



## 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:** April 23, 2024  
**SUBJECT:** Parker Town Hall Amendment 3 Lot 1 – Site Plan  
Review Comments 03

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](mailto: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: "04 Site Plan"

### General Comments

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

Comment Addressed:  Yes  No

Response:

2. Please make sure all parking spaces proposed on site are shown on the overall site plan. There are several areas where text interferes with the locations.

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:

2. Pursuant to Section 13.06.070 (I) (5) In all required landscaped areas, except within public rights-of-way, residential roadway buffers and landscape islands, 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 required and proposed in the landscaped area for the site.

Comment Addressed:  Yes  No

Response:

3. The Town of Parker Parks Department is reviewing the proposed landscape plans. Additional

**comments may be received once reviewed.**

Comment Addressed:  Yes  No

Response:

### Lighting

**1. Please see the lighting redlines for a couple of clarity items to be added.**

Comment Addressed:  Yes  No

Response:

### Building Elevations

**Staff has no additional comments on the elevations. However, could you please add back in the 3D images for clarity.**

### 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 –Fire/Life Safety

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
- Parker Water and Sanitation District

Comment(s) Addressed:  Yes  No

Response:

\_\_\_\_\_  
Property Owner

\_\_\_\_\_  
Date

\_\_\_\_\_  
Project Representative

\_\_\_\_\_  
Date

# PARKER TOWN HALL EXEMPTION PLAN AMD3 L1

## SITE PLAN SUBMITTAL

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

**AndersonMasonDale Architects**

### Parker Town Hall Expansion

Parker, CO 22-093

#### Town of Parker

20120 Mainstreet  
Parker, CO  
80138

#### Architect

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

#### Civil Engineer

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#### Landscape Architect

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#### Electrical Engineer + Technology

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RENDERING OF NEW NORTH ENTRY



RENDERING OF NORTH FACADE



RENDERING OF NEW EAST ENTRY

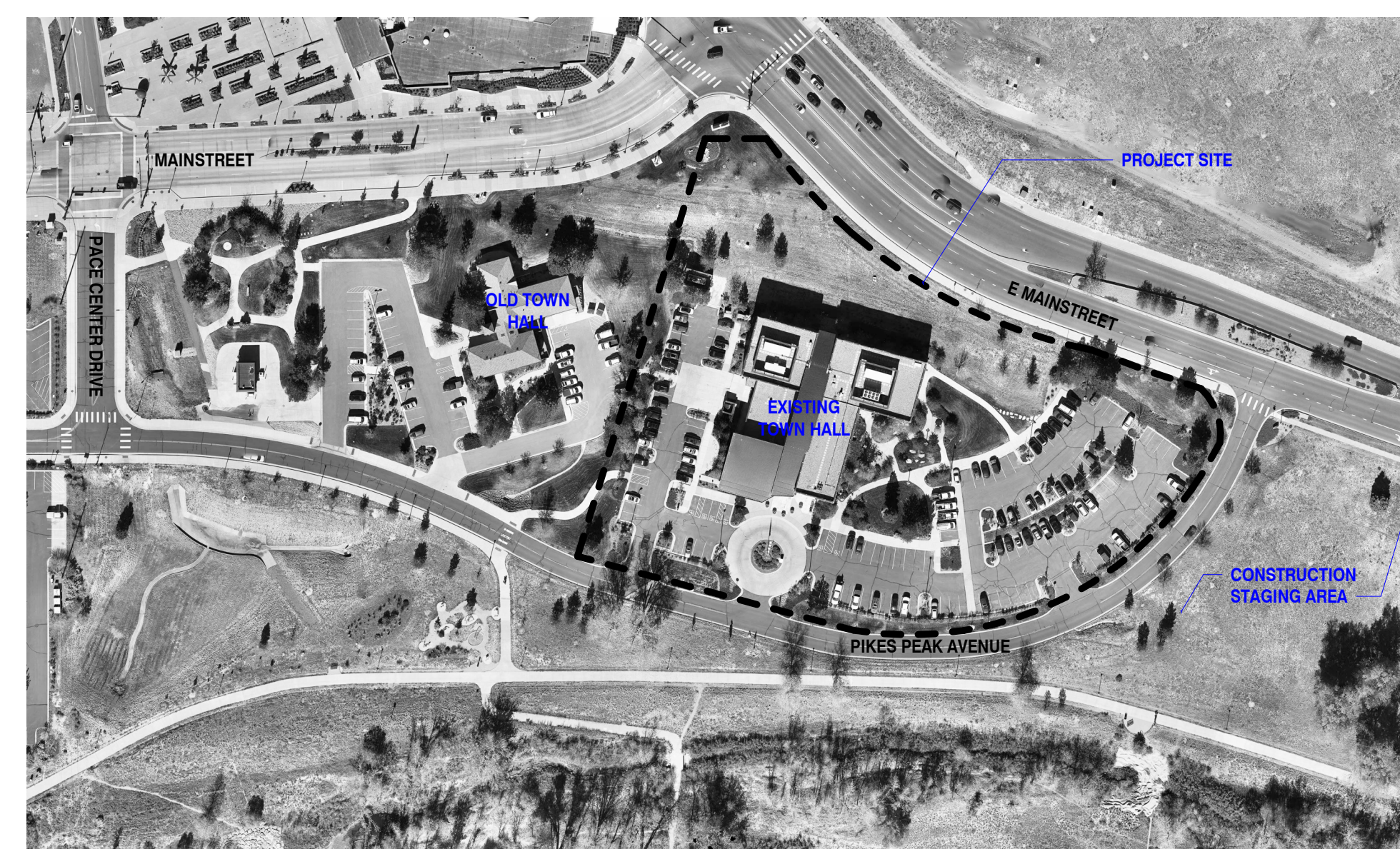


RENDERING OF SOUTHEAST FACADE



RENDERING OF NEW MAIN ENTRY AND PLAZA

### PROJECT SITE MAP



### SITE STATISTICS

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

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

Add parking spaces adjacent to landscape islands. These spaces need to either be 10' in width or the island needs to include an 18" concrete step out strip. If you are using the 18" concrete strip, please add a note below table and leave as currently written.

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

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

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

\*CURB ADJACENT ACCESSIBLE SPACES HAVE 18" WIDE CONCRETE PAV BETWEEN SPACE AND CURB  
\*\*EV SPACES ARE ELECTRIC VEHICLE READY.

Change this to be the actual parking spaces provided with EV chargers. Also, please remove these spaces from the typical parking spaces as the numbers don't work. Understand that there is a note to clarify, but it would be cleaner to just removed the EV spaces from the typical spaces.

### 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

- COVER SHEET
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- TREE CONSERVATION PLAN
- LANDSCAPE DETAILS
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- IRRIGATION NOTES AND SCHEDULE
- IRRIGATION PLAN
- IRRIGATION DETAILS
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- PHOTOMETRIC DETAILS
- PHOTOMETRIC DETAILS
- BUILDING ELEVATIONS
- 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

# PARKER TOWN HALL EXEMPTION PLAN AMD3 L1

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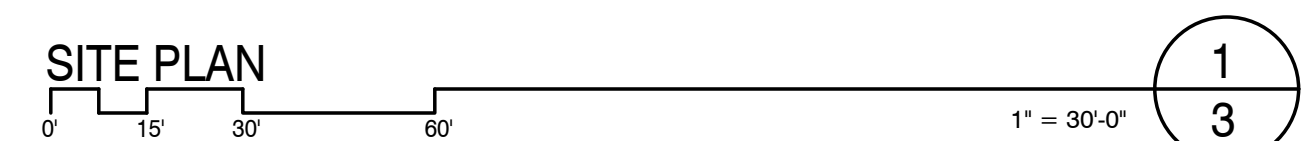
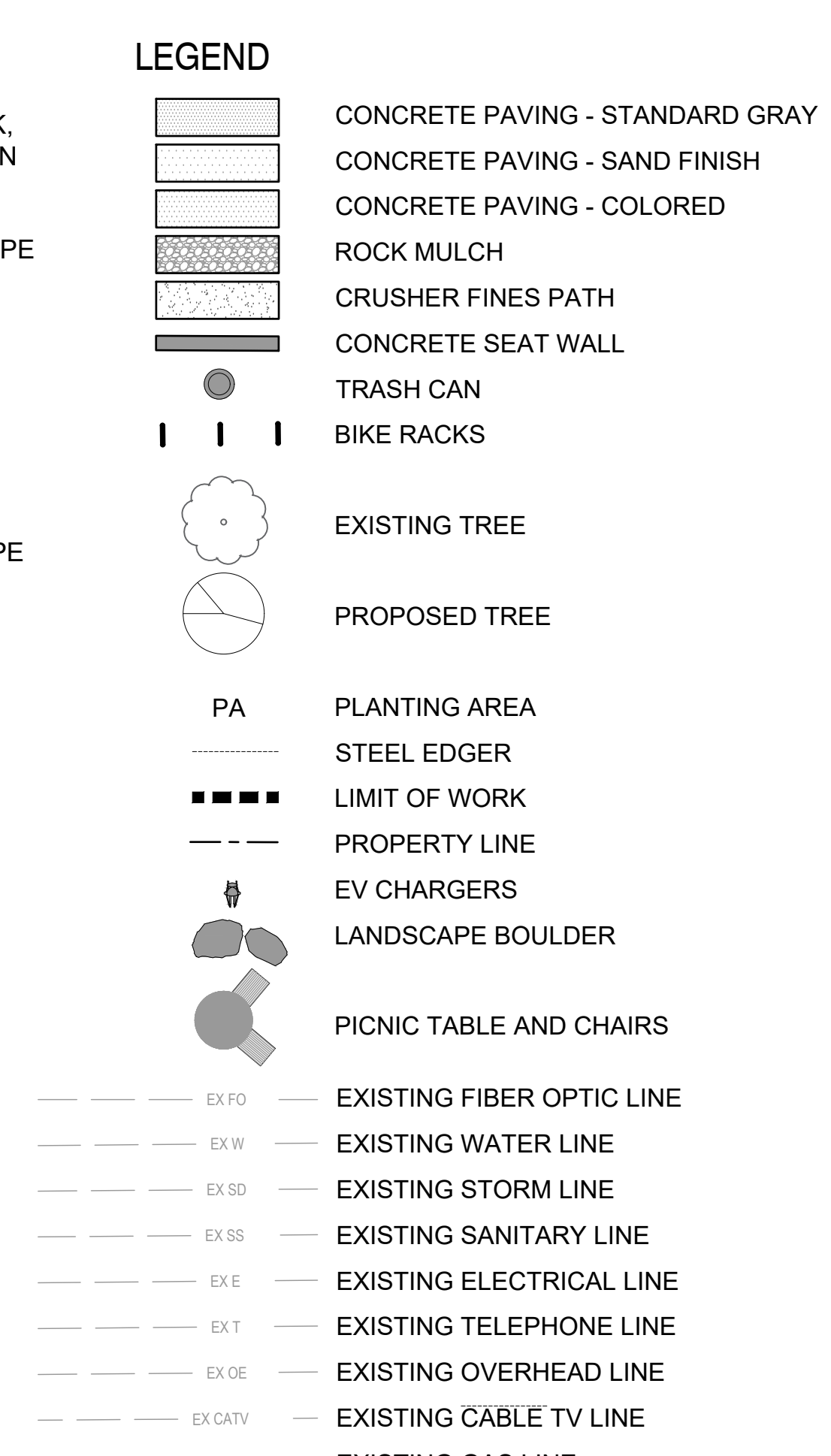
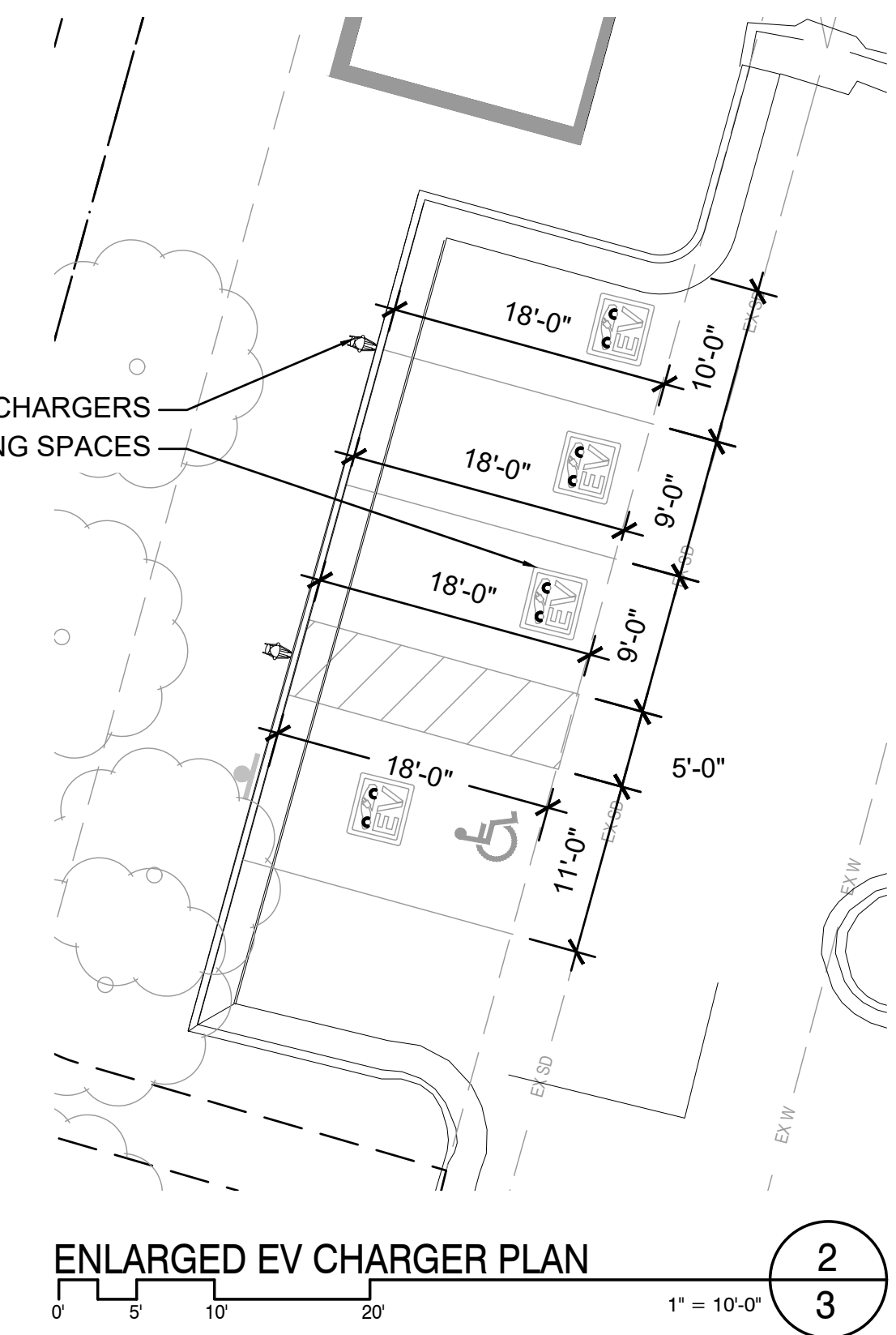
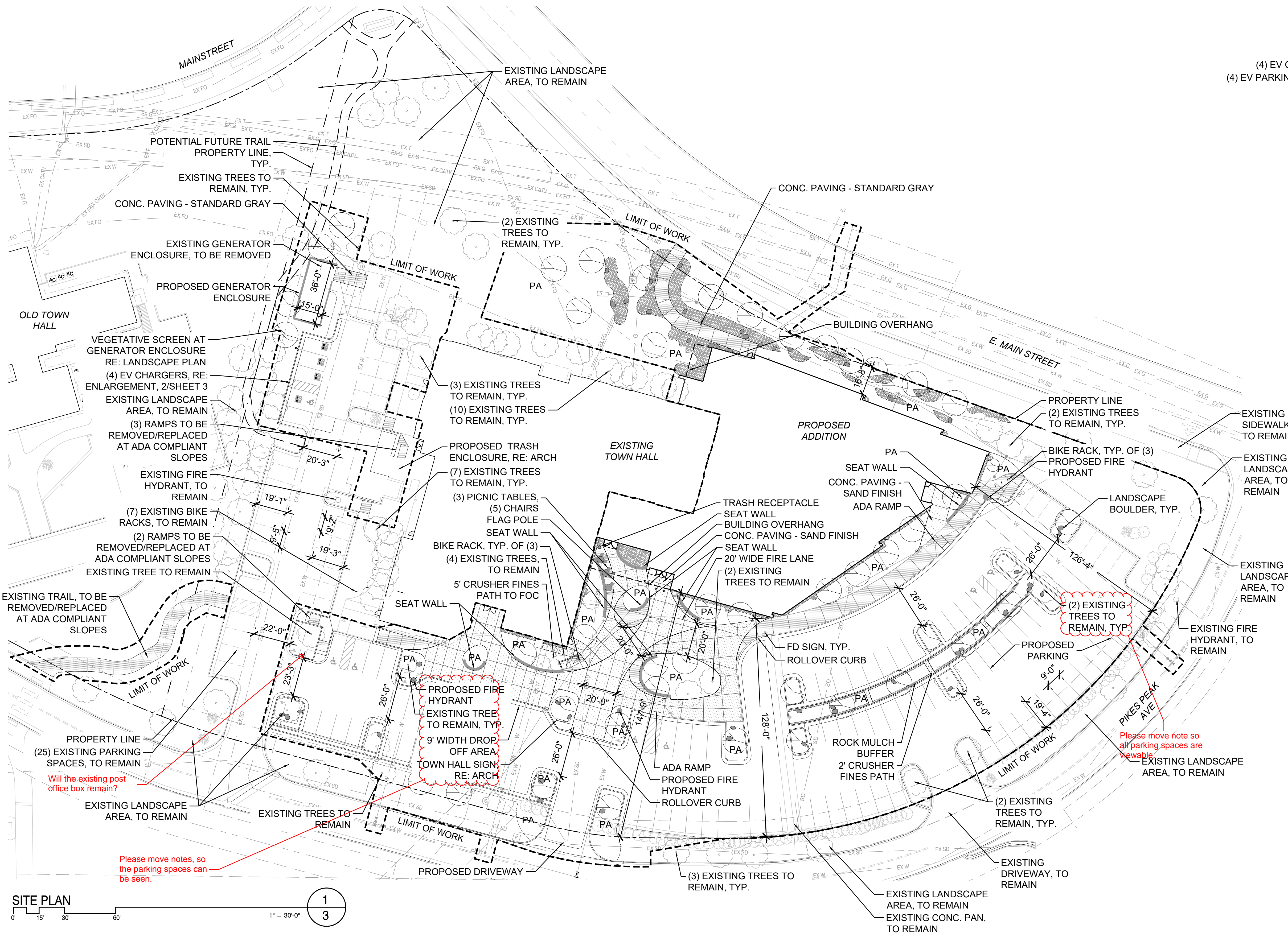
AE Design  
1900 Wazee Street #205  
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Telephone: 303-296-3034

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

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

#### SITE PLAN

3



# PARKER TOWN HALL EXEMPTION PLAN AMD3 L1

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### NATIVE SEEDING SCHEDULE

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

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

TOTAL: 100%

### PLANT SCHEDULE

CODE	QTY	BOTANICAL / COMMON NAME	CONT
<b>TREES - DECIDUOUS</b>			
AG	4	ACER GINNALA / AMUR MAPLE	2" CAL
CS	2	CATALPA SPECIOSA / NORTHERN CATALPA	2" CAL
GS	8	GLIEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' / SHADEMASTER HONEY LOCUST	2" CAL
GK	2	GYMNOCALDIUS DIOICA / KENTUCKY COFFEETREE	2" CAL
MR	3	MALLUS X 'RADIANT' / RADIANT CRABAPPLE	2" CAL
MS	1	MALLUS X 'SPRING SNOW' / SPRING SNOW CRABAPPLE	2" CAL
PA	6	PYRUS CALLERYANA 'AUTUMN BLAZE' / AUTUMN BLAZE CALLERY PEAR	2" CAL
QB	6	QUERCUS BICOLOR / SWAMP WHITE OAK	2" CAL
QF	8	QUERCUS ROBUR 'FASTIGIATA' / SKYROCKET® ENGLISH OAK	2" CAL
QR	2	QUERCUS RUBRA / RED OAK	2" CAL
<b>TREES - EVERGREEN</b>			
AC	2	ABIES CONCOLOR / WHITE FIR	8" HT
PN	2	PINUS NIGRA / AUSTRIAN PINE	8" HT
CODE	QTY	BOTANICAL / COMMON NAME	SIZE
<b>SHRUBS - DECIDUOUS</b>			
ASA	12	AMELANCHIER ALNIFOLIA / SASKATOON SERVICEBERRY	5 GAL
ALC	40	AMORPHA CANESCENS / LEADPLANT	5 GAL
AMS	20	ARONIA MELANOCARPA 'SMINPEM' / LOW SCAPE SNOWFIRE™ BLACK CHOKEBERRY	5 GAL
AMM	36	ARONIA MELANOCARPA 'UCONN165' / LOW SCAPE MOUND® BLACK CHOKEBERRY	5 GAL
CCB	29	CARYOPTERIS X CLANDONENSIS / BLUE MIST SPIREA	5 GAL
CCD	11	CORNUS SERICEA 'BAILEY' / BAILEY RED TWIG DOGWOOD	5 GAL
CSB	46	CYTISUS PURGANS 'SPANISH GOLD' / SPANISH GOLD BROOM	5 GAL
FNP	4	FORESTIERA NEOMEXICANA / NEW MEXICO PRIVET	5 GAL
HKA	99	HYPERICUM KALMIANUM 'AMES' / AMES ST. JOHNSWORT	5 GAL
PPC	80	PRUNUS BESSEYI 'P0115' / PAWNEE BUTTES® SAND CHERRY	5 GAL
RAC	41	RIBES ALPINUM / ALPINE CURRANT	5 GAL
SBF	103	SPIRAEA X BUMALDA 'FIRELIGHT' / FIRELIGHT SPIREA	5 GAL
VDA	7	VIBURNUM DENTATUM 'ARROWWOOD' / ARROWWOOD VIBURNUM	5 GAL
<b>GRASSES</b>			
BGG	54	BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLONDE AMBITION BLUE GRAMA	1 GAL
CAG	28	CALAMAGROSTIS X ACUTIFLORA 'AVALANCHE' / AVALANCHE FEATHER REED GRASS	1 GAL
ETG	82	ELYMUS TRACHYCAULUS / SLENDER WHEATGRASS	1 GAL
IRG	94	IMPERATA CYLINDRICA 'RED BARON' / JAPANESE BLOOD GRASS	1 GAL
MCG	88	MELICA CILIATA / SILKY-SPIKE MELIC GRASS	1 GAL
MPG	61	MISCANTHUS X 'PURPURASCENS' / PURPLE FLAME GRASS	1 GAL
MLG	33	MUHLENBERGIA CAPILLARIS 'LENCA' / REGAL MIST® PINK MUHLY GRASS	1 GAL
OHG	81	ORYZOPSIS HYMENOIDES / INDIAN RICEGRASS	1 GAL
PSG	20	PANICUM VIRGATUM 'SHENANDOAH' / SHENANDOAH SWITCH GRASS	1 GAL
PAG	123	PENNISETUM ALOPECUROIDES 'HAMELN' / HAMELN DWARF FOUNTAIN GRASS	1 GAL
SNG	50	SORGHASTRUM NUTANS / INDIAN GRASS	1 GAL
SHG	72	SPOROBOLUS HETEROLEPIS / PRAIRIE DROPSEED	1 GAL
<b>GROUND COVER</b>			
AUK	29	ARCTOSTAPHYLOS UVA-URSI / KINNIKINNICK	1 GAL
CPP	28	CERATOSTIGMA PLUMBAGINOIDES / DWARF CREEPING PLUMBAGO	1 GAL
CVG	85	CHRYSOGONUM VIRGINIANUM / GREEN-AND-GOLD	1 GAL
PSS	55	PHLOX STOLONIFERA 'SHERWOOD PURPLE' / CREEPING PHLOX	1 GAL
PSC	55	PHLOX SUBULATA / CREEPING PHLOX	1 GAL
TRC	80	THYMUS X 'RED CREEPING' / RED CREEPING THYME	1 GAL
VRC	132	VERONICA X 'REAVIS' / CRYSTAL RIVER CREEPING SPEEDWELL	1 GAL
<b>PERENNIALS</b>			
CRV	80	CENTRANTHUS RUBER / RED VALERIAN	1 GAL
ELP	61	ECHINACEA PURPUREA / PURPLE CONEFLOWER	1 GAL
GAB	71	GALLIARDIA ARISTATA / BLANKET FLOWER	1 GAL
PPP	86	PENSTEMON PALMERI / PALMER'S PENSTEMON	1 GAL
PDJ	42	PERSICARIA AFFINIS 'BORDER JEWEL' / HIMALAYAN BORDER JEWEL FLEECEFLOWER	1 GAL
RAB	42	RUDBECKIA AMPLEXICAULIS / BLACK-EYED SUSAN	1 GAL
SCB	24	SCABIOSA CAUCASICA 'BUTTERFLY BLUE' / BUTTERFLY BLUE PINCUSHION FLOWER	1 GAL
VGS	71	VERONICA X 'GOODNESS GROWS' / GOODNESS GROWS SPEEDWELL	1 GAL
<b>SHRUB EVERGREEN</b>			
JHB	23	JUNIPERUS HORIZONTALIS 'BAR HARBOR' / BAR HARBOR CREEPING JUNIPER	5 GAL

### NOTES:

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

### PLANTING LEGEND

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

The only place I see this is the bike rack location. Is this correct? Is so, can this be changed to concrete?

There is an existing post office box in this location. Will it remain? If not, please fill in with additional shrubs.

I believe the existing groundcover within this area is turf grass. Filling in with native will most likely not work. Please verify.

Why crusher fines? Can this be changed to concrete?

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

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

LANDSCAPE PLAN

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Required shrubs are calculated as 5 are required for the first 162 s.f., then 1 additional shrub is required per every 15 s.f. additional. This one would therefore, require 9.  
 $227 - 162 = 65/15=4$   
 $5+4 = 9$

Previous submittals had grasses within the islands. Have these been removed? If these still exist, please add to the notes as they do count towards the minimums.

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**LANDSCAPE TABLES**

**5**

### PARKING LOT INTERIOR LANDSCAPE

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

TOTAL SF **6614**

#### NOTES:

- Each landscape island shall, at a minimum, meet the following standards:
- Landscape 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.
  - Ten (10) shrubs may be substituted for one (1) tree when approved during the site plan process. An administrative finding that strict compliance with the tree requirement cannot be reasonably accomplished on site, and is not the result of a self-imposed hardship, will be required.

#### LANDSCAPE NOTES:

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

Per the Town code, parking lot interior landscaping does not count towards the overall site landscaping. Please remove from total number.

Includes all existing and proposed parking lot interior landscaping, site perimeter landscaping, and parking lot perimeter landscaping shown in hatching on landscape requirements diagram.

Pursuant to the Town of Parker Landscape Standards, 1 tree and 5 shrubs are required for each 1,500 s.f. of landscaping proposed. Based on your numbers, this would require 49 trees and 243 shrubs. The trees and shrubs provided in the landscape islands would be the only trees and shrubs that could not count to meet these minimum requirements.

### SITE LANDSCAPE

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

DESCRIPTION	REQUIREMENTS	SIZE OF AREA	EXISTING AREA (UNMODIFIED AREAS)	PROPOSED NEW AREA (MODIFIED AREAS)	PROPOSED TOTAL COUNTS	NOTES
PARKING LOT PERIMETER LANDSCAPING	Pursuant to Section 13.06.070 (o) of the Town of Parker LDO, parking lot perimeter landscaping shall be provided to visually buffer and screen the parking and mitigate nuisance impacts from autos upon adjacent properties. For parking lots adjacent to roads/streets and other commercial uses, a minimum 10-foot-wide landscape buffer is required that includes trees and shrubs to screen the parking lot from the street. This requirement applies to the parking along the south property line adjacent to Pikes Peak Avenue, and the west property line as far north to the proposed EV chargers.	12132 SF TOTAL	9442 SF  COUNT: 17 EXISTING TREES 78 EXISTING SHRUBS	2690 SF  COUNT: 2 EXISTING TREES 3 PROPOSED TREES 11 EXISTING SHRUBS 53 PROPOSED SHRUBS	TOTAL TREES: 22 (3 PROPOSED) TOTAL SHRUBS: 142 (53 PROPOSED)	Pursuant to the Town of Parker Landscape Standards, 1 tree and 5 shrubs are required for each 1,500 s.f. of landscaping proposed. Based on your numbers, this would require 49 trees and 243 shrubs. The trees and shrubs provided in the landscape islands would be the only trees and shrubs that could not count to meet these minimum requirements.

### BICYCLE PARKING

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



**LANDSCAPE REQUIREMENTS DIAGRAM**

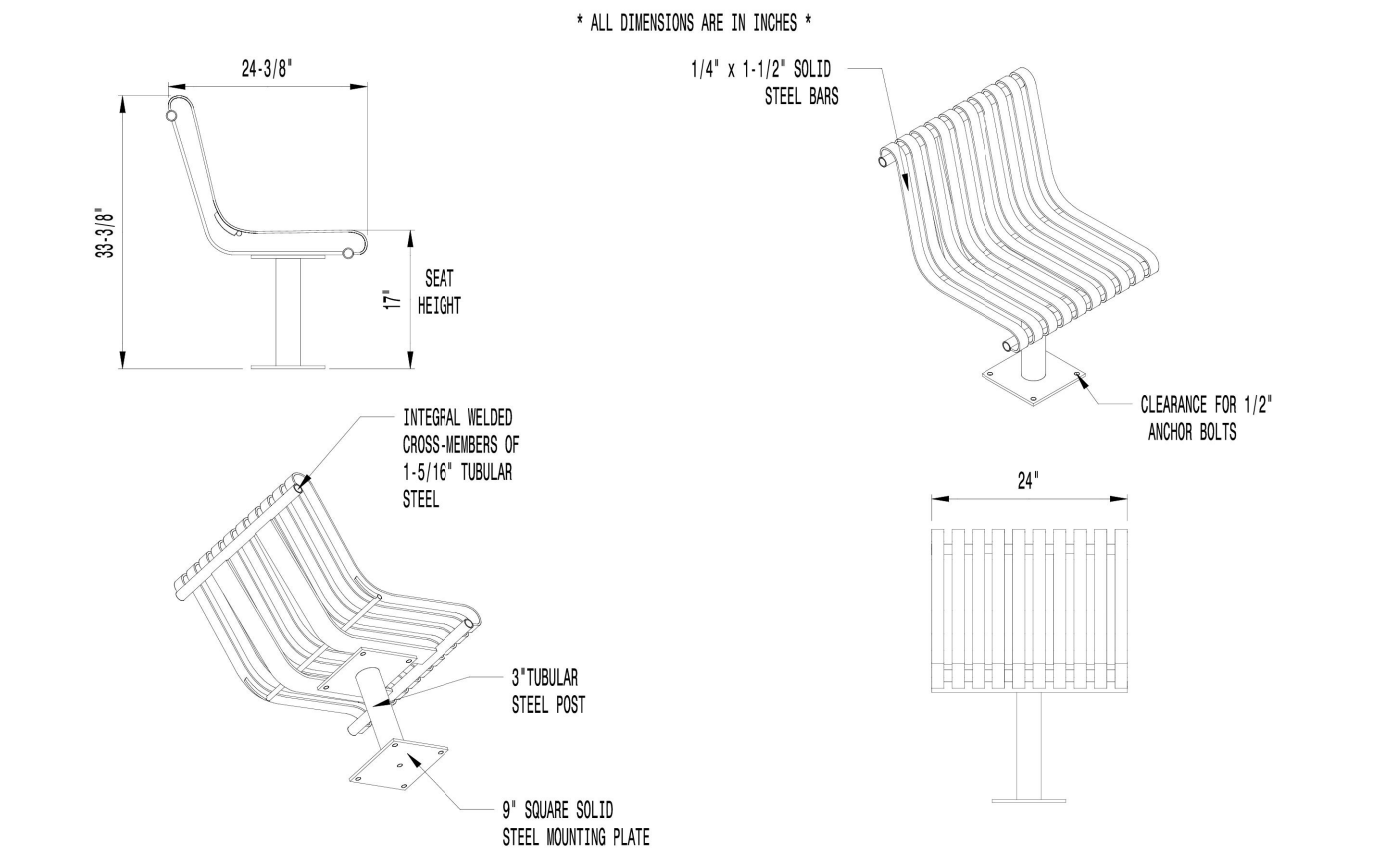
# PARKER TOWN HALL EXEMPTION PLAN AMD3 L1

## SITE PLAN SUBMITTAL

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



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

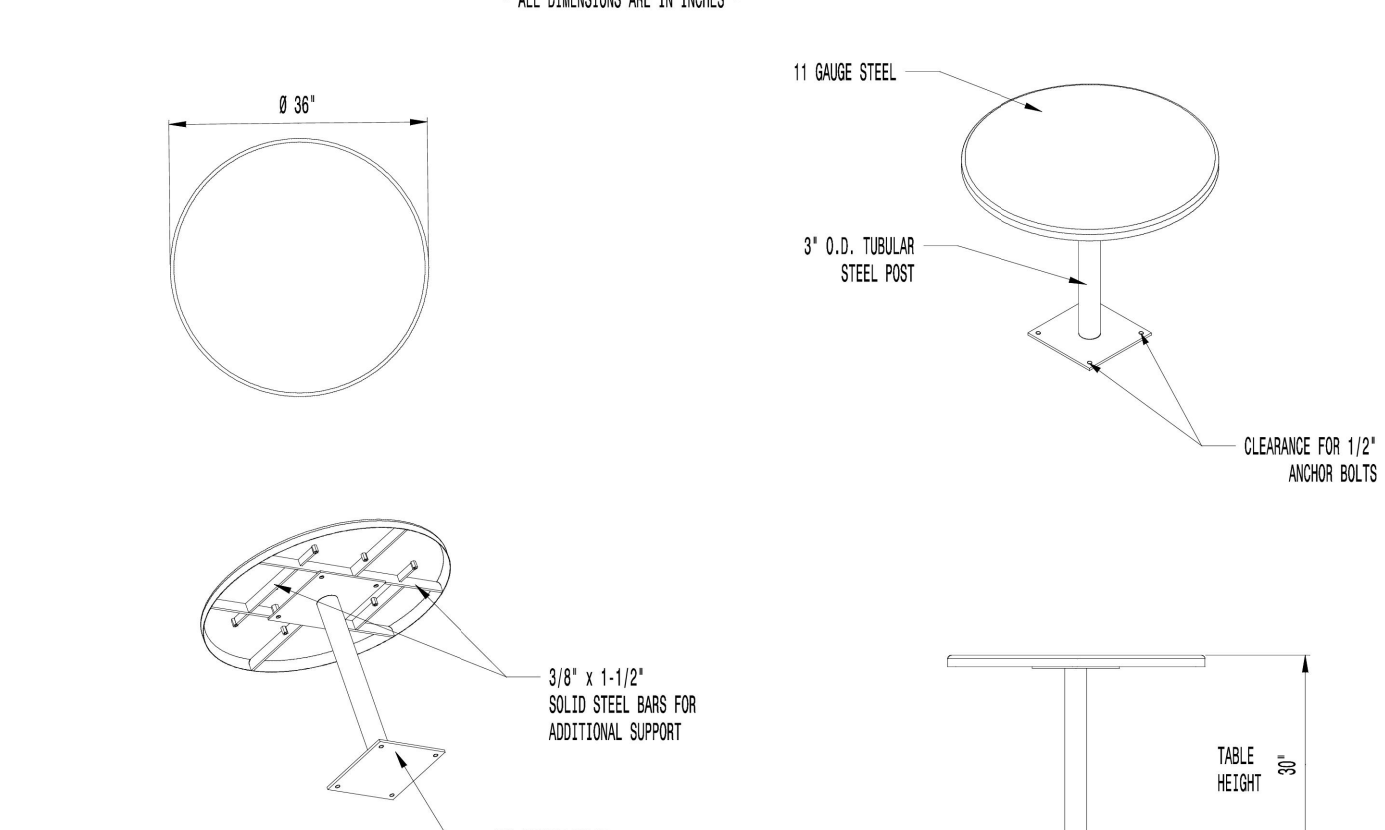


AVAILABLE OPTIONS:  
POWDER COATING  
10 STANDARD COLORS, 2 OPTIONAL METALLIC COLORS, **COLOR: BLACK**  
CUSTOM COLORS (INCLUDING THE PAL RANGE)  
ARRESTS  
AVAILABLE WITH OPTIONAL ARRESTS

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



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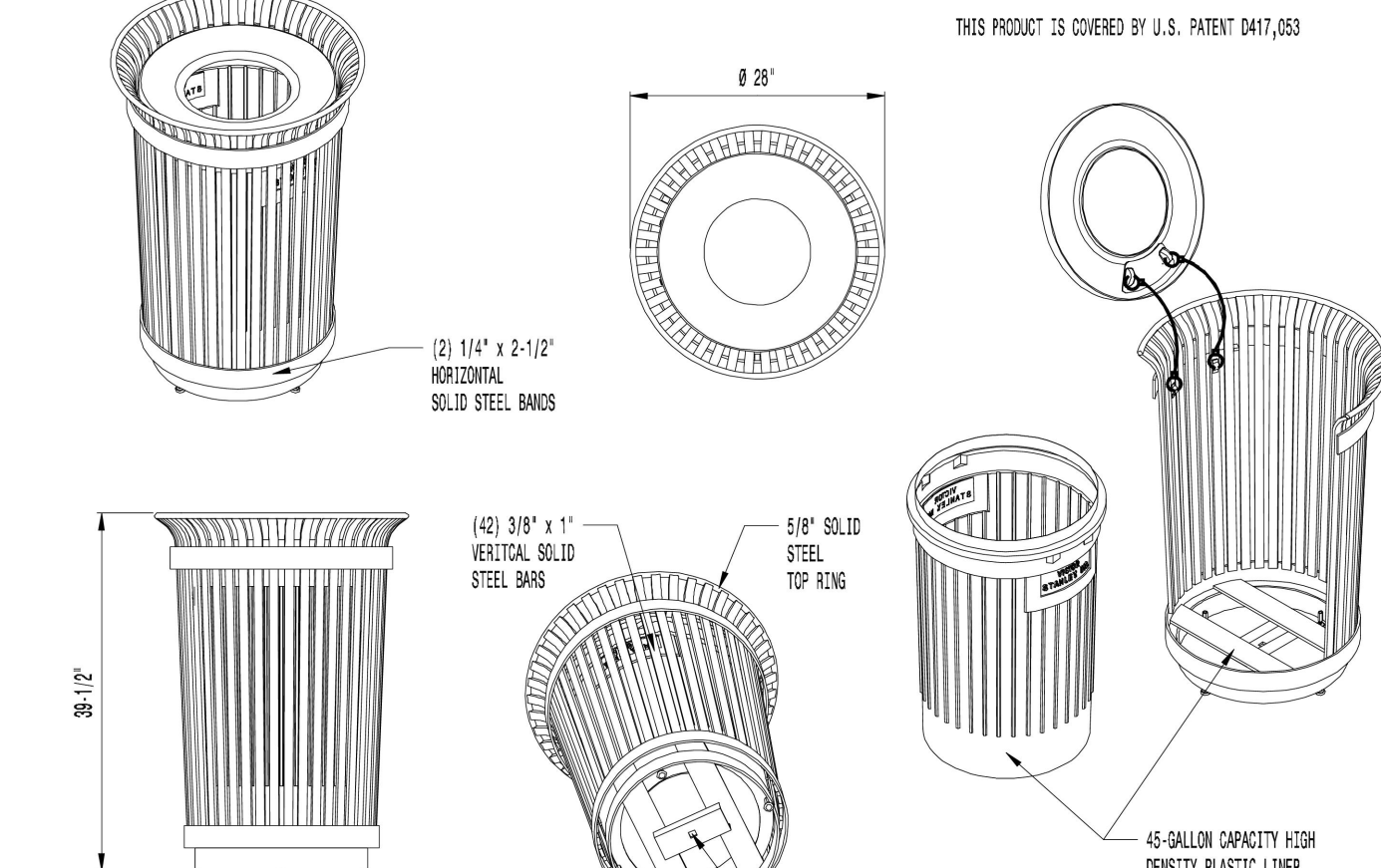


AVAILABLE OPTIONS:  
POWDER COATING  
10 STANDARD COLORS, 2 OPTIONAL METALLIC COLORS, **COLOR: BLACK**  
CUSTOM COLORS (INCLUDING THE PAL RANGE)  
MOUNTING  
STANDARD IN-GROUND AND SURFACE MOUNT  
TABLE TOP  
AVAILABLE WITH OPTIONAL UMBRELLA HOLE, AND OPTIONAL GAZE BOARD

- NOTES:
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  - IT IS NOT RECOMMENDED TO LOCATE ANCHOR BOLTS UNTIL TABLE IS IN PLACE. THIS VICTOR STANLEY, INC. PRODUCT MUST BE PERMANENTLY AFFIXED TO THE GROUND. CONSULT YOUR LOCAL CODES FOR REGULATIONS.
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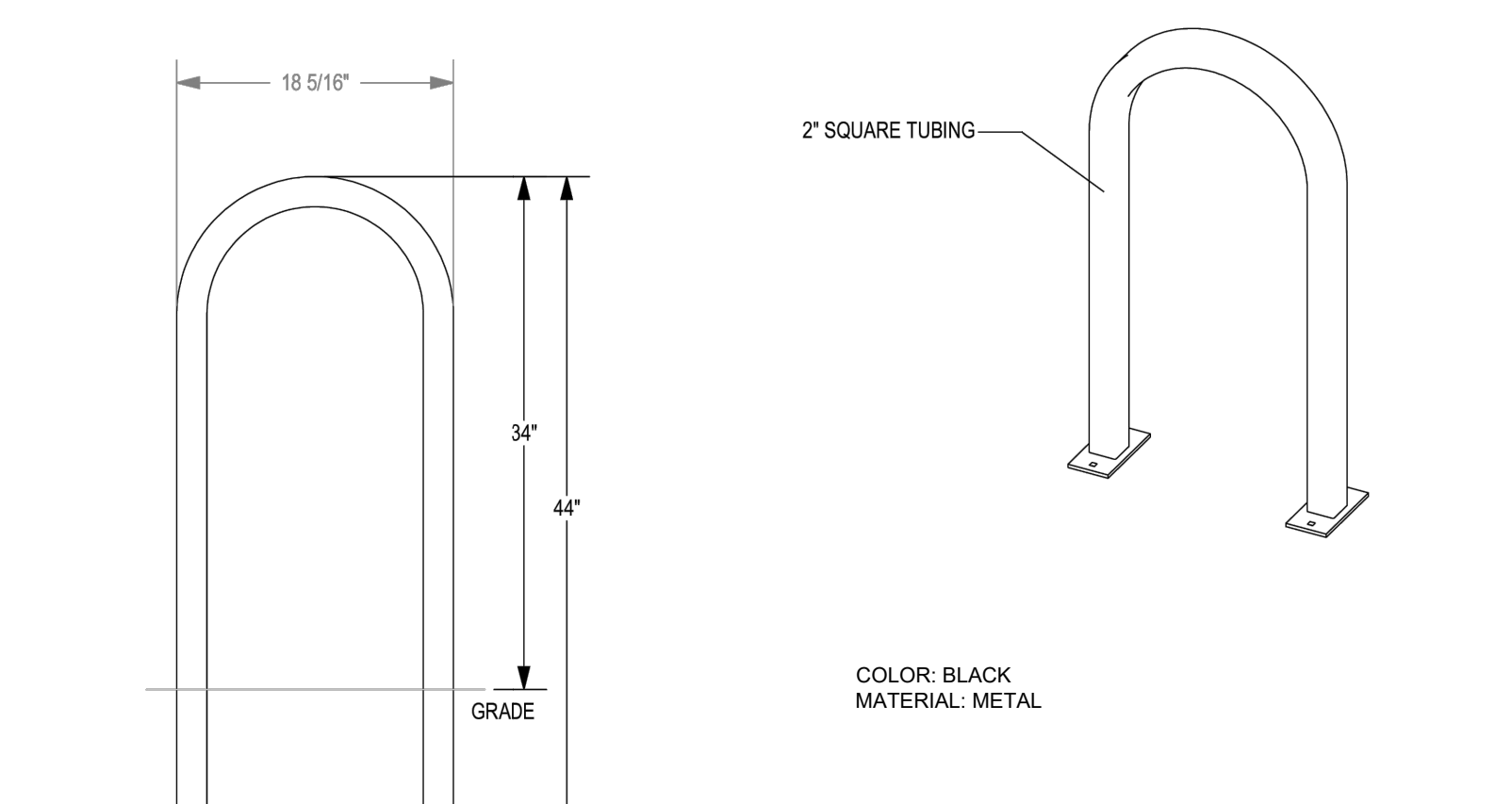


AVAILABLE OPTIONS:  
POWDER COATING  
10 STANDARD COLORS, CUSTOM COLORS (INCLUDING THE PAL RANGE) **COLOR: BLACK**  
CUSTOM PLANKS & DECALS  
AVAILABLE WITH STEEL PLANKS IN VARIOUS SIZES AND PRESSURE SENSITIVE VINYL, OUTDOOR DECALS

- NOTES:
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  - THIS VICTOR STANLEY, INC. PRODUCT MUST BE PERMANENTLY AFFIXED TO THE GROUND. CONSULT YOUR LOCAL CODES FOR REGULATIONS.
  - VICTOR STANLEY, INC. PLASTIC LINER LINERS ARE MOLDED ON TOOLING DESIGNED FOR AND OWNED BY VICTOR STANLEY, INC. THEY OFFER MAXIMUM CAPACITY AND STRENGTH WITH LIGHTWEIGHT CONSTRUCTION USING CRITICAL MOLDED RIBS, INTERNAL HANDHOLDS, AND HIGH-STRENGTH MATERIALS. THIS MINIMIZES HANDLING DIFFICULTY AND FACILITATES EASY EMPTYING AND STORAGE BUCKETS AFFORDING LONG SERVICE LIFE.
  - ANCHOR BOLTS(S) NOT PROVIDED BY VICTOR STANLEY, INC.
  - FOR HIGH SALT ABUSIVE CLIMATES, HOT-DIP GALVANIZING BEFORE POWDER COATING IS AVAILABLE. SEE WRITTEN SPECIFICATIONS FOR DETAILS.
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MADRAX DIVISION  
GRABER MANUFACTURING, INC.  
1000 LINNEK DRIVE  
WALUNAKEE, WI 53597  
P(800) 448-7331 P(608) 849-1081 F(608) 849-1081  
WWW.MADRAX.COM, E-MAIL: SALES@MADRAX.COM



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INDIVIDUAL SEAT  
SHOWN: STANDARD SURFACE MOUNT

### 01 CHAIR



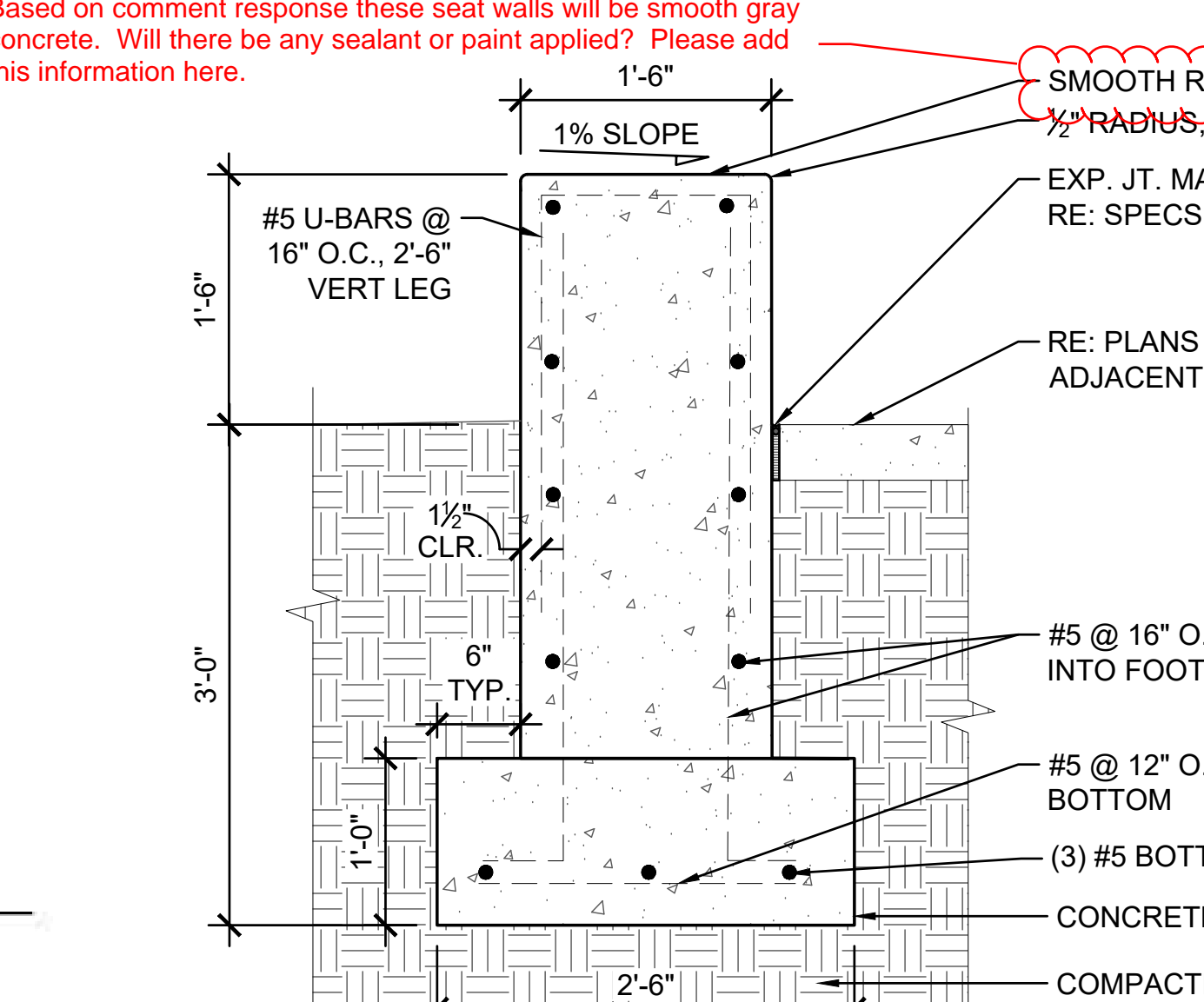
**Description**  
Impact-Rated Bollard, IP66, Class I, IK10. Marine-grade, all aluminum construction, 5CE superior corrosion protection including PCS hardware, Silicone CCG® Controlled Compression Gasket. Polycarbonate lens. CAD-optimized indirect optics for superior illumination and glare control. Integral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

### 05 BOLLARD



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

### 02 PICNIC TABLE



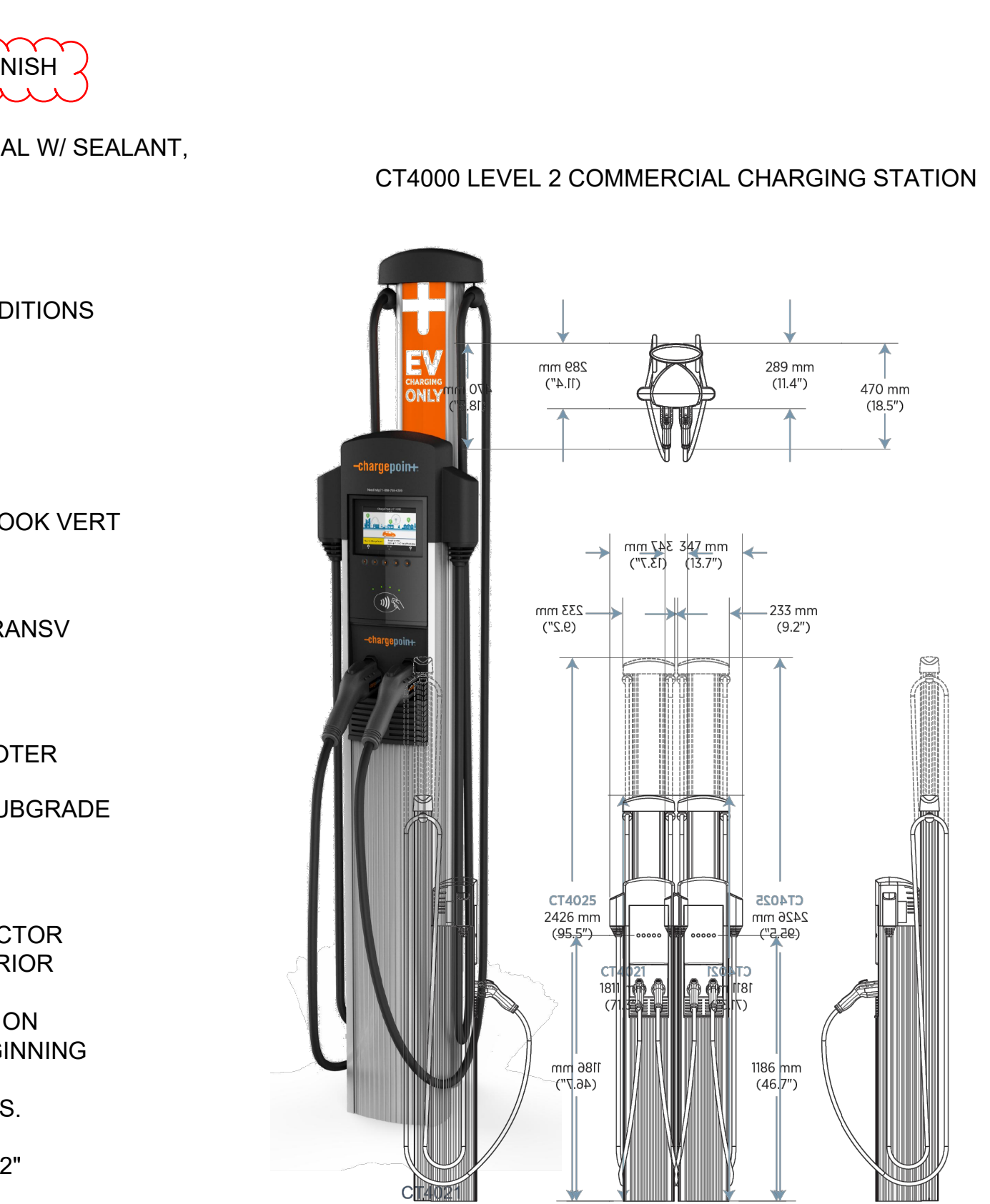
**SECTION NOTES:**

- REFERENCE GRADING PLAN FOR TOP OF WALL ELEVATIONS. CONTRACTOR SHALL VERIFY WALL ELEVATIONS WITH OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
- SUBMIT SHOP DRAWINGS DEMONSTRATING PREFERRED CONSTRUCTION METHOD, REINFORCING, AND JOINTING FOR APPROVAL PRIOR TO BEGINNING WORK.
- REBAR DIMENSIONS PER STRUCTURAL ENGINEER RECOMMENDATIONS.
- REFERENCE SPECIFICATIONS FOR CONCRETE FINISH AND COLOR.
- ALL VERTICAL AND HORIZONTAL EDGES OF CONCRETE TO INCLUDE 1/2" CHAMFER IF NOT OTHERWISE NOTED.

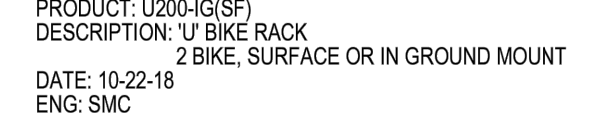


45-GALLON LITTER RECEPTACLE  
SHOWN: STANDARD TAPERED FORMED LID

### 03 TRASH/RECYCLING RECEPTACLE

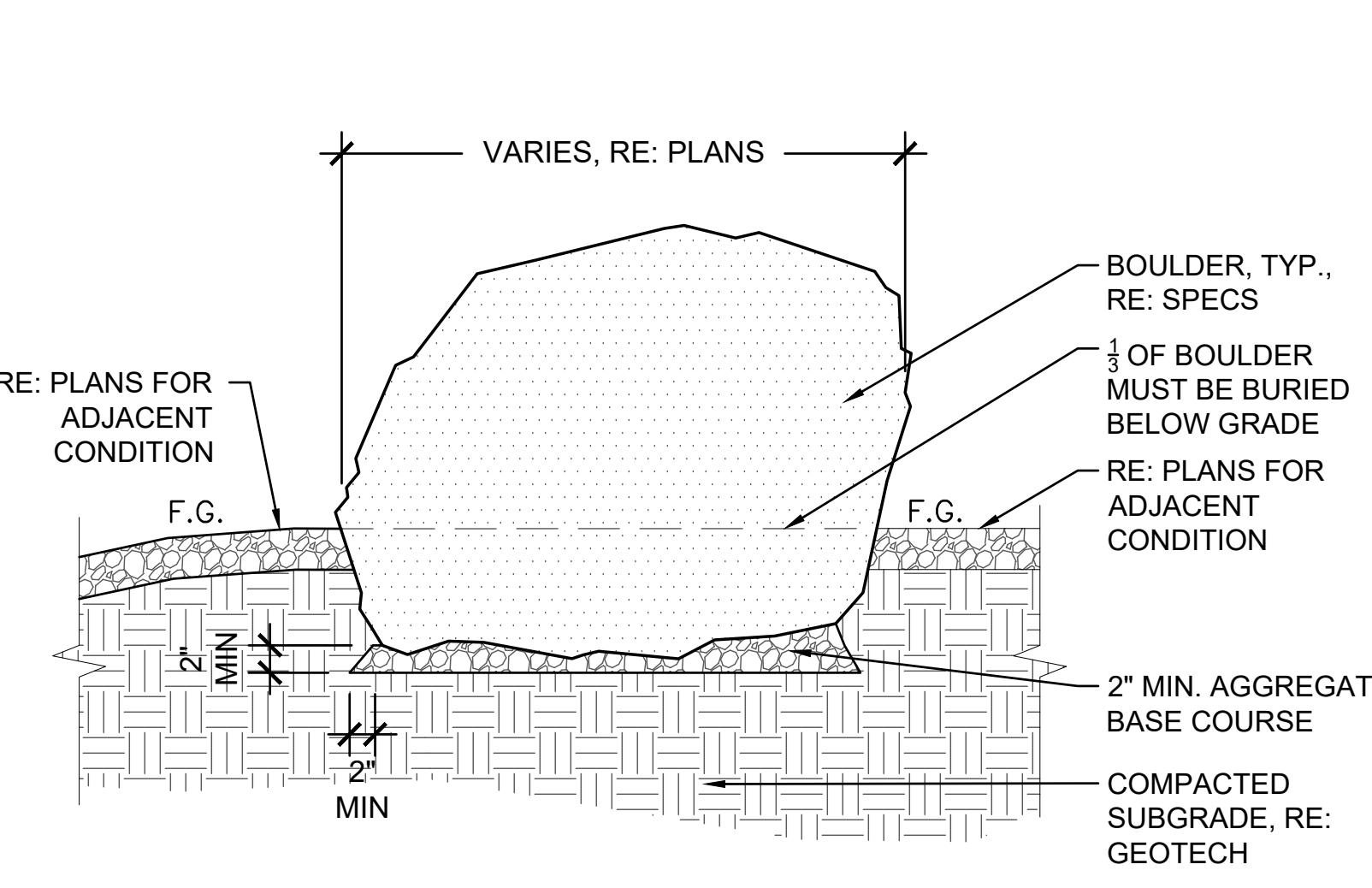


### 07 EV CHARGER



DESCRIPTION: U BIKE RACK  
2 BIKE, SURFACE OR IN GROUND MOUNT  
DATE: 10-22-18  
ENG: SMC

### 04 BICYCLE RACK



**NOTES:**

- COORDINATE BOULDER LOCATIONS IN THE FIELD WITH LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE
- TOP OF BOULDER ELEVATION SHOULD NOT EXCEED 30" IN HEIGHT FROM ADJACENT FINAL GRADE.
- CONTRACTOR SHALL VERIFY WALL ELEVATIONS WITH OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION
- PRIOR TO PLACEMENT OF BOULDER MATERIAL, CONTRACTOR SHALL MEET ONSITE WITH THE LANDSCAPE ARCHITECT TO REVIEW PLACEMENT AND AESTHETIC INTENT
- CONTRACTOR SHALL ANTICIPATE REHANDLING OF STONE BOULDERS TO ACHIEVE DESIRED DESIGN INTENT
- GAPS GREATER THAN 3" BETWEEN BOULDERS SHOULD BE FILLED WITH CHINKING STONES, ROCK, AND SOIL

### 08 LANDSCAPE BOULDER



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

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

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

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

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

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

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

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

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

### LANDSCAPE DETAILS

### 8

# PARKER TOWN HALL EXEMPTION PLAN AMD3 L1

## SITE PLAN SUBMITTAL

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

AndersonMasonDale Architects

### Parker Town Hall Expansion

Parker, CO 22-093

Town of Parker

20120 Mainstreet  
Parker, CO 80138

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

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Denver, CO 80202  
Telephone: 303-296-3034

Issue Date  
SITE PLAN SUBMITTAL 12 APR 2024

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

PHOTOMETRIC DETAILS

13

Cardco OptiForm site and area luminaires are available in three sizes: small, medium and large. Featuring the latest in LED technology, OptiForm achieves up to 192 lumens per watt. Eleven optical distributions are available, suitable for a range of outdoor lighting applications. OptiForm features a unique mounting system with a two-piece housing for hassle-free installation. Mounting options include a standard arm, mast arm, and wall mount bracket. Service Tag is a standard feature with every OptiForm luminaire, providing maintenance or upgrade assistance throughout the life of the product.

Ordering guide	example: OFF-S-400-140-1M-AR1-1D-BL50-L3-BZ																																																																																				
<table border="1"> <tr> <th>Category</th> <th>Configuration (see legend)</th> <th>Color Temperature</th> <th>Distribution</th> <th>Housing</th> <th>Voltage</th> </tr> <tr> <td>OFF-S</td> <td>Site and Area</td> <td>Prismatic Plus™</td> <td>AR1</td> <td>Adjustable arm</td> <td>120V</td> </tr> <tr> <td>AR1</td> <td>1500 Lumens</td> <td>4000K</td> <td>TM2</td> <td>LED remote sensor unit</td> <td>200V</td> </tr> <tr> <td>AR2</td> <td>3000 Lumens</td> <td>4000K</td> <td>TM2</td> <td>LED remote sensor unit</td> <td>200V</td> </tr> <tr> <td>AR3</td> <td>6000 Lumens</td> <td>4000K</td> <td>TM2</td> <td>LED remote sensor unit</td> <td>200V</td> </tr> <tr> <td>AR4</td> <td>15000 Lumens</td> <td>4000K</td> <td>TM2</td> <td>LED remote sensor unit</td> <td>200V</td> </tr> <tr> <td>AR5</td> <td>30000 Lumens</td> <td>4000K</td> <td>TM2</td> <td>LED remote sensor unit</td> <td>200V</td> </tr> </table>	Category	Configuration (see legend)	Color Temperature	Distribution	Housing	Voltage	OFF-S	Site and Area	Prismatic Plus™	AR1	Adjustable arm	120V	AR1	1500 Lumens	4000K	TM2	LED remote sensor unit	200V	AR2	3000 Lumens	4000K	TM2	LED remote sensor unit	200V	AR3	6000 Lumens	4000K	TM2	LED remote sensor unit	200V	AR4	15000 Lumens	4000K	TM2	LED remote sensor unit	200V	AR5	30000 Lumens	4000K	TM2	LED remote sensor unit	200V	<table border="1"> <tr> <th>Category</th> <th>Configuration (see legend)</th> <th>Color Temperature</th> <th>Distribution</th> <th>Housing</th> <th>Voltage</th> </tr> <tr> <td>OFF-S</td> <td>Site and Area</td> <td>Prismatic Plus™</td> <td>AR1</td> <td>Adjustable arm</td> <td>120V</td> </tr> <tr> <td>AR1</td> <td>1500 Lumens</td> <td>4000K</td> <td>TM2</td> <td>LED remote sensor unit</td> <td>200V</td> </tr> <tr> <td>AR2</td> <td>3000 Lumens</td> <td>4000K</td> <td>TM2</td> <td>LED remote sensor unit</td> <td>200V</td> </tr> <tr> <td>AR3</td> <td>6000 Lumens</td> <td>4000K</td> <td>TM2</td> <td>LED remote sensor unit</td> <td>200V</td> </tr> <tr> <td>AR4</td> <td>15000 Lumens</td> <td>4000K</td> <td>TM2</td> <td>LED remote sensor unit</td> <td>200V</td> </tr> <tr> <td>AR5</td> <td>30000 Lumens</td> <td>4000K</td> <td>TM2</td> <td>LED remote sensor unit</td> <td>200V</td> </tr> </table>	Category	Configuration (see legend)	Color Temperature	Distribution	Housing	Voltage	OFF-S	Site and Area	Prismatic Plus™	AR1	Adjustable arm	120V	AR1	1500 Lumens	4000K	TM2	LED remote sensor unit	200V	AR2	3000 Lumens	4000K	TM2	LED remote sensor unit	200V	AR3	6000 Lumens	4000K	TM2	LED remote sensor unit	200V	AR4	15000 Lumens	4000K	TM2	LED remote sensor unit	200V	AR5	30000 Lumens	4000K	TM2	LED remote sensor unit	200V
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AR3	6000 Lumens	4000K	TM2	LED remote sensor unit	200V																																																																																
AR4	15000 Lumens	4000K	TM2	LED remote sensor unit	200V																																																																																
AR5	30000 Lumens	4000K	TM2	LED remote sensor unit	200V																																																																																

### EA1, EA2, EA3

**SKILL**  
Landscape Forms

SKILL is a unique LED luminaire, assuring high lighting performance and total absence of glare. The most modern electronic technology is contained in the thickness of only 3 cm and provides an excellent quality of light while saving energy.

**Luminaire characteristics:**  
Power Input: 4.7W to 18.3W (system voltage)  
Lumens: 4 lms to 70 lms (3000K, 3000K)  
Luminaire efficiency: 10 to 15 lm/W

**Source:**  
LED Module (LM-80 tested)  
2700K, 3000K, 4000K, 5000K, 6000K

**Lumen maintenance:**  
80% of initial lumens at 70,000 hours (L80/L70)

**Optics:**  
Accent light

**Material:**  
Body: Die-cast aluminum  
Diffuser: Toughened glass

**Mounting:**  
See mounting options on page 4.

**Electrical:**  
High efficiency electronic power supply, rated at 50,000 hours, 120-277V. See remote LED Driver options on page 3.

**Dimming:**  
0-10V down to 10% (120-277V) see page 3 for available remote options.

**Finish:**  
White, aluminum gray or anthracite gray painted finish. Following a 3-step powder paint process, surface treatment containing ceramic nano particles (DuraShield). Eases cleaning. Polymer powder paint with high resistance against UV rays and harsh weather conditions.

**Weight:**  
Minimal vertical (0.95kg (2.1lbs))  
Minimal square: 1.1kg (2.5kg)  
Minimal round: 0.95kg (2.1lbs)  
Ball square: 2.03kg (4.5kg)  
Ball round: 2.03kg (4.5kg)  
Ball rectangular: 2.7kg (6.0kg)

**Warranty:**  
5 year limited warranty.

**Rating:**  
IP65, IK08

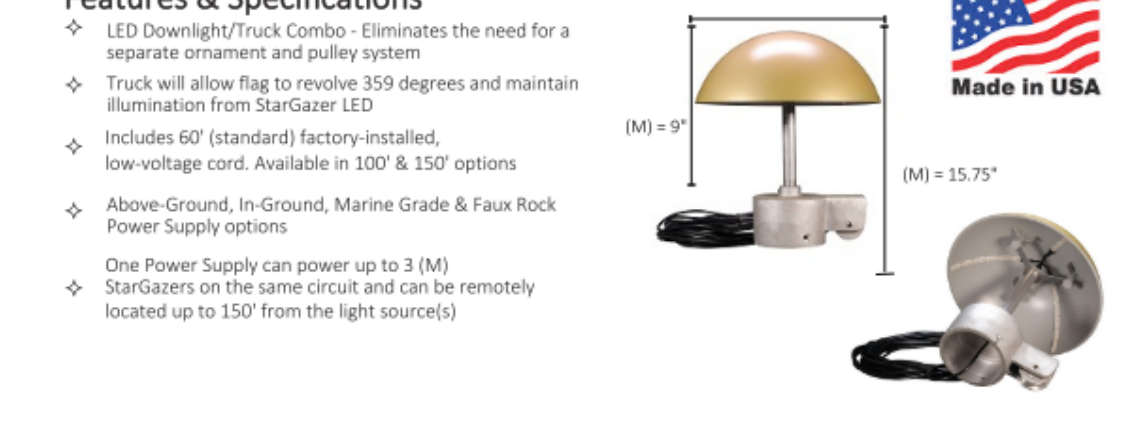
**Certification:**  
cULus listed for wet location

### ES1

### EW2

### EW1EM

The StarGazer is a revolutionary downlight that incorporates the latest LED technology into flagpole lighting. A unique triangulation method of LED placement and the curvature of the fixtures optical design create outstanding performance with the most efficient distribution of light. The downlight design prevents your flagpole lighting from contributing to light pollution created by traditional up lights, allowing the StarGazer to achieve International Dark Sky Association's "Dark Sky Approved" certification. (M) model for use on flag sizes up to 15'x 25', these commercial-grade LED's are rated for 50,000 hours, providing 25 times longer lamp life than halogen lamps (12+ years with photocell).



**(M) Size Option Performance**

- Input Watts/Rings (LM-79 required): 13W/0.50 A
- Input Voltage: 24V DC
- Color Accuracy (CRI): 90+
- Temperature Range: -40°F to 149°F
- LED Source IP Rating: IP67
- Lumens: Amber=987; 3000K=1,005; 5000K=1,085

**Part Number Notes:**

- Do NOT RUN LINE VOLTAGE OR PLACE POWER SUPPLY INSIDE OR ON YOUR FLAGPOLE! IT CREATES AN ELECTRICAL HAZARD, POWER SUPPLIES/DRIVERS MUST BE INSTALLED OUTSIDE OF THE FLAGPOLE, AND MUST REMAIN IN THE PROVIDED ENCLOSURE BOX. MUST BE INSTALLED BY A LICENSED ELECTRICIAN. DO NOT BURY ABOVE-GROUND POWER SUPPLY.

### EP1

**Tumbler**  
Product Data Sheet | TML

Tumbler's gesture, a casual nod to the space it lights, introduces a friendly character into the urban landscape. Tumbler is also refined, with thoughtful details such as hidden connection points that speak to Sun-Heat and Kivi-Cube's hidden-based Industrial Family's design sensibilities. This versatile luminaire can be wall mounted, suspended from a cable for canopy applications, or fixed to a pole or column.

**General Description**

- Flux, canopy, or wall mounting options
- Offered in 4 standard pole heights (3.4m, 4.2m, 5.0m, 6.6m)
- Flux for canopy applications can be custom engineered for each project (cable not included)
- Available in multiple power outputs and beam options
- UL Listed, suitable for wet locations

**LED Configurations**

**Distributions**

**Electrical**  
120V-277V 60/50Hz, Class 2 integrated dimmable driver, 1-10V dimming interface is standard, DALI compatible dimming interface available upon request. Tumbler ships pre-wired and fully assembled. Reference the installation guide for the wiring diagram and other electrical support information.

**Housing**  
Round luminaire housing is cast aluminum. Frameless glass lens bolts to the housing. Luminaire mounts to a die-cast bracket on the pole and is secured with two screws.

**Tumbler**  
Housing: Die-cast aluminum  
Lens: Tempered glass (clear or opal) (optional)  
Light Source: PCB LED - Cool White, Cool Blue LED - Bi-Chromatic Gen 7  
Color Temperature: 3000K, 4000K  
Power Output: 120W-277V  
Dimming: 1-10V (DALI available upon request)  
Protection Class: IP65  
Weight: 4.5 kg (luminaire only)  
EPA: 0.84 ft

### EW1EM

### EW2

### EW1EM

Highlight art, objects, places, spaces, seating areas, and architectural details with a classic profile that offers easy-to-adjust, in-field versatility.

ORDERING INFORMATION	JAN-2022 COMPLIANCE INDICATED BY SHADING	JAN-2022 INDICATED BY SHADING								
CLINDER	FINISH	BATHING	CYLINDER FINISH	REFLECTOR FINISH	CR/WATTS/PACKAGE	CCT	OPTIC/SPREAD	DRIVER	MEDIA	MOUNTING
CL-LIT	AR1	AR2	AR3	AR4	AR5	AR6	AR7	AR8	AR9	AR10

**Part Number Notes:**

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### ED1

**Rundo Wall Wet - Static White**  
Linear Illumination System

**Features**

- 2400C Class 2 and IP68 rated for wet locations, houses module to order up to 232'
- Class 2 lead for damp locations
- Do not need illumination with flooded lens
- IP68 rated for wet locations
- Proprietary strong bond solder method handles up to 50 lbs of pull force on wire leads and connectors
- High Color Quality options offer premium quality and vibrant colors with 80+ index up to 92'
- High Efficacy options offer best in class output and efficacy with over 500 lm/W and up to 71 lm/W
- 3 year warranty

**Technical Information**

MODEL	High Color Quality	High Efficacy	High Efficacy	High Efficacy		
OUTPUT OPTIONS	60X120	60X240	HE480	HE840	HE1440	HE2400
300W	300W	400W	120W	240W	300W	360W
400W	400W	500W	160W	320W	400W	480W
500W	500W	600W	200W	400W	500W	600W

**Ordering Code**

MODEL	DRIVER	CURTAIN	CCT	SNIP	MODIFIED	REMARK
60X120	AR1	AR2	AR3	AR4	AR5	AR6

### ED1

### ED2

### ED1

Fraxion offers a separate housing and trim assembly. Conversely, Fraxion Slim incorporates an LED, optic, and housing into a single complete unit featuring a removable ball and trim.

ORDERING INFORMATION - DOWNLIGHT / HOUSING	JAN-2022 COMPLIANCE INDICATED BY SHADING	JAN-2022 INDICATED BY SHADING								
SHAPE	TRIM	FINISH	FLANGE/SHIM	OUTER/INNER	CCT	SPECIES	BEHAVIOR	GENE	DRIVER	MEDIA
FRAXION	FRAXION	FRAXION	FRAXION	FRAXION	FRAXION	FRAXION	FRAXION	FRAXION	FRAXION	FRAXION

**Part Number Notes:**

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### ED2

**Palco InOut**

Palco InOut is a family of outdoor projector for architectural and landscape lighting applications. Engineered for extreme conditions Palco performs in all climates and in all environments. Palco is equipped with proprietary high performance optics that deliver an extensive choice of light distributions.

**Luminaire characteristics:**  
Power Input: 2.5W to 15W  
Lumens: 162lm to 1680lm (3000K, 3000K)  
Luminaire efficiency: 10 to 120 lm/W

**Source:**  
White LED (LM-80 tested)  
2700K, 3000K, 4000K, 5000K, 6000K

**Lumen maintenance:**  
80% of initial lumens at 50,000 hours (L80/L70)

**Optic:**  
Available in spot, medium, wide flood and very wide flood optics

**Material:**  
Optical body arm and accessory holder ring and driver housing: Die-cast aluminum  
Reflector: Anodized thermoplastic  
Optic diffuser: PMMA (polymethyl methacrylate)  
Protective screen: PC, Extra-thick extra-clear optical calcium chloride glass

**Mounting:**  
See all mounting accessories (page 7-8). Remote version are supplied with 3M (1%) of power cable with anti-siphon device.

**Adjustment:**  
Double adjustable allows a 360° rotation about the vertical. Adjustable 190°/5° from horizontal line.

**Electrical:**  
High efficiency dimmable LED driver, rated at 50,000 hours, 120V-277V. See remote LED driver options on page 3-6.

**Dimming:**  
Down to 10%, 0-10V (120-277V). See remote LED driver options on page 3-6.

**Finish:**  
White/ALUMINUM, gray/ALUMINUM, black and rust brown painted with a high level of weather and UV resistance. The anti-glare finish coating is electrochromically applied, durable acrylic enamel baked at high temperatures for superior color retention finish.

**Operating temperature:**  
80° - 30°C (22°F to 122°F)  
90° - 30° to 10° (122°F to 50°F)

**Weight:**  
Mass: 0.37kg (0.81kg)  
Min: 0.88kg (1.94kg)  
Max: 2.00kg (4.41kg)

**Warranty:**  
5 year limited warranty.

**Rating:**  
IP65, IK07

**Certification:**  
cULus listed for wet location

### ED2

### ED2

### ED2

HYLYTR HYRP | PERIMETER RECESSED

ORDERING INFORMATION - DOWNLIGHT / HOUSING	JAN-2022 COMPLIANCE INDICATED BY SHADING	JAN-2022 INDICATED BY SHADING								
SHAPE	TRIM	FINISH	FLANGE/SHIM	OUTER/INNER	CCT	SPECIES	BEHAVIOR	GENE	DRIVER	MEDIA
HYLYTR	HYLYTR	HYLYTR	HYLYTR	HYLYTR	HYLYTR	HYLYTR	HYLYTR	HYLYTR	HYLYTR	HYLYTR

**Part Number Notes:**

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### EL1

**E-FFA13 Series**  
Premium LED Floodlight - Large  
Replaces 250W PSMH

Make an Impression on Your Outdoor Spaces!  
e-conlight's Premium LED Floodlight - Large is sure to impress with light outputs up to 13,900 lumens, a medium beam spread and up to a 57% energy savings.

**Efficient**

- Uses 57% less energy than comparable PSMH fixtures

**Flexible**

- Medium beam angles (40°) for use in a variety of applications

**Recommended Use**

- Building facades
- Security
- Lighting for signs & displays

**Input Voltage**

- Universal (120V through 277V Operation)

**Certifications**

5, UL LISTED, IES E16, DLC, CREE LEDs

**e-conlight** Quality Products, Affordably Precise.

100 90° Street, Durham, NC 27717 | Phone (888) 243-9441 | Fax (282) 504-5409 | www.econlight.com

### EL1

### EL1

### EL1

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