



Development Review Division

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

MEMORANDUM

TO: Town of Parker Recreation Dept.
FROM: Julia Duncan, Associate Planner
DATE: January 23, 2025
SUBJECT: SP24-124; Salisbury North MDP F1 AMD 2 L1 - Park Expansion Phase 1
Review Comments 01

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

TOWN OF PARKER PLANNING DEPARTMENT CASE PLANNER: Julia Duncan

EMAIL: jduncan@parkerco.gov

PHONE: 303.805.3334

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. Final Plans submitted to the Building Department, Engineering Department and Parker Water and Sanitation District **must be exactly the same as the approved Site Plan set.**
6. 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.
Example: "02" or "Second Submittal"

7. **Prairie Dog Management:** The Town's current land development ordinance section 13.10.250 - Prairie Dog Management requires applicants/developers to make a good faith effort to have any prairie dogs on site relocated. Documentation of this effort will be a condition of the land use application approval/site development and a certificate of compliance will be required prior to issuance of the grading permit. If relocation of the prairie dogs is not available, humane extermination may be considered. Prairie Dog management should begin as early as possible during the review process. Please coordinate with staff.
8. **Utility transformers:** Pursuant to section 13.10.090- Utilities of the Town of Parker Land Development Ordinance all on-site utilities serving a single use shall be placed underground. On-site utilities for the provision of service to nonresidential use(s) such as pedestals, transformers or other equipment may be placed above ground in a rear-yard or side-yard utility easement only. Transformers and other utility equipment associated with the application shall be shown on the approved Site Plan. Please work with staff to determine the correct placement for this equipment.

Site Plan and Project Details

1. Please see the attached redlines for additional information.
2. A comment on one sheet applies to all sheets with similar situations.
3. Provide 1 sheet highlighting all above ground transformers/pedestals/equipment for easy reference.
4. Please provide a material board.
5. Elevations:
 - a. Break elevations into multiple sheets, max 2 on each sheet, dimensions all heights and widths on all elevations.
 - b. Show building footprints on same sheet of elevations, indicating plane breaks
 - c. I did not see elevations submitted for the Sports Court building or the playground restroom building.
 - d. Please explain how new buildings' proposed themes and architecture work in with the existing concession?



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 – Environmental (Construction Plans)
- Town of Parker – Civil (Construction Plans)
- Douglas County Planning
- Town of Parker – Civil (Drainage Report)
- IREA
- Parker Water and Sanitation
- PSCO
- Town of Parker – Civil (Site Plan)
- Town of Parker – Civil (Traffic Impact Study)

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

SALISBURY PARK NORTH PHASE 1

TOWN OF PARKER
SITE PLAN

NOVEMBER 22, 2024

SALISBURY PARK NORTH MINOR DEVELOPMENT PLAT, 2ND AMENDMENT

A PART OF THE NORTHWEST QUARTER OF SECTION 27 AND THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 6 SOUTH, RANGE 66
WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO.

91.307 ACRES - 3 LOTS

Legal Description
should be first line

Only include
acreage and lots for
this phase

Indicate what these
setbacks are for,
which building

Calc out for me,
where is this number
coming from?

LAND USE SUMMARY TABLE (BASE) - PHASE 1

LOT SIZE ACREAGE:	47.89 ACRES / 2,086,224 SF
PROPOSED USE(S):	PARK, OPEN SPACE
NUMBER OF BUILDINGS:	ONE (1) TYPE V-B PROPOSED BUILDING • HOME PLATE HEADQUARTERS ONE (1) EXISTING BUILDING • CONCESSIONS
GROSS FLOOR AREA:	HOME PLATE HEADQUARTERS - 2,001 SF EXISTING CONCESSIONS - 1,054 SF
TOTAL GROSS FLOOR AREA:	2,055 SF
SETBACKS REQUIRED:	FRONT SETBACK REQUIRED: 10' SIDE SETBACK REQUIRED: 10' REAR SETBACK REQUIRED: 10'
SETBACKS PROVIDED:	FRONT SETBACK: 1,175' SIDE SETBACK: 368' REAR SETBACK PROVIDED: 393'
PARKING REQUIRED:	SEE 'PARKING MATRIX' TABLE
BICYCLE PARKING REQUIRED:	SEE 'PARKING MATRIX' TABLE
LANDSCAPE PERCENTAGE REQUIRED:	271,951 SF (15% OF NET SITE AREA)
LANDSCAPE PERCENTAGE PROVIDED:	56.4%

*SEE SHEET L-410 'LANDSCAPE REQUIREMENTS' FOR ADDITIONAL INFORMATION

LAND USE SUMMARY TABLE (W/ ALTERNATES) - PHASE 1

LOT SIZE ACREAGE:	48.73 ACRES / 2,122,510 SF
PROPOSED USE(S):	PARK, OPEN SPACE
NUMBER OF BUILDINGS:	TWO (2) TYPE V-B BUILDINGS • HOME PLATE HEADQUARTERS • COMMUNITY HUB ONE (1) EXISTING BUILDING • CONCESSIONS
GROSS FLOOR AREA:	HOME PLATE HEADQUARTERS - 2,001 SF COMMUNITY HUB - 1,741 SF EXISTING CONCESSIONS - 1,054 SF
TOTAL GROSS FLOOR AREA:	4,796 SF
SETBACKS REQUIRED:	FRONT SETBACK REQUIRED: 10' SIDE SETBACK REQUIRED: 10' REAR SETBACK REQUIRED: 10'
SETBACKS PROVIDED:	FRONT SETBACK: 445' SIDE SETBACK: 368' REAR SETBACK PROVIDED: 393'
PARKING REQUIRED:	SEE 'PARKING MATRIX' TABLE
BICYCLE PARKING REQUIRED:	SEE 'PARKING MATRIX' TABLE
LANDSCAPE PERCENTAGE REQUIRED:	277,394 SF (15% OF NET SITE AREA)
LANDSCAPE PERCENTAGE PROVIDED*:	55.3%

*SEE SHEET L-410 'LANDSCAPE REQUIREMENTS' FOR ADDITIONAL INFORMATION

PARKING MATRIX - PHASE 1

VEHICLE PARKING TYPE	REQUIRED BASE*	REQUIRED WITH ALTERNATES	PROVIDED BASE
STANDARD	279	324	314
STANDARD EV	0	0	2
ACCESSIBLE	7	8	16
ACCESSIBLE EV	0	0	2
COMPACT**	0	0	8
TOTALS:	286	332	334

*REFER TO SHEET G-021 FOR 'COMMUNITY PARK PARKING SPACE GUIDELINES'
**COMPACT PARKING STALLS DO NOT COUNT TOWARDS OVERALL PARKING COUNT

BIKE PARKING TYPE	REQUIRED BASE	PROVIDED BASE	REQUIRED WITH ALTERNATES	PROVIDED WITH ALTERNATES
EXTERIOR FIXED	3	20	6	30

VICINITY MAP



⊕ ABOVE IMAGE NOT TO SCALE

*REFERENCE IMAGE ONLY. IMAGE NOT TO SCALE

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LANDSCAPE ARCHITECT / ARCHITECT
1800 Wazee Street, Suite 450
Denver, CO 80202
p. 303.607.0977

CIVIL ENGINEER / STRUCTURAL ENGINEER
JVA Incorporated
1615 Larimer Street, Suite 400
Denver, CO 80202
p. 303.444.1991

ELECTRICAL ENGINEER
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Town of Parker
SALISBURY PARK
NORTH - PHASE 1
11700 MOTSENBOCKER RD
PARKER, CO 80134

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ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

DATE	DESCRIPTION

Project Number: 223072.00

Sheet Issue Date: 2024-11-22

Drawn By: EH, LW, ED, MS, AG

Checked By: RB, CB, DD

Key Map

Drawing

COVER SHEET

G-000

SITE PLAN SUBMITTAL
Page 1 of 311

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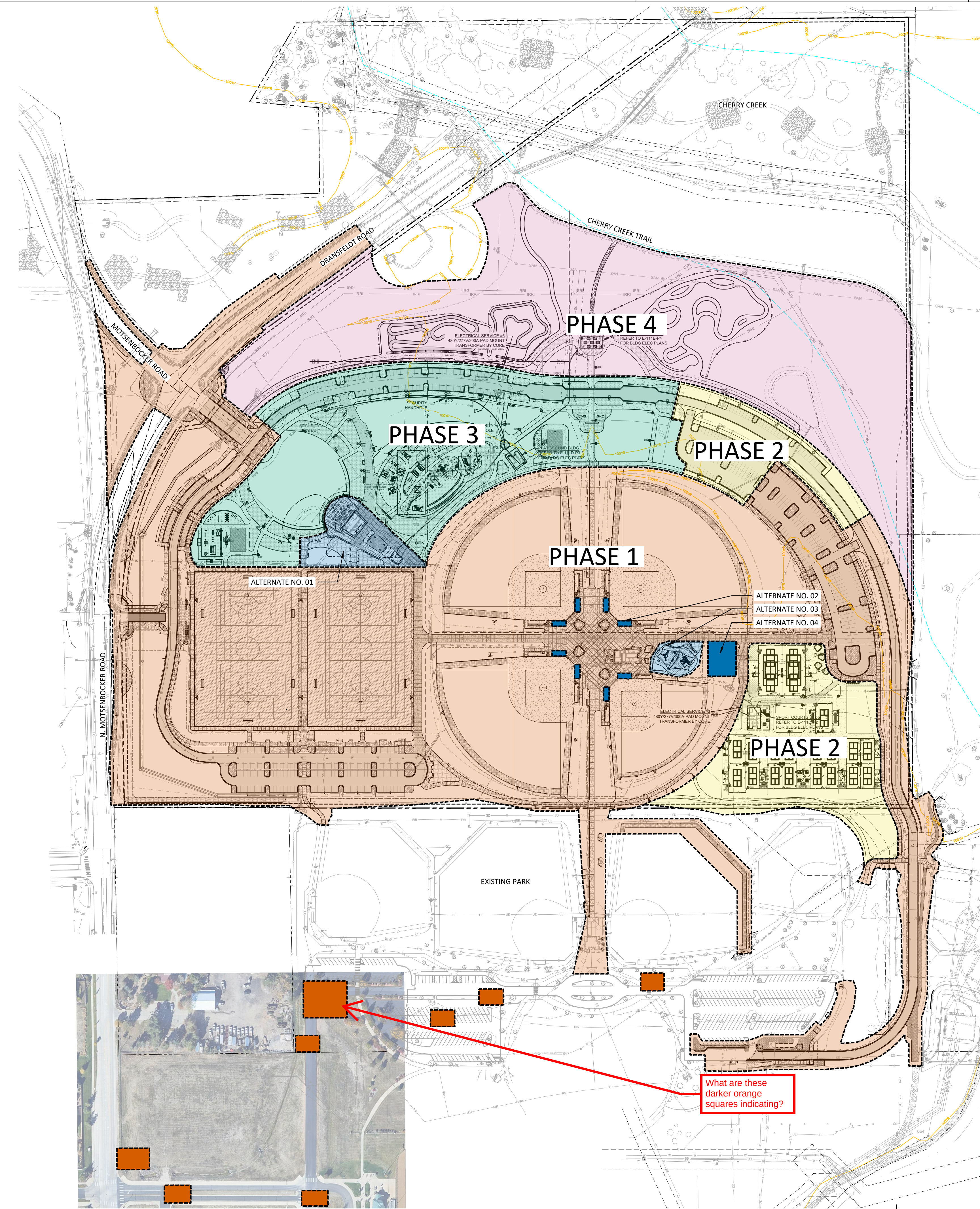
D

C

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A

THE LINE SHOWN ABOVE IS
AND WHITE LETTERS, PRINTED CORRECTLY
SHEETS ORIGINAL PAPER SIZE



A1 OVERALL SITE AND PHASING PLAN
1" = 140'-0"

PHASING LEGEND

- PHASE 1 (BALLFIELDS, MULTIPURPOSE FIELDS, PARKING)**
- PHASE 1 ALTERNATES (FLOWING WATERS HUB, BLEACHER SHADE STRUCTURES, BALLFIELD PLAYGROUND, BATTING CAGES)**
- PHASE 2 (SPORTS COURTS, PARKING)**
- PHASE 3 (COMMUNITY HUB, FITNESS AREA, INCLUSIVE PLAYGROUND, PARKING)**
- PHASE 4 (BIKE PARK, OVERLOOK PAVILION, PARKING)**

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DATE	DESCRIPTION

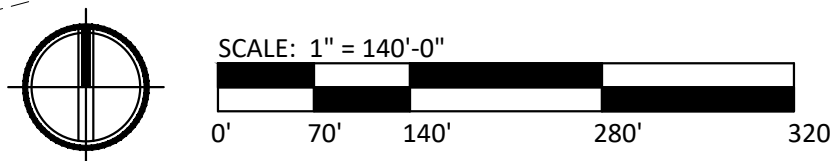
Project Number: 223072.00
Sheet Issue Date: 2024-11-22
Drawn By: EH, LW, ED, MS, AG
Checked By: RB, CB, DD

Key Map

Drawing
OVERALL SITE AND PHASING PLAN

G-010
SITE PLAN SUBMITTAL
Page 4 of 311

COLORADO 811
CALL 811 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR MARKING OF UNDERGROUND MEMBER UTILITIES



COMMUNITY PARK PARKING SPACE GUIDELINES				
PARK NAME: SALISBURY PARK NORTH				
PARK AMENITY	QUANTITY	UNITS	PARKING SPACES REQUIRED PER UNIT	PARKING SPACES REQUIRED (TOTAL REQUIRED*)
PHASE 1				286 PHASE 1
MULTI-PURPOSE FIELDS 225' X 360'				334
SOCCER, LACROSSE, FLAG FOOTBALL	2	FIELDS	60 PER FIELD	120
BALLFIELDS	4	FIELDS	40 PER FIELD	160
BALLFIELD BUILDING (HEADQUARTERS)				
SHELTER	3	TABLES	2 PER TABLE	6
PHASE 1 - ALTERNATES				46 PHASE 1 ALT. (332)
HUB BUILDING/PAVILION				
SHELTER (TABLES)	20	TABLES	2 PER TABLE	40
BALLFIELD PLAYGROUND	6,089	SF	1 PER 1000 SF	6
PHASE 2				99 PHASE 2 (431)
PICKLEBALL COURTS	17	COURTS	5 PER COUNT	85
TENNIS COURTS	2	COURTS	3 PER COUNT	6
PICKLEBALL BUILDING				
SHELTER (TABLES)	4	TABLES	2 PER TABLE	8
PHASE 3				70 PHASE 3 (501)
BASKETBALL COURTS	2	COURTS	5 PER COUNT	10
DESTINATION PLAYGROUND	38,621	SF	1 PER 1000 SF	39
SHELTER (TABLES)	8	TABLES	2 PER TABLE	16
OUTDOOR FITNESS	23	PIECES	1 PER 5 PEICES	5
PHASE 4				29 PHASE 4 (530)
BIKE PARK	3	ACRES	5 PER ACRE	15
LARGE PICNIC SHELTER (OVERLOOK)	7	TABLES	2 PER TABLE	14
TOTAL PARKING SPACES REQUIRED				530

* NUMBER LISTED IN PARENTHESES ARE CUMULATIVE SUM OF PHASES AND RUNNING TOTAL OF PARKING SPACES REQUIRED.

Please make all font larger, if separate pages are needed that is ok

Community Serving Park Requirements (Section 13.08.030(g))						
#	Requirements	Required	Provided Phase 1	Provided Phase 2	Provided Phase 3	Provided Phase 4
Required amenities for all parks.						
1	Landscaping shall be provided for all areas not used for other amenities	☒	☒	☒	☒	☒
2	Tables and seating shall be provided, such as benches, chairs, picnic tables, and ADA seating	☒	☒	☒	☒	☒
3	Internal access pathways per ADA standards shall be provided to and between park amenities, parking areas, and the perimeter	☒	☒	☒	☒	☒
4	Open turf play areas shall be provided with living or synthetic turf	☒	☒	☒	☒	☒
5	Universal and inclusive play elements meeting ADA standards shall be provided to accommodate all ages and abilities	☒	☒	☒	☒	☒
6	Dog waste stations shall be provided at all pedestrian access points into the park, with a minimum of three per park or as otherwise determined by the Town	☒	☒	☒	☒	☒
7	Trash receptacles shall be provided at all seating areas with a minimum of three per park or as otherwise determined by the Town	☒	☒	☒	☒	☒
8	All neighborhood parks shall provide a minimum of one adequately sized shelter serving a capacity greater than five users providing shade and with tables and related seating	☒	☒	☒	☒	☒
All community-serving parks shall provide:						
1	A large shelter serving a capacity of between 48 and 100 users	☒	☒	☒	☒	☒
2	A loop trail path with mileage markers	☒	☒	☒	☒	☒
3	A large destination-scale play area of a minimum of 10,000 square feet	☒	☒	☒	☒	☒
4	Programmed space	☒	☒	☒	☒	☒
5	Drinking fountains	☒	☒	☒	☒	☒
6	A multi-use baseball or softball field, diamond, or rectangular ball field	☒	☒	☒	☒	☒
7	Two sport courts	☒	☒	☒	☒	☒
8	Bike rack and repair station	☒	☒	☒	☒	☒
9	Permanent flush restrooms	☒	☒	☒	☒	☒
10	Barbecues, single or dual with ash disposal	☒	☒	☒	☒	☒
11	Off-street parking per the minimum parking space guidelines as stated in the Parks, Trails, Open Space, and Streetscape Design and Construction Manual	☒	☒	☒	☒	☒

Community Serving Park Amenities								
Category 1 – Gathering Spaces & Self-Directed Group Activities <i>Pick 1 [1] from each subcategory unless noted [R] required</i>	Gardens	Compartments / [R] Required Pick 1 from each subcategory	Provided	Phase 1	Phase 2	Phase 3	Phase 4	
	1.1 Arboreta/decorative garden, irrigated		☒	1				
	1.1 Community garden/raised garden, irrigated		☒					
	Gathering and Social Space			Quantity per Phase				
	1.2 Amphitheater	C						
	1.2 Festival/event space	C	☒	1			1	
	1.2 Outdoor nature classroom	C						
	1.2 Outdoor performance space/stage	C	☒	1 (Alt.)				
	1.2 Programmable space (indoor or outdoor)	R – In addition, See Section 13.08.030(g)(4)(jg.1.i) R – See Section 13.08.030(g)(4)(jg.1)	☒	2	1		1	
	1.2 Seating and tables	C	☒	39 w/ Alt	42	41	7	
	1.2 Shelter, small (5-10 users)	C	☒	2	1	5	1	
	1.2 Shelter, medium (11-47 users)	C	☒	1	1	4	1	
	1.2 Shelter, large (48-100 users)	R – See Section 13.08.030(g)(4)(jg.1.i)	☒	1				
	1.2 Shelter, pavilion (more than 100 users)	C						
	Interpretive and Placemaking			Quantity per Phase				
	1.3 Interactive, functional, or visual art	C	☒	2 + 1 (Alt.)	1			
	1.3 Interpretive signage or elements	C	☒			3		
	1.3 Site design theme	C	☒			1		
	Outdoor Specialized			Quantity per Phase				
1.4 Activity hubs (ping pong, foosball, chess table, cornhole, etc.)	C	☒	1					
1.4 Bike park, skills area, or pump track	C	☒				1		
1.4 Climbing spire or wall	C	☒			886 SF			
1.4 Disc golf course	C							
1.4 Dog off-leash area (fenced)	C							
1.4 Horseshoe pit	C							
1.4 Skate park	C							
Category 2 – Active Uses <i>Pick as shown below for each subcategory</i>	Paths, Trails, and Trailheads	Pick 1		Quantity per Phase				
	2.1 Trail connections when adjacent to residential or nonresidential	R	☒	1				
	2.1 Trail head	C						
	2.1 Hard-surfaced multi-use trail	C	☒					
	2.1 Internal access pathway	R – See Section 13.08.030(g)(4)(jg.1) R – See Section 13.08.030(g)(4)(jg.1.i)	☒	1	1	1	1	
	2.1 Loop path (Signage with QR code)	R – See Section 13.08.030(g)(4)(jg.1.i)	☒	Refer to Facilities Master Site Plan				
	2.1 Soft-surface jogging/hiking trail	C						
	2.1 Soft-surface equestrian or bike trail	C	☒	1				
	Play Space and Fitness Equipment	Pick 1 per park from this Section, or substitute 1 additional amenity from the Sports and Fitness section below		Quantity per Phase				
	2.2 Climbing structure or boulders, nature play features, or thematic play features		☒			886 SF		
	2.2 Open turf play area	R – See Section 13.08.030(g)(4)(jg.1)	☒	1		Hillside		
	2.2 Outdoor fitness equipment – circuit must include a minimum of 5 stations		☒			1		
	2.2 Play area, small-scale (≥500 square feet)		☒	1 (Alt.)				
	2.2 Play area, large destination-scale (≥15,000 square feet)	R – See Section 13.08.030(g)(4)(jg.1.i)	☒			1		
	2.2 Universal and inclusive play elements	R	☒	1 (Alt.)		1		
	2.2 Zip line					1		
	Sports and Fields	Pick 1 per park or 2 per park if no Play Space & Equipment Amenity is provided		Quantity per Phase				
	2.3 Ball field (baseball, softball, or multi-use) Artificial turf preferred.	R – See Section 13.08.030(g)(4)(jg.1.i)	☒	6				
	2.3 Lighting of field constructed	C	☒	6				
2.3 Specialty sport field or stadium	C							
2.3 Sport court (e.g., basketball, futsal, pickleball, tennis)	R – See Section 13.08.030(g)(4)(jg.1.i)	☒			18			
2.3 Tournament sports court or multi-court complex	C	☒			1			
Category 3 – Support Amenities	Support Amenities			Quantity per Phase				
	3.1 Fire Pit (Barbecues)	R – See Section 13.08.030(g)(4)(jg.1.i)	☒	1	1		1	
	3.1 Bike rack and repair station	R – See Section 13.08.030(g)(4)(jg.1.i)	☒	30 + 2		4	12	
	3.1 Dog waste station	R – See Section 13.08.030(g)(4)(jg.1) R – See Section 13.08.030(g)(4)(jg.1.i)	☒	7	1	2	1	
	3.1 Drinking fountain	R – See Section 13.08.030(g)(4)(jg.1.i)	☒	3	1	1	1	
	3.1 Parking, off-street	R – See Section 13.08.080	☒	2	1			
	Restroom, vault (screened) **If water or sewer is not readily available, a vault restroom may be compatible. **Temporary port-o-lets are permitted for tournaments and events only.	C						
	3.1 Restroom, permanent (plumbed)	R – See Section 13.08.030(g)(4)(jg.1.i)	☒	2	1			
	3.1 Signage (identification)	R	☒	42	29	9	9	
	3.1 Trash/Recycle receptacles	R – See Section 13.08.030(g)(4)(jg.1.i)	☒	44	16	10	6	
Category 4 – Specialized Facilities <i>Pick 1 [1] per park total</i>	Aquatics and Water Access	Pick 1 per park total		Quantity per Phase				
	4.1 Splash pad or water play feature		☒			1		
	4.1 Swimming pool	C						
	Indoor Facilities			Quantity per Phase				
4.2 Activity building/clubhouse	C							
4.2 Environmental education center	C							
4.2 Recreation center or fieldhouse	C							
* Amenities denoted in red indicates to be provided within the alternate scope. Alternates not accepted within phase 1 will be added to future phases. Signage (Identification) Location Plan to be submitted under building permit set.								

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p. 303.986.2715

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p. 303.688.0223

Town of Parker
SASBURY PARK
NORTH - PHASE 1

11700 MOTSENBOCKER RD
PARKER, CO 80134

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ARCHITECTURE

LANDSCAPE ARCHITECTURE

PLANNING

INTERIOR DESIGN

[illegible]

Project Number:	223072.00
Sheet Issue Date:	2024-11-22
Drawn By:	EH, LW, ED, MS, AG
Checked By:	RB, CB, DD

Key Map

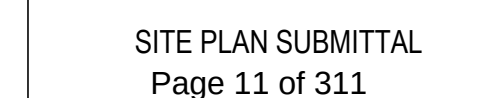
Drawing

FINAL PARK FACILITIES AMENITYAND PARKING REQUIREMENTS

G-020

SITE PLAN SUBMITTAL
Page 5 of 311

Key Map



1. CONTRACTOR TO FIELD VERIFY ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. REFER TO GENERAL NOTES FOR UTILITY LOCATION AND PROTECTION.
2. CONTRACTOR TO POTHOLE EXISTING UTILITIES AT PROPOSED UTILITY CROSSINGS IN ROW PRIOR TO CONSTRUCTION.
3. ALL DRY UTILITY AND ELECTRIC DESIGNS ARE PROVIDED BY OTHERS AND SHOWN FOR REFERENCE ONLY. SEE MEP PLANS AND SPECIFICATIONS AND COORDINATE WITH ALL UTILITY OWNERS AS NEEDED.
4. CONTRACTOR TO MARK ALL UTILITY STUBS WITH MARKERS.

E 1/2, NW 1/4,
SEC. 27,
T.6S., R.66W.,
SIXTH P.M.

UNPLATTED
NO. 2007021306
REC. NO.
2007021306

Indicate where all above ground transformers/equipment are located

All fire hydrants shall be installed according to water utility standards. The number and locations of the fire hydrants as shown on the Overall Utility Plan are correct as specified by the Town of Parker, Community Development Department.

Fire Code Official or Designated Representative

Date _____

(NOTE – Underground Fire Line (UFL) submittal documents must meet the requirements of NFPA 24 when submitting for review.)

CALL **811** 2-BUSINESS DAYS IN
ADVANCE BEFORE YOU DIG, GRADE
OR EXCAVATE FOR MARKING OF
UNDERGROUND MEMBER UTILITIES

THE LINE SHOWN ABOVE IS
EXACTLY ONE INCH LONG AT THIS
LENGTH, COORDINATE PLANT OFFER

THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS, IF PRINTED CORRECTLY

5

VISION Mechanical Engineers, Inc.
777 Pyramid Court, #260
Englewood, CO 80112
303.688.0223

INTERIOR DESIGN

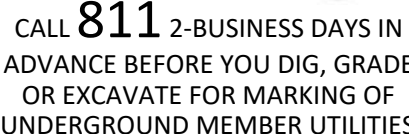
Key Man

Key Message

Drawing

SITE PLAN SUBMITTAL

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Fix chart

BASE BID PLANTING SCHEDULE

PLANT SCHEDULE

CODE	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	YRS MATURE	EST. SIZE AT MATURITY	V
EVERGREEN TREES							
SC	9	JUNIPERUS SCOPULORUM / ROCKY MOUNTAIN JUNIPER	B&B	10'HT AT BALLFIELDS		20'H X 10'W	X
SC-A	12	PICEA PUNGENS / COLORADO SPRUCE	B&B	10'HT AT BALLFIELDS		60'H X 25'W	
SC-B	7	PICEA PUNGENS / COLORADO SPRUCE	B&B	8' HT		60'H X 25'W	N
PFV	19	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' / VANDERWOLF'S PYRAMID LIMBER PINE	B&B	8' HT		25' H X 25' W	L
PNI-A	6	PINUS NIGRA / AUSTRIAN PINE	B&B	10'HT AT BALLFIELDS		50'H X 30'W	L
PNI-B	13	PINUS NIGRA / AUSTRIAN PINE	B&B	8' HT		50'H X 30'W	L
RAO	11	PINUS PONDEROSA / PONDEROSA PINE	B&B	10'HT AT BALLFIELDS		60' H X 40' W	L
DECIDUOUS TREES							
AMM	21	ACER MIYABEI 'MORTON' / STATE STREET™ MIYABE MAPLE	B&B	2.5" CAL	1 YEAR	30' H X 30' W	N
ASB	21	ACER SACCHARUM 'BAILSTA' / FALL FIESTA® SUGAR MAPLE	B&B	2.5" CAL		60' H X 40' W	N
CSP	9	CATALPA SPECIOSA / NORTHERN CATALPA	B&B	2.5" CAL		50'H X 30'W	L
COC	41	CELTIS OCCIDENTALIS / COMMON HACKBERRY	B&B	2.5" CAL		60' H X 40' W	L
GDM	22	GYMNOCLADUS DIOICUS 'MCKBRANCHED' / DECAF® KENTUCKY COFFEETREE	B&B	2.5" CAL		50' H X 40' W	L
QMA	13	QUERCUS MACROCARPA / BUR OAK	B&B	2.5" CAL		65' H X 45' W	L
QMU	24	QUERCUS MUEHLENBERGII / CHINKAPIN OAK	B&B	2.5" CAL		45'H X 45'W	L
QMC	17	QUERCUS X MACDANIELII 'CLEMONS' / HERITAGE® OAK	B&B	2.5" CAL		60' H X 40' W	N
SJA	22	SOPHORA JAPONICA / JAPANESE PAGODA TREE	B&B	2.5" CAL		50' H X 40' W	N
TAM	17	TILIA AMERICANA 'MCKSENTRY' / AMERICAN SENTRY® LINDEN	B&B	2.5" CAL		60' H X 40' W	N
TTG	14	TILIA TOMENTOSA 'PNI 6051' / GREEN MOUNTAIN® SILVER LINDEN	B&B	2.5" CAL		60' H X 40' W	N
UFR	16	ULMUS X 'FRONTIER' / FRONTIER ELM	B&B	2.5" CAL		30' H X 30' W	N
UAM	24	ULMUS X 'MORTON' / ACCOLADE™ ELM	B&B	2.5" CAL		60' H X 40' W	N
ORNAMENTAL TREES							
AGI	6	ACER GINNALA / AMUR MAPLE	B&B	2.0" CAL		20' H X 15' W	L
ATG	12	ACER TATARICUM 'GARA	B&B	2.0" CAL		20' H X 18' W	L
AGA	11	AMELANCHIER X GRAND	B&B	2.0" CAL		25' H X 15' W	L
CCA	5	CARPINUS CAROLINIANA	B&B	2.0" CAL		20' H X 30'W	N
CCI	17	CRATAEGUS CRUS-GALLI	B&B	2.0" CAL		25'H X 20'W	N
MSS	17	MALUS X 'SPRING SNOW' / SPRING SNOW CRABAPPLE	B&B	2.0" CAL		20' H X 20' W	N
SRE	8	SYRINGA RETICULATA / JAPANESE TREE LILAC	B&B	2.0" CAL		20' H X 18' W	L
DECIDUOUS SHRUBS							
AAL	49	AMELANCHIER ALNIFOLIA / SERVICEBERRY	#5 CONT			6' H X 6' W	X
AMC	45	AMORPHA NANA / DWARF FALSE INDIGO	#5 CONT			2' H X 2' W	X
ACP	108	ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO' / PANCHITO MANZANITA	#5 CONT			3' H X 5' W	L
CCB	101	CARYOPTERIS X CLANDONENSIS 'BLUE MIST' / BLUE MIST BLUEBEARD	#5 CONT			3' H X 3' W	L
CMI	11	CHAMAEBATIARIA MILLEFOLIUM / FERNBUSH	#5 CONT			3' H X 6' W	X
ENN	21	ERICAMERIA NAUSEOSA / RABBITBRUSH	#5 CONT			3' H X 6' W	X
PDF	32	POTENTILLA FRUTICOSA 'FARGO' / DAKOTA SUNSPOT® POTENTILLA	#5 CONT			3' H X 3' W	N
PPB	323	PRUNUS PUMILA BESSEY 'P011S' / PAWNEE BUTTES® SAND CHERRY	#5 CONT			5' H X 5' W	L
RTR	26	RHUS TRILOBATA / THREE LEAF SUMAC	#5 CONT			3' H X 6' W	X
RTA	225	RHUS TRILOBATA 'AUTUMN AMBER' / AUTUMN AMBER SUMAC	#5 CONT			3' H X 6' W	X
RAU	46	RIBES ALPINUM / GOLDEN CURRANT	#5 CONT			3' H X 6' W	L
RAM	20	RIBES ALPINUM 'GREEN MOUND' / GREEN MOUND ALPINE CURRANT	#5 CONT			3' H X 3'W	L
EVERGREEN SHRUBS							
ECO	27	EUONYMUS COLORATUS / PURPLE WINTERCREEPER	#5 CONT			3' H X 6' W	L
JCG	390	JUNIPERUS COMMUNIS 'GREEN CARPET' / GREEN CARPET COMMON JUNIPER	#5 CONT			3' H X 5'W	L
JHB	296	JUNIPERUS HORIZONTALIS 'BLUE CHIP' / BLUE CHIP CREEPING JUNIPER	#5 CONT			3' H X 7' W	L
MRE	315	MAHONIA REPENS / CREEPING MAHONIA	#5 CONT			5' H X 1.5'W	L
PMP	18	PINUS MUGO 'PUMILIO' / DWARF MUGO PINE	#5 CONT			3' H X 10' W	L
PSH	28	PINUS SYLVESTRIS 'HILLSIDE CREEPER' / HILLSIDE CREEPER SCOTCH PINE	#5 CONT	-		3' H X 8' H	L
ORNAMENTAL GRASSES							
BGB	141	BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLONDE AMBITION BLUE GRAMA	#1 CONT			2' 5'H X 2' W	X
PVS	73	PANICUM VIRGATUM 'SHENANDOAH' / SHENANDOAH SWITCH GRASS	#1 CONT			2' H X 2' W	L
PAH	15	PENNISETUM ALOPECUROIDES 'HAMELN' / HAMELN FOUNTAIN GRASS	#1 CONT			2' H X 1.5' W	L
PERENNIALS							
AMI	7	ACHILLEA MILLEFOLIUM / COMMON WHITE YARROW	#1 CONT			2' H X 2' W	X
ACM	3	ACHILLEA X 'MOONSHINE' / MOONSHINE YARROW	#1 CONT			2' H X 2'W	L
ACS	7	AGASTACHE CANA 'SONORAN SUNSET' / SONORAN SUNSET HYSSOP	#1 CONT			2' H X 1.5' W	X
DIC	22	DIASCIA INTEGERRIMA 'P009S' / CORAL CANYON® TWINSPUR	#1 CONT			2' H X 1.5' W	X
EPU	10	ECHINACEA PURPUREA / CONEFLOWER	#1 CONT			2' H X 2' W	L
ETE	6	ECHINACEA TENNESSEENSIS / TENNESSEE CONEFLOWER	#1 CONT			2' 5'H X 2' W	L
GAR	9	GAILLARDIA ARISTATA / BLANKET FLOWER	#1 CONT			2' H X 2' W	L
LPU	22	LIATRIS PUNCTATA / NATIVE GAYFEATHER	#1 CONT			2' 5'H X 1'W	X
PST	18	PENSTEMON STRICTUS / ROCKY MOUNTAIN PENSTEMON	#1 CONT			2' H X 1.5' W	L
PMP	21	PENSTEMON X MEXICALI 'P007S' / PIKES PEAK PURPLE® PENSTEMON	#1 CONT			2' 5'H X 1' W	L
SAJ	40	SEDUM X 'AUTUMN JOY' / AUTUMN JOY SEDUM	#1 CONT			2' H X 1.5' W	L

ALTERNATES PLANTING SCHEDULE

CODE	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	EST. SIZE AT MATURITY	WATER USE
DECIDUOUS TREES						
AMM	1	ACER MIYABEI 'MORTON' / STATE STREET™ MIYABE MAPLE	B&B	2.5" CAL	30' H X 30' W	MEDIUM
ASB	3	ACER SACCHARUM 'BAILSTA' / FALL FIESTA® SUGAR MAPLE	B&B	2.5" CAL	60' H X 40' W	MEDIUM
GDM	2	GYMNOCLADUS DIOICUS 'MCKBRANCHED' / DECAF® KENTUCKY COFFEETREE	B&B	2.5" CAL	50' H X 40' W	LOW
SJA	5	SOPHORA JAPONICA / JAPANESE PAGODA TREE	B&B	2.5" CAL	50' H X 40' W	MEDIUM
ORNAMENTAL TREES						
AGA	5	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' / AUTUMN BRILLIANCE APPLE SERVICEBERRY	B&B	2.0" CAL	18'H X 15'W	LOW
MSS	3	MALUS X 'SPRING SNOW' / SPRING SNOW CRABAPPLE	B&B	2.0" CAL	20' H X 20' W	MEDIUM
DECIDUOUS SHRUBS						
AAL	4	AMELANCHIER ALNIFOLIA / SERVICEBERRY	#5 CONT		6' H X 6' W	XERIC
AMC	13	AMORPHA NANA / DWARF FALSE INDIGO	#5 CONT		2' H X 2' W	XERIC
ACP	8	ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO' / PANCHITO MANZANITA	#5 CONT		2' H X 5' W	LOW
DBC	37	DAPHNE X BURKWOODII 'CAROL MACKIE' / CAROL MACKIE DAPHNE	#5 CONT		3' H X 4' W	MEDIUM
PDF	50	POTENTILLA FRUTICOSA 'FARGO' / DAKOTA SUNSPOT® POTENTILLA	#5 CONT		3' H X 3' W	MEDIUM
RAM	26	RIBES ALPINUM 'GREEN MOUND' / GREEN MOUND ALPINE CURRANT	#5 CONT		4'H X 3'W	LOW
VON	83	VIBURNUM OPULUS 'NANUM' / DWARF EUROPEAN CRANBERRYBUSH	#5 CONT		2'H X 2'W	MEDIUM
EVERGREEN SHRUBS						
ECO	24	EUONYMUS COLORATUS / PURPLE WINTERCREEPER	#5 CONT		1' H X 6' W	LOW
MRE	140	MAHONIA REPENS / CREEPING MAHONIA	#5 CONT		1.5'H X 1.5'W	LOW
PMP	8	PINUS MUGO 'PUMILIO' / DWARF MUGO PINE	#5 CONT		4' H X 10' W	LOW
PSH	13	PINUS SYLVESTRIS 'HILLSIDE CREEPER' / HILLSIDE CREEPER SCOTCH PINE	#5 CONT	-	3' H X 8' H	LOW
ORNAMENTAL GRASSES						
CAB	73	CALAMAGROSTIS BRACHYTRICHA / KOREAN FEATHER REED GRASS	#1 CONT		4'H X 3'W	MEDIUM

NOTE:
1. PLANT SCHEDULE FOR REVIEW. FINAL PLANTING DESIGN WILL BE PROVIDED DURING CONSTRUCTION DOCUMENTS.

SEED MIX SCHEDULES

WATER QUALITY/DETENTION SEED MIX			
BOTANIC NAME	COMMON NAME	VARIETY	PLS lbs/ac
GRAMINOIDS			
<i>Carex pellita</i>	Woolly Sedge	CO Ecotype (or VNS)	2.0937
<i>Distichlis spicata</i>	Inland Saltgrass	CO Ecotype (or VNS)	0.6383
<i>Eriochloa pilularis</i>	Creeeping Spikerush	CO Ecotype (or VNS)	0.6323
<i>Elymus canadensis</i>	Canada Wildrye	Mandan	1.7045
<i>Bouteloua gracilis</i>	Blue Grama	Bad River	0.2376
<i>Elymus lanceolatus</i> ssp. <i>psammophilus</i>	Streambank Wheatgrass	Sodar	3.3508
<i>Juncus arcticus</i>	Baltic Rush/Arctic Rush	CO Ecotype (or VNS)	0.0480
<i>Juncus torreyi</i>	Torrey's Rush	CO Ecotype (or VNS)	0.0212
<i>Nassella viridula</i>	Green Needlegrass	CO Ecotype (or VNS)	1.4440
<i>Panicum virgatum</i>	Switchgrass	CO Ecotype (or VNS)	2.0156
<i>Pascopyrum smithii</i>	Western Wheatgrass	Arriba	3.5640
<i>Poa palustris</i>	Fowl Bluegrass	CO Ecotype (or VNS)	0.0414
<i>Schoenoplectus tabernaemontani</i>	Softstem Bulrush	CO Ecotype (or VNS)	0.9504
<i>Sorghastrum nutans</i>	Yellow Indiangrass	Holt	1.1531
<i>Spartina pectinata</i>	Prairie Cordgrass	CO Ecotype (or VNS)	2.6534
FORBS			
<i>Asclepias incarnata</i>	Swamp Milkweed	CO Ecotype (or VNS)	0.8508
<i>Helianthus nuttallii</i>	Nuttall's Sunflower	CO Ecotype (or VNS)	0.3011
<i>Cleome serrulata</i>	Rocky Mountain Beeplant	CO Ecotype (or VNS)	0.9915
TOTAL			1'-10 11/16"
* Halve rate for drill seeding.			

NATIVE SEED MIX			
BOTANIC NAME	COMMON NAME	VARIETY	PLS lbs/ac
GRAMINOIDS			
<i>Achnatherum hymenoides</i>	Indian Ricegrass	Rimrock	1.8500
<i>Bouteloua curtipendula</i>	Sideoats Grama	Vaughn, Butte	2.4600
<i>Bouteloua gracilis</i>	Blue Grama	Lovington, Bad River, Alma	1.2700
<i>Buchloe dactyloides</i>	Buffalograss	Cody	8.4000
<i>Elymus lanceolatus</i> ssp. <i>lanceolatus</i>	Thickspike Wheatgrass	Bannock II	1.3400
<i>Elymus trachycaulus</i>	Slender Wheatgrass	San Luis	1.3200
<i>Koeleria macrantha</i>	Prairie Junegrass	CO Ecotype (or VNS)	0.1100
<i>Hilaria jamesii</i>	Galleta Grass	Viva	1.6400
<i>Nassella viridula</i>	Green Needlegrass	Lodorn or Cucharas	1.4400
<i>Pascopyrum smithii</i>	Western Wheatgrass	Arriba	4.7500
<i>Sporobolus airoides</i>	Alkali Sacaton	CO Ecotype (or VNS)	0.3300
<i>Sporobolus cryptandrus</i>	Sand Dropseed	CO Ecotype (or VNS)	0.1000
FORBS			TOTAL 2'-2 3/8"
<i>Achillea millefolium</i> var. <i>occidentalis</i>	Western Yarrow	CO Ecotype (or VNS)	0.1000
<i>Artemisia frigida</i>	Fringed Sage	CO Ecotype (or VNS)	0.1000
<i>Dalea purpurea</i>	Purple Prairie Clover	CO Ecotype (or VNS)	0.2500
<i>Gaillardia aristata</i>	Blanketflower	CO Ecotype (or VNS)	0.4000
<i>Linum lewisii</i>	Blue Flax	CO Ecotype (or VNS)	0.3100
<i>Penstemon strictus</i>	Rocky Mountain Penstemon	CO Ecotype (or VNS)	0.0900
<i>Sphaeralcea coccinea</i>	Scarlet globemallow	CO Ecotype (or VNS)	0.1000
* Halve rate for drill seeding.			

POLLINATOR SEED MIX			
BOTANIC NAME	COMMON NAME	VARIETY	PLS lbs/ac
GRAMINOIDS			
<i>Achnatherum hymenoides</i>	Indian Ricegrass	Rimrock	1.1100
<i>Bouteloua curtipendula</i>	Sideoats Grama	Vaughn, Butte	2.7400
<i>Bouteloua gracilis</i>	Blue Grama	Bad River, Alma	0.9500
<i>Buchloe dactyloides</i>	Buffalograss	Cody	4.6700
<i>Calamovilfa longifolia</i>	Prairie sandreed	Goshen	0.7700
<i>Elymus lanceolatus</i> ssp. <i>lanceolatus</i>	Thickspike Wheatgrass	Bannock II	1.3400
<i>Elymus trachycaulus</i>	Slender Wheatgrass	San Luis	1.3200
<i>Hesperostipa comata</i> ssp. <i>comata</i>	Needle and Thread Grass	CO Ecotype (or VNS)	2.2700
<i>Hilaria jamesii</i>	Galleta Grass	Viva	0.9900
<i>Nassella viridula</i>	Green Needlegrass	Lodorn or Cucharas	1.4400
<i>Panicum virgatum</i>	Switchgrass	Blackwell	0.5400
<i>Pascopyrum smithii</i>	Western Wheatgrass	Arriba	4.7500
<i>Schizachyrium scoparium</i>	Little Bluestem	CO Ecotype (or VNS)	1.2100
<i>Sorghastrum nutans</i>	Yellow Indiangrass	CO Ecotype (or VNS)	1.2300
<i>Sporobolus cryptandrus</i>	Sand Dropseed	CO Ecotype (or VNS)	0.1000
FORBS			
<i>Achillea millefolium</i> var. <i>occidentalis</i>	Western Yarrow	CO Ecotype (or VNS)	0.1000
<i>Artemisia frigida</i>	Fringed Sage	CO Ecotype (or VNS)	0.1000
<i>Artemisia ludoviciana</i>	Prairie Sage	CO Ecotype (or VNS)	0.1000
<i>Cleome serrulata</i>	Rocky Mountain Beeplant	CO Ecotype (or VNS)	1.5900
<i>Coreopsis tinctoria</i>	Plains Coreopsis	CO Ecotype (or VNS)	0.0400
<i>Dalea purpurea</i>	Purple Prairie Clover	CO Ecotype (or VNS)	0.2500
<i>Gaillardia aristata</i>	Blanketflower	CO Ecotype (or VNS)	0.7900
<i>Heterotheca villosa</i>	Hairy False Goldenaster	CO Ecotype (or VNS)	0.1100
<i>Liatris punctata</i>	Dotted Gayfeather	CO Ecotype (or VNS)	0.3700
<i>Linum lewisii</i>	Blue Flax	CO Ecotype (or VNS)	0.3100
<i>Machaeranthera bigelovii</i> vs. <i>bigelovii</i>	Plains Aster	CO Ecotype (or VNS)	0.0300
<i>Penstemon strictus</i>	Rocky Mountain Penstemon	CO Ecotype (or VNS)	0.0900
<i>Ratibida columnifera</i>	Prairie Coneflower	CO Ecotype (or VNS)	0.0700
<i>Sphaeralcea coccinea</i>	Scarlet Globemallow	CO Ecotype (or VNS)	0.1000
SHRUBS			
<i>Ericameria nauseosa</i>	Rubber Rabbitbrush	CO Ecotype (or VNS)	0.1300
<i>Yucca glauca</i>	Soapweed Yucca	CO Ecotype (or VNS)	2.3000
TOTAL			2'-7 29/32"
* Halve rate for drill seeding.			



CALL 811 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR MARKING OF UNDERGROUND MEMBER UTILITIES

The Town of Parker review constitutes general compliance with the Town's Standards and approved variances, subject to these plans being stamped, signed, and dated by the professional engineer of record. Review by the Town does not constitute approval of the plan design or accuracy and correctness of engineering calculations. Errors in the design or calculations remain the responsibility of the registered professional engineer whose stamp and signature are affixed to this document.

This review does not constitute approval of any private on-site improvements which may be shown. Construction cannot commence until all required drainage/traffic report(s), final development plan(s), special review(s), grading permit, and/or other permits are complete, approved and on file with the Town of Parker.

Town of Parker, Director of Engineering _____ Date _____

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LANDSCAPE ARCHITECT / ARCHITECT
1800 Wazee Street, Suite 450
Denver, CO 80202
p. 303.607.0977

CIVIL ENGINEER / STRUCTURAL ENGINEER

JVA Incorporated
1615 Larmer Street, #650
Denver, CO 80202
p. 303.444.1981

ELECTRICAL ENGINEER

Ackerman Engineering, Inc.
3200 Youngfield Street, #204
Wheat Ridge, CO 80215
p. 303.278.7297

IRRIGATION

THE LINE SHOWN ABOVE IS
EXACTLY ONE INCH LONG AT THIS
LENGTH, COORDINATE PLANT OFFER

THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS, IF PRINTED CORRECTLY

B

A

Does not match
counts on previous
page in th planting
schedule I totaled
397

Need to provide the minimum ammount required.

Please include percentage turf

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Town of Parker, Director of Engineering
Date



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ADVANCE BEFORE YOU DIG, GRADE
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LANDSCAPE ARCHITECT / ARCHITECT
100 Wazee Street, Suite 450
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VIL ENGINEER / STRUCTURAL ENGINEER
VA Incorporated
 75 Larimer Street, #550
 Denver, CO 80202
 303.444.1961

ELECTRICAL ENGINEER
Chickerman Engineering, Inc.
 100 Youngfield Street, #264
 West Ridge, CO 80215
 303.278.7297

IRRIGATION
Docet Irrigation
757 W. Ken Caryl Ave., Suite F-509
Belen, CO 80127
303.966.2175

MECHANICAL ENGINEER
DIVISION Mechanical Engineers, Inc.
77 Pyramid Court, #260
Glenwood, CO 80112
303.688.0223

ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

[illegible]

Project Number: 223072.00

Sheet Issue Date: 2024-11-22

Drawn By: EH, LW, ED, MS, AG

Checked By: RB, CB, DD

Key Map

TOWN OF PARKER LANDSCAPE REQUIREMENTS

L-411

ITE PLAN SUBMITTAL
Page 162 of 311

THE LINE SHOWN ABOVE IS ONLY A GUIDE TO THE SHEET'S ORIGINAL PAGE SIZE

D

THE SQUARES ABOVE ARE COLORED WITH BLACK AND WHITE LETTERS, IF PRINTED CORRECTLY

C

B

A

MATERIALS LEGEND

	DESCRIPTION
03-1	CAST-IN-PLACE STRUCTURAL CONCRETE COLUMN BASE
04-1	BRICK VENEER - MODULAR (2-1/4X4X8), INTERSTATE BRICK, COLOR: ALMOND
04-2	BRICK VENEER - MODULAR (2-1/4X4X8), INTERSTATE BRICK, COLOR: PLATINUM
05-1	STRUCTURAL STEEL PIPE COLUMN PAINTED WITH HIGH PERFORMANCE COATING
07-1	PRE-FINISHED SHEET METAL FASCIA, COLOR TO MATCH MORIN ZINC GRAY
07-2	PRE-FINISHED SHEET METAL STANDING SEAM BOD: MORIN SYMMETRY SYM-12-0 WITH 2" SEAMS, 22 GA
07-3	PRE-FINISHED SHEET METAL GUTTER
07-4	PRE-FINISHED SHEET METAL DOWNSPOUT, COLOR TO MATCH FASCIA
07-5	PRE-FINISHED METAL PANEL, BOD: MORIN MATRIX MX-6, 22 GA, COLOR: ZINC GRAY
07-6	CEMENT BOARD SOFFIT
08-1	HOLLOW METAL DOOR AND FRAME, PAINTED
08-2	HOLLOW METAL FRAME AND GLAZING, PAINTED
08-3	21" TUBULAR SKYLIGHT
08-4	INSULATED STEEL SECTIONAL DOOR 9'-4"W X 8'H
08-5	INSULATED SST SECTIONAL COUNTER DOOR 8'W X 4'H
10-1	ALUMINUM DIMENSIONAL LETTER SIGNAGE
10-2	PROPOSED ENVIRONMENTAL GRAPHIC
10-3	ACRYLIC ROOM PANEL SIGNAGE
22-1	WALL MOUNTED DRINKING FOUNTAINS AND BOTTLE FILLER

Break elevations into multiple sheets, max 2 on each sheet, dimensions all heights and widths on all elevations.

Show building footprints on same sheet of elevations, indicating plane breaks

Include a small site plan on all elevations building sheets showing where these buildings are

Provide more detail on graphics/application/permanency...etc.

Can you incorporate any of the glazing on this facade

Is there any wall mounted lighting anywhere?

Please label

D1 COMMUNITY HUB - EAST ELEVATION

A-111A/A-201A 3/16" = 1'-0"

C1 COMMUNITY HUB - WEST ELEVATION

A-111A/A-201A 3/16" = 1'-0"

B2 COMMUNITY HUB - NORTH ELEVATION

A-111A/A-201A 3/16" = 1'-0"

A1 COMMUNITY HUB - SOUTH ELEVATION

A-111A/A-201A 3/16" = 1'-0"

A4 HUB TOILET ROOM - SOUTH ELEVATION

A-111A/A-201A 3/16" = 1'-0"

A5 HUB TOILET ROOM - NORTH ELEVATION

A-111A/A-201A 3/16" = 1'-0"

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LANDSCAPE ARCHITECT / ARCHITECT
1800 Wazee Street, Suite 450
Denver, CO 80202
p.303.607.0977

CIVIL ENGINEER / STRUCTURAL ENGINEER
JVA Incorporated
1615 Larimer Street #500
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p.303.444.1851

ELECTRICAL ENGINEER
Ackerman Engineering, Inc.
3300 Highland Street, #204
Wheat Ridge, CO 80215
p.303.276.7287

IRRIGATION
Avocat Irrigation
11753 W. Van Cuylen Ave., Suite F-509
Littleton, CO 80127
p.303.986.2175

MECHANICAL ENGINEER
ENVISION Mechanical Engineers, Inc.
3777 Tremont Court, #500
Englewood, CO 80112
p.303.588.0223

TOWN OF PARKER
**SALISBURY PARK
NORTH - PHASE 1**
11700 MOTSENBOCKER RD
PARKER, CO 80134

hord coplan macht

ARCHITECTURE

LANDSCAPE ARCHITECTURE

PLANNING

INTERIOR DESIGN

Δ	DATE	DESCRIPTION

Project Number: 223072.00

Sheet Issue Date: 2024-11-22

Drawn By: ST

Checked By: LG

Key Map

Drawing

COMMUNITY HUB -
EXTERIOR
ELEVATIONS

A-201A

SITE PLAN SUBMITTAL
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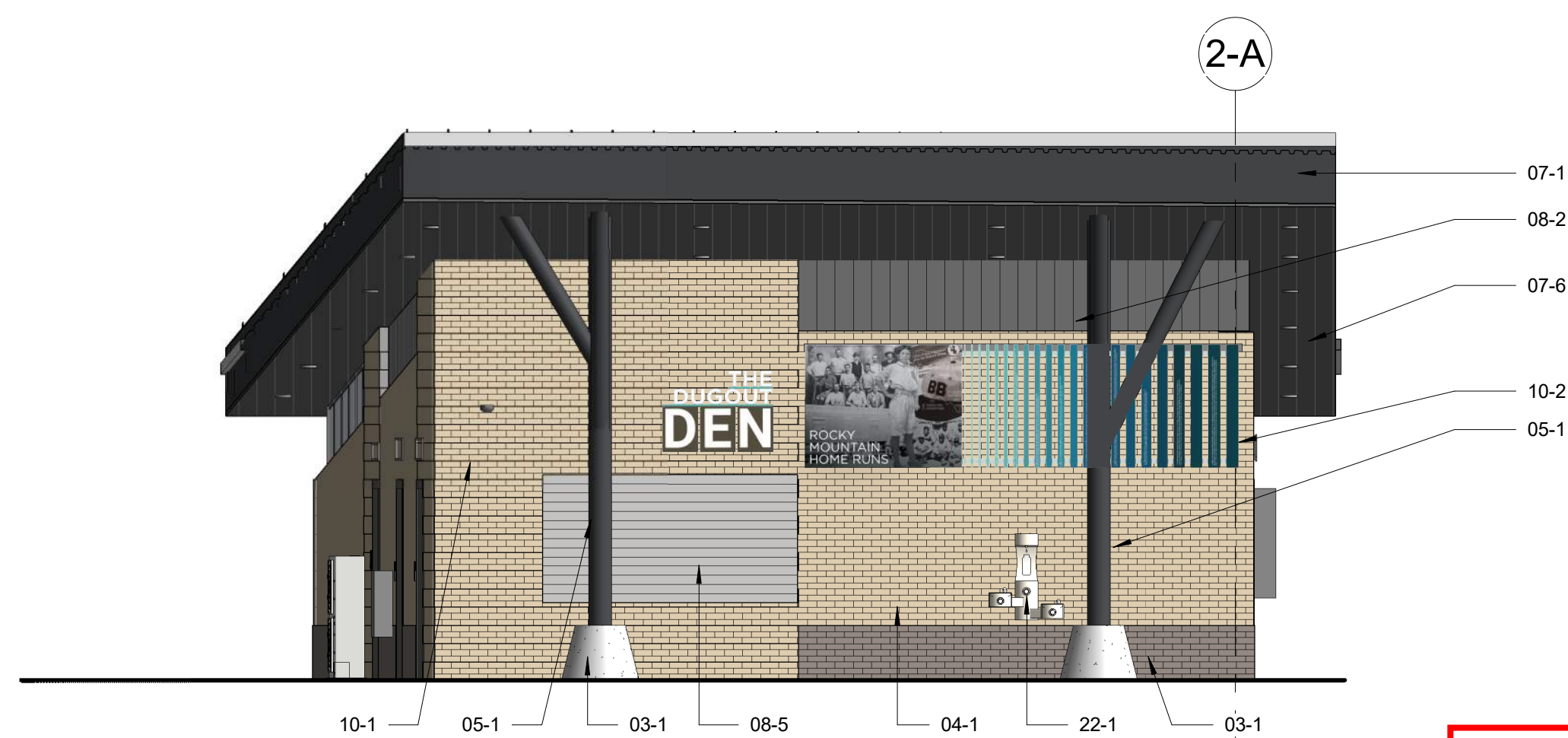
11/20/2024 4:27:04 PM

C

B

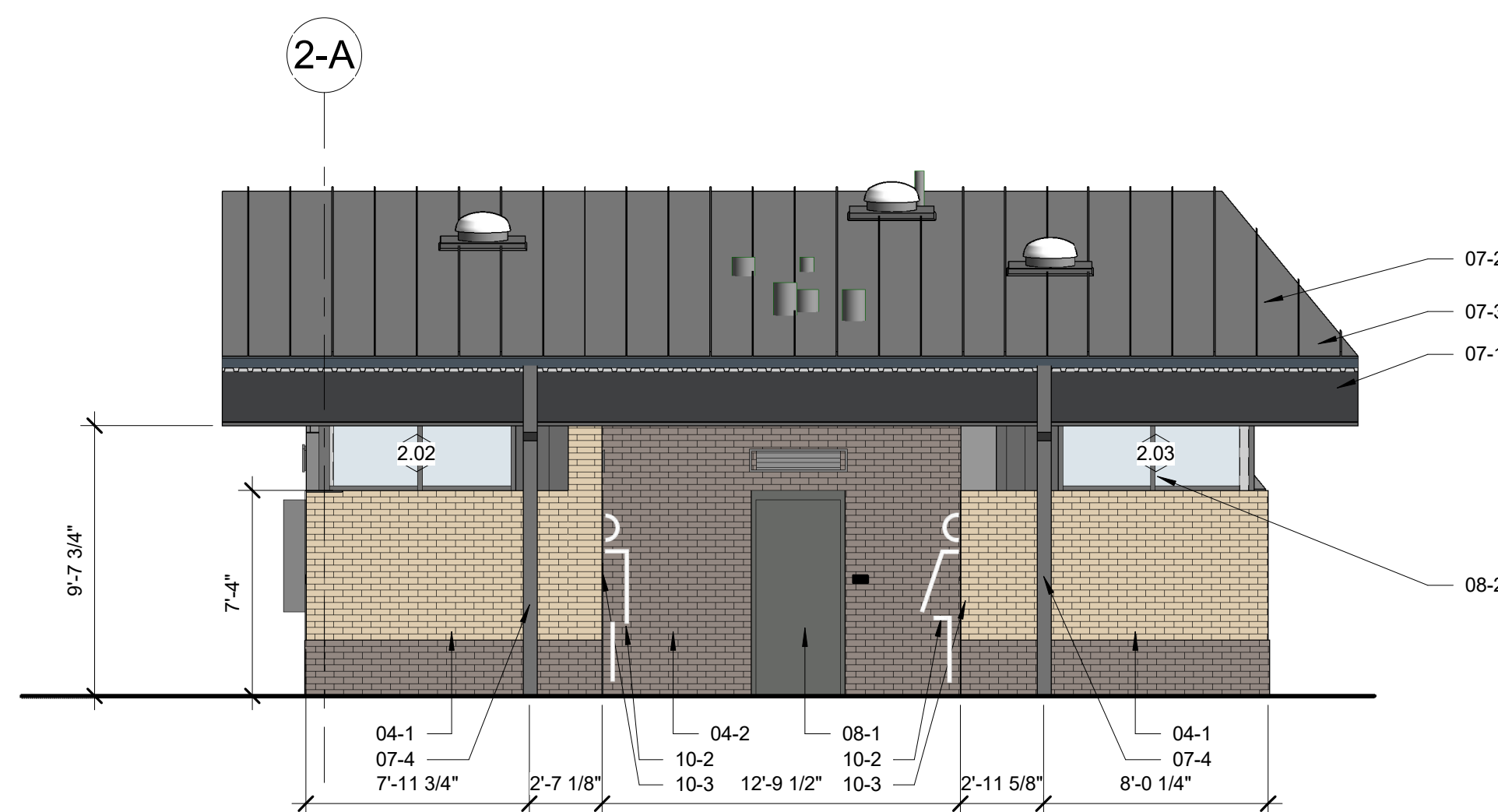
A

04 PM



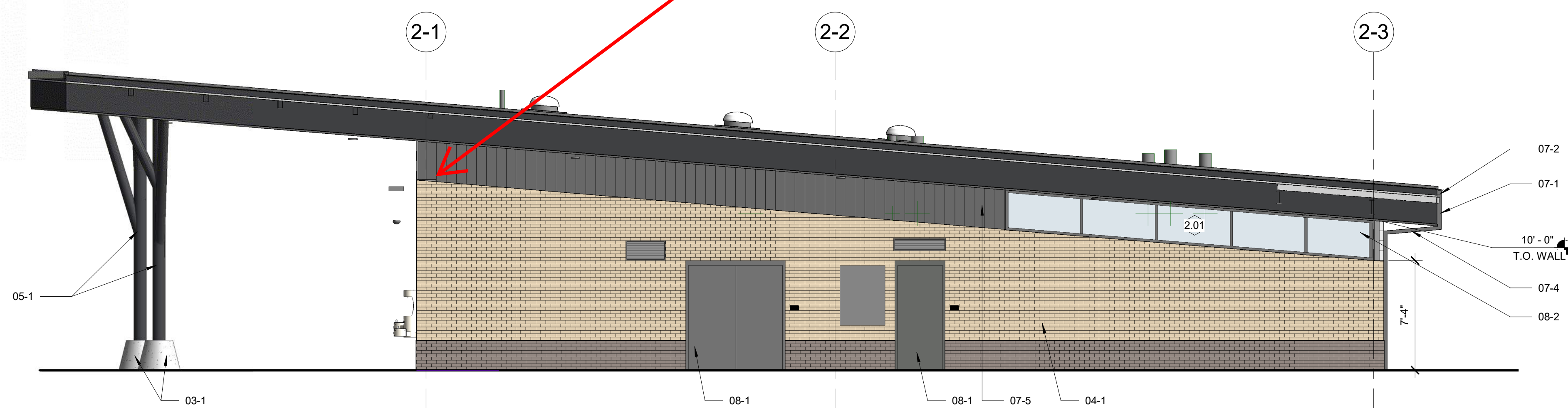
A1 | HEADQUARTERS & RESTROOM - WEST ELEVATION

A-111B	A-201B	3/16" = 1'-0"
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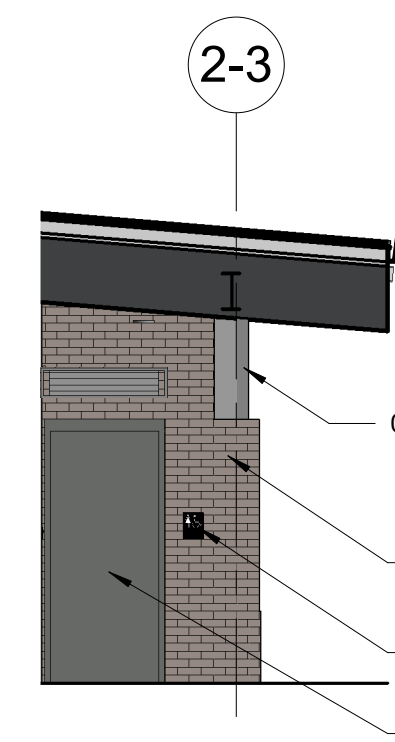
A3 | HEADQUARTERS & RESTROOM - EAST ELEVATION

A-111B	A-201B	$3/16" = 1'-0"$
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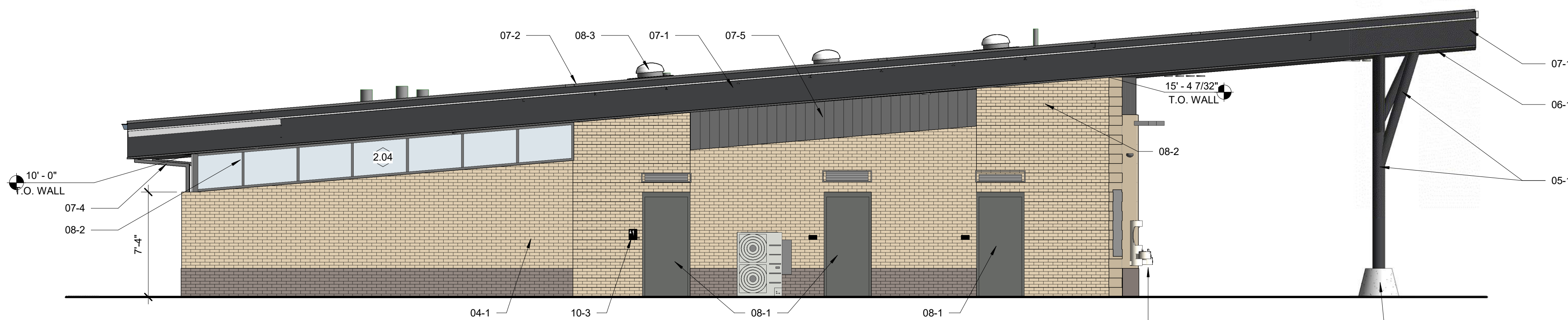
B1 HEADQUARTERS & RESTROOM - SOUTH ELEVATION

A-111B	A-201B	3/16" = 1'-0"
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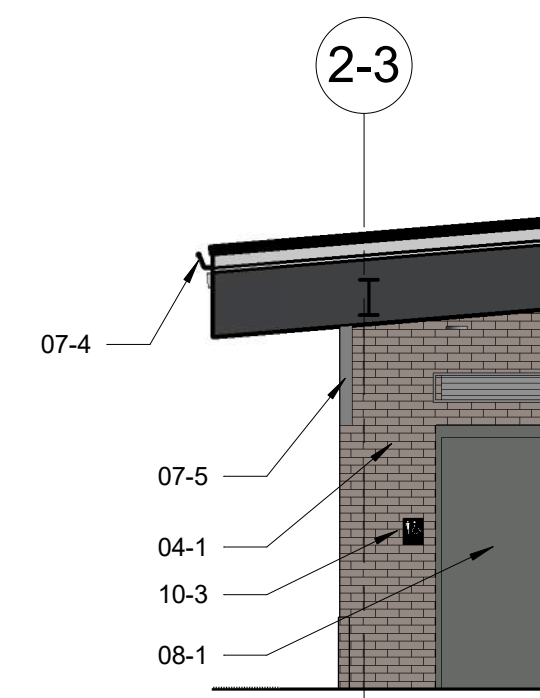
B4 | HQ TOILET ROOM ENTRY - SOUTH ELEVATION

A-111B	A-201B	3/16" = 1'-0"
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D1 HEADQUARTERS & RESTROOM - NORTH ELEVATION

A-111B	A-201B	3/16" = 1'-0"
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A4 HQ TOILET ROOM ENTRY - NORTH ELEVATION

A-111B	A-201B	$3/16'' = 1'-0''$
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MATERIALS LEGEND	
	DESCRIPTION
03-1	CAST-IN-PLACE STRUCTURAL CONCRETE COLUMN BASE
04-1	BRICK VENEER - MODULAR (2-1/4X4X8), INTERSTATE BRICK, COLOR: ALMOND
04-2	BRICK VENEER - MODULAR (2-1/4X4X8), INTERSTATE BRICK, COLOR: PLATINUM
05-1	STRUCTURAL STEEL PIPE COLUMN PAINTED WITH HIGH PERFORMANCE COATING
07-1	PRE-FINISHED SHEET METAL FASCIA, COLOR TO MATCH MORIN ZINC GRAY
07-2	PRE-FINISHED SHEET METAL STANDING SEAM BOD: MORIN SYMMETRY SYM-12x12 WITH 2" SEAMS, 22 GA
07-3	PRE-FINISHED SHEET METAL GUTTER
07-4	PRE-FINISHED SHEET METAL DOWNSPOUT, COLOR TO MATCH FASCIA
07-5	PRE-FINISHED METAL PANEL, BOD: MORIN MATRIX MX-6, 22 GA, COLOR: ZINC GRAY
07-6	CEMENT BOARD SOFFIT
08-1	HOLLOW METAL DOOR AND FRAME, PAINTED
08-2	HOLLOW METAL FRAME AND GLAZING, PAINTED
08-3	21" TUBULAR SKYLIGHT
08-4	INSULATED STEEL SECTIONAL DOOR 9'-4"W X 8'H
08-5	INSULATED SST SECTIONAL COUNTER DOOR 8'W X 4'H
10-1	ALUMINUM DIMENSIONAL LETTER SIGNAGE
10-2	PROPOSED ENVIRONMENTAL GRAPHIC
10-3	ACRYLIC ROOM PANEL SIGNAGE
22-1	WALL MOUNTED DRINKING FOUNTAINS AND BOTTLE FILLER

[illegible]

Project Number:	223072.0
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Sheet Issue Date: 2024-11-2

Drawn By:	S
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Checked By: _____

Key Map

Drawing

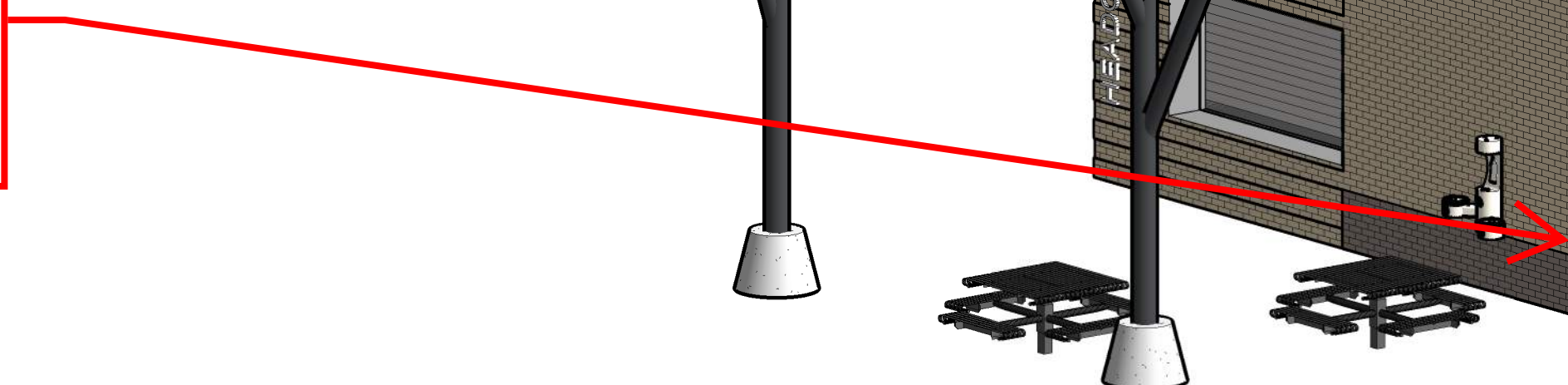
HEADQUARTERS & RESTROOM BUILDING - EXTERIOR ELEVATIONS

A-201B

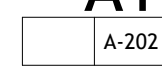
SITE PLAN SUBMITTAL
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	A-202
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	A-202
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SITE PLAN SUBMITTAL
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Project Number: SP24-124

Description: Salisbury North MDP F1 AMD 2 L1 - Park Expansion Phase 1

Applied: 11/25/2024

Approved:

Site Address: 11700 MOTSENBOCKER RD

Closed:

Expired:

City, State Zip Code: PARKER, CO 80134

Status: UNDER REVIEW 1

Applicant: Town of Parker Recreation Dept.

Parent Project: SUB24-005

Owner: TOWN OF PARKER

Contractor: <NONE>

Details:

The applicant, the Town of Parker, is proposing Phase 1 of an expansion to Salisbury Park to include baseball fields, park amenities and parking. The site is located on the west side of Motsenbocker Road north of Hess Road.

LIST OF REVIEWS

SENT DATE	RETURNED DATE	DUE DATE	TYPE	CONTACT	STATUS	REMARKS
Review Group: ALL						
11/27/2024	12/2/2024	12/9/2024	COMPLETENESS REVIEW	Julia Duncan	COMPLETED	
Notes:						
Review Group: AUTO						
11/25/2024			ENGINEERING ADMINISTRATIVE	Tom Williams		
Notes:						
11/25/2024	11/27/2024	12/11/2024	LAND USE COMPLETENESS REVIEW	Alex Mestdagh	NO COMMENT	
Notes:						



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Project Reviews Town of Parker

Review Group: SP 1ST 20

12/2/2024	1/6/2025	1/6/2025	BUILDING 20	Randy Sale	COMPLETED	01 REVIEW 20
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Notes:

Building Division pre-application meetings are available before applying for the building permit to discuss access requirements during construction, construction type, occupancy, allowable areas, MEP's, energy, structural, fire, etc...if needed. Please visit our website for all plan submittal requirements: Plan Review | Town of Parker - Official Website (parkeronline.org), and our most current code adoptions. Please know the Town's Charge Back Agreement may be required for this project, specific to the building permit application. The form will be emailed to the applicant prior to the Building Pre-App meeting or upon receiving the permit application submittal. Once all required documents have been accepted and the charge back agreement form has been returned signed to the Building Division, then the full plan review process will begin.

General Comments to be aware of:

Building and/or Fire Life Safety permit application will not be accepted/reviewed until the associated site plan is approved or otherwise discussed. All plans submitted for Building's review must meet the most current adopted codes per Ordinances at time of submittal. This includes but is not limited to the International Code Family, Accessibility Code, the National Electrical and any referenced codes such as the NFPA editions. Please contact us prior to submittal of the construction documents. NFRC certificates, interior/exterior lighting along with the mechanical and envelope compliance path must be included with the original submittal.

The applicant may need to demonstrate compliance with the Colorado Model Electric and Solar Ready Code, HB22-1362, as applicable to this site plan review and the construction documents (plans) when submitting the building permit. If the Building Permit application is received before the next code cycle adoption or June 30, 2026, whichever comes first, no modifications to the site plan or building documents will be required. Please call to discuss if needed.

All accessible parking must be shown in the building permit documents. The approved site plan sheet (s) showing the property lines, building, accessible routes, accessible parking spaces and entrances to the building will be required.

All required Fire Permits will be reviewed and need inspections through the Parker Building Division, which will be noted in the main building permit review. All land use applications and the associated Grading Permit must be approved/issued per Planning and Public Works prior to the Building Permit being approved/issued.

Retaining walls greater than 4' from base of footing or bottom course requires separate building permits and plans must be stamped by a qualified professional. Tiered, staggered, stepped back retaining walls all require permits no matter the height of individual wall.

12/2/2024		1/6/2025	CENTURYLINK COMMUNICATIONS 20	CenturyLink		01 REVIEW 20
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Notes:

12/2/2024	12/9/2024	1/6/2025	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 SP24-124, Salisbury North MDP F1 AMD 2 L1 - Park Expansion Phase 1 have been or will be reviewed by the Town of Parker for compliance with the applicable Regulation 72 construction and post-construction requirements. Based on the Authority's current policy, the Authority will no longer routinely conduct a technical review and instead the Authority will defer to the Town of Parker's review and ultimate determination that the proposed development plans comply with Regulation 72.

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

12/2/2024		1/6/2025	COMCAST 20	Butch Buster		01 REVIEW 20
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Notes:



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Project Reviews Town of Parker



12/2/2024	1/6/2025	1/6/2025	CONST PLANS - ENVIRONMENTAL	Robert Seacat	REVISIONS REQUIRED	No Civil Plan Set, See Comments
Notes: Please note, CIVIL Drawings with Erosion Control Plans will be required and reviewed when the site plan gets close to final approval.						
12/2/2024	1/9/2025	1/6/2025	CONSTRUCTION PLANS - CIVIL	Charles Kudlauskas	REVISIONS REQUIRED	See uploaded Memo and Redlines.
Notes:						
12/2/2024	12/26/2024	1/6/2025	DOUGLAS COUNTY ASSESSORS OFFICE 20	Marian Woodward	NO COMMENT	01 REVIEW 20
Notes:						
12/2/2024	12/3/2024	1/6/2025	DOUGLAS COUNTY ENGINEERING SERVICES DIVISION 20	DC Referrals	NOT APPLICABLE	01 REVIEW 20
Notes: N/A						
12/2/2024	1/6/2025	1/6/2025	DOUGLAS COUNTY PLANNING SERVICES DIVISION 20	DC Referrals	ADVISORY COMMENTS	01 REVIEW 20
Notes: See the attached Referral Comments Report.						
12/2/2024		1/6/2025	DOUGLAS COUNTY SCHOOL DISTRICT RE1 20	Shavon Caldwell		01 REVIEW 20
Notes:						
12/2/2024	1/9/2025	1/6/2025	DRAINAGE REPORT - CIVIL	Charles Kudlauskas	REVISIONS REQUIRED	See uploaded Memo and Redlines.
Notes:						
12/2/2024	12/16/2024	1/6/2025	FIRE LIFE SAFETY 20	Randy Capra	APPROVED	01 REVIEW 20
Notes:						



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Project Reviews Town of Parker



12/2/2024	1/6/2025	1/6/2025	IREA 20	Brooks Kaufman	REVISIONS REQUIRED	01 REVIEW 20
Notes: CORE Electric Cooperative has reviewed the contents in the above-referenced referral response packet. We reviewed the project for maintaining our existing facilities, utility easements, electric loading, and service requirements. We are advising you of the following concerns and comments: CORE has existing underground electric facilities on the subject property. CORE will maintain these existing utility easements and facilities unless otherwise requested by the applicant to modify them under the CORE's current extension policies. CORE will require that all structures and landscaping maintain adequate clearances to the existing underground electric facilities and allow for CORE to access the existing underground electric facilities for maintenance purposes. In addition, CORE will require a grading profile if any grading work is to be done which could affect clearances or access to the existing underground electric facilities. CORE will require the applicant to update the site plan to include the recently overhead power lines converted to underground associated with the Dransfeldt road expansion to be shown on the site plan; to avoid future improvement conflicts.						
12/2/2024	1/9/2025	1/6/2025	PLAT - CIVIL	Charles Kudlauskas	NOT APPLICABLE	
Notes:						
12/2/2024		1/6/2025	POLICE 20	Greg Epp		01 REVIEW 20
Notes:						
12/2/2024		1/6/2025	PSCO RESIDENTIAL SUBDIVISIONS 20	Xcel Energy		01 REVIEW 20
Notes:						
12/2/2024	12/18/2024	1/6/2025	PUBLIC SERVICE COMPANY OF COLORADO 20	Donna George	ADVISORY COMMENTS	please see attached
Notes: please see attached; no resubmittals are necessary						
12/2/2024	1/9/2025	1/6/2025	SITE PLAN - CIVIL	Charles Kudlauskas	REVISIONS REQUIRED	See uploaded Memo and Redlines.
Notes:						
12/2/2024		1/6/2025	SITE PLAN 20	Julia Duncan		01 REVIEW 20
Notes:						
12/2/2024		1/6/2025	SOUTH METRO FIRE 20	South Metro Fire		01 REVIEW 20
Notes:						

12/2/2024	1/9/2025	1/6/2025	TRAFFIC IMPACT STUDY - CIVIL	Charles Kudlauskas	REVISIONS REQUIRED	See uploaded Memo and Redlines.
Notes:						
12/2/2024		1/6/2025	URBAN DRAINAGE AND FLOOD CONTROL 20	UDFCD		01 REVIEW 20
Notes:						
Review Group: SP 1ST 20 ADD						
12/2/2024	1/7/2025	1/6/2025	PARKER WATER AND SANITATION DISTRICT 20	Robert Ramsey	REVISIONS REQUIRED	01 REVIEW 20
Notes:						
Please see uploaded documents and Red lined plans.						