



Development Review Division

Community Development Department: *Town Hall / 20120 East Mainstreet Parker, CO 80138* Phone: 303.841.2332 Fax: 303.841.3223

MEMORANDUM

TO: Bob Exstrom, Town of Parker
FROM: Stacey Nerger, Senior Planner
DATE: February 29, 2024
SUBJECT: Parker Town Hall Amendment 3 Lot 1 – Site Plan
Review Comments 02

Listed below are the Planning Division's comments related to your land use application, which must be responded to. If you wish to discuss a comment, please contact your Case Planner. Upon resubmittal, please sign and return this memo. A follow-up meeting with the reviewing agencies can be scheduled to provide additional guidance by contacting the Case Planner.

TOWN OF PARKER PLANNING DEPARTMENT CASE PLANNER: Stacey Nerger
EMAIL: snerger@parkeronline.org
PHONE: 303.805.3199

GENERAL PROJECT COMMENTS:

1. The Planning Division references certain sections of the Parker 2035 Master Plan, the Land Development Ordinance (LDO) and the Development Design Standards. Copies of these documents are available at:
[Parker 2035 Master Plan](#)
[Development Design Standards](#)
[Land Development Ordinance](#)
2. The Planning Division has made every effort to make this comment letter as comprehensive as possible. However, additional comments that have not been provided as part of this comment letter may be identified as part of future submittals, based on revisions to the project.
3. Please contact the referral agencies if you have questions regarding their review comment(s).
4. A redlined plan is included with this memorandum and is intended to supplement and clarify the review comments of this memorandum.
5. The Town of Parker has implemented a naming convention for all applications. For all future documents that are uploaded to TRAKiT please ensure the submittal round is first, the name of the document is second and the name of the project is third. Staff will not refer the application out with this naming convention.
 - a. Example: "03 Site Plan"

General Comments

1. Please reference the redlines for additional comments/clarification.

Comment Addressed: Yes No
Response:

See revised sheets

2. Please show all parking spaces that will remain and be changed on the Site Plan. This will help us to ensure that the parking identified within the table is actually on site.

Comment Addressed: Yes No
Response:

See revised sheets

3. A blow up image of the EV Charger area may be needed to determine if there is sufficient room for parking and the chargers at this location.

Comment Addressed: Yes No
Response:

See revised sheets

Parking

1. Please reference the redlines for additional comments/clarification.

Comment Addressed: Yes No
Response:

See revised sheets

Landscaping

1. Please reference the redlines for additional comments/clarification.

Comment Addressed: Yes No
Response:

See revised sheets

1. Pursuant to Section 13.06.070 (I) (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. Please include the number of trees, shrubs and ornamental grasses proposed in the landscaped area for the site.

Comment Addressed: Yes No

Response:

See revised sheets

4. 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. Please add additional landscaping to the newly landscaped/changed areas. In addition, please add notes for the remaining portion of parking lot perimeter (east property line and southeastern area along Pikes Peak).

Comment Addressed: Yes No

Response:

See revised sheets

8. Please verify the numbers listed within the landscape requirement table to ensure the information provided is correct.

Comment Addressed: Yes No

Response:

See revised sheets

9. Per Section 13.10.110 of the Town of Parker Land Development Ordinance, all trees proposed to be removed need to be assessed and assigned a monetary value by a qualified individual per the requirements outlined within this section. Based on the approved tree conservation plan there is a total of \$46,242 required in tree mitigation. This fee either needs to be paid to the Town or mitigated by installing additional trees on site (above what is required by the code). If we will be paying this fee, we need to work with the Parks Department to determine how much money is available in the fund.

Comment Addressed: Yes No

Response:

We will provide an estimated value of the trees proposed for comparison to the valuation of trees being removed. Valuation of trees being removed was provided to us by Erik Stadvold, Town Forester. Additional comments in #9 appear to be for Town internal coordination

Lighting

1. Please see the lighting redlines and revise the site plan to address them.

Comment Addressed: Yes No

Response:

See revised sheets

Building Elevations

1. Please see the attached redlines and revise the site plan to address them.

Comment Addressed: Yes No

Response:

See revised sheets

OUTSIDE REFERRAL AGENCY COMMENTS

Please address all outside referral agency comments with a written response. The following agencies have provided comments for review:

- Town of Parker – Building Division for Fire/Life Safety
- Public Service Company of Colorado

The following agencies have not provided comments as of this memo. Please continue to watch eTRAKiT for these comments to be uploaded:

- Town of Parker – Building Division
- Town of Parker Engineering and Stormwater
- CORE
- Parker Water and Sanitation District
- Town of Parker –Construction Plans for Environmental
- Rowley Downs HOA
- Parker Vista HOA

Attached to the Planning comments is a printout of all review comments on the project. These comments include all comments from the first submittal to the most recent. They are organized from oldest to most recent. Therefore, the comments from this referral can be found at the end of the document.

Comment(s) Addressed: Yes No

Response:

See revised sheets

Property Owner

Date

Project Representative

Date

This information should be predominant, not Site Plan Submittal. Please increase the size of "Parker Town Hall Exemption Plan Amd3 Lot 1" on all sheets.

SITE PLAN SUBMITTAL

[AMD RESPONSE] THIS HAS BEEN ADDRESSED - ALL SHEETS

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.
3196 Speer Boulevard
Denver, CO 80201
Telephone: 303-294-9448

Civil Engineer

S.A. Miro, Inc.
4582 S. Ute Street #750
Denver, CO 80207
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.
2925 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



RENDERING OF PROPOSED SOUTHEAST FACE OF ADDITION

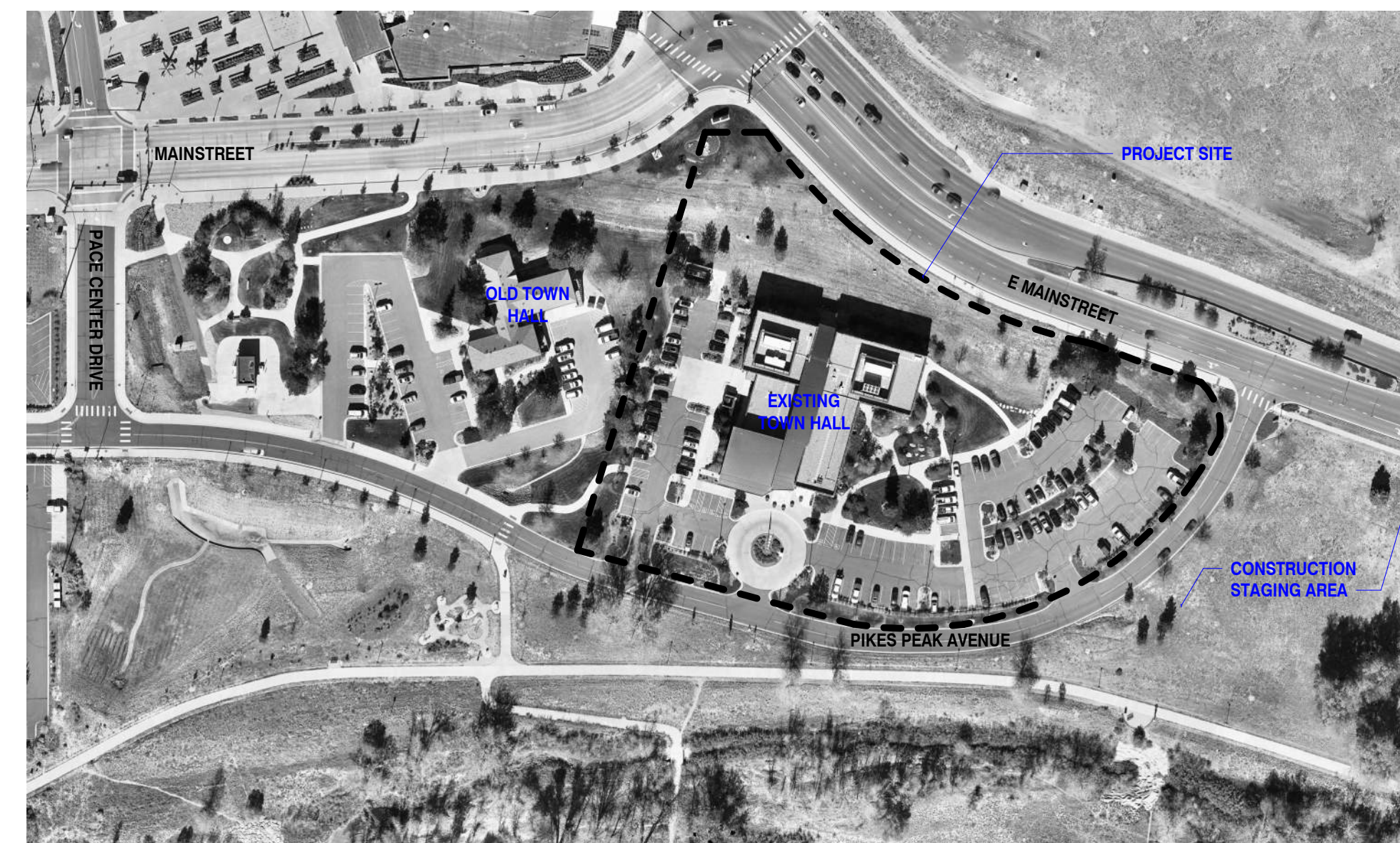


RENDERING OF PROPOSED SOUTH FACE OF ADDITION



RENDERING OF PROPOSED NEW MAIN ENTRY - REFER TO LANDSCAPE DRAWINGS FOR PLAZA CONFIGURATION

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.

DRAWING INDEX

- 1 COVER SHEET
- 2 EXISTING CONDITIONS MAP
- 3 SITE PLAN
- 4 LANDSCAPE PLAN
- 5 LANDSCAPE DETAILS
- 6 LANDSCAPE DETAILS
- 7 IRRIGATION NOTES AND SCHEDULE
- 8 IRRIGATION PLAN
- 9 IRRIGATION DETAILS
- 10 PHOTOMETRIC SITE PLAN
- 11 PHOTOMETRIC DETAILS
- 12 TREE CONSERVATION PLAN
- 13 BUILDING ELEVATIONS
- 14 BUILDING ELEVATIONS

[AMD RESPONSE] MUNICIPAL CODE SCHEDULE 13.06.050A CALLS FOR PARKING BASED ON NET LEASEABLE AREA (NLA), AND SCHEDULE 13.06.060A CALLS FOR BICYCLE PARKING BASED ON GROSS FLOOR AREA (GFA)

SITE STATISTICS

ZONING			
GREATER DOWNTOWN DISTRICT - HISTORIC CENTER			
LOT AREA	SF	ACRES	% OF TOTAL
GROSS	168,446.5	3.867	100%
SITE DATA	SF	ACRES	% OF TOTAL
BUILDING AREA*	64,895	1.489	38.5%
HARDSCAPE AREA	47,925.5	1.100	28.5%
LANDSCAPE AREA	55,626	1.276	33%

*BUILDING AREA INCLUDES EXISTING TOWN HALL, ADDITION, (4) TRASH ENCLOSURES, (2) GENERATOR ENCLOSURES, (2) TRASH ENCLOSURES, (2) GENERATOR ENCLOSURES, (2) TRASH ENCLOSURES, (2) GENERATOR ENCLOSURES.
Please break this number down into building area (just the building) and everything else including the trash and generator enclosures. The building area should match the number used in the parking calculations table.

[AMD RESPONSE] NOW INCLUDED IN TABLE

Break this down by existing and proposed.
[AMD RESPONSE] NOW INCLUDED IN TABLE

PARKING	SF	PARKING FORMULA	REQUIRED	PROVIDED
TOTAL PARKING SPACES*	57,360 NLA	1 PER 500NLA	115	121***
ACCESSIBLE SPACES			5 + 1 VAN	6 (INC. VAN)
EXISTING PARKING SPACES**				133
BICYCLE PARKING	64,895 GSF	2 PER 10,000 GSF (10 MAX)	10	10

** ACCESSIBLE SPACES AND BICYCLE 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: 14 STANDARD + 6 ACCESSIBLE. EXISTING PARKING SPACES RETAINED: 41

[AMD RESPONSE] THIS ERROR HAS BEEN FIXED

PARKING COUNT			
PARKING SPACE TYPE	COUNT	WIDTH	LENGTH
ACCESSIBLE SPACES	6	9'-0"	18'-0" MIN
PARKING LOT	115	9'-0"	18'-0" MIN
TOTAL SPACES	121		

What about the space size for the EV Chargers?
[AMD RESPONSE] NOW INCLUDED IN TABLE

Please include curb adjacent spaces. They must be 10' or have an 18" concrete strip.
[AMD RESPONSE] CURB ADJACENT ADA SPACES HAVE 18" CONCRETE STRIP ADJACENT

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

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

COVER SHEET

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

[AMD RESPONSE] COMMENTS WITHOUT SPECIFIC RESPONSES HERE HAVE BEEN ADDRESSED WITH REVISED SHEETS

AndersonMasonDale Architects

[AMD RESPONSE] THIS HAS BEEN ADDRESSED

This number should match the numbers on the 1st page.

BICYCLE PARKING

PARKING 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.	7	6	64043 GSF / 10,000 SF = 6.4 SPACES REQUIRED (includes existing and proposed)
TOTAL		13 SPACES		

The requirement is 2 per 10,000 square feet, not to exceed 10. This means a minimum of 10 are required.

There is too much happening on this page. Can this be moved to the landscaping sheet or separating onto its own sheet.

Landscaping shall be provided in a sufficient variety of species to ensure the continued appeal of a project in those instances where a particular species is killed through insect or disease activity. Please ensure that there are a variety of different grass types proposed.

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
1	274	1 R / 1 P	13 R / 23*
2	318	1 R / 1 P	16 R / 19*
3	178	1 R / 1 P	6 R / 6 P
4	250	1 R / 1 P	11 R / 11 P
5	285	1 R / 1 P	14 R / 18*
6	253	1 R / 1 P	11 R / 23*
7	2314	1 R / 10 P	149 R / 251*

TOTAL SF 3872

*NOTES:

- Each landscape island shall, at a minimum, meet the following standards:
 - 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.
 - 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.

Please include all information for islands including existing. Existing islands information can be reduced to just size with a note that it is existing with proposed changes.

NOTES

- 10 SHRUBS PROVIDED. 36.1 GAL GRASSES SUBSTITUTED FOR 12 SHRUBS.
- 11 SHRUBS PROVIDED. 24.1 GAL GRASSES SUBSTITUTED FOR 8 SHRUBS.
- 6 SHRUBS PROVIDED. ADDTL GRASSES NOT INCLUDED IN PROVIDED COUNT, AS MINIMUM SHRUB COUNT IS MET WITH SHRUBS.
- 11 SHRUBS PROVIDED. ADDTL GRASSES NOT INCLUDED IN PROVIDED COUNT, AS MINIMUM SHRUB COUNT IS MET WITH SHRUBS.
- 11 SHRUBS PROVIDED. 21.1 GAL GRASSES SUBSTITUTED FOR 7 SHRUBS.
- 9 SHRUBS PROVIDED. 43.1 GAL GRASSES SUBSTITUTED FOR 14 SHRUBS.
- 61 SHRUBS PROVIDED. 9 TREES SUBSTITUTED FOR 90 SHRUBS. 301.1 GAL GRASSES SUBSTITUTED FOR 100 SHRUBS.

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 Wazee Street #205
Denver, CO 80202
Telephone: 303-296-3034

Issue _____ Date _____

SDP _____ 02 NOVEMBER 2023

SDP _____ 05 FEBRUARY 2024

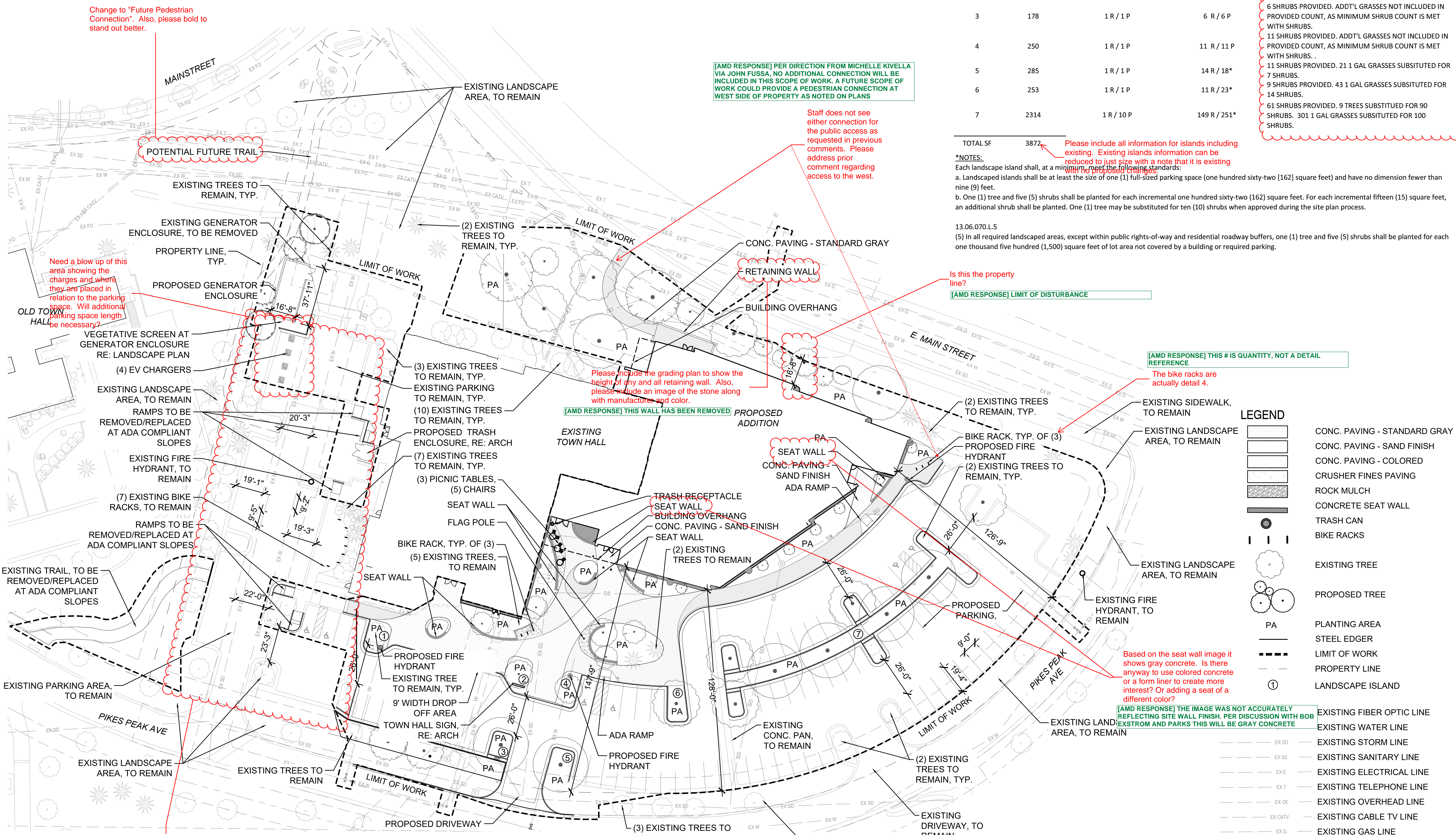
Project Number: 22-093

Drawn By: JM

Reviewed By: TS

Approved By: TS

SITE PLAN



[AMD RESPONSE] PER DIRECTION FROM MICHELLE KIVELLA VIA JOHN FUSSELL, NO ADDITIONAL CONNECTION WILL BE INCLUDED IN THIS SCOPE OF WORK. A FUTURE SCOPE OF WORK COULD PROVIDE A PEDESTRIAN CONNECTION AT WEST SIDE OF PROPERTY AS NOTED ON PLANS

Staff does not see either connection for the public access as requested in previous comments. Please address prior comment regarding access to the west.

Is this the property line?

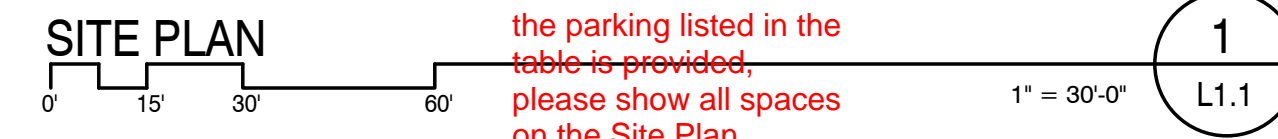
[AMD RESPONSE] LIMIT OF DISTURBANCE

[AMD RESPONSE] THIS IS QUANTITY, NOT A DETAIL REFERENCE

The bike racks are actually detail 4.

[AMD RESPONSE] THE IMAGE WAS NOT ACCURATELY REFLECTING SITE WALL FINISH. PER DISCUSSION WITH BOB EXSTROM AND PARKS THIS WILL BE GRAY CONCRETE

To demonstrate that the parking listed in the table is provided, please show all spaces on the Site Plan.



Green highlighted area is the property perimeter landscaping area. Based on your table you are adding landscaping. This is not shown on the plan. Most areas look to be existing and will not be changing, but please confirm. Where new landscaping is proposed please ensure it matches the requirements of the code and what is listed in the table.

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

This table would benefit from a grid or consistent spacing as some Descriptions are shown with one space between and another is shown with no space between.

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: 60122 SF PARKING ISLAND REQ'D SF: 60122 SF x 10% = 6012 SF	2543 SF (4.2%) 6 Existing Trees 1 Proposed Trees 1 Existing Shrub 10 Proposed Shrubs	3598 (6.0%) 3 Existing Trees 12 Proposed Trees 0 Existing Shrubs 109 Proposed Shrubs	6141 SF OF PARKING ISLAND PROVIDED = 10.2% OF PARKING LOT TOTAL: 22 Trees 119 Shrubs	Unmodified islands include all islands in west parking lot and 2 islands between unmodified spaces along eastern edge of southern parking lot. Shrub count does not include equivalencies for (1) Tree = 10 Shrubs or (3) 1 GAL Grasses = 1 Shrub in this table, but minimum shrub counts required are met in proposed landscape islands. See parking lot interior landscape table for counts with equivalencies calculated. Existing tree count does not include existing trees adjacent to north perimeter edge of existing town hall.
SITE PERIMETER LANDSCAPING	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 linear feet of edge. This requirement will apply to the north property line and west property line as south as the proposed generator. The required landscaping should be located as close to the property line as possible.	796 LF TOTAL REQ'D TOTALS: 796 LF / 40 = 20 TREES 796 LF / 40 x 5 = 100 SHRUBS	12 TREES EXISTING 3 SHRUBS EXISTING	18 TREES PROPOSED 140 SHRUBS PROPOSED	TOTAL TREES: 30 TOTAL SHRUBS: 143	Where are you getting this number from? why?
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.	168446.5 TOTAL REQ'D TOTALS: 168446.5 x 10% = 16844.7 SF	52460 SF	15462 SF	67922 SF	Total site area extends to property line on west edge, and to back of curb on north, south, and east edges.

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 south property line adjacent to Pikes Peak Avenue and the west property line as far north to the generator.	170910 SF TOTAL	15500 SF COUNT: 26 EXISTING TREES 92 EXISTING SHRUBS	2410 SF COUNT: 3 PROPOSED TREES 29 PROPOSED SHRUBS	TOTAL TREES: 29 (3 NEW) TOTAL SHRUBS: 121 (29 NEW)	Unmodified area is west of existing parking lot adjacent to west property line and south of proposed generator, and southwestern planting buffer along Pikes Peak. Modified areas include centermost 2 buffer zones perimeter landscaping along Pikes Peak Ave.

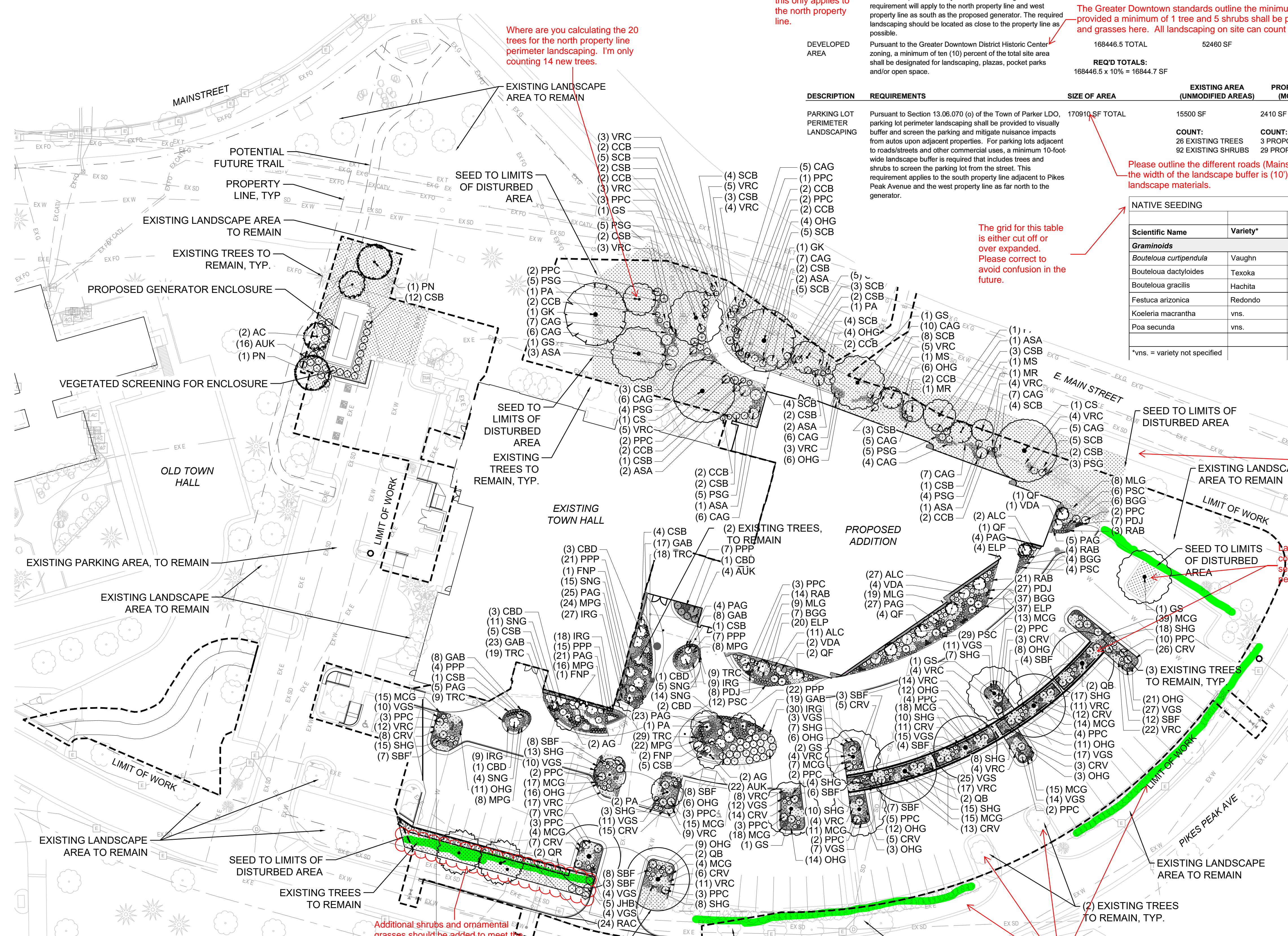
Please outline the different roads (Mainstreet and Pikes Peak) what the width of the landscape buffer is (10') required and the quantity of landscape materials.

Scientific Name	Variety*	Common Name	Growth Form	PLS lbs/ac	% by weight	PLS/sq ft	% of PLS/ sq ft
Graminoids							
<i>Bouteloua curtipendula</i>	Vaughn	Sideoats grama	bunch	4.00	25	18	18
<i>Bouteloua dactyloides</i>	Texoka	Buffalo grass	stoloniferous	8.00	50	10	10
<i>Bouteloua gracilis</i>	Hachita	Blue grama	rhizomatous	1.20	8	21	21
<i>Festuca arizonica</i>	Redondo	Arizona fescue	bunch	1.50	9	19	19
<i>Koeleria macrantha</i>	vns.	Prairie junegrass	bunch	0.40	3	17	17
<i>Poa secunda</i>	vns.	Sandberg's bluegrass	bunch	0.75	5	15	15
Total				15.85	100	100	100

*vns. = variety not specified

NATIVE SEEDING

Scientific Name	Variety*	Common Name	Growth Form	PLS lbs/ac	% by weight	PLS/sq ft	% of PLS/ sq ft
Graminoids							
<i>Bouteloua curtipendula</i>	Vaughn	Sideoats grama	bunch	4.00	25	18	18
<i>Bouteloua dactyloides</i>	Texoka	Buffalo grass	stoloniferous	8.00	50	10	10
<i>Bouteloua gracilis</i>	Hachita	Blue grama	rhizomatous	1.20	8	21	21
<i>Festuca arizonica</i>	Redondo	Arizona fescue	bunch	1.50	9	19	19
<i>Koeleria macrantha</i>	vns.	Prairie junegrass	bunch	0.40	3	17	17
<i>Poa secunda</i>	vns.	Sandberg's bluegrass	bunch	0.75	5	15	15
Total				15.85	100	100	100



Although the area up to the existing sidewalk is not proposed to be disturbed, please include the existing landscaping on this plan. Existing landscaping should be grayed back.

Landscape islands cannot contain turf (sod) or native seed. Rocks or mulch are permitted.

PARKING LOT LANDSCAPE REQUIREMENTS

PROPOSED PARKING AREA = 59645 SF
59645 SF X 10% = 5964.5 SF REQUIRED LANDSCAPE AREA
6141 SF PROVIDED

PLANTING LEGEND

- PROPOSED TREE
- EXISTING TREE
- NATIVE SEED AREA
- ROCK MULCH
- STEEL EDGER
- LIMIT OF WORK
- PROPERTY LINE

NOTES:
1. SEE LANDSCAPE DETAILS SHEET 5 FOR PLANT SCHEDULE.
2. NO CHANGES TO THE LANDSCAPE PLAN ARE ALLOWED WITHOUT APPROVAL FROM THE TOWN OF PARKER.
3. 45 TREES TO BE REMOVED FOR THE NEW BUILDING EXPANSION.
Please add note regarding number of new trees.

AndersonMasonDale Architects

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 80221
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 Wazee Street #205
Denver, CO 80202
Telephone: 303-296-3034

Issue	Date
SDP	02 NOVEMBER 2023
SDP	05 FEBRUARY 2024

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

LANDSCAPE 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

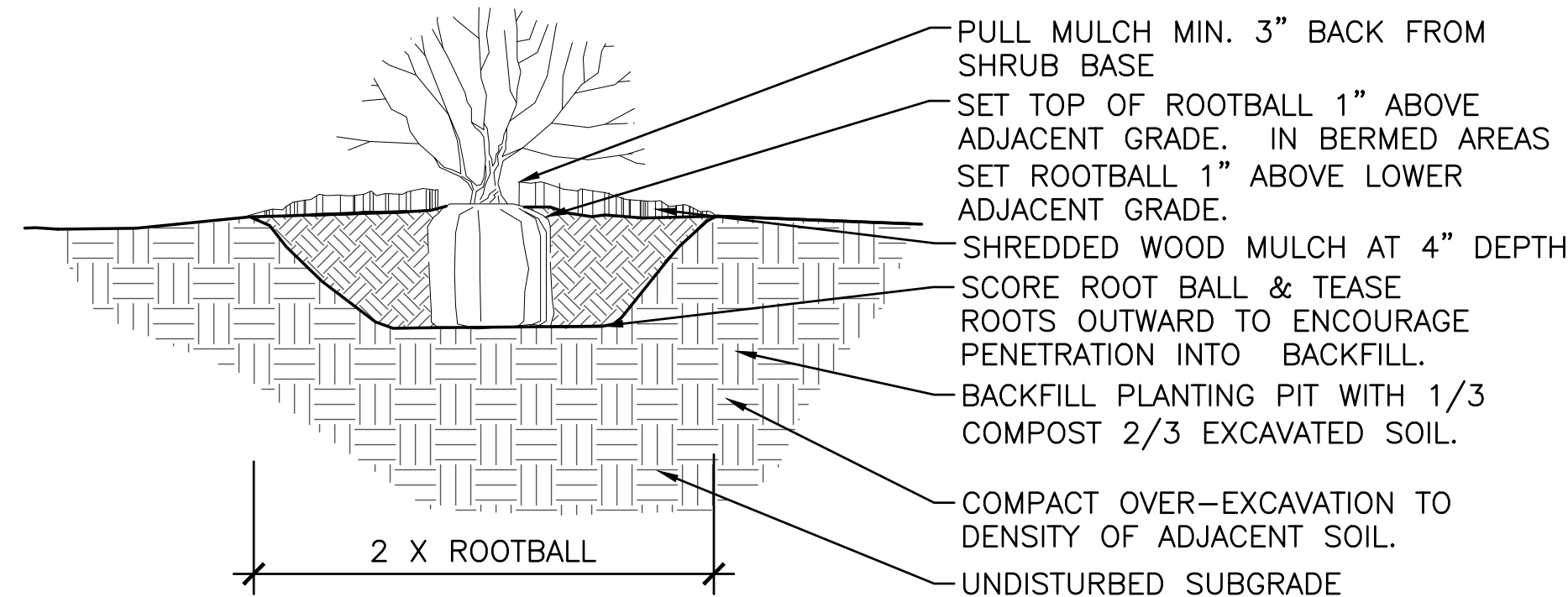
**AndersonMasonDale
Architects**

PLANT SCHEDULE

CODE	QTY	BOTANICAL / COMMON NAME	CONT
TREES			
AG	2	ABIES CONCOLOR / WHITE FIR	8' HT
AG	4	ACER GINNALA / AMUR MAPLE	2" CAL
CS	2	CATALPA SPECIOSA / NORTHERN CATALPA	2" CAL
GS	8	GLEDTISIA TRIACANTHOS INERMIS / SHADEMASTER / SHADEMASTER HONEY LOCUST	2" CAL
GK	2	GYMNOCALADUS DIOICA / KENTUCKY COFFEETREE	2" CAL
MR	2	MALUS X 'RADIANT' / RADIANT CRABAPPLE	2" CAL
MS	2	MALUS X 'SPRING SNOW' / SPRING SNOW CRABAPPLE	2" CAL
PN	2	FINUS NIGRA / AUSTRIAN PINE	8' HT
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
CODE	QTY	BOTANICAL / COMMON NAME	SIZE
SHRUBS			
ASA	12	AMELANCHIER ALNIFOLIA / SASKATOON SERVICEBERRY	5 GAL
ALC	40	AMORPHA CANESCENS / LEADPLANT	5 GAL
CCB	20	CARYOPTERIS X CLANDONENSIS / BLUE MIST SPIREA	5 GAL
CBD	11	CORNUS SERICEA 'BAILEY' / BAILEY RED TWIG DOGWOOD	5 GAL
CSB	56	CYTISUS PURGANS 'SPANISH GOLD' / SPANISH GOLD BROOM	5 GAL
FNP	4	FORESTIERA NEOMEXICANA / NEW MEXICO PRIVET	5 GAL
PPC	71	PRUNUS BESSEYI 'P01S' / PAWNEE BUTTES® SAND CHERRY	5 GAL
RAC	24	RIBES ALPINUM / ALPINE CURRANT	5 GAL
SBF	70	SPIRAEA X BUMALDA 'FIRELIGHT' / FIRELIGHT SPIREA	5 GAL
VDA	7	VIBURNUM DENTATUM 'ARROWWOOD' / ARROWWOOD VIBURNUM	5 GAL
GRASSES			
BGG	57	BOUTELOUA GRACILIS / BLUE GRAMA GRASS	1 GAL
CAG	90	CALAMAGROSTIS X ACUTIFLORA 'AVALANCHE' / AVALANCHE FEATHER REED GRASS	5 GAL
IRG	93	IMPERATA CYLINDRICA 'RED BARON' / JAPANESE BLOOD GRASS	1 GAL
MCG	205	MELICA CILIATA / SILKY SPIKE MELIC GRASS	1 GAL
MPG	78	MISCANTHUS X 'PURPURASCENS' / PURPLE FLAME GRASS	5 GAL
MLG	36	MUHLENBERGIA CAPILLARIS 'LENCA' / REGAL MIST® PINK MUHLY GRASS	5 GAL
OHG	155	ORYZOPSIS HYMENOIDES / INDIAN RICEGRASS	1 GAL
PSG	31	PANICUM VIRGATUM 'SHENANDOAH' / SHENANDOAH SWITCH GRASS	5 GAL
PAG	125	PENNISETUM ALOPECUROIDES 'HAMELN' / HAMELN DWARF FOUNTAIN GRASS	5 GAL
SNG	49	SORGHASTRUM NUTANS / INDIAN GRASS	5 GAL
SHG	139	SPOROBOLUS HETEROLEPIS / PRAIRIE DROPSEED	1 GAL
GROUND COVER			
AUK	42	ARCTOSTAPHYLOS UVA-URSI / KINNICKINICK	1 GAL
JHB	5	JUNIPERUS HORIZONTALIS 'BAR HARBOR' / BAR HARBOR CREEPING JUNIPER	5 GAL
PSC	59	PHLOX SUBULATA / CREEPING PHLOX	1 GAL
TRC	84	THYMUS X 'RED CREEPING' / RED CREEPING THYME	1 GAL
VRC	183	VERONICA X 'REAVIS' / CRYSTAL RIVER CREEPING SPEEDWELL	1 GAL
PERENNIALS			
CRV	143	CENTRANTHUS RUBER / RED VALERIAN	1 GAL
ELP	81	ECHINACEA PURPUREA / PURPLE CONEFLOWER	1 GAL
GAB	75	GALLARDIA ARISTATA / BLANKET FLOWER	1 GAL
PPP	76	PENSTEMON PALMERI / PALMER'S PENSTEMON	1 GAL
PDJ	42	PERSICARIA AFFINIS 'BORDER JEWEL' / HIMALAYAN BORDER JEWEL FLEECEFLOWER	1 GAL
RAB	42	RUBRICKIA AMPLEXICAULIS / BLACK-EYED SUSAN	1 GAL
SCB	51	SCABIOSA CAUCASICA 'BUTTERFLY BLUE' / BUTTERFLY BLUE PINCUSHION FLOWER	1 GAL
VGS	170	VERONICA X 'GOODNESS GROWS' / GOODNESS GROWS SPEEDWELL	1 GAL

Please break this down between deciduous and evergreen trees and shrubs.

Please verify that these quantities match the landscape table and plans.

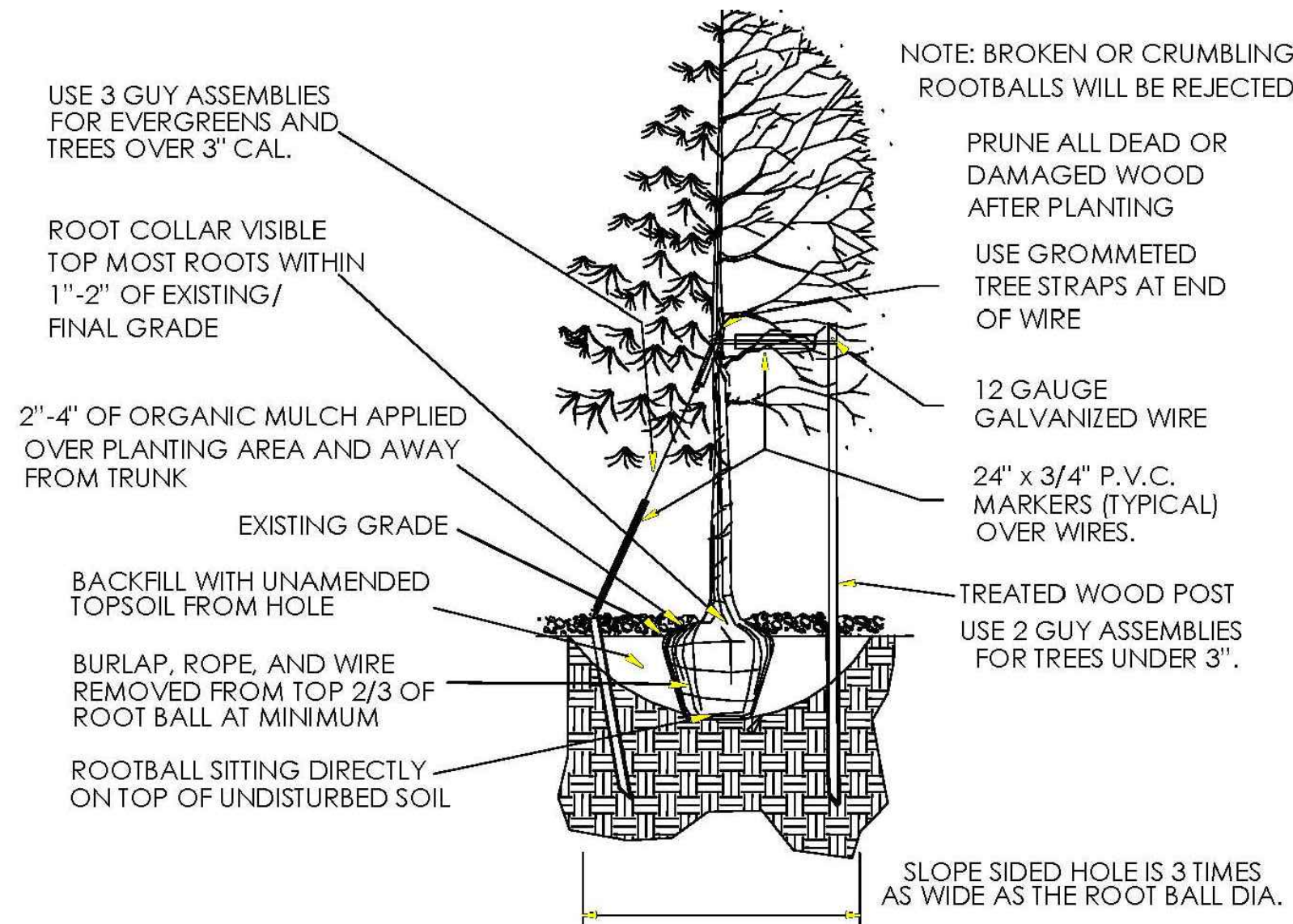


NOTES:

1. PLUMB AND ORIENT PLANTS FOR BEST APPEARANCE.
2. REMOVE ALL TWINE FROM ROOT BALL, AND FOLD BURLAP BACK 2/3.
3. REMOVE PLASTIC BURLAP ENTIRELY. FOR CONTAINER SHRUBS, CAREFULLY REMOVE CONTAINER AND SCORE ROOT BALL.
4. SEE PLANTING PLAN FOR MORE INFORMATION.

01 SHRUB PLANTING

NTS



TOWN OF PARKER- TREE PROTECTION DURING DEVELOPMENT - PUBLIC PROPERTY

1. 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.
2. 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

1. ENFORCEMENT OF ANY PROVISION OF THIS SECTION SHALL BE IN ACCORDANCE WITH SECTION 13.03.040 OF THIS TITLE.
2. 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.
3. 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

1. 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.
2. DURING DEVELOPMENT OR RAZING ACTIVITY, THE LANDOWNER SHALL CAUSE TO BE INSTALLED EFFECTIVE PROTECTION AROUND ALL TREE PRESERVATION AREAS AND SHALL FURTHER INSTALL MECHANISMS SUCH AS TREE WELLS (DEPENDENT UPON SPECIES), RETAINING WALLS OR OTHER STRUCTURES NECESSARY TO PROTECT INDIVIDUAL TREES AND SHRUBS DESIGNATED FOR PRESERVATION. SUCH PROTECTIVE MEASURES SHALL BE SPECIFIED ON THE TREE CONSERVATION PLAN AND SHALL BE DESIGNED AND INSTALLED IN A MANNER CONSISTENT WITH GOOD HORTICULTURAL PRACTICES AND SUBJECT TO THE APPROVAL OF THE PLANNING DIRECTOR, WITH A RECOMMENDATION FROM THE PARKS AND RECREATION DEPARTMENT.
3. THE TOWN SHALL FIELD VERIFY ALL LOCATIONS, SIZES AND QUANTITIES OF REPLACEMENT OR RELOCATED TREES AND SHRUBS PRIOR TO THE WARRANTY PERIOD ACCEPTANCE OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THE DEVELOPMENT. IF NO PUBLIC IMPROVEMENTS ARE INVOLVED, VERIFICATION SHALL OCCUR PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY. WARRANTY PERIOD ACCEPTANCE OR CERTIFICATES OF OCCUPANCY SHALL NOT BE AUTHORIZED UNTIL WRITTEN VERIFICATION OF COMPLIANCE WITH THE TREE CONSERVATION PLAN IS OBTAINED FROM THE TOWN.
4. ANY REPLACEMENT OR RELOCATED TREE OR SHRUB WHICH DIES WITHIN ONE (1) YEAR OF WRITTEN VERIFICATION OF COMPLIANCE SHALL BE REPLACED WITHIN ONE (1) YEAR OR THE NEXT GROWING SEASON WITH THE SAME APPROVED SIZE AND SPECIES OF THE TREE OR SHRUB WHICH DIED. (H)ACTS HARMFUL TO TREES AND SHRUBS.

- 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 1/4 of wire basket before placing tree in hole, cut off remainder of basket AFTER tree is set in hole, remove basket completely. At a minimum, the top 2/3 of the burlap and basket shall be removed from the root ball on all trees. Remove all nylon ties, twine, rope and burlap. Remove unnecessary packing material.
- Form soil into a 3" to 5" tall watering ring (saucer) around planting area. This is not necessary in irrigated turf 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.

02 TREE PLANTING

NTS

TOWN OF PARKER STANDARD LANDSCAPE NOTES:

1. PLANT MATERIAL SPECIFICATIONS.
 - 1.1. (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.
 - 1.1.1. (2)ALL PLANT MATERIALS MUST MEET THE FOLLOWING REQUIREMENTS:
 - 1.1.1.1. A.DECIDUOUS SHADE TREES: BETWEEN 2-INCH CALIPER AND 2½-INCH CALIPER (MEASURED SIX (6) INCHES ABOVE THE GROUND).
 - 1.1.1.2. B.ORNAMENTAL AND FLOWERING TREES: BETWEEN 1½-INCH CALIPER AND 2-INCH CALIPER (MEASURED SIX (6) INCHES ABOVE THE GROUND).
 - 1.1.1.3. 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).
 - 1.1.2. LANDSCAPING SHALL COMPLY WITH THE PLANTING STANDARDS AS PROVIDED IN THE TOWN'S PUBLIC WORKS TECHNICAL REFERENCE MANUAL, AS AMENDED.
 - 1.1.3. PLANT MATERIALS SHALL BE SPACED APPROPRIATELY TO ALLOW ADEQUATE ROOM FOR THE PLANT AT MATURITY.
2. PLANTING STANDARDS.
 - 2.1. TREE PITS AND CUTOUTS MUST MEET THE CRITERIA SET FORTH IN THE TOWN'S PUBLIC WORKS TECHNICAL REFERENCE MANUAL, AS AMENDED.
 - 2.2. LANDSCAPING SHALL BE PROTECTED FROM VEHICLES BY THE PLACEMENT OF WHEEL STOPS, CURBS OR OTHER ACCEPTABLE MEANS, APPROVED BY THE TOWN.
 - 2.3. ALL TREES SHALL BE SPACED APPROPRIATELY FROM LIGHT POLES, SIGNS, STRUCTURES,ETC.
 - 2.4. TREES SHALL NOT BE ELIMINATED THROUGH THE LOCATION OF LIGHT POLES IN PARKING LOT ISLANDS AND WITHIN THE PARKING LOT PERIMETER LANDSCAPING.
 - 2.5. NONLIVING LANDSCAPE MATERIAL STANDARDS.
 - 3.1. 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.
 - 3.2. 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.
 - 3.3. 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.
 - 3.4. IRRIGATION REQUIREMENTS.
 - 4.1. ALL LANDSCAPED AREAS SHALL BE SERVED BY A FUNCTIONING AUTOMATIC IRRIGATION SYSTEM.
 - 4.2. 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.
 - 4.2.1. A.LANDSCAPE PLANTINGS ARE TO BE GROUPED ACCORDING TO WATER NEEDS.
 - 4.2.2. 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 NETAFAIM OR APPROVED EQUIVALENT. SUBSURFACE IRRIGATION SYSTEMS ARE STRONGLY ENCOURAGED DUE TO THEIR EFFICIENCY AND MINIMIZED RUNOFF POTENTIAL.
 - 4.2.3. 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.
 - 4.2.4. 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.
 - 4.2.5. 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 ONE (1) YEAR.
 - 4.2.6. 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.
 - 4.3. IRRIGATION SYSTEMS SHALL BE DESIGNED AND MAINTAINED TO MINIMIZE OVERSPRAY AND RUNOFF ONTO ADJACENT IMPERVIOUS SURFACES, SUCH AS ROADWAYS, SIDEWALKS AND PARKING LOTS.
 - 4.4. 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.

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 Wazee Street #205
Denver, CO 80202
Telephone: 303-296-3034

Issue	Date
SDP	02 NOVEMBER 2023
SDP	05 FEBRUARY 2024

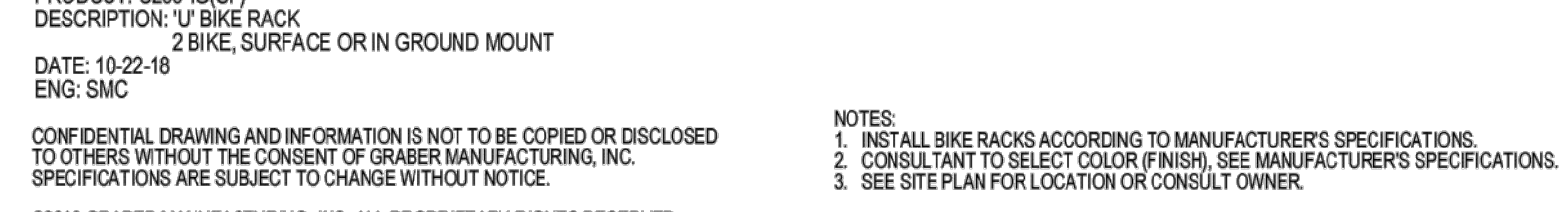
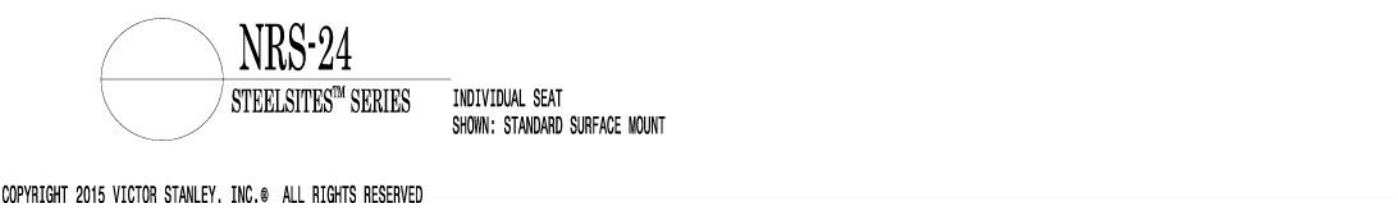
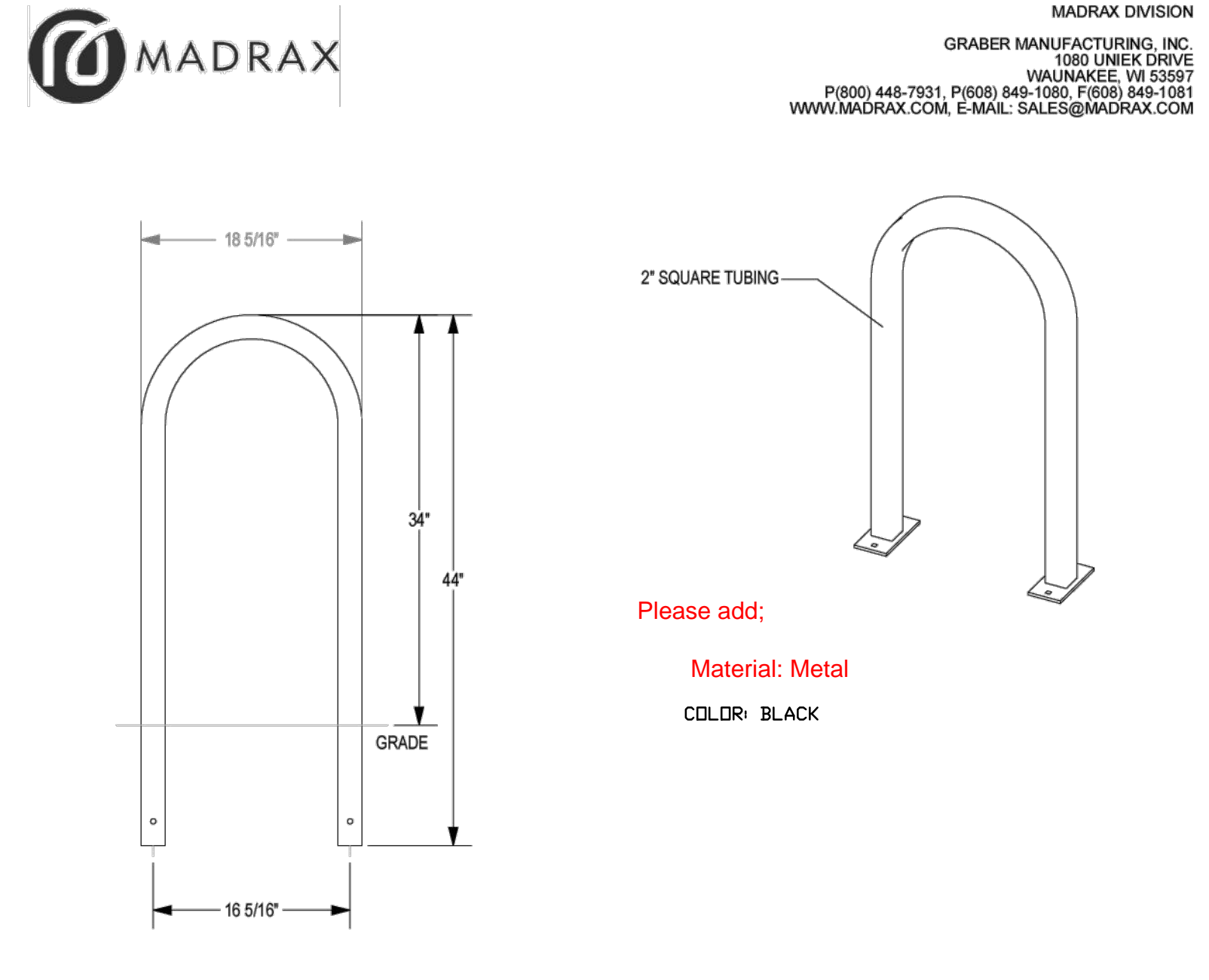
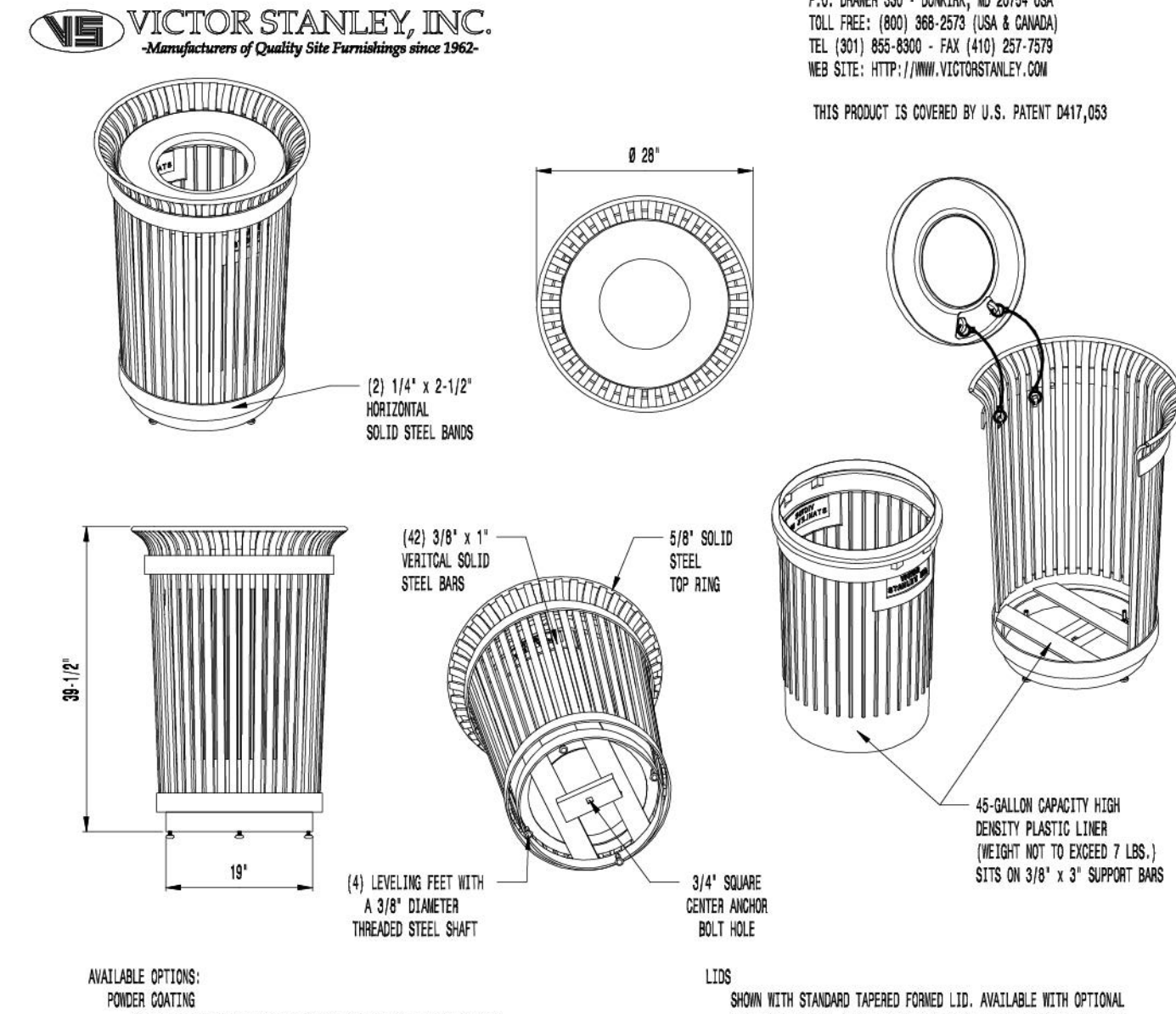
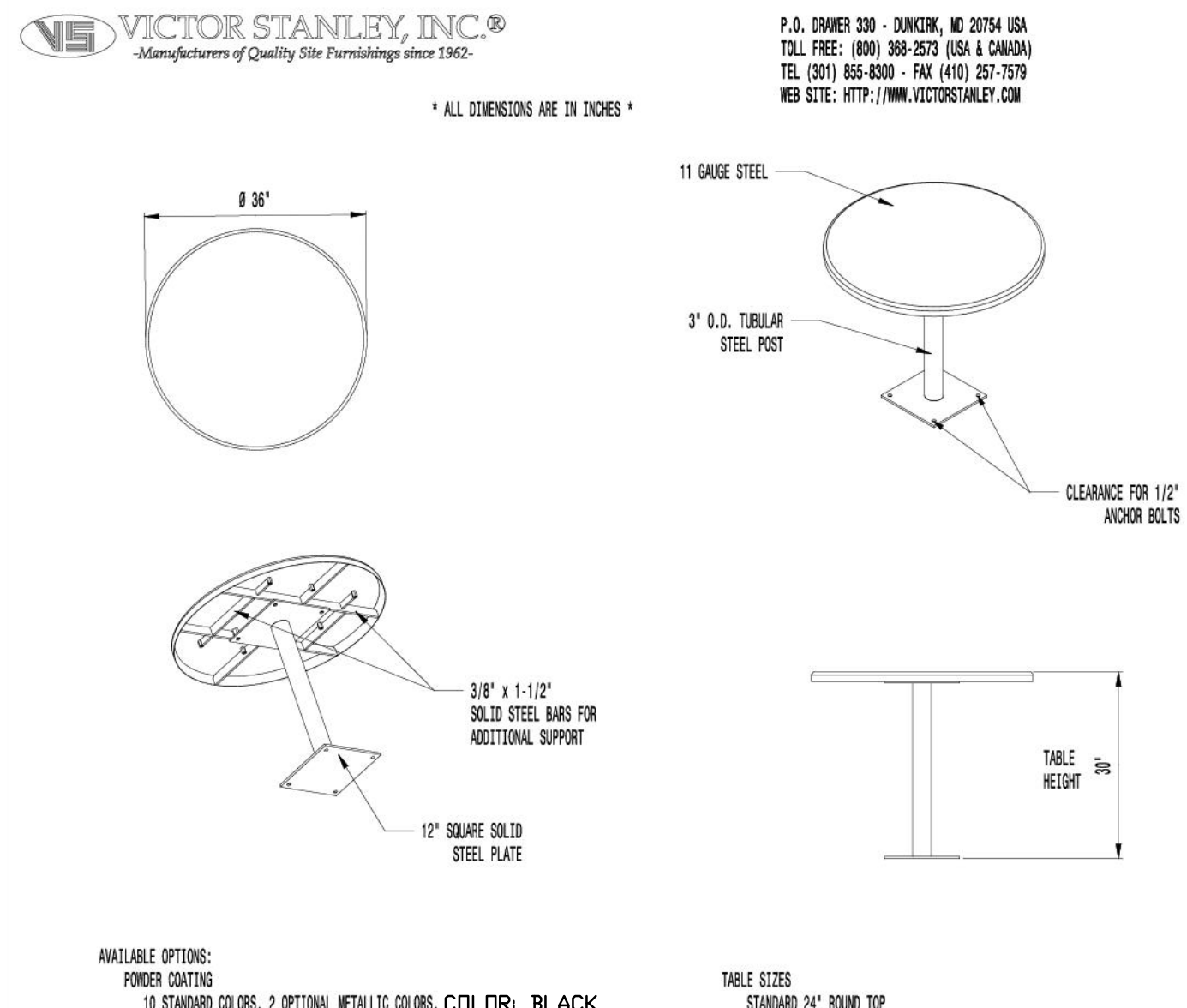
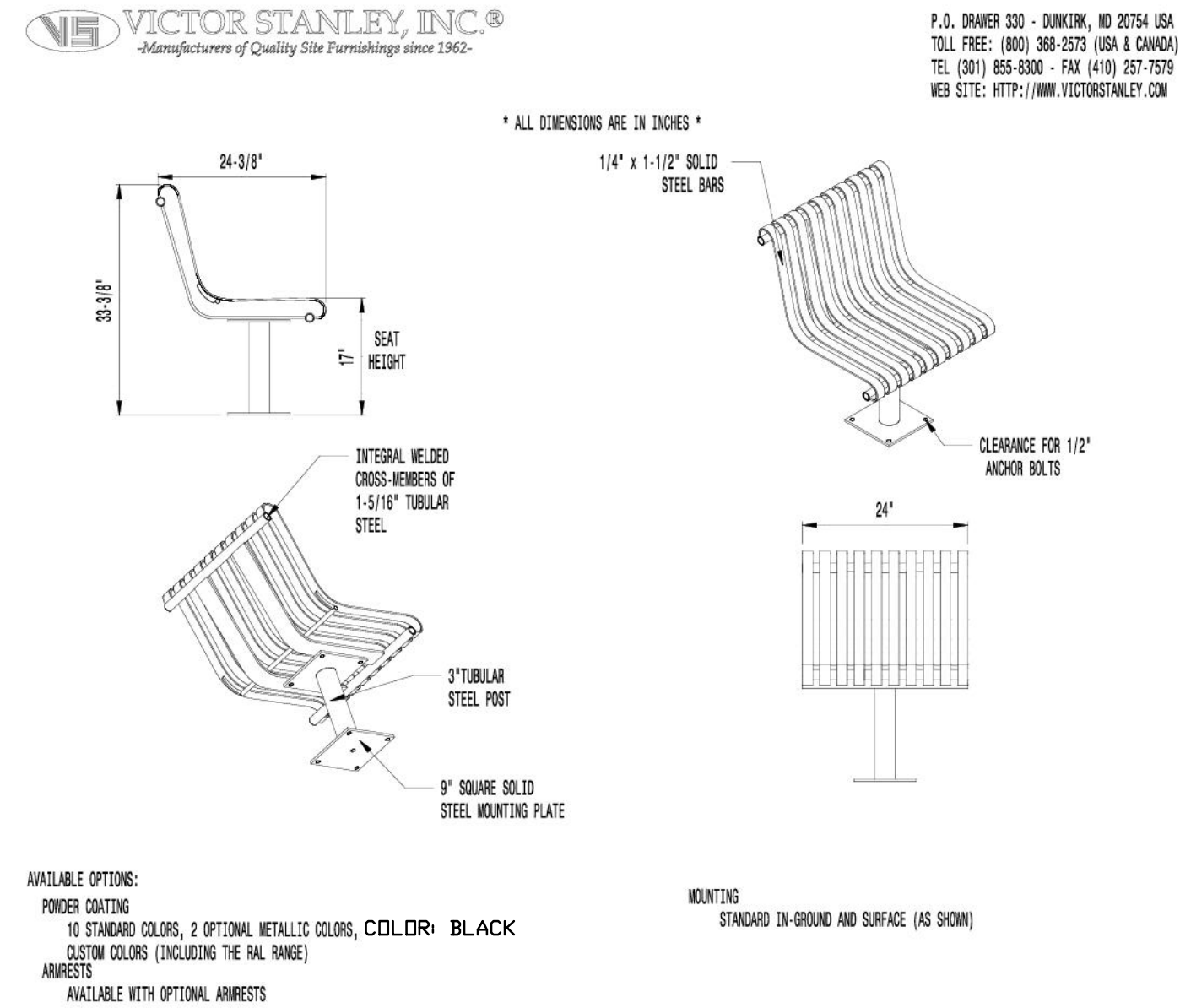
Project Number:	22-093
Drawn By:	JM
Reviewed By:	TS
Approved By:	TS

LANDSCAPE DETAILS

Also, need to include image of EV Chargers.

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



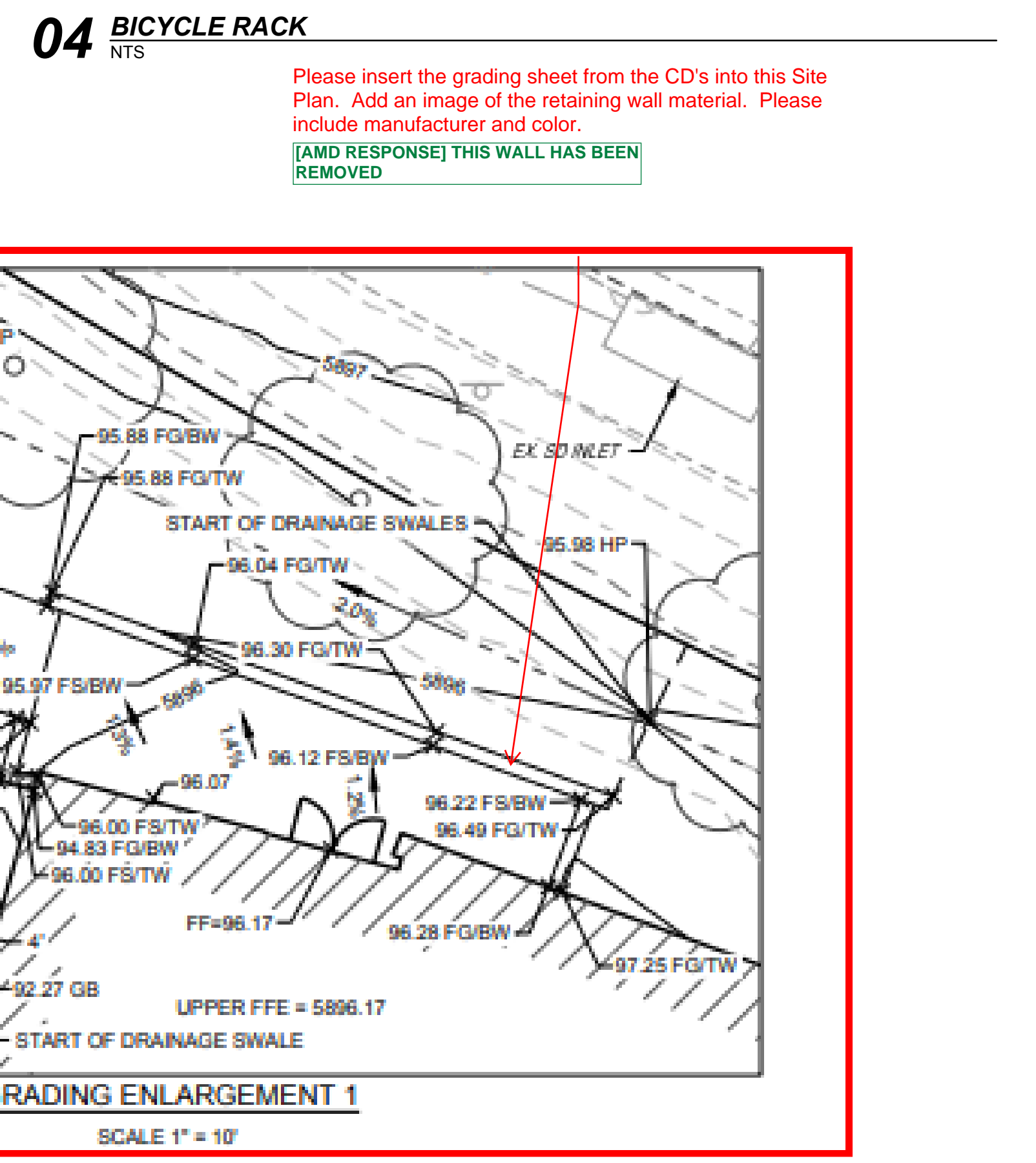
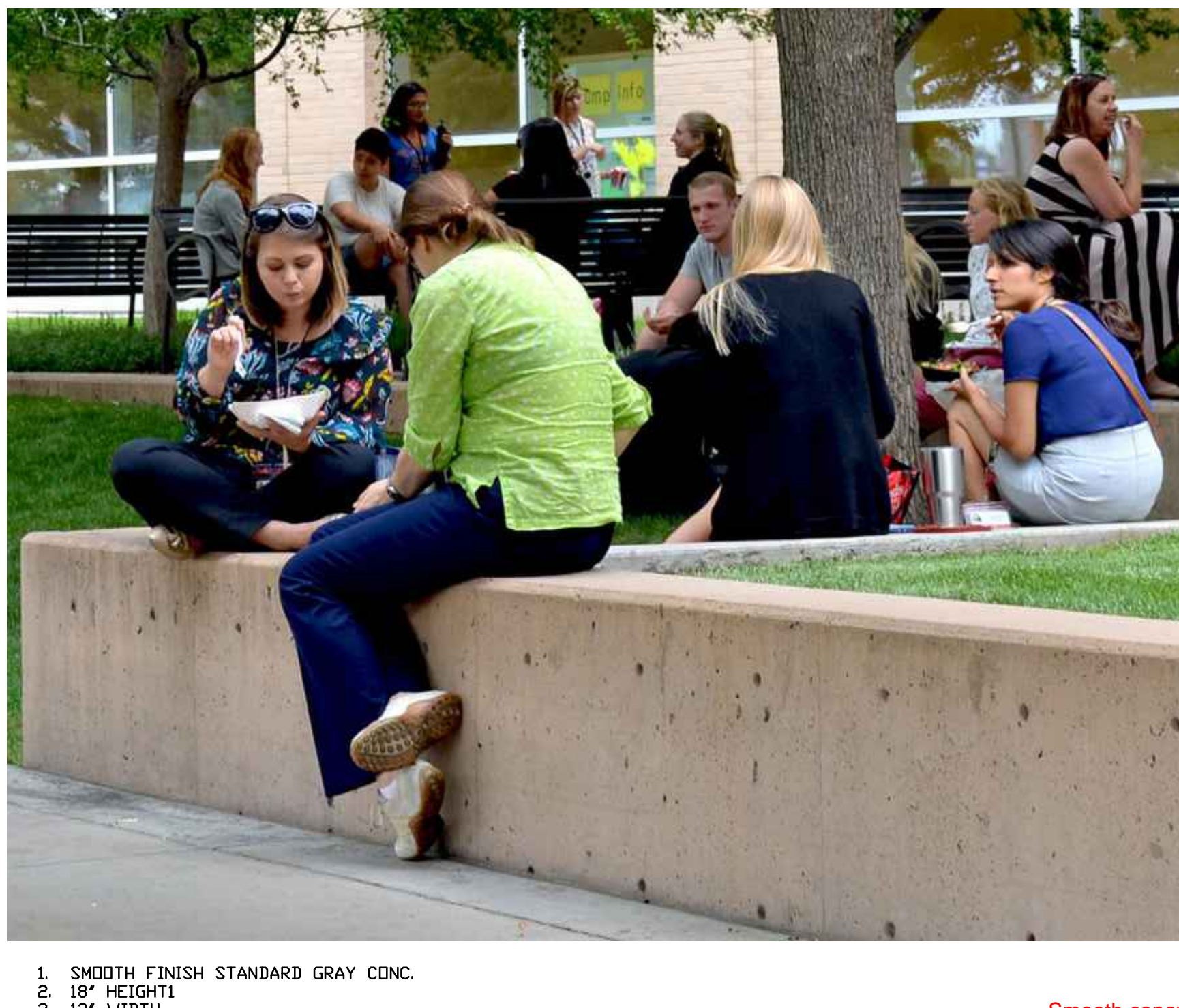
KTY234 LED II Security Bollard
Bollards and Pathway Luminaires

we-ef

05 BOLLARD NTS

1. IMPACT RATED
2. COLOR: GRAY METALLIC
3. DR APPROVED EQUAL.

Description
Impact Rated Bollard. IP66, Class I, IK10, Marine-grade, all aluminum construction. SCE superior corrosion protection including PCS hardware. Silicone CCS® 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. 50,000 HOUR L70. Luminaires spacing up to 20 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-8004 (Black) + XXX-XXXX (Accessory 1)



Please insert the grading sheet from the CD's into this Site Plan. Add an image of the retaining wall material. Please include manufacturer and color.
[AMD RESPONSE] THIS WALL HAS BEEN REMOVED

AndersonMasonDale Architects

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 80205
Telephone: 303-741-3737

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

Structural Engineer
KLA, 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	Date
SDP	02 NOVEMBER 2023
SDP	05 FEBRUARY 2024

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

LANDSCAPE DETAILS

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.

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.
 3198 Speer Boulevard
 Denver, CO, 80211
 Telephone: 303-294-9448

Civil Engineer

S.A. Miró, 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 Wazee Street #205
 Denver, CO 80202
 Telephone: 303-296-3034

Issue	Date
SDP	02 NOVEMBER 2023
SDP	05 FEBRUARY 2024

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

IRRIGATION PLAN

This should show how the new landscaping will be irrigated showing all proposed irrigation heads.

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
- 5 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	7
IRRIGATION NOTES	7
IRRIGATION PLANS	8
IRRIGATION DETAILS	9



HydroSystems KDI
 Irrigation Consulting & Water Management
 13949 W. Colfax Ave., Suite 260 Lakewood, Colorado 80401
 o: 303.980.5327 www.hydrosystemskd.com

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

AE Design: Fixture mounting information has been specified in lighting general notes

AndersonMasonDale Architects

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 Wazee Street #205
 Denver, CO 80202
 Telephone: 303-296-3034

Issue: Site Plan Submittal
 Date: 06 FEBRUARY 2024

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

PHOTOMETRIC SITE PLAN

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	
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-BO-830-MD-REM-02-4548-0350-019-U-NV-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	
EL1	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	3919 LM	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	SISTEMALLIX	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	LUMINI	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	

What do these mean?

LIGHTING GENERAL NOTES

- ILLUMINANCE VALUES SHOWN HAVE BEEN CALCULATED AT GRADE WITH A LIGHT LOSS FACTOR (LLF) OF 1.0.
- AT ALL PROPERTY LINES, ILLUMINANCE VALUES DO NOT EXCEED 1.0 FC.
- ALL LUMINAIRES EXCEEDING 15,000 LUMENS SHALL BE SHIELDED.
- UNLESS OTHERWISE NOTED, MAXIMUM ILLUMINANCE VALUES DO NOT EXCEED 12.0 FC.
- IN ALL PARKING AREAS, MAX/MIN UNIFORMITY RATIOS DO NOT EXCEED 10:1 AND AVG/MIN UNIFORMITY RATIOS DO NOT EXCEED 3:1.
- 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.

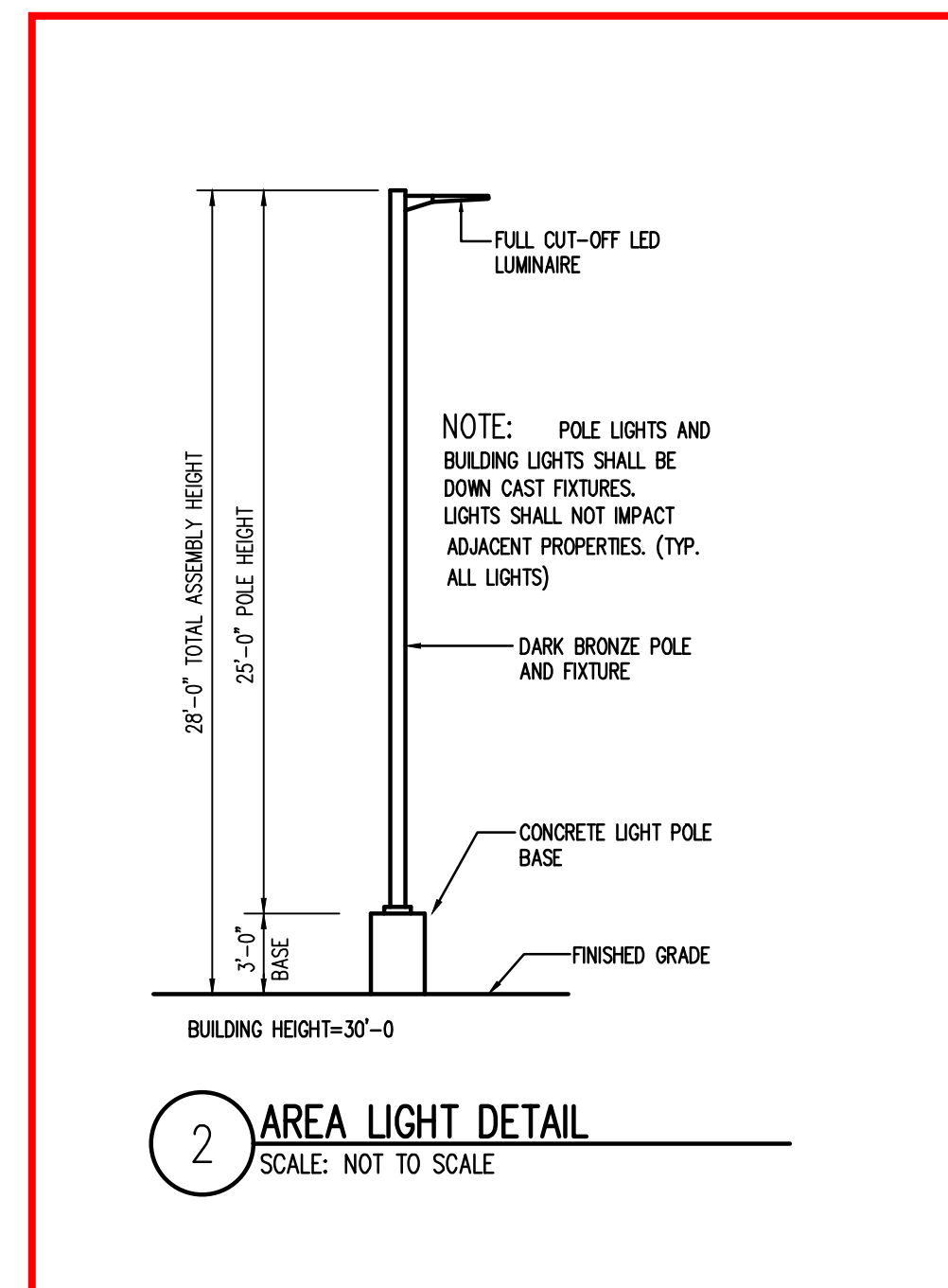
KEYNOTE LEGEND

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	0.88	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

Please include an image of how the parking lot lights will be constructed.



This is not correct.

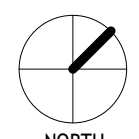
AE Design: Property Line has been updated.

AE Design: Floodlights added here per Arch comments.

AE Design: 2 bollards added here per Arch comments

AE Design: Pole Base Elevation has been added.

2/6/2024 1:19:56 PM



Move this page to be located with the landscape plans.

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

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

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

Is this correct?

- TREE MITIGATION NOTE:**
- 45 REMOVED TREES ARE BEING MITIGATED BY PLANTING 46 ADDITIONAL TREES.
 - TOWN FORESTER HAS CONFIRMED TREE SPECIES & SIZES.
 - TREE VALUATION PROVIDED BY TOWN FORESTER, JANUARY 2024.

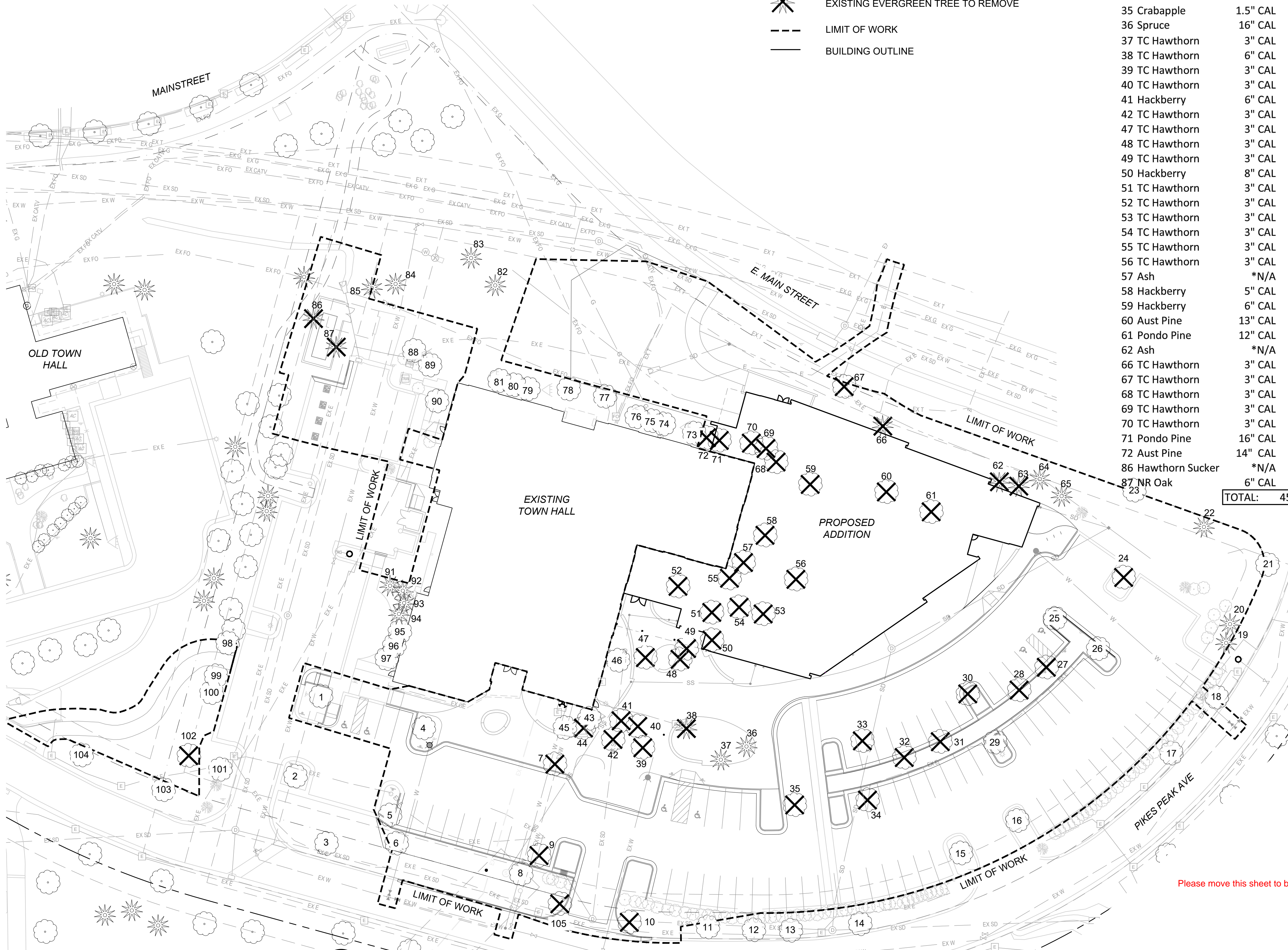
- TREE MITIGATION LEGEND**
- EXISTING DECIDUOUS TREE TO PRESERVE
 - EXISTING EVERGREEN TREE TO PRESERVE
 - EXISTING DECIDUOUS TREE TO REMOVE
 - EXISTING EVERGREEN TREE TO REMOVE
 - LIMIT OF WORK
 - BUILDING OUTLINE

TREES TO BE REMOVED:

#	Species	Size (CALIPER)	Height (FT)	Value (\$)	Condition
7	Pear	2" CAL		\$352.93	80%
9	Crabapple	2" CAL		\$376.79	80%
10	NR Oak	6" CAL		\$1,830.00	80%
24	Ash	*N/A		\$0.00	Poor
27	SW Oak	6" CAL		\$1,830.00	80%
28	SW Oak	5" CAL		\$1,390.00	80%
30	SW Oak	4" CAL		\$807.13	80%
31	SW Oak	6" CAL		\$1,830.00	80%
32	SW Oak	5" CAL		\$1,390.00	80%
33	SW Oak	2" CAL		\$302.67	60%
34	SW Oak	3" CAL		\$454.01	60%
35	Crabapple	1.5" CAL		\$282.58	80%
36	Spruce	16" CAL	32ft	\$3,970.00	60%
37	TC Hawthorn	3" CAL		\$565.15	80%
38	TC Hawthorn	6" CAL		\$1,710.00	80%
39	TC Hawthorn	3" CAL		\$565.15	80%
40	TC Hawthorn	3" CAL		\$565.15	80%
41	Hackberry	6" CAL		\$1,830.00	80%
42	TC Hawthorn	3" CAL		\$565.15	80%
47	TC Hawthorn	3" CAL		\$565.15	80%
48	TC Hawthorn	3" CAL		\$423.86	80%
49	TC Hawthorn	3" CAL		\$423.86	80%
50	Hackberry	8" CAL		\$2,960.00	80%
51	TC Hawthorn	3" CAL		\$423.86	80%
52	TC Hawthorn	3" CAL		\$423.86	80%
53	TC Hawthorn	3" CAL		\$423.86	80%
54	TC Hawthorn	3" CAL		\$423.86	80%
55	TC Hawthorn	3" CAL		\$423.86	80%
56	TC Hawthorn	3" CAL		\$423.86	80%
57	Ash	*N/A		\$0.00	Poor
58	Hackberry	5" CAL		\$1,390.00	80%
59	Hackberry	6" CAL		\$1,830.00	80%
60	Aust Pine	13" CAL	18ft	\$2,520.00	70%
61	Pondo Pine	12" CAL	18ft	\$2,160.00	70%
62	Ash	*N/A		\$0.00	Poor
66	TC Hawthorn	3" CAL		\$423.86	80%
67	TC Hawthorn	3" CAL		\$423.86	80%
68	TC Hawthorn	3" CAL		\$423.86	80%
69	TC Hawthorn	3" CAL		\$423.86	80%
70	TC Hawthorn	3" CAL		\$423.86	80%
71	Pondo Pine	16" CAL	20ft	\$3,750.00	70%
72	Aust Pine	14" CAL	25ft	\$3,110.00	75%
86	Hawthorn Sucker	*N/A		\$0.00	Poor
87	NR Oak	6" CAL		\$1,830.00	80%
TOTAL:				45 TREES	\$46,242.10

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

This amount will either need to be paid to the Town or can be mitigated by adding additional trees (above what is required by code) to the Site Plan. If this will be paid, we need to work with Parks to determine how much money we have available to use.



TREE CONSERVATION PLAN
1
1" = 30'-0"

AndersonMasonDale Architects

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 Wazee Street #205
Denver, CO 80202
Telephone: 303-296-3034

Issue	Date
SDP	02 NOVEMBER 2023
SDP	05 FEBRUARY 2024

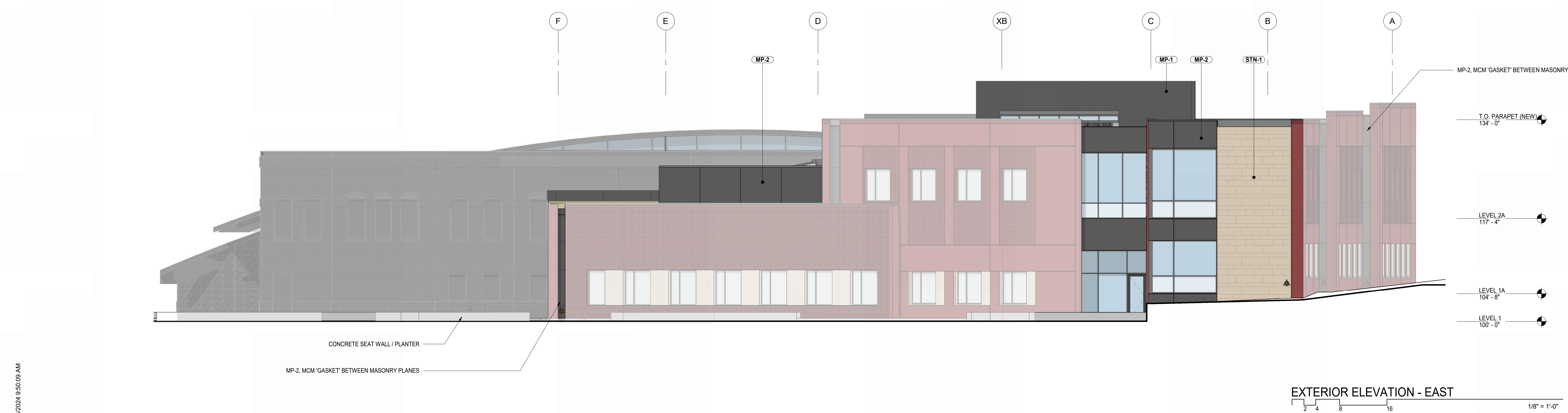
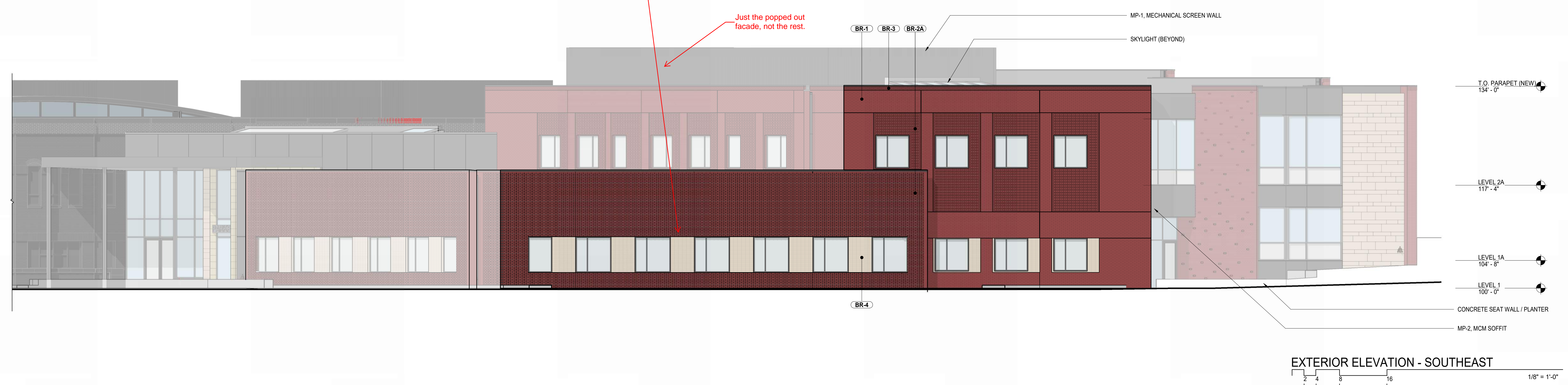
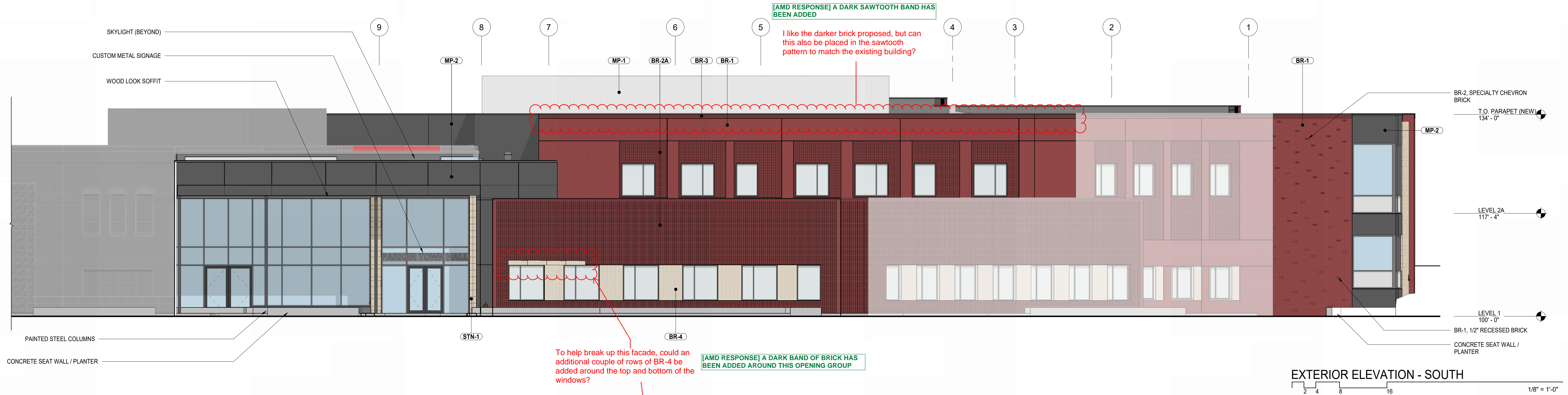
Project Number:	22-093
Drawn By:	JM
Reviewed By:	TS
Approved By:	TS

Please move this sheet to be part of the landscape sheets.

TREE CONSERVATION PLAN

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



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.
4562 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	Date
SITE PLAN SUBMITTAL	11 NOV 2023
SITE PLAN SUBMITTAL	06 FEB 2024

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

BUILDING ELEVATIONS

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

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.
4552 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

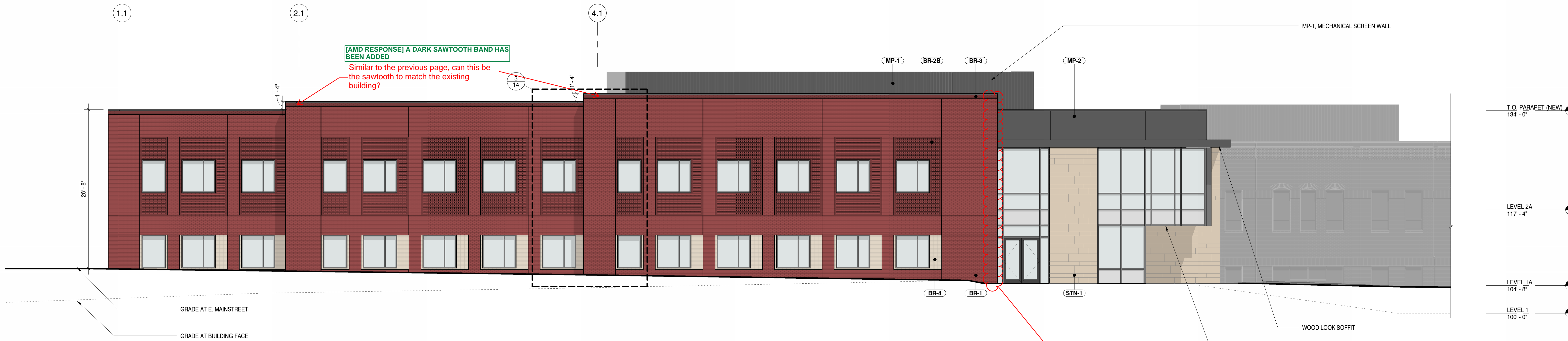
KL&A, Inc.
1717 Washington Ave.
Golden, CO 80401
Telephone: 303-384-9910

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 Wazee Street #205
Denver, CO 80202
Telephone: 303-296-3034



- 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 LINWORK.
 3. 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
	MP-1, CORRUGATED METAL PANEL
	MP-2, COMPOSITE METAL PANEL

EXTERIOR ELEVATION - NORTH

1/8" = 1'-0"



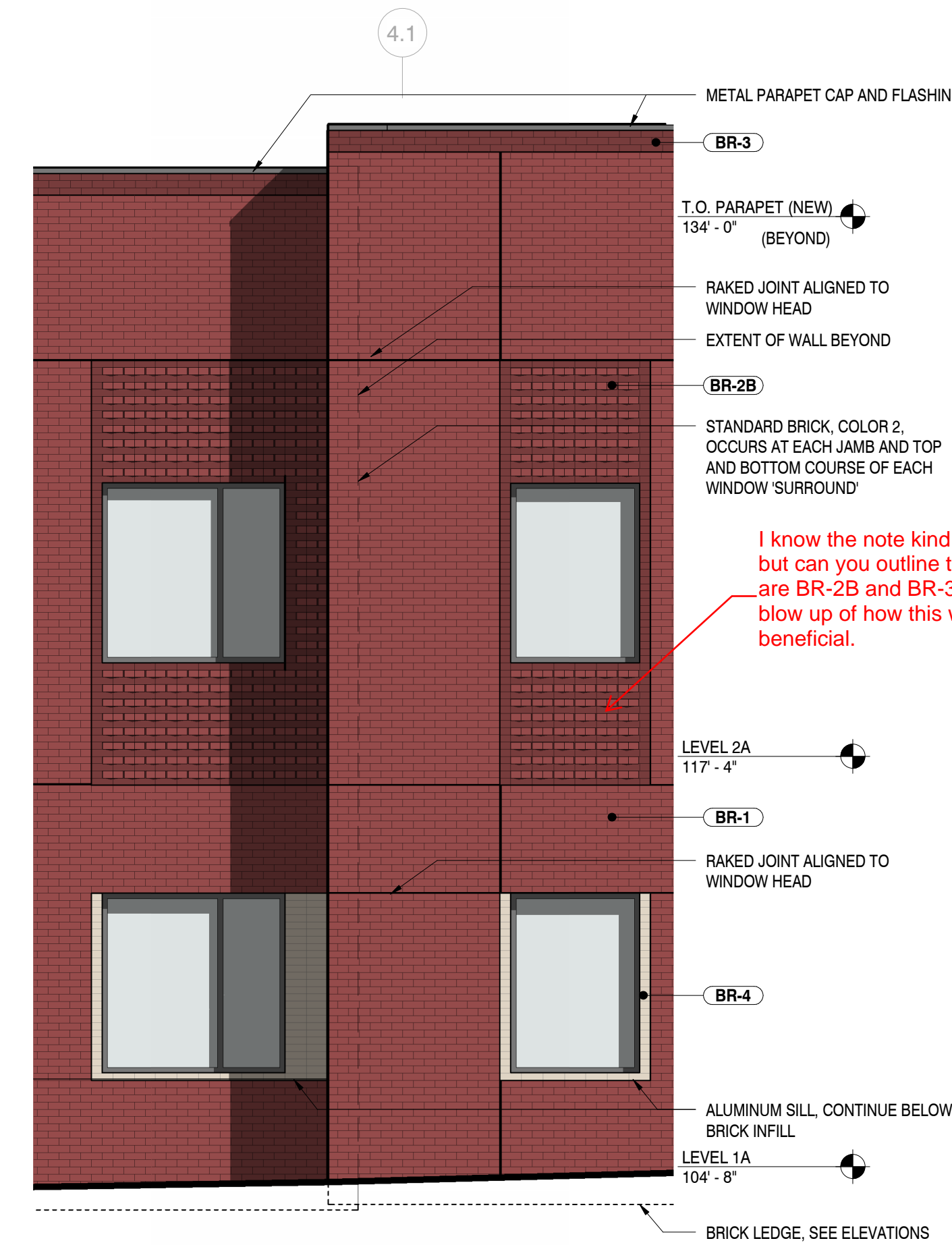
RENDERING OF PROPOSED NORTHWEST APPROACH TO ADDITION



RENDERING OF PROPOSED NORTH FACADE OF ADDITION

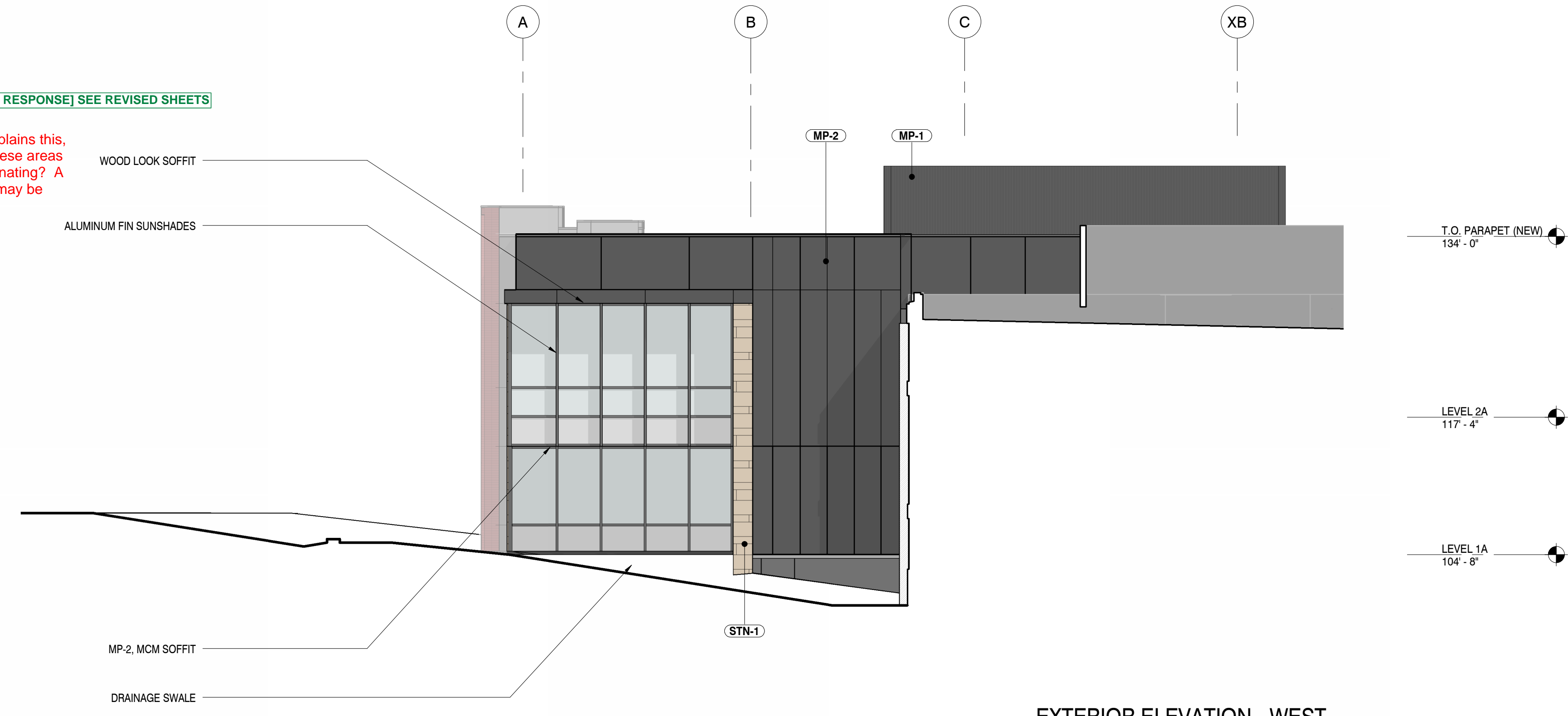


RENDERING OF PROPOSED EAST APPROACH TO ADDITION



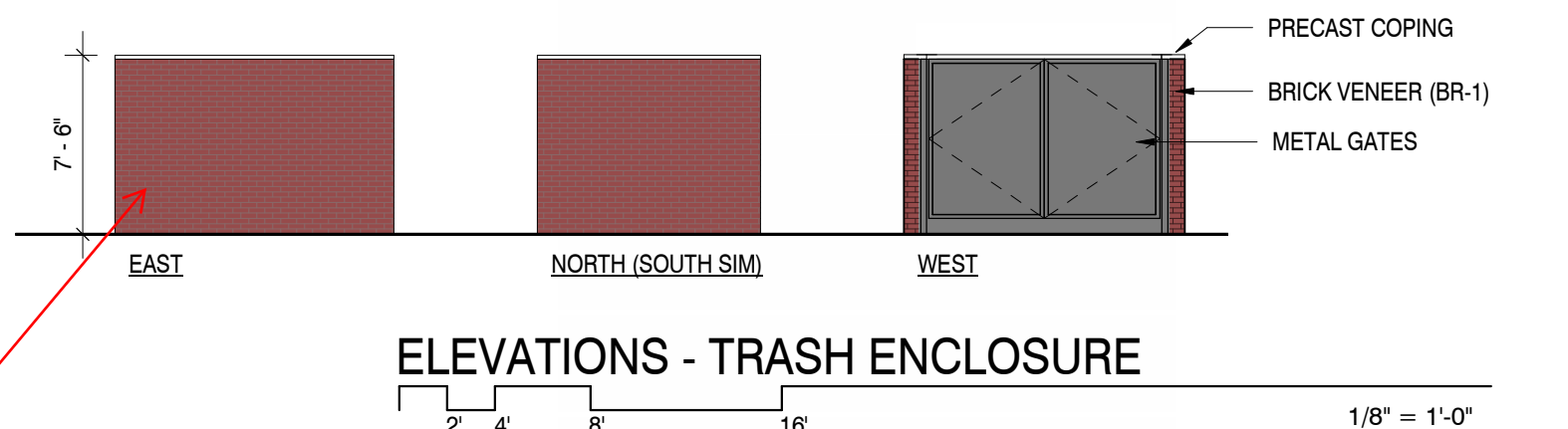
ENLARGED ELEVATION - NORTH 2

1/4" = 1'-0"



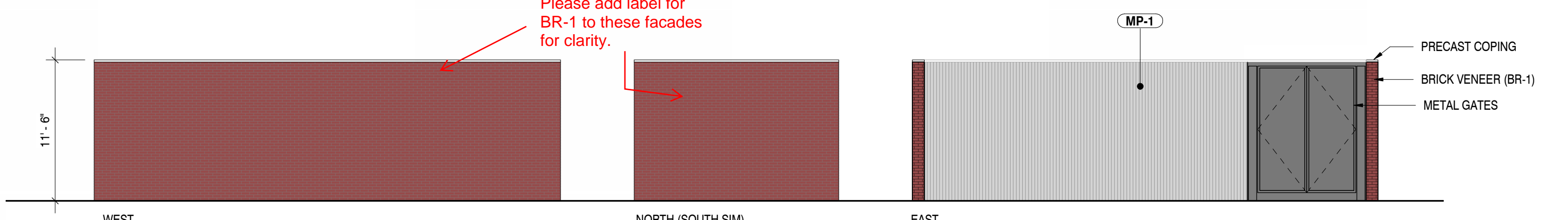
EXTERIOR ELEVATION - WEST

1/8" = 1'-0"



ELEVATIONS - TRASH ENCLOSURE

1/8" = 1'-0"



ELEVATIONS - GENERATOR ENCLOSURE

1/8" = 1'-0"

[AMD RESPONSE] A DARK SAWTOOTH BAND HAS BEEN ADDED. Similar to the previous page, can this be the sawtooth to match the existing building?

Along the edge of this, can you use BR-3 in the sawtooth to really frame this elevation? [AMD RESPONSE] SEE REVISED SHEETS TO CLARIFY END CONDITION

I know the note kind of explains this, but can you outline that these areas are BR-2B and BR-3 alternating? A blow up of how this work may be beneficial. [AMD RESPONSE] SEE REVISED SHEETS

If using the sawtooth as mentioned above can be done, it would also look really nice along this edge as well. [AMD RESPONSE] SEE REVISED SHEETS TO CLARIFY END CONDITION

Please add label for BR-1 to these facades for clarity. [AMD RESPONSE] SEE REVISED SHEETS

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

BUILDING ELEVATIONS



PARKER
COLORADO

Project Reviews Town of Parker



Project Number: SP23-097

Description: **Parker Town Hall Exemption Plat AMD3 L1 Town Hall Addition**

Applied: **11/6/2023**

Approved:

Site Address: **20120 E MAINSTREET**

Closed:

Expired:

City, State Zip Code: **PARKER, CO 80138**

Status: **UNDER REVIEW 2**

Applicant: **Anderson Mason Dale Architects**

Parent Project: **5910**

Owner: **Bob Exstrom**

Contractor: **Anderson Mason Dale Architects**

Details:

The applicant, the Town of Parker, is proposing a 32,043 square foot addition to the existing Town Hall Building. The site is located at the southwest corner of Mainstreet and Line Drive.

LIST OF REVIEWS

SENT DATE	RETURNED DATE	DUE DATE	TYPE	CONTACT	STATUS	REMARKS
Review Group: ALL						
11/9/2023	11/17/2023	11/17/2023	COMPLETENESS REVIEW	Stacey Nerger	COMPLETED	
Notes:						
Review Group: AUTO						
11/6/2023			ENGINEERING ADMINISTRATIVE	Tom Williams		
Notes:						
11/6/2023	11/7/2023	11/21/2023	LAND USE COMPLETENESS REVIEW	Alex Mestdagh	COMPLETED	
Notes:						
Review Group: SP 1ST 20						
11/17/2023	12/21/2023	12/19/2023	TRAFFIC IMPACT STUDY - CIVIL	Alex Mestdagh	APPROVED	
Notes:						
11/17/2023		12/19/2023	SOUTH METRO FIRE 20	South Metro Fire		
Notes:						



PARKER
COLORADO

Project Reviews Town of Parker



11/17/2023	12/20/2023	12/19/2023	SITE PLAN 20	Stacey Nerger	REVISIONS REQUIRED	
Notes: See Planning comments 1st referral within the attachments.						
11/17/2023	12/21/2023	12/19/2023	SITE PLAN - CIVIL	Alex Mestdagh	REVISIONS REQUIRED	See Engineering Memo
Notes:						
11/17/2023		12/19/2023	PUBLIC SERVICE COMPANY OF COLORADO 20	Donna George		
Notes:						
11/17/2023		12/19/2023	POLICE 20	Greg Epp		
Notes:						
11/17/2023	11/27/2023	12/19/2023	PARKER AUTHORITY FOR REINVESTMENT 20	Weldy Fezell	NO COMMENT	
Notes:						
11/17/2023	12/14/2023	12/19/2023	IREA 20	Brooks Kaufman	REVISIONS REQUIRED	
Notes: The applicant will be required to revised landscape plans to meet CORE clearance requirements per the attached CORE Builder Handbook.						
11/17/2023	12/13/2023	12/19/2023	FIRE LIFE SAFETY 20	Randy Capra	REVISIONS REQUIRED	See Notes
Notes: The applicant is required to respond (in writing) to the fire life safety letter named "SP23-097 Parker Town Hall Expansion Plat AMD3 L1 Town Hall Add Fire Life Safety Response Ltr [1] Submittal 121223". To assist the applicant, the response is provided in a word document, along with the pdf, so that the applicant can easily and quickly respond using the provided word document.						
11/17/2023	11/27/2023	12/19/2023	ECONOMIC DEVELOPMENT 20	Weldy Fezell	NO COMMENT	
Notes:						
11/17/2023	12/21/2023	12/19/2023	DRAINAGE REPORT - CIVIL	Alex Mestdagh	APPROVED	See Notes
Notes: Minor revisions may be needed in association with Construction Plan comments.						
11/17/2023	12/21/2023	12/19/2023	CONSTRUCTION PLANS - CIVIL	Alex Mestdagh	REVISIONS REQUIRED	See Engineering Memo
Notes:						



PARKER
COLORADO

Project Reviews Town of Parker



11/17/2023	12/15/2023	12/19/2023	CONST PLANS - ENVIRONMENTAL	Robert Seacat	REVISIONS REQUIRED	See ENGINEERING MEMO and COMMENTS
------------	------------	------------	-----------------------------	---------------	--------------------	-----------------------------------

Notes:

SP23-097 – Town Hall New Addition - 1st Environmental Review, 12-15-23

GENERAL COMMENTS (Initial, Interim and Final Plan Sheets)

1. Please add a note stating – “THE VTC PAD FOR A CWA DOES NOT NEED TO CONFORM TO THE FORMAL VTC DETAIL”.
2. Please add a note stating – “THE TRUE LOCATION OF THE CWA MAY BE DETERMINED BY THE TOWN AND THE ECS”.
3. Please add a note stating – “LOT PROTECTION (LP) IS REQUIRED ON COMMERCIAL LOTS WHEN COMPLETION OF LANDSCAPING IS NOT POSSIBLE and PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.”
4. Please add a note stating – “THE TRUE LOCATION OF THE PORTABLE TOILET PROTECTION (PTP) MAY BE DETERMINED BY THE TOWN AND THE ECS”.
5. Please add a note stating – “MASONRY WORK PROTECTION IS REQUIRED FOR CONSTRUCTION OF BUILDINGS”.
6. Please add a note stating – “ANY ONSITE BULK FUEL STORAGE REQUIRES A FIRE LIFE SAFETY PERMIT FROM THE TOWN OF PARKER PRIOR TO INSTALLATION”.
7. Please show multiple Portable Toilet Protections (PTP), a site this size must have at least 3 at initial phase. Addition PTPs may be needed in the interim and final phases.
8. Please label and identify the ratio of all slopes that are 4:1 or steeper
9. Please add a callout/label on all properties adjacent to the project stating: “NO WORK SHALL OCCUR IN THIS AREA”. These areas must be shaded for easy identification.

INITIAL CBMP PLANS

Please install Culvert Protection (CP) on the west drainage way where it goes under Pikes Peak Avenue for the sidewalk work to be done west of the driveway.

INTERIM/FINAL CBMP PLANS

10. Please show Masonry Work Protection (MWP) on the plans in two locations for Construction of the building.
11. Provide and identify Erosion Control Blanket (ECB) for all slopes steeper than 4:1.

11/17/2023		12/19/2023	COMCAST 20	Butch Buster		
------------	--	------------	------------	--------------	--	--

Notes:

11/17/2023	11/21/2023	12/19/2023	CHERRY CREEK BASIN WATER QUALITY AUTHORITY 20	Val Endyk	ADVISORY COMMENTS	See Notes
------------	------------	------------	---	-----------	-------------------	-----------

Notes:

The Cherry Creek Basin Water Quality Authority (Authority) acknowledges notification from the Town of Parker that the proposed development plans for SP23-097 - Parker Town Hall Exemption Plat AMD3 L1 Town Hall Addition have been or will be reviewed by the Town of Parker for compliance with the applicable Regulation 72 construction and post-construction requirements. Based on the Authority’s current policy, the Authority will no longer routinely conduct a technical review and instead the Authority will defer to the Town of Parker’s review and ultimate determination that the proposed development plans comply with Regulation 72.

If a technical review of the proposed development plan is needed, please contact LandUseReferral@ccbwwqa.org. The review may include consultation with the Authority’s Technical Manager to address specific questions or to conduct a more detailed Land Use Review, if warranted.



PARKER
COLORADO

Project Reviews Town of Parker



11/17/2023		12/19/2023	CENTURYLINK COMMUNICATIONS 20	CenturyLink		
Notes:						
11/17/2023	12/18/2023	12/19/2023	BUILDING 20	Randy Sale	REVISIONS REQUIRED	SEE NOTES
Notes: Please see word doc in attachments titled "SP23-097, Town Hall Addition and Remodel, Bldg Comments".						
Review Group: SP 1ST 20 ADD						
11/17/2023		12/19/2023	ROWLEY DOWNS HOA 20	Natasha Henricks		
Notes:						
11/17/2023		12/19/2023	PARKER VISTA HOMEOWNERS ASSOCIATION 20	Stephanie Plost		
Notes:						
11/17/2023	12/19/2023	12/19/2023	PARKER WATER AND SANITATION DISTRICT 20	Robert Ramsey	REVISIONS REQUIRED	See Notes
Notes: Please send an updated PWSD plan set, showing all Fire Hydrant locations and Easements. Please send a Fixture count worksheet. Please send a irrigation plan and worksheet. Please feel free to contact me with any questions.						
Review Group: SP 2ND 15						
2/8/2024		3/1/2024	BUILDING 15	Randy Sale		
Notes:						
2/8/2024	2/22/2024	3/1/2024	CONST PLANS - ENVIRONMENTAL 15	Robert Seacat	APPROVED	
Notes:						
2/8/2024	2/16/2024	3/1/2024	FIRE LIFE SAFETY 15	Randy Capra	REVISIONS REQUIRED	See Notes and Respond as Required
Notes: The applicant is required to respond (in writing) to the fire life safety letter provided. To assist the applicant, the response is provided in a word document, along with the pdf, so that the applicant can easily and quickly respond using the provided word document. The document provided is named "SP23-097 Parker Town Hall Expansion Plat AMD3 L1 Town Hall Add Fire Life Safety Response Ltr [2] Submittal 021524"						



PARKER
COLORADO

Project Reviews Town of Parker



2/8/2024		3/1/2024	IREA 15	Brooks Kaufman		
Notes:						
2/8/2024	2/26/2024	3/1/2024	PUBLIC SERVICE COMPANY OF COLORADO 15	Donna George	REVISIONS REQUIRED	please see attached; comment response requested
Notes: please see attached; comment response requested						
2/8/2024		3/1/2024	SITE PLAN 15	Stacey Nerger		
Notes:						
2/8/2024		3/1/2024	CONSTRUCTION PLANS - CIVIL 15	Alex Mestdagh		
Notes:						
2/8/2024		3/1/2024	SITE PLAN - CIVIL 15	Alex Mestdagh		
Notes:						
Review Group: SP 2ND 15 ADD						
2/8/2024	2/29/2024	3/1/2024	PARKER WATER AND SANITATION DISTRICT 15	Robert Ramsey	REVISIONS REQUIRED	See Notes
Notes: Please see uploaded invoices and comment letter.						
2/8/2024		3/1/2024	PARKER VISTA HOMEOWNERS ASSOCIATION 15	Stephanie Plost		
Notes:						
2/8/2024		3/1/2024	ROWLEY DOWNS HOA 15	Natasha Henricks		
Notes:						