

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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Electrical Engineer + Technology

AE Design
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Denver, CO 80202
Telephone: 303-296-3034



RENDERING OF NEW NORTH ENTRY



RENDERING OF NORTH FACADE



RENDERING OF NEW EAST ENTRY

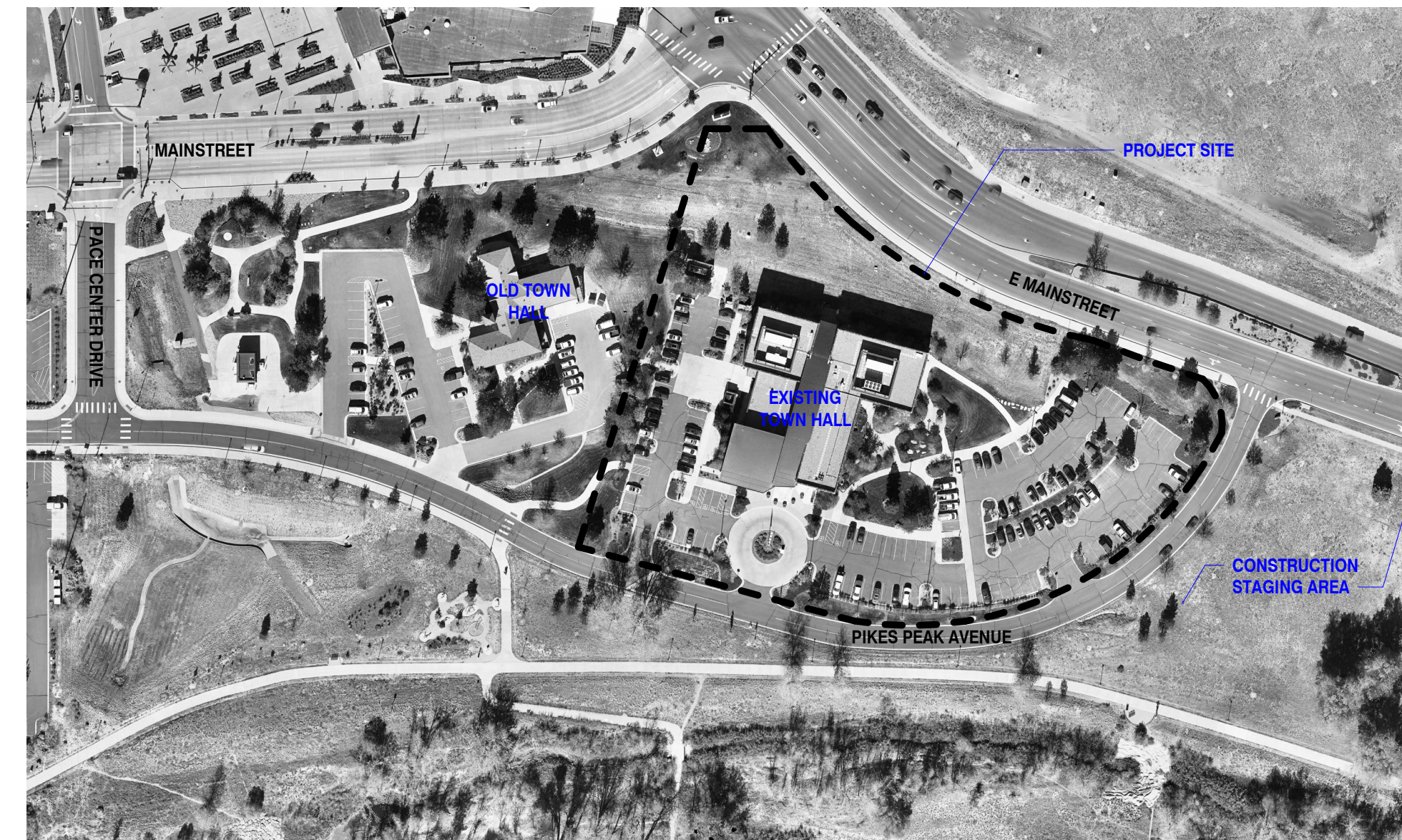


RENDERING OF SOUTHEAST FACADE



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	3**	9'-0"	18'-0" MIN
TYPICAL PARKING SPACES	113	9'-0"	18'-0" MIN
TOTAL SPACES	123		

*PARKING SPACES ADJACENT TO LANDSCAPE ISLANDS, 18" CONCRETE STRIP TO BE INCLUDED BEFORE CURB.
**AN ADDITIONAL 16 EV SPACES ARE ELECTRIC VEHICLE READY. THESE ARE INCLUDED IN THE TYPICAL PARKING COUNT ABOVE.

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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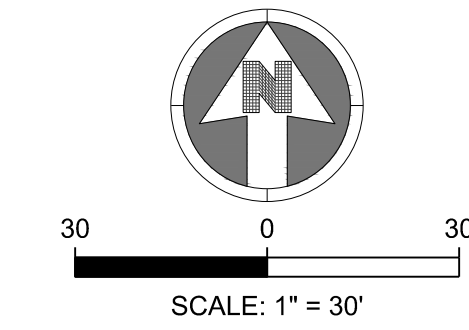
AE Design
1900 Wazee Street #205
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Telephone: 303-296-3034

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

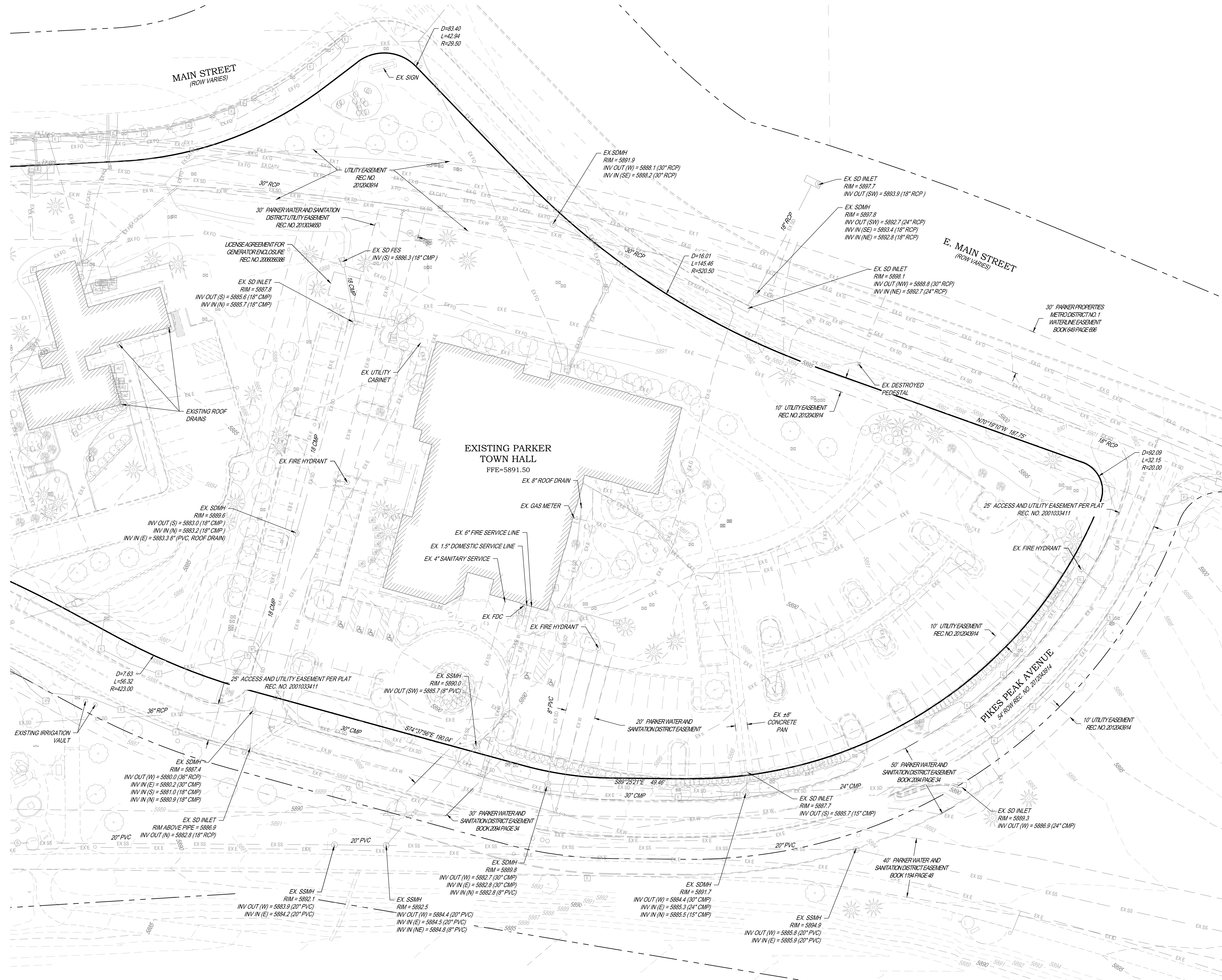


NOTES:

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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AndersonMasonDale Architects

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	GLEDNITIA 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	32	ARONIA MELANOCARPA 'SMINPEM' / LOW SCAPE SNOWFIRE™ BLACK CHOKEBERRY	5 GAL
AMM	36	ARONIA MELANOCARPA 'UCONNAM165' / LOW SCAPE MOUND® BLACK CHOKEBERRY	5 GAL
CCB	29	CARYOPTERIS X CLANDONENSIS / BLUE MIST SPIREA	5 GAL
CBD	11	CORNUS SERICEA 'BAILEY' / BAILEY RED TWIG DOGWOOD	5 GAL
CSB	45	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	81	PRUNUS BESSEYI 'P011S' / PAWNEE BUTTES® SAND CHERRY	5 GAL
RAC	41	RIBES ALPINUM / ALPINE CURRANT	5 GAL
SBF	100	SPIRAEA X BUMALDA 'FIRELIGHT' / FIRELIGHT SPIREA	5 GAL
VDA	7	VIBURNUM DENTATUM 'ARROWWOOD' / ARROWWOOD VIBURNUM	5 GAL
GRASSES			
ASA	54	BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLONDE AMBITION BLUE GRAMA	1 GAL
CAG	28	CALAMAGROSTIS X ACUTIFLORA 'AVALANCHE' / AVALANCHE FEATHER REED GRASS	1 GAL
ETG	81	ELYMUS TRACHYCAULUS SSP. TRACHYCAULUS / SLENDER WHEATGRASS	1 GAL
IRG	94	IMPERATA CYLINDRICA 'RED BARON' / JAPANESE BLOOD GRASS	1 GAL
MCG	95	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	90	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	71	SPOROBOLUS HETEROLEPIS / PRAIRIE DROPSEED	1 GAL
GROUND COVER			
AUK	25	ARCTOSTAPHYLOS UVA-URSI / KINNIKINNICK	1 GAL
CPP	28	CERATOSTIGMA PLUMBAGINOIDES / DWARF CREEPING PLUMBAGO	1 GAL
GCV	87	CHRYSOGONUM VIRGINIANUM / GREEN-AND-GOLD	1 GAL
PSS	52	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	125	VERONICA X 'REAVIS' / CRYSTAL RIVER CREEPING SPEEDWELL	1 GAL
PERENNIALS			
CRV	76	CENTRANTHUS RUBER / RED VALERIAN	1 GAL
ELP	61	ECHINACEA PURPUREA / PURPLE CONEFLOWER	1 GAL
GAB	71	GALLIARDA ARISTATA / BLANKET FLOWER	1 GAL
PPP	83	PENSTEMON PALMERI / PALMER'S PENSTEMON	1 GAL
PDJ	42	PERSICARIA 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

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NOTES:
1. NO CHANGES TO THE LANDSCAPE PLAN ARE ALLOWED WITHOUT APPROVAL FROM THE TOWN OF PARKER.

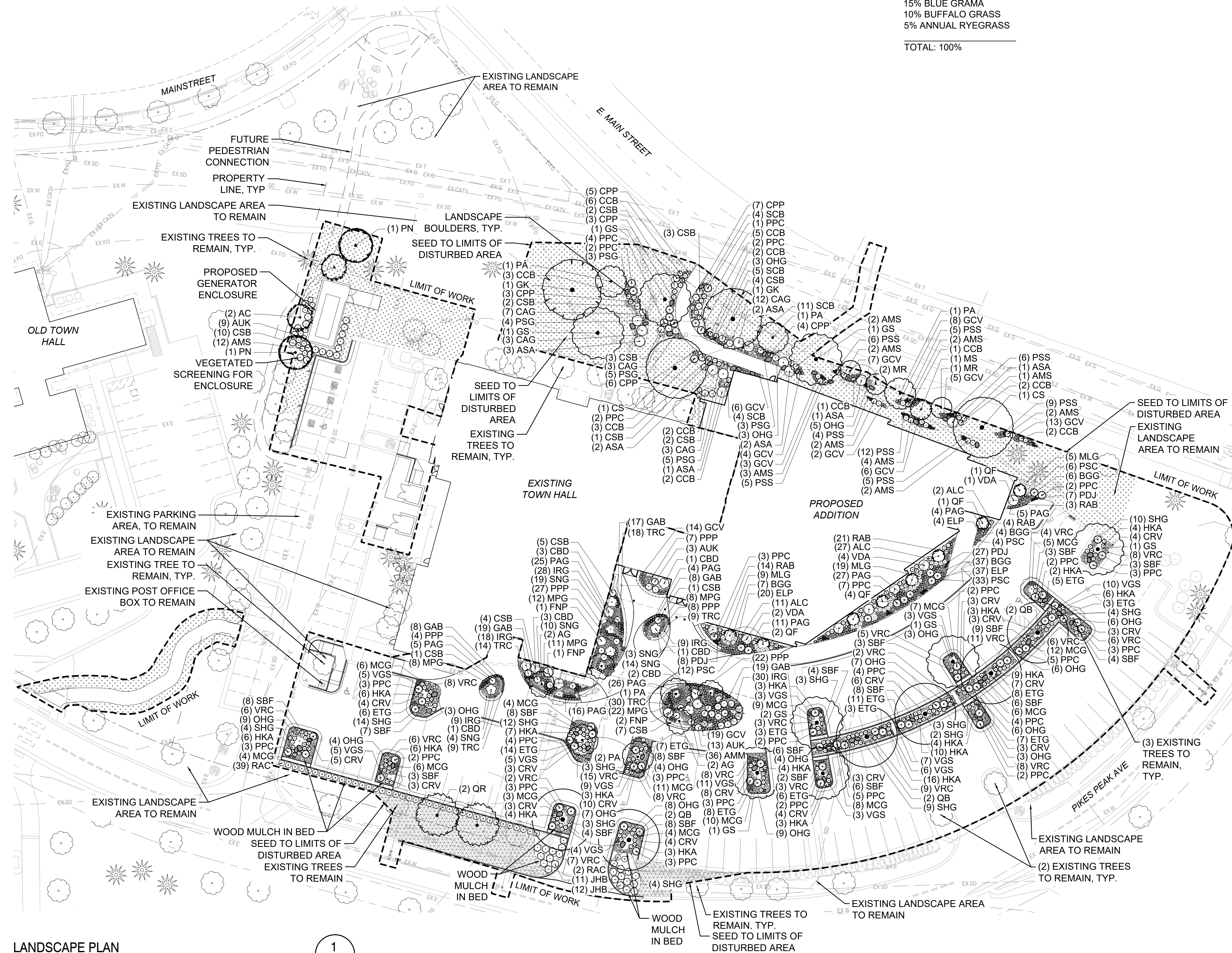
PLANTING LEGEND

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

Issue	Date
SDP	02 NOVEMBER 2023
SDP	05 FEBRUARY 2024
SDP	15 APRIL 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	INTERNAL GRASSES PROVIDED	*NOTES
1	227	1 R / 1 P	9 R / 10 P	10	Proposed or modified island.
2	162	1 R / 1 P	5 R / 7 P	10	Proposed or modified island.
3	170	1 R / 1 P	5 R / 7 P	10	Proposed or modified island.
4	393	1 R / 1 P	16 R / 20 P	21	Proposed or modified island.
5	416	1 R / 1 P	17 R / 19 P	20	Proposed or modified island.
6	165	1 R / 1 P	5 R / 8 P	10	Proposed or modified island.
7	164	1 R / 1 P	5 R / 6 P	12	Proposed or modified island.
8	397	1 R / 1 P	20 R / 22 P	21	Proposed or modified island.
9	490	1 R / 1 P	27 R / 27 P	20	Proposed or modified island.
10	171	1 R / 1 P	5 R / 9 P	15	Proposed or modified island.
11	169	1 R / 1 P	5 R / 7 P	10	Proposed or modified island.
12	280	1 R / 1 P	13 R / 13 P	27	Proposed or modified island.
13	268	1 R / 1 P	12 R / 14 P	25	Proposed or modified island.
14	294	1 R / 1 P	14 R / 14 P	16	Proposed or modified island.
15	329	1 R / 1 P	17 R / 19 P	30	Proposed or modified island.
16	231	1 R / 1 P	10 R / 11 P	13	Proposed or modified island.
17	292	1 R / 1 P	14 R / 16 P	29	Proposed or modified island.
18	192	1 R / 1 P	7 R / 11 P	10	Proposed or modified island.
19	276	1 R / 1 P	13 R / 17 P	17	Proposed or modified island.
20	229	1 R / 1 P	N/A	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	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	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	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	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	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	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.
a.1. Grasses are not counted towards equivalent tree quantities in this table; tree counts are exclusively trees - see "Internal grasses provided" column for grass quantities.

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

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

SITE LANDSCAPE

DESCRIPTION	REQUIREMENTS	REQUIRED TOTALS & SIZE OF AREA	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 SIZE: 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 257 Proposed Shrubs	6614 SF OF PARKING ISLAND PROVIDED = 11.47% OF PARKING LOT TOTAL: 22 TREES / 258 SHRUBS	Grasses have not been included as equivalent shrubs in this calculation. See parking lot interior landscape table for separate grass quantities.
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 89 SHRUBS PROPOSED	TOTAL TREES: 34 TOTAL SHRUBS: 92	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.
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 64 PROPOSED SHRUBS	TOTAL TREES: 22 (3 PROPOSED) TOTAL SHRUBS: 153 (64 PROPOSED)	
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	42226 SF + 37270 SF = 79,496 SF SITE LANDSCAPING 79,496 SF SITE LANDSCAPING - 6614 SF INTERIOR PARKING LOT AREA = 72,882 SF OVERALL SITE LANDSCAPING TREES REQ'D: 49 / PROVIDED: 56 SHRUBS REQ'D: 243 / PROVIDED: 245	Includes all existing and proposed site perimeter landscaping, landscaping, and parking lot perimeter landscaping shown in hatching on landscape requirements diagram. Per Town Code, all existing and proposed parking lot interior landscaping excluded towards overall site landscaping - total tree and shrub quantities exclude parking island quantities.



LANDSCAPE REQUIREMENTS DIAGRAM

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

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.



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 (CAL)	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.

PROPOSED TREES ABOVE REQUIREMENTS

TYPE	SPECIES	QTY	VALUE
DECIDUOUS	SWAMP WHITE OAK	1	\$650
REMOVED TREES:			\$46,242.10
PROPOSED TREES:			-\$650.00
MITIGATION VALUE:			\$45,592.1

- TREE MITIGATION NOTE:**
- 45 REMOVED TREES ARE BEING MITIGATED BY PLANTING 46 ADDITIONAL TREES.
 - PROPOSED TREES ABOVE REQUIREMENTS: (1) TREE.
 - TOWN FORESTER HAS CONFIRMED TREE SPECIES & SIZES.
 - TREE VALUATION PROVIDED BY TOWN FORESTER, JANUARY 2024.

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
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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
SDP	15 APRIL 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

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

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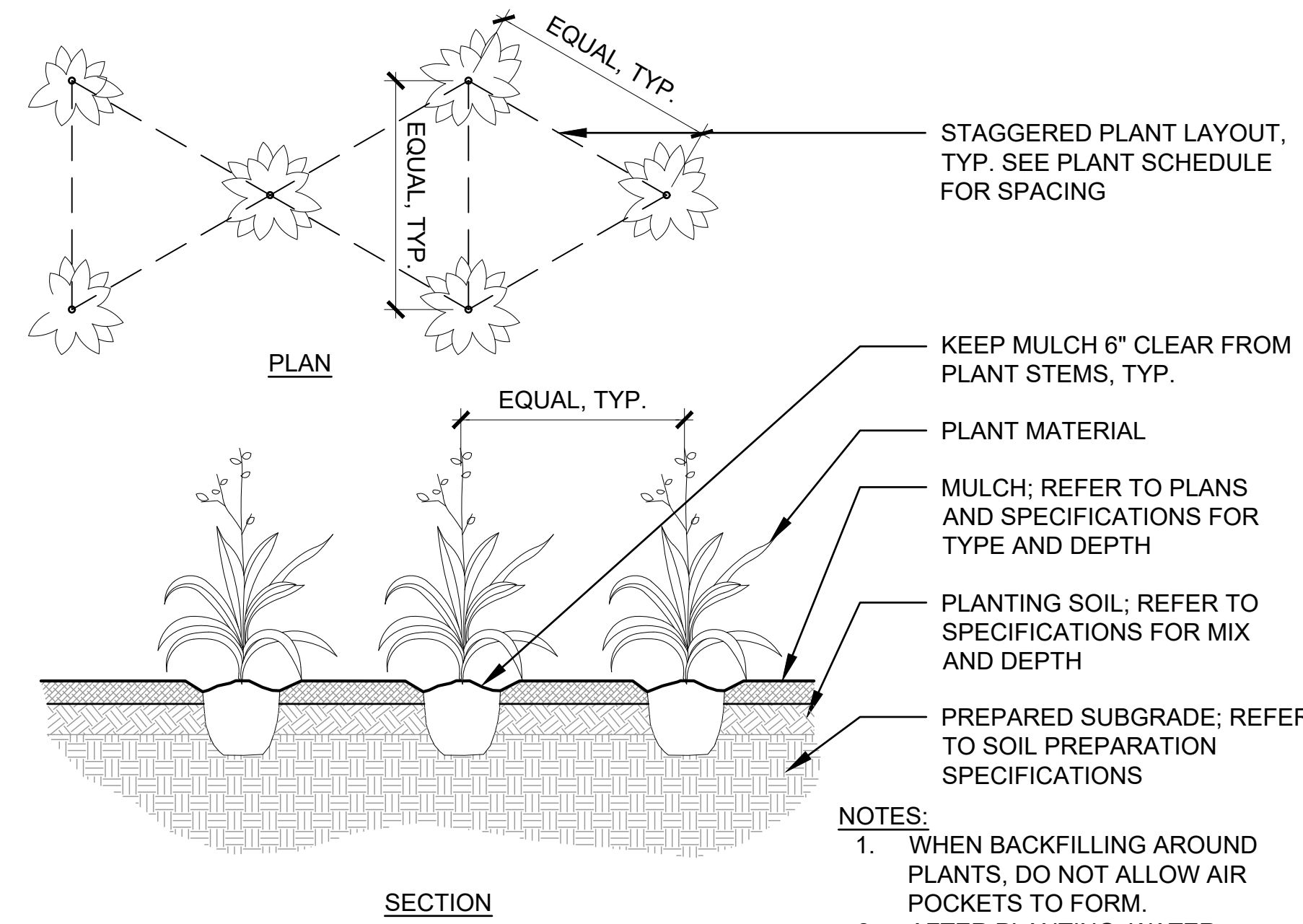
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LANDSCAPE DETAILS

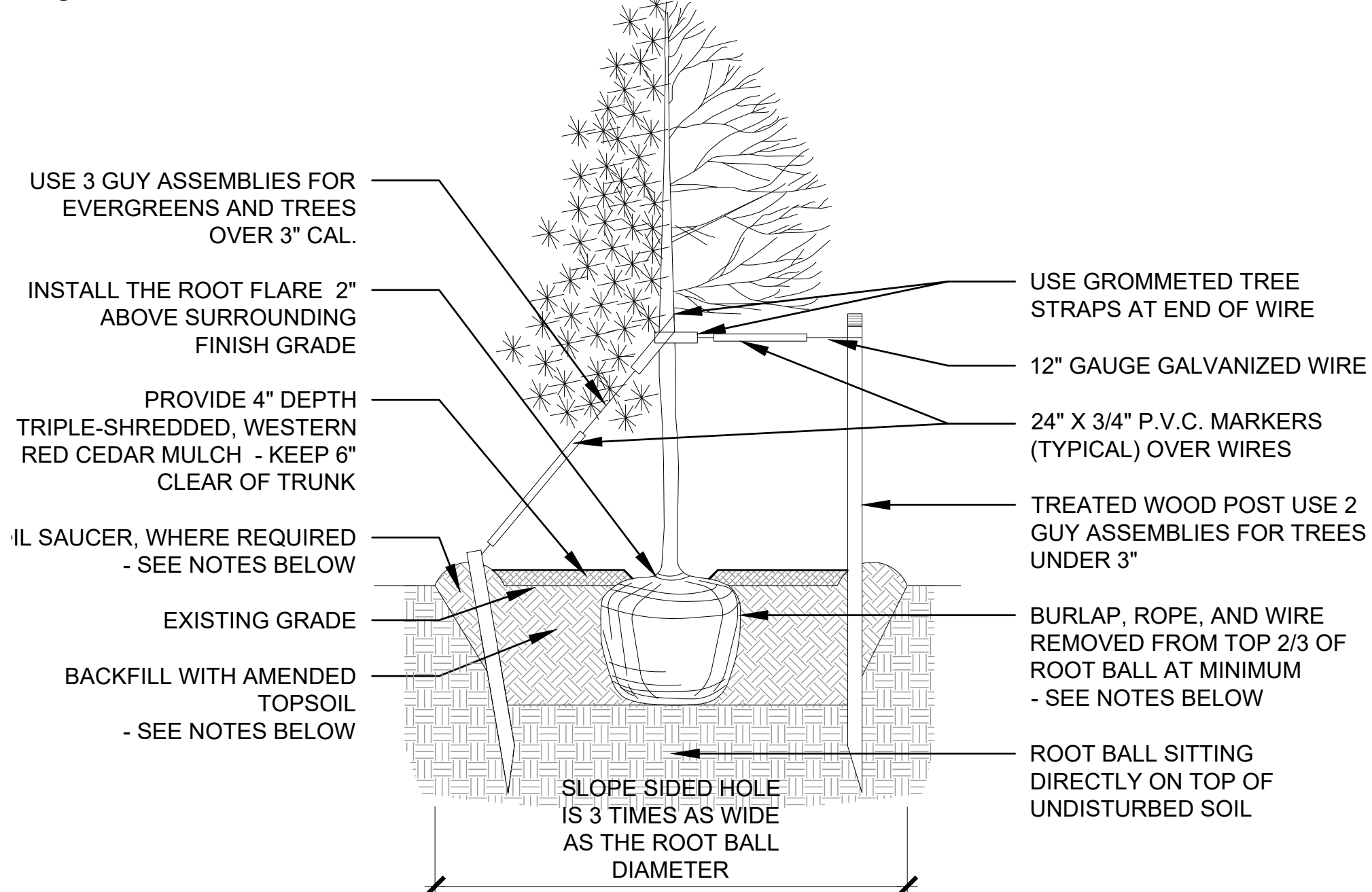
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TOWN OF PARKER STANDARD LANDSCAPE NOTES:

- 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 NETAFIM 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.



02 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 LOOSENEED 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.

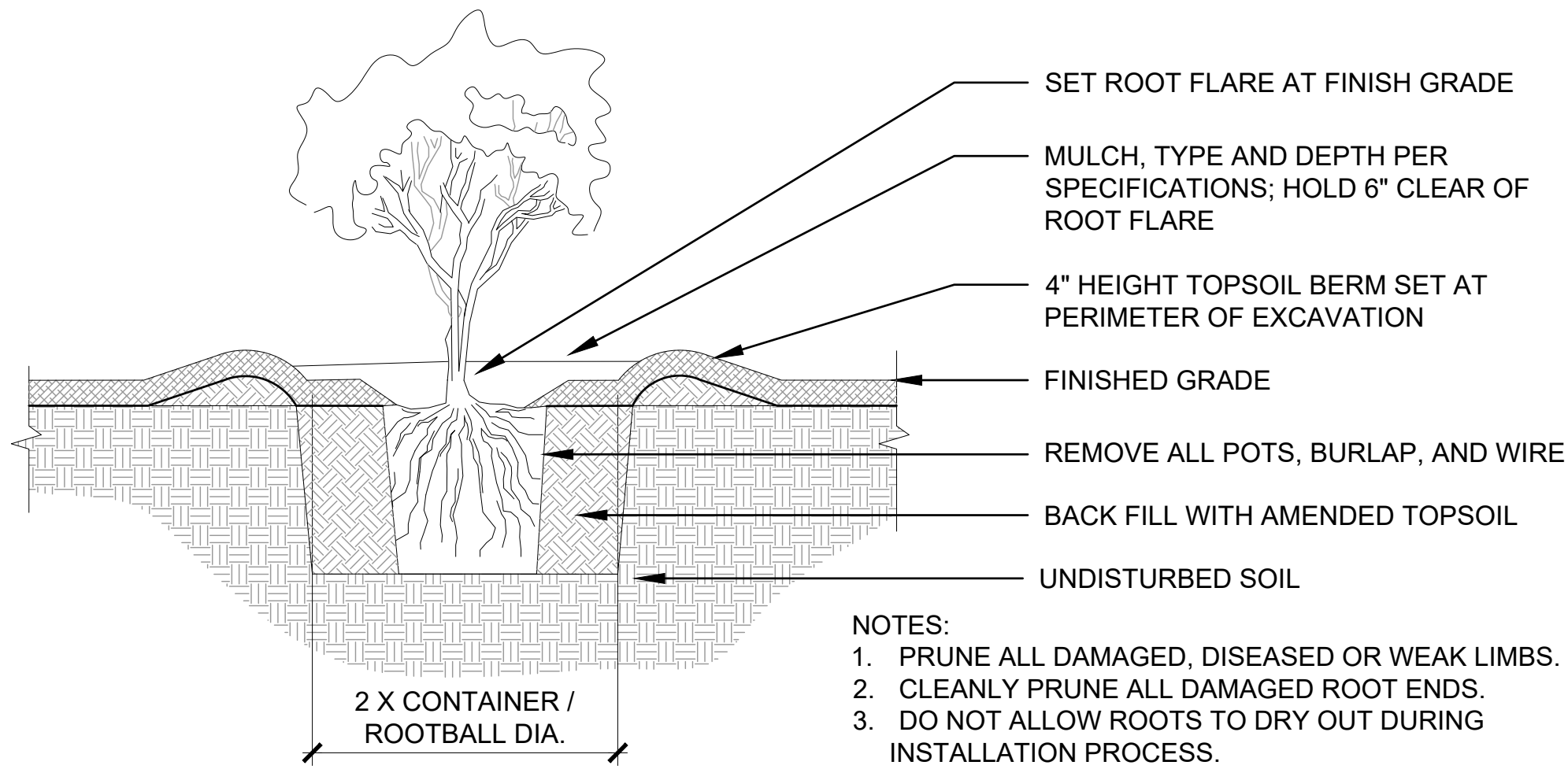
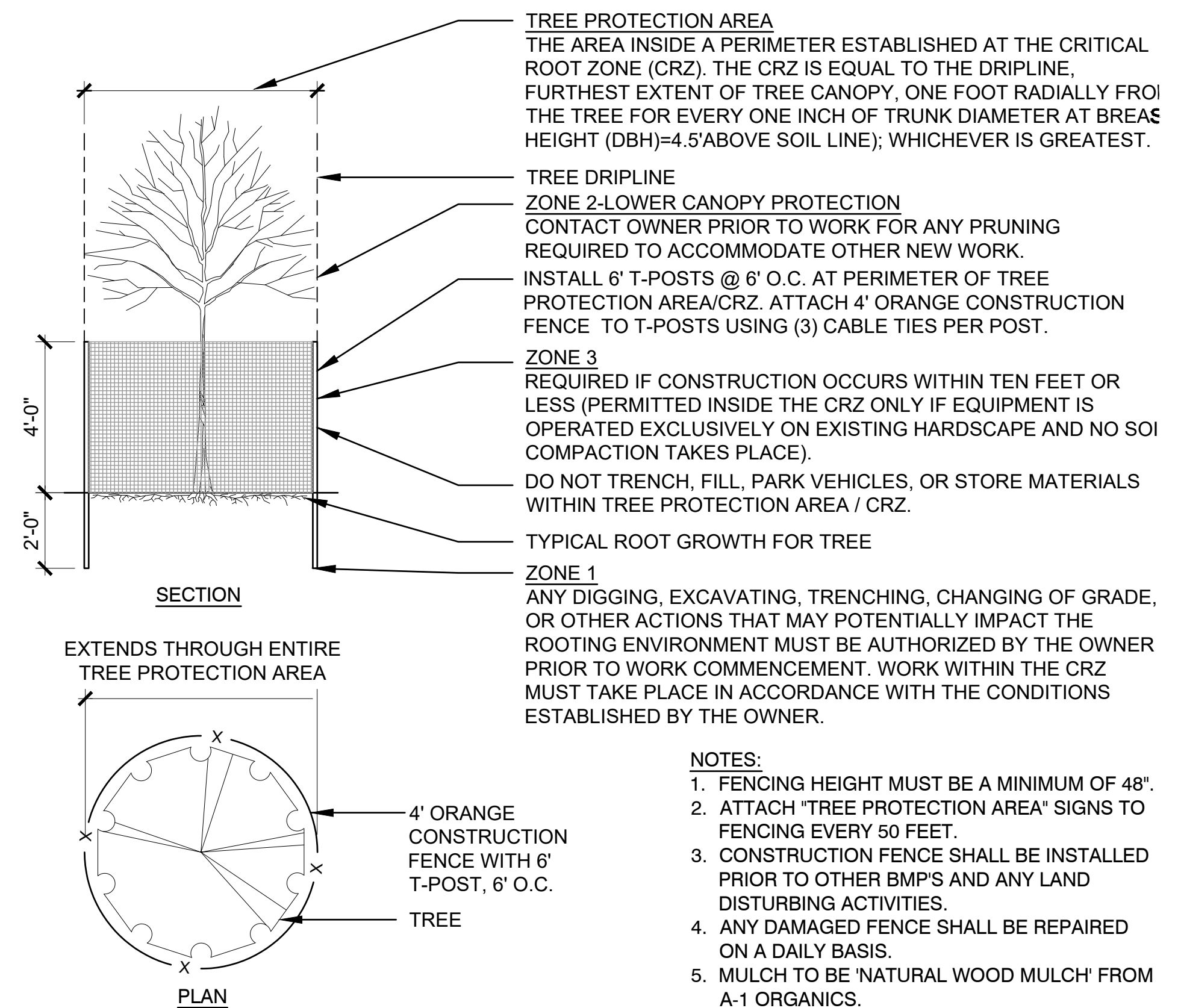
- ### TOWN OF PARKER- TREE PROTECTION DURING DEVELOPMENT - PUBLIC PROPERTY
- NO PERSON SHALL ABUSE, MUTILATE OR OTHERWISE DAMAGE ANY TREE OR SHRUB LOCATED ON PUBLIC PROPERTY, INCLUDING THOSE LOCATED IN THE PUBLIC RIGHT-OF-WAY. HOWEVER, NOTHING IN THIS SECTION SHALL BE CONSTRUED TO PREVENT REASONABLE 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.



01 TOWN OF PARKER SHRUB PLANTING

03 TOWN OF PARKER TREE PLANTING

04 TOWN OF PARKER TREE PROTECTION

PARKER TOWN HALL EXEMPTION PLAN AMD3 L1

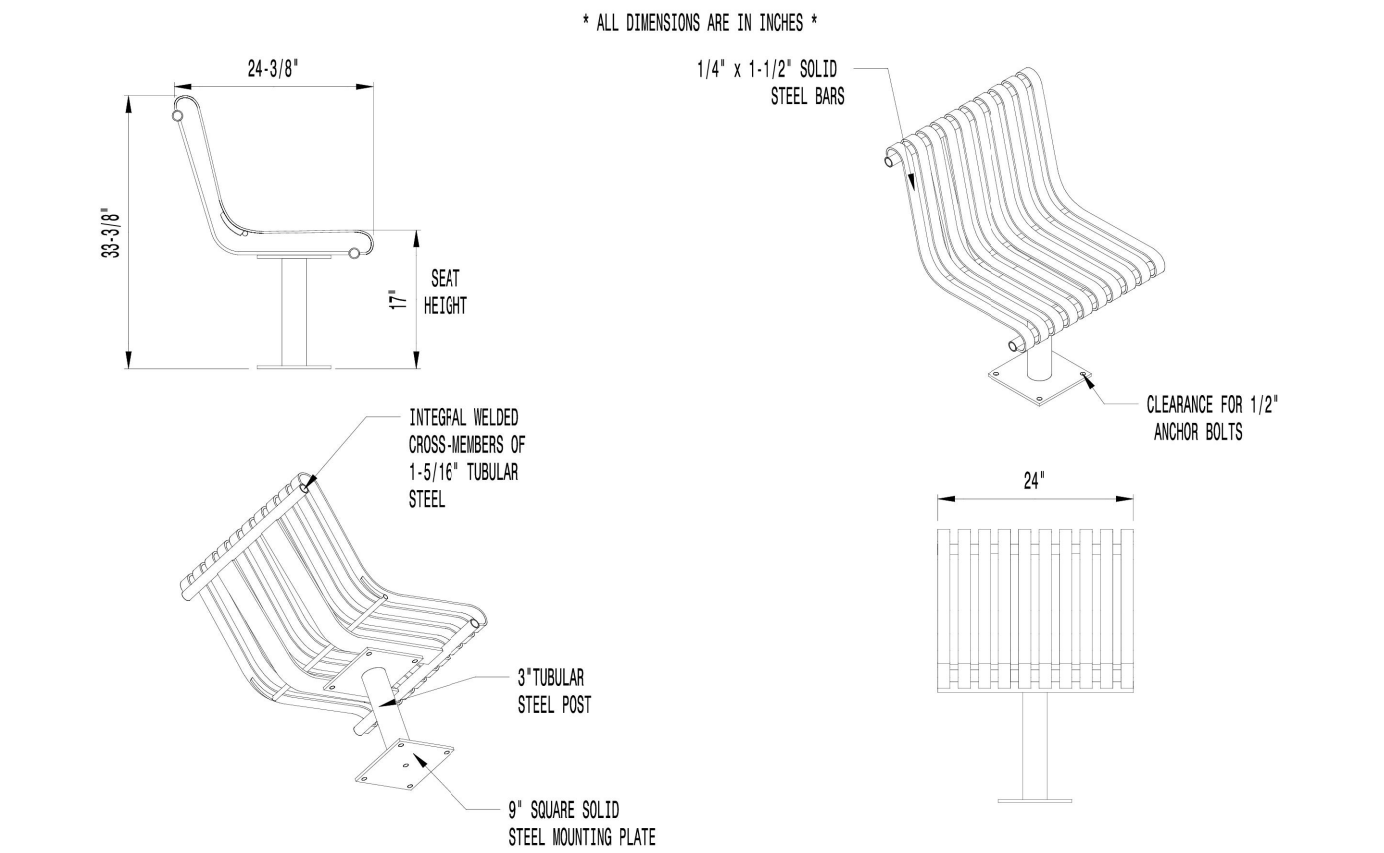
SITE PLAN SUBMITTAL

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

VICTOR STANLEY, INC.
Manufacturers of Quality Site Furnishings since 1962.

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



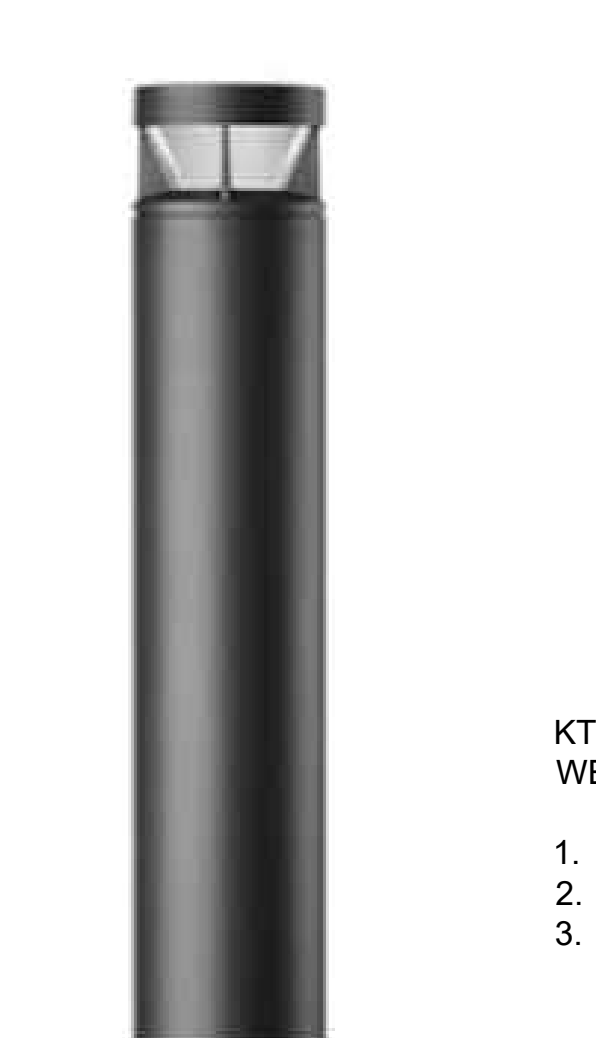
AVAILABLE OPTIONS:
POWDER COATING
10 STANDARD COLORS, 2 OPTIONAL METALLIC COLORS, **COLOR: BLACK**
CUSTOM COLORS (INCLUDING THE RAL RANGE)
ARRESTS
AVAILABLE WITH OPTIONAL ARRESTS

- NOTES:
- DRAWINGS NOT TO SCALE. DO NOT SCALE DRAWINGS.
 - ALL FABRICATED METAL COMPONENTS ARE STEEL, SHOT-BLASTED, 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 CRACKS AND BUILD 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 CHARGED 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 CRACKS, 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.

NRS-24
STEELSITES™ SERIES
INDIVIDUAL SEAT
SHOWN: STANDARD SURFACE MOUNT

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01 CHAIR

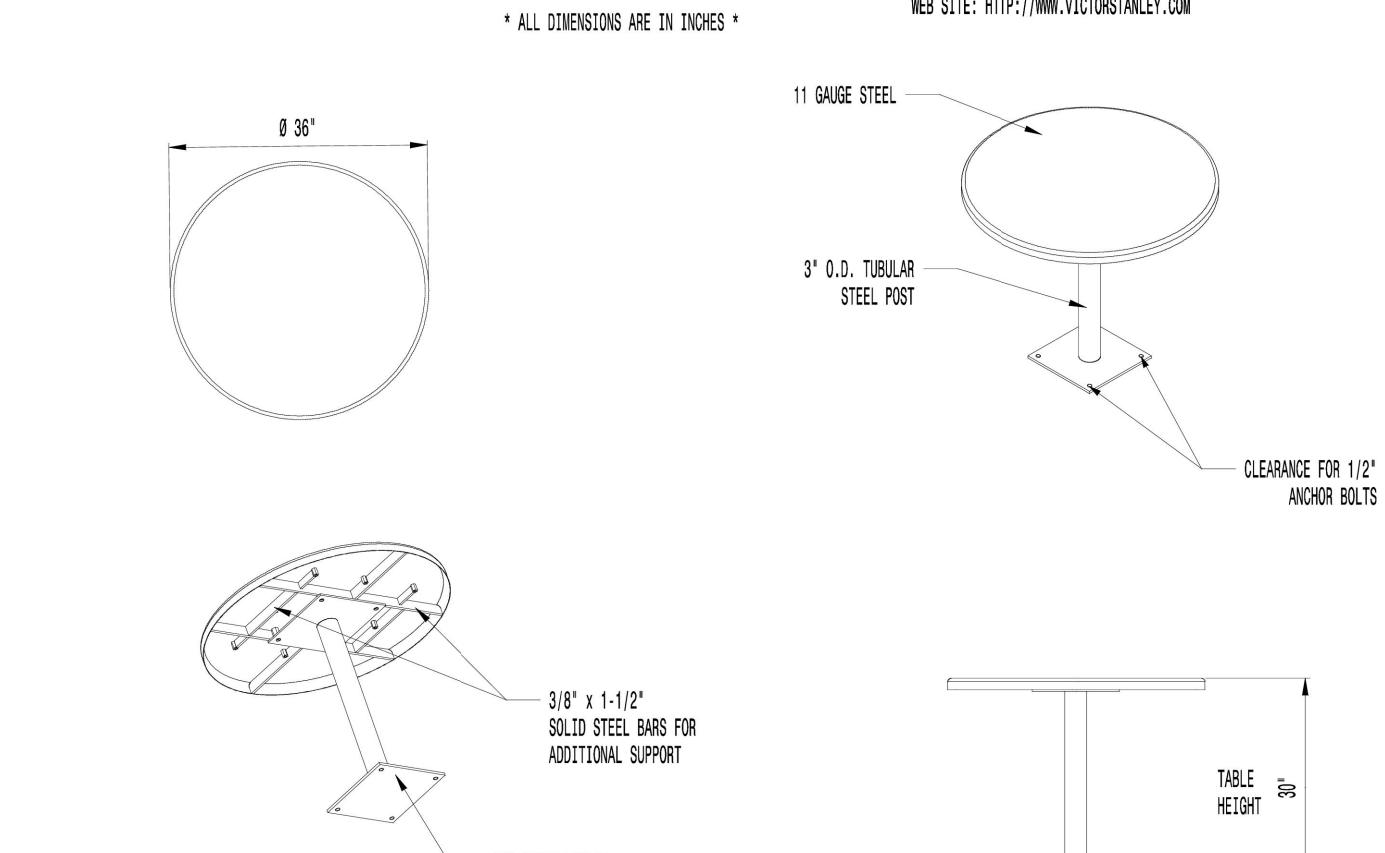


Description
Impact-Rated Bollard, IP66, Class I, IK10. Marine-grade, all aluminum construction, 5CE superior corrosion protection including PCS hardware, Silicone CCG® Controlled Compression Gasket. Polycarbonate lens. CAD-optimized indirect optics for superior illumination and glare control. Integral 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

VICTOR STANLEY, INC.
Manufacturers of Quality Site Furnishings since 1962.

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



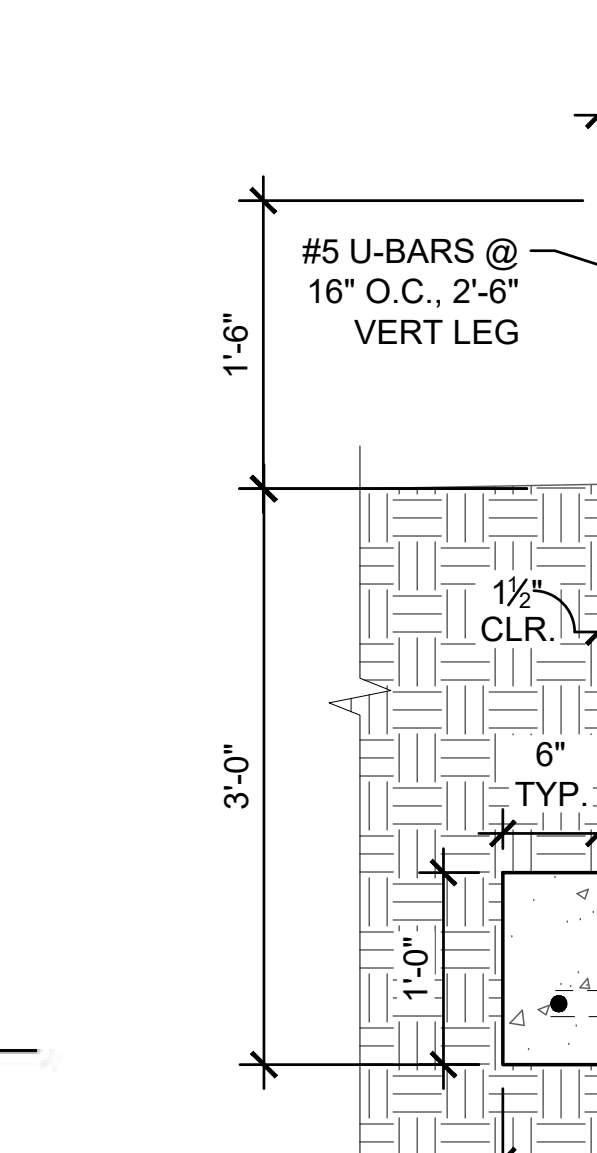
AVAILABLE OPTIONS:
POWDER COATING
10 STANDARD COLORS, 2 OPTIONAL METALLIC COLORS, **COLOR: BLACK**
CUSTOM COLORS (INCLUDING THE RAL RANGE)
MOUNTING
STANDARD IN-GROUND AND SURFACE MOUNT
TABLE TOP
AVAILABLE WITH OPTIONAL UMBRELLA HOLE, AND OPTIONAL GAME BOARD

- NOTES:
- DRAWINGS NOT TO SCALE. DO NOT SCALE DRAWINGS.
 - ALL FABRICATED METAL COMPONENTS ARE STEEL, SHOT-BLASTED, 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 CRACKS AND BUILD 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 TABLE 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. SEE WRITTEN SPECIFICATIONS FOR DETAILS.
 - ALL SPECIFICATIONS ARE SUBJECT TO CHANGE. CONTACT MANUFACTURER FOR DETAILS.
 - THIS PRODUCT IS SHIPPED PARTIALLY UNASSEMBLED.

RPCT-36
STEELSITES™ SERIES
ALL STEEL INDEPENDENT POST TABLE
SHOWN: STANDARD 36" ROUND TABLE
STANDARD SURFACE MOUNT

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02 PICNIC TABLE

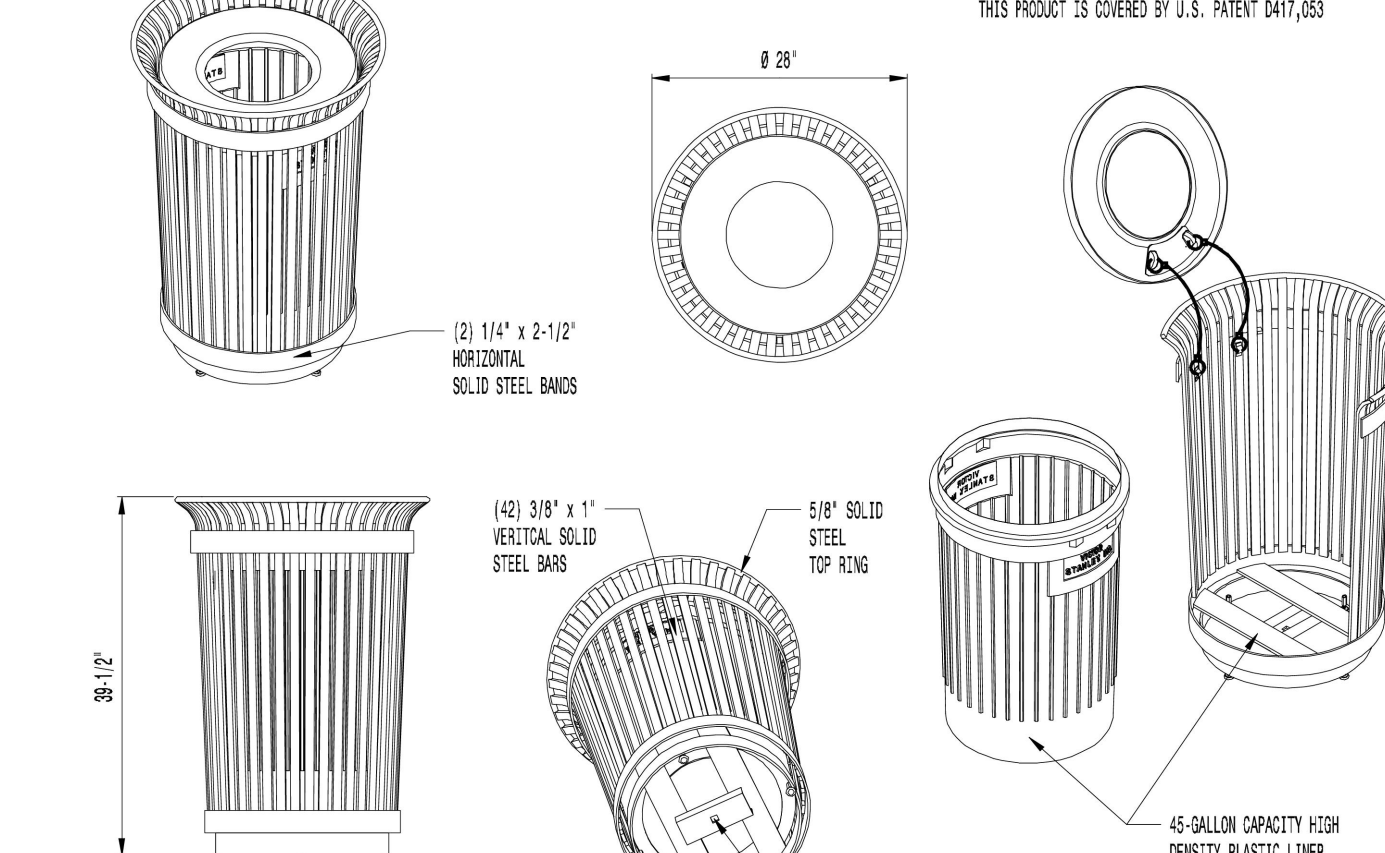


- SECTION
- NOTES:
- REFERENCE GRADING PLAN FOR TOP OF WALL ELEVATIONS. CONTRACTOR SHALL VERIFY WALL ELEVATIONS WITH OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
 - SUBMIT SHOP DRAWINGS DEMONSTRATING PREFERRED CONSTRUCTION METHOD, REINFORCING, AND JOINTING FOR APPROVAL PRIOR TO BEGINNING WORK.
 - ALL VERTICAL AND HORIZONTAL EDGES OF CONCRETE TO INCLUDE 1/2" RADIUS IF NOT OTHERWISE NOTED.

06 SEAT WALL

VICTOR STANLEY, INC.
Manufacturers of Quality Site Furnishings since 1962.

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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, CUSTOM COLORS (INCLUDING THE RAL RANGE) **COLOR: BLACK**
CUSTOM PLANKS & DECALS
AVAILABLE WITH STEEL PLANKS IN VARIOUS SIZES AND PRESSURE SENSITIVE VINYL, OUTDOOR DECALS

- NOTES:
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 - ALL FABRICATED METAL COMPONENTS ARE STEEL, SHOT-BLASTED, 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 CRACKS AND BUILD 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).
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 - VICTOR STANLEY, INC. PLASTIC LINER LINERS ARE MOLDED ON TOOLING DESIGNED FOR AND OWNED BY VICTOR STANLEY, INC. THEY OFFER MAXIMUM CAPACITY AND STRENGTH WITH LIGHTWEIGHT CONSTRUCTION USING CRITICAL MOLDED RIBS, INTERNAL HANDHOLES, AND HIGH-STRENGTH MATERIALS. THIS MINIMIZES HANDLING DIFFICULTY AND FACILITATES EASY EMPTYING AND STORAGE WHILE MAINTAINING LONG SERVICE LIFE.
 - ANCHOR BOLTS(S) NOT PROVIDED BY VICTOR STANLEY, INC.
 - FOR HIGH SALT ABUSIVE CLIMATES, HOT-DIP GALVANIZING BEFORE POWDER COATING IS AVAILABLE. SEE WRITTEN SPECIFICATIONS FOR DETAILS.
 - ALL SPECIFICATIONS ARE SUBJECT TO CHANGE. CONTACT MANUFACTURER FOR DETAILS.
 - THIS PRODUCT IS SHIPPED FULLY ASSEMBLED.

RB-45
STEELSITES™ RB SERIES
45-GALLON LITTER RECEPTACLE
SHOWN: STANDARD TAPERED FORMED LID

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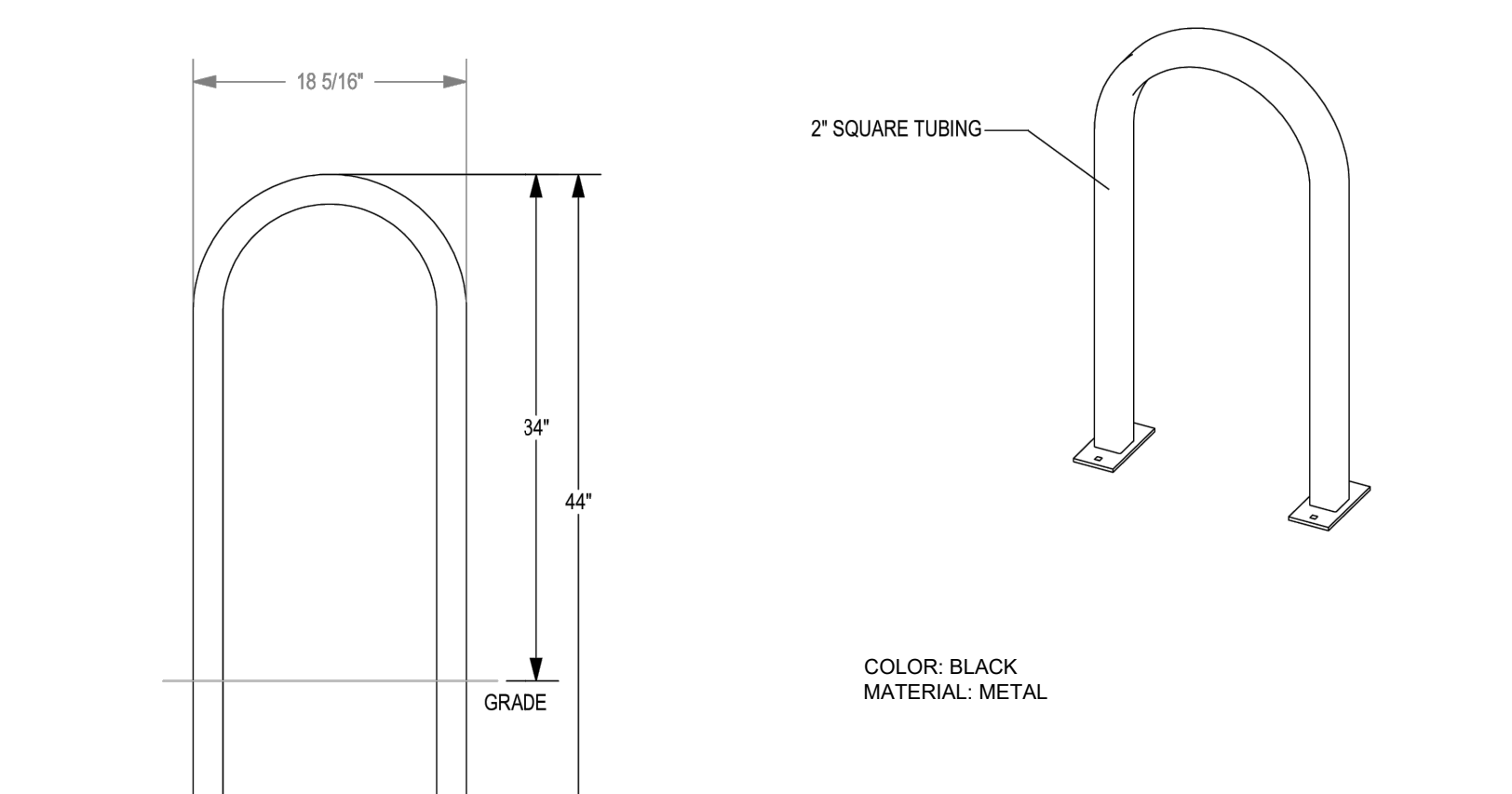
03 TRASH/RECYCLING RECEPTACLE



07 EV CHARGER

MADRAX

MADRAX DIVISION
GRABER MANUFACTURING, INC.
1000 LINNEK DRIVE
WAUNAKEE, WI 53597
P(800) 448-7331 P(608) 848-1000 F(608) 848-1081
WWW.MADRAX.COM, E-MAIL: SALES@MADRAX.COM



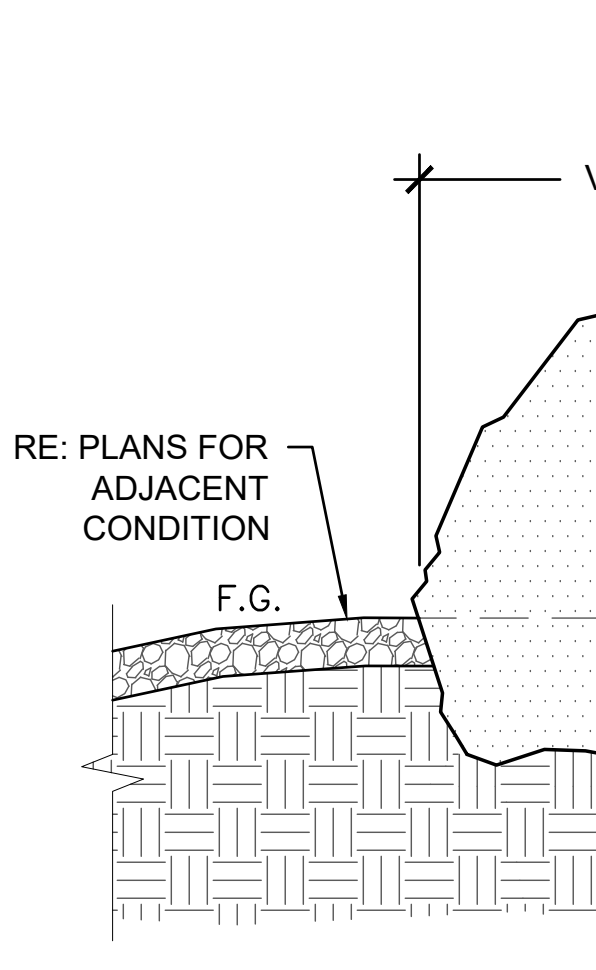
AVAILABLE OPTIONS:
POWDER COATING
10 STANDARD COLORS, CUSTOM COLORS (INCLUDING THE RAL RANGE) **COLOR: BLACK**
CUSTOM PLANKS & DECALS
AVAILABLE WITH STEEL PLANKS IN VARIOUS SIZES AND PRESSURE SENSITIVE VINYL, OUTDOOR DECALS

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 - ALL SPECIFICATIONS ARE SUBJECT TO CHANGE. CONTACT MANUFACTURER FOR DETAILS.
 - THIS PRODUCT IS SHIPPED FULLY ASSEMBLED.

PRODUCT: U200-G(SF)
DESCRIPTION: U BIKE RACK
2 BIKE, SURFACE OR IN GROUND MOUNT
DATE: 10-22-18
ENG: SMC

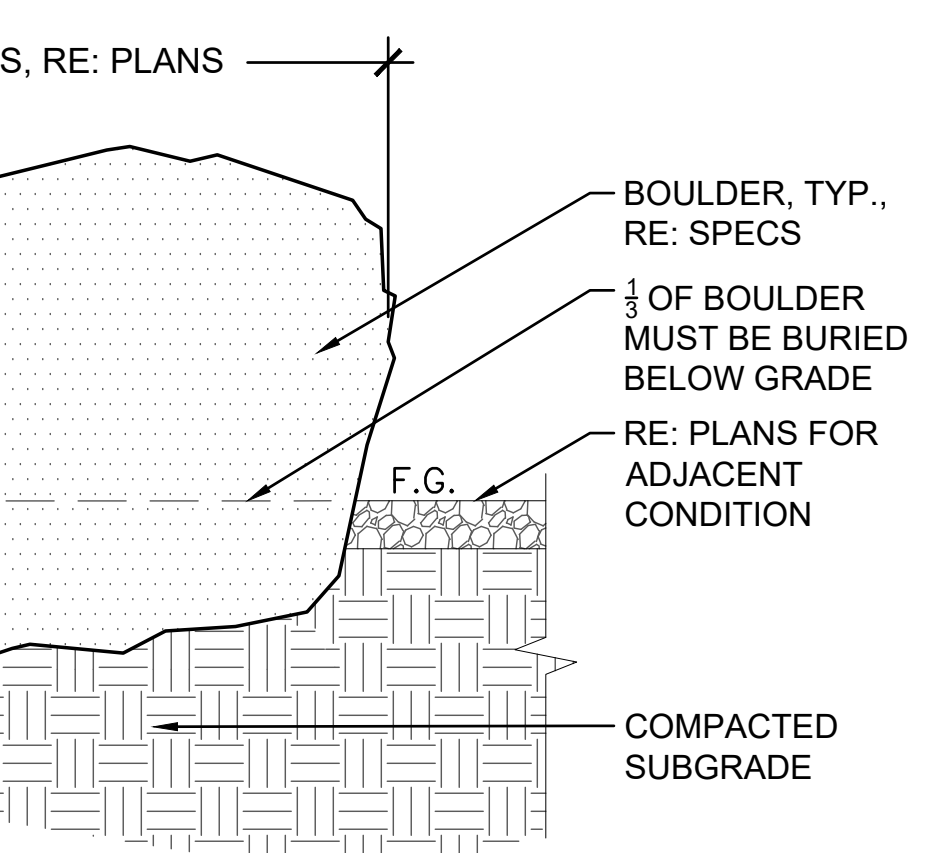
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04 BICYCLE RACK



- NOTES:
- INSTALL BIKE RACKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
 - CONSULTANT TO SELECT COLOR (FINISH). SEE MANUFACTURER'S SPECIFICATIONS.
 - SEE SITE PLAN FOR LOCATION OR CONSULT OWNER.

08 LANDSCAPE BOULDER



- NOTES:
- COORDINATE BOULDER LOCATIONS IN THE FIELD WITH LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE.
 - TOP OF BOULDER ELEVATION SHOULD NOT EXCEED 30" IN HEIGHT FROM ADJACENT FINAL GRADE.
 - CONTRACTOR SHALL ANTICIPATE REHANDLING OF STONE BOULDERS TO ACHIEVE DESIRED DESIGN INTENT.

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
SDP	15 APRIL 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

IRRIGATION CONSTRUCTION NOTES

- DRAWINGS AND BASE INFORMATION - ALL BASE AND PLANTING INFORMATION HAS BEEN PROVIDED BY WENK. THE CONTRACTOR IS RESPONSIBLE TO NOTIFY HYDROSYSTEMS*KDI OF ANY DISCREPANCIES BETWEEN THE UTILITY OR PLANTING PLANS AND THE IRRIGATION PLAN. IF CONTRACTOR FAILS TO NOTIFY HYDROSYSTEMS*KDI AND MAKES CHANGES TO THE IRRIGATION SYSTEM DESIGN, THEY ASSUME ALL COSTS AND LIABILITIES ASSOCIATED WITH THOSE FIELD CHANGES. REFER TO SPECIFICATIONS FOR ADDITIONAL PROJECT REQUIREMENTS. CONTACT IRRIGATION CONSULTANT FOR CURRENT SPECIFICATIONS IF NOT PROVIDED.
- SYSTEM PRESSURE - HYDROSYSTEMS*KDI HAS TESTED THE STATIC WATER PRESSURE AND IS FOUND TO BE 40 PSI. THE CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY PRESSURE PRIOR TO COMMENCING ANY CONSTRUCTION AND NOTIFY HYDROSYSTEMS*KDI OF ANY VARIANCE FROM THE STATED PRESSURE IMMEDIATELY. WRITTEN DOCUMENTATION OF PRESSURE TEST AND RESULTS SHALL BE PROVIDED TO HYDROSYSTEMS*KDI AT CONSTRUCTION ONSET. IF CONTRACTOR FAILS TO FIELD VERIFY PRESSURE AND/OR NOTIFY HYDROSYSTEMS*KDI OR ANY VARIATIONS FROM THIS PRESSURE, THEN THEY ASSUME ALL CONSTRUCTION AND ENGINEERING COSTS ASSOCIATED WITH SYSTEM MODIFICATIONS REQUIRED TO ACCOMMODATE ACTUAL SITE PRESSURE. THIS SYSTEM HAS BEEN DESIGNED FOR A REQUIRED STATIC PRESSURE OF 40 PSI MINIMUM.
- IRRIGATION SYSTEM OPERATION INTENT - THIS IRRIGATION SYSTEM HAS BEEN DESIGNED TO IRRIGATE THE ESTABLISHED LANDSCAPE WITHIN A SIX NIGHT PER WEEK, SIX HOUR PER NIGHT WATERING WINDOW. ESTABLISHMENT WATERING WILL REQUIRE UP TO TWICE AS MUCH IRRIGATION FOR A FOUR TO SIX WEEK PERIOD. THE DESIGN IS BASED ON THE FOLLOWING PROJECTED WEEKLY APPLICATION RATES AFTER ESTABLISHMENT. THESE FIGURES ARE BASED ON A 30-YEAR AVERAGE WEATHER DATA AND WILL NEED TO BE ADJUSTED DUE TO SEASONAL CHANGES AND WEATHER CONDITIONS ABOVE AND BELOW THE AVERAGE VALUES UTILIZED.

BLUEGRASS TURF	2.48" PER WEEK PEAK SEASON
ORNAMENTAL PLANTINGS	1.24" PER WEEK PEAK SEASON
NATIVE SEED MIXES	1.13" PER WEEK PEAK SEASON (TWO SEASONS)

 NOTE: IT IS THE INTENT OF THIS DESIGN THAT NATIVE AREAS WOULD ONLY BE IRRIGATED FOR ESTABLISHMENT. SYSTEM WILL REMAIN FOR USE DURING YEARS WITH LESS THAN NORMAL RAINFALL.
- EQUIPMENT INSTALLATION - IT IS THE INTENT OF THIS DESIGN THAT ALL IRRIGATION EQUIPMENT BE INSTALLED WITHIN PROPERTY LIMITS AND WITHIN LANDSCAPED AREAS. INSTALLATION SHALL BE COORDINATED WITH OTHER UTILITY WORK. ALL OTHER UTILITIES SHALL TAKE PRECEDENCE OVER IRRIGATION LOCATION. ANY EQUIPMENT OTHER THAN VALVE BOXES OR SLEEVING THAT CONTAINS PIPE OR WIRES SHOWN OUTSIDE OF THESE LIMITS IS SHOWN IN THAT LOCATION FOR GRAPHICAL CLARITY ONLY. ALL VALVE BOXES SHALL BE INSTALLED A MINIMUM OF 2'-0" FROM EDGE OF ANY PAVED SURFACES UNLESS SPECIFICALLY INDICATED ON PLANS. BOXES INSTALLED IN OPEN TURF AREAS SHALL BE KEPT TO EDGES AND STAKED FOR REVIEW IF ALONG HIGH TRAFFIC AREAS. ALL VALVE BOXES SHALL BE PLACED A MINIMUM OF 3'-0" FROM THE CENTERLINE OF ANY DRAINAGE SWALE. ALL VALVE BOXES WITHIN PAVEMENT SHALL BE TIER 19 RATED BOXES FOR HEAVY DUTY NON-DELIBERATE TRAFFIC. BOX LID COLOR SHALL MATCH ADJACENT MATERIALS. IE. GREEN IN TURF, TAN IN MUD MOUND, GRAY IN STONE MULCH, PURPLE FOR RECLAIMED WATER SYSTEMS (IF REQUIRED). REFER TO LANDSCAPE PLANS FOR MATERIAL COLORS AND TYPES. ALL BOXES SHALL BE INSTALLED TO BE FLUSH WITH GRADE AND IN AN ORDERLY MANNER. WHERE MORTAR PAVING LIDS ARE INSTALLED ABOVE BOXES, IRRIGATION BOX WITH LID SHALL BE LOWERED TO ACCOMMODATE PAVING LID. REFER TO LANDSCAPE FOR ADDITIONAL INFORMATION. TO BE INSTALLED PER MANUFACTURE RECOMMENDATIONS.
- PIPING INSTALLATION - IRRIGATION PIPING SHALL MAINTAIN A MINIMUM DISTANCE FROM BUILDING FOUNDATIONS OF 5 FEET OR AS DESCRIBED IN SOILS REPORT, WHICHEVER IS GREATER. NO SPRAY IRRIGATION SHALL OCCUR WITHIN 10 FEET OF THE FOUNDATION. NO DRIP IRRIGATION SHALL OCCUR WITHIN 5 FEET OF THE FOUNDATION UNLESS SOIL MOISTURE SENSORS ARE INSTALLED ON VALVES SERVING THESE AREAS. ALL IRRIGATION PIPING AND EMISSION DEVICES LOCATED ON TOP OF OR WITHIN BUILDING STRUCTURE SHALL CONFORM TO WATERPROOFING CONSULTANT REQUIREMENTS. PIPE ROUTING MAY BE SHOWN WITHIN THESE DISTANCES FOR GRAPHICAL CLARITY ONLY.
- MANUAL DRAIN VALVES - CONTRACTOR TO INSTALL ONE MANUAL DRAIN VALVE ON PRESSURE SUPPLY LINE DIRECTLY DOWNSTREAM OF BACKFLOW PREVENTER AND AT ALL LOW POINTS AND DEAD ENDS OF PRESSURE SUPPLY PIPING TO ENSURE COMPLETE DRAINAGE OF SYSTEM. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THESE LOCATIONS IN-FIELD AND INSTALLATION LOCATIONS SHALL BE NOTED ON AS-BUILTS.
- POP-UP SPRAY NOZZLES - CONTRACTOR TO INSTALL PLASTIC NOZZLES ON ALL POP-UP SPRAY HEADS. INSTALL 18 SERIES NOZZLES ON ALL HEADS SPACED AT 12" TO 14". INSTALL 12 SERIES NOZZLES ON ALL HEADS SPACED 10" TO 11". INSTALL 10 SERIES NOZZLES ON ALL HEADS SPACED AT 8" TO 9". INSTALL 8 SERIES NOZZLES ON ALL HEADS SPACED AT 6" TO 7". INSTALL SIDE STRIP NOZZLES ON ALL HEADS WITH AN "S" DESIGNATION AND RIGHT AND LEFT CORNER STRIP NOZZLES ON ALL HEADS WITH AN "L" OR "R" DESIGNATION. INSTALL LOW FLOW "SQ" SERIES NOZZLES WITH SQUARE SHORT RADIUS PATTERN WHERE INDICATED AT SPACING SHOWN. VARIABLE ARC NOZZLES SHOULD BE UTILIZED ADJACENT TO CURVILINEAR SHRUB BEDS OR FOR ANY ANGLES THAT ARE NOT A STANDARD NOZZLE ANGLE.
- UNLABELED PIPING - ALL UNLABELED LATERAL PIPING SHALL BE 1" MINIMUM UNLESS OTHERWISE NOTED.
- SLEEVING - ALL SLEEVING UNDER PAVED SURFACES SHOWN ON PLANS IS BY CONTRACTOR UNLESS OTHERWISE NOTED. SLEEVING SHALL BE INSTALLED IN THE SIZES AND QUANTITIES SHOWN ON PLANS OR BASED ON THE SCHEDULE BELOW. WHERE SLEEVES ARE SHOWN, BUT NOT LABELED, FOLLOW THE SCHEDULE BELOW. ALL MAINLINE, CONTROL WIRES AND DRIP LINES UNDER PAVED SURFACES ARE TO BE INSTALLED IN SLEEVING. ALL MAINLINE SLEEVE LOCATIONS TO INCLUDE A SEPARATE WIRE SLEEVE.

SLEEVED PIPE SIZE/WIRE QUANTITY	REQUIRED SLEEVE SIZE & QUANTITY
3/4" - 1 1/2" PIPING	2" PVC (1)
1 1/2" - 2" PIPING	4" PVC (1)
1-25 CONTROL WIRES	2" PVC (1)
26-50 CONTROL WIRES	3" PVC (1)
COMMUNICATION CABLE	2" PVC (1)
- SPARE CONTROL WIRES - CONTRACTOR SHALL EXTEND FOUR SPARE WIRES (2 COMMON AND 2 CONTROL WIRES) FROM EACH CONTROLLER TO THE END OF THE MAINLINE SERVING THAT CONTROLLER OR AS SHOWN ON THE PLANS. INSTALL SPARE WIRES IN 1/2" ROUND VALVE BOX WITH QUICK-COUPLING VALVES. REFER TO SPECIFICATIONS FOR WIRE COLOR. SEE IRRIGATION SCHEDULE FOR ADDITIONAL INFORMATION.
- ADJUSTMENT - CONTRACTOR SHALL FINE TUNE/ADJUST THE IRRIGATION SYSTEM TO REDUCE/AVOID OVERSPRAY ONTO HARD SURFACES BY ADJUSTING NOZZLE DIRECTION AND NOZZLE RADIUS.
- PLANS AND SPECIFICATIONS - CONTRACTOR RESPONSIBLE TO ENSURE WORK CONFORMS TO PLANS AND SPECIFICATIONS. AT ONSET OF CONSTRUCTION, VERIFY PLANS ARE CURRENT. DO NOT CONSTRUCT ANY PORTIONS OF THE IRRIGATION OFF OF PLANS MARKED NOT FOR CONSTRUCTION OR FOR REVIEW ONLY. FAILURE TO VERIFY CURRENT PLANS MAY RESULT IN RECONSTRUCTION AT CONTRACTOR'S EXPENSE. WHERE REQUIRED BY CITY, TOWN OR WATER DISTRICT ENTITY, CONTRACTOR SHALL CONSTRUCT ONLY OFF PLANS STAMPED WITH APPROVAL. REVISIONS TO APPROVED OR STAMPED PLANS SHALL CONFORM TO FIELD CHANGE PROCEDURES AND DOCUMENTATION.
- EXISTING IRRIGATION DAMAGE - CONTRACTOR SHALL REPAIR OR REPLACE ANY EXISTING IRRIGATION SYSTEMS DAMAGED DURING NEW INSTALLATION. REPAIR OR REPLACEMENT SHALL BE DETERMINED BY OWNER OR OWNER'S REPRESENTATIVE AND PAID FOR BY THE LANDSCAPE CONTRACTOR.
- EXISTING IRRIGATION COORDINATION - EXISTING IRRIGATION SYSTEM SHALL NOT BE TURNED OFF FOR MORE THAN 24 HOURS MAXIMUM. CONTRACTOR SHALL COORDINATE TIME OF SYSTEM WITH OWNER OR MAINTENANCE STAFF 12 HOURS PRIOR TO ANY NEW CONSTRUCTION.
- EXISTING TREE IRRIGATION - CONTRACTOR SHALL PROVIDE IRRIGATION DURING CONSTRUCTION TO EXISTING TREES AS REQUIRED BY TOWN OF PARK FORESTRY STANDARDS.
- SIMULTANEOUS ZONE OPERATION - THIS IRRIGATION SYSTEM HAS BEEN DESIGNED TO OPERATE MULTIPLE ZONES SIMULTANEOUSLY BASED ON INDIVIDUAL ZONE FLOW. THE DESIGN IS INTENDED TO OPERATE MULTIPLE VALVES UP TO THE MAXIMUM FLOW IN THE POINT OF CONNECTION NOTE. REFER TO CONTROLLER SPECIFICATION FOR MAXIMUM SIMULTANEOUS VALVE COUNT.
- BACKFLOW DEVICES - ALL CONNECTION COMPONENTS AND BACKFLOW DEVICES SHALL BE LEAD-FREE. CONTRACTOR SHALL CONTACT WATER SERVICE PROVIDER FOR ANY ADDITIONAL REQUIREMENTS REGARDING BACKFLOW TESTING.
- CITY DETAILS - HYDROSYSTEMS*KDI WILL BE RESPONSIBLE FOR THE IRRIGATION DESIGN ITSELF. ALL DETAILS ARE STANDARD DETAILS DESIGNED AND SPECIFIED BY THE APPLICABLE GOVERNING AUTHORITY. CITY OF PARKER. HYDROSYSTEMS*KDI DID NOT DESIGN AND SPECIFY THIS DETAIL. HYDROSYSTEMS*KDI IS NOT RESPONSIBLE, AND ACCEPTS NO RESPONSIBILITY, FOR THE SELECTION AND SPECIFICATION OF THIS DETAIL, AND HYDROSYSTEMS*KDI MAKES NO REPRESENTATIONS WITH REGARD TO THIS DETAIL.
- WATER BUDGETS AND PROJECTIONS - HYDROSYSTEMS*KDI HAS BASED THE IRRIGATION DESIGN AND THE ASSOCIATED PROJECTED WATER USE UPON SUCH FACTORS AS CITY OR WATER DISTRICT IMPOSED REQUIREMENTS, PUBLISHED PLANT SPECIES WATER NEEDS, SELECTED IRRIGATION METHOD EFFICIENCIES AS REPORTED BY INDEPENDENT TESTING FACILITIES, HISTORICAL WEATHER DATA FOR THE PROJECT LOCATION, AND PROPER MAINTENANCE PROCEDURES. HYDROSYSTEMS*KDI IS NOT RESPONSIBLE, AND ACCEPTS NO RESPONSIBILITY, FOR THE ACTUAL WATER USAGE VARIATION THAT IS A RESULT OF FIELD MODIFICATIONS TO THE SYSTEM NOT MATCHING CONSTRUCTION DOCUMENTS, IMPROPER MAINTENANCE, WASTE DUE TO SYSTEM DAMAGE OR VANDALISM, OR WEATHER CONDITIONS THAT DEVIATE FROM PUBLISHED 30-YEAR HISTORICAL AVERAGES.
- PRESSURE TESTING - CONDUCT MAINLINE TEST IN PRESENCE OF CONSULTANT. ARRANGE FOR PRESENCE OF CONSULTANT 48 HOURS IN ADVANCE OF TESTING. SUPPLY FORCE PUMP AND ALL OTHER TEST EQUIPMENT. COMPRESSED AIR SHALL NOT BE USED FOR PRESSURE TESTING SYSTEM.
 - AFTER BACKFILLING, AND INSTALLATION OF ALL CONTROL VALVES, FILL PRESSURE SUPPLY LINE WITH WATER, AND PRESSURIZE TO 40 PSI OVER THE DESIGNATED STATIC PRESSURE OR 120 PSI, WHICHEVER IS GREATER, FOR A PERIOD OF 2 HOURS.
 - LEAKAGE, PRESSURE LOSS - TEST IS ACCEPTABLE IF NO LOSS OF PRESSURE IS EVIDENT DURING THE TEST PERIOD.
 - LEAKS - DETECT AND REPAIR LEAKS.
 - RETEST SYSTEM UNTIL TEST PRESSURE CAN BE MAINTAINED FOR DURATION OF TEST.
 - BEFORE FINAL ACCEPTANCE, PRESSURE SUPPLY LINE SHALL REMAIN UNDER PRESSURE FOR A PERIOD OF 48 HOURS.
 - PRESSURE TEST SHALL BE SCHEDULED AND PASSED PRIOR TO SCHEDULING OF SUBSTANTIAL COMPLETION WALK-THROUGH.
- CITY DETAILS - HYDROSYSTEMS*KDI WILL BE RESPONSIBLE FOR THE IRRIGATION DESIGN ITSELF. DETAILS #1, #2, #5-#10 ARE STANDARD DETAILS DESIGNED AND SPECIFIED BY THE APPLICABLE GOVERNING AUTHORITY, TOWN OF PARKER. HYDROSYSTEMS*KDI DID NOT DESIGN AND SPECIFY THIS DETAIL. HYDROSYSTEMS*KDI IS NOT RESPONSIBLE, AND ACCEPTS NO RESPONSIBILITY, FOR THE SELECTION AND SPECIFICATION OF THIS DETAIL, AND HYDROSYSTEMS*KDI MAKES NO REPRESENTATIONS WITH REGARD TO THIS DETAIL.

IRRIGATION SCHEDULE				
SYMBOL	MANUFACTURER	MODEL NO.	DESCRIPTION	DETAIL NO.
	RAIN BIRD	RD-12-S-P30 WITH MATCHED PRECIPITATION RATE SERIES NOZZLE	HI-POP SPRAY HEAD	7
	RAIN BIRD	RD-12-S-P30 WITH 56T, CORNER SERIES NOZZLE	HI-POP SPRAY HEAD	7
	HUNTER	I-20-12 WITH HMPR25 MATCHED PRECIPITATION NOZZLE (RED)	HI-POP GEAR DRIVEN ROTOR	8
	HUNTER	I-20-12 WITH HMPR30 MATCHED PRECIPITATION NOZZLE (GREEN)	HI-POP GEAR DRIVEN ROTOR	8
	HUNTER	I-20-12 WITH H4 NOZZLE (BLUE)	HI-POP GEAR DRIVEN ROTOR	8
	RAIN BIRD	EFB-CF WITH NIBCO BALL VALVE	ELECTRIC CONTROL VALVE	6
	RAIN BIRD	44-LRC	QUICK COUPLING VALVE	2
	WEATHERTRAK	OPTIFLOW XR	ELECTRIC CONTROLLER	5
N/S	OLDCASTLE / CARSON	REFER TO SPECIFICATIONS AND DETAILS	VALVE BOXES	VARIOUS
N/S	AY MACDONALD	76001 - 1/4 TURN - 1"	MANUAL DRAIN VALVE	1
		LINE SIZE - 2 1/2" AND SMALLER	GATE VALVE	3
	RAIN BIRD	EFB-CF - 1.5"	MASTER CONTROL VALVE	20
	WEATHERTRAK	FLOW HD- KTFLOWHD-P-150	FLOW SENSOR	4
		CLASS 200 BE - 2 1/2" & SMALLER	PVC MAINLINE	18
		CLASS 160	PVC SLEEVING	19
		CLASS 200 BE	PVC LATERAL	18
			SUBSURFACE HEADER PIPE - 1" PVC	16 & 18
	RAIN BIRD	EFB-CF-PRS-D - 1"	SUBSURFACE VALVE ASSEMBLY	10
	SPEARS	2121-005	DRIP LINE BLOW-OUT FLUSH VALVE	17
	NETAFIM	TLCV6-12 RINGS SPACED PER DETAIL	SUBSURFACE DRIPLINE RING - TREE	16
	NETAFIM	TLCV6-10 ROWS SPACED 18"	SUBSURFACE DRIPLINE	11, 12., 13, 14, 15
			14 AVG DIRECT BURY CONTROL WIRES	
			WIRE SPLICE BOX	9
			EXISTING BACKFLOW DEVICE	
			EXISTING CONTROLLER	
			EXISTING CONTROL VALVE	
			EXISTING MAINLINE	
			CONTROLLER & STATION NO. CONTROL VALVE SIZE	
			NUMBER OF SPARE WIRES - 2 CONTROL AND 1 SPARE WIRES TO INDICATED CONTROLLER - SEE CONSTRUCTION NOTES	

AndersonMasonDale Architects

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Parker, CO 22-093

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ASSOCIATES

Issue	Date
SCHEMATIC DESIGN	01 MAY 2023
DESIGN DEVELOPMENT	21 OCT 2023
GMP/PERMIT DRAWINGS	17 MAY 2024

NOT FOR CONSTRUCTION

Project Number:	22-093
Drawn By:	EWP
Reviewed By:	JB/KD
Approved By:	JB/KD

IRRIGATION NOTES AND SCHEDULE



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www.hydrosystems-kdi.com

DIRECTORY	
IRRIGATION SCHEDULE	IR-000
IRRIGATION NOTES	IR-000
IRRIGATION PLANS	IR-101
IRRIGATION DETAILS	IR-201 - IR-202

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

A CONTROLLER LOCATION "A"

FEESTRAL MOUNT ONE CONTROLLER (REFER TO SCHEDULE FOR MODEL & STATION COUNT). REMOVE READY AT INDICATED LOCATION. 120 VOLT POWER IS AVAILABLE WITHIN 10' LF. OF CONTROLLER LOCATION. EXISTING CONTROL WIRES MAY REQUIRE EXTENSION AND RECONNECTION TO THE NEW CONTROLLER LOCATION. EACH EXISTING CONTROL WIRE SHALL BE TONED AND CONFIRMED FOR USE BY EXISTING ZONES. INSTALL NEW CONTROL WIRES AND SPARES AS NECESSARY TO NEW CONTROL VALVES. COORDINATE TOTAL CONTROLLER CAPACITY WITH TOWN OF PARKER PERSONNEL. LOCATE SHIELDED CABLE FROM NEW 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 20 FT. OF CLEARANCE FROM ANY OVERHANG OR OBSTRUCTING FEATURE.

1 EXISTING POINT OF CONNECTION #1 - 1.5"

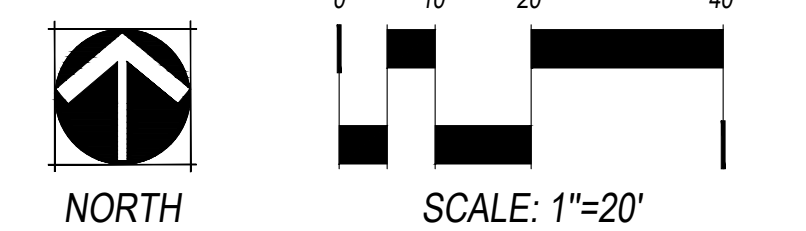
PEAK FLOW REQUIREMENT: 38 GPM. REQUIRED STATIC PRESSURE: 90 PSI
CONTRACTOR SHALL FIELD LOCATE EXISTING 1.5" BACKFLOW PREVENTER AT THIS APPROXIMATE LOCATION. CUT EXISTING MAINLINE DOWNSTREAM OF BACKFLOW AND ISOLATION GATE VALVE AND REMOVE EXISTING MASTER VALVE, FLOW SENSOR AND OTHER EXISTING EQUIPMENT AND TURN THEM OVER TO OWNER. MAKE NEW 2.5" CLASS 200 PVC MAINLINE CONNECTION TO EXISTING 1.5" BACKFLOW PREVENTER WITH THREADED SCHEDULE 40 PVC ADAPTER AND ROUTE NEW 2.5" MAINLINE AND MAKE CONNECTION TO EXISTING MAINLINE AS SHOWN. INSTALL ONE NEW 1.5" FLOW SENSOR, GATE VALVE, QUICK COUPLER VALVE, AND 1.5" MASTER VALVE AS SHOWN. THE CONTROLLER PLATFORM FOR THIS PROJECT HAS NOT BEEN DETERMINED. EXTEND ONE PE84 SHIELDED CABLE FROM FLOW SENSOR TO DATA RETRIEVAL UNIT LOCATED IN ASSOCIATED CONTROLLER. EXTEND 4 UTILITY WIRES (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.

- 2 FIELD LOCATE EXISTING 2.5" MAINLINE AT THIS APPROXIMATION. CUT AND CAP BOTH SIDES OF THE MAINLINE EXTENDING SOUTH TO THE EXISTING IRRIGATION TAP.
- 3 CUT AND CAP EXISTING 2" IRRIGATION WATER SUPPLY, IN MECHANICAL ROOM, DOWNSTREAM OF EXISTING 2" IRRIGATION BACKFLOW PREVENTER.
- 4 ABANDON EXISTING 2.5" MAINLINE AND CONTROL WIRES IN THIS AREA, REMOVE EXISTING CONTROL VALVES AND TURN THEM OVER TO TOWN OF PARKER.
- 5 FIELD LOCATE EXISTING 2" MAINLINE TERMINATIONS AT THIS APPROXIMATE LOCATION. RECONNECT MAINLINES USING MECHANICAL JOINTS PER CITY SPECIFICATIONS. RECONNECT (4) EXISTING CONTROL WIRES, ROUTE (2) NEW COMMON AND (2) NEW SPARE WIRES TO THIS LOCATION. MAKE ALL WIRE SPLICES IN SPLICE BOX. PROTECT EXISTING GATE VALVES DURING CONSTRUCTION.
- 6 FIELD LOCATE 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, ROUTE (6) NEW CONTROL WIRES, (2) NEW COMMON WIRES, AND (2) NEW SPARE WIRES TO THIS LOCATION AND EXTEND TO NEW VALVES, MAKE ALL WIRE SPLICES IN SPLICE BOX.
- 7 INSTALL NEW SPRINKLER ZONES IN THIS AREA TO BLEND INTO EXISTING NATIVE SPRINKLER COVERAGE, CONTACT DESIGNER FOR DIRECTION IF NECESSARY.
- 8 ADJUST EXISTING SPRINKLERS IN THIS AREA TO MATCH NEW HARDSCAPE AND PLANTING ALIGNMENT, REPAIR EXISTING IRRIGATION EQUIPMENT DAMAGED BY NEW CONSTRUCTION AND WIRE TRENCHING.
- 9 REMOVE EXISTING CONTROLLER AT THIS APPROXIMATE LOCATION AND TURN IT OVER TO CITY OF PARKER PERSONNEL. CUT AND TERMINATE ALL CONTROL WIRES IN SPLICE BOX.
- 10 FIELD LOCATE EXISTING 2" CLASS 200 PVC MAINLINE AND INSTALL NEW CONTROL VALVE AS SHOWN, RUN NEW CONTROL WIRE TO SERVE NEW VALVE AND INSTALL SPARES, PULLING SPARES INTO NEW VALVE BOX.
- 11 TRENCH NEW CONTROL WIRES NEXT TO EXISTING MAINLINE ROUTING, OFFSET BY 2", REPLACE AND REPAIR EXISTING IRRIGATION EQUIPMENT DAMAGED BY NEW CONSTRUCTION AND WIRE TRENCHING.



IRRIGATION EQUIPMENT IS SHOWN OUTSIDE LANDSCAPED AREA FOR GRAPHICAL CLARITY ONLY. INSTALL ALL IRRIGATION EQUIPMENT WITHIN LANDSCAPED AREAS. LANDSCAPE AND UTILITY WORK SHALL TAKE PRECEDENCE. COORDINATE WITH OTHER TRADES FOR LOCATION OF IRRIGATION TRENCHING AND COMPONENT INSTALLATION.

DIRECTORY	IR-000
IRRIGATION SCHEDULE	IR-000
IRRIGATION NOTES	IR-101
IRRIGATION PLANS	IR-201 - IR-202
IRRIGATION DETAILS	



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Denver, CO 80202
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Issue	Date
SCHEMATIC DESIGN	01 MAY 2023
DESIGN DEVELOPMENT	21 OCT 2023
GMP/PERMIT DRAWINGS	17 MAY 2024

Project Number:	22-093
Drawn By:	EVP
Reviewed By:	JBKD
Approved By:	JBKD

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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Parker, CO 22-093

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ASSOCIATES

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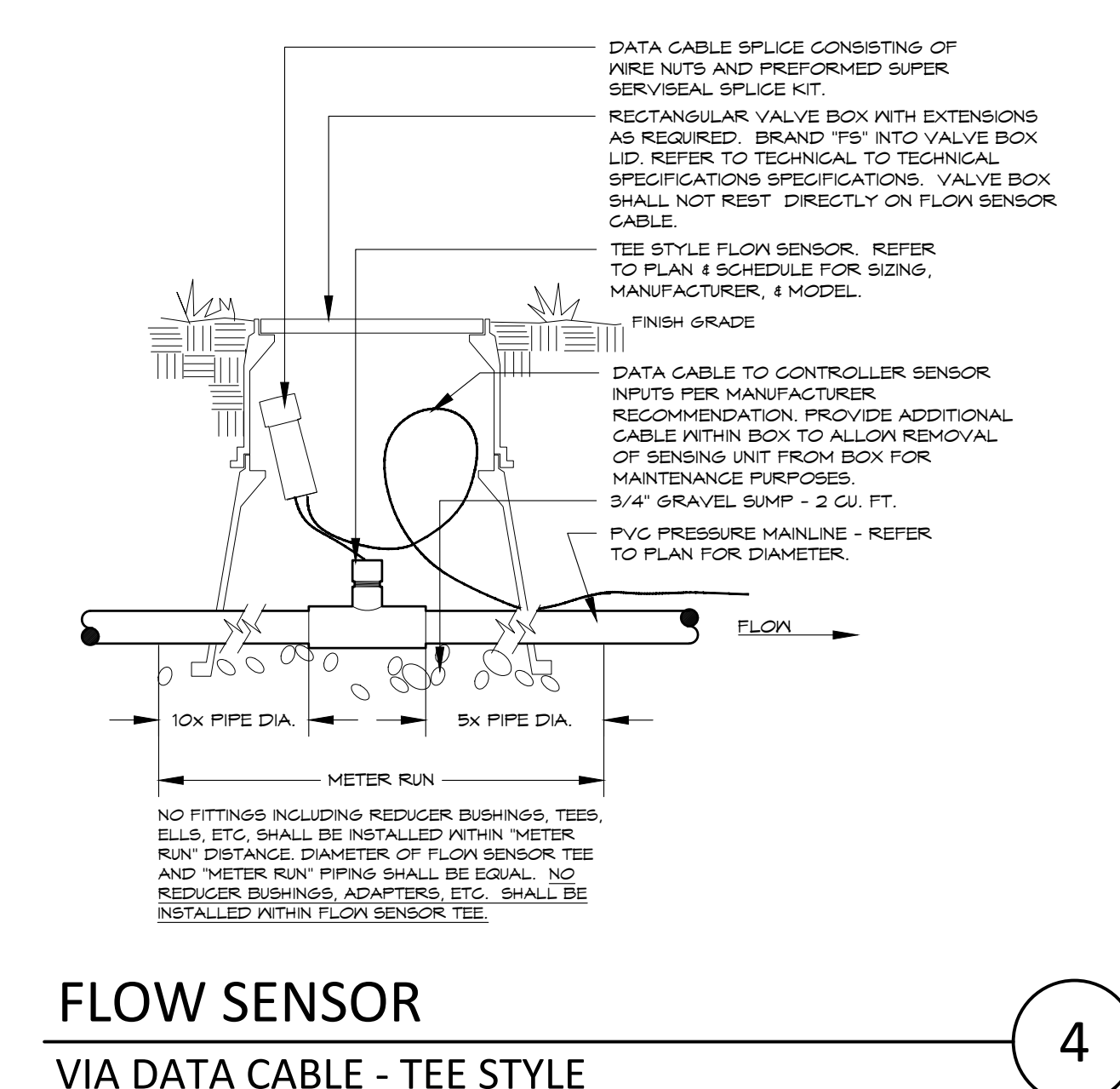
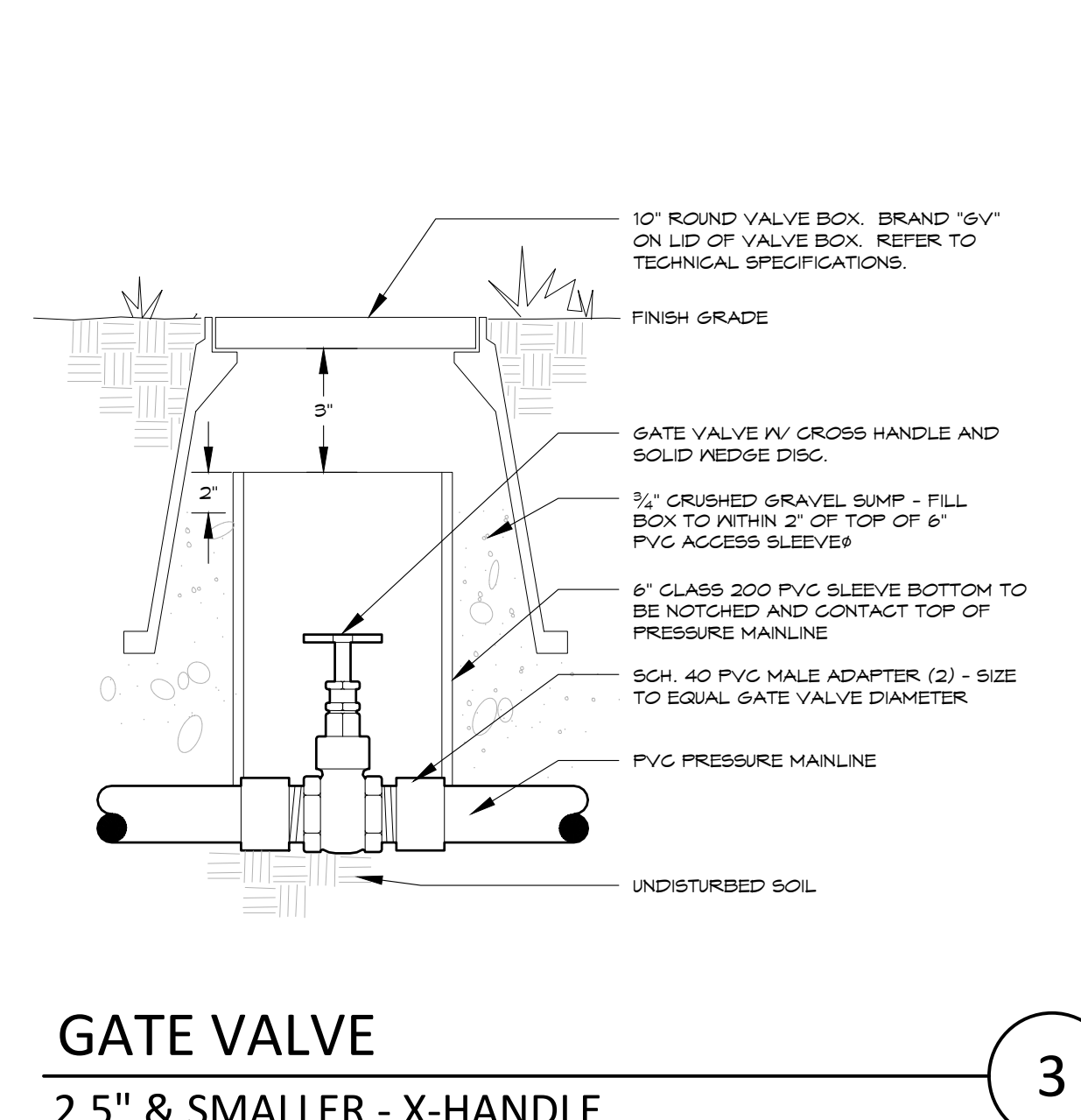
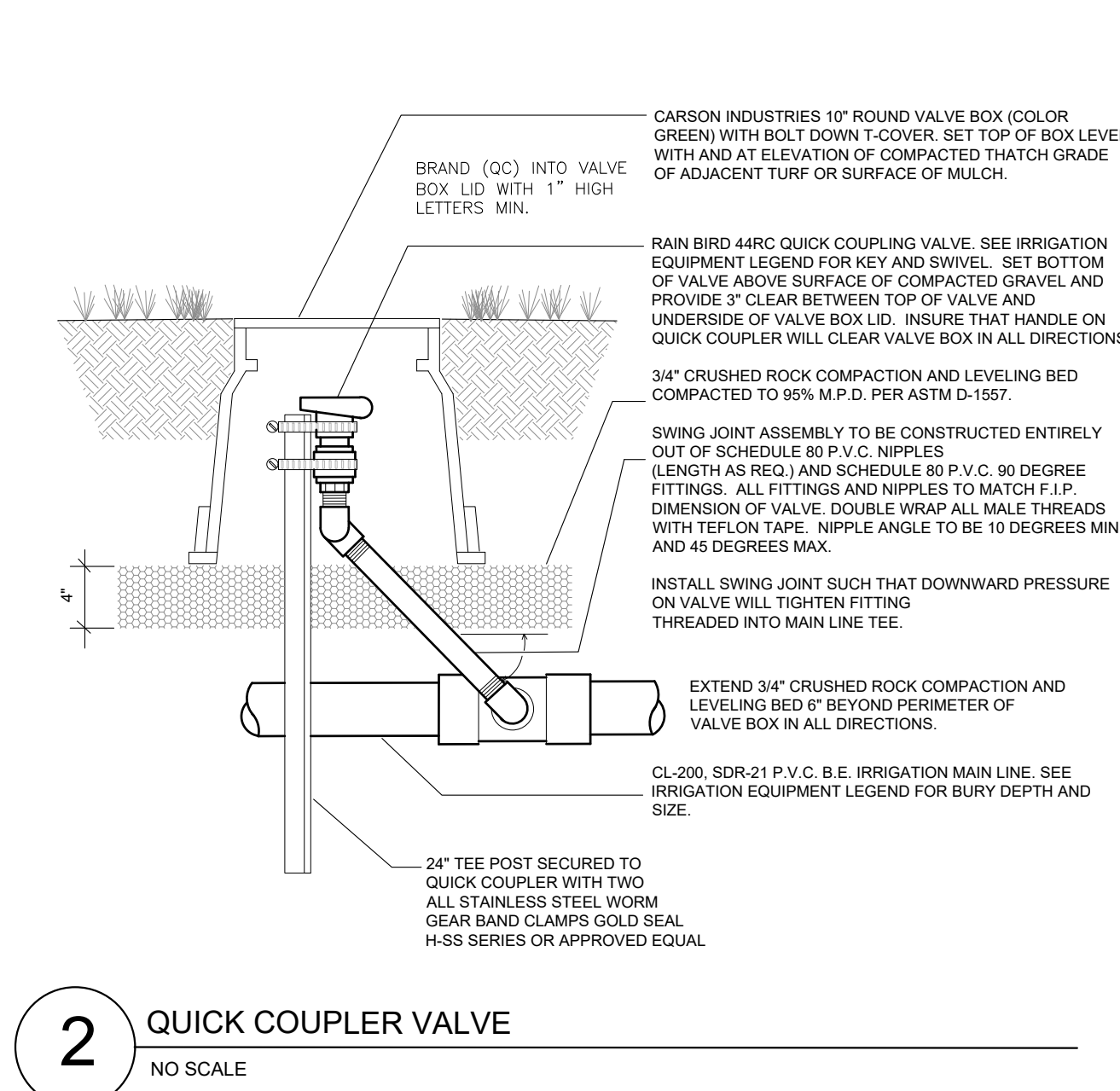
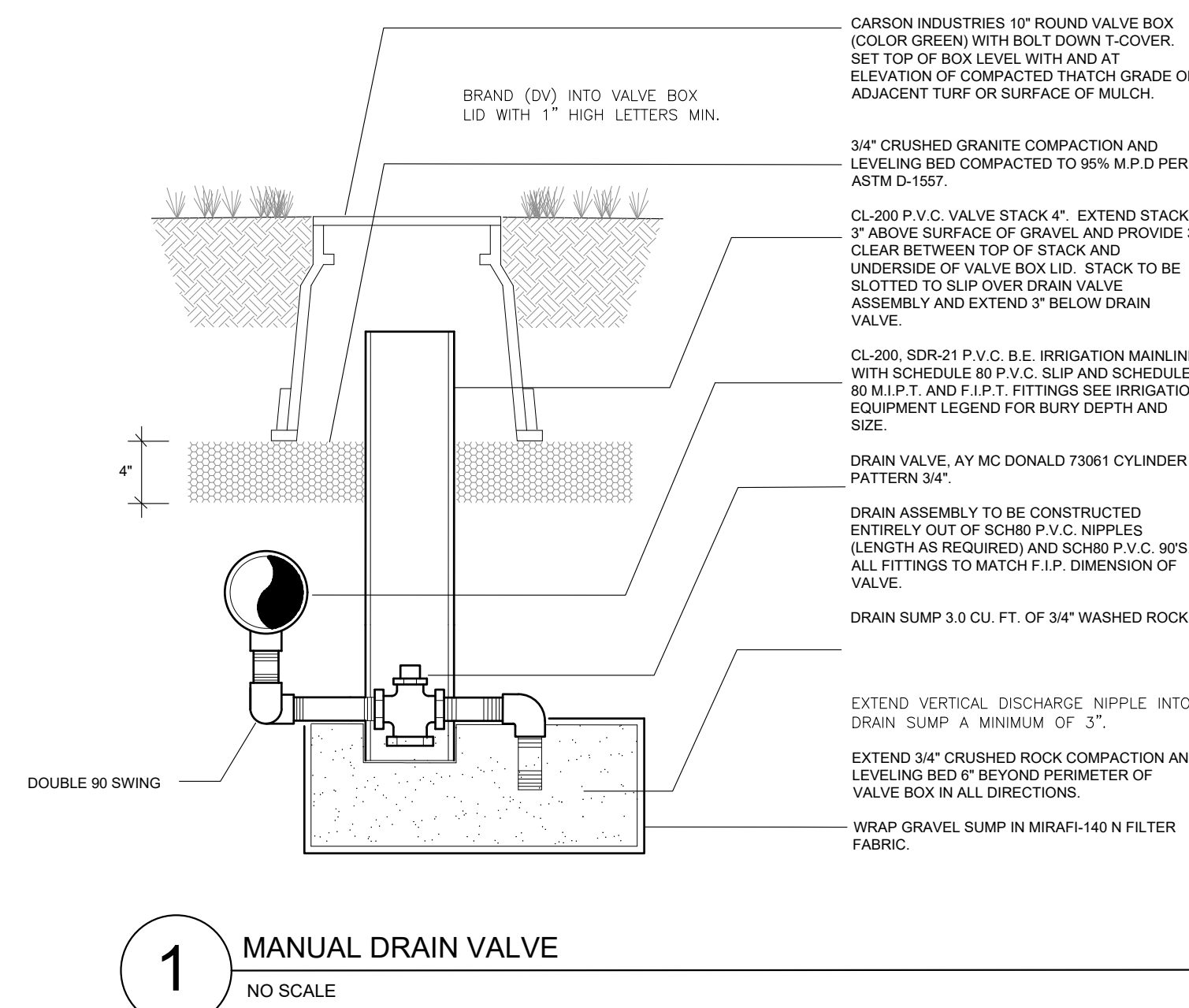
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Project Number:	22-093
Drawn By:	EP
Reviewed By:	JB/KD
Approved By:	JB/KD

IRRIGATION DETAILS

HydroSystems **KDI**
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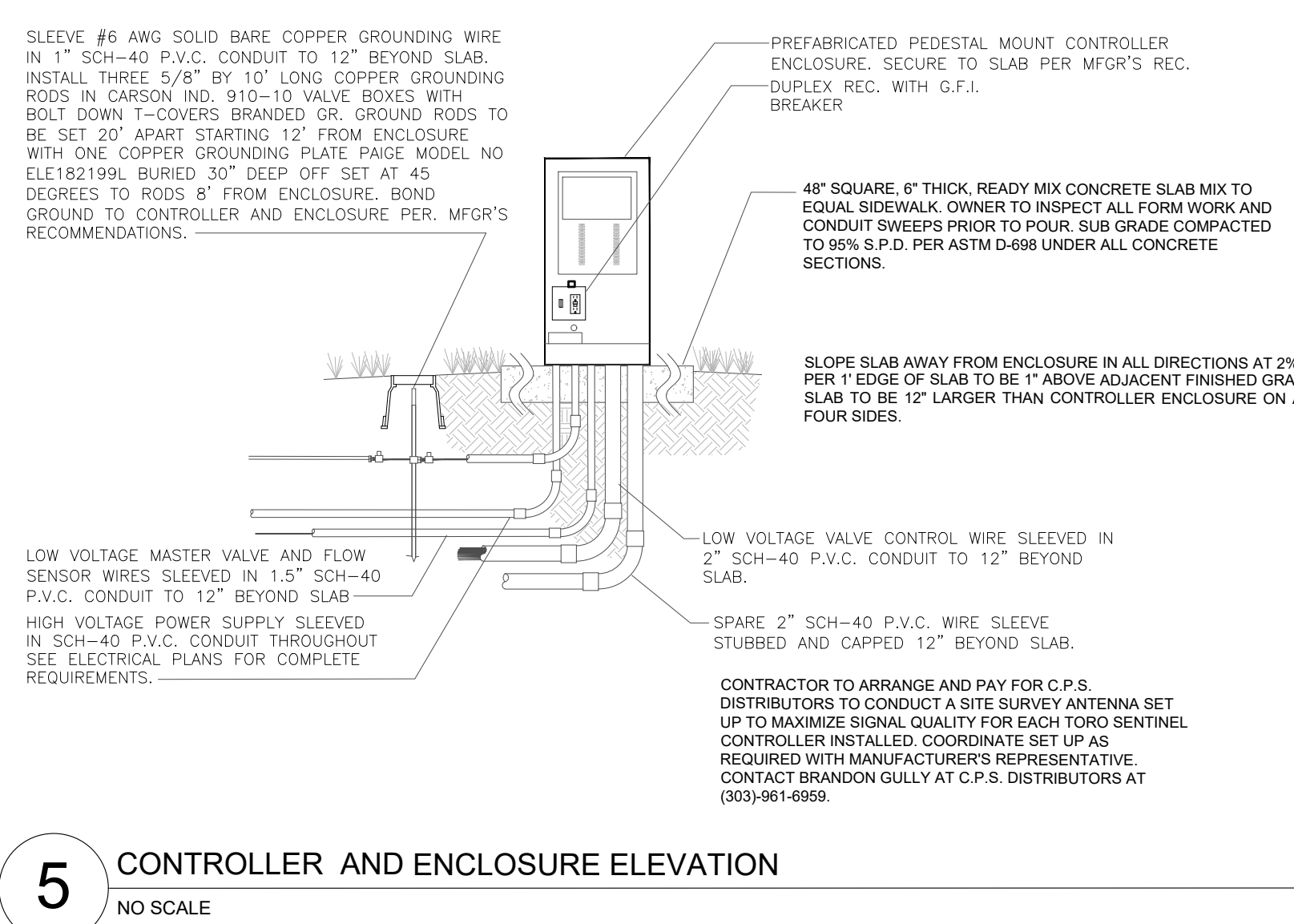
1 MANUAL DRAIN VALVE
NO SCALE

2 QUICK COUPLER VALVE
NO SCALE

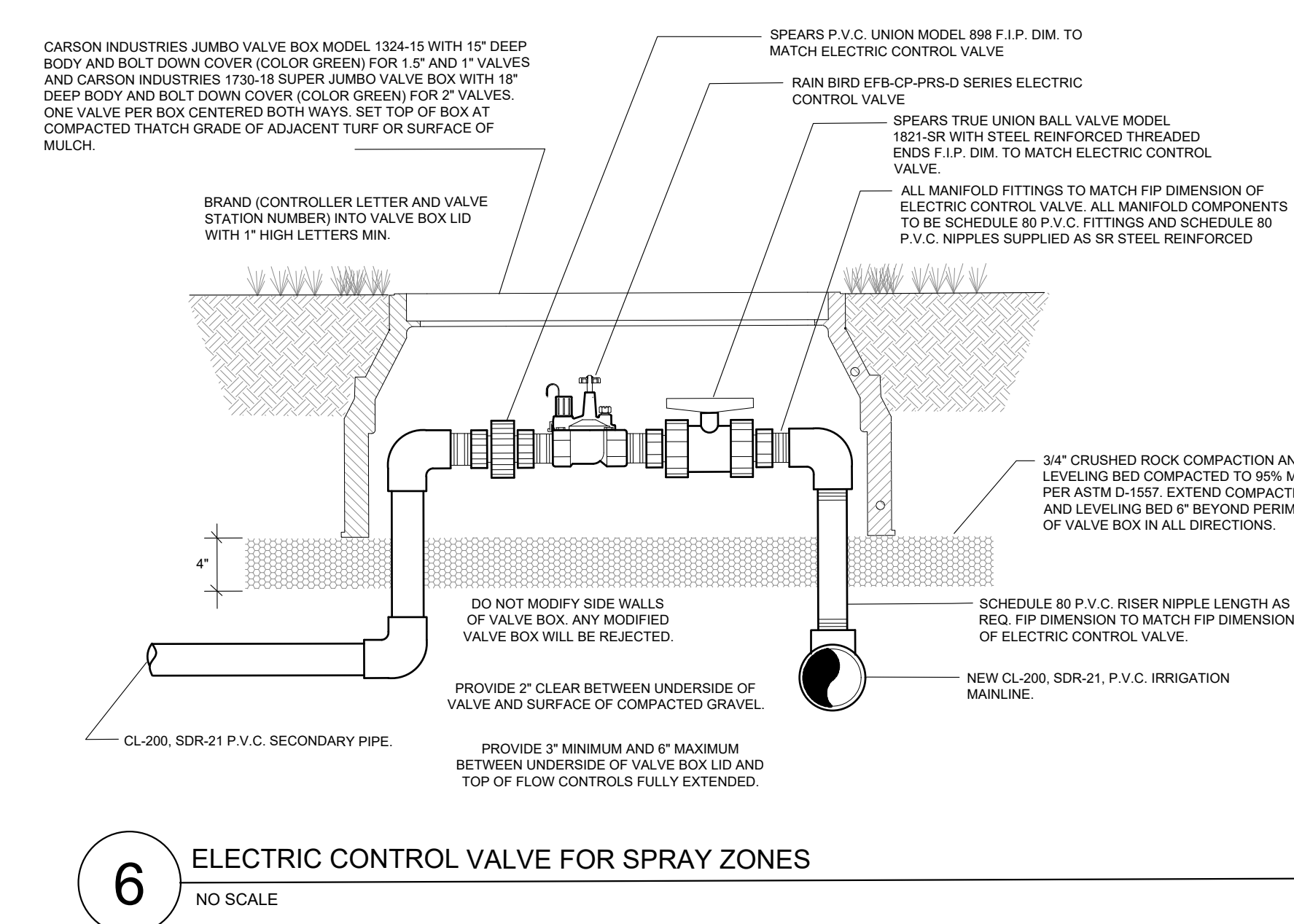
3 GATE VALVE
2.5\"/>

4 FLOW SENSOR
VIA DATA CABLE - TEE STYLE
NO SCALE

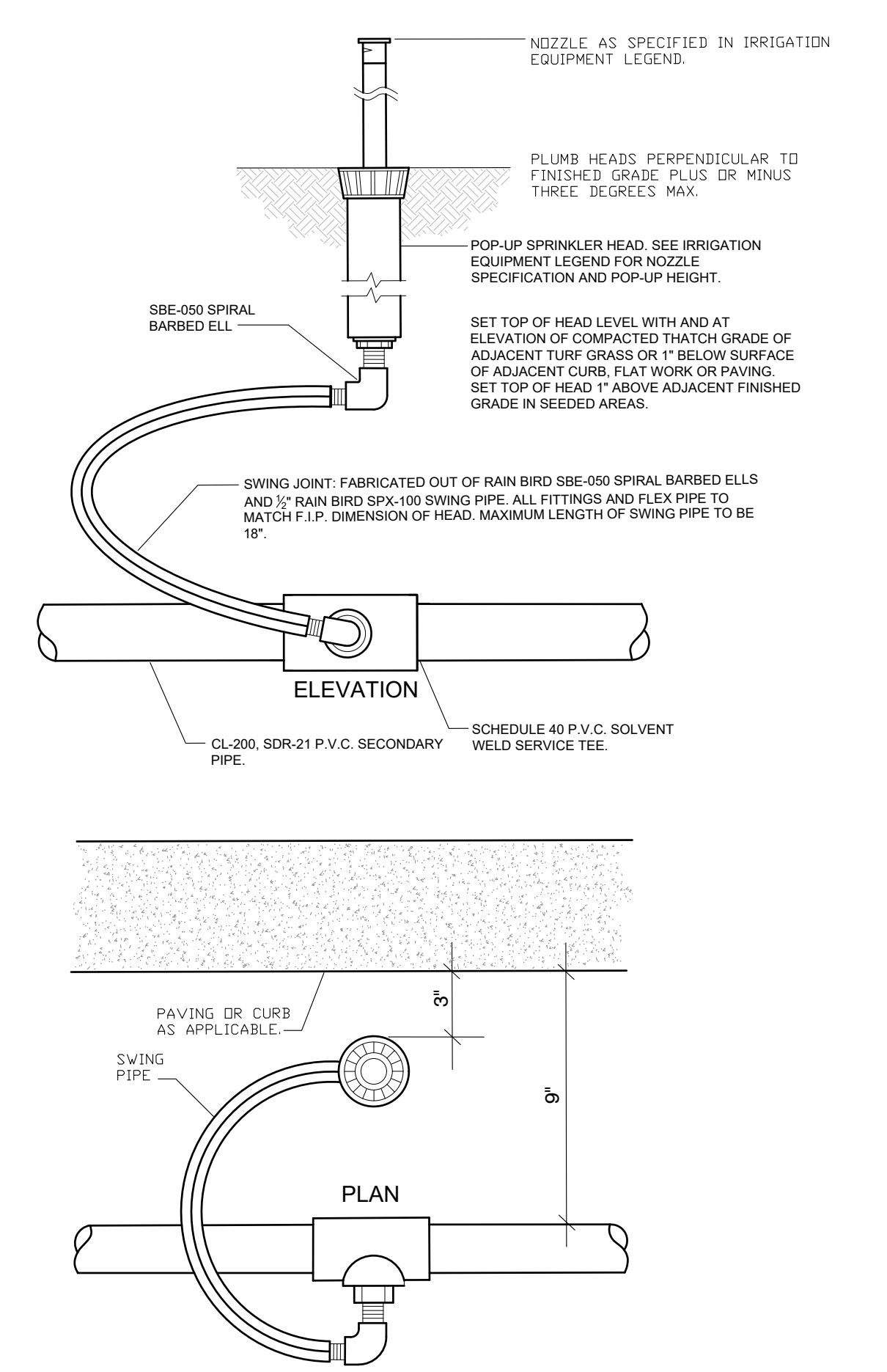
Controller Specification Summary:
SEE ELECTRICAL ENGINEERING DRAWINGS FOR NEW AND RELOCATED CONTROLLER ELECTRICAL SERVICE.
CONTROLLER (C1) - CONTRACTOR TO SUPPLY AND INSTALL ONE NEW TORO SENTINEL SERIES CONTROLLER MODEL NO. (SEE DRAWINGS)



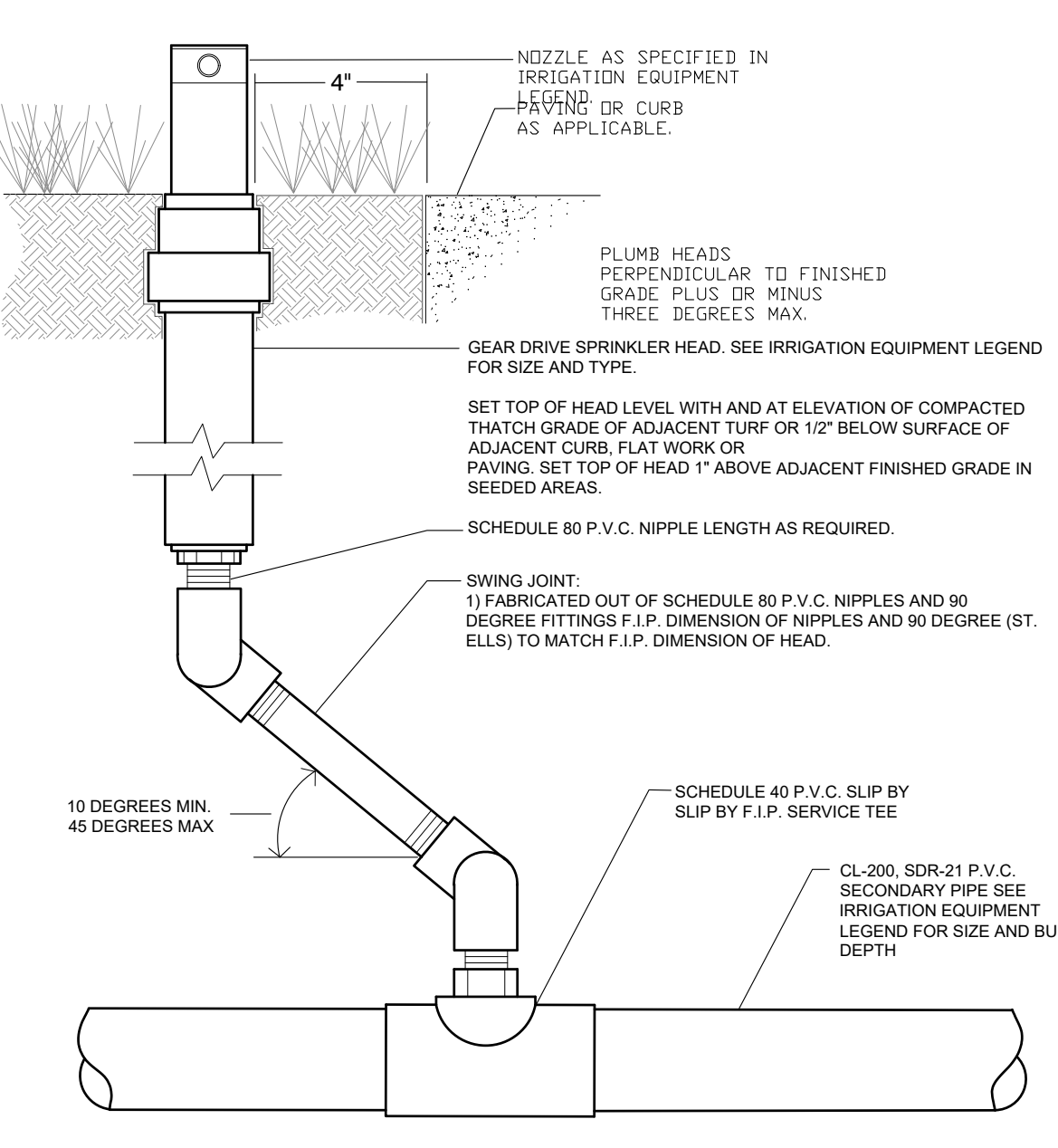
5 CONTROLLER AND ENCLOSURE ELEVATION
NO SCALE



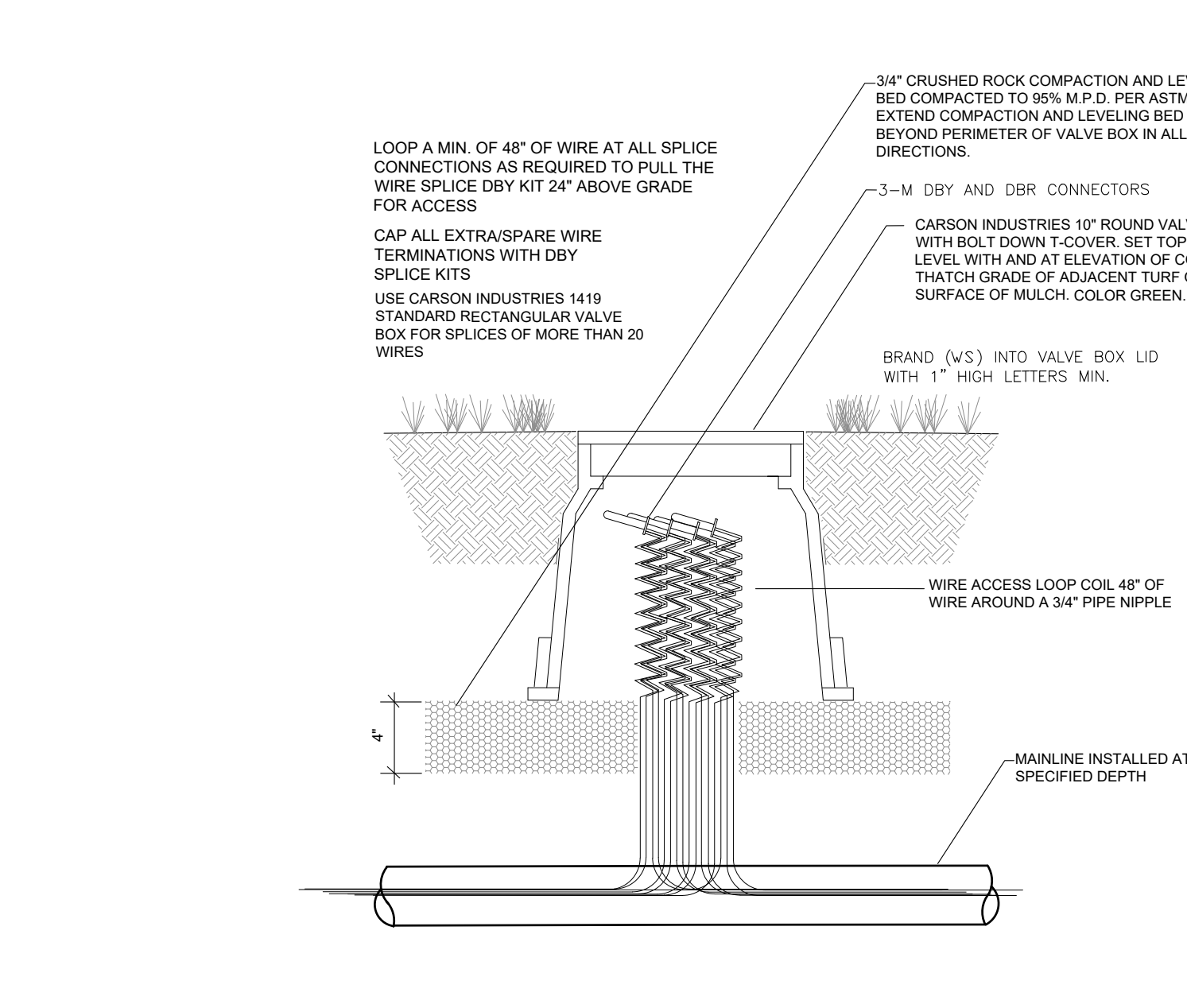
6 ELECTRIC CONTROL VALVE FOR SPRAY ZONES
NO SCALE



7 POP-UP SPRINKLER HEAD
NO SCALE



8 GEAR DRIVE SPRINKLER HEAD
NO SCALE



9 WIRE SPlice ACCESS LOOP
NO SCALE

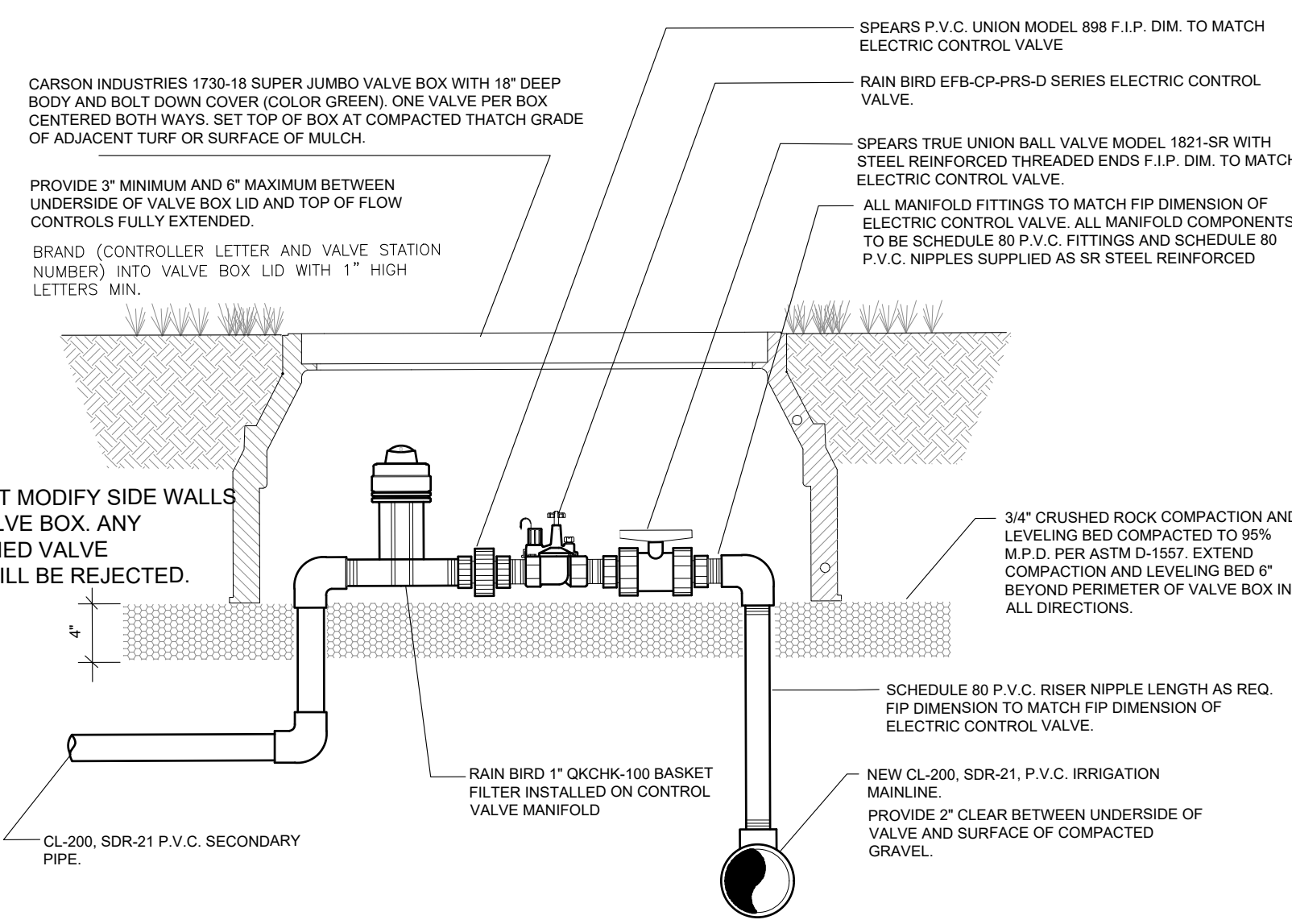
DIRECTORY
IRRIGATION SCHEDULE IR-000
IRRIGATION NOTES IR-000
IRRIGATION PLANS IR-101
IRRIGATION DETAILS IR-201 - IR-2c

4/20/2023 5:24:20 PM

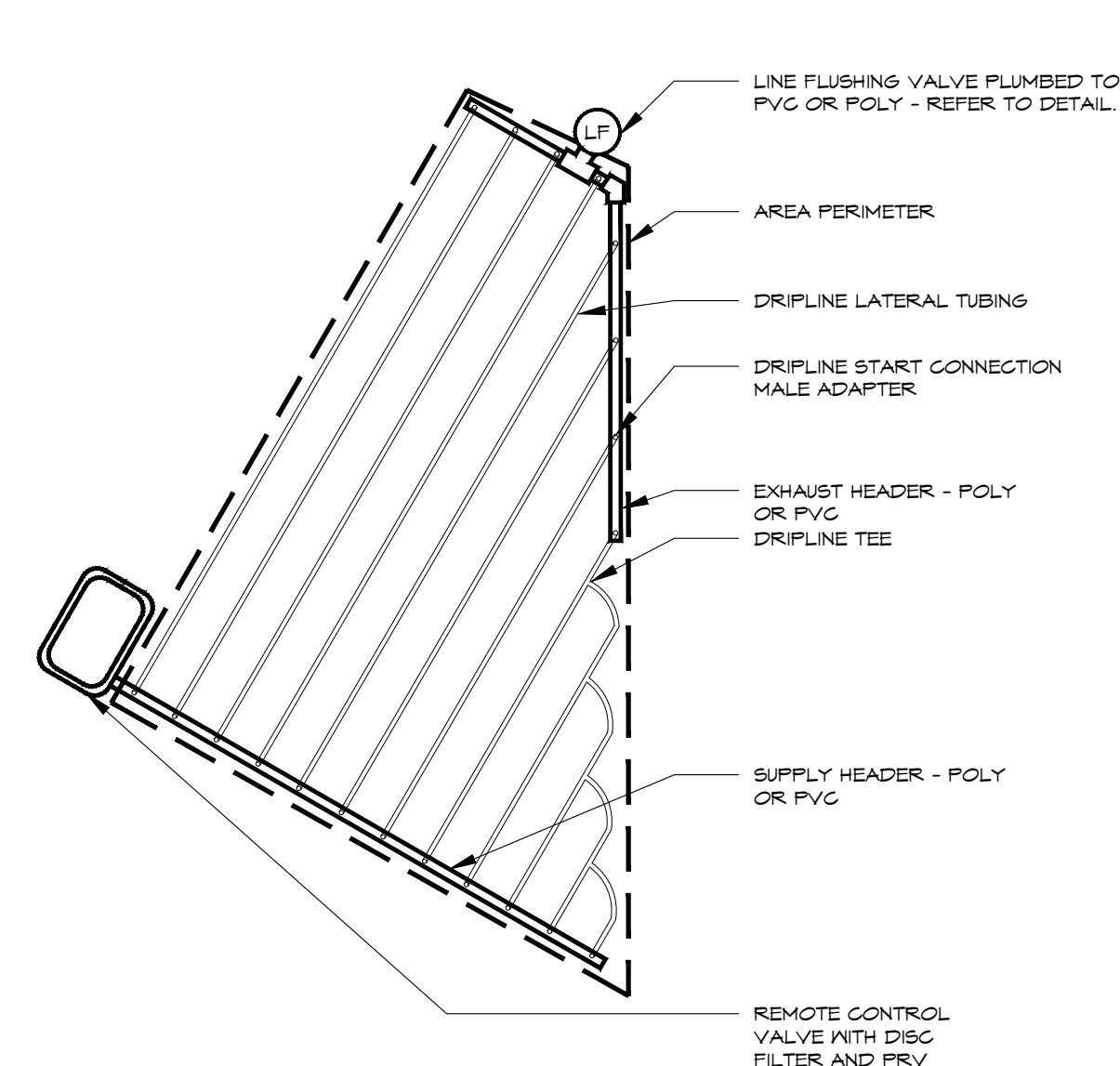
PARKER TOWN HALL EXEMPTION PLAN AMD3 L1

SITE PLAN SUBMITTAL

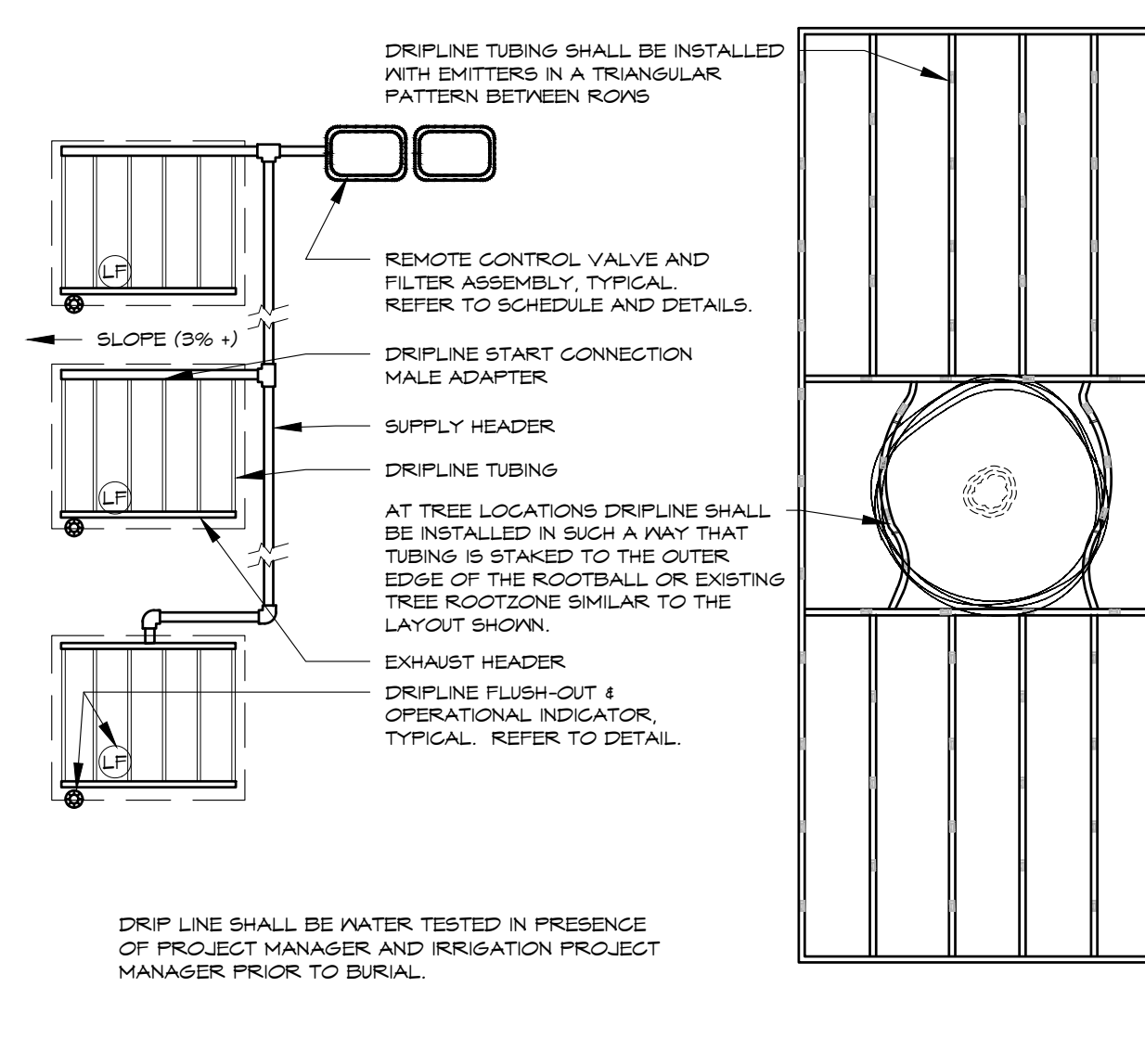
PARKER TOWN HALL, LOCATED IN THE NORTHWEST CORNER OF SECTION 23, TOWNSHIP 6 SOUTH, RANGE 66 WEST, LOT 1 COMPRISING 3.867 ACRES, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO



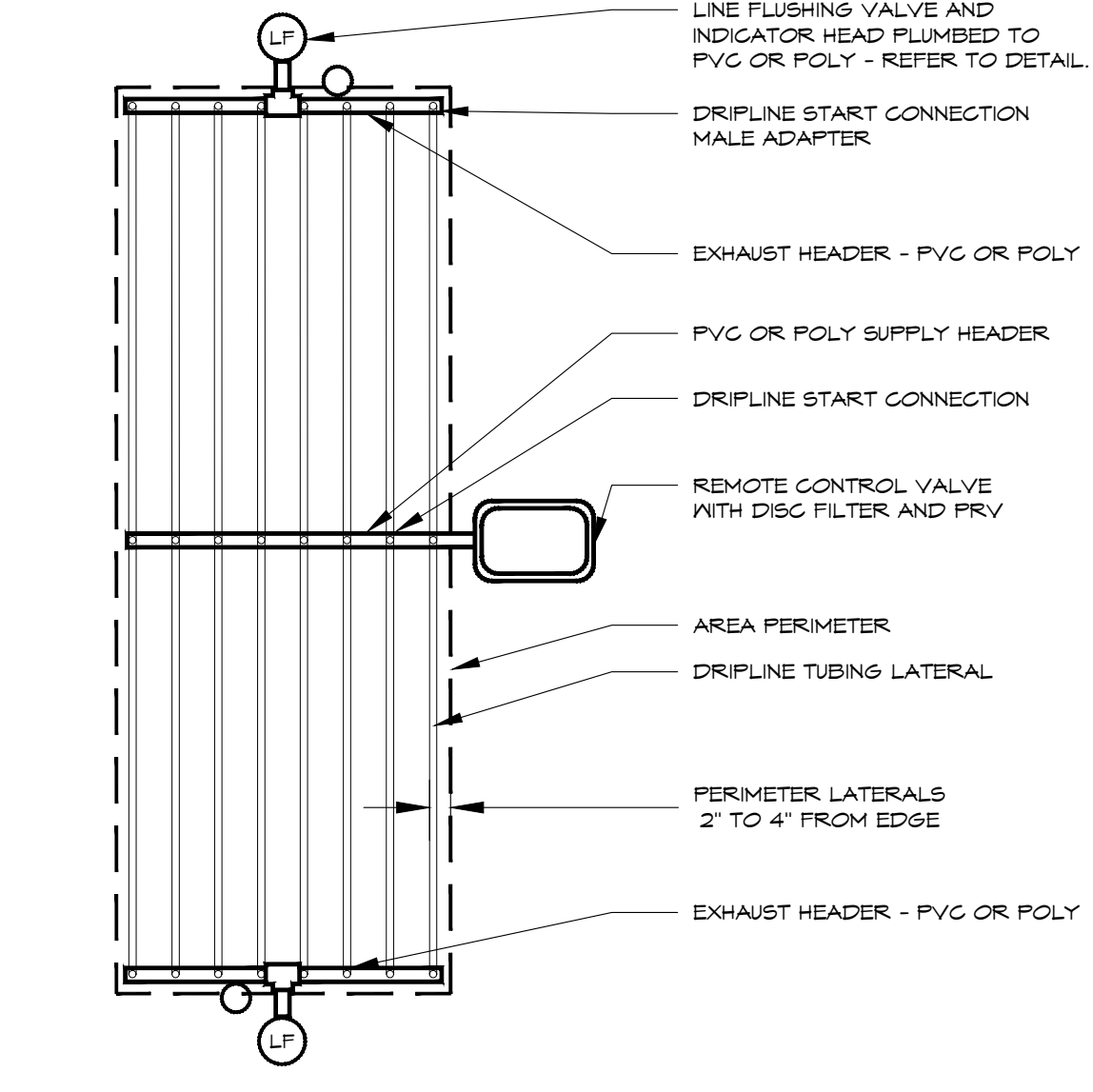
10 ELECTRIC CONTROL VALVE FOR DRIPPER LINE ZONES
NO SCALE



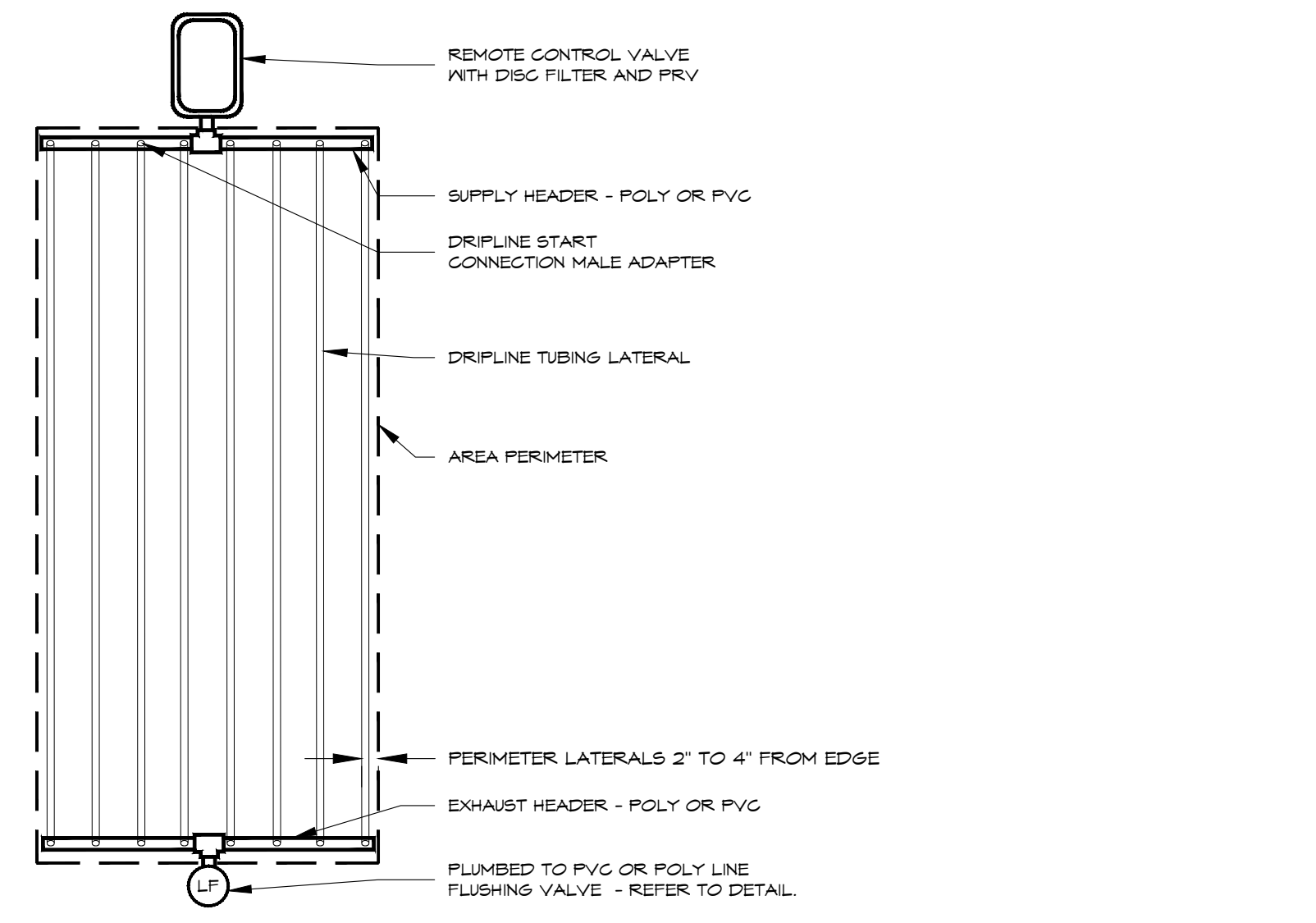
11 SUBSURFACE DRIP - TOP VIEW
IRREGULAR AREAS
NO SCALE



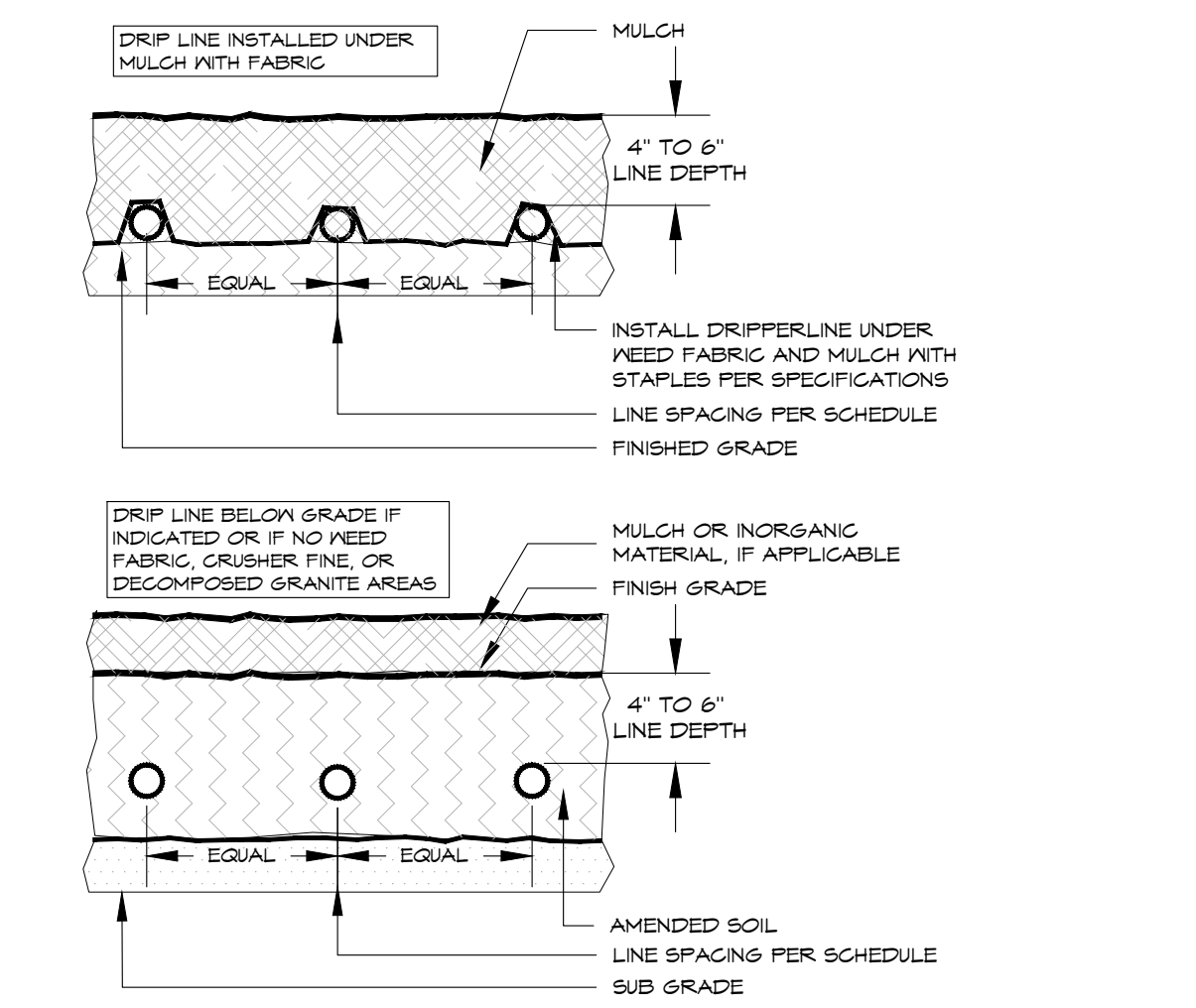
12 EMITTER TUBING LAYOUT
AREAS AROUND TREES
NO SCALE



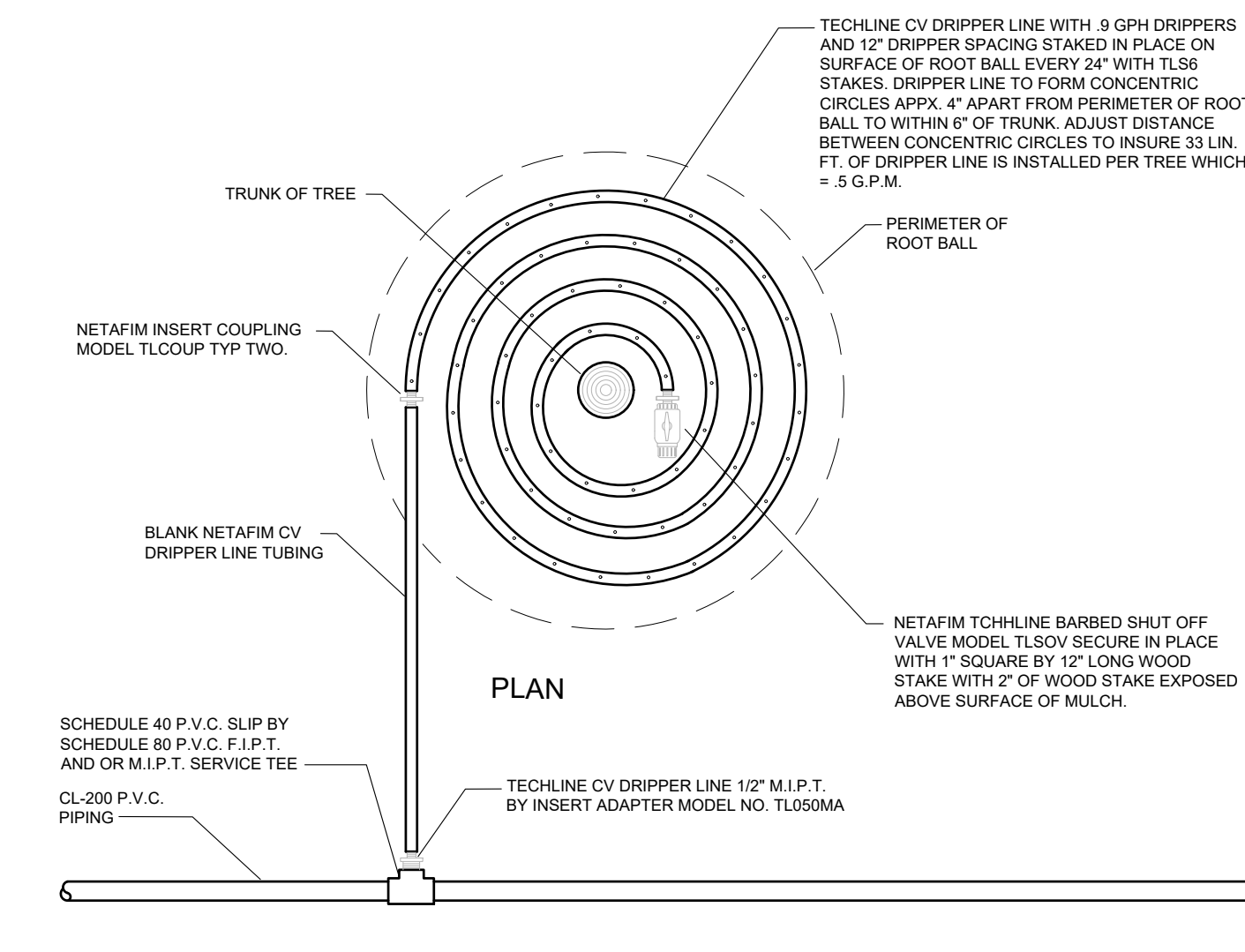
13 SUBSURFACE DRIP - TOP VIEW
CENTER FEED LAYOUT
NO SCALE



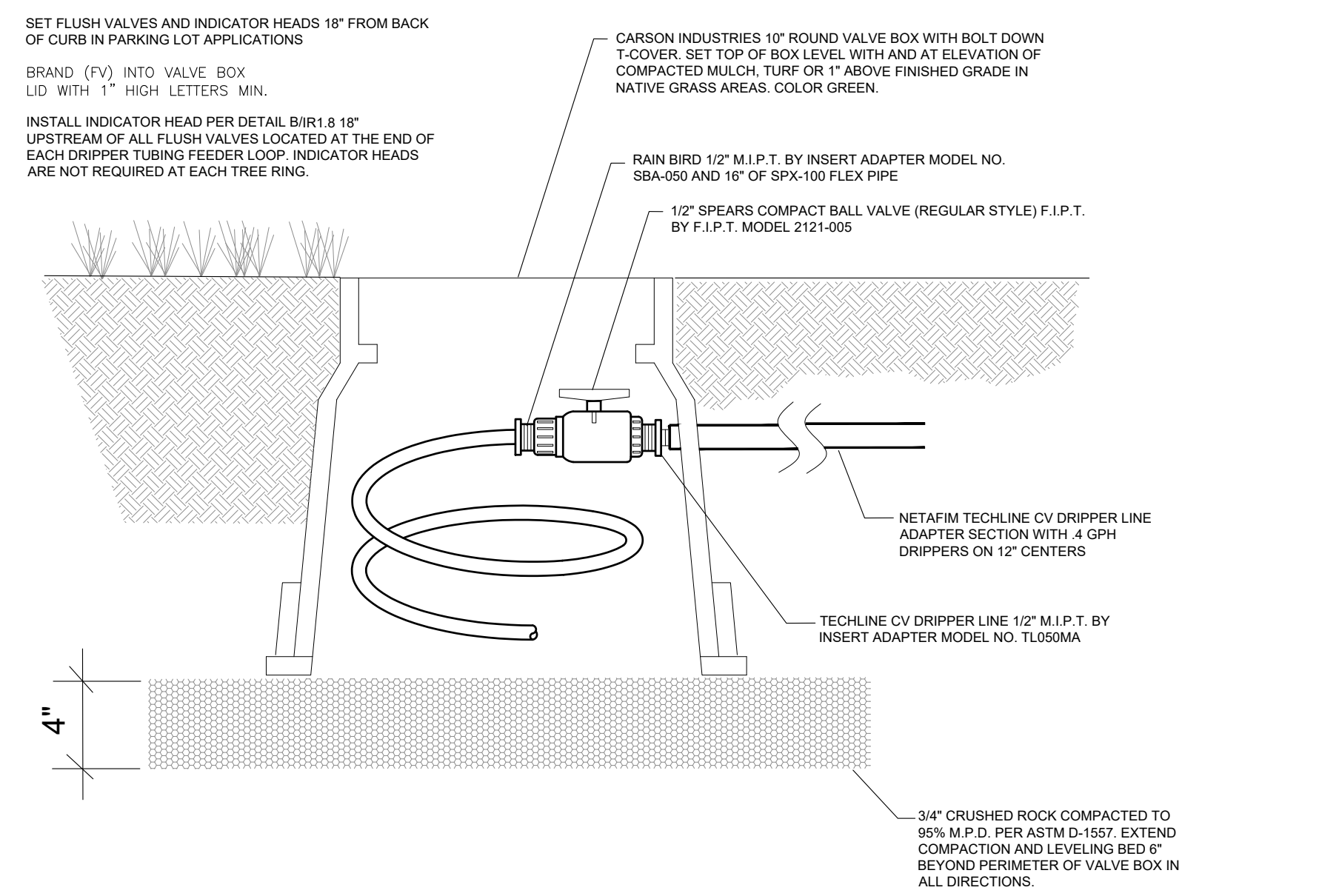
14 SUBSURFACE DRIP - TOP VIEW
END FEED LAYOUT
NO SCALE



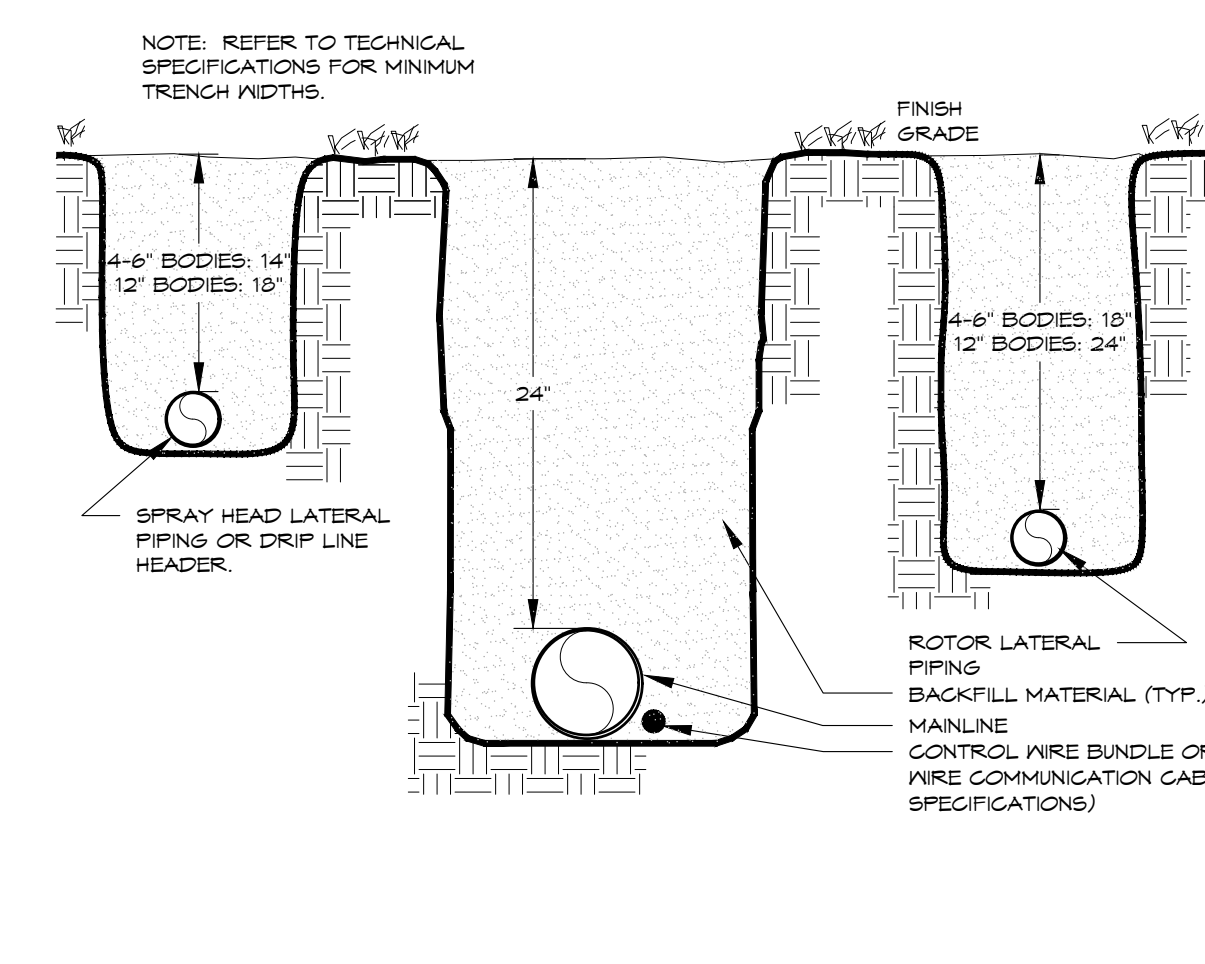
15 SUBSURFACE DRIP
HORIZONTAL VIEW
NO SCALE



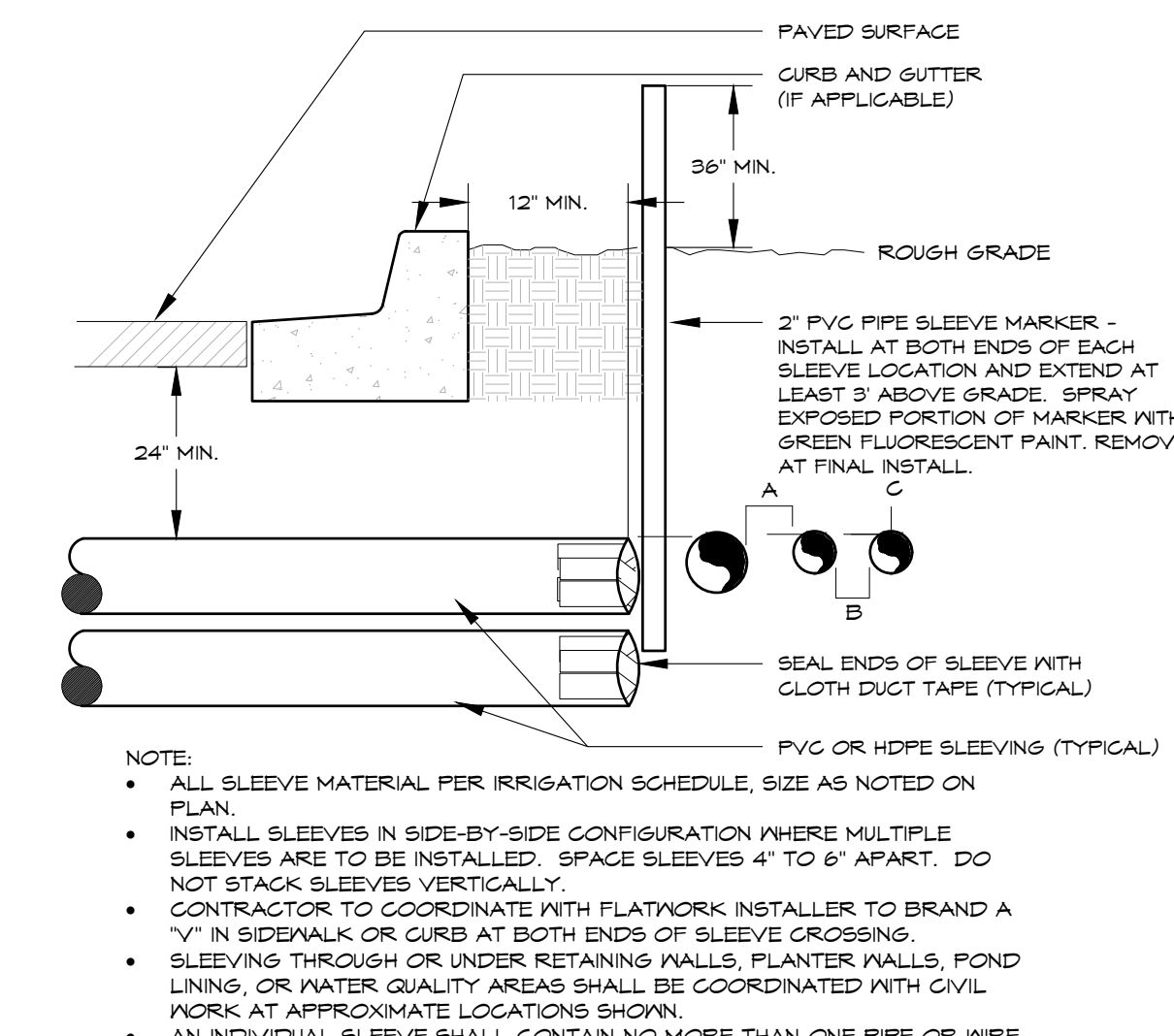
16 CV DRIPPER LINE WITH FLUSH VALVE INSTALLATION FOR TREE IRRIGATION IN NATIVE AND SHRUB AREAS
NO SCALE



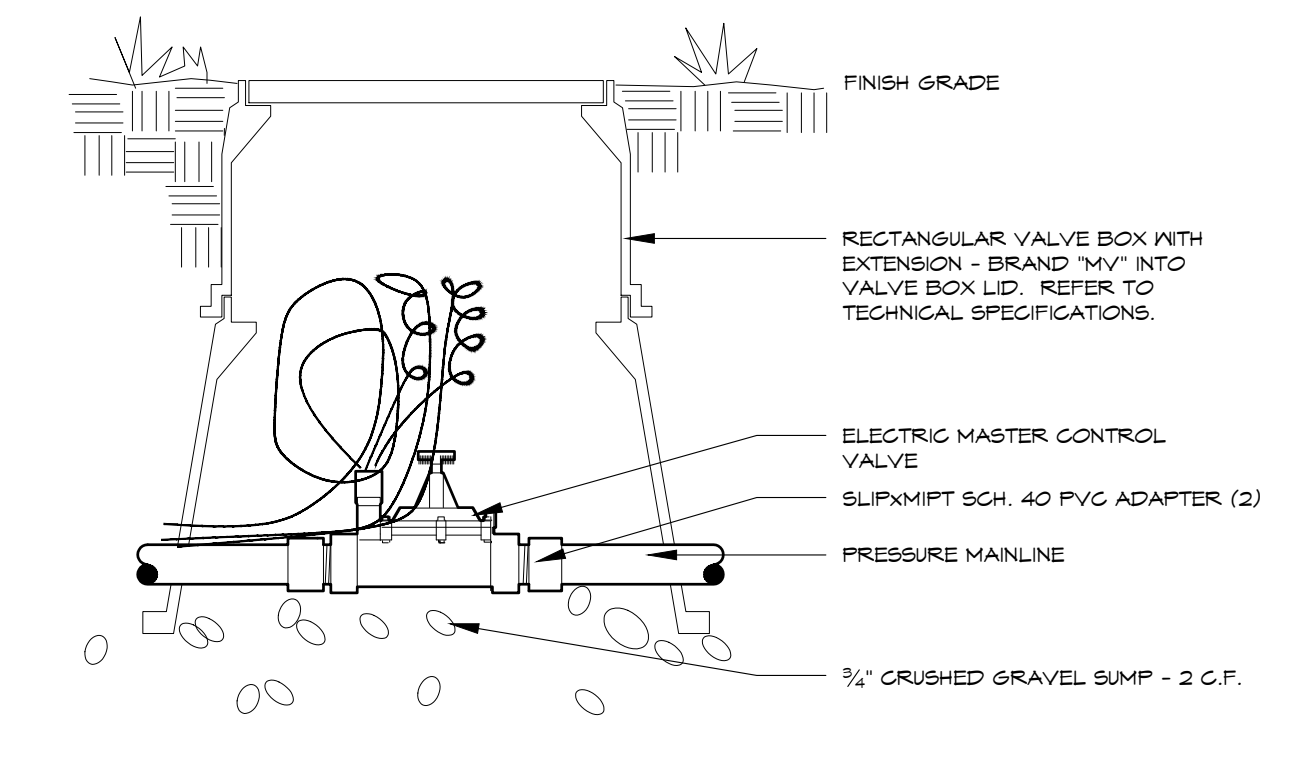
17 CV DRIPPER LINE FLUSH VALVE INSTALLATION AT END OF EACH DRIPPER PIPE LOOP
NO SCALE



18 TRENCH
24\"/>



19 IRRIGATION SLEEVING
TYPICAL



20 MASTER VALVE
24V - Small - Typical

DIRECTORY	
IRRIGATION SCHEDULE	IR-000
IRRIGATION NOTES	IR-000
IRRIGATION PLANS	IR-101
IRRIGATION DETAILS	IR-201 - IR-202

AndersonMasonDale Architects

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

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AE Design
1900 Wazee Street #205
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Telephone: 303-296-3034

wenk ASSOCIATES

Issue	Date
SCHEMATIC DESIGN	01 MAY 2023
DESIGN DEVELOPMENT	21 OCT 2023
PERMIT/MP DRAWINGS	17 MAY 2024

Project Number:	22-093
Drawn By:	EP
Reviewed By:	JB/KD
Approved By:	JB/KD

IRRIGATION DETAILS



Know what's below. Call before you dig. CALL A BUSINESS DAY IN ADVANCE BEFORE YOU DIG, GRAZE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.



Irrigation Consulting & Water Management
13949 W. Colfax Ave., Suite 200
Lakewood, Colorado 80401
o. 303.980.5327 www.hydrosystemsksd.com



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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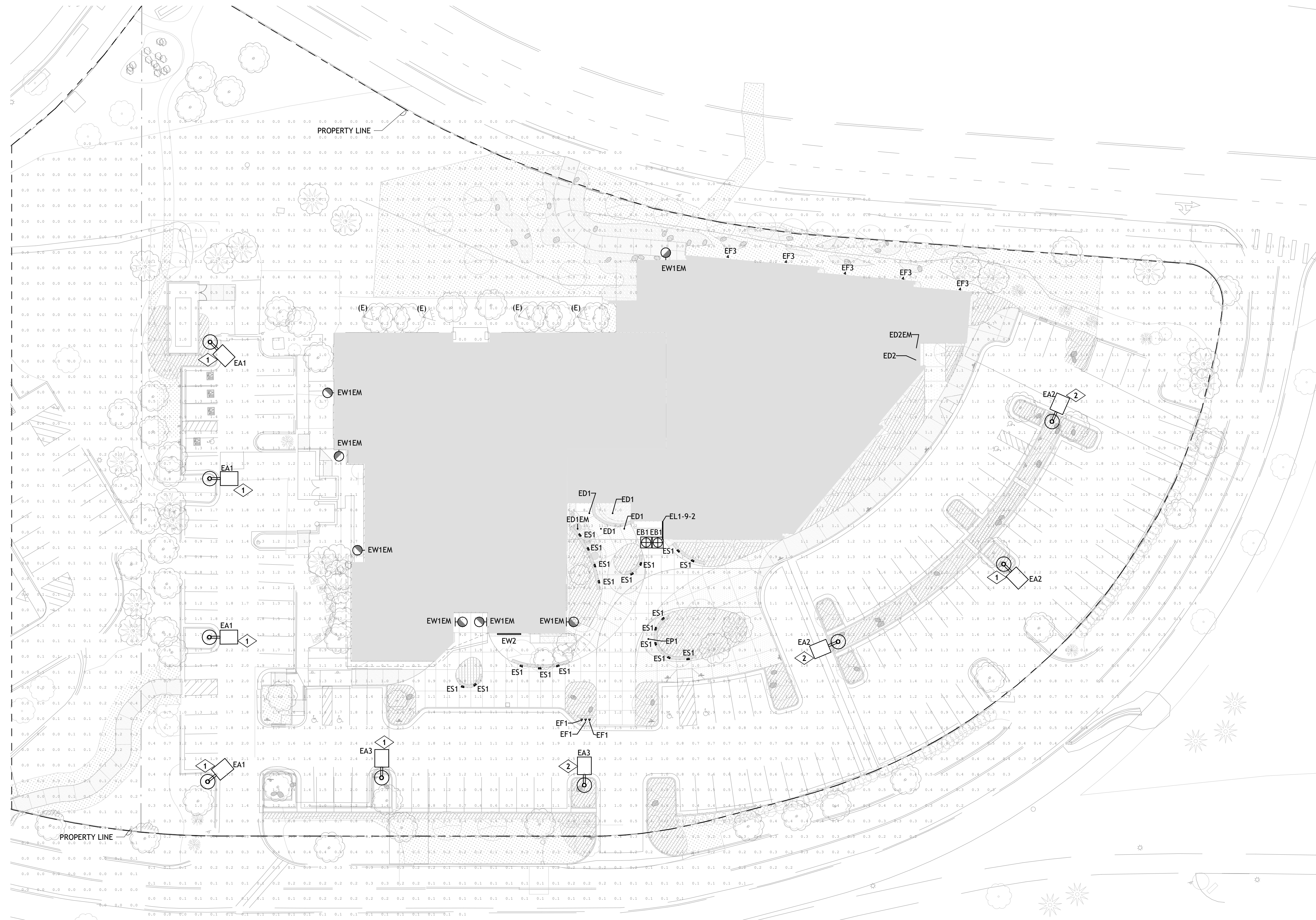
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Electrical Engineer + Technology
AE Design
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Denver, CO 80202
Telephone: 303-298-3034

Issue Date
Site Plan Submittal 02 MAY 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

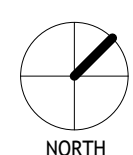
KEYNOTE LEGEND	
KEY VALUE	KEYNOTE TEXT
1	AT THIS LOCATION, NEW FIXTURE HEAD SHALL BE PROVIDED FOR EXISTING POLE. EXISTING HEAD SHALL BE REMOVED AND REPLACED TO MEET TOWN OF PARKER EXTERIOR LIGHTING REQUIREMENTS.
2	AT THIS LOCATION, NEW POLE MOUNTED AREA LIGHT SHALL BE PROVIDED (NEW LIGHT, NEW POLE, NEW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

Calculation Summary					
LABEL	AVG.	MAX	MIN	AVG/MIN	MAX/MIN
Full Site	0.93	14.9	0	N.A.	N.A.
Property Line	0.17	1	0	N.A.	N.A.
Parking Lot Averages	1.48	3	0.5	2.96	6



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

PHOTOMETRIC DETAILS

EXTERIOR LIGHTING FIXTURE SCHEDULE

TYPE	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	VOLTAGE	LAMP QUAN.	LAMP WATTAGE	LAMP / CCT / CRI	MAX WATTAGE	LUMEN OUTPUT	DIMMING / MIN LEVEL	FIXTURE FINISH	MOUNTING	BOF/RFD/OFH	NOTES
EM	EXISTING 2X2' FLAT PANEL, EMERGENCY BACKUP VIA INVERTER			277 V				31 VA		0-10V TO 10%				
EA1	EXTERIOR LED AREA POLE LIGHT, SINGLE HEAD TYPE IV DISTRIBUTION	GARDCO	OFF-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	4
EA2	EXTERIOR LED AREA POLE LIGHT, SINGLE HEAD TYPE V WIDE FLOOD DISTRIBUTION	GARDCO	OFF-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	4
EA3	EXTERIOR LED AREA POLE LIGHT, SINGLE HEAD TYPE III WIDE FLOOD DISTRIBUTION	GARDCO	OFF-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	4
EB1	EXTERIOR 40" CRASH RATED LED BOLLARD WITH OPAL ACRYLIC LENS, TYPE V DISTRIBUTION, TAMPER PROOF HARDWARE	SOLERA	FION-18W-LED-2711-3000K-UNV-OAL-TYPE V-DB-INNER SLEEVE- COLOR BK	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-30-60-15G-4-JBOX	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, EMERGENCY BATTERY BACKUP	LUCIFER	CY4-FB-2-BK-BK-90551E-30-60-1LH-4-JBOX-EMB-S-100-277-LEDX	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-2-BK-90511A-35-40-IC-LH1-04	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, EMERGENCY BATTERY BACKUP	LUCIFER	F4RS-FFS-2-BK-90511A-35-40-IC-1-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-S-BO-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	
EF3	EXTERIOR 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	13050 LM	--	BLACK	GROUND MOUNTED	2" OFH	
EL1-3	3'-0" 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 / 90 CRI	13 VA	1005 LM	--	BRONZE	POLE MOUNTED	9" OFH	
ES1	EXTERIOR SURFACE MOUNTED 4.5" WIDE SQUARE STEP LIGHT, REMOTE DRIVER	SYSTEMALUX	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	RUNWWW-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



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 eULus 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 (CR, SL, BL, TR ONLY)

PRODUCT SPECIFICATIONS

OVERVIEW	RECOMMENDED USE	INPUT VOLTAGE
<ul style="list-style-type: none"> Max. Initial Delivered Lumens: 3500 (S3L), 5000 (S5L), 8300 (S8L), 11200 (S11L), 17700 (S17L), 22,300 (S22L) CRI > 70 Selectable CCT: 3000K, 4000K, 5000K Max. Input Power: 27W (S3L), 35W (S5L), 54W (S8L), 75W (S11L), 150W (S17L), 150W (S22L) Dimmable: No 	<ul style="list-style-type: none"> 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 (S11L), 320W PSMH (S17L), 400W PSMH (S22L) Included button photocell with an on/off switch (S3L, S5L, S8L, lumen packages only) 	<ul style="list-style-type: none"> Universal (120V - 277V)



YORK 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)

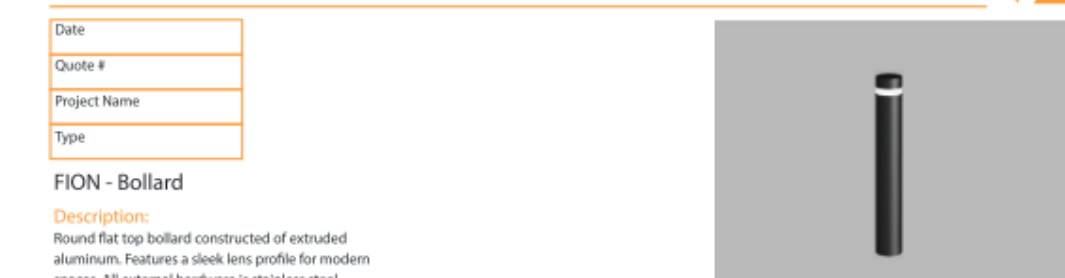


2-INCH ADJUSTABLE FITTER MOUNT (CR, BL, TR ONLY)



Solera

120 Walker Drive, Brampton, Ontario, L6T 4G9, Canada
Toll Free: 1-877-765-3722 Fax: 905-457-1115 www.soleracorp.com



Name	Engine	Lumens	CCT	Electrical	Mounting	Lens	Pattern	Options	Finish
FION	18 LED-Mini	2711	2700K	UMV 120-277V					

Mounting	Lens	Light Pattern	Options	Finishes
MT Ancho bolts and template	CL Clear acrylic lens	TY5 Type V (DB)	MS Motion sensor	BL Black
	DL Equal acrylic lens	180 180 degrees	SD Step dimming	WH White
			TP Temperature hardware	SG Silver Grey
			TS Temperature sensor	BZ Bronze
			PC Button photocell	CC Custom Color
			GR8 Ground fault interrupter	
			SP Single Run	

*Lumens are based on max wattage & 5000K CCT
 **MS 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

PARKER TOWN HALL EXEMPTION PLAN AMD3 L1

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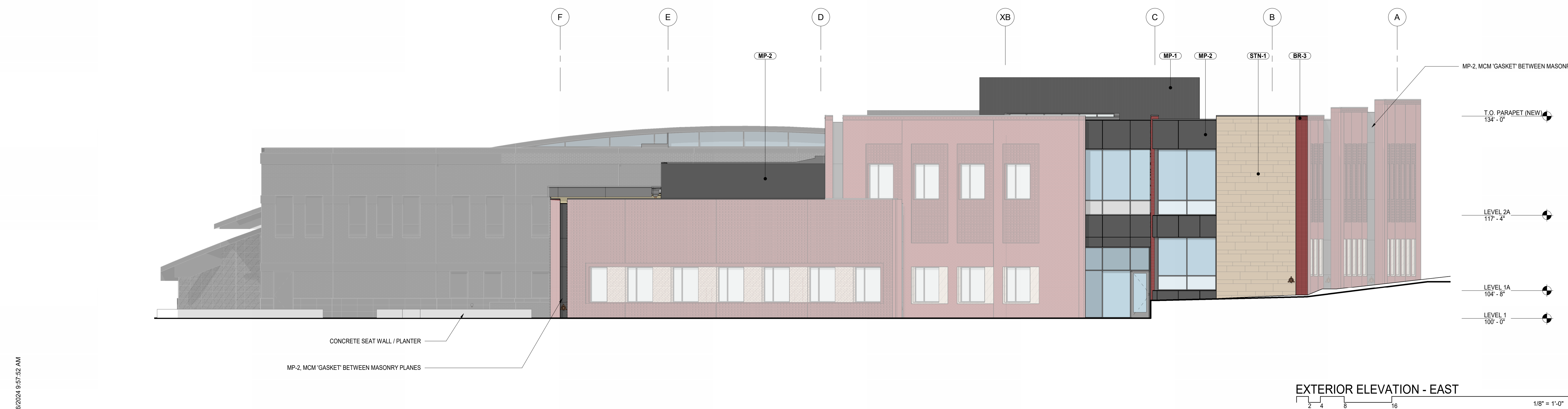
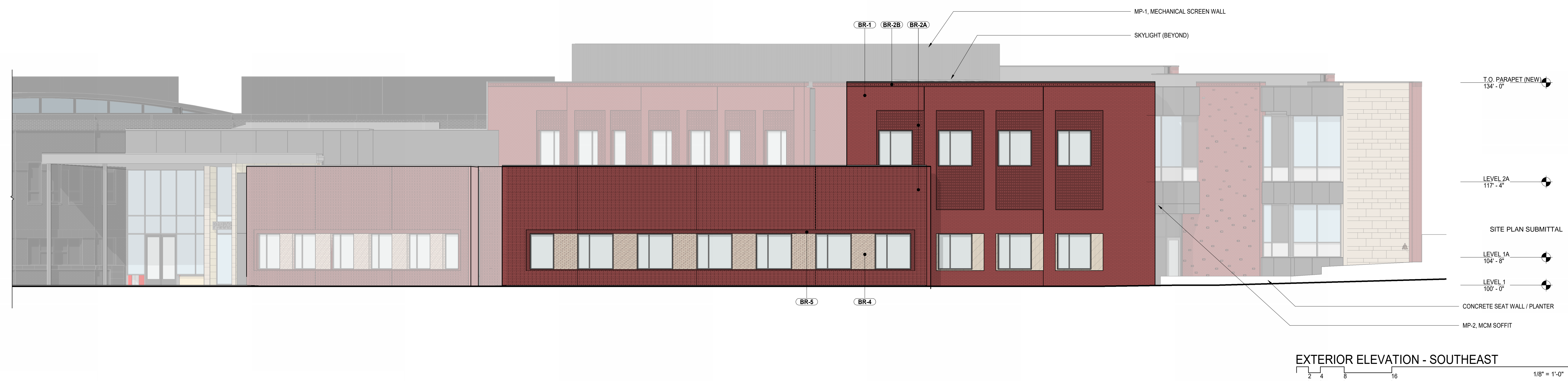
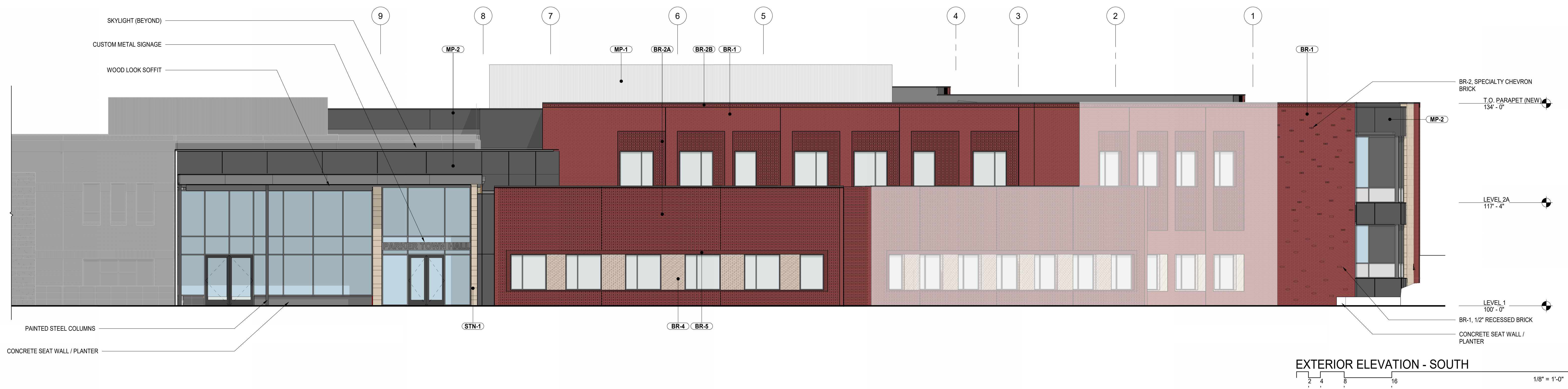
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Issue: SITE PLAN SUBMITTAL Date: 12 APR 2024

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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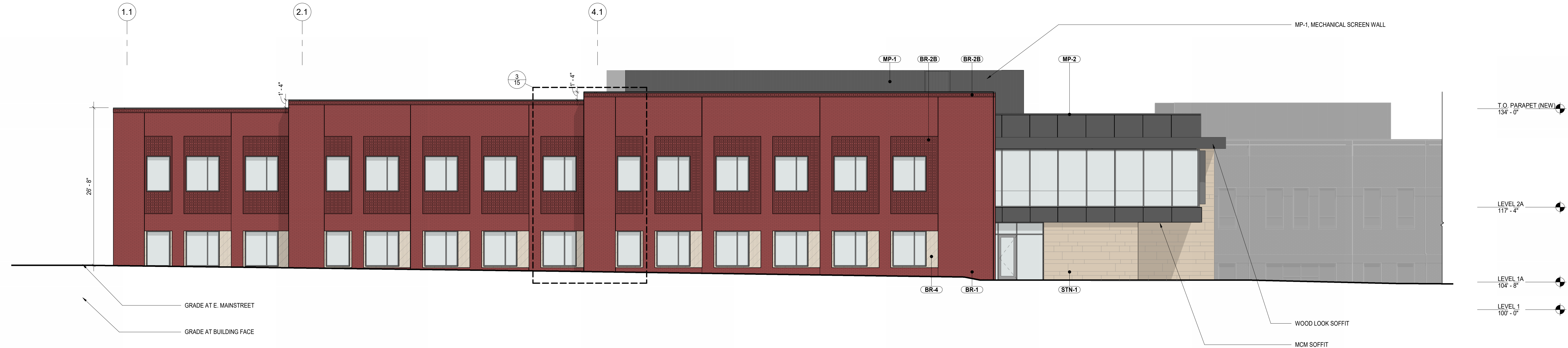
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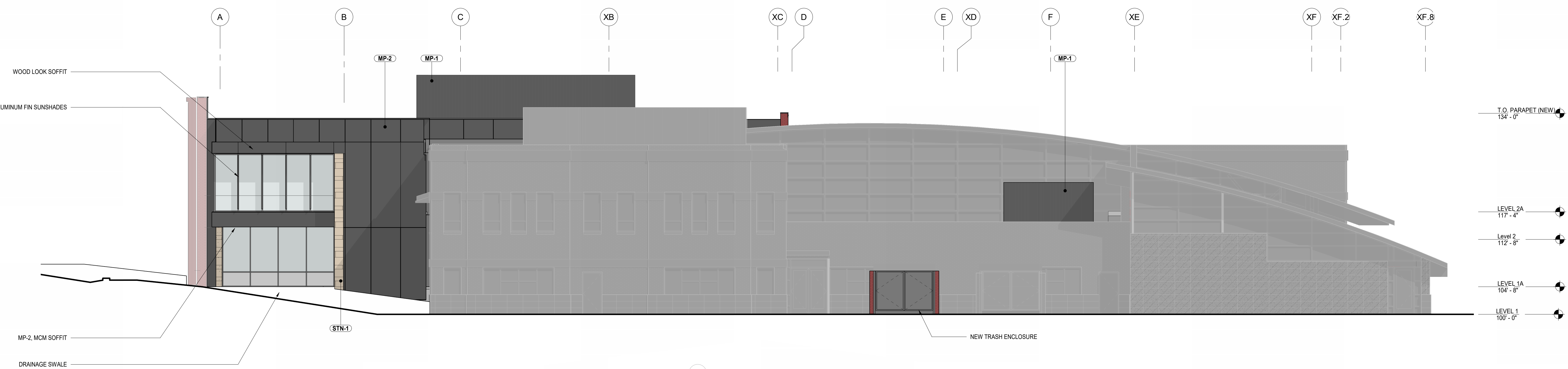


EXTERIOR ELEVATION - NORTH

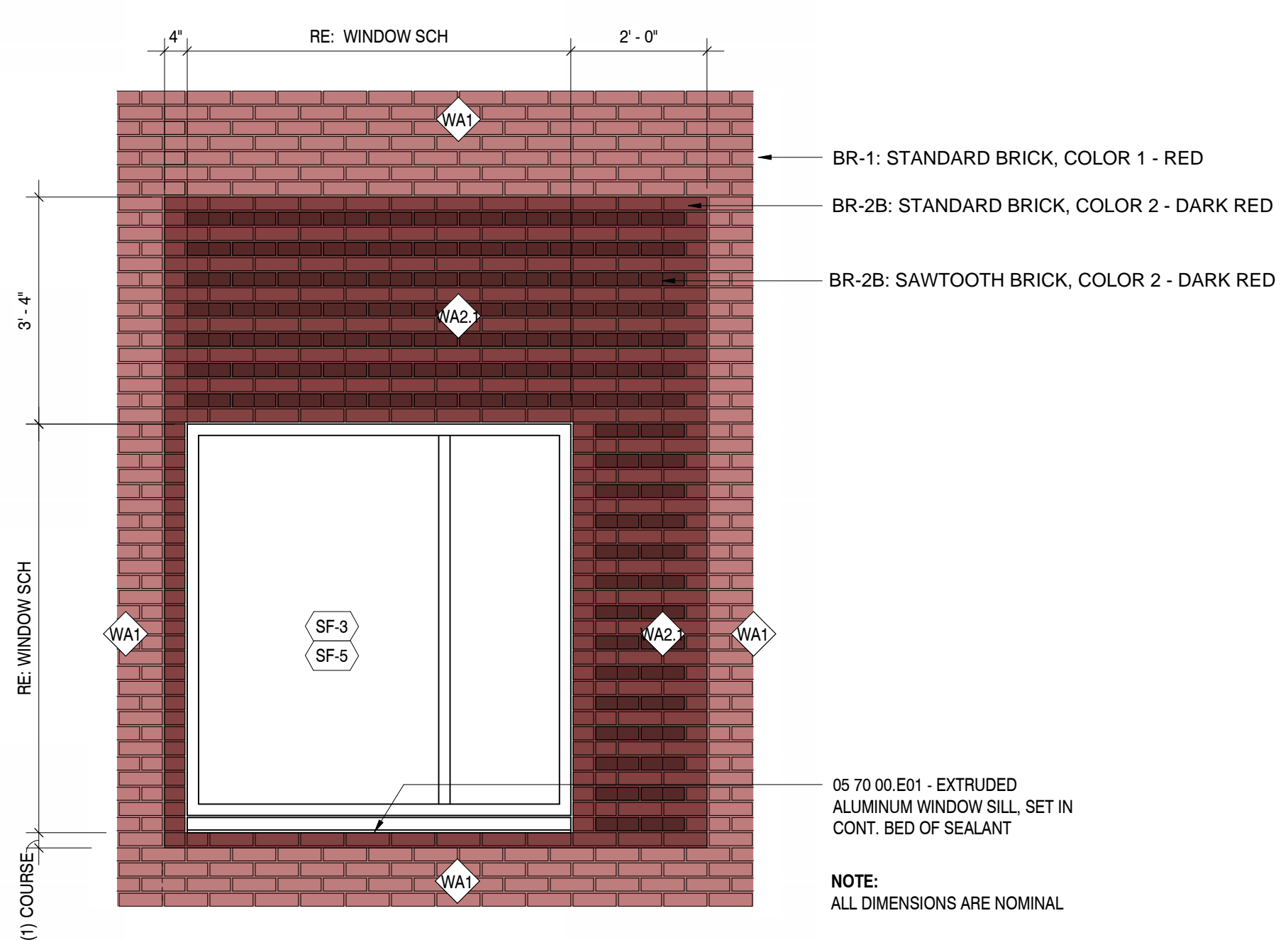
- GENERAL NOTES**
- THE EXISTING BUILDING IS SHOWN WITH A SOLID GRAY TRANSPARENT FILL OVER IT. NO EXTERIOR IMPROVEMENTS TO THE EXISTING BUILDING ARE INCLUDED WITHIN THIS SCOPE OF WORK.
 - THE ADDITION HAS SEVERAL WALL PLANES THAT ARE ANGLED. ANY WALL PLANE THAT IS NOT TRULY PERPENDICULAR TO THE ELEVATION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

LEGEND

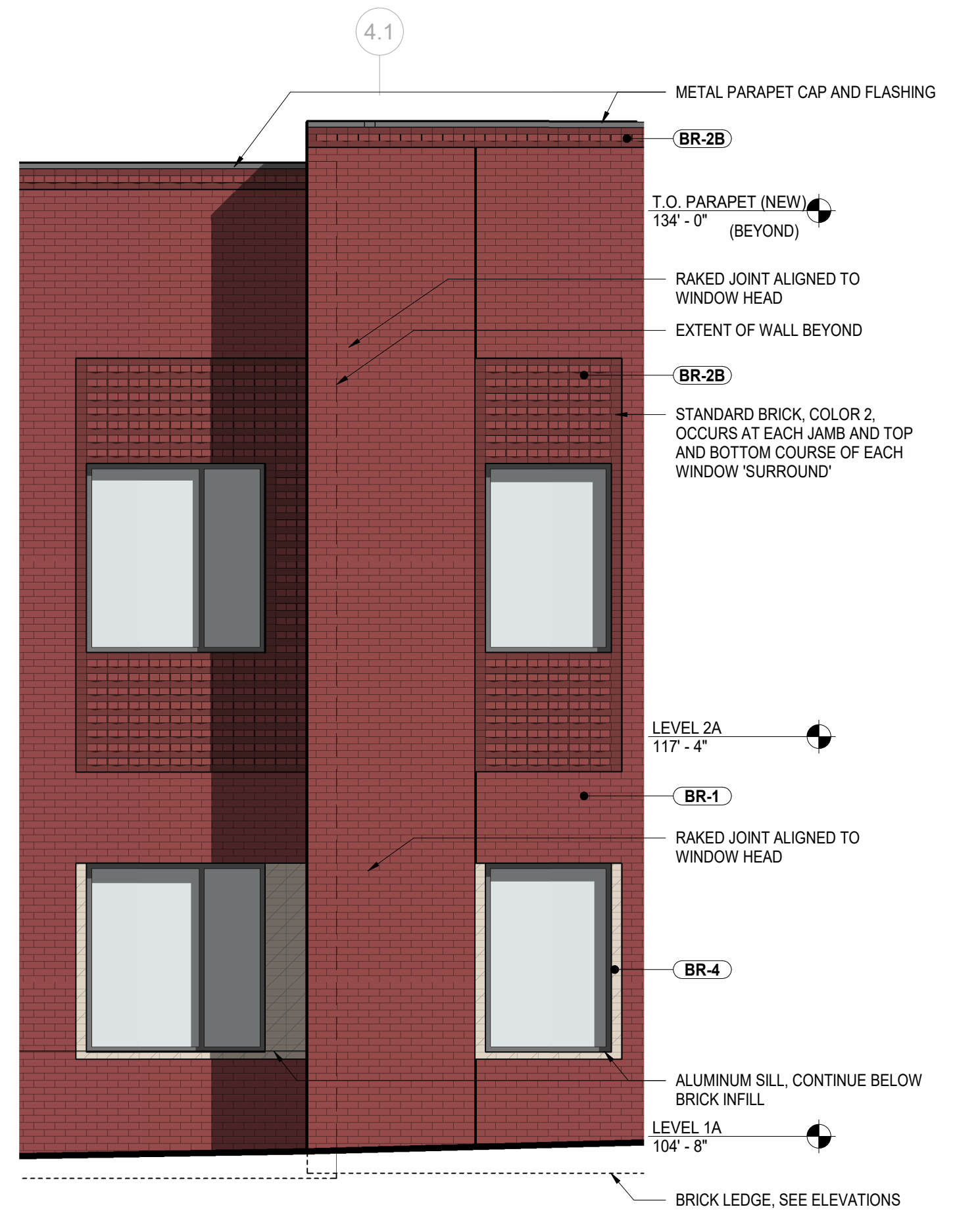
	STN-1, STONE CLADDING
	BR-1, BRICK VENEER: STANDARD BRICK (COLOR 1 - RED BRICK), RUNNING BOND
	BR-2A, BRICK VENEER: SAWTOOTH BRICK AND STANDARD BRICK (COLOR 1 - RED BRICK), EVERY OTHER COURSE, RUNNING BOND
	BR-2B, BRICK VENEER: SAWTOOTH BRICK AND STANDARD BRICK (COLOR 2 - DARK BRICK), EVERY OTHER COURSE, 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



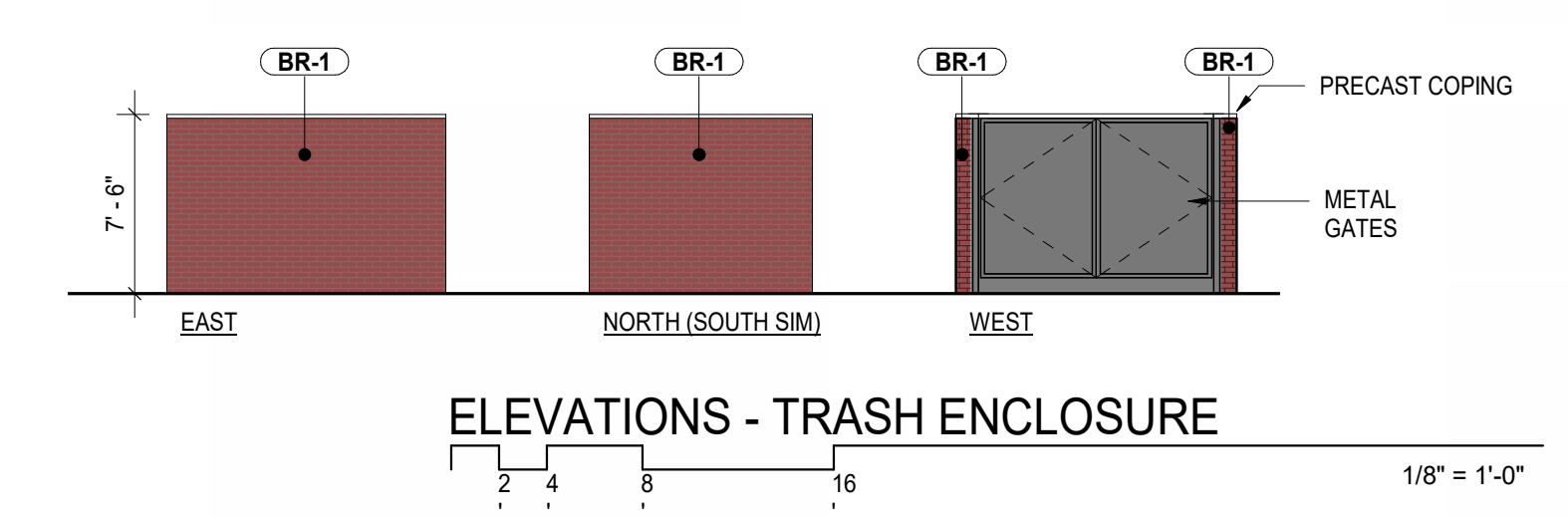
EXTERIOR ELEVATION - WEST



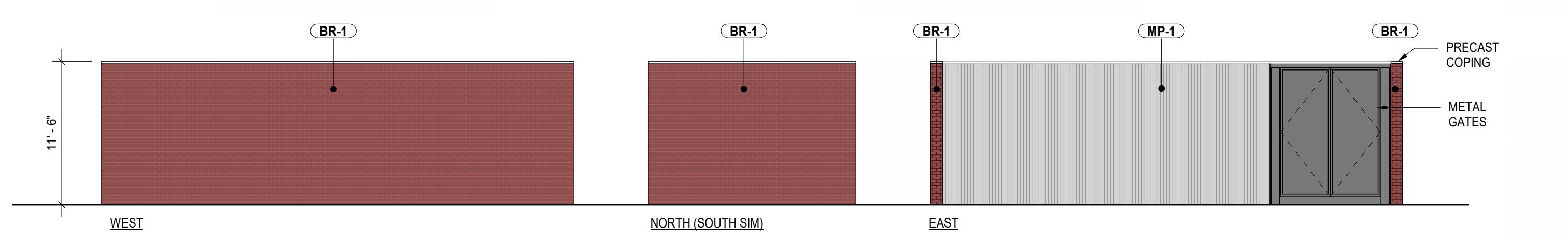
WINDOW SURROUND - TYPICAL RED BRICK ARTICULATION



ENLARGED ELEVATION - NORTH 2



ELEVATIONS - TRASH ENCLOSURE



ELEVATIONS - GENERATOR ENCLOSURE

ISSUE DATE
SITE PLAN SUBMITTAL 12 APR 2024

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

BUILDING ELEVATIONS