

SITE PLAN SUBMITTAL

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Town of Parker
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Parker, CO 80138

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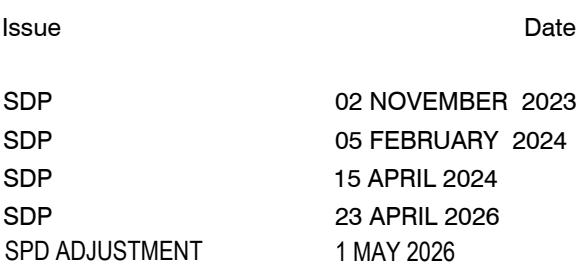
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Project Number:	22-093
Drawn By:	JM
Reviewed By:	TS
Approved By:	TS

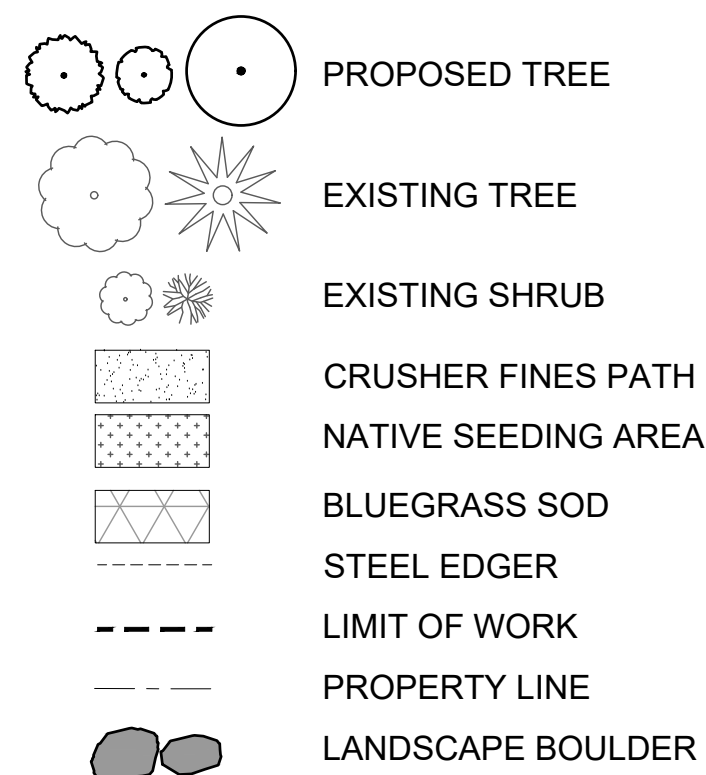
SITE PLAN

PARKER TOWN HALL EXEMPTION PLAN AMD3 L1

SITE PLAN SUBMITTAL

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

PLANTING LEGEND



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%

NOTES:

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

PLANT SCHEDULE

CODE	QTY	BOTANICAL / COMMON NAME	SIZE
TREES			
AT	4	ACER TATARICUM 'HOT WINGS' / HOT WING TATARIAN MAPLE	2" CAL
CS	3	CATALPA SPECIOSA / NORTHERN CATALPA	2" CAL
CO	1	CELTIS OCCIDENTALIS / COMMON HACKBERRY	2" CAL
GT	9	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE' / SKYLINE® HONEY LOCUST	2" CAL
GK	2	GYMNOCLADUS DIOICA / KENTUCKY COFFEETREE	2" CAL
MR	3	MALUS X 'RADIANT' / RADIANT CRABAPPLE	2" CAL
MS	1	MALUS X 'SPRING SNOW' / SPRING SNOW CRABAPPLE	2" CAL
PA	6	PYRUS CALLERYANA 'AUTUMN BLAZE' / AUTUMN BLAZE CALLERY PEAR	2" CAL
QB	10	QUERCUS BICOLOR / SWAMP WHITE OAK	2" CAL
QW	8	QUERCUS ROBUR X WAREI / REGAL PRINCE OAK	2.5" CAL
QR	6	QUERCUS RUBRA / RED OAK	25 GAL

TREES - EVERGREEN

AC	1	ABIES CONCOLOR / WHITE FIR	6' HT
PN	4	PINUS NIGRA / AUSTRIAN PINE	8' HT

SHRUBS

ASA	12	AMELANCHIER ALNIFOLIA / SASKATOON SERVICEBERRY	5 GAL
ALC	40	AMORPHA CANESCENS / LEADPLANT	5 GAL
AMS	32	ARONIA MELANOCARPA 'SMNAMPEN' / LOW SCAPE SNOWFIRE™ BLACK CHOKEBERRY	5 GAL
AMM	36	ARONIA MELANOCARPA 'UCONNAM165' / LOW SCAPE MOUND® BLACK CHOKEBERRY	5 GAL
CCB	47	CARYOPTERIS X CLANDONENSIS / BLUE MIST SPIREA	5 GAL
CBD	10	CORNUS SERICEA 'BAILEY' / BAILEY RED TWIG DOGWOOD	5 GAL
FNP	13	FORESTIERA NEOMEXICANA / NEW MEXICO PRIVET	5 GAL
HKA	110	HYPERICUM KALMIANUM 'AMES' / AMES ST. JOHNSWORT	5 GAL
PFG	44	POTENTILLA FRUTICOSA 'GOLDFINGER' / GOLDFINGER BUSH CINQUEFOIL	5 GAL
PPC	80	PRUNUS BESSEYI 'P011S' / PAWNEE BUTTES® SAND CHERRY	5 GAL
RAC	45	RIBES ALPINUM / ALPINE CURRANT	5 GAL
SBF	109	SPIRAEA X BUMALDA 'FIRELIGHT' / FIRELIGHT SPIREA	5 GAL
VDA	13	VIBURNUM DENTATUM 'ARROWWOOD' / ARROWWOOD VIBURNUM	5 GAL

GRASSES

BGG	54	BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLONDE AMBITION BLUE GRAMA	1 GAL
CFG	15	CALAMAGROSIS X ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS	5 GAL
CAG	28	CALAMAGROSIS X ACUTIFLORA 'AVALANCHE' / AVALANCHE FEATHER REED GRASS	1 GAL
ETG	81	ELYMUS TRACHYCAULUS SSP. TRACHYCAULUS / SLENDER WHEATGRASS	1 GAL
IRG	85	IMPERATA CYLINDRICA 'RED BARON' / JAPANESE BLOOD GRASS	1 GAL
MCG	93	MELICA CILIATA / SILKY-SPIKE MELIC GRASS	1 GAL
MPG	53	MISCANTHUS X 'PURPURASCENS' / PURPLE FLAME GRASS	1 GAL
MLG	33	MUHLENBERGIA CAPILLARIS 'LENCA' / REGAL MIST® PINK MUHLY GRASS	1 GAL
PSG	20	PANICUM VIRGATUM 'SHENANDOAH' / SHENANDOAH SWITCH GRASS	1 GAL
PAG	119	PENNISETUM ALOPECUROIDES 'HAMELN' / HAMELN DWARF FOUNTAIN GRASS	1 GAL
SNG	54	SORGHASTRUM NUTANS / INDIAN GRASS	1 GAL
SHG	173	SPOROBOLUS HETEROLEPIS / PRAIRIE DROPSEED	1 GAL

PERENNIALS

CRV	79	CENTRANTHUS RUBER / RED VALERIAN	1 GAL
ELP	61	ECHINACEA PURPUREA / PURPLE CONEFLOWER	1 GAL
GAB	63	GAILLARDIA ARISTATA / BLANKET FLOWER	1 GAL
HAR	16	HEMEROCALLIS X 'AUTUMN RED' / AUTUMN RED DAYLILY	5 GAL
HHD	17	HEMEROCALLIS X 'HYPERION' / HYPERION DAYLILY	5 GAL
PPP	79	PENSTEMON PALMERI / PALMER'S PENSTEMON	1 GAL
PDJ	42	PERSICARIA AFFINIS 'BORDER JEWEL' / HIMALAYAN BORDER JEWEL FLEECEFLOWER	1 GAL
RAB	47	RUDBECKIA AMPLEXICAULIS / BLACK-EYED SUSAN	1 GAL
SMN	84	SALVIA NEMOROSA 'MAY NIGHT' / MAY NIGHT MEADOW SAGE	1 GAL
SCB	24	SCABIOSA CAUCASICA 'BUTTERFLY BLUE' / BUTTERFLY BLUE PINCHUSHION FLOWER	1 GAL

GROUND COVER

AUK	25	ARCTOSTAPHYLOS UVA-URSI / KINNIKINNICK	1 GAL
CPP	28	CERATOSTIGMA PLUMBAGINOIDES / DWARF CREEPING PLUMBAGO	1 GAL
CVG	87	CHRYSOGONUM VIRGINIANUM / GREEN-AND-GOLD	1 GAL
JHB	84	JUNIPERUS HORIZONTALIS 'BAR HARBOR' / BAR HARBOR CREEPING JUNIPER	5 GAL
PSS	52	PHLOX STOLONIFERA 'SHERWOOD PURPLE' / CREEPING PHLOX	1 GAL
PSC	55	PHLOX SUBULATA / CREEPING PHLOX	1 GAL
TRC	71	THYMUS X 'RED CREEPING' / RED CREEPING THYME	1 GAL
VRC	136	VERONICA X 'REAVIS' / CRYSTAL RIVER CREEPING SPEEDWELL	1 GAL

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LANDSCAPE PLAN

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SITE LANDSCAPE

LANDSCAPE REQUIREMENTS

DESCRIPTION	REQUIREMENTS	REQUIRED TOTALS & SIZE OF AREA	EXISTING AREA (UNMODIFIED AREAS)	PROPOSED NEW AREA (MODIFIED AREAS)	PROPOSED TOTAL COUNTS	NOTES
PARKING LOT INTERIOR LANDSCAPING	Pursuant to the LDO Section 13.06.070 (p) Parking Lot Interior Landscaping, a minimum area equal to ten (10) percent of the total area covered by the parking lot shall be allocated to landscaped islands.	PARKING LOT SIZE: 52,432 SF PARKING ISLAND REQ'D SF: 52,432 SF x 10% = 5,243.2 SF	1101 SF (2.1%) 2 Existing Trees 0 Proposed Trees 1 Existing Shrub 0 Proposed Shrubs	5481 (10.5%) 3 Existing Trees 22 Proposed Trees 0 Existing Shrubs 281 Proposed Shrubs	6,582 SF OF PARKING ISLAND PROVIDED = 12.6% OF PARKING LOT TOTAL: 27 TREES / 282 SHRUBS (22 PROPOSED / 281 PROPOSED)	Grasses have not been included as equivalent shrubs in this calculation. See parking lot interior landscape table for separate grass quantities.
SITE PERIMETER LANDSCAPING (NORTH PROPERTY LINE ONLY)	Pursuant to the LDO Section 13.06.070 (q), site perimeter landscaping is required to establish minimum requirements for plantings around the perimeter of a site. When a commercial use is next to a commercial use a minimum of 1 tree and 5 shrubs is required for every 40 lineal feet of edge. This requirement will apply from the north property line to north building face, and west property line as south as the limit of disturbance.	739 LF TOTAL (NORTH PROPERTY LINE ONLY) REQ'D TOTALS: 739 LF / 40 LF = 18.5 TREES 739 LF / 40 LF x 5 = 92.4 SHRUBS	14 TREES EXISTING 0 SHRUBS EXISTING	3 TREES EXISTING 17 TREES PROPOSED 3 SHRUBS EXISTING 73 SHRUBS PROPOSED	TOTAL TREES: 34 (17 PROPOSED) TOTAL SHRUBS: 76 (73 PROPOSED)	Unmodified area is north of existing Town Hall to north property line, and west of extent of northern limit of disturbance to west property line.
PARKING LOT PERIMETER LANDSCAPING	Pursuant to Section 13.06.070 (o) of the Town of Parker LDO, parking lot perimeter landscaping shall be provided to visually buffer and screen the parking and mitigate nuisance impacts from autos upon adjacent properties. For parking lots adjacent to roads/streets and other commercial uses, a minimum 10-foot-wide landscape buffer is required that includes trees and shrubs to screen the parking lot from the street. This requirement applies to the parking along the south property line adjacent to Pikes Peak Avenue, and the west property line as far north to the proposed EV chargers.	17003 SF TOTAL	7199 SF COUNT: 13 EXISTING TREES 81 EXISTING SHRUBS	9,804 SF COUNT: 6 EXISTING TREES 3 PROPOSED TREES 3 EXISTING SHRUBS 43 PROPOSED SHRUBS	TOTAL TREES: 22 (3 PROPOSED) TOTAL SHRUBS: 127 (43 PROPOSED)	
DEVELOPED AREA	Pursuant to the Greater Downtown District Historic Center zoning, a minimum of ten (10) percent of the total site area shall be designated for landscaping, plazas, pocket parks and/or open space.	179,238 TOTAL SITE AREA (INCLUDING BLDG & PARKING LOTS) REQ'D TOTALS: 179,238 x 10% = 17,923.8 SF	63,920 SF	115,318 SF	80282 SF SITE LANDSCAPING - 6,582 SF INTERIOR PARKING LOT AREA = 73,700 SF OVERALL SITE LANDSCAPING TOTAL EXISTING TREES (MINUS PARKING LOT INTERIOR): 62 TOTAL PROPOSED TREES (MINUS PARKING LOT INTERIOR): 36 TOTAL EXISTING SHRUBS (MINUS PARKING LOT INTERIOR): 85 TOTAL PROPOSED SHRUBS (MINUS PARKING LOT INTERIOR): 310 TREES REQ'D: 50 / PROVIDED: 98 SHRUBS REQ'D: 250 / PROVIDED: 395	Includes all existing and proposed site perimeter landscaping, landscaping, and parking lot perimeter landscaping shown in hatching on landscape requirements diagram. Per Town Code, all existing and proposed parking lot interior landscaping excluded towards overall site landscaping - total tree and shrub quantities exclude parking island quantities.



LANDSCAPE REQUIREMENTS DIAGRAM

PARKING LOT INTERIOR LANDSCAPE

PARKING LOT ISLAND #	PARKING LOT ISLAND SIZE (SF)	INTERNAL TREES (1 TREE / 162SF) REQUIRED / PROVIDED	INTERNAL SHRUBS (5 SHRUBS / 162SF) REQUIRED / PROVIDED	INTERNAL GRASSES PROVIDED	NOTES
1	227	1 R / 1 P	10 R / 10 P	10	Proposed or modified island.
2	162	1 R / 1 P	5 R / 7 P	10	Proposed or modified island.
3	170	1 R / 1 P	6 R / 6 P	10	Proposed or modified island.
4	393	1 R / 2 P	21 R / 21 P	21	Proposed or modified island.
5	416	1 R / 1 P (add'l tree counted in shrub total)	22 R / 20 P (+10 for add'l tree) = 30 P	18	Proposed or modified island. Per notes, additional tree counts towards 10 shrubs to meet minimum required shrubs in lieu of tree count.
6	165	1 R / 1 P	5 R / 8 P	10	Proposed or modified island.
7	164	1 R / 1 P	5 R / 6 P	12	Proposed or modified island.
8	397	1 R / 2 P	21 R / 21 P	21	Proposed or modified island.
9	490	1 R / 2 P	27 R / 27 P	20	Proposed or modified island.
10	171	1 R / 1 P	5 R / 9 P	13	Proposed or modified island.
11	169	1 R / 1 P	6 R / 8 P	10	Proposed or modified island.
12	280	1 R / 1 P	13 R / 15 P	27	Proposed or modified island.
13	268	1 R / 1 P	12 R / 14 P	25	Proposed or modified island.
14	294	1 R / 1 P	14 R / 14 P	16	Proposed or modified island.
15	329	1 R / 1 P	17 R / 19 P	30	Proposed or modified island.
16	231	1 R / 1 P	10 R / 11 P	13	Proposed or modified island.
17	292	1 R / 1 P	14 R / 16 P	29	Proposed or modified island.
18	192	1 R / 1 P	7 R / 17 P	10	Proposed or modified island.
19	187	1 R / 1 P	7 R / 8 P	14	Proposed or modified island.
20	229	1 R / 1 P	10 R / 10 P	7	Proposed or modified island.
21	256	1 R / 1 P	12 R / 12 P	7	Proposed or modified island.
22	269	1 R / 1 P	N/A	N/A	Does not count against required planting quantities (proposed areas only). Existing / Not to be disturbed.
23	197	1 R / 1 P	N/A	N/A	Does not count against required planting quantities (proposed areas only). Existing / Not to be disturbed.
24	157	1 R / 0 P	N/A	N/A	Does not count against required planting quantities (proposed areas only). Existing / Not to be disturbed.
25	254	1 R / 0 P	N/A	N/A	Does not count against required planting quantities (proposed areas only). Existing / Not to be disturbed.
26	166	1 R / 0 P	N/A	N/A	Does not count against required planting quantities (proposed areas only).
TOTAL SF		6525			

NOTES:

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

13.06.070.L.5
(5) In all required landscaped areas, except within public rights-of-way and residential roadway buffers, one (1) tree and five (5) shrubs shall be planted for each one thousand five hundred (1,500) square feet of lot area not covered by a building or required parking.
a. Ten (10) shrubs may be substituted for one (1) tree when approved during the site plan process. An administrative finding that strict compliance with the tree requirement cannot be reasonably accomplished on site, and is not the result of a self-imposed hardship, will be required.
a.1. Grasses are not counted towards equivalent tree quantities in this table; tree counts are exclusively trees - see "internal grasses provided" column for grass quantities.

BICYCLE PARKING

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

LANDSCAPE NOTES:
1. No changes to the landscape plan are allowed without approval from the Town of Parker.
2. 59 trees and 65 shrubs are to be removed for the new building expansion.

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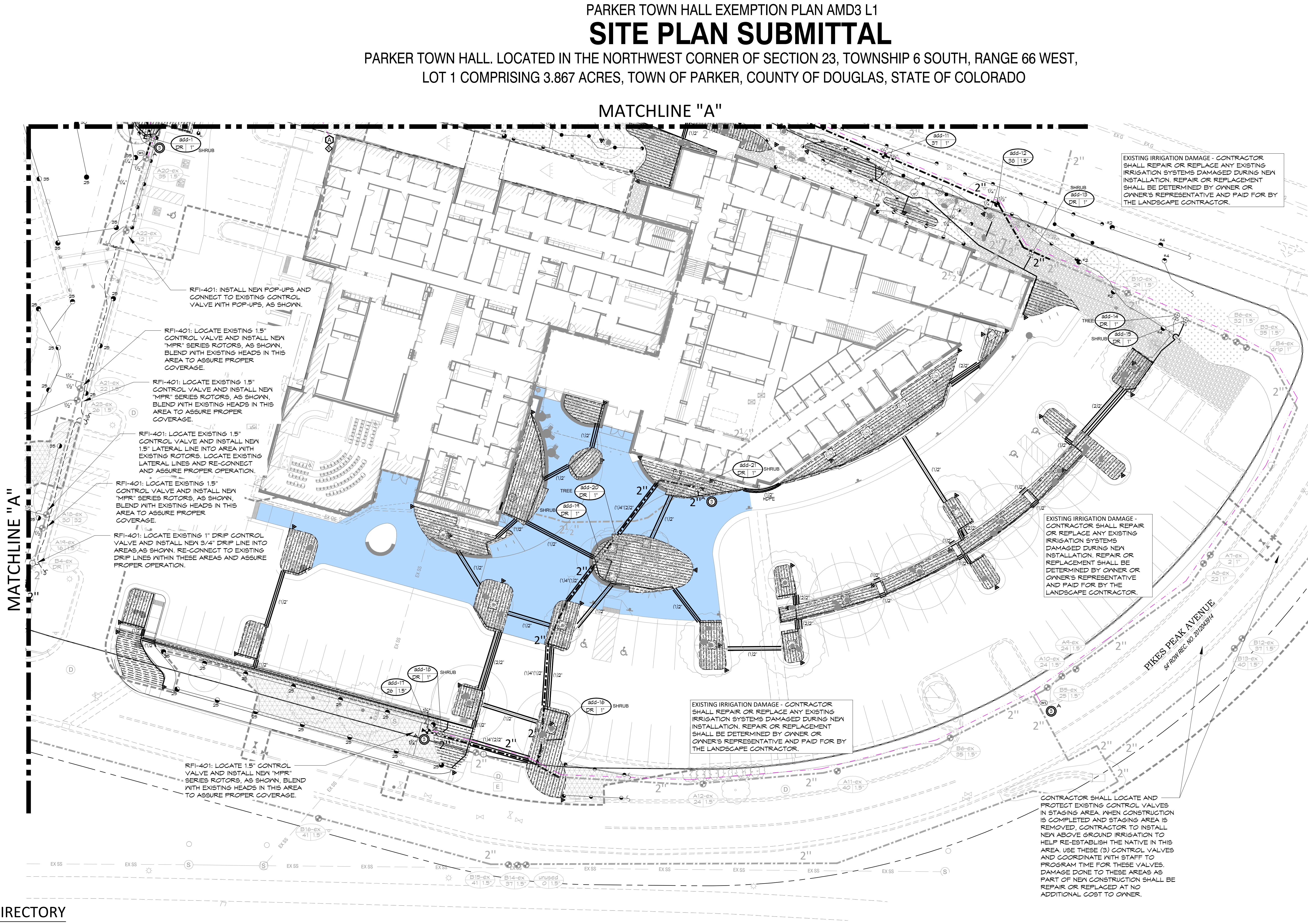
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LANDSCAPE TABLES



MATCHLINE "A"

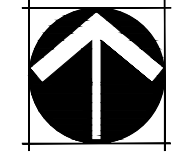
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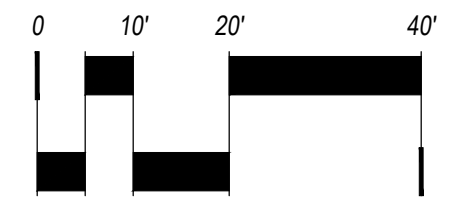
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MATCHLINE "A"

DIRECTORY	
IRRIGATION SCHEDULE	IR-000
IRRIGATION NOTES	IR-000
IRRIGATION PLANS	IR-101 - IR-102
IRRIGATION DETAILS	IR-201 - IR-203



NORTH



SCALE: 1"=20'



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IRRIGATION PLAN

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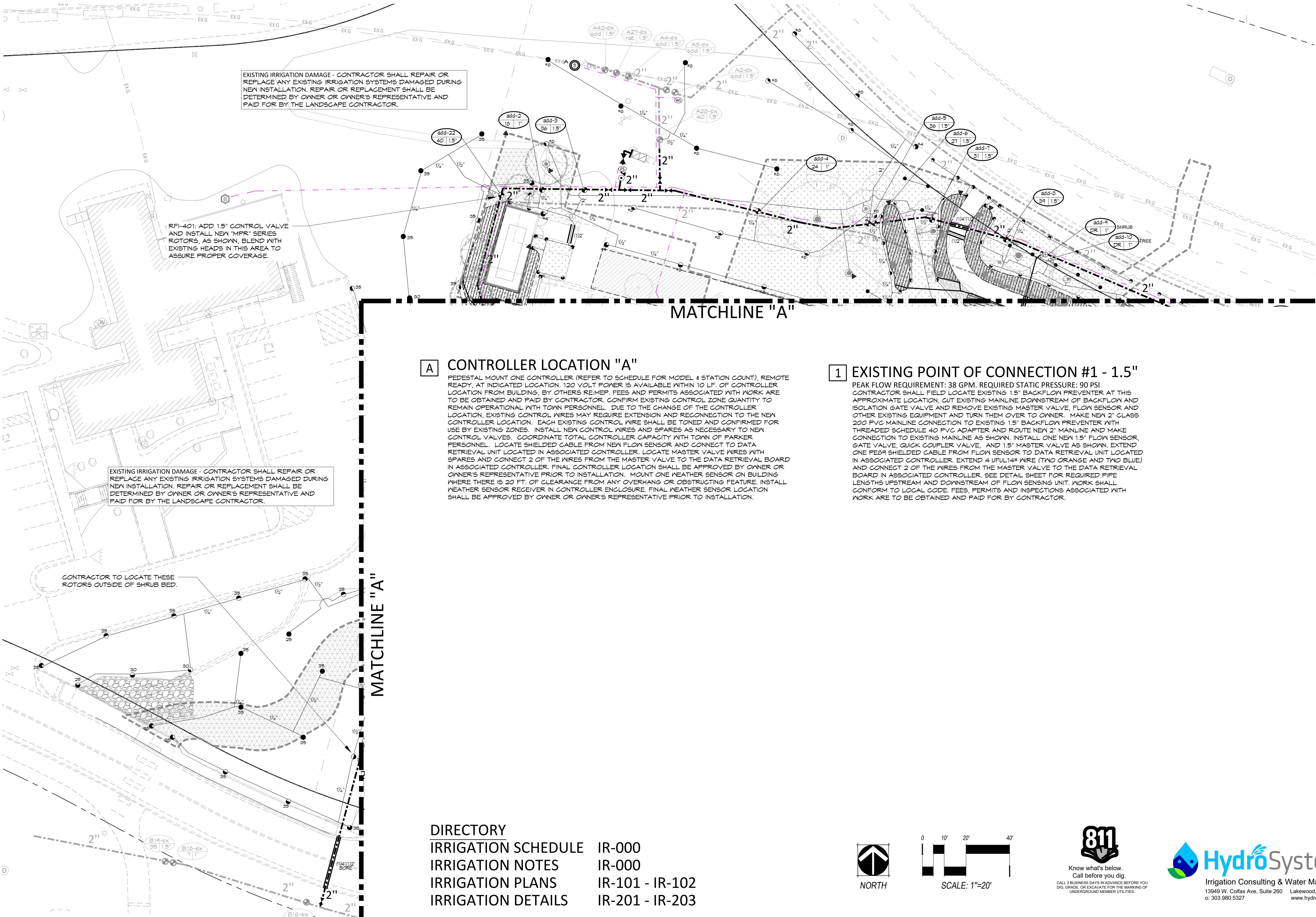
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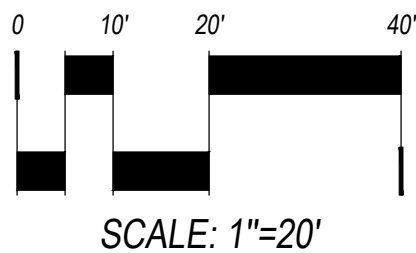
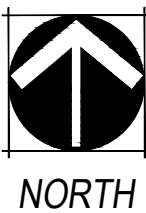
10A



DIRECTORY

IRRIGATION SCHEDULE
IRRIGATION NOTES
IRRIGATION PLANS
IRRIGATION DETAILS

IR-000
IR-000
IR-101 - IR-102
IR-201 - IR-203



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SDP	15 APRIL 2024
SDP	23 APRIL 2026
SPD ADJUSTMENT	1 MAY 2026

Project Number: 22-093

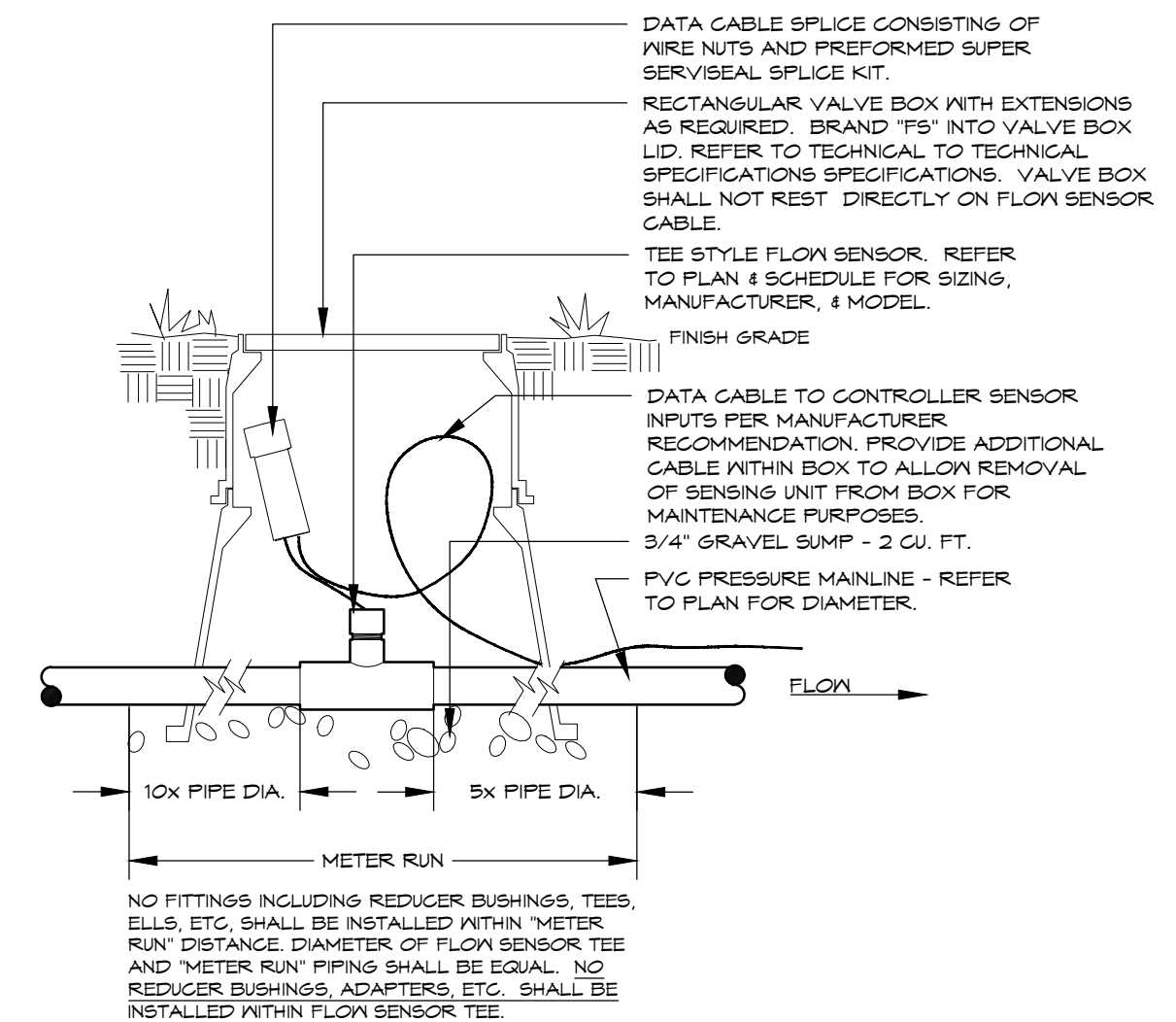
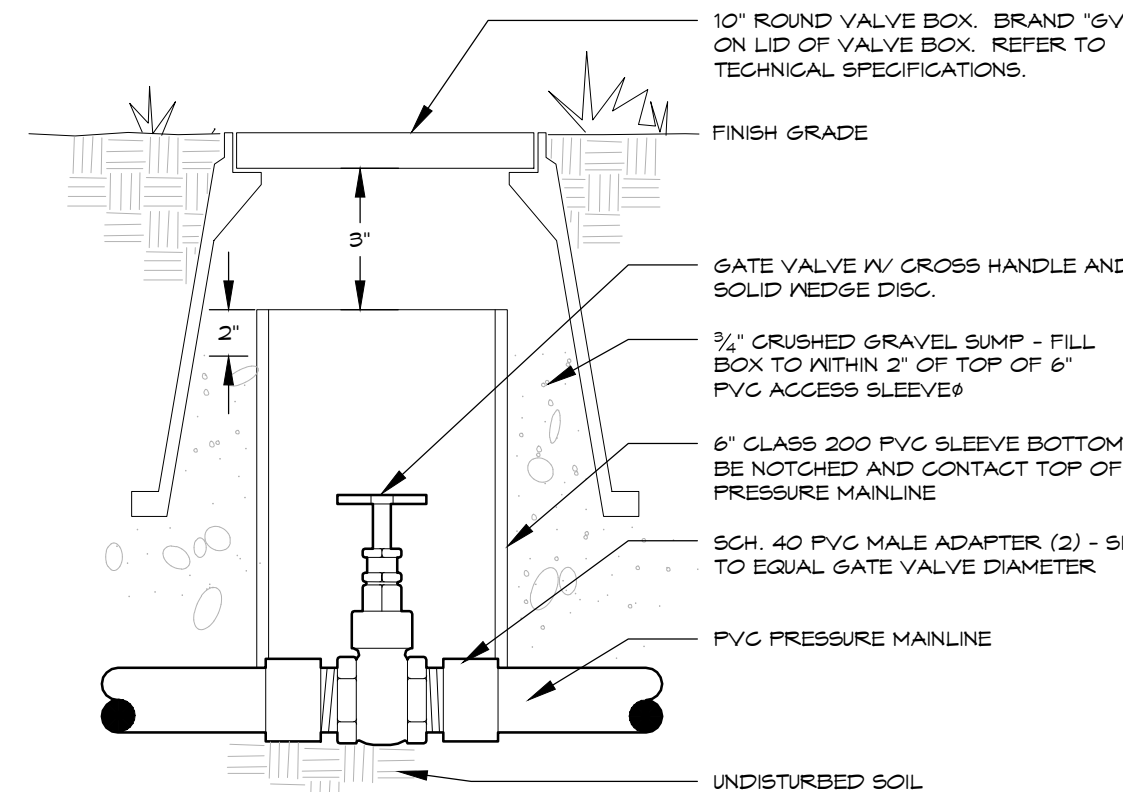
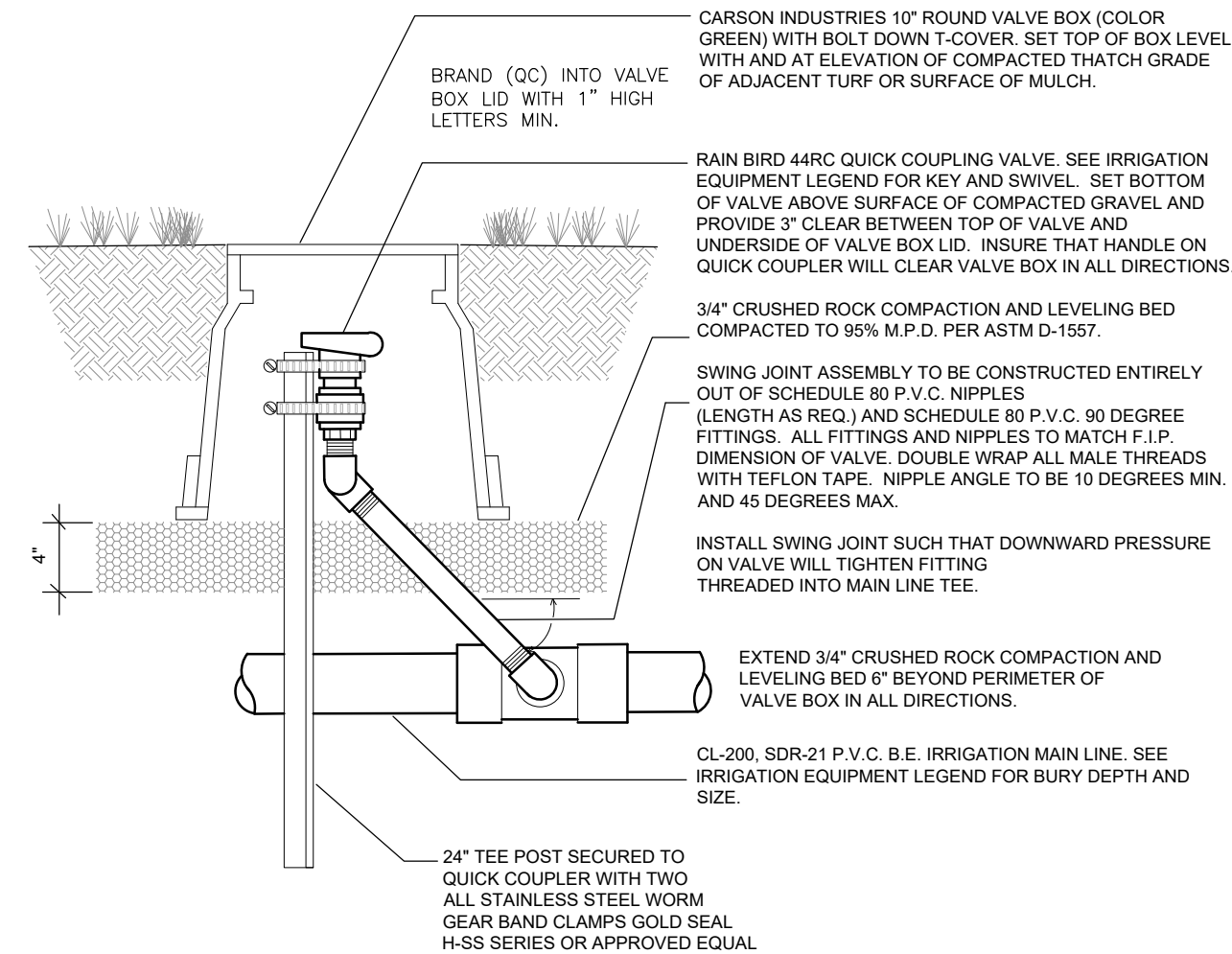
Drawn By:

Reviewed By:

Approved By:

IRRIGATION DETAILS

11



FLOW SENSOR

VIA DATA CABLE - TEE STYLE

1 MANUAL DRAIN VALVE
NO SCALE

2 QUICK COUPLER VALVE
NO SCALE

(iii)

4

Controller Specification Summary:

SEE ELECTRICAL ENGINEERING DRAWINGS FOR NEW
AND RELOCATED CONTROLLER ELECTRICAL SERVICE

CONTROLLER (C1) - - - - - CONTRACTOR TO SUPPLY AND INSTALL ONE NEW TORO SENTINEL SERIES
CONTROLLER MODEL NO. (SEE DRAWINGS)

SLEEVE #6 AWG SOLID BARE COPPER GROUNDING WIRE IN 1" SCH-40 P.V.C. CONDUIT TO 12" BEYOND SLAB.
INSTALL THREE 5/8" BY 10' LONG COPPER GROUNDING RODS IN CARSON ID. 910-10 VALVE BOXES WITH BOLT DOWN T-COVERS BRANDED GR. GROUND RODS TO BE SET 20' APART STARTING 12' FROM ENCLOSURE WITH ONE COPPER GROUNDING PLATE PAIGE MODEL NO EL182199L BURIED 30" DEEP OFF SET AT 45 DEGREES TO RODS 8' FROM ENCLOSURE. BAND GROUND TO CONTROLLER AND ENCLOSURE PER. MFG'R'S RECOMMENDATIONS.

PREFABRICATED PEDESTAL MOUNT CONTROLLER
ENCLOSURE. SECURE TO SLAB PER MFG'R'S REC.
DUPLEX REC. WITH G.F.I.
BREAKER

48" SQUARE, 6" THICK, READY MIX CONCRETE SLAB MIX TO EQUAL SIDEWALK. OWNER TO INSPECT ALL FORM WORK AND CONDUIT SWEEPS PRIOR TO POUR. SUB GRADE COMPACTED TO 95% S.P.D. PER ASTM D-698 UNDER ALL CONCRETE SECTIONS.

SLOPE SLAB AWAY FROM ENCLOSURE IN ALL DIRECTIONS AT 2% $\frac{1}{4}$ " PER 1' EDGE OF SLAB TO BE 1" ABOVE ADJACENT FINISHED GRADE. SLAB TO BE 12" LARGER THAN CONTROLLER ENCLOSURE ON ALL FOUR SIDES.

LOW VOLTAGE MASTER VALVE AND FLOW
SENSOR WIRES SLEEVED IN 1.5" SCH-40
P.V.C. CONDUIT TO 12" BEYOND SLAB
HIGH VOLTAGE POWER SUPPLY SLEEVED
IN SCH-40 P.V.C. CONDUIT THROUGHOUT
SEE ELECTRICAL PLANS FOR COMPLETE

LOW VOLTAGE VALVE CONTROL WIRE SLEEVED IN
2" SCH-40 P.V.C. CONDUIT TO 12" BEYOND
SLAB.

SPARE 2" SCH-40 P.V.C. WIRE SLEEVE
STUBBED AND CAPPED 12" BEYOND SLAB

CONTRACTOR TO ARRANGE AND PAY FOR C.P.S. DISTRIBUTORS TO CONDUCT A SITE SURVEY ANTENNA SET UP TO MAXIMIZE SIGNAL QUALITY FOR EACH TOWER SENTINEL CONTROLLER INSTALLED. COORDINATE SET UP AS REQUIRED WITH MANUFACTURER'S REPRESENTATIVE. CONTACT BRANDON GULLY AT C.P.S. DISTRIBUTORS AT (303)-961-6959.

CARSON INDUSTRIES JUMBO VALVE BOX MODEL 1324-15 WITH 15" DEEP BODY AND BOLT DOWN COVER (COLOR GREEN) FOR 1" VALVES AND CARSON INDUSTRIES 1730-15 SUPER JUMBO VALVE BOX WITH 18" DEEP BODY AND BOLT DOWN COVER (COLOR GREEN) FOR 2" VALVES. ONE VALVE PER BOX CENTERED BOTH WAYS. SET TOP OF BOX AT COMPACTED HATCH GRADE OF ADJACENT TURF OR SURFACE OF MULCH.

BRAND (CONTROLLER LETTER AND VALVE STATION NUMBER) INTO VALVE BOX LID WITH 1" HIGH LETTERS MIN.

DO NOT MODIFY SIDE WALLS OF VALVE BOX. ANY MODIFIED VALVE BOX WILL BE REJECTED.

PROVIDE 2" CLEAR BETWEEN UNDERSIDE OF VALVE AND SURFACE OF COMPACTED GRAVEL.

PROVIDE 3" MINIMUM AND 6" MAXIMUM BETWEEN UNDERSIDE OF VALVE BOX LID AND TOP OF FLOW CONTROLS FULLY EXTENDED.

CL-200, SDR-21 P.V.C. SECONDARY PIPE.

SPARS P.V.C. UNION MODEL 898 F.I.P. DIM. TO MATCH ELECTRIC CONTROL VALVE.

RAIN BIRD EFB-CP-PRS-D SERIES ELECTRIC CONTROL VALVE.

SPARS TRUE UNION BALL VALVE MODEL 1821-SR WITH STEEL REINFORCED THREADED ENDS F.I.P. DIM. TO MATCH ELECTRIC CONTROL VALVE.

ALL MANIFOLD FITTINGS TO MATCH FIP DIMENSION OF ELECTRIC CONTROL VALVE. ALL MANIFOLD COMPONENTS TO BE SCHEDULE 80 P.V.C. FITTINGS AND SCHEDULE 80 P.V.C. NIPPLES SUPPLIED AS SR STEEL REINFORCED.

3/4" CRUSHED ROCK COMPACTION AND LEVELING BED COMPACTED TO 94% H.P.D. PER ASTM D-1557. EXTEND COMPACTION AND LEVELING BED 6" BEYOND PERIMETER OF VALVE BOX IN ALL DIRECTIONS.

SCHEDULE 80 P.V.C. RISER NIPPLE LENGTH AS REQ. FIP DIMENSION TO MATCH FIP DIMENSION OF ELECTRIC CONTROL VALVE.

NEW CL-200, SDR-21, P.V.C. IRRIGATION MAINLINE.

Diagram illustrating the installation of a Rain Bird SBE-050 spiral barbed ell. The diagram shows a cross-section of the ground with a finished grade line. A pop-up sprinkler head is shown protruding from the ground. The SBE-050 spiral barbed ell is shown connected to the sprinkler head. The ell is labeled "SBE-050 SPIRAL BARBED ELL". The connection is labeled "SWING JOINT: FABRICATED OUT OF RAIN BIRD SBE-050 SPIRAL BARBED ELLS AND 1/2" RAIN BIRD SPX-100 SWING PIPE. ALL FITTINGS AND FLEX PIPE TO MATCH F.I.P. DIMENSION OF HEAD. MAXIMUM LENGTH OF SWING PIPE TO BE 18". The diagram also shows a "CL-200, SDR-21 P.V.C. SECONDARY" pipe and a "SCHEDULE 40 P.V.C. SOLVENT WELD SERVICE TEE". The sprinkler head is labeled "POP-UP SPRINKLER HEAD. SEE IRRIGATION EQUIPMENT LEGEND FOR NOZZLE SPECIFICATION AND POP-UP HEIGHT." The nozzle is labeled "NOZZLE AS SPECIFIED IN IRRIGATION EQUIPMENT LEGEND." The diagram also shows a "PLUMB HEADS PERPENDICULAR TO FINISHED GRADE PLUS OR MINUS THREE DEGREES MAX." and "SET TOP OF HEAD LEVEL WITH AND AT ELEVATION OF COMPACTED HATCH GRADE OF ADJACENT TURF GRASS OR 1" BELOW SURFACE OF ADJACENT CURB. FLAT WORK OR PAVING. SET TOP OF HEAD 1" ABOVE ADJACENT FINISHED GRADE IN SEEDED AREAS."

NOZZLE AS SPECIFIED IN IRRIGATION EQUIPMENT LEGEND.

PLUMB HEADS PERPENDICULAR TO FINISHED GRADE PLUS OR MINUS THREE DEGREES MAX.

POP-UP SPRINKLER HEAD. SEE IRRIGATION EQUIPMENT LEGEND FOR NOZZLE SPECIFICATION AND POP-UP HEIGHT.

SBE-050 SPIRAL BARBED ELL

SET TOP OF HEAD LEVEL WITH AND AT ELEVATION OF COMPACTED HATCH GRADE OF ADJACENT TURF GRASS OR 1" BELOW SURFACE OF ADJACENT CURB. FLAT WORK OR PAVING. SET TOP OF HEAD 1" ABOVE ADJACENT FINISHED GRADE IN SEEDED AREAS.

SWING JOINT: FABRICATED OUT OF RAIN BIRD SBE-050 SPIRAL BARBED ELLS AND 1/2" RAIN BIRD SPX-100 SWING PIPE. ALL FITTINGS AND FLEX PIPE TO MATCH F.I.P. DIMENSION OF HEAD. MAXIMUM LENGTH OF SWING PIPE TO BE 18"

ELEVATION

CL-200, SDR-21 P.V.C. SECONDARY

SCHEDULE 40 P.V.C. SOLVENT WELD SERVICE TEE

5 CONTROLLER AND ENCLOSURE ELEVATION

6 ELECTRIC CONTROL VALVE FOR SPRAY ZONES
NO SCALE

7 POP-UP SPRINKLER HEAD
NO SCALE

DIRECTORY	
IRRIGATION SCHEDULE	IR-000
IRRIGATION NOTES	IR-000
IRRIGATION PLANS	IR-101 - IR-102
IRRIGATION DETAILS	IR-201 - IR-203



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

IRRIGATION DETAILS

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

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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

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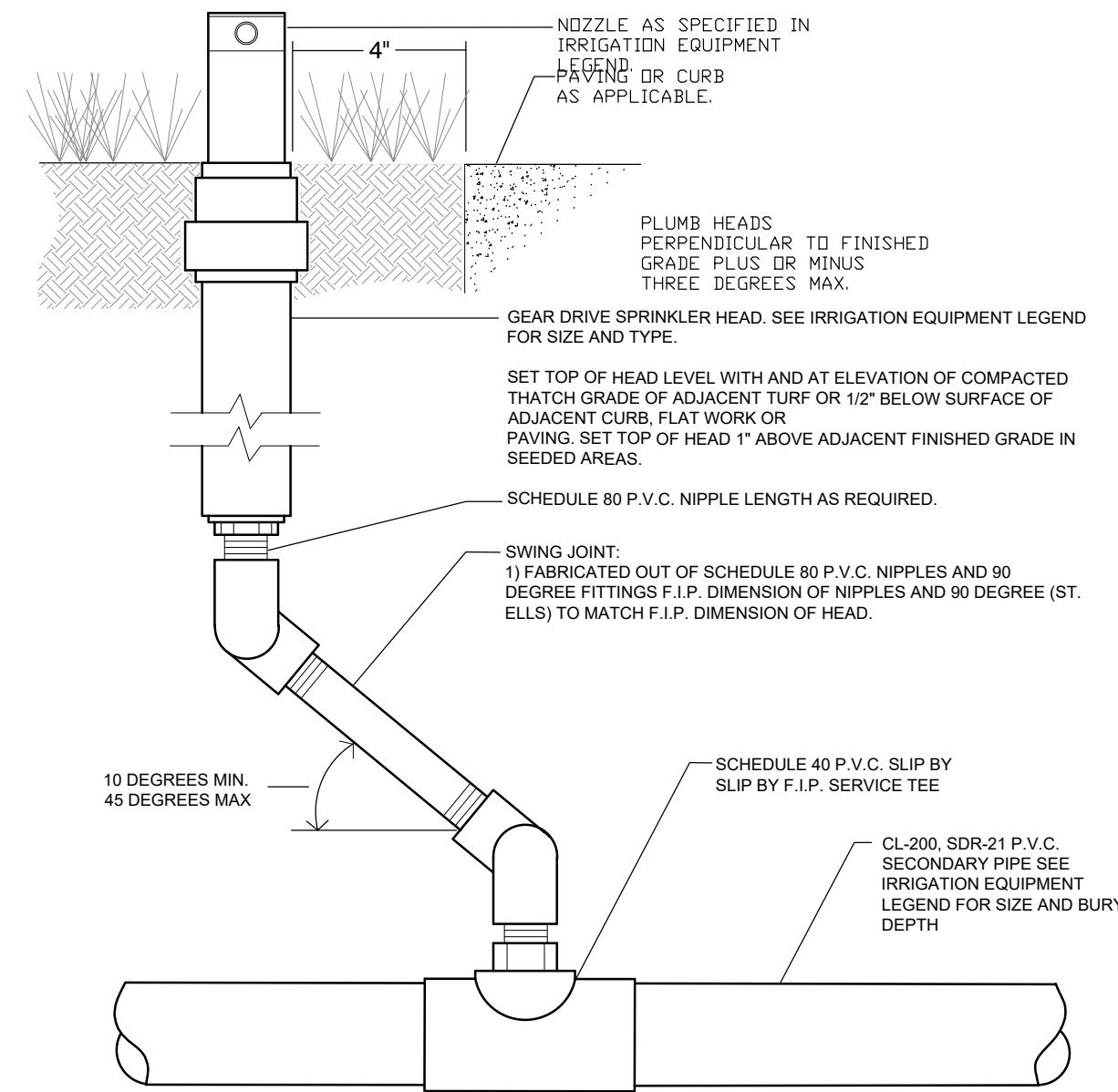
Project Number: 22-093

Drawn By:

Reviewed By:

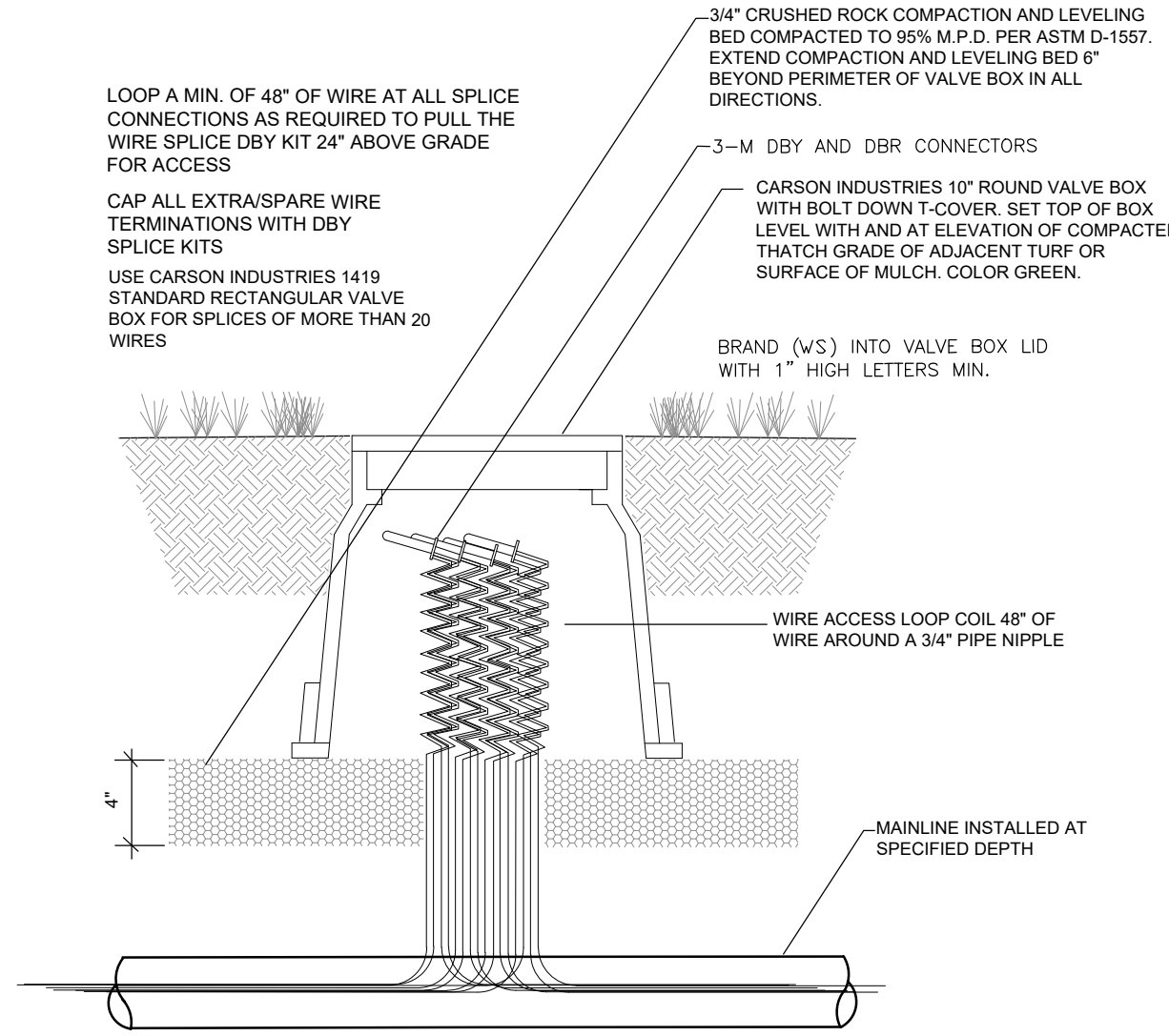
Approved By:

IRRIGATION DETAILS



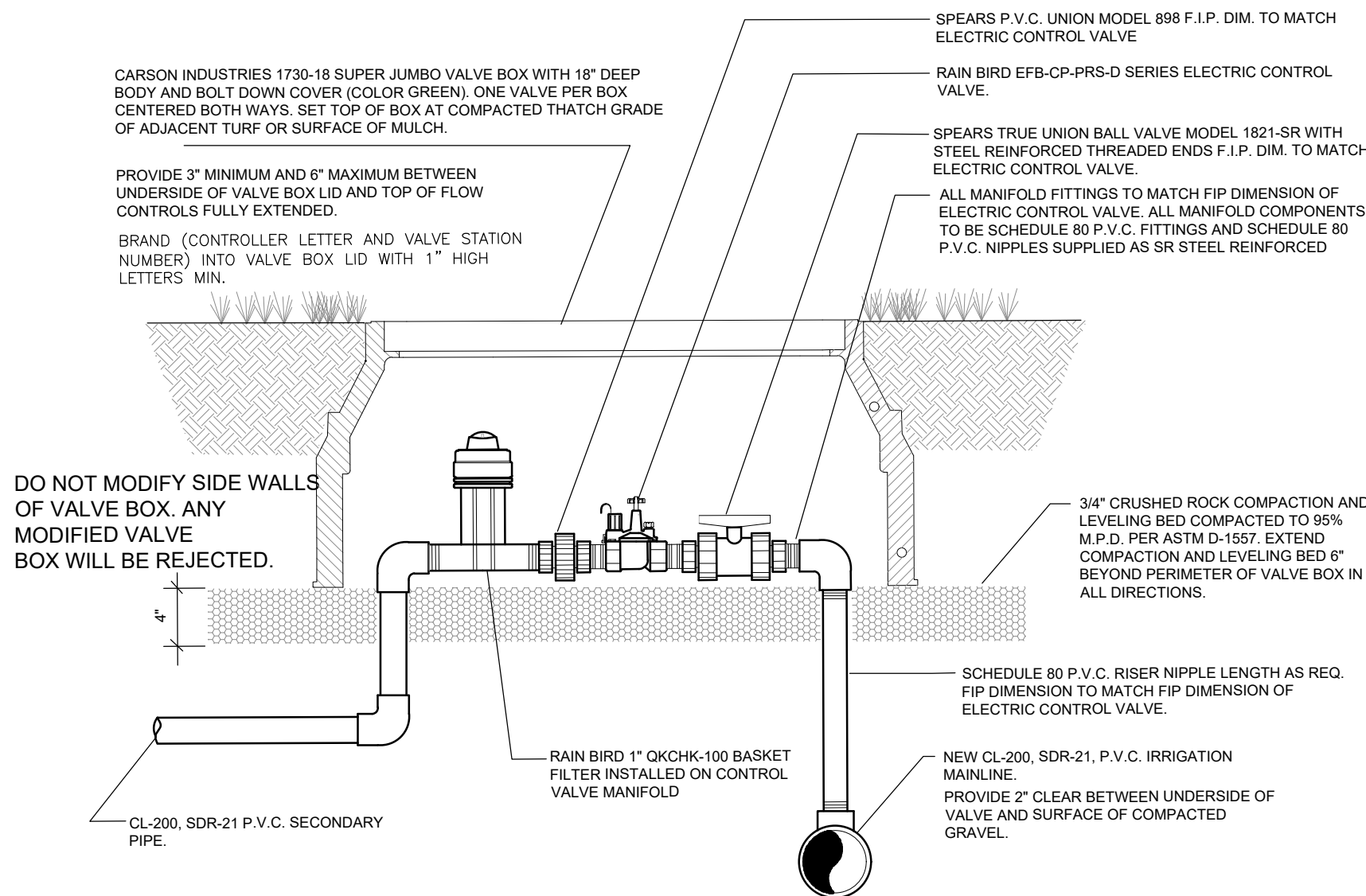
8 GEAR DRIVE SPRINKLER HEAD

NO SCALE



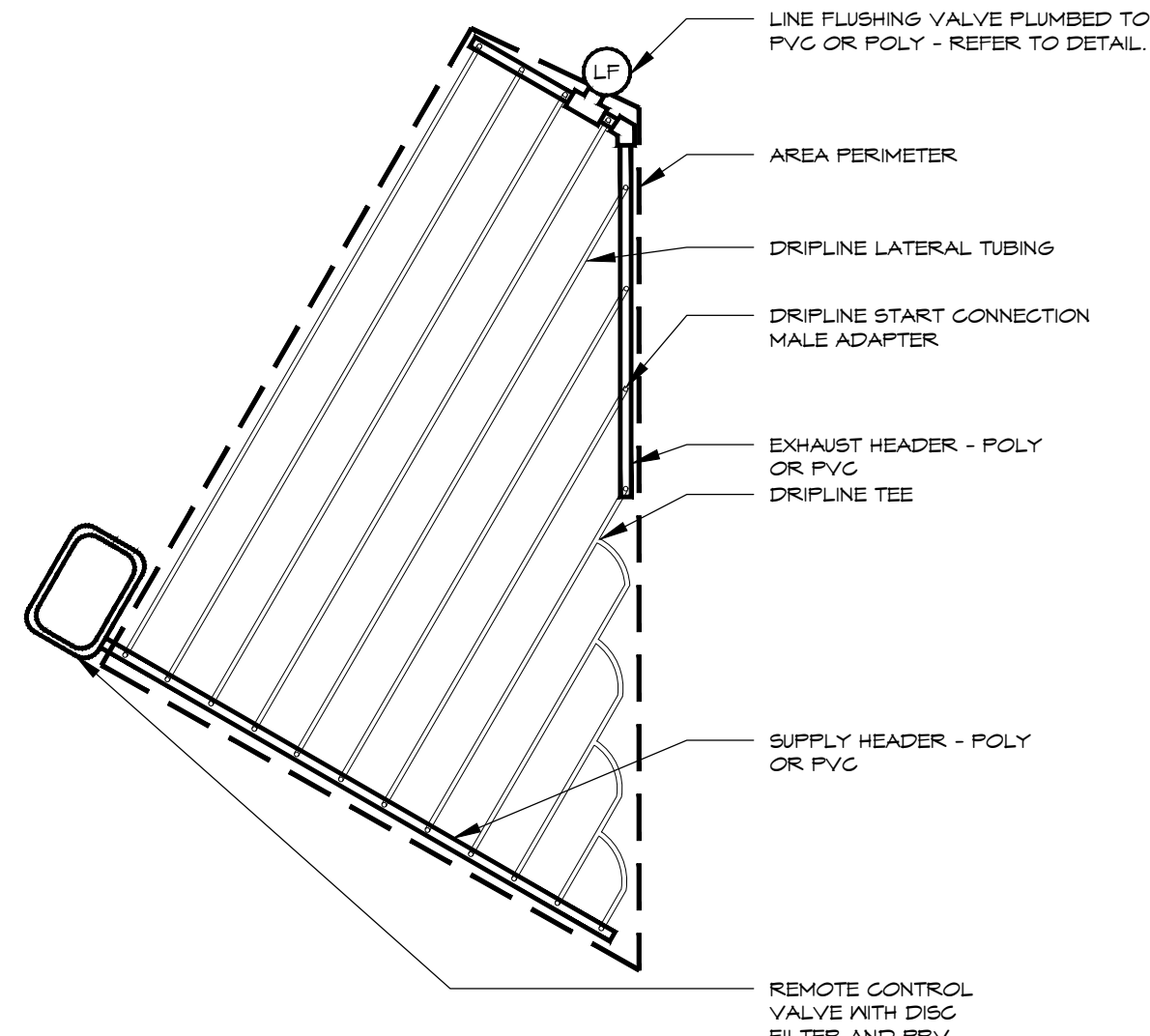
9 WIRE SPLICE ACCESS LOOP

NO SCALE



10 ELECTRIC CONTROL VALVE FOR DRIPPER LINE ZONES

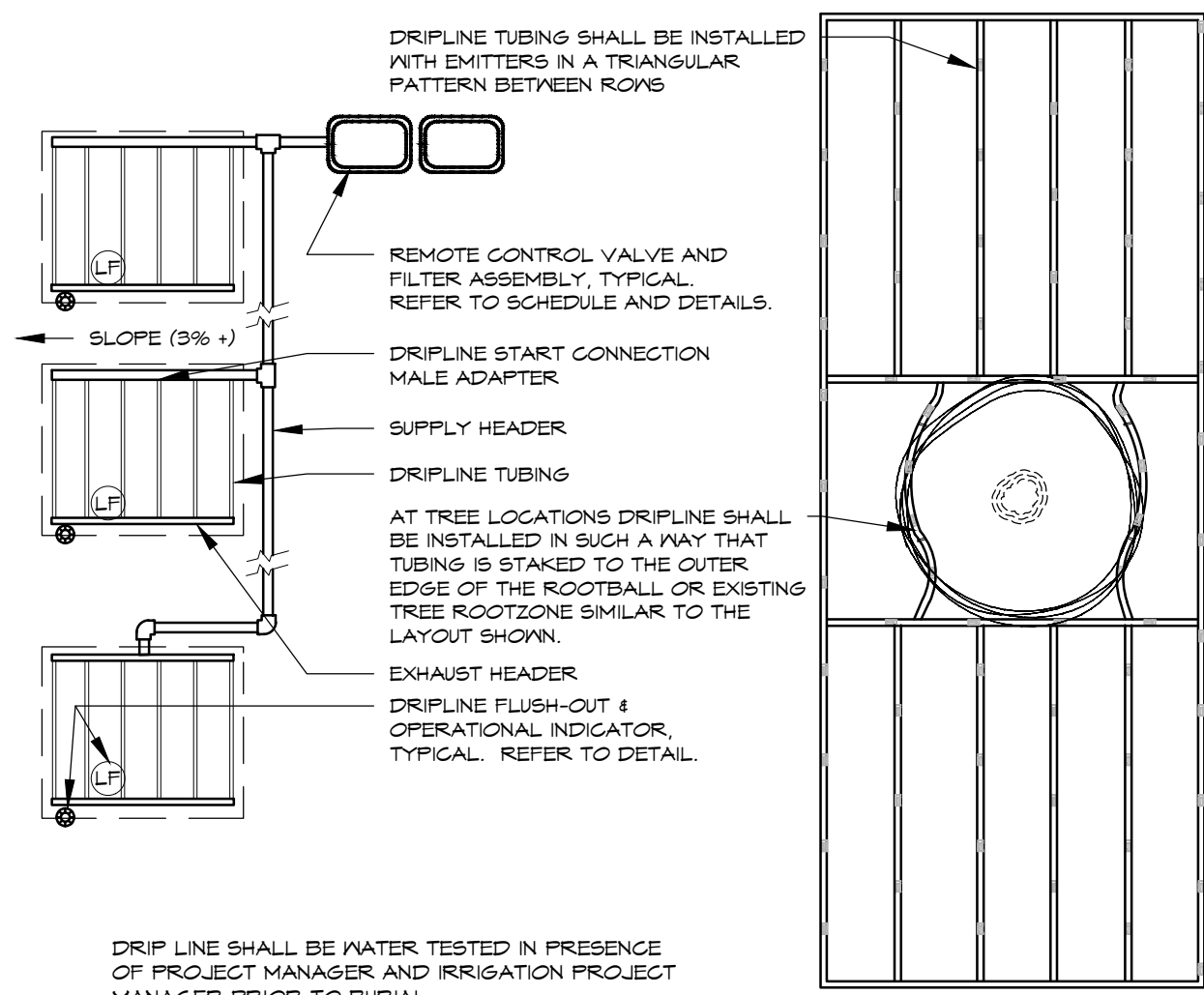
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11 SUBSURFACE DRIP - TOP VIEW

IRREGULAR AREAS

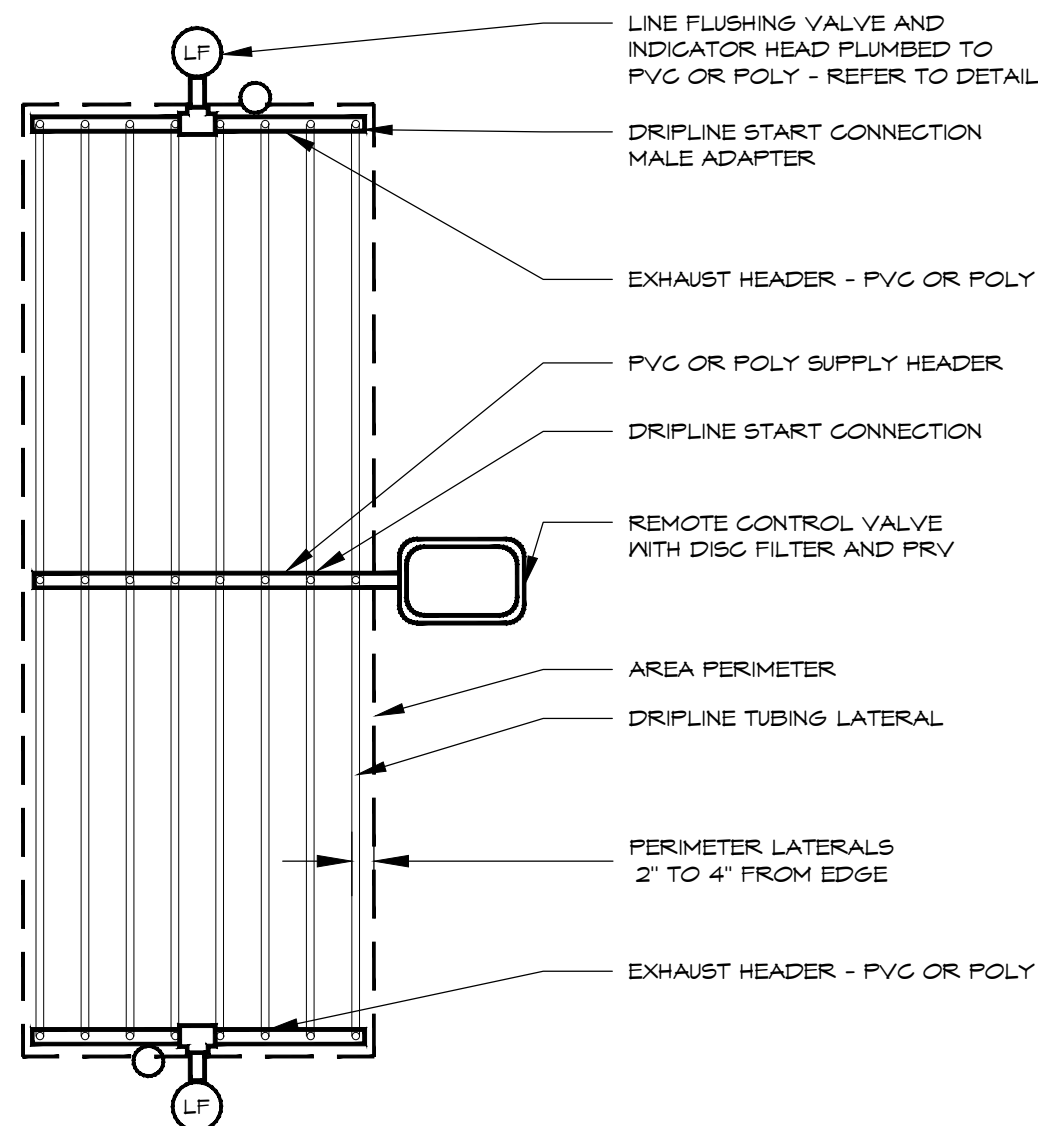
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12 EMITTER TUBING LAYOUT

AREAS AROUND TREES

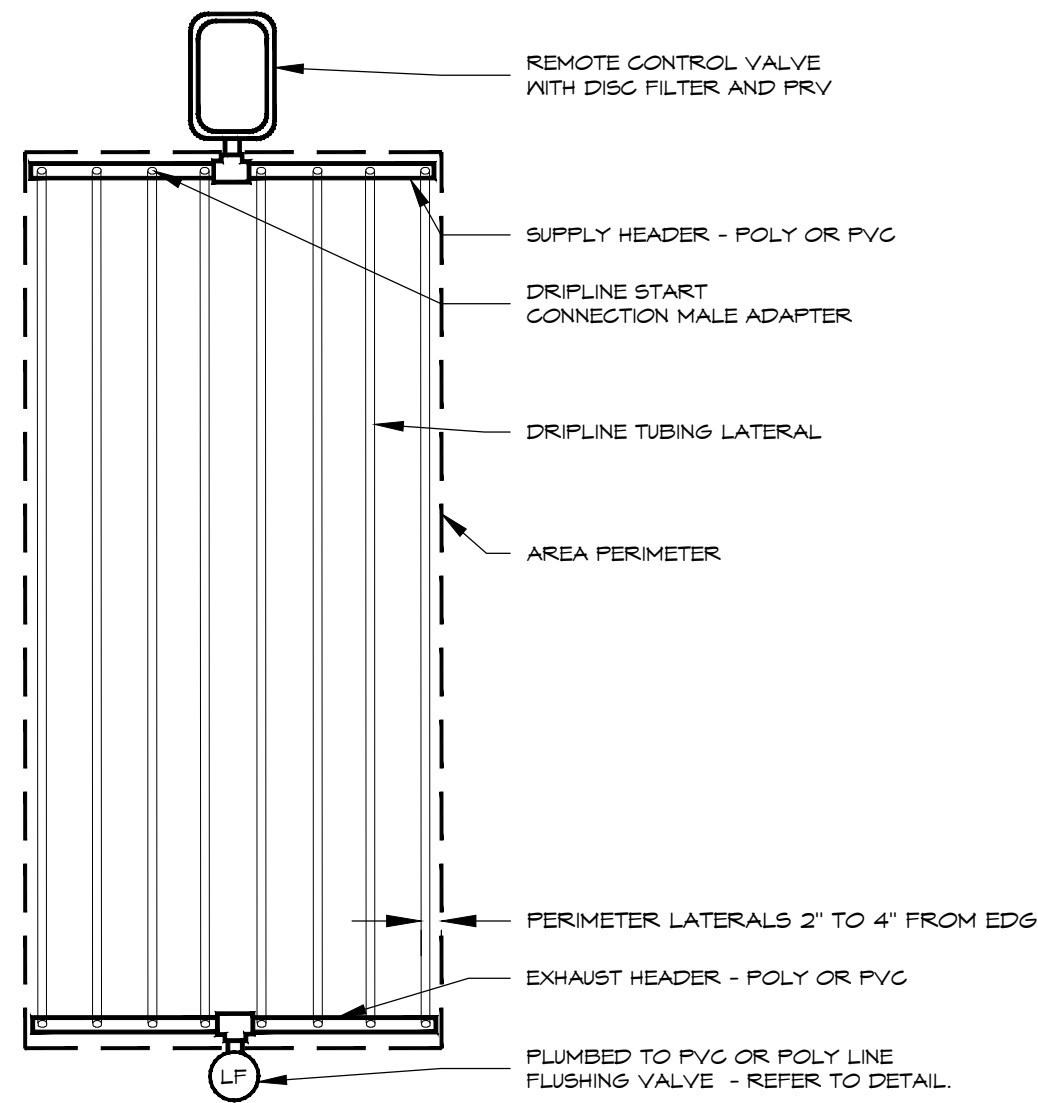
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13 SUBSURFACE DRIP - TOP VIEW

CENTER FEED LAYOUT

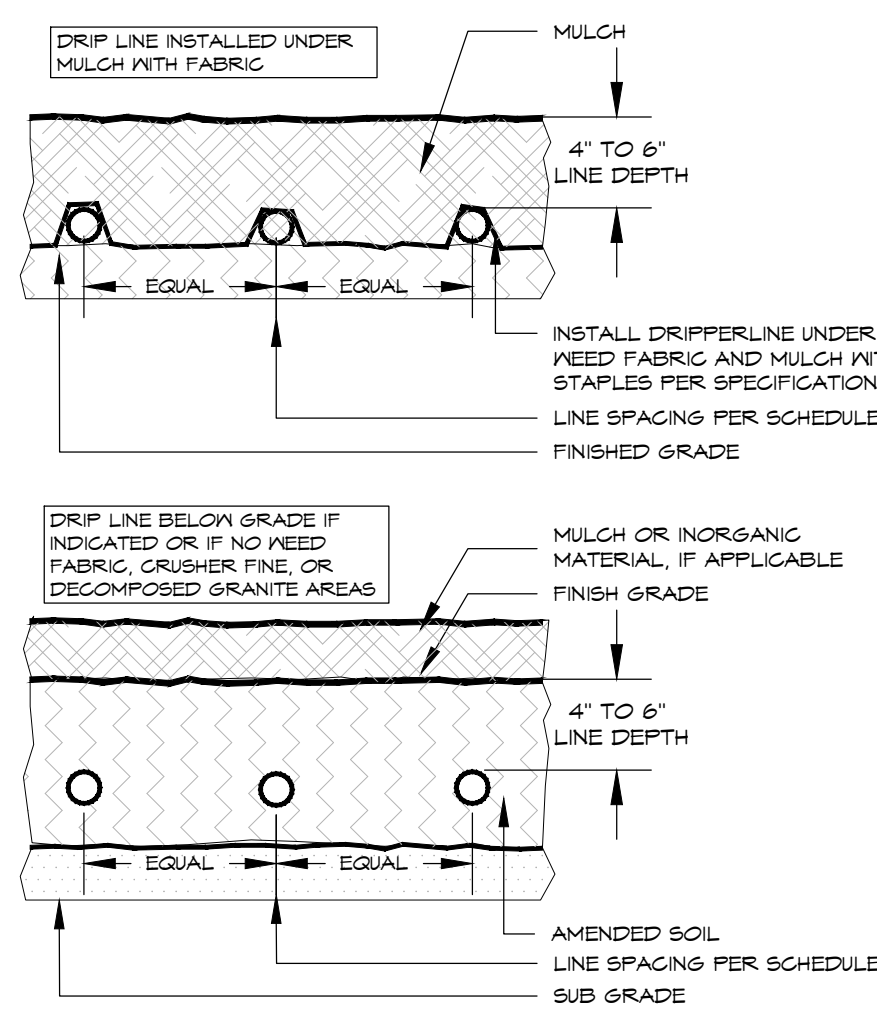
NO SCALE



14 SUBSURFACE DRIP - TOP VIEW

END FEED LAYOUT

NO SCALE



15 SUBSURFACE DRIP

HORIZONTAL VIEW

NO SCALE

DIRECTORY

IRRIGATION SCHEDULE	IR-000
IRRIGATION NOTES	IR-000
IRRIGATION PLANS	IR-101 - IR-102
IRRIGATION DETAILS	IR-201 - IR-203



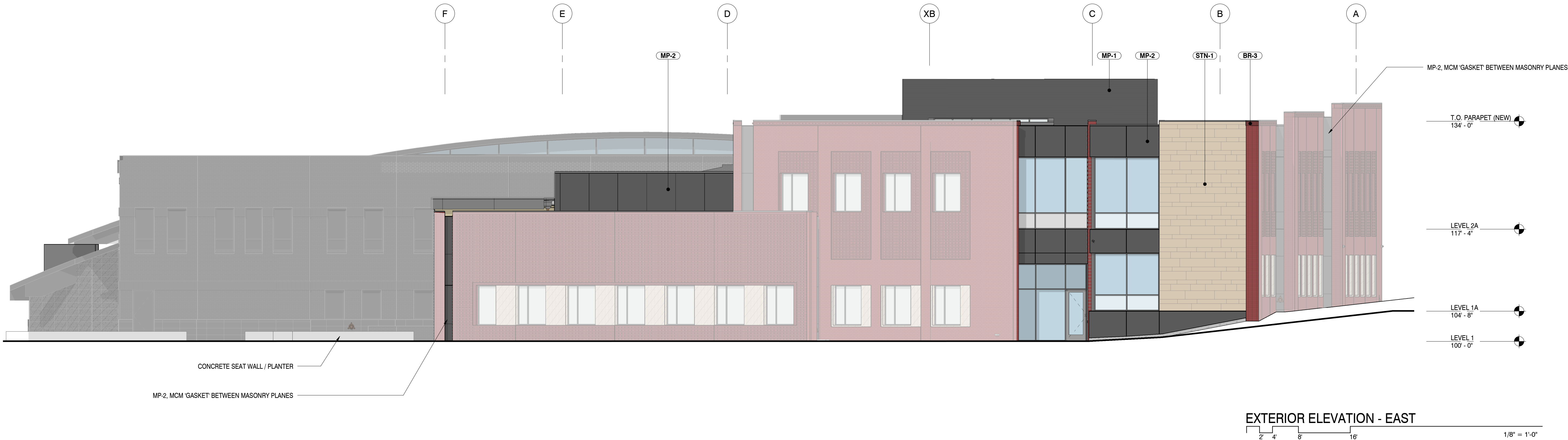
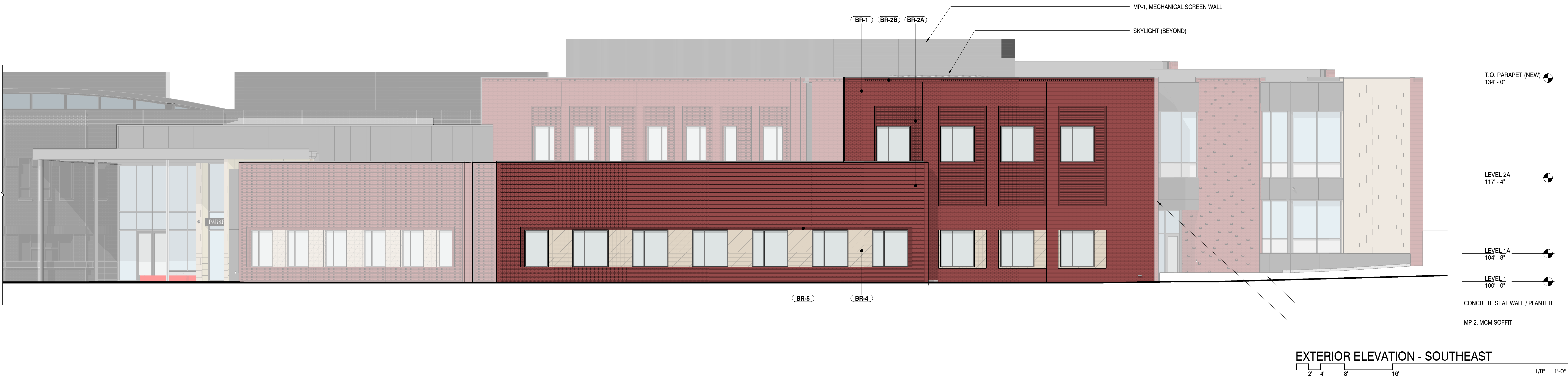
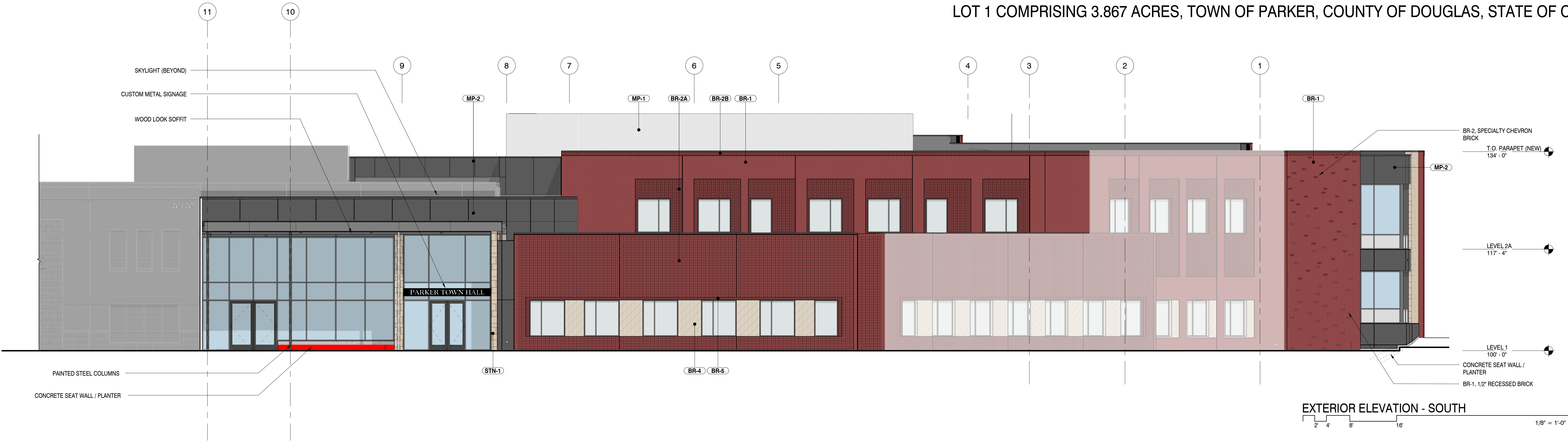
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PARKER TOWN HALL EXEMPTION PLAN AMD3 L1
SITE PLAN SUBMITTAL

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



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

LEGEND	
	STN-1, STONE CLADDING
	BR-1, BRICK VENEER: STANDARD BRICK (COLOR 1 - RED BRICK), RUNNING BOND
	BR-2A, BRICK VENEER: SAWTOOTH BRICK AND STANDARD BRICK (COLOR 1 - RED BRICK), EVERY OTHER COURSE, RUNNING BOND
	BR-2B, BRICK VENEER: SAWTOOTH BRICK AND STANDARD BRICK (COLOR 2 - DARK BRICK), EVERY OTHER COURSE, RUNNING BOND
	BR-3, BRICK VENEER: STANDARD BRICK (COLOR 2 - DARK BRICK), STACK BOND
	BR-4, BRICK VENEER: STANDARD BRICK (COLOR 3 - BLONDE BRICK), STACK BOND
	BR-5, BRICK VENEER: STANDARD BRICK (COLOR 2 - DARK BRICK), RUNNING BOND
	MP-1, CORRUGATED METAL PANEL
	MP-2, COMPOSITE METAL PANEL

AndersonMasonDale
Architects

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

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Reviewed By:	JT
Approved By:	JC

BUILDING ELEVATIONS