



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: December 19, 2023
SUBJECT: Parker Town Hall Amendment 3 Lot 1 – Site Plan
Review Comments 01

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: "02 Site Plan"

General Comments

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

Comment Addressed: Yes No
 Response:

2. Please show all property within the property lines on all plans. This includes the area at the Mainstreet and Pine intersection.

Comment Addressed: Yes No
 Response:

3. Please change the title on all pages to be the legal description. See redlines for wording.

Comment Addressed: Yes No
 Response:

4. Please include a Site Data/Development Table. This table should include information about the proposal along with the existing development on site. The table should indicate how the proposal complies with development standards including proposed use, square feet, building height, setbacks, parking, landscaping, etc. An example of table is:

SITE STATISTICS			
ZONING	PD		
LOT AREA	SF	ACRES	% OF TOTAL
GROSS	283,165	6.50	100%
NET	283,165	6.50	100%
SITE DATA	SF	ACRES	% OF TOTAL
BUILDING AREA	14,842	0.34	5.24%
HARDSCAPE AREA	134,150	3.08	47.37%
LANDSCAPE AREA (REQD: 15%)	134,182	3.08	47.39%
TOTAL	283,174	6.50	100%

PARKING	GFA (SF)	PARKING FORMULA	REQUIRED	PROVIDED
MEDICAL OFFICE BUILDING	29,556	1 PER 300 SF***	99	150**
ACCESSIBLE SPACES			4+1 VAN*	4+1 VAN*
BICYCLE PARKING	29,556	2 PER 10,000 SF	6	6

**ACCESSIBLE SPACES ARE INCLUDED IN THE TOTAL REQUIRED SPACES
 ***ELECTRICAL CHARGING STATIONS WILL BE PROVIDED FOR LEED

LEGAL DESCRIPTION:
 LOT 3, PINE BLUFFS, FILING NO.4, MINOR DEVELOP
 COUNTY OF DOUGLAS, STATE OF COLORADO.

Comment Addressed: Yes No
 Response:

5. Please label and dimension all building setbacks to all property lines (see redlines for areas needing measurements). Per the Greater Downtown District Historic Center District, buildings shall require a 0' front setback (relaxed setbacks are permitted where adjacent development does not line the street) and there are no required setbacks for the side or rear.

Please include this information within the Site Data Table.

Comment Addressed: Yes No

Response:

6. Please move the existing conditions map to the second page of the Site Plan Set.

Comment Addressed: Yes No

Response:

7. Pursuant to Section 4.6.2 of the Greater Downtown Historic Center Standards; Pedestrian access is an important part of the downtown environment. Pedestrian circulation shall be designed and located to minimize conflict with vehicular movement. Pedestrian system continuity shall be provided regardless of the street discontinuity. Please revise the Site Plan to create a Public pedestrian access path(s) from the adjacent roads.

Comment Addressed: Yes No

Response:

Parking

1. Pursuant to Section 13.06.050 (d) (2) of the Land Development Code, the Greater Downtown Historic Center, Professional Office Buildings shall provide a minimum of 1 parking space for each 500 square feet of net floor area.

Please provide a breakdown of the existing parking and the proposed parking within the parking table (site data table).

Comment Addressed: Yes No

Response:

2. Pursuant to Section 13.06.050 (i) (2) each off-street parking space, other than parallel spaces, shall be nine (9) feet in width and eighteen (18) feet in length, with an unobstructed front-end overhang. Parking spaces adjacent to landscape islands shall be ten (10) feet in width or a concrete strip, at least eighteen (18) inches wide, shall be provided on the adjacent side of the island for pedestrians to step out of the car.

Please ensure that all parking spaces including spaces adjacent to landscape islands meet the minimum requirements outlined above.

Comment Addressed: Yes No

Response:

3. Please add a Parking Count and size breakdown. Sheet 2 has notes that outline this information, but also adding this table is necessary to show compliance with Town code:

PARKING COUNT				PARKING NOTES
PARKING SPACE TYPE	COUNT	WIDTH	LENGTH	PARKING SPACES ADJACENT TO LANDSCAPE ISLANDS SHALL BE NINE FEET (9'-0") IN WIDTH WITH AN EIGHTEEN INCH (18") WIDE CONCRETE STRIP PROVIDED ON THE ADJACENT SIDE OF THE ISLAND FOR PEDESTRIANS TO STEP OUT OF THE CAR. THE 18" STRIP IS MEASURED FROM FACE OF CURB, AS DIMENSIONS ON ARCHITECTURAL SITE PLAN, 1/1.00.
ADA SPACES	8	9' - 0"	19' - 0"	
ON-STREET	26	8' - 0"	20' - 0"	
PARKING LOT	141	9' - 0"	19' - 0"	
TOTAL SPACES: 175				

Comment Addressed: Yes No

Response:

4. Pursuant to Section 13.06.050 (g) (2) a.; when two-way traffic is proposed, the drive shall be designed to be between twenty-four (24) and twenty-six (26) feet in width.

Please label the width of the drive aisles to demonstrate compliance with the code.

Comment Addressed: Yes No

Response:

5. 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. The proposed Site Plan shows additional bike parking to be located along the eastern entrance. In addition, there is an existing

bike rack located along the western side of the building. Please add information to the site data table regarding the bike racks (required, existing and proposed).

Comment Addressed: Yes No

Response:

6. Please provide a detail or cut-sheet for the bike parking element with an image of the improvement including the material and color.

Comment Addressed: Yes No

Response:

Landscaping

1. Please provide landscape summary table similar to the example below. This summary table should include the required, existing and proposed landscape calculations for the different required sections of the Town Code.

LANDSCAPE REQUIREMENTS				
DESCRIPTION	REQUIREMENTS	REQUIRED	EXISTING	PROPOSED
DEVELOPED AREA	15% OF DEVELOPED AREA TO BE LANDSCAPED (313,414 SF X 15% = 47,012 SF) 1 TREE AND 5 SHRUBS PER 1,500 SF OF LANDSCAPE AREA (31 TREES / 157 SHRUBS) 75% OF LANDSCAPE AREA MUST BE LIVING PLANT MATERIAL.	47,012 SF (15%) 31 TREES	282,612 SF (90%) 18 TREES	275,777 SF (88%) 31 TREES TOTAL (13 NEW)
STREETSCAPE PLANTING	STREET TREES NO MORE THAN 40' ON CENTER (538 LF = 13 TREES)	13 TREES	0 TREES	13 TREES TOTAL (13 NEW)
PARKING LOT INTERIOR LANDSCAPE	MIN. 10% OF PARKING AREA MUST BE LANDSCAPE ISLAND (21,000 SF X 10% = 2,100SF)	2,100 SF 5 TREES 22 SHRUBS	3,685 SF 4 TREES 14 SHRUBS	3,685 SF TOTAL (0 SF NEW) 5 TREES TOTAL (1 NEW) 22 SHRUBS TOTAL (8 NEW)
SITE TURF AREA	TURF GRASS NOT TO EXCEED 15% OF TOTAL LANDSCAPE AREA (275,365 SF X 15% = 41,305 SF)	41,305 SF (15%) MAX	1,783 SF (0.6%)**	808 SF (0.3%) TOTAL (0 SF NEW)

NOTES:
 * 8 SHRUBS ARE TO BE REMOVED FOR THE NEW BUILDING EXPANSION.
 **975 SF OF TURF GRASS IS TO BE REMOVED FOR THE NEW BUILDING EXPANSION.

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

Comment Addressed: Yes No

Response:

2. 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. If the site currently does not meet the minimum ten (10) percent requirement, the site may be considered a legal nonconforming situation. However, the proposed building addition triggers the requirement for additional improvements of this type that must be addressed by the site plan. The proposed plaza along the south side of the building may be included within the required calculation for landscaping.

Comment Addressed: Yes No

Response:

- 3. Pursuant to Section 13.06.070 the Town of Parker LDO, there are several additional landscaping requirements (Site Perimeter, Parking Lot Perimeter, etc.) that are required. Please revise the site plan to outline areas that are required, what exists and what is proposed. If required landscaping is proposed to be reduced, a justification that addresses code requirements for a waiver or variance or additional review process may be required.**

Comment Addressed: Yes No

Response:

- 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 revise the site plan to address this requirement including dimensions for the landscape area. This requirement applies to the south property line adjacent to Pikes Peak Avenue as well as the west property line. Please include the measurements and indicate the landscaping that is proposed. If these areas adjacent to the property lines are proposed to be unchanged, please include a note that all sizes and landscape materials are existing.**

Comment Addressed: Yes No

Response:

- 5. 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. 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 width less than nine (9) feet. One (1) tree and five (5) shrubs shall be planted for each increment of one hundred sixty-two (162) square feet. For each increment of 15 square feet beyond this, an additional shrub shall be planted. One (1) tree may be substituted for ten (10) shrubs when approved during the site plan process. Please ensure the site plan is revised to address the above requirements.**

Comment Addressed: Yes No

Response:

6. Please provide a separate table that breaks down all landscape islands. An example of what this should look like is:

TOWN OF PARKER LANDSCAPE REQUIREMENTS

PARKING LOT INTERIOR LANDSCAPE			
PARKING LOT ISLAND	PARKING LOT ISLAND SIZE (SF)	INTERNAL TREES (1/162) REQUIRED/PROVIDED	INTERNAL SHRUBS (5/162 SF) REQUIRED/PROVIDED
1	164 SF	1 / 0* ☀	5 / 6
2	164 SF	1 / 0* ☀	5 / 6
3	165 SF	1 / 1	5 / 6
4	567 SF	1 / 1	17 / 23
5	419 SF	1 / 0* ☀	13 / 24
6	915 SF	1 / 2	28 / 30
7	399 SF	1 / 0* +	12 / 22
8	642 SF	1 / 1	19 / 22
9	166 SF	1 / 1	5 / 8
10	1344 SF	1 / 6	42 / 37*
11	166 SF	1 / 1	5 / 6
12	598 SF	1 / 1	18 / 28
13	166 SF	1 / 0* +	5 / 9
14	300 SF	1 / 1	9 / 12
15	253 SF	1 / 1	8 / 13
16	166 SF	1 / 0* + ☀	5 / 8
17	165 SF	1 / 1	5 / 8
18	239 SF	1 / 0* +	7 / 14
19	410 SF	1 / 1	10 / 16
20	965 SF	1 / 3	30 / 30
21	166 SF	1 / 0* ☀	5 / 7
22	166 SF	1 / 1	5 / 8
23	166 SF	1 / 0* + ☀	5 / 7
24	492 SF	1 / 1	15 / 19
25	166 SF	1 / 1	5 / 6
26	168 SF	1 / 0* +	5 / 6
27	485 SF	1 / 1	15 / 20
28	166 SF	1 / 0* + ☀	5 / 6
29	166 SF	1 / 1	5 / 8
30	1252 SF	1 / 3	39 / 46
31	640 SF	1 / 9	20 / 25
32	255 SF	1 / 1	8 / 12
33	285 SF	1 / 0* ☀	8 / 19
34	166 SF	1 / 1	5 / 6
35	168 SF	1 / 0* + ☀	5 / 7
36	362 SF	1 / 1	11 / 19
37	209 SF	1 / 1	6 / 12
38	218 SF	1 / 1	7 / 10
39	454 SF	1 / 0* +	14 / 25
40	381 SF	1 / 0* ☀	11 / 20
41	168 SF	1 / 0* ☀	5 / 6
TOTAL	14,906 SF		

Comment Addressed: Yes No

Response:

7. 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 to the north property line. The required landscaping should be located as close to the property line as possible. Please ensure that the property perimeter landscaping is provided on the revised site plan.

Comment Addressed: Yes No

Response:

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

Comment Addressed: Yes No

Response:

9. Please provide an irrigation plan. This needs to be reviewed by the Parker Water and Sanitation District.

Comment Addressed: Yes No

Response:

10. 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. The only tree species that does not require mitigation are Russian Olive as it is classified by the State as a noxious weed. Please review Section 13.10.110 for more information.

Comment Addressed: Yes No

Response:

Lighting

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

Comment Addressed: Yes No

Response:

2. Pursuant to Section 13.10.140 (e), uniformity ratios for the average lighting (illumination) to minimum and maximum to minimum shall be provided for different elements of the site. For this property, the following needs to be included at or below the ratios identified below:

<i>Nonresidential Area</i>	<i>Uniformity Ratio (Average to Minimum)</i>	<i>Uniformity Ratio (Maximum to Minimum)</i>
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Nonresidential Area	Uniformity Ratio (Average to Minimum)	Uniformity Ratio (Maximum to Minimum)
Parking lots with vehicular traffic, medium activity	3:1	10:1

Comment Addressed: Yes No
 Response:

Building Elevations

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

Comment Addressed: Yes No
 Response:

- Per the Town of Parker Commercial Design Standards for Commercial and Mixed-Use Building Composition; buildings shall be broken down either horizontally or vertically. To break a building down horizontally, the following standards shall be satisfied:**

“Breaking Massing Down Horizontally:

- i. Building mass shall be reduced through a variation in wall planes, wall surfaces, fenestration and height to achieve a pedestrian-scaled building design (see figure 68).**
- ii. Integrate varied roof lines, modulated building heights, stepbacks, or innovative architectural detailing.**
- iii. Use different textures, colors, materials, and distinctive architectural treatments in the building design that add visual interest while avoiding dull and repetitive façades.”**

Additional variation in the building plane is needed to meet the intent and standards of the code. Please see redlines for suggestions.

Comment Addressed: Yes No
 Response:

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
- Town of Parker – Building Division for Fire/Life Safety
- CORE
- Parker Water and Sanitation District
- Town of Parker – Building Division Construction Plans for Environmental

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 Engineering and Stormwater
- Public Service Company of Colorado
- 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:

Property Owner

Date

Project Representative

Date

Please add the legal description to the title (see text). This should be added to all pages of the Site Plan.

Parker Town Hall Exemption Plat 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. 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

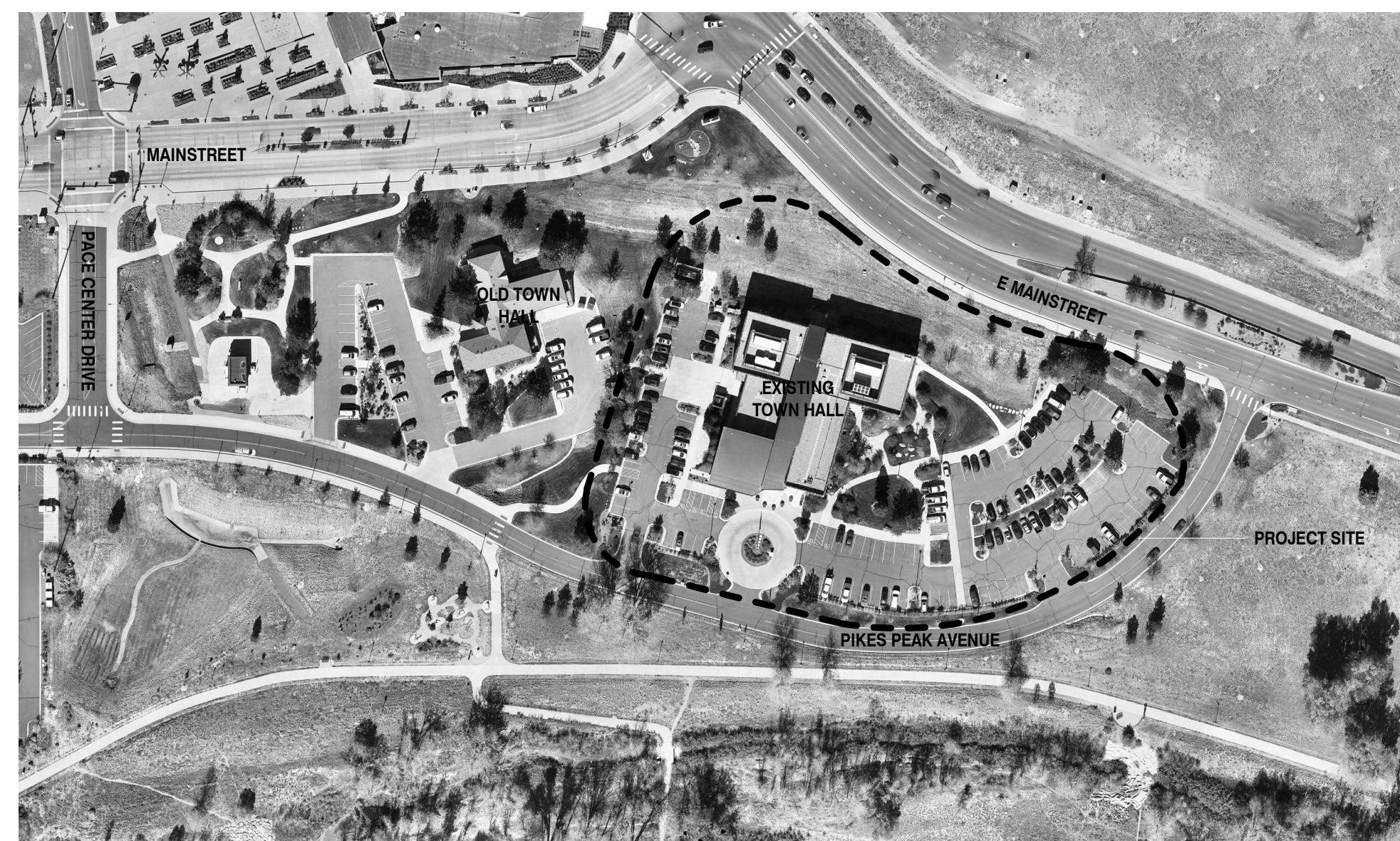
Electrical Engineer + Technology

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



Please add a Site Data Table - This table should include the existing data and well as what is proposed.

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 SITE PLAN
- 3 LANDSCAPE PLAN
- 4 LANDSCAPE DETAILS
- 5 PHOTOMETRIC SITE PLAN
- 6 PHOTOMETRIC DETAILS
- 7 EXISTING CONDITIONS MAP
- 8 TREE CONSERVATION PLAN
- 9 BUILDING ELEVATIONS

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

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

COVER SHEET

1

LEGEND

- STANDARD GRAY CONCRETE FINISH
- REVEGETATION AREA
- CONC. PAVING- STANDARD
- CONC. PAVING- SAND FINISH
- ROCK MULCH
- COBBLE
- CONCRETE SEAT WALL
- TRASH CAN
- BIKE RACKS
- EXISTING TREE
- PROPOSED TREE
- PA PLANTING AREA
- STEEL EDGER
- LIMIT OF WORK
- EX FO EXISTING FIBER OPTIC LINE
- EX W EXISTING WATER LINE
- EX SD EXISTING STORM LINE
- EX SS EXISTING SANITARY LINE
- EX E EXISTING ELECTRICAL LINE
- EX T EXISTING TELEPHONE LINE
- EX OE EXISTING OVERHEAD LINE
- EX CATV EXISTING CABLE TV LINE
- EX G EXISTING GAS LINE

Please include a parking breakdown. See Planning memo for what should be included.

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

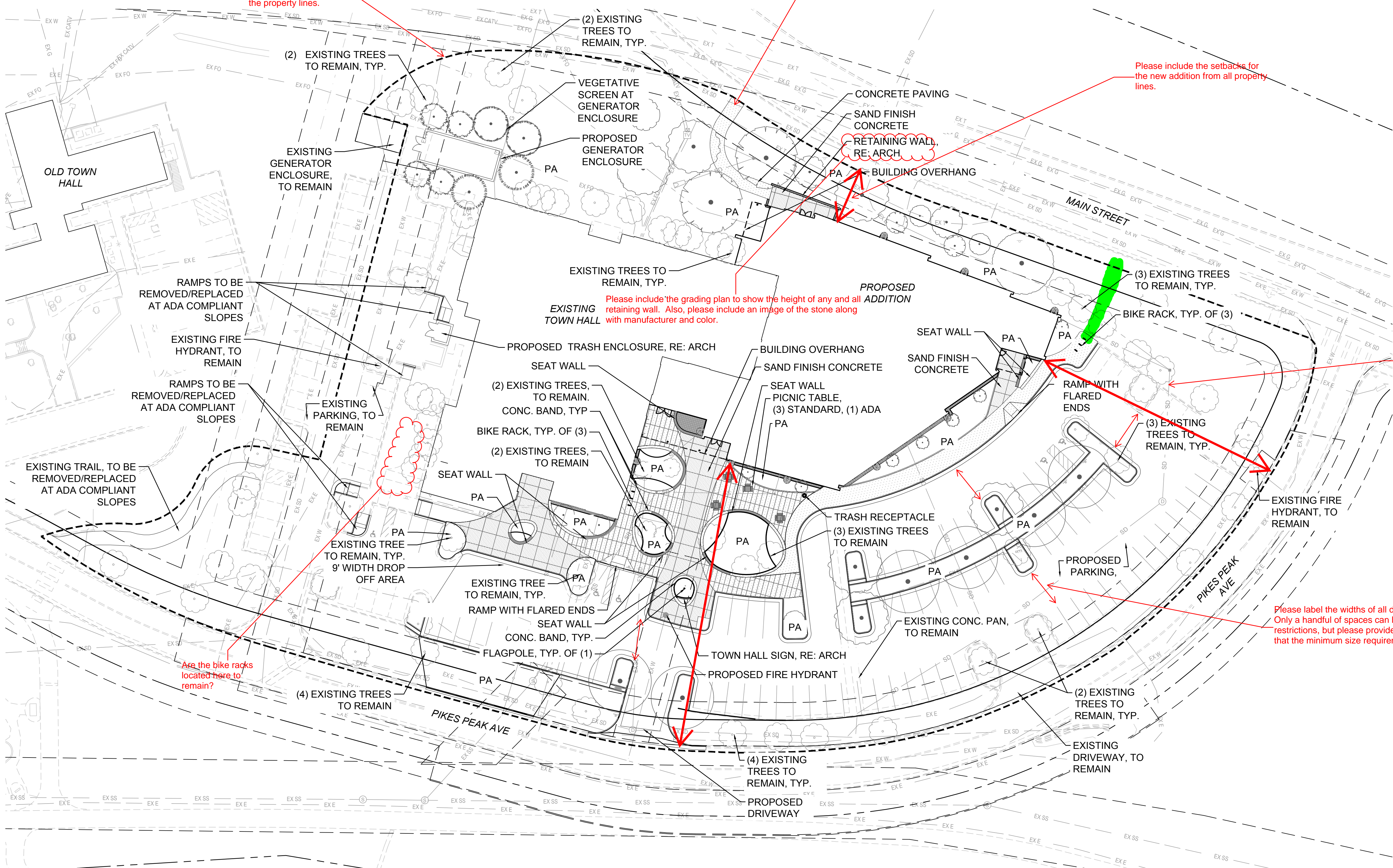
Electrical Engineer + Technology
 AE Design
 1900 Wazee Street #205
 Denver, CO 80202
 Telephone: 303-296-3034

Issue Date
 SDP 02 NOVEMBER 2023

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

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

SITE PLAN



The Town Code requires pedestrian access to the building. Access from Mainstreet is important, however, since this path leads to a door that will not be accessible to the public, please relocate to an area where the public can access the main entrance. The green highlighted area is an easy place to add the pedestrian access. In addition, more pedestrian traffic may be located further to the west. Not sure if there is a good connection, but please evaluate.

Please include an image all proposed bike racks, including color.

Please show the property all the way to the property lines.

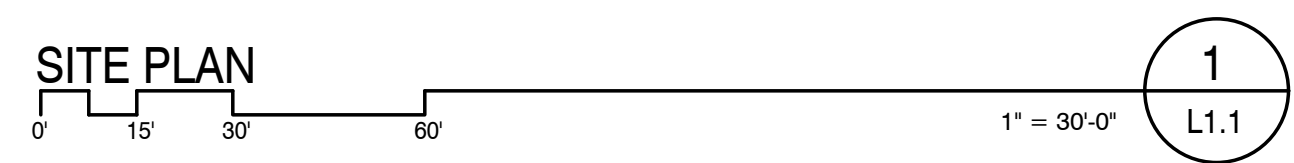
Please include the setbacks for the new addition from all property lines.

Please include the grading plan to show the height of any and all retaining wall. Also, please include an image of the stone along with manufacturer and color.

At one time there were conversations about providing EV Chargers within the parking lot. If EV is proposed, please include locations and what the chargers will look like on this plan. Depending on location this could impact landscaping and size of parking space.

Please label the widths of all drive aisles and parking spaces. Only a handful of spaces can be labeled due to space restrictions, but please provide a parking table that outlines that the minimum size requirements are satisfied.

Are the bike racks located here to remain?



Please include a landscape summary table for all landscape requirements and what is proposed. See Planning memo for example.

Please see redlines for additional information needed.

NOTE: SEE LANDSCAPE DETAILS SHEET 4 FOR PLANT SCHEDULE.

PARKING LOT LANDSCAPE REQUIREMENTS
 PROPOSED PARKING AREA = 42,790 SF
 42,790 SF X 10% = 4,279 SF REQUIRED LANDSCAPE AREA
 4,900 SF PROVIDED

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

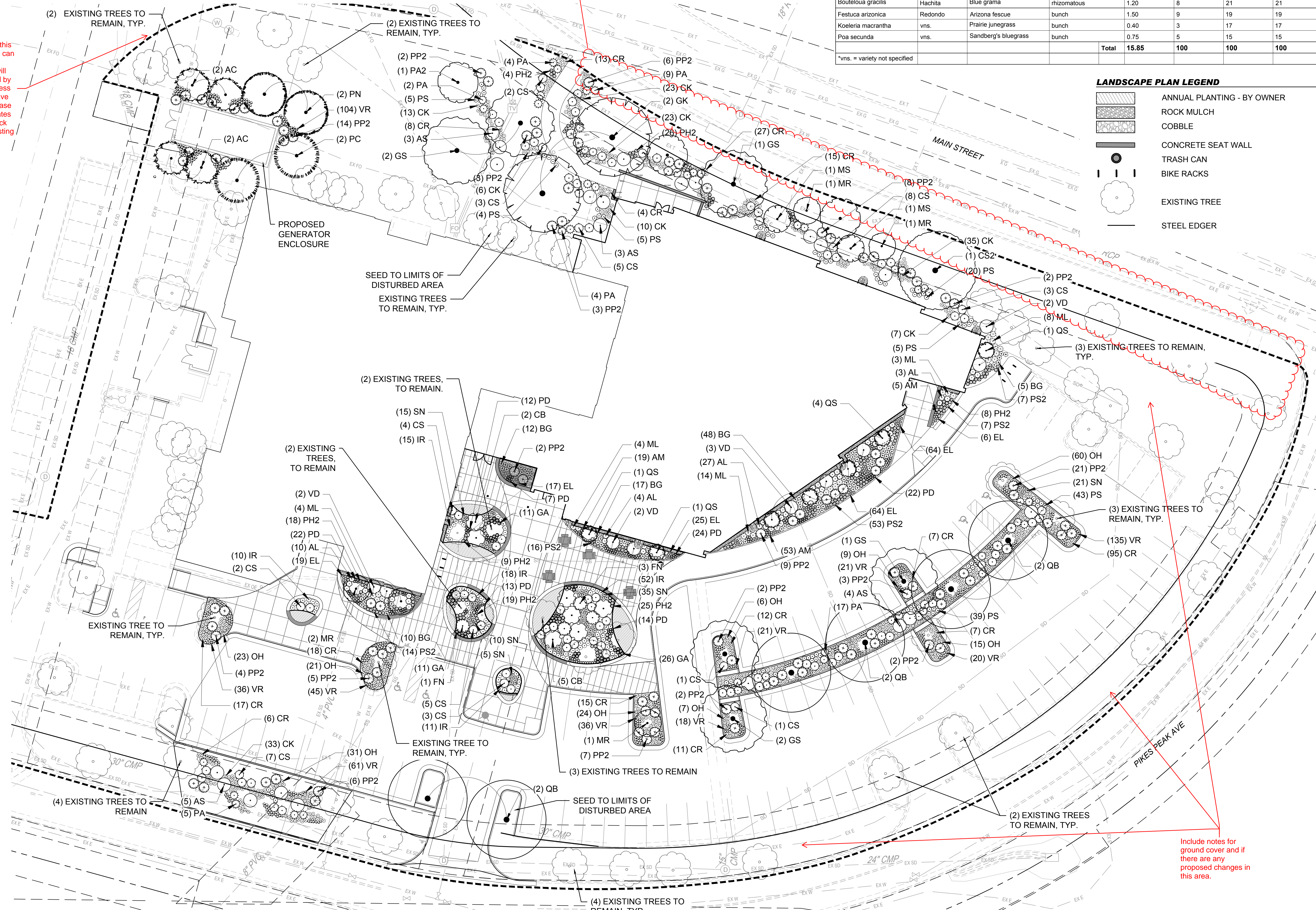
*vns. = variety not specified

LANDSCAPE PLAN LEGEND

- ANNUAL PLANTING - BY OWNER
- ROCK MULCH
- COBBLE
- CONCRETE SEAT WALL
- TRASH CAN
- BIKE RACKS
- EXISTING TREE
- STEEL EDGER

Please include the entire property on this plan. If easier you can identified areas of landscaping that will remain unchanged by graying back. Unless this is what you have already done. Please add a note that states that the grayed back landscaping is existing and will remain.

Please include the entire area between the back of sidewalk and the building on your landscape plans. Although this area is offsite, it is still the adjacent property owners responsibility to landscape.



Include notes for ground cover and if there are any proposed changes in this area.

AndersonMasonDale Architects

Parker Town Hall Expansion

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

Architect
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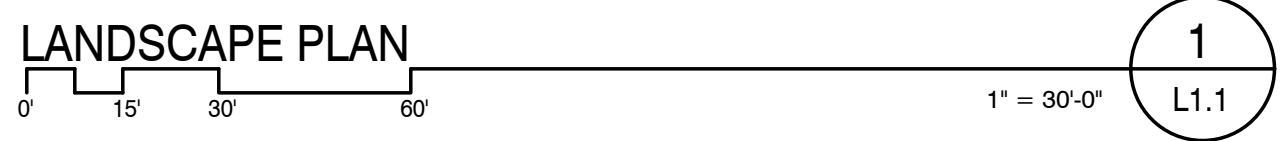
Issue _____ Date _____
 SDP _____ 02 NOVEMBER 2023

SITE PLAN SUBMITTAL
PARKER TOWN HALL LOCATED IN THE NORTHWEST CORNER OF SECTION 25, TOWNSHIP 6 SOUTH, RANGE 96 WEST, LOT 1 COMPRISING 3.867 ACRES, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

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

LANDSCAPE PLAN

9/15/2023 3:33:28 PM

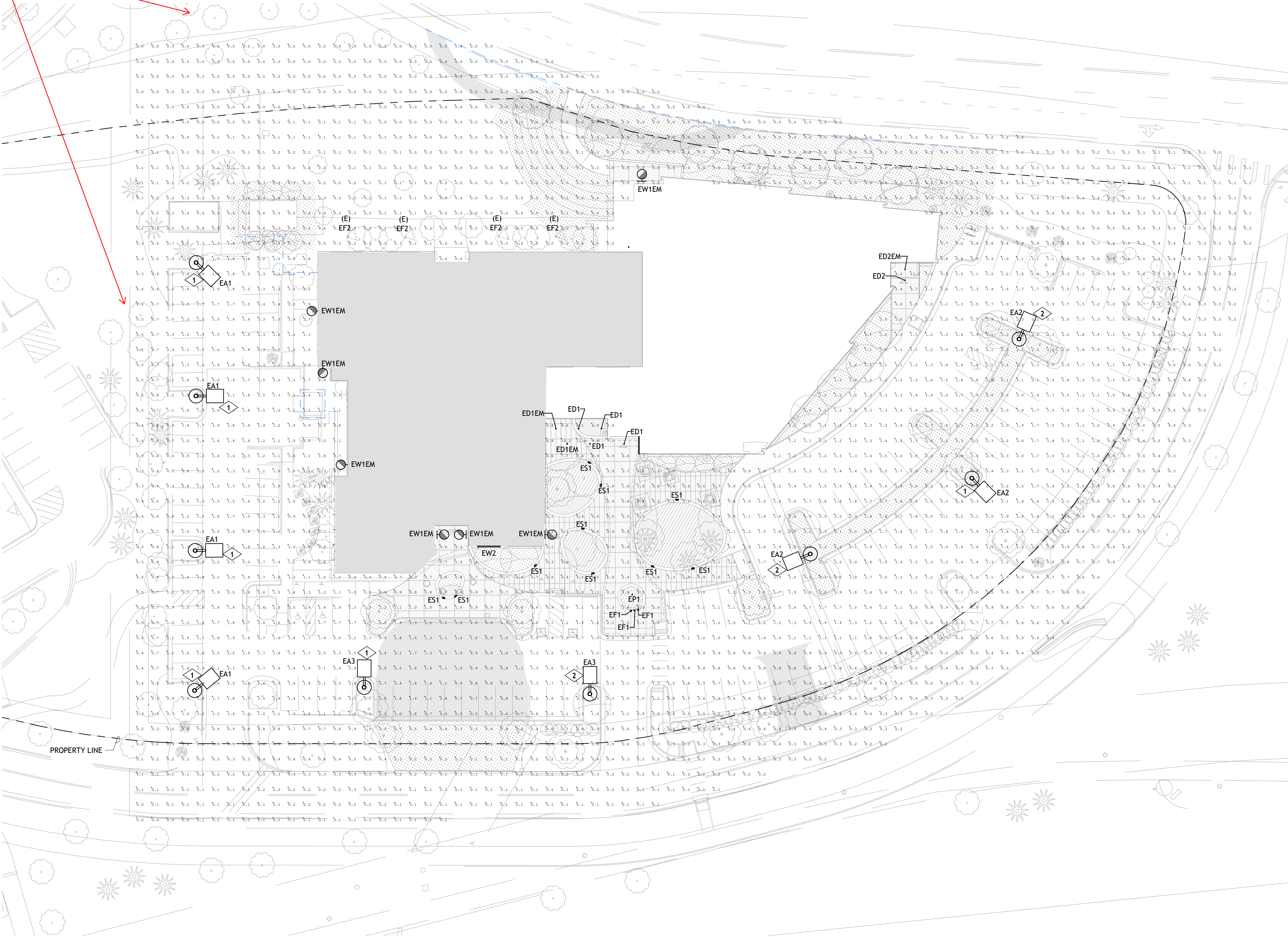


EXTERIOR LIGHTING FIXTURE SCHEDULE

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

Please show all property lines and include the foot candles all the way to the property lines (even if 0).

All fixtures "TBD" need to be identified on this plan.



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	0.90	11.4	0	N.A.	N.A.
Property Line	0.17	1.0	0	N.A.	N.A.
Parking Lot Averages	1.48	3.0	0.5	2.96	6.0

Please include the Average to Minimum and Max to Min ratios. All ratios shall meet the allowances within Town Code.

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
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 4582 S. Ulster Street #750
 Denver, CO 80237
 Telephone: 303-741-3737

Landscape Architect
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 Denver, CO 80205
 Telephone: 303-628-0003

Structural Engineer
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 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

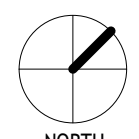
Electrical Engineer + Technology
 AE Design
 1900 Wazee Street #205
 Denver, CO 80202
 Telephone: 303-296-3034

Issue _____ Date _____
 SDP _____ 2 NOVEMBER 2023

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

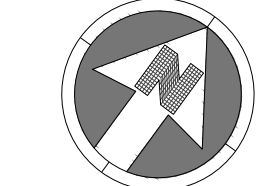
Project Number: 22-093
 Drawn By: SH
 Reviewed By: KM
 Approved By: KM

SITE PHOTOMETRIC PLAN



Please move this Existing Conditions Map to the 2nd page of this Set.





SCALE: 1" = 30'

LEGEND:

- PROPERTY LINE
- - - RIGHT OF WAY
- ▭ EXISTING BUILDING
- ▬ EXISTING CURB AND GUTTER
- ▬ EXISTING SIDEWALK
- ▬ EXISTING WALL
- ▬ EXISTING FENCE
- ▬ EXISTING SIGN
- ▬ EXISTING LIGHT
- ☀ EXISTING TREE
- 5343 — EXISTING MINOR CONTOURS
- 5345 — EXISTING MAJOR CONTOURS
- EX E — EXISTING EASEMENT
- EX E — EXISTING ELECTRICAL LINE
- EX FO — EXISTING FIBER OPTIC LINE
- EX G — EXISTING GAS LINE
- EX T — EXISTING TELEPHONE LINE
- EX SS — EXISTING SANITARY LINE
- EX SD — EXISTING STORM LINE
- EX W — EXISTING WATER LINE
- EXISTING STORM INLET
- EXISTING CLEANOUT
- EXISTING FIRE HYDRANT
- ⊕ EXISTING WATER VALVE
- ⊕ EXISTING MANHOLES

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

Issue _____ Date _____
 SITE PLAN SUBMITTAL 03 NOV 2023

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

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

EXISTING CONDITIONS PLAN

Create an additional table that includes only those trees proposed to be removed. Per Section 13.10.110 a monetary value should be given for each tree proposed to be removed. See Planning memo for additional information.

AndersonMasonDale Architects

Parker Town Hall Expansion

Parker, CO
22-093

Town of Parker
20120 Mainstreet
Parker, CO 80138

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Lakewood, CO 80227
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

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

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

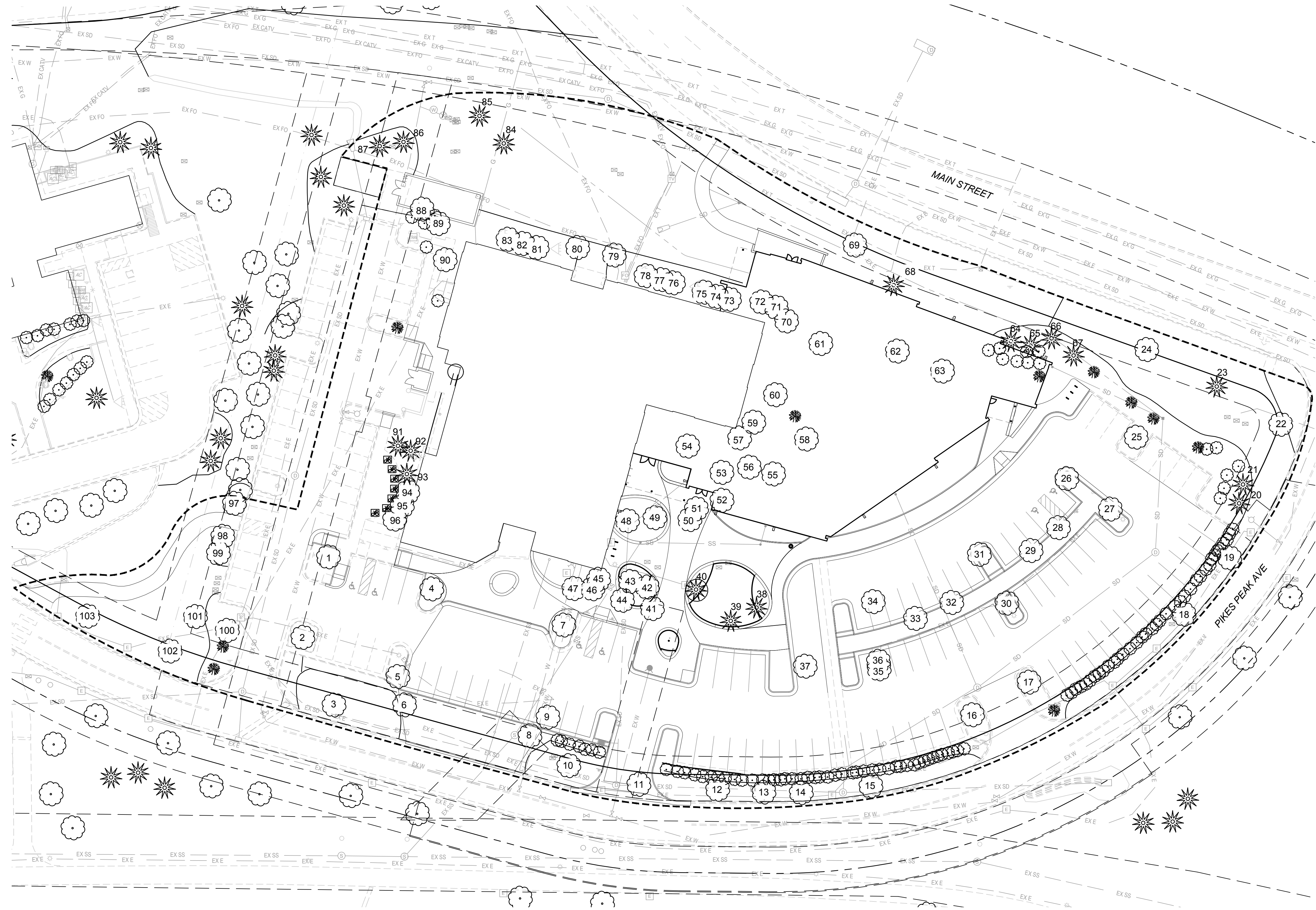
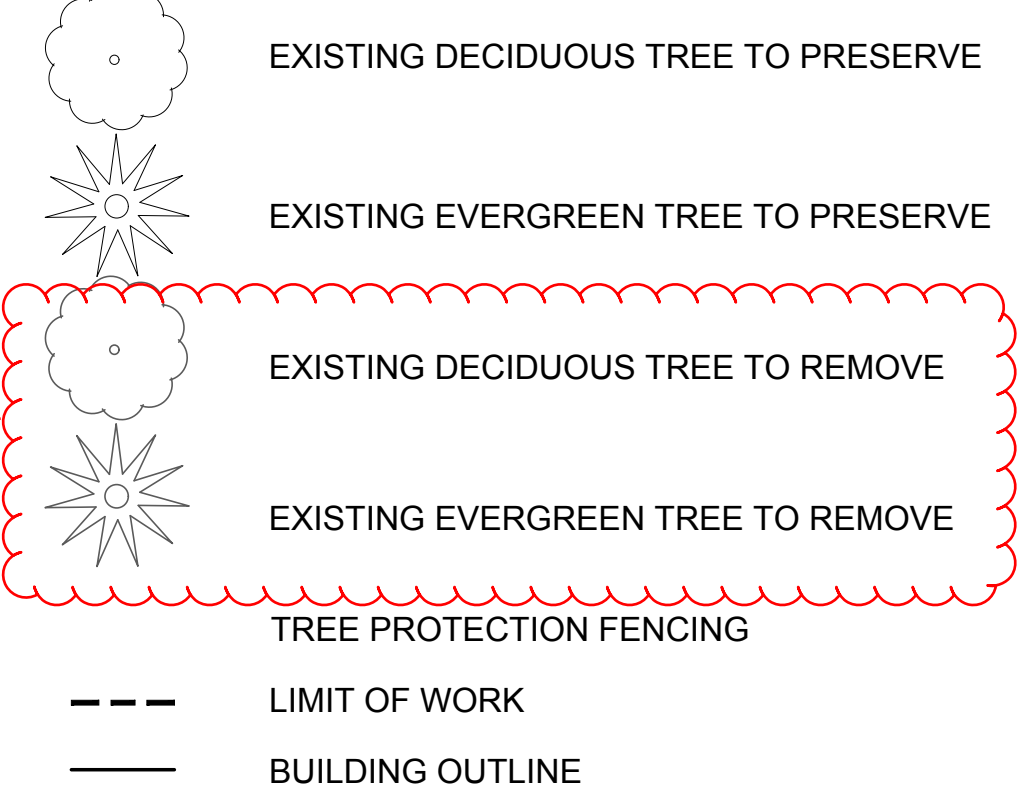
TREE CONSERVATION PLAN

TREE MITIGATION NOTE:

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

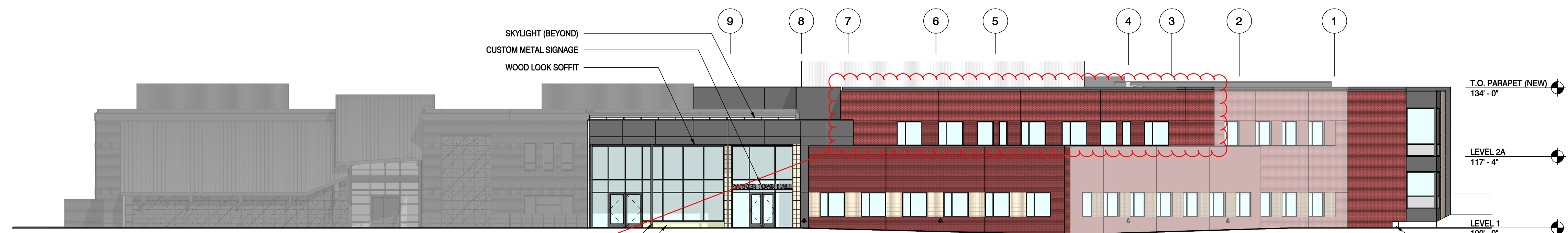
To distinguish these trees from those proposed to be preserved, please change the symbol. Others have placed in "X" through the symbol to depict.

TREE MITIGATION LEGEND



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

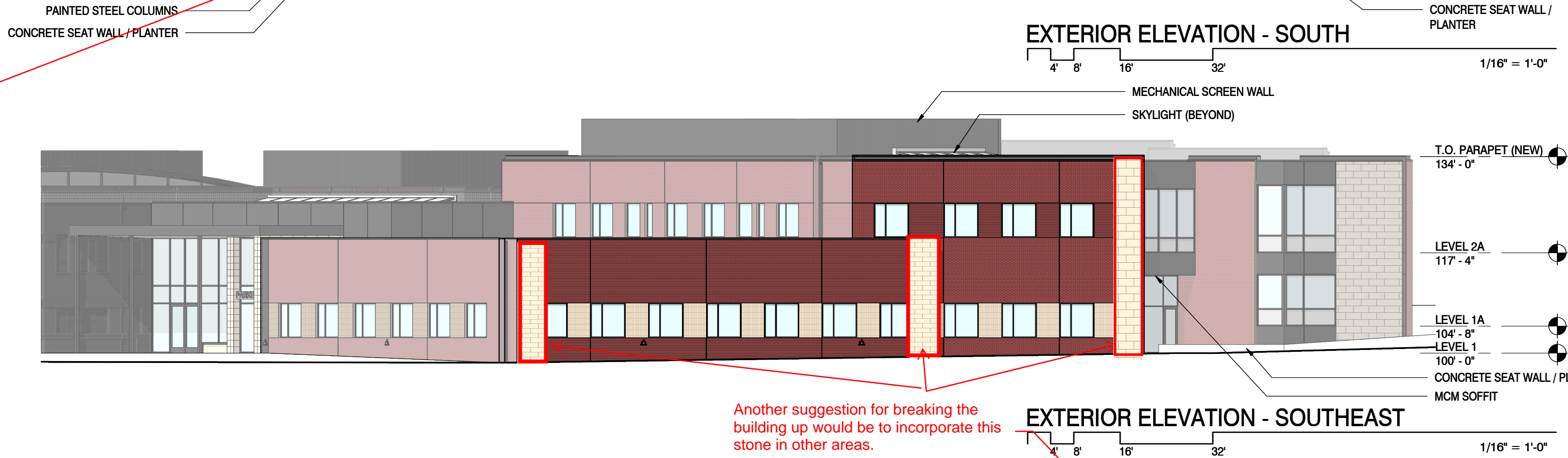




Similar to the comments on the north elevation, additional articulation is needed on all sides of the building. Some suggestions for breaking the building down include:
 - Creating a similar soldier course at the top as what is existing.

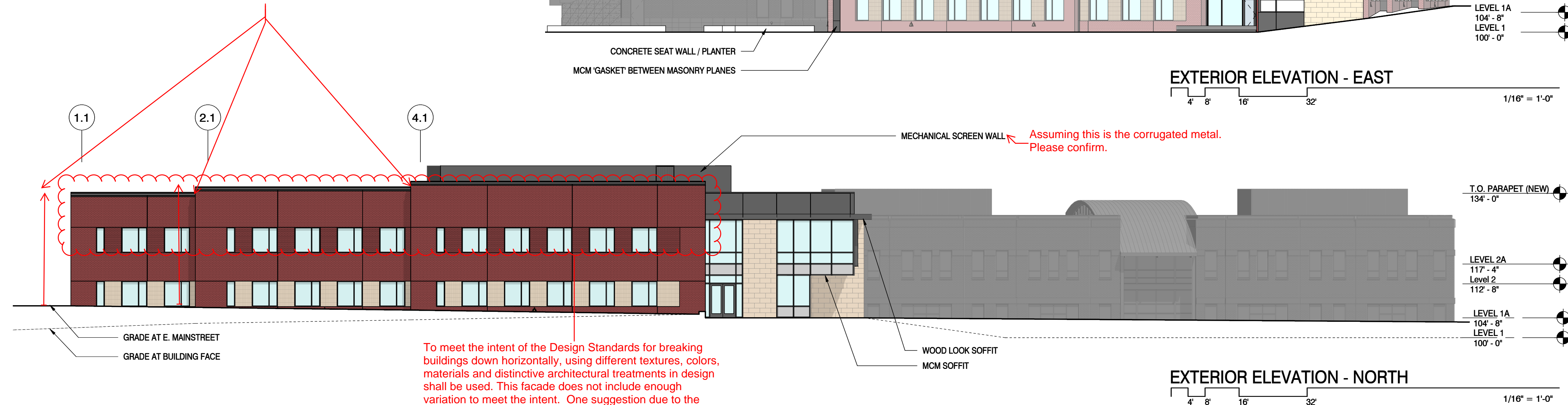


Creating banding or variation in color through the elevation. The existing building uses a blonde brick to do this. Using a different colored brick or other material would help.



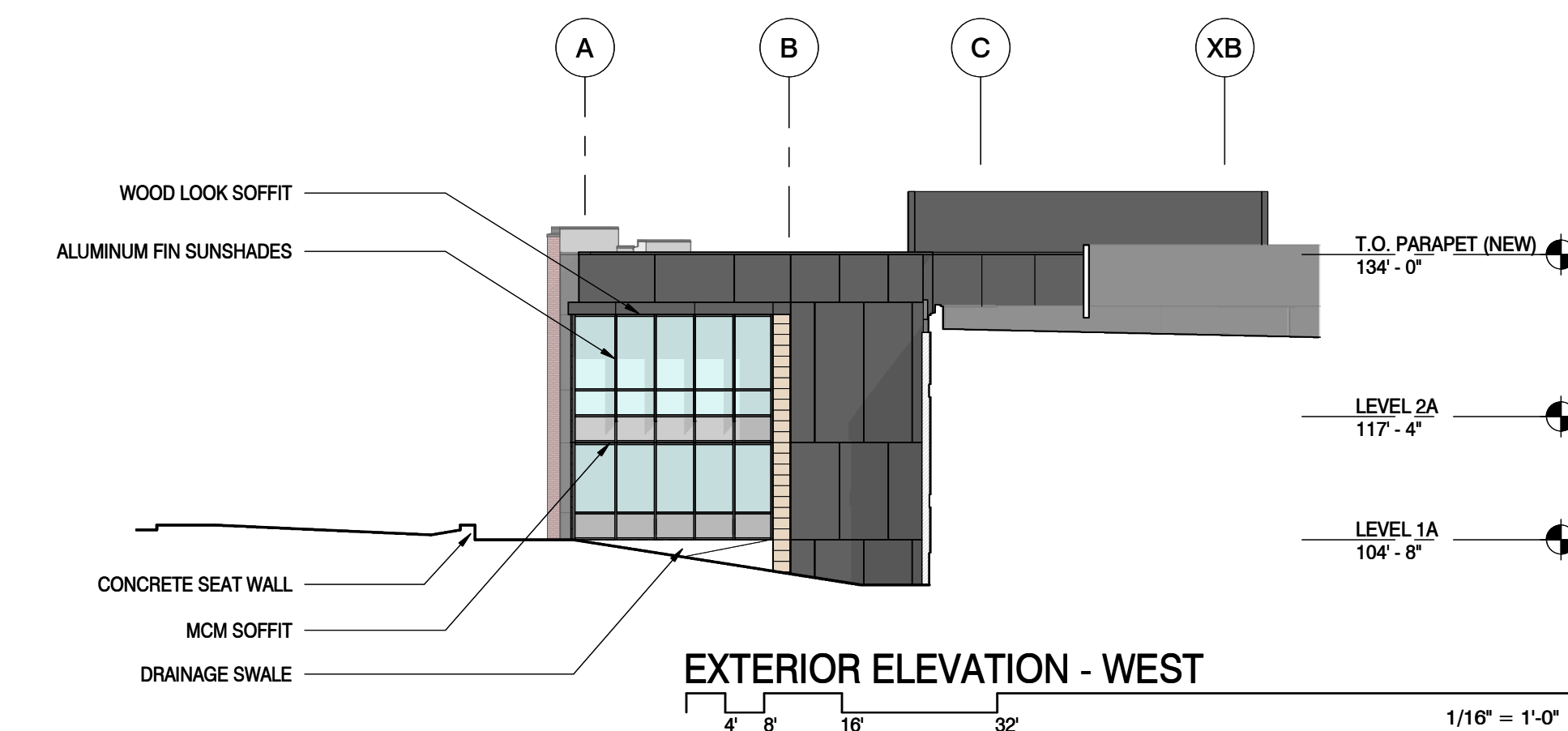
Another suggestion for breaking the building up would be to incorporate this stone in other areas.

Please include either a measurement of each height for the three different portions provided here or a measurement of just the difference to demonstrate compliance with a varied roofline.



Assuming this is the corrugated metal. Please confirm.

To meet the intent of the Design Standards for breaking buildings down horizontally, using different textures, colors, materials and distinctive architectural treatments in design shall be used. This facade does not include enough variation to meet the intent. One suggestion due to the difference in height from the public realm (Mainstreet) and the building would be to use the variation in materials/colors at or near the top of the building.



GENERAL NOTES

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

It may be helpful to include labels for these to be clear. For example B1 - for the red brick and B2 for the white. These labels can then be added to the elevations for clarity.

LEGEND

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

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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Electrical Engineer + Technology

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

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

SITE PLAN SUBMITTAL

PARKER TOWN HALL, LOCATED IN THE NORTHWEST CORNER OF SECTION 25, TOWNSHIP 6 SOUTH, RANGE 96 WEST, LOT 1, COMPRISING 3.867 ACRES, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

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

BUILDING ELEVATIONS

Please include elevations or images of all proposed structures. Need trash enclosure, generator enclosure and anything additional.



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 1**

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	12/18/2023	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".						
11/17/2023		12/19/2023	CENTURYLINK COMMUNICATIONS 20	CenturyLink		
Notes:						



PARKER
COLORADO

Project Reviews Town of Parker



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@ccbwwa.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.

11/17/2023		12/19/2023	COMCAST 20	Butch Buster		
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Notes:

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



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Project Reviews Town of Parker



11/17/2023		12/19/2023	CONSTRUCTION PLANS - CIVIL	Michael Walton		
Notes:						
11/17/2023		12/19/2023	DRAINAGE REPORT - CIVIL	Michael Walton		
Notes:						
11/17/2023	11/27/2023	12/19/2023	ECONOMIC DEVELOPMENT 20	Weldy Feazell	NO COMMENT	
Notes:						
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	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	11/27/2023	12/19/2023	PARKER AUTHORITY FOR REINVESTMENT 20	Weldy Feazell	NO COMMENT	
Notes:						
11/17/2023		12/19/2023	POLICE 20	Greg Epp		
Notes:						
11/17/2023		12/19/2023	PUBLIC SERVICE COMPANY OF COLORADO 20	Donna George		
Notes:						
11/17/2023		12/19/2023	SITE PLAN - CIVIL	Michael Walton		
Notes:						
11/17/2023		12/19/2023	SITE PLAN 20	Stacey Nerger		
Notes:						



PARKER
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Project Reviews Town of Parker



11/17/2023		12/19/2023	SOUTH METRO FIRE 20	South Metro Fire		
Notes:						
11/17/2023		12/19/2023	TRAFFIC IMPACT STUDY - CIVIL	Michael Walton		
Notes:						
Review Group: SP 1ST 20 ADD						
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.						
11/17/2023		12/19/2023	PARKER VISTA HOMEOWNERS ASSOCIATION 20	Stephanie Plost		
Notes:						
11/17/2023		12/19/2023	ROWLEY DOWNS HOA 20	Natasha Henricks		
Notes:						