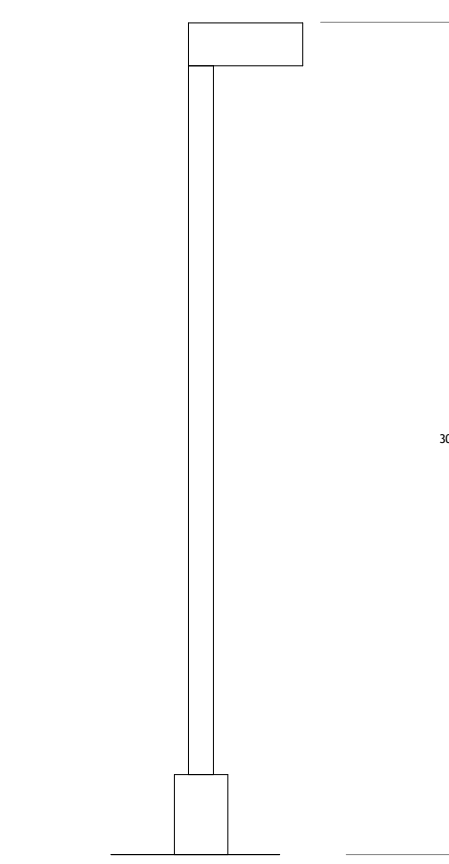
PHOTOMETRIC SITE PLAN



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.
G.	BOF= BOTTOM OF FIXTURE, RFD= RECESSED FIXTURE DEPTH, OFH= OVERALL FIXTURE HEIGHT

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	0.88	11.4	0	N.A.	N.A.
Property Line	0.16	1.0	0	N.A.	N.A.
Parking Lot Averages	1.48	3.0	0.5	2.96	6.0



TYPE EA1, EA2, EA3
ALL HEIGHTS SHOWN ARE FROM GRADE TO TOP OF FIXTURE HEAD (AND INCLUDES CONCRETE BASE, POLE, AND FIXTURE HEAD)

3' POLE BASE ELEVATION
11' N.T.S.



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Issue Date

SITE PLAN SUBMITTAL 12 APR 2024

Project Number: 22-093

Drawn By: SH

Reviewed By: KM

Approved By: KM

PHOTOMETRIC DETAILS

14

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	GARDCO	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	GARDCO	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	GARDCO	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	
EB1	EXTERIOR 40" CRASH RATED LED BOLLARD WITH OPAL ACRYLIC LENS, TYPE V DISTRIBUTION, TAMPER PROOF HARDWARE	SOLERA	FION-18LED-2711-30K-UNV-ABT-OAL-TY5-TP-BL	277 V	1	30 W	LED/3000K/80 CRI	30 VA	2711 LM	-	BLACK	GROUND MOUNTED	40" OFH	
ED1	EXTERIOR 4" WIDE CYLINDER, MOUNTED FLUSH WITH BOTTOM OF WOOD SLAT CEILING, HIGH OUTPUT	LUCIFER	CY4-FB-2-BK-BK-90551E-30-60-XX	277 V	1	30 W	LED / 3000K / 80 CRI	30 VA	3104 LM	0-10V TO 1%	BLACK	CEILING SURFACE	0'-10" OFH	
ED1EM	EXTERIOR 4" WIDE CYLINDER, MOUNTED FLUSH WITH BOTTOM OF WOOD SLAT CEILING, HIGH OUTPUT	LUCIFER	CY4-FB-2-BK-BK-90551E-30-60-XX	277 V	1	30 W	LED / 3000K / 80 CRI	30 VA	3104 LM	0-10V TO 1%	BLACK	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-B0-830-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-CONOLIGHT	E-FFA13A-TN40Z	277 V	1	118 W	LED/4000K/70CRI	118 VA	13500 LM	--	BLACK	GROUND MOUNTED	2" OFH	
EF3	EXISTING GROUND MOUNTED MONOPOINT LED, BUILDING LIGHTING	E-CONOLIGHT	C-FL-A-FLW-S22L-SCCT-2ADJ-DB	277 V	1	82 W	LED/4000K/70CRI	82 VA	13500 LM	--	BRONZE	GROUND MOUNTED	2" OFH	
EL1-4-5	45" LONG RECESSED WALL GRAZER, MOUNTED FLUSH TO GLAZING TO CONTINUOUS APPEARANCE BETWEEN LOBBY, VESTIBULE, AND EXTERIOR	ALW	HYRP-SL-S45"-WTW-MIN-90-3500K-0/10/1%-SB-UNV-N-N-N	277 V	1	28 W	LED / 3500K / 90 CRI	28 VA	426 LM/FT	0-10V TO 1%	BLACK	CEILING RECESSED	6" RFD	
EL1-9-2	92" LONG RECESSED WALL GRAZER, MOUNTED FLUSH TO GLAZING TO CONTINUOUS APPEARANCE BETWEEN LOBBY, VESTIBULE, AND EXTERIOR	ALW	HYRP-SL-S92"-WTW-MIN-90-3500K-0/10/1%-SB-UNV-N-N-N	277 V	1	58 W	LED / 3500K / 90 CRI	58 VA	426 LM/FT	0-10V TO 1%	BLACK	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	SYSTEMALLX	S6250-W-FM-UNV-24-D10	277 V	1	5 W	LED / 3000K / 90 CRI	5 VA	169 LM	0-10V TO 10%	ANTHRACITE GRAY	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%	BLACK	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	

C-FL-A-FLW Series LED Flood Light with Field Selectable CCT and Wattage

Replaces up to 400W PSMH

C-LITE

DESIGNED AND BUILT TO LAST

The C-FL-A-FLW Series LED Flood Light has field selectable CCT (3000K, 4000K or 5000K) and wattage with the flip of a switch. It's a NEMA 7x7 Flood with a beam angle of 115° (included angle between points of 50% max intensity). It's shatter resistant tempered glass lens won't yellow or crack over time and it's durable die-cast aluminum housing will help dissipate the heat to ensure a long life. It's sealed and cULus Listed for wet locations. The S3L, S5L, S8L versions feature an integrated button photocell. Mounting hardware is installed prior to shipment to you. Included 5-year limited warranty.



1/2" INCH ADJUSTABLE FITTER MOUNT (DL, SL, WL, TL, ONLY)

PRODUCT SPECIFICATIONS

OVERVIEW

- Max. Initial Delivered Lumens: 3500 (S3L), 5200 (S5L), 8300 (S8L), 11,200 (STL), 17,700 (STL), 22,300 (S22L)
- CRI: > 70
- Selectable CCT: 3000K, 4000K, 5000K
- Max. Input Power: 27W (S3L), 35W (S5L), 54W (S8L), 75W (STL), 130W (S22L)
- Dimmable: No
- Power Factor: > 0.9 at full load
- Total Harmonic Distortion: < 20% at full load
- Limited Warranty: 5-year*
- Replaces: 100W PSMH (S3L, S5L), 150W PSMH (S8L), 250W PSMH (STL), 320W PSMH (S22L), 400W PSMH (S22L)
- Included button photocell with an on/off switch (S3L, S5L, S8L lumen packages only)



YOKE MOUNT

FEATURES	RECOMMENDED USE	INPUT VOLTAGE
<ul style="list-style-type: none"> FCC Part 15, Subpart B, Class A limits for conducted and radiated emissions Designed and built to last - product has surpassed rigorous Cree Lighting® testing Selectable CCT with a small switch 4kV Surge Protection Pre-installed mounting comes included S3L, S5L and S8L packages come standard with button photocell that includes on/off switch 	<ul style="list-style-type: none"> Building Facades Signs and Monuments Security 	<ul style="list-style-type: none"> Universal (120V - 277V)



2" INCH ADJUSTABLE FITTER MOUNT (DL & S22L ONLY)

UL LISTED PRODUCT CENTER and Reproductive Items - www.cul.com
No. Date: 01/20/2023 For informational purposes only. Content is subject to change. *See www.lighting.com/resources/warranty



Solera

120 Walker Drive, Brampton, Ontario, L6T 4G9, Canada
Toll Free: 1.877.765.3722 Fax: 905.457.1115 www.soleracorp.com

Form fields for Name, Quantity, Project Name, Type, and Description. Description: Revised flat top bollard constructed of extruded aluminum. Features a sleek lens profile for modern spaces. All external hardware is stainless steel.

Name	Light Engine	Source Lumens	Color Temp	Electrical
FION	18 LED Mod	2711	2700K	UNV 120-277V

Mounting	Lens	Light Pattern	Options	Finishes
ABT Anchor bolts and template	CAL Clear acrylic lens	TY5 Type V-Dial	MS Motion sensor	BL Black
	OAL Opal acrylic lens	180 180 degrees	SD Slipstreaming	WH White
			TP Tempproof hardware	SG Silver Grey
			TS Tempproof sensor	BZ Bronze
			PC Button photocell	Custom
			GRB Ground fault receptacle	CC Custom Color
			SF Single face	

Additional product specifications and notes regarding lumens, CCT, and standard offerings.

*Lumens are based on max wattage & 5000K CCT
-EE files available upon request
-Std - Standard Offering
Since product development is an on-going process, Solera reserves the right to change the information on this spec sheet.
Date Modified: 06-14-2023

EF3

EB1

PARKER TOWN HALL EXEMPTION PLAN AMD3 L1

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

Architect
 AndersonMasonDale Architects, P.C.
 3188 Speer Boulevard
 Denver, CO 80211
 Telephone: 303-294-9448

Civil Engineer
 S.A. Miro, Inc.
 4552 S. Ulster Street #750
 Denver, CO 80237
 Telephone: 303-741-3737

Landscape Architect
 Wenk Associates
 1130 31st Street #101
 Denver, CO 80202
 Telephone: 303-628-0003

Structural Engineer
 KL&A, Inc.
 1717 Washington Ave.
 Golden, CO 80401
 Telephone: 303-384-9910

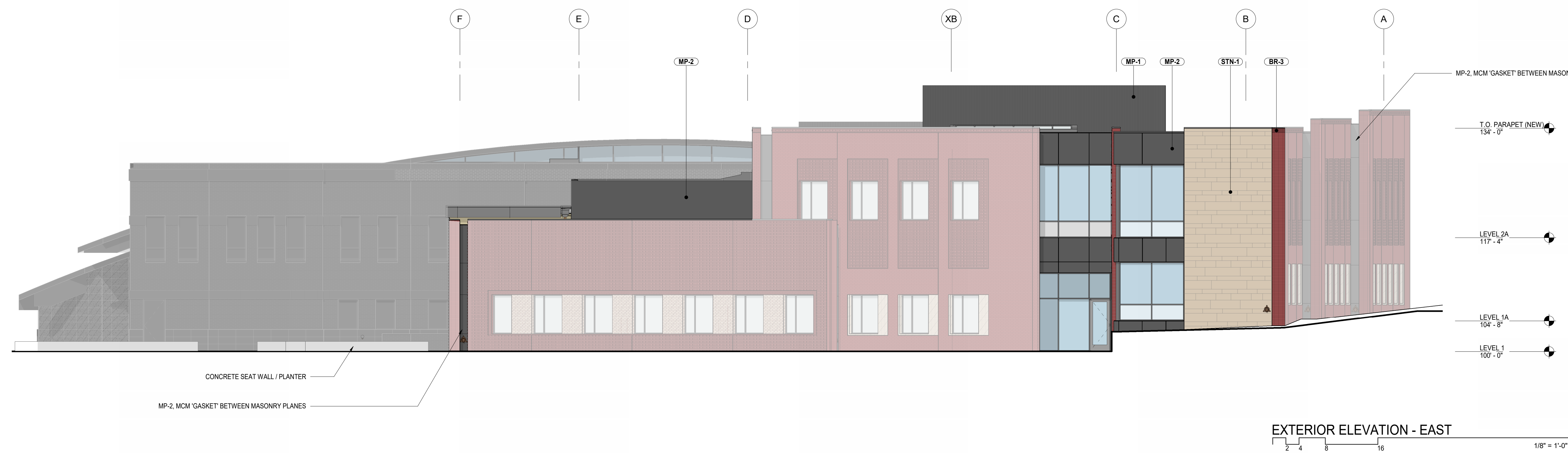
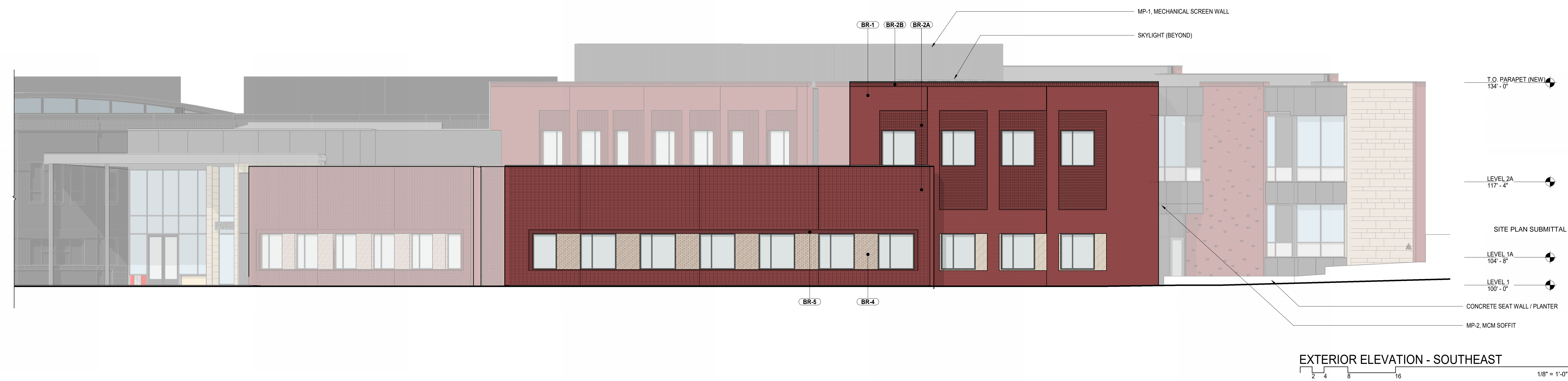
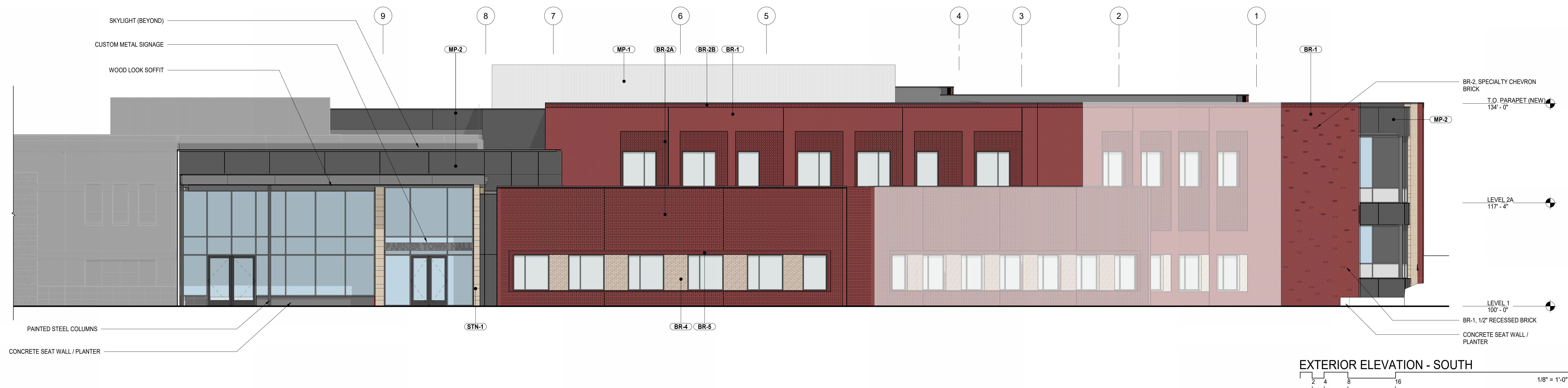
Mechanical + Plumbing Engineer
 The Ballard Group, Inc.
 2525 S. Wadsworth Blvd. #200
 Lakewood, CO 80227
 Telephone: 303-988-4514

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

Issue: SITE PLAN SUBMITTAL Date: 12 APR 2024

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

BUILDING ELEVATIONS



PARKER TOWN HALL EXEMPTION PLAN AMD3 L1

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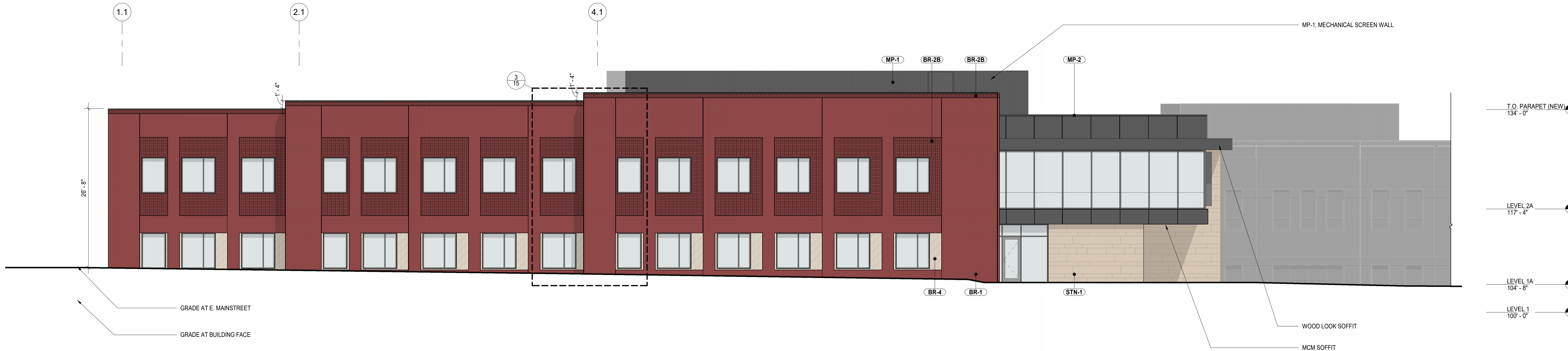
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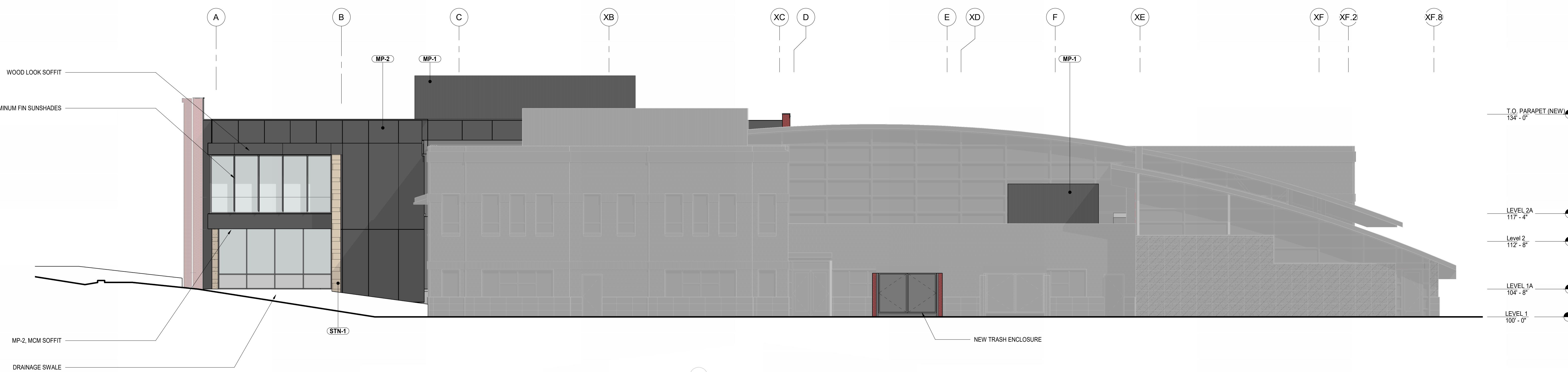


EXTERIOR ELEVATION - NORTH

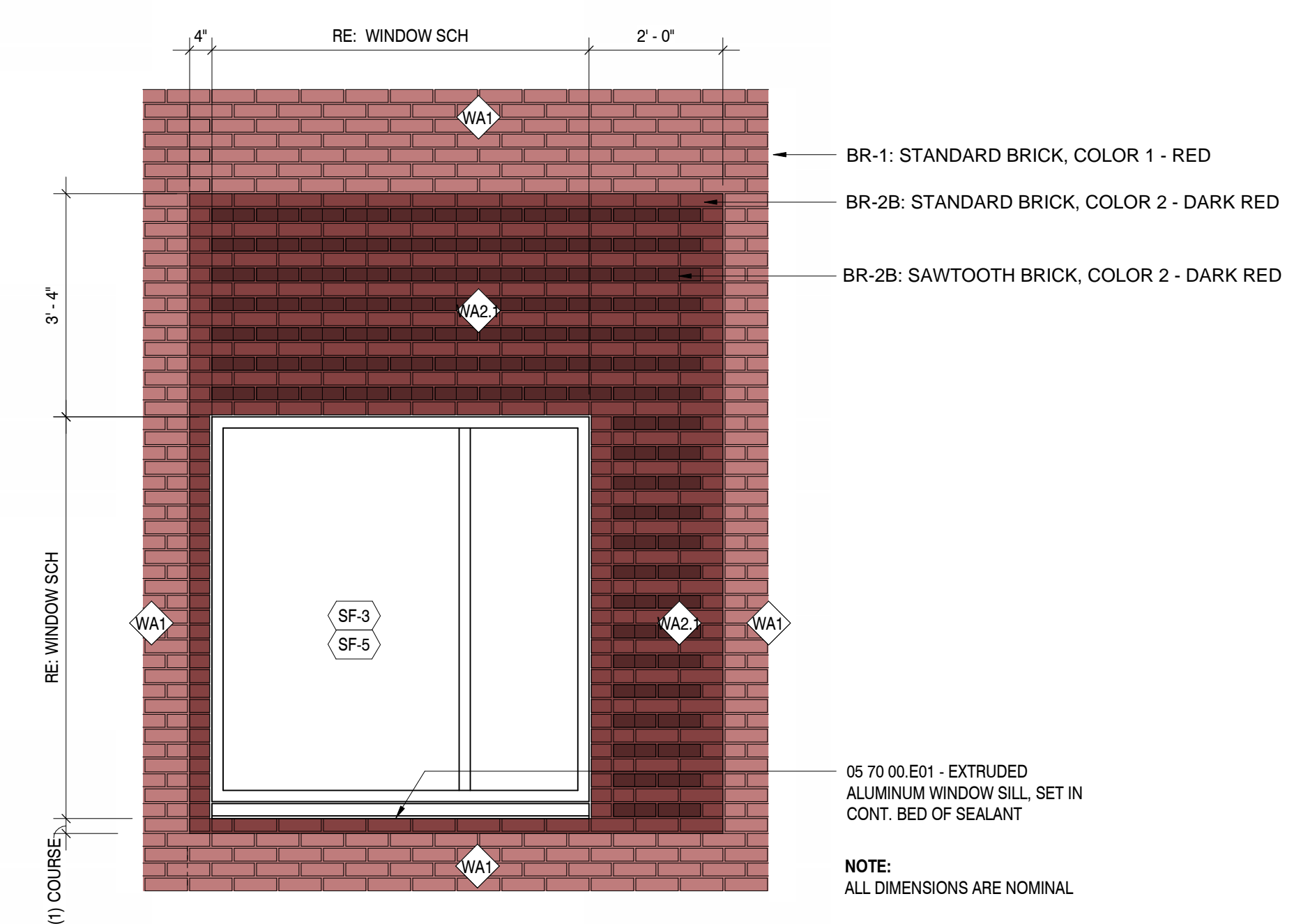
- GENERAL NOTES**
- THE EXISTING BUILDING IS SHOWN WITH A SOLID GRAY TRANSPARENT FILL OVER IT. NO EXTERIOR IMPROVEMENTS TO THE EXISTING BUILDING ARE INCLUDED WITHIN THIS SCOPE OF WORK.
 - THE ADDITION HAS SEVERAL WALL PLANES THAT ARE ANGLED. ANY WALL PLANE THAT IS NOT TRULY PERPENDICULAR TO THE ELEVATION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

LEGEND

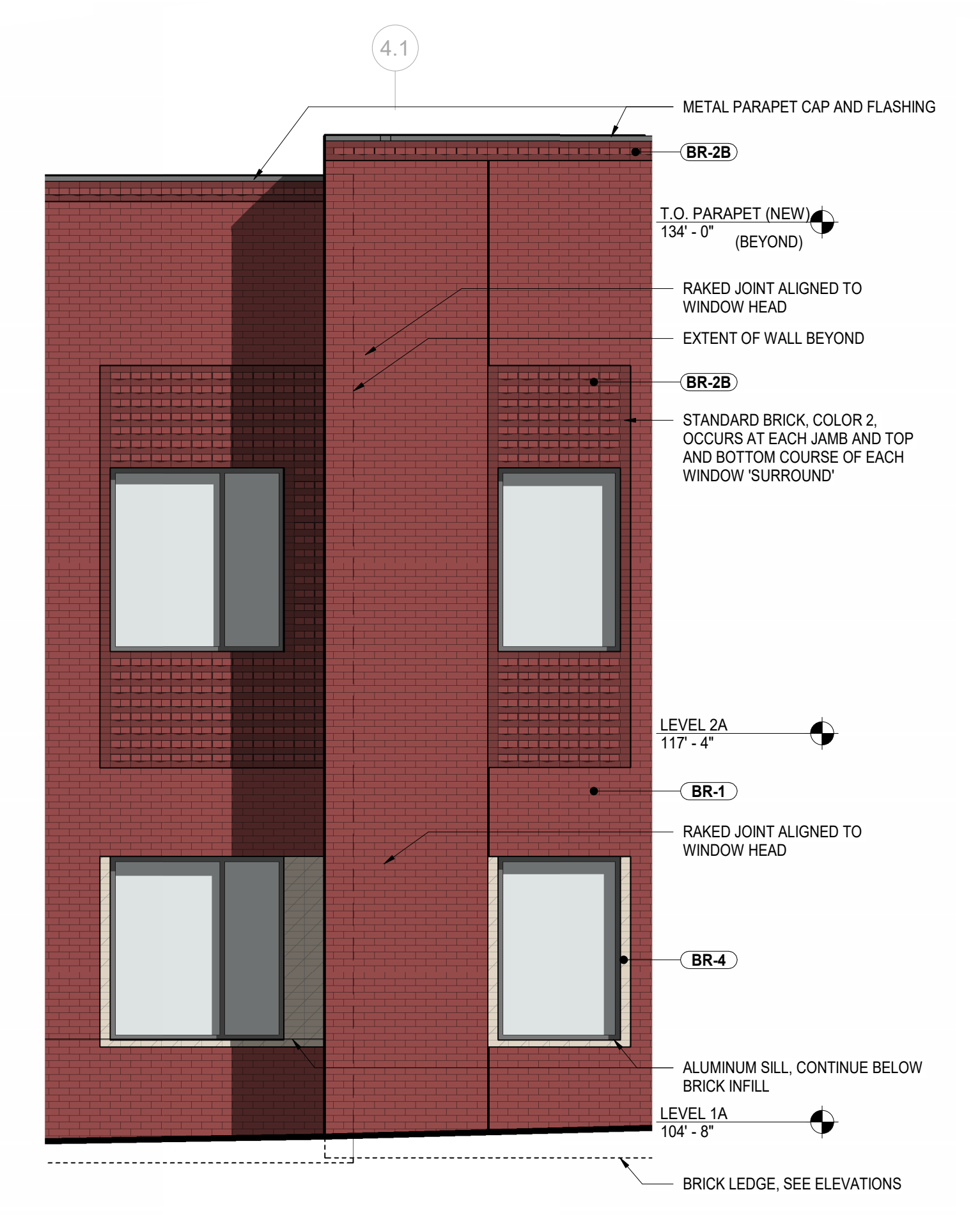
	STN-1, STONE CLADDING
	BR-1, BRICK VENEER: STANDARD BRICK (COLOR 1 - RED BRICK), RUNNING BOND
	BR-2A, BRICK VENEER: SAWTOOTH BRICK AND STANDARD BRICK (COLOR 1 - RED BRICK), EVERY OTHER COURSE, RUNNING BOND
	BR-2B, BRICK VENEER: SAWTOOTH BRICK AND STANDARD BRICK (COLOR 2 - DARK BRICK), EVERY OTHER COURSE, RUNNING BOND
	BR-3, BRICK VENEER: STANDARD BRICK (COLOR 2 - DARK BRICK), STACK BOND
	BR-4, BRICK VENEER: STANDARD BRICK (COLOR 3 - BLONDE BRICK), STACK BOND
	BR-5, BRICK VENEER: STANDARD BRICK (COLOR 2 - DARK BRICK), RUNNING BOND
	MP-1, CORRUGATED METAL PANEL
	MP-2, COMPOSITE METAL PANEL



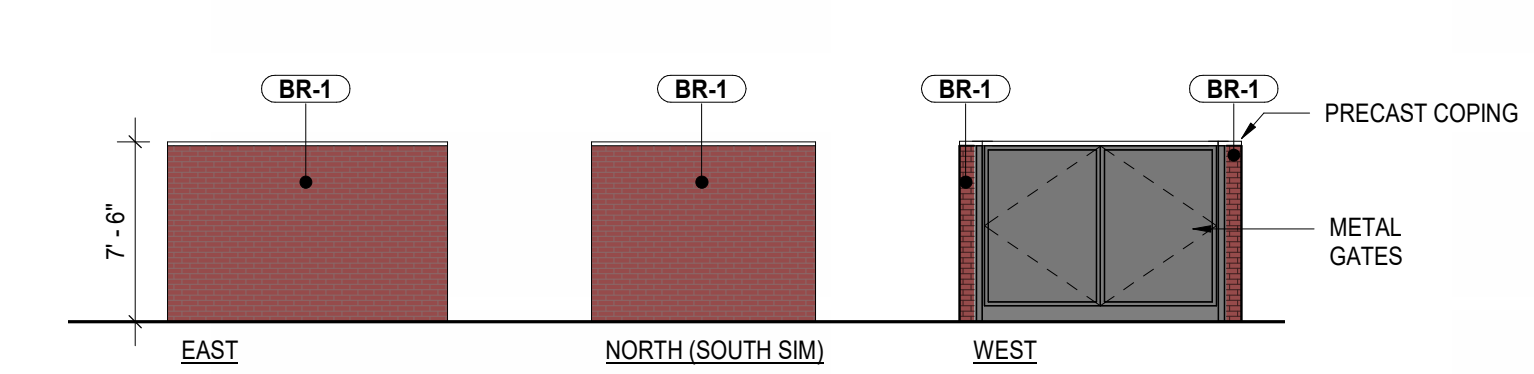
EXTERIOR ELEVATION - WEST



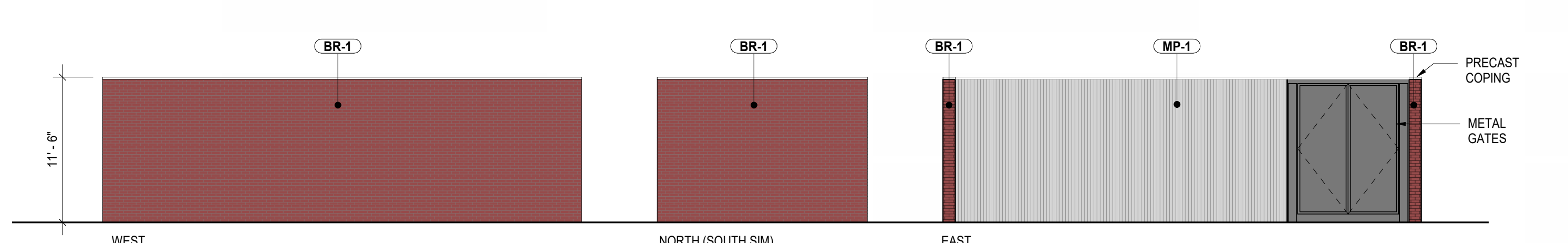
WINDOW SURROUND - TYPICAL RED BRICK ARTICULATION



ENLARGED ELEVATION - NORTH 2



ELEVATIONS - TRASH ENCLOSURE



ELEVATIONS - GENERATOR ENCLOSURE

ISSUE DATE
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