



Development Review Division

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

MEMORANDUM

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

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

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

GENERAL PROJECT COMMENTS:

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

General Comments

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

Comment Addressed: Yes No

Response:

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

Comment Addressed: Yes No

Response:

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

Comment Addressed: Yes No

Response:

Parking

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

Comment Addressed: Yes No

Response:

Landscaping

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

Comment Addressed: Yes No

Response:

1. Pursuant to Section 13.06.070 (I) (5) In all required landscaped areas, except within public rights-of-way and residential roadway buffers, one (1) tree and five (5) shrubs shall be planted for each one thousand five hundred (1,500) square feet of lot area not covered by a building or required

parking. Please include the number of trees, shrubs and ornamental grasses proposed in the landscaped area for the site.

Comment Addressed: Yes No

Response:

- 4. Pursuant to Section 13.06.070 (o) of the Town of Parker LDO, parking lot perimeter landscaping shall be provided to visually buffer and screen the parking and mitigate nuisance impacts from autos upon adjacent properties. For parking lots adjacent to roads/streets and other commercial uses, a minimum 10-foot-wide landscape buffer is required that includes trees and shrubs to screen the parking lot from the street. Please add additional landscaping to the newly landscaped/changed areas. In addition, please add notes for the remaining portion of parking lot perimeter (east property line and southeastern area along Pikes Peak).**

Comment Addressed: Yes No

Response:

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

Comment Addressed: Yes No

Response:

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

Comment Addressed: Yes No

Response:

Lighting

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

Comment Addressed: Yes No

Response:

Building Elevations

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

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 for Fire/Life Safety
- Public Service Company of Colorado

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

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

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

Comment(s) Addressed: Yes No

Response:

Property Owner

Date

Project Representative

Date

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

SITE PLAN SUBMITTAL

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

AndersonMasonDale Architects

Parker Town Hall Expansion

Parker, CO 22-093

Town of Parker

20120 Mainstreet
Parker, CO 80138

Architect

AndersonMasonDale Architects, P.C.
3196 Speer Boulevard
Denver, CO 80221
Telephone: 303-294-9448

Civil Engineer

S.A. Miro, Inc.
4582 S. Ute Street #750
Denver, CO 80227
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: 303-295-3034



RENDERING OF PROPOSED SOUTHEAST FACE OF ADDITION

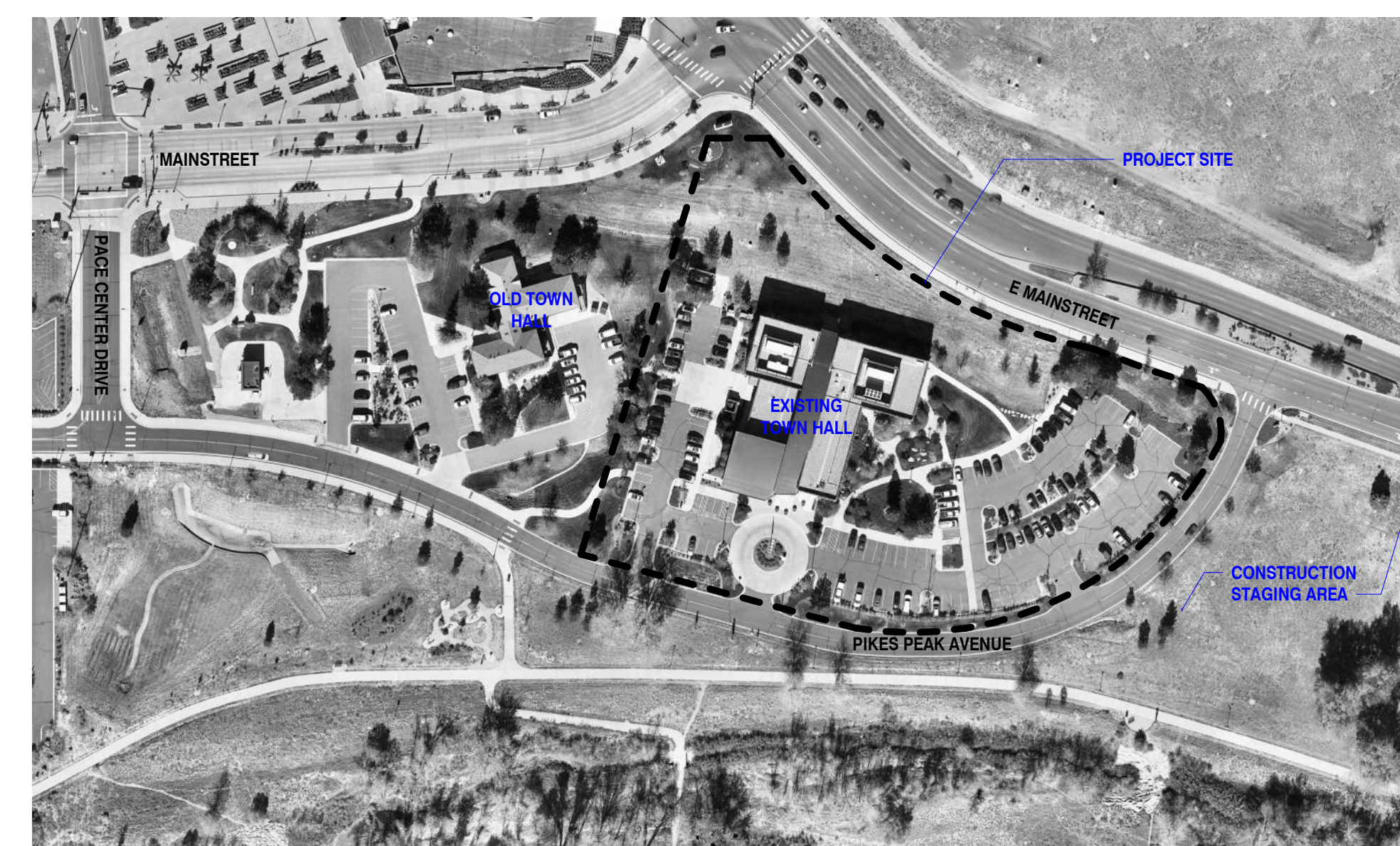


RENDERING OF PROPOSED SOUTH FACE OF ADDITION



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

PROJECT SITE MAP



GENERAL NOTES

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

DRAWING INDEX

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- 6 LANDSCAPE DETAILS
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- 8 IRRIGATION PLAN
- 9 IRRIGATION DETAILS
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- 11 PHOTOMETRIC DETAILS
- 12 TREE CONSERVATION PLAN
- 13 BUILDING ELEVATIONS
- 14 BUILDING ELEVATIONS

SITE STATISTICS

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

*BUILDING AREA INCLUDES EXISTING TOWN HALL, ADDITION, (4) TRASH ENCLOSURES, (2) GENERATOR ENCLOSURES, (2) EV CHARGERS

Please break this number down into building area (just the building) and everything else including the trash and generator enclosures. The building area should match the number used in the parking calculations table.

Break this down by existing and proposed.

| PARKING | SF | PARKING FORMULA | REQUIRED | PROVIDED |
|---------------------------|------------|---------------------------|-----------|--------------|
| TOTAL PARKING SPACES* | 57,360 NLA | 1 PER 500NLA | 115 | 121*** |
| ACCESSIBLE SPACES | | | 5 + 1 VAN | 6 (INC. VAN) |
| EXISTING PARKING SPACES** | | | | 133 |
| BICYCLE PARKING | 84,895 GSF | 2 PER 10,000 GSF (10 MAX) | 10 | 10 |

*ACCESSIBLE SPACES AND BV PARKING SPACES ARE INCLUDED IN THE TOTAL PARKING SPACE COUNT, AS ARE EXISTING PARKING SPACES TO REMAIN
** THIS REFLECTS THE EXISTING TOWN HALL PARKING SPACES. MANY OF THESE SPACES ARE RETAINED IN SCOPE OF WORK.
*** NEW PARKING SPACES PROVIDED: 14 STANDARD + 6 ACCESSIBLE. EXISTING PARKING SPACES RETAINED: 41

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

What about the space size for the EV Chargers?

Please include curb adjacent spaces. They must be 10' or have an 18" concrete strip.

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

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

COVER SHEET

PARKER TOWN HALL EXEMPTION PLAN AMD3 L1 SITE PLAN SUBMITTAL

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

BICYCLE PARKING

| PARKING TYPE | REQUIRED | EXISTING | PROPOSED | CALCULATION |
|------------------------|--|----------|----------|---|
| BIKE | Pursuant to Section 13.06.060 Bicycle parking requirements state that 2 spaces are required for each 10,000 square feet of floor area. | 7 | 6 | 64043 GSF / 10,000 SF = 6.4 SPACES REQUIRED (includes existing and proposed) |
| TOTAL 13 SPACES | | | | |

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

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

Change to "Future Pedestrian Connection". Also, please bold to stand out better.

Need a blow up of this area showing the charges and where they are placed in relation to the parking space. Will additional parking space length be necessary?

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

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

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

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

PARKING LOT INTERIOR LANDSCAPE

| PARKING LOT ISLAND # | PARKING LOT ISLAND SIZE (SF) | INTERNAL TREES (1 TREE / 162SF) REQUIRED / PROVIDED | INTERNAL SHRUBS (5 SHRUBS / 162SF) REQUIRED / PROVIDED |
|----------------------|------------------------------|---|--|
| 1 | 274 | 1 R / 1 P | 13 R / 23* |
| 2 | 318 | 1 R / 1 P | 16 R / 19* |
| 3 | 178 | 1 R / 1 P | 6 R / 6 P |
| 4 | 250 | 1 R / 1 P | 11 R / 11 P |
| 5 | 285 | 1 R / 1 P | 14 R / 18* |
| 6 | 253 | 1 R / 1 P | 11 R / 23* |
| 7 | 2314 | 1 R / 10 P | 149 R / 251* |

TOTAL SF 3872

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

*NOTES:

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

NOTES

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

Parker Town Hall Expansion

Parker, CO
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

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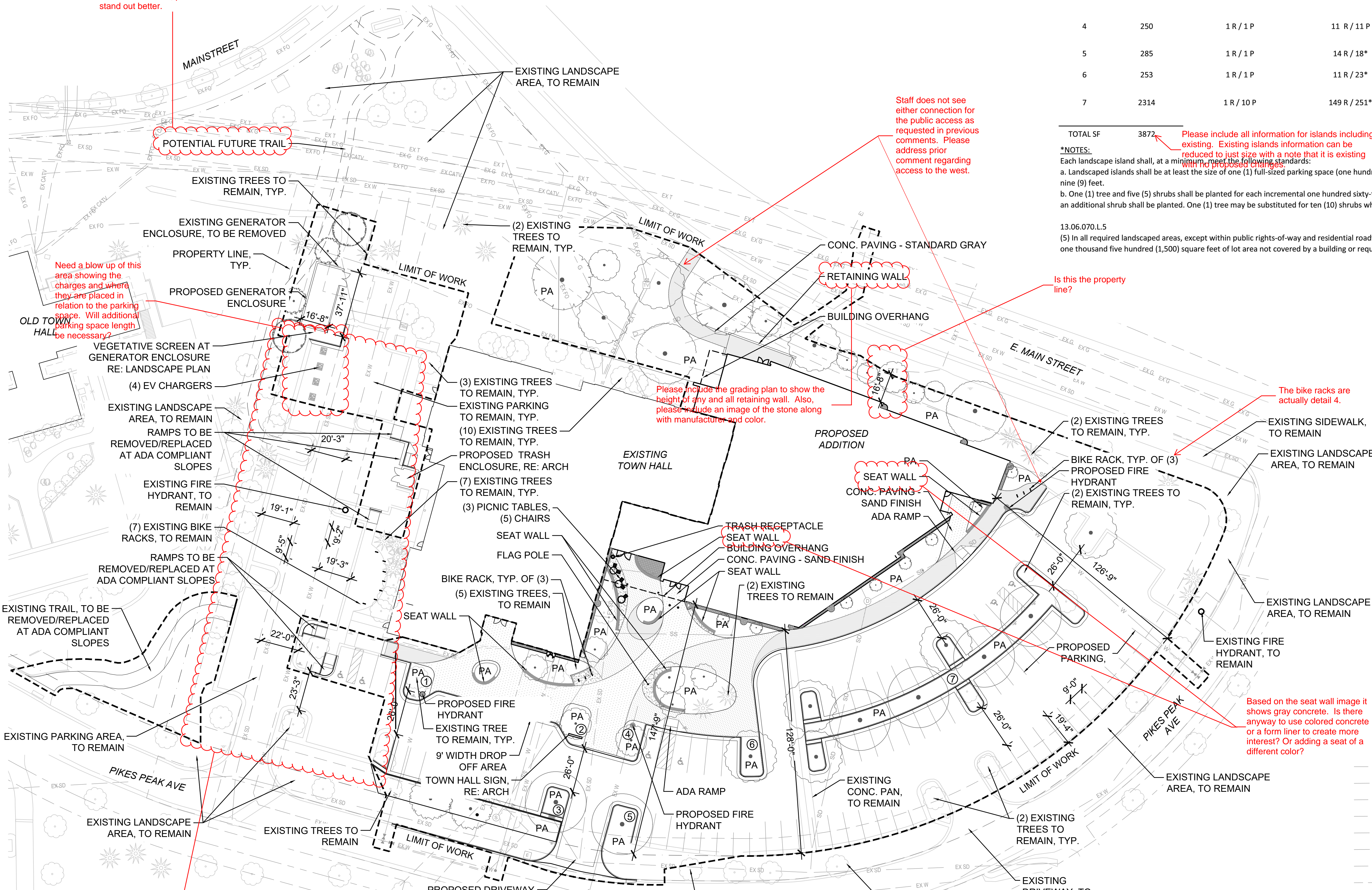
Electrical Engineer + Technology

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

| Issue | Date |
|-------|------------------|
| SDP | 02 NOVEMBER 2023 |
| SDP | 05 FEBRUARY 2024 |

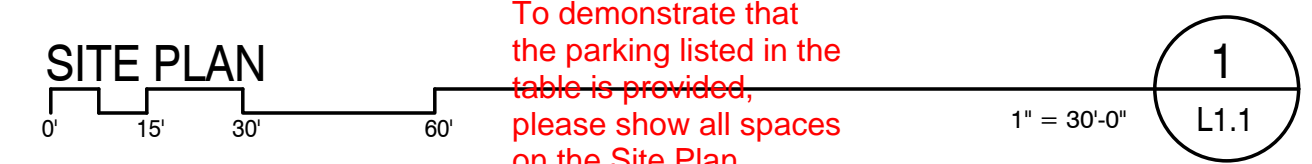
| Project Number: | 22-093 |
|-----------------|--------|
| Drawn By: | JM |
| Reviewed By: | TS |
| Approved By: | TS |

SITE PLAN



LEGEND

- CONC. PAVING - STANDARD GRAY
- CONC. PAVING - SAND FINISH
- CONC. PAVING - COLORED
- CRUSHER FINES PAVING
- ROCK MULCH
- CONCRETE SEAT WALL
- TRASH CAN
- BIKE RACKS
- EXISTING TREE
- PROPOSED TREE
- PLANTING AREA
- STEEL EDGER
- LIMIT OF WORK
- PROPERTY LINE
- LANDSCAPE ISLAND
- EXFO - EXISTING FIBER OPTIC LINE
- EXW - EXISTING WATER LINE
- EXSD - EXISTING STORM LINE
- EXSS - EXISTING SANITARY LINE
- EXE - EXISTING ELECTRICAL LINE
- EXT - EXISTING TELEPHONE LINE
- EXOE - EXISTING OVERHEAD LINE
- EXCATV - EXISTING CABLE TV LINE
- EXG - EXISTING GAS LINE



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

PARKER TOWN HALL EXEMPTION PLAN AMD3 L1

SITE PLAN SUBMITTAL

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

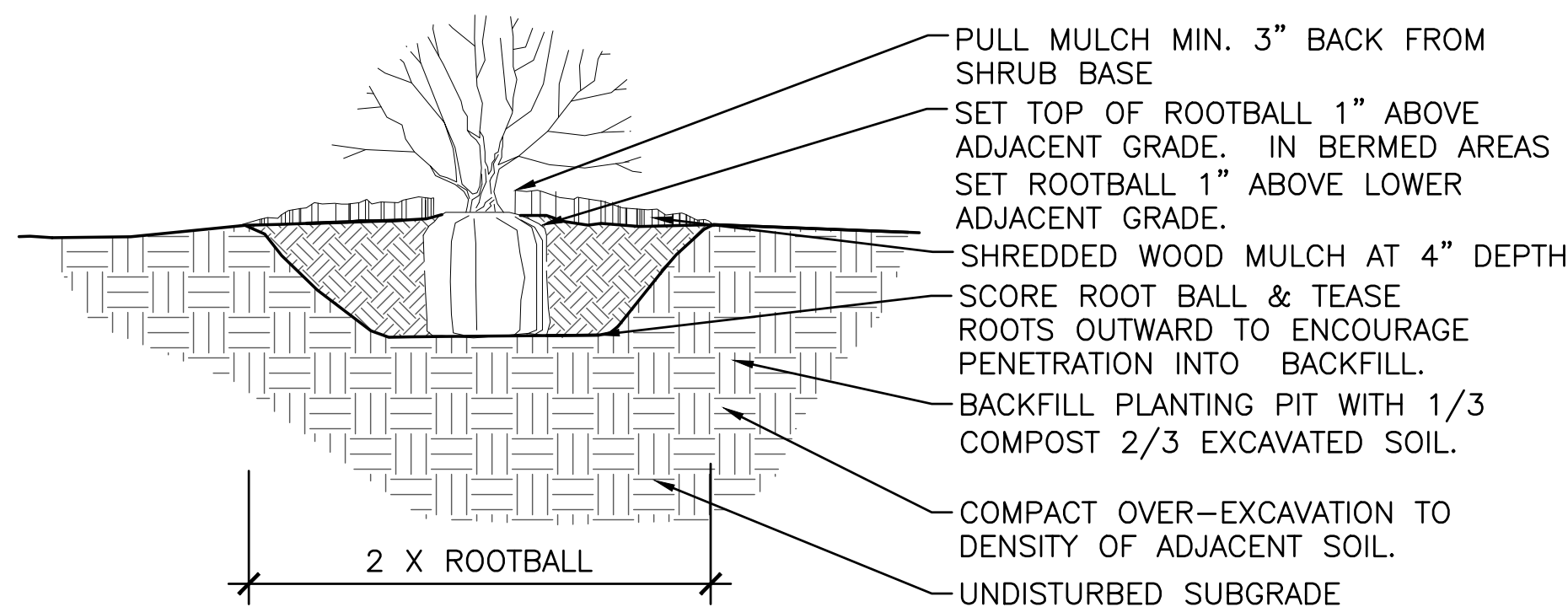
AndersonMasonDale Architects

PLANT SCHEDULE

| CODE | QTY | BOTANICAL / COMMON NAME | CONT |
|---------------------|-----|---|--------|
| TREES | | | |
| AG | 2 | ABIES CONCOLOR / WHITE FIR | 8' HT |
| AG | 4 | ACER GINNALA / AMUR MAPLE | 2" CAL |
| CS | 2 | CATALPA SPECIOSA / NORTHERN CATALPA | 2" CAL |
| GS | 8 | GLEDETZIA TRIACANTHOS INERMIS / SHADEMASTER / SHADEMASTER HONEY LOCUST | 2" CAL |
| GK | 2 | GYMNOCALADUS DIOICA / KENTUCKY COFFEETREE | 2" CAL |
| MR | 2 | MALUS X 'RADIANT' / RADIANT CRABAPPLE | 2" CAL |
| MS | 2 | MALUS X 'SPRING SNOW' / SPRING SNOW CRABAPPLE | 2" CAL |
| PN | 2 | FINUS NIGRA / AUSTRIAN PINE | 8' HT |
| PA | 6 | PYRUS CALLERYANA 'AUTUMN BLAZE' / AUTUMN BLAZE CALLERY PEAR | 2" CAL |
| QB | 6 | QUERCUS BICOLOR / SWAMP WHITE OAK | 2" CAL |
| QF | 8 | QUERCUS ROBUR 'FASTIGIATA' / SKYROCKET® ENGLISH OAK | 2" CAL |
| QR | 2 | QUERCUS RUBRA / RED OAK | 2" CAL |
| CODE | QTY | BOTANICAL / COMMON NAME | SIZE |
| SHRUBS | | | |
| ASA | 12 | AMELANCHIER ALNIFOLIA / SASKATOON SERVICEBERRY | 5 GAL |
| ALC | 40 | AMORPHA CANESCENS / LEADPLANT | 5 GAL |
| CCB | 20 | CARYOPTERIS X CLANDONENSIS / BLUE MIST SPIREA | 5 GAL |
| CBD | 11 | CORNUS SERICEA 'BAILEY' / BAILEY RED TWIG DOGWOOD | 5 GAL |
| CSB | 56 | CYTISUS PURGANS 'SPANISH GOLD' / SPANISH GOLD BROOM | 5 GAL |
| FNP | 4 | FORESTIERA NEOMEXICANA / NEW MEXICO PRIVET | 5 GAL |
| PPC | 71 | PRUNUS BESSEYI 'P01S' / PAWNEE BUTTES® SAND CHERRY | 5 GAL |
| RAC | 24 | RIBES ALPINUM / ALPINE CURRANT | 5 GAL |
| SBF | 70 | SPIRAEA X BUMALDA 'FIRELIGHT' / FIRELIGHT SPIREA | 5 GAL |
| VDA | 7 | VIBURNUM DENTATUM 'ARROWWOOD' / ARROWWOOD VIBURNUM | 5 GAL |
| GRASSES | | | |
| BGG | 57 | BOUTELOUA GRACILIS / BLUE GRAMA GRASS | 1 GAL |
| CAG | 90 | CALAMAGROSTIS X ACUTIFLORA 'AVALANCHE' / AVALANCHE FEATHER REED GRASS | 5 GAL |
| IRG | 93 | IMPERATA CYLINDRICA 'RED BARON' / JAPANESE BLOOD GRASS | 1 GAL |
| MCG | 205 | MELICA CILIATA / SILKY SPIKE MELIC GRASS | 1 GAL |
| MPG | 78 | MISCANTHUS X 'PURPURASCENS' / PURPLE FLAME GRASS | 5 GAL |
| MLG | 36 | MUHLENBERGIA CAPILLARIS 'LENCA' / REGAL MIST® PINK MUHLY GRASS | 5 GAL |
| OHG | 155 | ORYZOPSIS HYMENOIDES / INDIAN RICEGRASS | 1 GAL |
| PSG | 31 | PANICUM VIRGATUM 'SHENANDOAH' / SHENANDOAH SWITCH GRASS | 5 GAL |
| PAG | 125 | PENNISETUM ALOPECUROIDES 'HAMELN' / HAMELN DWARF FOUNTAIN GRASS | 5 GAL |
| SNG | 49 | SORGHASTRUM NUTANS / INDIAN GRASS | 5 GAL |
| SHG | 139 | SPOROBOLUS HETEROLEPIS / PRAIRIE DROPSEED | 1 GAL |
| GROUND COVER | | | |
| AUK | 42 | ARCTOSTAPHYLOS UVA-URSI / KINNICKINICK | 1 GAL |
| JHB | 5 | JUNIPERUS HORIZONTALIS 'BAR HARBOR' / BAR HARBOR CREEPING JUNIPER | 5 GAL |
| PSC | 59 | PHLOX SUBULATA / CREEPING PHLOX | 1 GAL |
| TRC | 84 | THYMUS X 'RED CREEPING' / RED CREEPING THYME | 1 GAL |
| VRC | 183 | VERONICA X 'REAVIS' / CRYSTAL RIVER CREEPING SPEEDWELL | 1 GAL |
| PERENNIALS | | | |
| CRV | 143 | CENTRANTHUS RUBER / RED VALERIAN | 1 GAL |
| ELP | 81 | ECHINACEA PURPUREA / PURPLE CONEFLOWER | 1 GAL |
| GAB | 75 | GALLARDIA ARISTATA / BLANKET FLOWER | 1 GAL |
| PPP | 76 | PENSTEMON PALMERI / PALMER'S PENSTEMON | 1 GAL |
| PDJ | 42 | PERSICARIA AFFINIS 'BORDER JEWEL' / HIMALAYAN BORDER JEWEL FLEECEFLOWER | 1 GAL |
| RAB | 42 | RUBRICKIA AMPLEXICAULIS / BLACK-EYED SUSAN | 1 GAL |
| SCB | 51 | SCABIOSA CAUCASICA 'BUTTERFLY BLUE' / BUTTERFLY BLUE PINCUSHION FLOWER | 1 GAL |
| VGS | 170 | VERONICA X 'GOODNESS GROWS' / GOODNESS GROWS SPEEDWELL | 1 GAL |

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

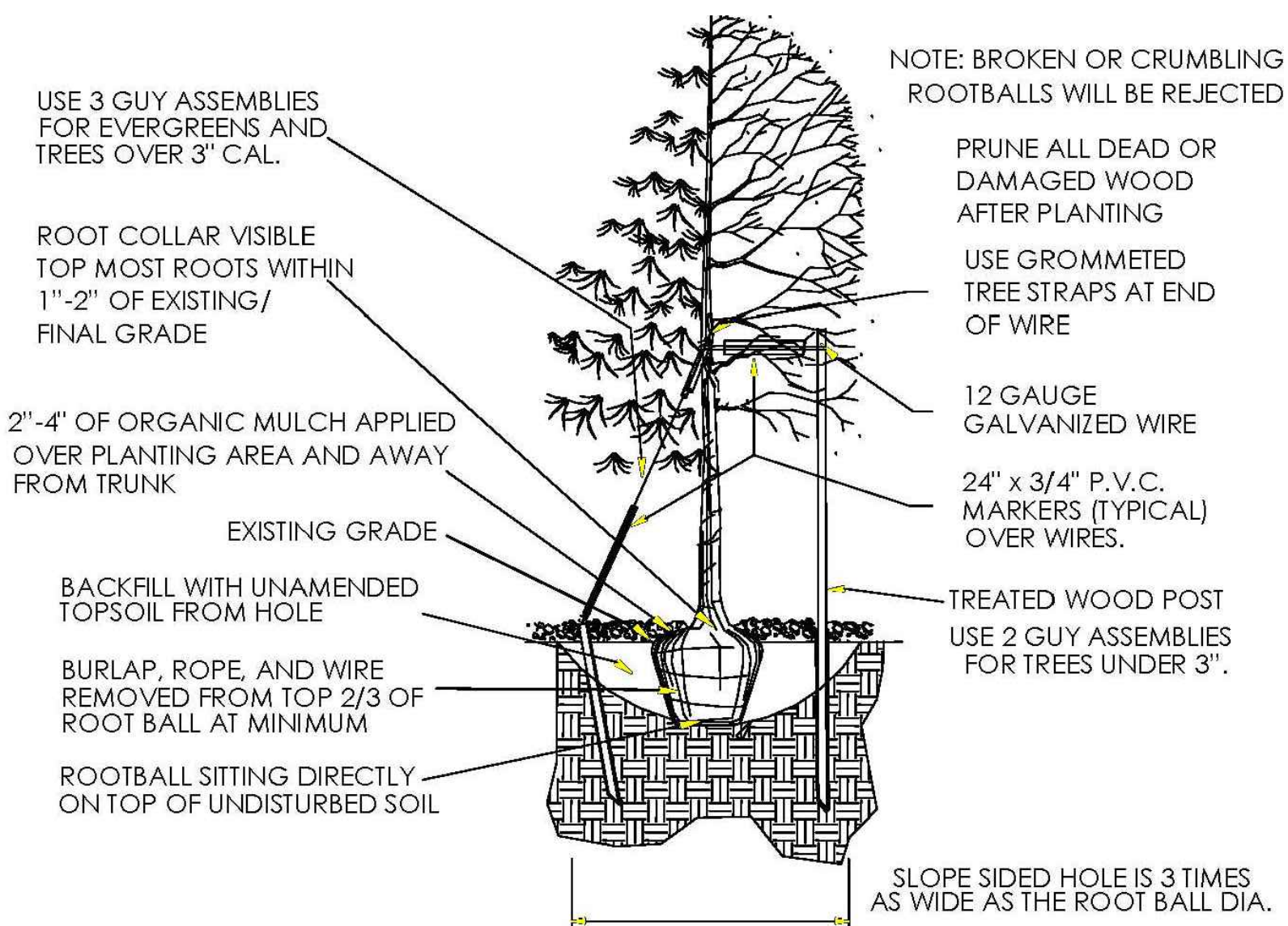
Please verify that these quantities match the landscape table and plans.



NOTES:

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

01 SHRUB PLANTING
NTS



TOWN OF PARKER- TREE PROTECTION DURING DEVELOPMENT - PUBLIC PROPERTY

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

TOWN OF PARKER- VIOLATIONS

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

TOWN OF PARKER-TREE PROTECTION DURING DEVELOPMENT - SITE

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

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

02 TREE PLANTING
NTS

TOWN OF PARKER STANDARD LANDSCAPE NOTES:

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

Parker Town Hall Expansion

Parker, CO 22-093

Town of Parker

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| Issue | Date |
|-------|------------------|
| SDP | 02 NOVEMBER 2023 |
| SDP | 05 FEBRUARY 2024 |

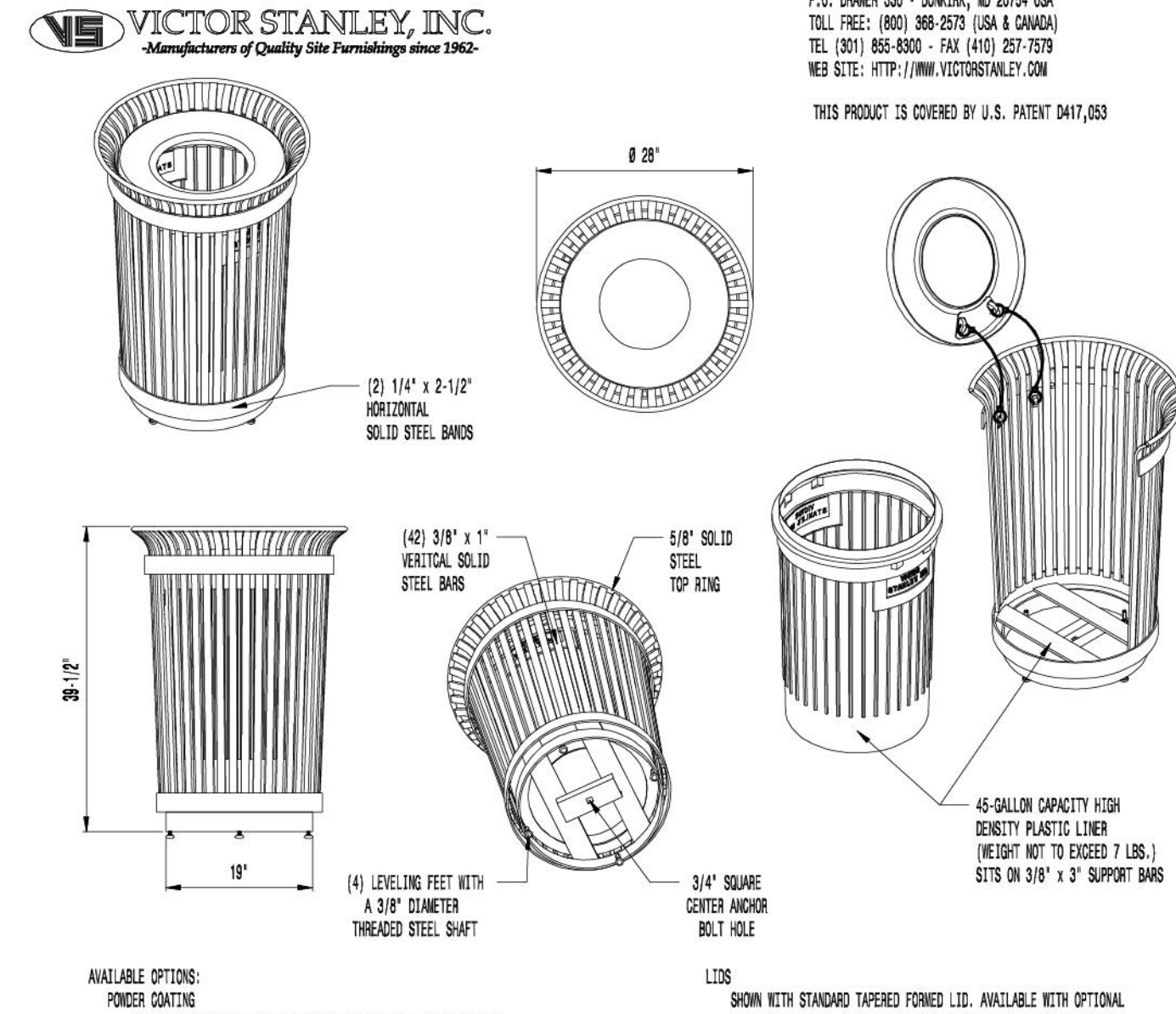
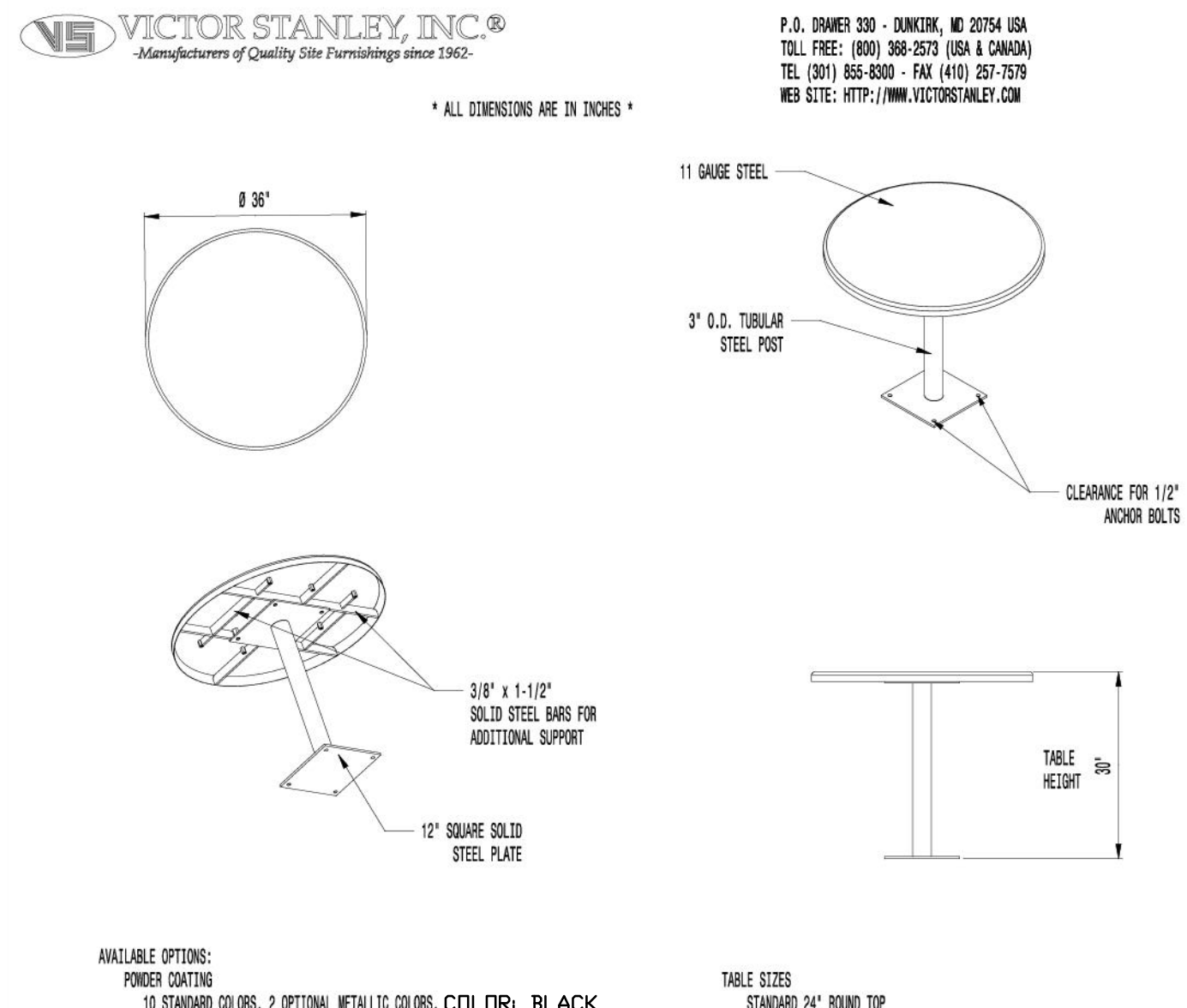
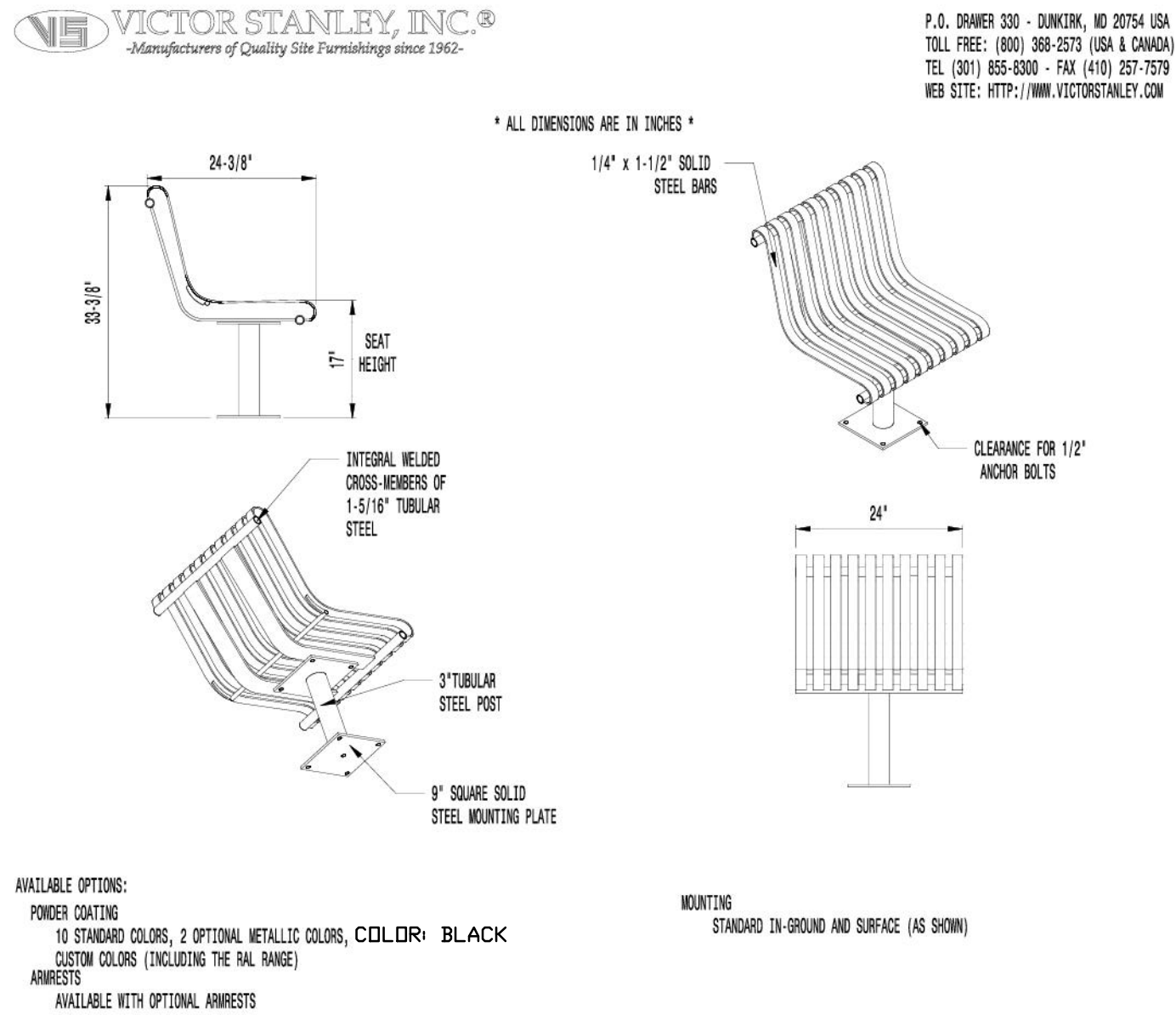
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|-----------------|--------|
| Project Number: | 22-093 |
| Drawn By: | JM |
| Reviewed By: | TS |
| Approved By: | TS |

LANDSCAPE DETAILS

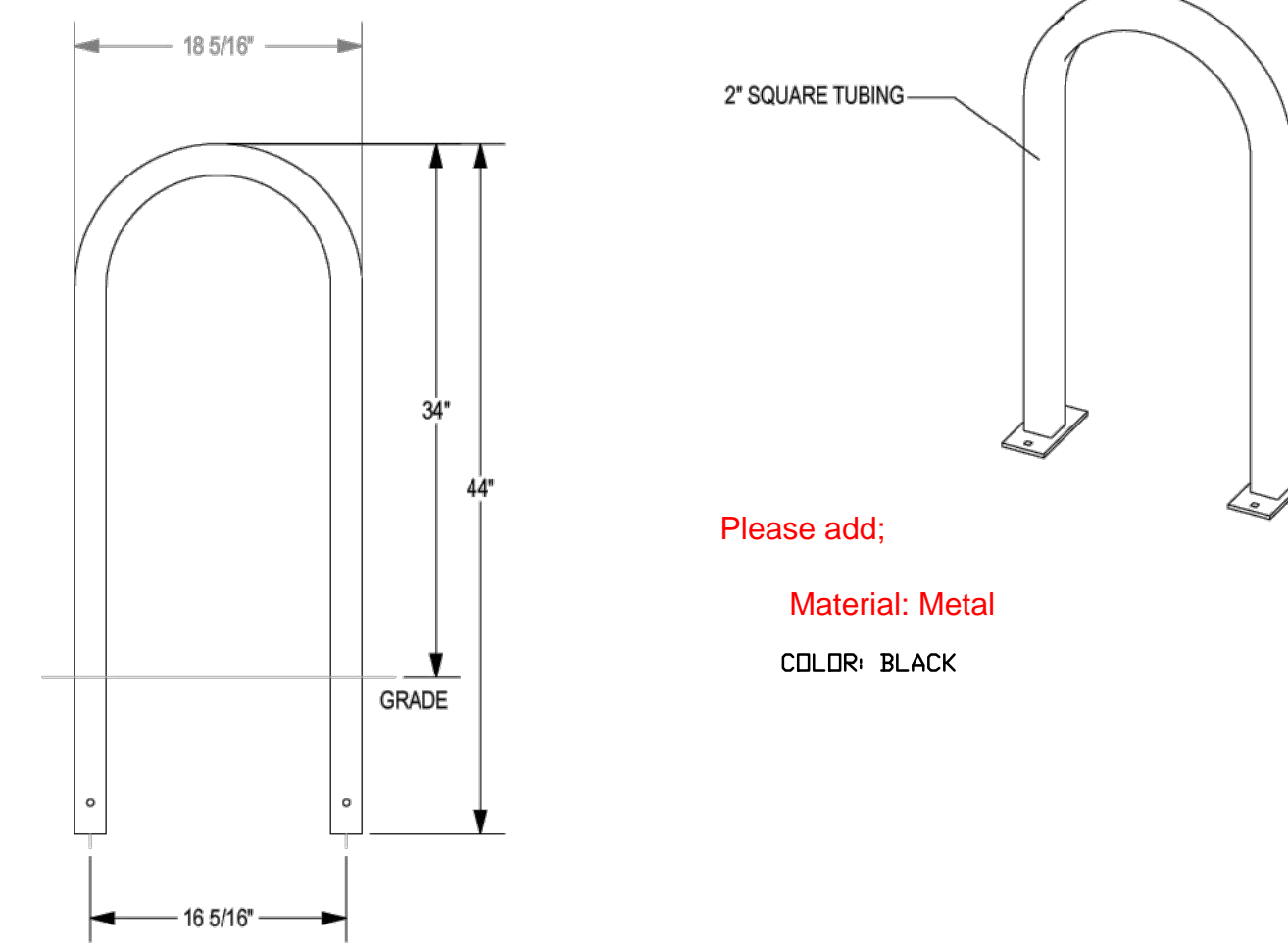
Also, need to include image of EV Chargers.

PARKER TOWN HALL EXEMPTION PLAN AMD3 L1 SITE PLAN SUBMITTAL

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



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Issue Date
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SDP 05 FEBRUARY 2024

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

LANDSCAPE DETAILS

6



01 CHAIR
NTS



02 PICNIC TABLE
NTS



03 TRASH/RECYCLING RECEPTACLE
NTS

04 BICYCLE RACK
NTS

Please insert the grading sheet from the CD's into this Site Plan. Add an image of the retaining wall material. Please include manufacturer and color.

KTY234 LED II Security Bollard
Bollards and Pathway Luminaires

we-ef



Description
Impact-Rated Bollard, IP66, Class I, IK10, Marine-grade, all aluminum construction. SCE superior corrosion protection including PCS hardware. Silicone CCS® Controlled Compression Gasket. Polycarbonate lens. CAD-optimized indirect optics for superior illumination and glare control. Integral driver in thermally separated compartment. Factory-installed LED circuit board. 50,000 PLUG 0-10V Dimming. Luminaire spacing up to 20 ft. Ideal for pathway lighting applications. Specify product with 7 digit product code - Finish Color. Accessories, such as mounting, optical, and electrical, must be specified separately. Example: XXX-XXXX-8004 (Black) + XXX-XXXX (Accessory 1)

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

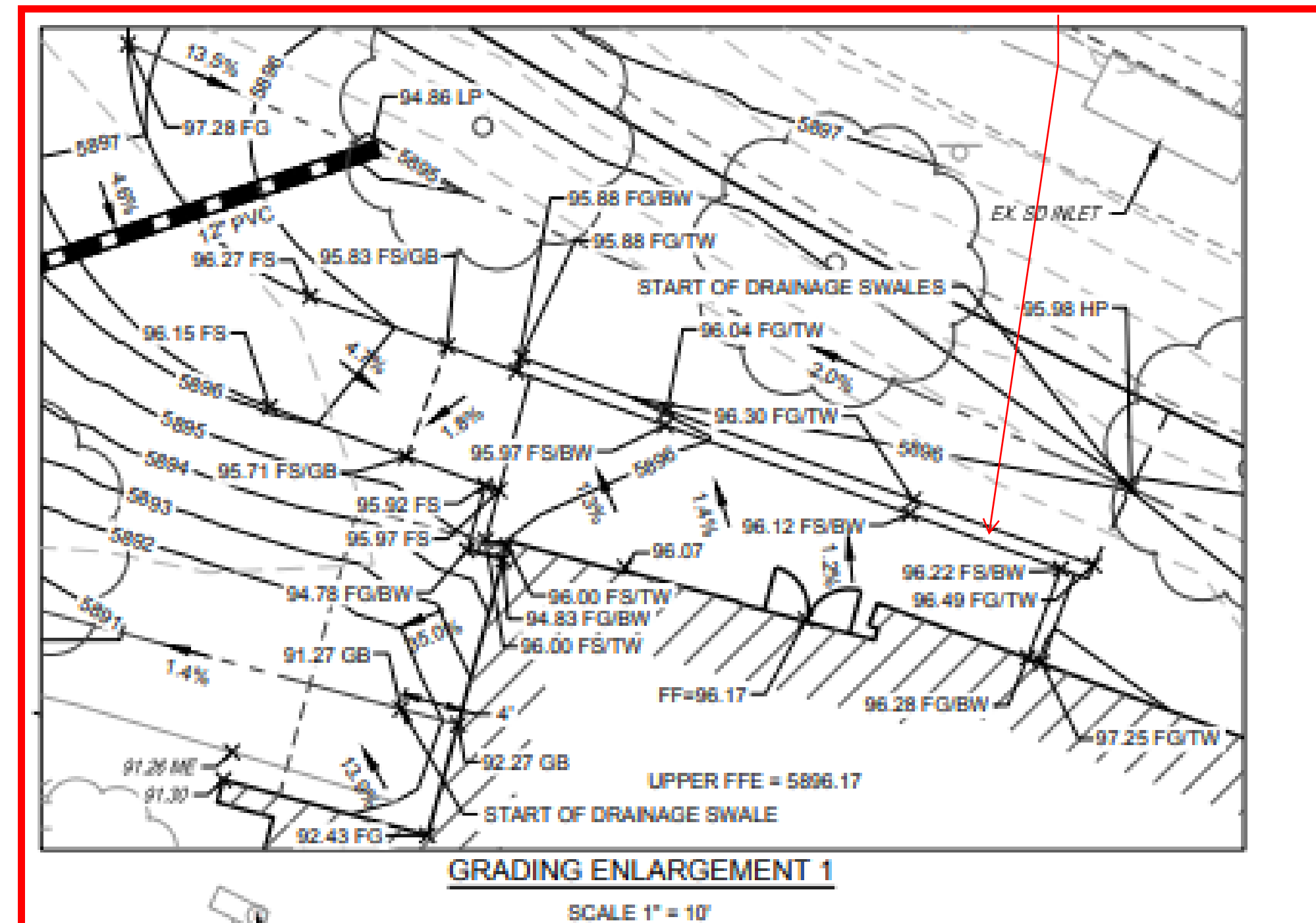
05 BOLLARD
NTS



1. SMOOTH FINISH STANDARD GRAY CONC.
2. 18\"/>
- 3. 12\"/>

06 CONCRETE SEAT WALL
NTS

Smooth concrete is prohibited.



EXISTING POINT OF CONNECTION #1 - 1.5"

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

PARKER TOWN HALL EXEMPTION PLAN AMD3 L1

SITE PLAN SUBMITTAL

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

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

IRRIGATION PLAN

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

CONTROLLER LOCATION "A"

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

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

DIRECTORY

| | |
|---------------------|---|
| IRRIGATION SCHEDULE | 7 |
| IRRIGATION NOTES | 7 |
| IRRIGATION PLANS | 8 |
| IRRIGATION DETAILS | 9 |

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

SITE PLAN SUBMITTAL

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What do these mean?

AndersonMasonDale Architects

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/OFF | NOTES |
|-------|---|-----------------|---|---------|------------|--------------|----------------------|-------------|--------------|---------------------|-----------------|------------------|---------------|-------|
| EA1 | EXTERIOR LED AREA POLE LIGHT, SINGLE HEAD TYPE IV DISTRIBUTION | GARDCO | OPF-M-A08-730-T5W-A1-UNV-BZ-SERIES | 277 V | 1 | 74 W | LED / 3000K/70 CRI | 74 VA | 12438 LM | 0-10V | BRONZE | POLE MOUNTED | 30'-0" OFF | |
| EA2 | EXTERIOR LED AREA POLE LIGHT, SINGLE HEAD TYPE V WIDE FLOOD DISTRIBUTION | GARDCO | OPF-M-A12-730-T5W-A1-UNV-BZ-SERIES | 277 V | 1 | 150 W | LED / 3000K/70 CRI | 150 VA | 24816 LM | 0-10V | BRONZE | POLE MOUNTED | 30'-0" OFF | |
| EA3 | EXTERIOR LED AREA POLE LIGHT, SINGLE HEAD TYPE III WIDE FLOOD DISTRIBUTION | GARDCO | OPF-M-A08-730-T3M-A1-UNC-BZ-SERIES | 277 V | 1 | 74 W | LED / 3000K/70 CRI | 74 VA | 12890 LM | 0-10V | BRONZE | POLE MOUNTED | 30'-0" OFF | |
| ED1 | EXTERIOR 4" WIDE CYLINDER, MOUNTED FLUSH WITH BOTTOM OF WOOD SLAT CEILING, HIGH OUTPUT | LUCIFER | CY4-FB-2-BK-BK-90551E-30-60-XX | 277 V | 1 | 30 W | LED / 3000K / 80 CRI | 30 VA | 3104 LM | 0-10V TO 1% | BLACK | CEILING SURFACE | 0'-10" OFF | |
| ED1EM | EXTERIOR 4" WIDE CYLINDER, MOUNTED FLUSH WITH BOTTOM OF WOOD SLAT CEILING, HIGH OUTPUT | LUCIFER | CY4-FB-2-BK-BK-90551E-30-60-XX | 277 V | 1 | 30 W | LED / 3000K / 80 CRI | 30 VA | 3104 LM | 0-10V TO 1% | BLACK | CEILING SURFACE | 0'-10" OFF | |
| ED2 | EXTERIOR 4" WIDE CANOPY CEILING RECESSED DOWNLIGHT, 40 DEGREE BEAM ANGLE | LUCIFER | F4RS-FFS-1-BB-90511A-35-40-IC-I-XX | 277 V | 1 | 11 W | LED / 3000K / 80 CRI | 18 VA | 1277 LM | 0-10V TO 1% | BLACK | CEILING RECESSED | 0'-3.34" RFD | |
| ED2EM | EXTERIOR 4" WIDE CANOPY CEILING RECESSED DOWNLIGHT, 40 DEGREE BEAM ANGLE | LUCIFER | F4RS-FFS-1-BB-90511A-35-40-IC-I-XX | 277 V | 1 | 11 W | LED / 3000K / 80 CRI | 18 VA | 1277 LM | 0-10V TO 1% | BLACK | CEILING RECESSED | 0'-3.34" RFD | |
| EF1 | EXTERIOR GROUND MOUNTED MONOPOINT LED, MONUMENT LIGHTING, 25 DEG BEAM SPREAD, 30FT MAX DISTANCE | IGUZZINI | IPLCIO-5-BO-830-MD-REM-02-4548-0350-019-U-NV-D10 | 277 V | 1 | 24 W | LED / 3000K / 80 CRI | 24 VA | 312 LM | 0-10V TO 10% | BLACK | GROUND MOUNTED | 2" OFF | |
| EF2 | EXISTING GROUND MOUNTED FLOOD LIGHT | E-CONOLIGHT | E-FFA13A-TN40Z | 277 V | 1 | 118 W | LED/4000K/70CRI | 118 VA | 13500 LM | -- | BLACK | GROUND MOUNTED | 2" OFF | |
| EL1 | 92" LONG RECESSED WALL GRAZER. MOUNTED FLUSH TO GLAZING TO CONTINUOUS APPEARANCE BETWEEN LOBBY, VESTIBULE, AND EXTERIOR | ALW | HYRP-SL-S92"-WTV-MIN-90-3500K-0/10/1%-SB-LUNV-N-N-N | 277 V | 1 | 58 W | LED / 3500K / 90 CRI | 58 VA | 3919 LM | 0-10V TO 1% | BLACK | CEILING RECESSED | 6" RFD | |
| EP1 | EXTERIOR POLE MOUNTED LED SPOTLIGHT FOR PARKING LOT FLAG | EAGLE MOUNTAIN | SG-3K-EHS-M-60-BRZ | 277 V | 1 | 13 W | LED / 3000K / 80 CRI | 13 VA | 1005 LM | -- | BRONZE | POLE MOUNTED | 9" OFF | |
| ES1 | EXTERIOR SURFACE MOUNTED 4.5" WIDE SQUARE STEP LIGHT, REMOTE DRIVER | SISTEMALLIX | S6250-W-FM-UNV-24-D10 | 277 V | 1 | 5 W | LED / 3000K / 90 CRI | 5 VA | 169 LM | 0-10V TO 10% | ANTHRACITE GRAY | WALL RECESSED | 0'-1 1/4" RFD | |
| EW1EM | EXTERIOR WALL MOUNTED SCONCE, TYPE IV DISTRIBUTION, DIFFUSE LENS | LANDSCAPE FORMS | TML-24-A-TIV-O-BK | 277 V | 1 | 35 W | LED / 3000K / 80 CRI | 35 VA | 1035 LM | 0-10V TO 10% | BLACK | WALL SURFACE | 9'-0" BOF | |
| EW2 | EXTERIOR ADJUSTABLE, 12" LONG WALL-MOUNTED LINEAR SIGNAGE LIGHT, 12" CANTILEVER ARM | LUMINI | RUNWW-12-27K-HO-C-4-BZ | 277 V | 1 | 103 W | LED / 3000K / 90 CRI | 103 VA | 410 LM/FT | SWITCHING | BRONZE | WALL SURFACE | 27'-6" BOF | |

LIGHTING GENERAL NOTES

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

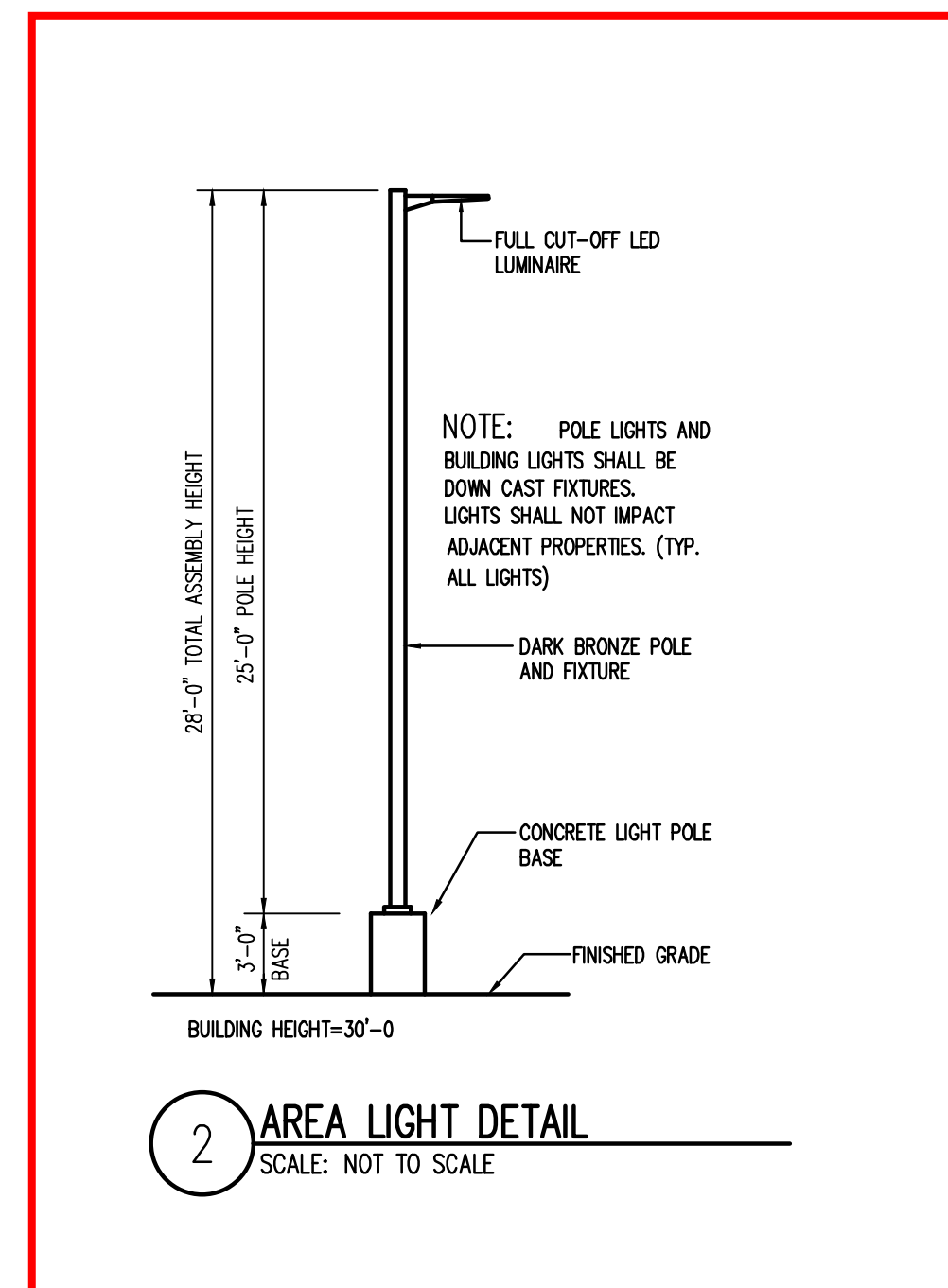
KEYNOTE LEGEND

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

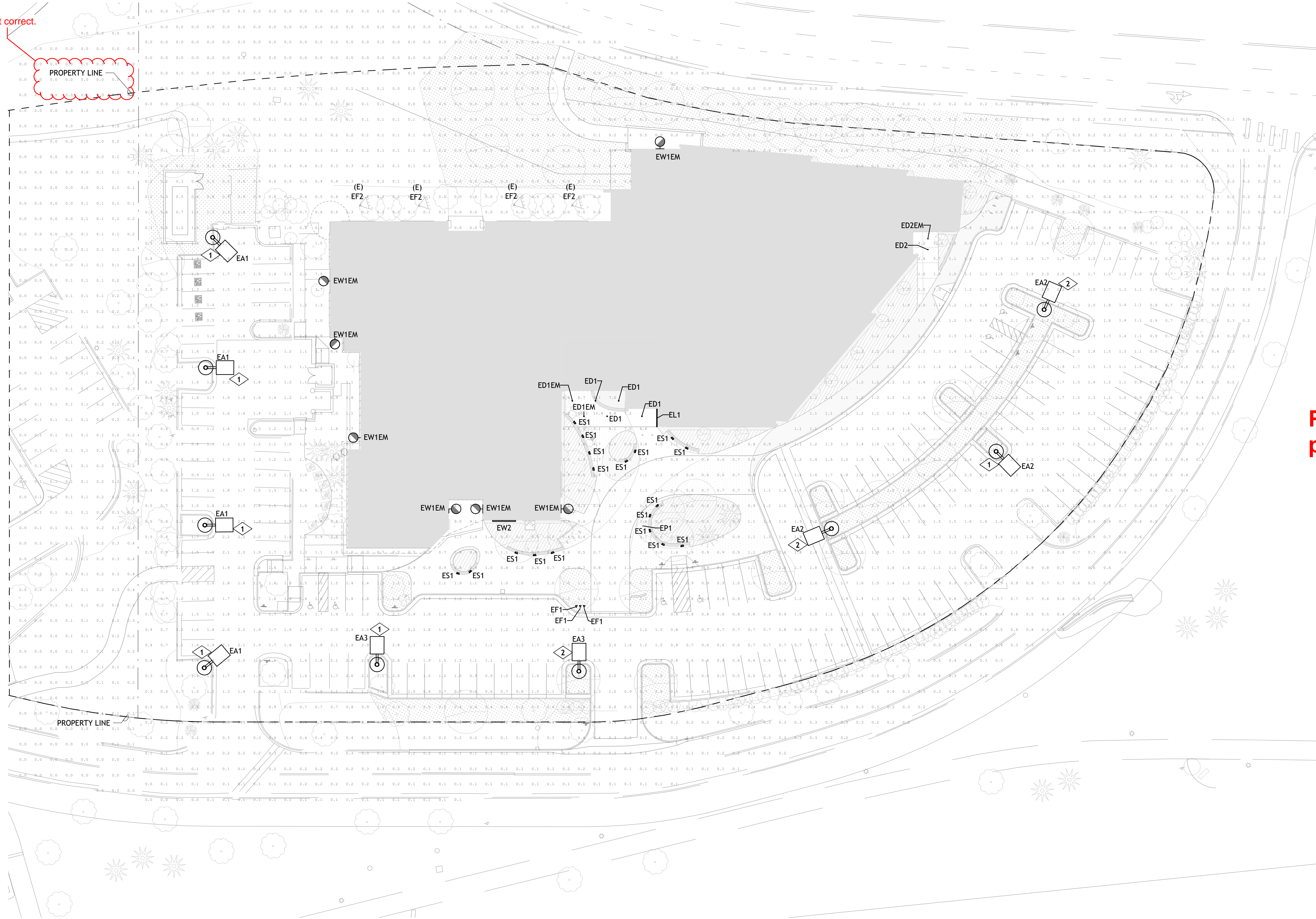
Calculation Summary

| LABEL | AVG. | MAX | MIN | AVG/MIN | MAX/MIN |
|----------------------|------|------|-----|---------|---------|
| Full Site | 0.88 | 11.4 | 0 | N.A. | N.A. |
| Property Line | 0.16 | 1.0 | 0 | N.A. | N.A. |
| Parking Lot Averages | 1.48 | 3.0 | 0.5 | 2.96 | 6.0 |

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



This is not correct.



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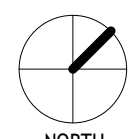
Mechanical + Plumbing Engineer
The Ballard Group, Inc.
2525 S. Wadsworth Blvd. #200
Lakewood, CO 80227
Telephone: 303-988-4514

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

Issue: Site Plan Submittal
Date: 06 FEBRUARY 2024

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

PHOTOMETRIC SITE PLAN



Move this page to be located with the landscape plans.

PARKER TOWN HALL EXEMPTION PLAN AMD3 L1 SITE PLAN SUBMITTAL

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

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

Is this correct?

TREE MITIGATION NOTE:

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

TREE MITIGATION LEGEND

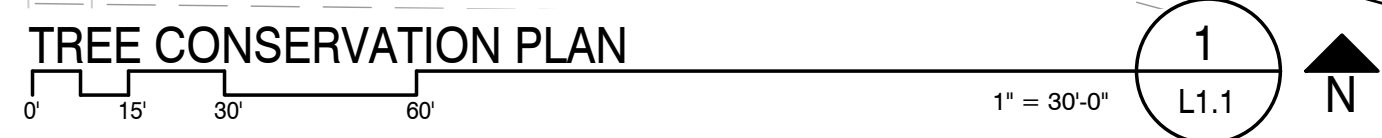
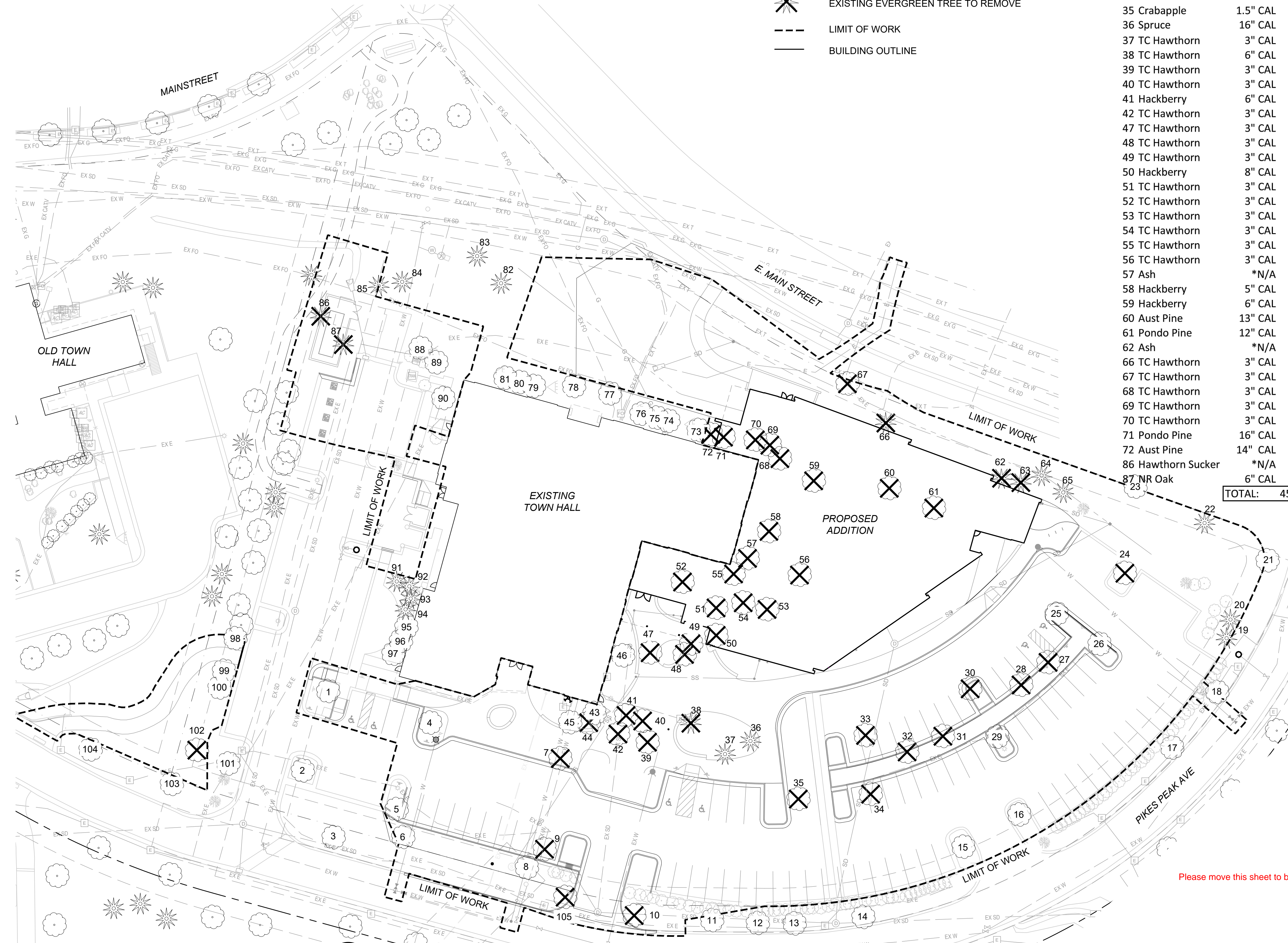
- EXISTING DECIDUOUS TREE TO PRESERVE
- EXISTING EVERGREEN TREE TO PRESERVE
- EXISTING DECIDUOUS TREE TO REMOVE
- EXISTING EVERGREEN TREE TO REMOVE
- LIMIT OF WORK
- BUILDING OUTLINE

TREES TO BE REMOVED:

| # | Species | Size (CALIPER) | Height (FT) | Value (\$) | Condition |
|---------------|-----------------|----------------|-------------|-----------------|--------------------|
| 7 | Pear | 2" | | \$352.93 | 80% |
| 9 | Crabapple | 2" | | \$376.79 | 80% |
| 10 | NR Oak | 6" | | \$1,830.00 | 80% |
| 24 | Ash | *N/A | | \$0.00 | Poor |
| 27 | SW Oak | 6" | | \$1,830.00 | 80% |
| 28 | SW Oak | 5" | | \$1,390.00 | 80% |
| 30 | SW Oak | 4" | | \$807.13 | 80% |
| 31 | SW Oak | 6" | | \$1,830.00 | 80% |
| 32 | SW Oak | 5" | | \$1,390.00 | 80% |
| 33 | SW Oak | 2" | | \$302.67 | 60% |
| 34 | SW Oak | 3" | | \$454.01 | 60% |
| 35 | Crabapple | 1.5" | | \$282.58 | 80% |
| 36 | Spruce | 16" | 32ft | \$3,970.00 | 60% |
| 37 | TC Hawthorn | 3" | | \$565.15 | 80% |
| 38 | TC Hawthorn | 6" | | \$1,710.00 | 80% |
| 39 | TC Hawthorn | 3" | | \$565.15 | 80% |
| 40 | TC Hawthorn | 3" | | \$565.15 | 80% |
| 41 | Hackberry | 6" | | \$1,830.00 | 80% |
| 42 | TC Hawthorn | 3" | | \$565.15 | 80% |
| 47 | TC Hawthorn | 3" | | \$565.15 | 80% |
| 48 | TC Hawthorn | 3" | | \$423.86 | 80% |
| 49 | TC Hawthorn | 3" | | \$423.86 | 80% |
| 50 | Hackberry | 8" | | \$2,960.00 | 80% |
| 51 | TC Hawthorn | 3" | | \$423.86 | 80% |
| 52 | TC Hawthorn | 3" | | \$423.86 | 80% |
| 53 | TC Hawthorn | 3" | | \$423.86 | 80% |
| 54 | TC Hawthorn | 3" | | \$423.86 | 80% |
| 55 | TC Hawthorn | 3" | | \$423.86 | 80% |
| 56 | TC Hawthorn | 3" | | \$423.86 | 80% |
| 57 | Ash | *N/A | | \$0.00 | Poor |
| 58 | Hackberry | 5" | | \$1,390.00 | 80% |
| 59 | Hackberry | 6" | | \$1,830.00 | 80% |
| 60 | Aust Pine | 13" | 18ft | \$2,520.00 | 70% |
| 61 | Pondo Pine | 12" | 18ft | \$2,160.00 | 70% |
| 62 | Ash | *N/A | | \$0.00 | Poor |
| 66 | TC Hawthorn | 3" | | \$423.86 | 80% |
| 67 | TC Hawthorn | 3" | | \$423.86 | 80% |
| 68 | TC Hawthorn | 3" | | \$423.86 | 80% |
| 69 | TC Hawthorn | 3" | | \$423.86 | 80% |
| 70 | TC Hawthorn | 3" | | \$423.86 | 80% |
| 71 | Pondo Pine | 16" | 20ft | \$3,750.00 | 70% |
| 72 | Aust Pine | 14" | 25ft | \$3,110.00 | 75% |
| 86 | Hawthorn Sucker | *N/A | | \$0.00 | Poor |
| 87 | NR Oak | 6" | | \$1,830.00 | 80% |
| 23 | | | | | |
| TOTAL: | | | | 45 TREES | \$46,242.10 |

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

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



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

AndersonMasonDale Architects

Parker Town Hall Expansion

Parker, CO 22-093

Town of Parker
20120 Mainstreet
Parker, CO 80138

Architect

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

Civil Engineer

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

Landscape Architect

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

Structural Engineer

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

Mechanical + Plumbing Engineer

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

Electrical Engineer + Technology

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

Issue Date

SDP 02 NOVEMBER 2023
SDP 05 FEBRUARY 2024

Project Number: 22-093

Drawn By: JM

Reviewed By: TS

Approved By: TS

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

TREE CONSERVATION PLAN

SITE PLAN SUBMITTAL

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

Parker Town Hall Expansion

Parker, CO 22-093

Town of Parker
20120 Mainstreet
Parker, CO 80138

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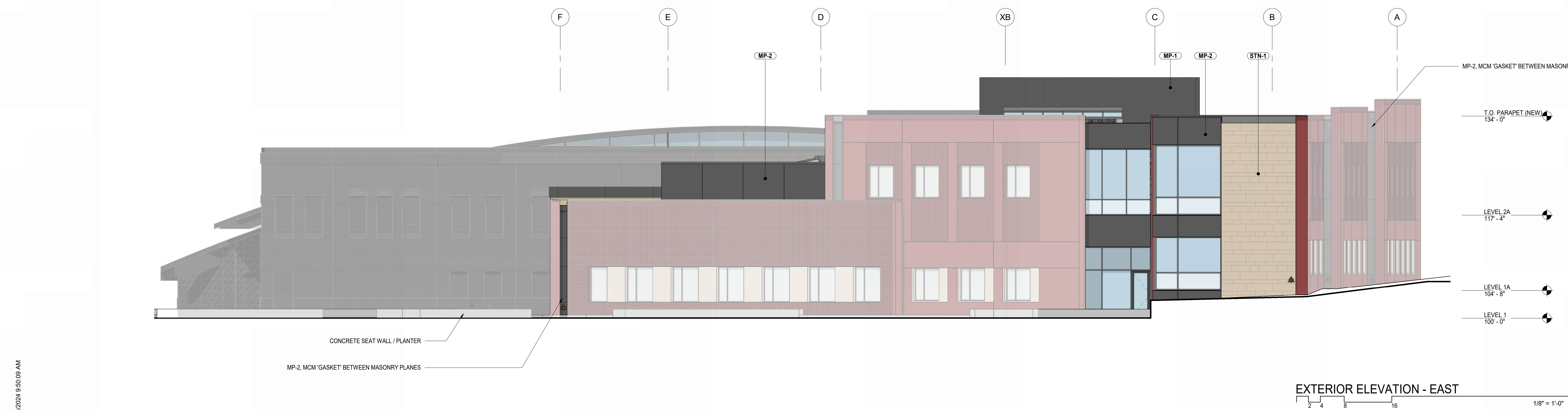
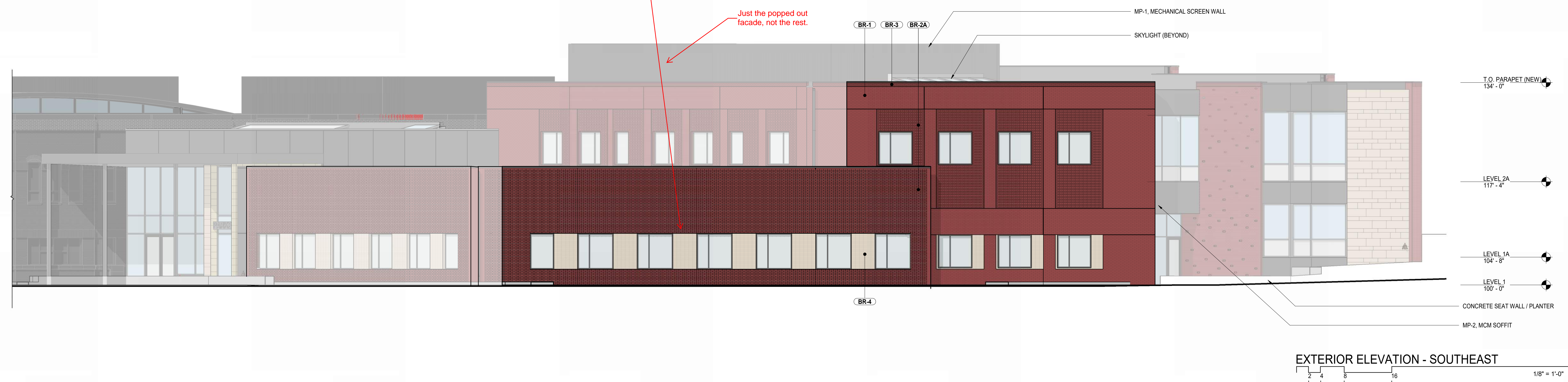
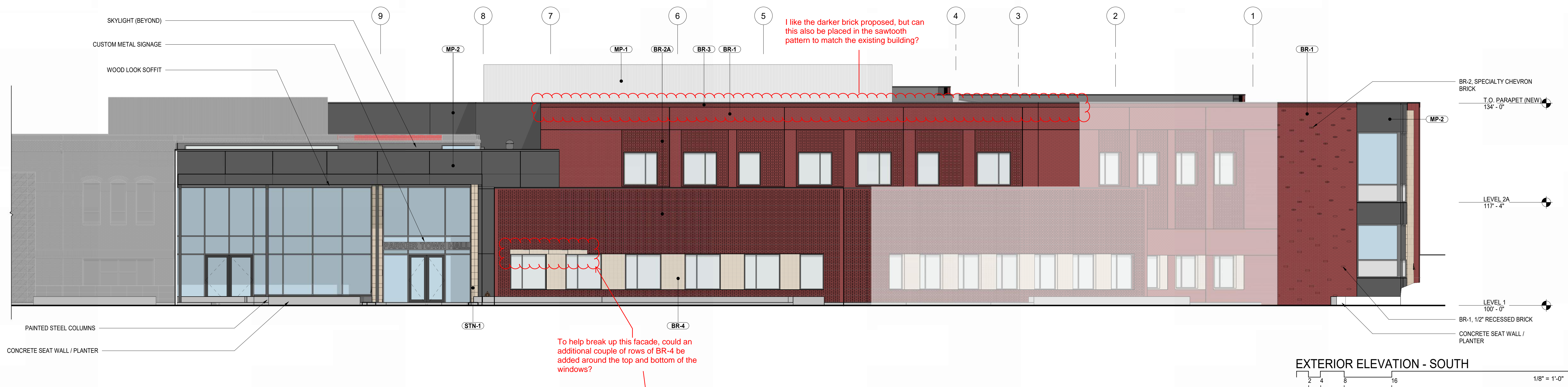
Electrical Engineer + Technology

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

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

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

BUILDING ELEVATIONS



SITE PLAN SUBMITTAL

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

Parker Town Hall Expansion

Parker, CO 22-093

Town of Parker
20120 Mainstreet
Parker, CO 80138

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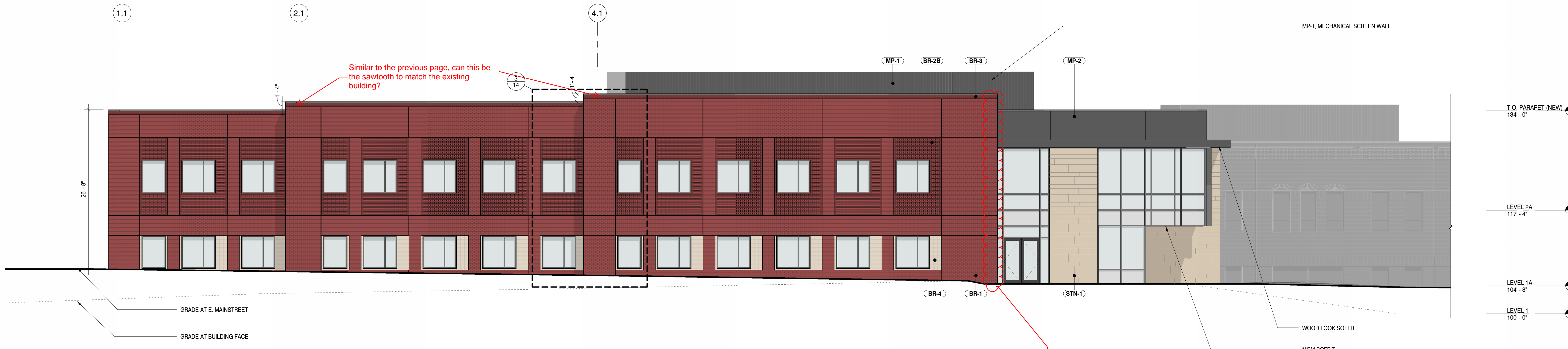
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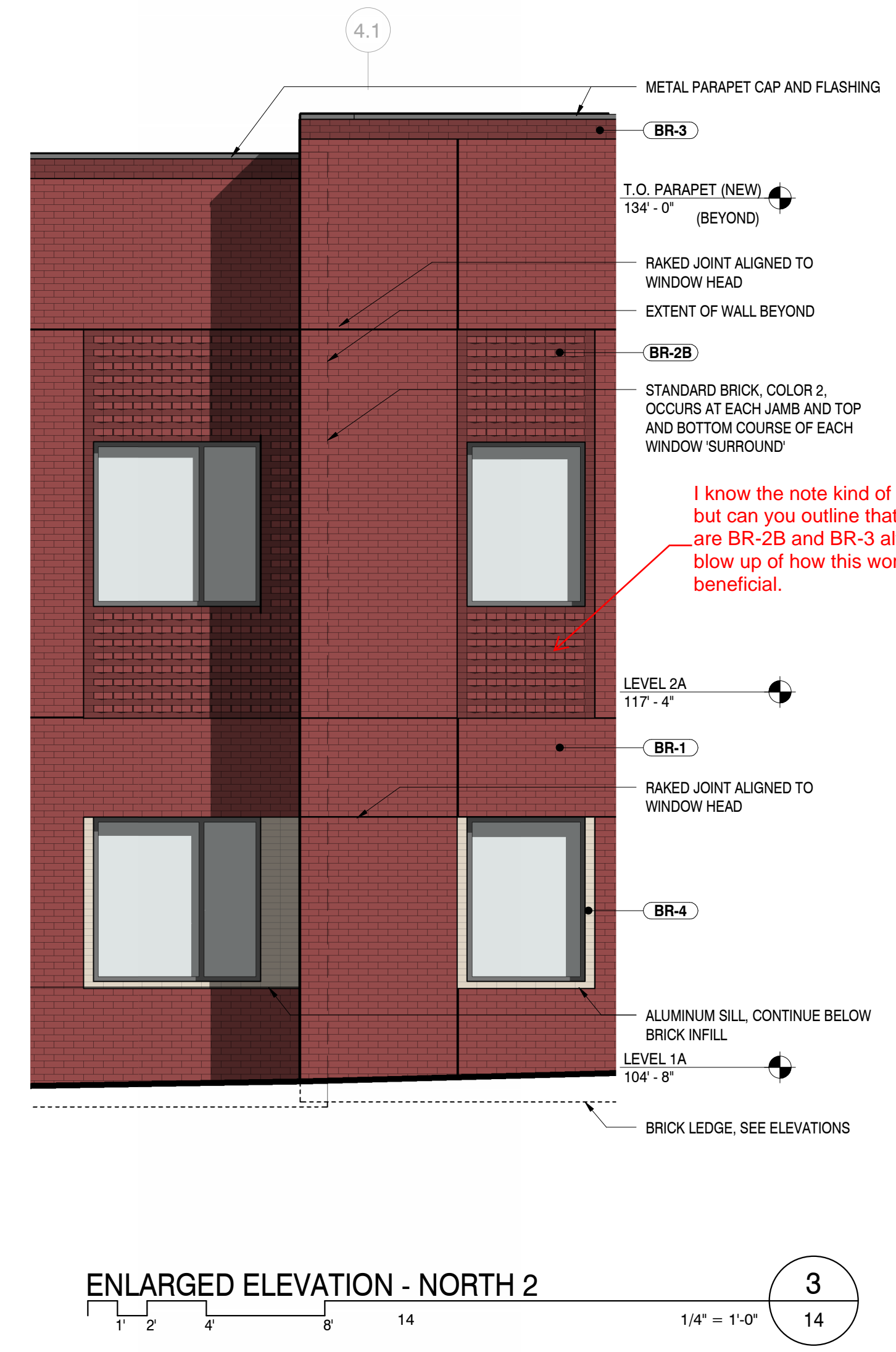


- GENERAL NOTES**
1. THE EXISTING BUILDING IS SHOWN WITH A SOLID GRAY TRANSPARENT FILL OVER IT. NO EXTERIOR IMPROVEMENTS TO THE EXISTING BUILDING ARE INCLUDED WITHIN THIS SCOPE OF WORK.
 2. THE ADDITION HAS SEVERAL WALL PLANES THAT ARE ANGLED. ANY WALL PLANE THAT IS NOT TRULY PERPENDICULAR TO THE ELEVATION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

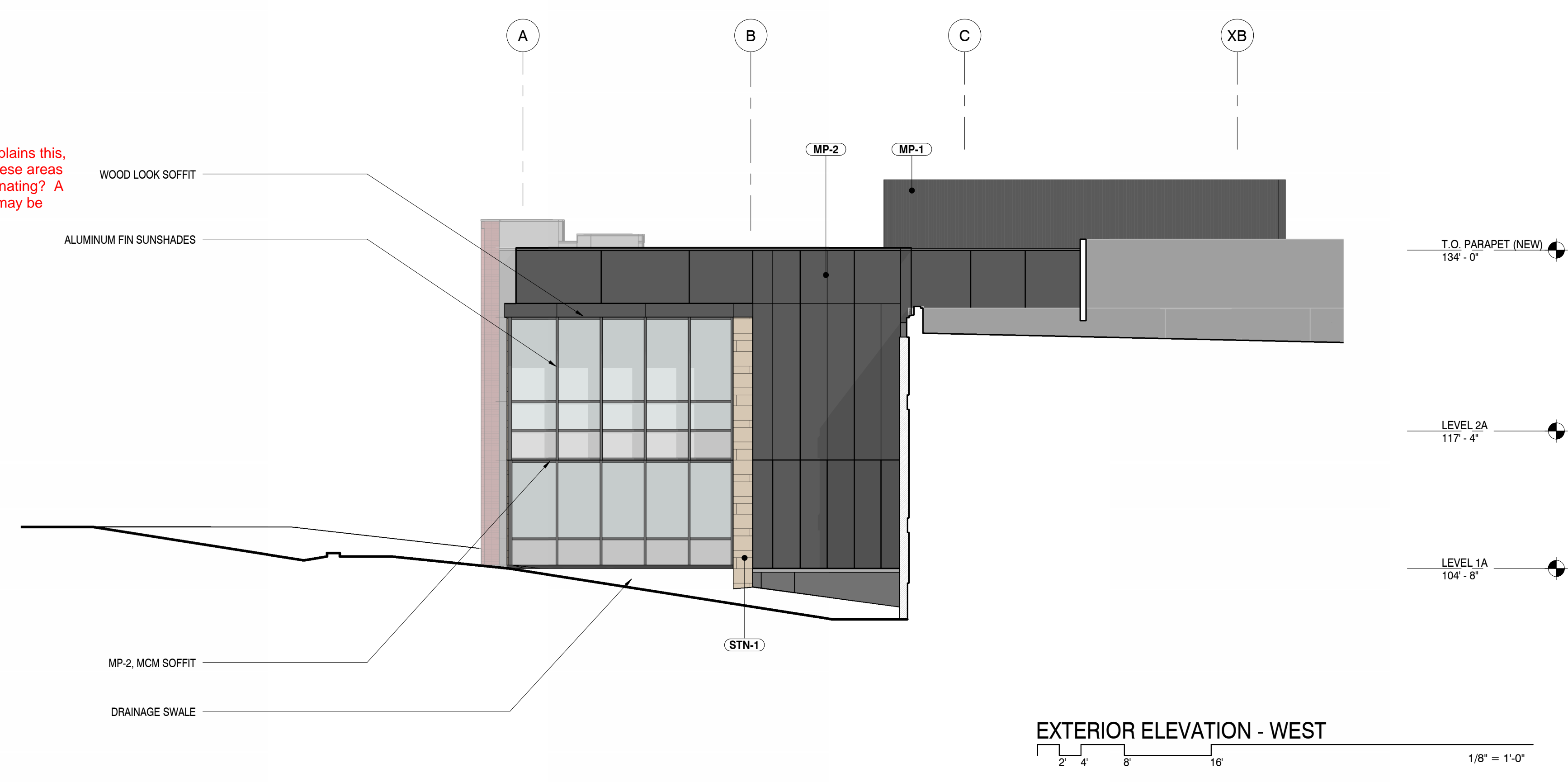
LEGEND

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

EXTERIOR ELEVATION - NORTH



ENLARGED ELEVATION - NORTH 2



EXTERIOR ELEVATION - WEST



RENDERING OF PROPOSED NORTHWEST APPROACH TO ADDITION

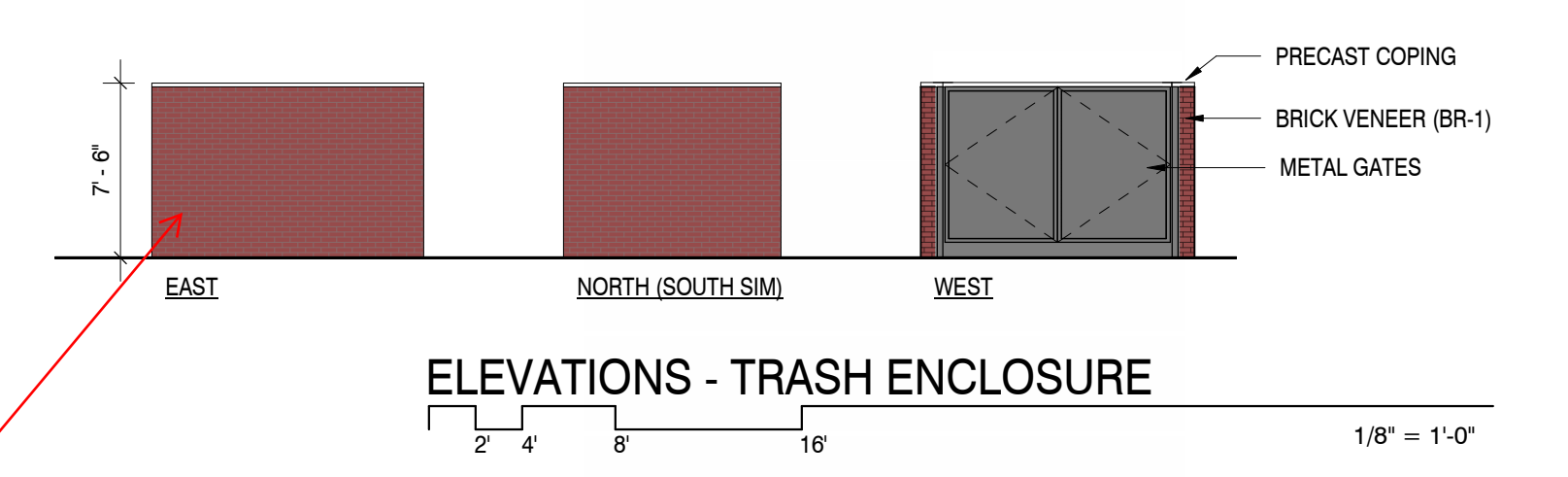


RENDERING OF PROPOSED NORTH FACADE OF ADDITION

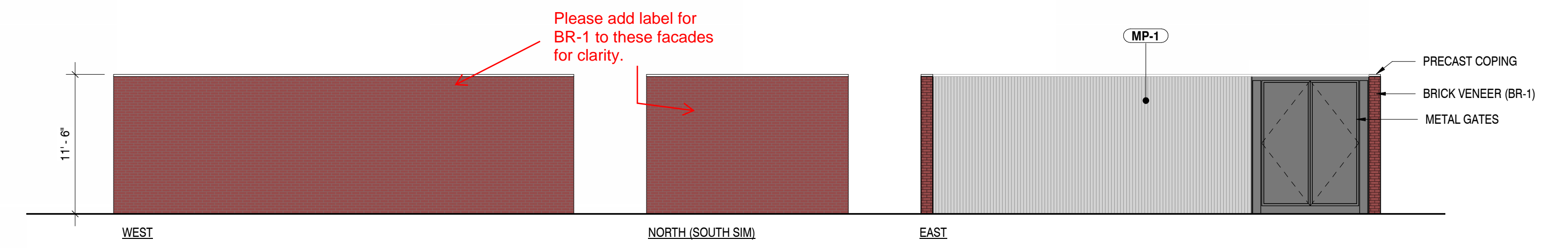


RENDERING OF PROPOSED EAST APPROACH TO ADDITION

If using the sawtooth as mentioned above can be done, it would also look really nice along this edge as well.



ELEVATIONS - TRASH ENCLOSURE



ELEVATIONS - GENERATOR ENCLOSURE

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

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

BUILDING ELEVATIONS



PARKER
COLORADO

Project Reviews Town of Parker



Project Number: SP23-097

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

Applied: **11/6/2023**

Approved:

Site Address: **20120 E MAINSTREET**

Closed:

Expired:

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

Status: **UNDER REVIEW 2**

Applicant: **Anderson Mason Dale Architects**

Parent Project: **5910**

Owner: **Bob Exstrom**

Contractor: **Anderson Mason Dale Architects**

Details:

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

LIST OF REVIEWS

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



PARKER
COLORADO

Project Reviews Town of Parker



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



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

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



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



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