

Parker Town Hall - Site Plan Adjustment - Supplemental Information - Revision Narrative 1 May 2026

3 - SITE PLAN

- Updated Enlarged EV Charger Plan to include a South and North enlargement, each showing (2) charges and (2) spaces – updated from (4) consolidated chargers and spaces; adjusted plan callouts accordingly
 - This change updated the striping of the (6) stalls at the southwest corner of the site; there are still (6) stalls
- Removed “(1) EXISTING TREE TO REMAIN” callout along Pikes Peak Avenue – tree has been removed and replaced
- Replaced “EXISTING TREES TO REMAIN” callout with “(1) EXISTING TREE TO REMAIN” along Pikes Peak Avenue – trees have been removed and replaced
- Added “PROPOSED SIDEWALK, CONC. PAVING – STANDARD GRAY” callout along Pikes Peak Avenue
- Adjusted “EXISTING LANDSCAPE AREA, TO REMAIN” callout to point to only west side of western parking lot entrance along Pikes Peak Avenue
- Updated sidewalk callout from “EXISTING TRAIL, TO BE REMOVED/REPLACED AT ADA COMPLIANT SLOPES” to say “EXISTING TRAIL TO BE REMOVED AND REPLACED WITH SOD, RE: LANDSCAPE PLAN”
- Updated “(2) RAMPS TO BE REMOVED/REPLACED AT ADA COMPLIANT SLOPES” callout to be (3) ramps at southwest corner of existing building
- Added standard gray concrete hatch to updated ramp areas per civil adjustments
- Added tree symbols throughout site for new trees that replaced removed trees during construction
- Added wood mulch hatch to existing beds where plants have been replaced
- Updated limit of work outline to capture site updates
- Updated “(3) EXISTING TREES TO REMAIN, TYP.” to “(2) EXISTING TREES TO REMAIN, TYP.” on northwest corner of existing building
- Updated “(10) EXISTING TREES TO REMAIN, TYP.” to “(8) EXISTING TREES TO REMAIN, TYP.” on north side of existing building
- Added “proposed art” note at front of existing building

4 - LANDSCAPE PLAN

- Replaced “EXISTING TREES TO REMAIN” callout with “(1) EXISTING TREE TO REMAIN” along Pikes Peak Avenue – trees have been removed and replaced
- Removed “(1) EXISTING TREE TO REMAIN” callout along Pikes Peak Avenue – tree has been removed and replaced
- Adjusted “EXISTING LANDSCAPE AREA, TO REMAIN” callout to point to only west side of western parking lot entrance along Pikes Peak Avenue
- Updated “SEED TO LIMITS OF DISTURBED AREA” to “SOD TO LIMITS OF DISTURBED AREA” along Pikes Peak Avenue
 - Updated native seed hatch to sod hatch at northeast corner of site and updated “SEED TO LIMITS OF DISTURBED AREA” to “SOD TO LIMITS OF DISTURBED AREA” callout

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- Added "SOD TO LIMITS OF SIDEWALK, BEYOND" callout at northeast corner of site
- Updated the following plant counts/sizes in plan and schedule per RFI-321:
 - Amur Maple 2" cal. subbed for Hot Wings Tatarian Maple 2" cal.
 - Red Oak 2" cal. subbed for Red Oak 25 Gallon container.
 - Skyrocket English Oak 2" cal. subbed for Regal Prince Oak 2.5" cal.
 - Shademaster Honeylocust 2" cal. subbed for Skyline Honeylocust 2" cal.
 - White Fir 8' height was subbed for 6' H White Fir. 2 trees were tagged.
 - Indian Rice Grass substitution to Prairie Dropseed
 - Spanish Gold Broom substitution recommendation to Goldfinger Potentilla
 - Goodness grows speedwell substituted for may night salvia
- Updated the following tree counts/sizes in plan and schedule per various RFIs to replace removed trees:
 - Added (1) Common Hackberry
 - Added (1) Northern Catalpa
 - Added (1) Honeylocust
 - Added (4) Swamp White Oak
 - Added (4) Red Oak
 - Added (2) Austrian Pine
 - Removed (1) White Fir
- Updated the following plant counts/sizes in plan and schedule per RFI-317:
 - Added (16) Autumn Red Daylily
 - Added (17) Hyperion Daylily
 - Increased Red Valerian quantity from (76) to (79)
 - Indian rice grass subbed to Prairie dropseed; Indian rice grass quantity of (90) added to Prairie dropseed quantity. Prairie dropseed quantity increased from (71) to (173)
 - Increased Indian Grass quantity from (50) to (58)
 - Goodness Grows Speedwell subbed to May Night Salvia; goodness grows quantity of (71) increased to (84) May Night Salvia
 - Increased Alpine Currant from (41) to (45)
 - Increased Firelight Spirea from (100) to (104)
 - Increased Ames St. Johnswort from (99) to (107)
 - Increased Crystal River Creeping Speedwell from (125) to (136)
- Updated planting plan to match proposed shown in 09-05-25 SDP revision
 - Increased New Mexico Privet from (4) to (13)
 - Increased Bar Harbor Creeping Juniper from (23) to (84)
 - Increased Arrowwood Viburnum from (7) to (13)
 - Increased Blue Mist Spirea from (29) to (47)
 - Added (15) Karl Forester Grasses
- Other Updated Plants:
 - Decreased Silky Spike Melic Grass from (95) to (93)
 - Decreased Pawnee Buttes Sand Cherry from (81) to (80)
 - Increased Hameln Dwarf Fountain Grass quantity from (123) to (124)
 - Increased Black Eyed Susan from (42) to (47)
- Added "proposed art" note at front of existing building
- Removed planting in planter at front of existing building and updated plant schedule to reflect the following removals:
 - (8) GAB

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- (4) PPP
- (5) PAG
- (1) PFG- xx
- (8) MPG
- (9) TRC
- (9) IRG
- (1) CBD - xx
- (4) SNG

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5 – LANDSCAPE TABLES

- Updated landscape requirements diagram
 - Islands 20 and 21 revised from “existing and unmodified” to “proposed”
 - Revised portions of site perimeter landscaping “existing and unmodified” to “proposed” in northwest corner of site and northeast corner of existing building
 - Revised bounds of “existing” vs “proposed” landscape on west side of existing building
 - Revised bounds of “existing and unmodified” vs “proposed” parking lot perimeter landscaping at south edge of site
 - Added hatch to differentiate existing parking lot vs proposed
 - Added hatch to differentiate existing building vs proposed
 - Added proposed landscape hatch to demo’d sidewalk at southwest corner of site
- Updated landscape requirements table
 - Updated total developed area & required totals, and parking lot perimeter landscaping based on expansion of limit of disturbance during construction
 - Updated parking lot interior landscaping based on modifications to islands and existing trees during construction
 - Updated site perimeter landscaping counts and totals
 - Updated total trees and shrubs required based on updates during construction
- Updated parking lot interior landscape table
 - Updated 20 and 21 to modified islands
 - Updated quantity of trees provided in islands
 - Updated internal shrubs and grasses provided based on construction updates
- Updated note to “59 trees and 65 shrubs are to be removed for the new building expansion”

6 - TREE CONSERVATION PLAN

- Added (10) trees since last SDP Submittal (updated TOTAL EXISTING TREE COUNT chart), including
 - 3 Coffee Tree 2.5" CAL
 - 8 Crabapple 2" CAL
 - 15 SW Oak 2" CAL
 - 16 SW Oak 2" CAL
 - 25 SW Oak 4" CAL
 - 26 SW Oak 10" CAL
 - 29 SW Oak 5" CAL

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- 64 Aust Pine 18ft
- 65 Aust Pine 18ft
- 73 TC Hawthorn 3" CAL
- Updated TREES TO BE REMOVED chart with 14 additional trees and associated values assigned by Town Forester
- Updates notes from 46 to 59 trees removed and removed "proposed trees above requirements"

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7 - LANDSCAPE DETAILS

- Updated Town of Parker Tree Planting detail with notes per Town direction

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8 - LANDSCAPE DETAILS

- No changes.

9 - IRRIGATION NOTES AND SCHEDULE

- Revised symbols for Hunter and Rainbird sprinklers
- Added Landscape and Irrigation worksheet for existing 1.5" Tap-Irrigation

10/10A - IRRIGATION PLAN

- Split plan between sheet 10 and 10A (new sheet).
- Revised sprinkler location along south, north and west of property to accommodate design changes including:
 - Added drip & Spray irrigation along Main Street, Control Valves add-2 to add-13
 - Added drip and sleeves, Control Valves add-14 & add-15
 - Added Drip and sleeves, Control Valve add-16
 - Revise rotors -Control Valve add-17
 - Revised drip -Control Valve add-18
 - Revised drip and sleeving (into island)-Control Valves add-19 & add-20

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11 - IRRIGATION DETAILS

- Relocated details 8 & 9 to sheet 12

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12 - IRRIGATION DETAILS

- Relocated details 16,17, 18, 19 and 20.
- Added details 8 & 9 from sheet 11

12A - IRRIGATION DETAILS (New Sheet)

- Relocated details 16,17, 18, 19 and 20 from sheet 12.
- Added detail 21

16 - BUILDING ELEVATIONS

- Revised elevations to indicate MCM under stone wall at east entry