



PLANNING COMMISSION MEETING

7:00 PM

January 24, 2019

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **ADDITIONS TO OR DELETIONS FROM THE AGENDA**
5. **APPROVAL OF MINUTES**

November 8, 2018 Meeting Minutes

6. **CONSENT AGENDA**
7. **PUBLIC HEARINGS**

**MAINSTREET CENTER AMENDMENT 1 LOT 1A - Site Plan
Amendment, The Schoolhouse Plaza and Parking Lot**

Applicant:	Town of Parker
Location:	19650 Mainstreet
Department:	Community Development, Carolyn Parkinson
TRAKiT No.:	SP18-025

8. **PLANNING COMMISSION ITEMS**
9. **STAFF ITEMS**
10. **ADJOURNMENT**



PLANNING COMMISSION MINUTES
November 8, 2018

Chair Gary Poole called the meeting to order at 7:00 p.m.

The Planning Commission and audience joined in saying the Pledge of Allegiance.

Also, present were Commissioners Richard Foerster, Kelly Hickler and Eliana Burke. Alternates Tracie Manske, Ruth Ann Nelson and Kimberly Rodell were present and seated for the absent Commissioner Duane Hopkins, the vacant position and the absent Commissioner Erik Frandsen.

ADDITIONS TO OR DELETIONS FROM THE AGENDA

Chair Gary Poole added a discussion for Planning Commission items to elect a Vice Chair and Acting Vice Chair.

APPROVAL OF MINUTES

Commissioner Richard Foerster moved to approve the October 25, 2018 meeting minutes. Commissioner Ruth Ann Nelson seconded; a vote was taken and passed 6:0:1 with Commissioner Eliana Burke abstaining due to being absent from the October 25, 2018 meeting.

CONSENT AGENDA

None

PUBLIC HEARING: OPENED: 7:03 P.M. LINCOLN PROFESSIONAL PARK PROPERTY – Zoning (Continued from 10/25/2018)

Applicant: Kevin Beck, Equity Ventures Commercial Development, L.C.
Location: Southeast Corner of Lincoln Avenue and Dransfeldt Road
Department: Community Development, Stacey Nerger
TRAKiT No.: Z18-017

Stacey Nerger, Planner presented the staff report for the Lincoln Professional Park Property – Zoning. Ms. Nerger concluded with the determinations in the staff report and recommended the Planning Commission recommend Town Council approve the zoning request.

Commissioners had no questions for staff.

APPLICANT PRESENTATION

Jeanne Shaffer, Groundwork Entitlement Services, 3829 Wolff Street, Denver, Colorado 80212 presented:

- an introduction to Kevin Beck, Equity Ventures, the applicant
- the zoning area is eight acres; the eastern property is in the Town of Parker and the western property is currently in Douglas County (to be annexed into the Town of Parker) and both are to be zoned Modified Commercial
- modifications include breweries/distilleries, gas/convenience stores and limitations on drive-thru restaurants
- use by special reviews include drive-thru uses limited to the location of the drive-thru; indoor small engine sales and repair
- other modifications to the zoning include reducing the front setback from 40 feet to 25 feet; increasing the building height limit to 55 feet
- the project meets all nine criteria
- site plan intentions; small retail, restaurants, offices and larger commercial uses

Commissioners discussed with Ms. Shaffer:

- confirmation on the size of the property; (*Ms. Shaffer said the two properties combined are eight acres.*)
- confirmation that drive-thru restaurants will be allowed; (*Ms. Shaffer said drive-thru restaurants may be allowed through a use by special review.*)

Commissioners discussed with staff:

- the building heights allowed in the surrounding zoning; (*Ms. Nerger said the property to the north (Murdoch's) is zoned Modified Commercial with a height limitation of 35 feet; the property to the northwest is zoned Planned Development (PD) within the Parker Auto Plaza PD with allowed heights of 35 to 60 feet; the property to the west is within the Lincoln Meadows PD which allows heights of 45 feet; the property to the south (ET Technologies) is zoned Light-Industrial and allows heights of 35 feet; the property to the east (Walgreens) is zoned straight-commercial and allows for heights of 35 feet.*)
- confirmation that with approval of the Modified Commercial zoning, the 55 foot building height is allowed by right and not by special review; (*Ms. Nerger said that is correct.*)
- if any view sheds would be impeded with allowance of the 55 foot height; (*Ms. Nerger said the backside of existing uses face the subject properties; no views will be blocked with the allowed 55 foot building height.*)
- the number of building stories for a 55 foot building; (*Ms. Nerger said a 55 foot building would allow for three stories with rooftop mechanical screening.*)
- if any public comments for the project had been received; (*Ms. Nerger said none have been received.*)
- if all nine criteria for approval have been met; (*Ms. Nerger said yes, as outlined in the staff report, all nine criteria have been met.*)

PUBLIC COMMENT OPENED

Kenneth Ramsey, 3862 E Elm, Parker, CO 80134 spoke against recommending approval to Town Council with concerns for the environment, water resources and the effects on wildlife.

PUBLIC COMMENT CLOSED

PUBLIC COMMENT REOPENED

Joseph Sandoval, 10753 Pikeview Lane, Parker, CO 80138 spoke with a concern with increased traffic at the intersection of Lincoln Avenue and Parker Road and potential increase in traffic accidents.

PUBLIC COMMENT CLOSED

Commissioner Kim Rodell asked if the properties are privately owned and if ingress/egress and traffic studies would be a part of the site plan process; *(Staff said the properties are privately owned; yes, traffic studies are being provided with a minor development plat, the current right-in/right-out from/to Lincoln Avenue are planned to remain the same; the main access to the subject properties will be from Dransfeldt Road.)*

PUBLIC HEARING: CLOSED: 7:23 P.M. LINCOLN PROFESSIONAL PARK PROPERTY – Zoning (Continued from 10/25/2018)

PLANNING COMMISSION DISCUSSION

Commissioner Eliana Burke said this is a simple annexation; has been in the works for some time; and she had no problem recommending approval to Town Council.

Commissioner Tracie Manske agreed; it brings together the division of the Lincoln corridor; and it is a positive that the commercial development will bring new business and potentially new jobs to the Town of Parker.

Commissioner Richard Foerster said he believed the nine criteria for recommending approval have been met; responses from outside referral agencies indicated approval or no comment which he took as having no objections to the request; and this will help expand the Town's economic base. He supported recommending approval to Town Council.

Commissioner Kelly Hickler agreed; the request is consistent with the Parker 2035 Master Plan and the surrounding uses and she saw no problem with the proposed zoning uses.

Commissioner Ruth Ann Nelson concurred; she said whenever property is annexed into the Town, the Town is required to zone the property concurrent with the annexation; the nine criteria for recommending approval have been met; the request meets the Parker 2035 Master Plan guidelines and she supported recommending approval to Town Council.

Commissioner Kimberly Rodell appreciated all the public comments including the comments regarding wildlife. She said the site is privately owned; the owners wish to develop the property and create consistent zoning compatible with the existing commercial areas. She believed the request is a good fit and she supported recommending approval to Town Council.

Chair Gary Poole agreed; he said this is a logical step toward development of the area; he encouraged staff to work through the traffic and access concerns.

Commissioner Ruth Ann Nelson moved that the Planning Commission recommend the Town Council approve the zoning request. Commissioner Richard Foerster seconded; a vote was taken and passed 7:0.

PUBLIC HEARING: OPENED: 7:27 P.M. NORTON PROPERTY - Zoning

Applicant: Robert and Meredith Norton
Location: Northeast Corner of Pine Drive and Summerset Lane
Department: Community Development, Stacey Nerger
Community Development, Carolyn Parkinson
TRAKiT No.: Z17-005

Stacey Nerger, Planner presented the staff report for the Norton Property – Zoning. Ms. Nerger concluded with the determinations in the staff report and recommended the Planning Commission recommend Town Council approve the zoning request.

Commissioners discussed with staff:

- the number of allowed residential units for the six acres; (*Staff said a minimum density of five-units per acre with a maximum density of 20-units per acre is written into the property zoning.*)
- if the applicant has agreed to the 15-foot height limitation from Pikeview Lane; (*Staff said yes.*)
- if there is a current duplex-developer interested in building on the property; (*Staff said not at this time; when the construction of Summerset Lane was planned a Use and Possession Agreement was entered into by the Town for the annexation and zoning approval.*)
- confirmation that the 65-foot buffer between the property and the existing residential area is to be a landscape buffer; (*Staff said the buffer will be landscaped to meet the requirement of one tree and five shrubs per 25 linear feet of property.*)
- a clarification on horizontally-attached units; (*Staff said multifamily development is allowed in the zoning but not the traditional multifamily; horizontally-attached units have their own outside entrances, like Town and Country townhomes or single-family detached units on smaller lots like patio homes.*)

APPLICANT PRESENTATION

None

Planning Commissioners had no questions for the applicant.

PUBLIC COMMENT OPENED

The following citizens spoke against recommending approval for the zoning with concerns for increased height requirements, for loss of view shed from their homes; commercial and multifamily uses not a good fit adjacent to existing residential; increased traffic; the need for traffic signals; concern with flooding of the detention pond; and increased crime:

- Joseph Sandoval, 10753 Pikeview Lane, Parker
- Sonja Drugan, 10759 Pikeview Lane, Parker
- Charlie Caudill, 20056 Summerset Court, Parker
- Tina Clark, 10751 Pikeview Lane, Parker
- Yekaterina Petrova, 7134 Parker Hills Court, Parker
- Jennifer Green, 10920 Parker Vista Road, Parker
- Janet Tahir, 20039 Briarwood Court, Parker
- Shyam Bevimamara, 7134 Parker Hills Court, Parker
- David Dunn, 6820 Centerpark Loop, Parker

Commissioners discussed with staff:

- the current Douglas County zoning and are there long range plans to annex additional northerly properties; *(Staff said the property is currently zoned Douglas County Agricultural; the Parker 2035 Master Plan depicts properties not in the Town but within an urban growth boundary that could become part of the Town.)*
- confirmation that residential properties are not generally annexed; *(Staff said yes, typically the Town does not annex existing residential subdivisions but there are no guarantees that it wouldn't happen; analysis would need to be done on what the best future use for the property would be.)*
- that future commercial development north of the Norton Property would not likely occur; *(Staff said the Douglas County properties to the north are not in the Town's growth boundary and land uses are not identified for those areas as they are not included within the Parker 2035 Master Plan.)*
- that residential property owners need to petition the Town to be annexed; *(Staff said there are state laws regarding how annexations are to occur.)*
- if there is a current applicant for development of the property; *(Staff said there is no current application with the Town.)*
- if there is a flooding issue; *(Staff said south of the subject property is a regional detention pond on Town property where water may collect.)*
- if a traffic signal is planned for and required at the corner of Summerset Lane and Pine Lane with review of a site plan; *(Staff said yes the road was constructed to have a traffic signal and it will be determined by Public Works when installation of the signal will be completed.)*
- when the traffic study will be completed; *(Staff said before any development can occur, a traffic study is required.)*
- if the existing detention pond is adequate to contain water; *(Staff said the detention pond is of adequate size to contain drainage concerns in the area.)*
- the history of the height of the chimney top restriction; *(Staff said there were some high level agreements in 2008/2009 but not specific to heights, buffers and maintenance of views but no specifics are documented as agreed upon; the existing zoning on the Pine Curve property allows for four-story buildings.)*

- if the applicant's initial approach for development was for commercial and residential uses; (*Staff said there was a collaborative approach between the applicant and the Town with consideration for the existing residential and land uses identified in the Parker 2035 Master Plan; development of the Norton Property is viewed as a transition to the development of Pine Curve and the existing residential properties.*)
- if during review of a future site plan, consideration to lower the height restrictions would be viable; (*Staff said any request for development of the property would have to follow the 15-foot height restriction as stated in the zoning document; site plans are approved administratively through staff and may be heard by the Planning Commission through the push-up provision but the height restriction would still be required.*)
- if reducing the height restriction would be unreasonable for development of the property; (*Staff said it would depend on the grading for the site; 15 feet is the minimum height for a one-story building so development of a structure less than 15 feet would probably not be possible.*)
- if any other zoning was considered for this property; (*Staff said all zone districts were considered and reviewed but the proposed zoning was determined as it meets the intent of the Parker 2035 Master Plan land use guidelines.*)
- if it is possible to exclude the gas/convenience store uses from the zoning; (*Staff said the Modified Commercial zoning request allows gas/convenience store as a use-by-right for the property as negotiated for construction of Somerset Lane but restriction of the use may be a condition of approval by the Planning Commission.*)

PUBLIC COMMENT CLOSED

PUBLIC HEARING: CLOSED: 8:08 P.M. NORTON PROPERTY - Zoning

PLANNING COMMISSION DISCUSSION

Commissioner Richard Foerster said the duties of the Planning Commission regarding the zoning request are to make sure the nine criteria for recommending approval are met and that the referral agency comments are for approval or have no objectionable comments. He said all the public objections to height restrictions, water, traffic, etc. are for consideration in the next development steps. He supported recommending approval of the zoning to Town Council.

Commissioner Ruth Ann Nelson was concerned with approving the zoning as written with the 15-foot height restriction as a use-by-right. She would like to consider conditions for approval.

Commissioner Eliana Burke agreed to consider imposing conditions regarding height and allowed uses.

Commissioners discussed property rights, growth and traffic; and agreed to conditionally recommend approval to Town Council.

Commissioner Ruth Ann Nelson moved that the Planning Commission recommend the Town Council approve the zoning request subject to the following conditions:

- reduce the height plane to zero feet above the center line of Pikeview Lane and allow for 15 feet above Pikeview Lane as a use by special review;
- to remove freestanding gas canopy; with or without a gas station and convenience store as a use by right and make them allowed as a use by special review;

Commissioner Eliana Burke seconded; a vote was taken and passed 6:1.

RESOLUTION NO. 18-088: OPENED: 8:22 P.M. - A Resolution to Adopt an Update of the Parker 2035 Master Plan

Applicant: Town of Parker

Location: Townwide

Department: Community Development, Carolyn Washee-Freeland

Carolyn Washee-Freeland, Planner, presented the staff report for the update to the Parker 2035 Master Plan. Ms. Washee-Freeland concluded with the determinations in the staff report and recommended the Planning Commission recommend Town Council adopt the update of the Parker 2035 Master Plan.

Commissioners had no questions for staff.

Commissioners thanked staff for their phenomenal work and were pleased with the proposed updates.

APPLICANT PRESENTATION

Staff presentation only.

PUBLIC COMMENT OPENED

None

PUBLIC COMMENT CLOSED

RESOLUTION NO. 18-088: CLOSED: 8:29 P.M. - A Resolution to Adopt an Update of the Parker 2035 Master Plan

PLANNING COMMISSION DISCUSSION

Commissioner Eliana Burke said this is a natural next step; it is a good revision that addresses additional open space; and she thanked staff for the work.

Commissioner Kelly Hickler said this amendment is straight-forward; administrative; she had no issues.

Commissioner Richard Foerster said the revisions are necessary for better clarification.

Commissioner Tracie Manske agreed.

Commissioner Ruth Ann Nelson concurred.

Commissioner Kimberly Rodell had nothing to add.

Chair Gary Poole supported all the efforts of staff on behalf of the Town in keeping the document up to date and making it a living, breathing thing.

Commissioner Eliana Burke moved that the Planning Commission recommend the Town Council adopt an update of the Parker 2035 Master Plan. Commissioner Richard Foerster seconded; a vote was taken and passed 7:0.

PLANNING COMMISSION ITEMS

Chair Gary Poole led the nominations for Vice Chair and Acting Vice Chair.

The Commissioners discussed nominating Duane Hopkins as Vice Chair.

The Commissioners voted unanimously for Duane Hopkins to be Vice Chair.

Commissioner Ruth Ann Nelson nominated Commissioner Richard Foerster and Commissioner Eliana Burke for Acting Vice Chair; a vote was taken and Commissioner Eliana Burke was voted-in as Acting Vice Chair.

STAFF ITEMS

A. REQUEST FOR SPECIAL STUDY SESSION - November 29, 2018 - 5:30 p.m.

Bryce Matthews, Planning Manager, presented the request for a special study session on November 29, 2018 at 5:30 p.m. for the Planning Commission to participate in stakeholder interviews for the upcoming Land Development Ordinance modernization updates.

Commissioner Eliana Burke moved to approve the addition of a special study session on November 29, 2018 at 5:30 p.m. Commissioner Kelly Hickler seconded; a vote was taken and passed 6:1; with Commissioner Richard Foerster voting no due to not being available to attend the meeting on November 29, 2018.

B. APPROVAL OF 2019 PLANNING COMMISSION MEETING DATES

Rosemary Sietsema, Recording Secretary, presented the proposed 2019 Planning Commission meeting schedule.

Commissioner Ruth Ann Nelson moved to approve the 2019 Planning Commission meeting schedule. Commissioner Tracie Manske seconded; a vote was taken and passed 7:0.

Ms. Sietsema agreed to send a best wishes card to John Howe on behalf of staff and the Planning Commission.

ADJOURNMENT

The meeting was adjourned at 8:44 p.m.

Rosemary Sietsema
Recording Secretary

Gary Poole
Chair

DRAFT



Planning Commission Staff Report

Planning Commission Date: 1/24/2019

Town Council Date: 2/19/2019

Hearing Type: Public Hearing
SP18-025 Mainstreet Center Amendment 1 Lot 1A Site
Plan Amendment, The Schoolhouse Plaza and Parking
Lot

Location: 19650 Mainstreet

Project Planner: Carolyn Parkinson, Planner

Applicant: Town of Parker

Executive Summary: The Town of Parker is proposing a site plan amendment that will renovate the existing parking area behind The Schoolhouse and reconfigure the area between Ruth Memorial Chapel and the newly renovated Schoolhouse to provide a permanent public gathering space to compliment the various community activities of the adjoining facilities. The site is located on the south side of Mainstreet between Pikes Peak Drive and Victorian Drive (east intersection).

Staff Recommendation: Approval

RECOMMENDED MOTION

“I move the Planning Commission recommend Town Council approve the site plan amendment to Mainstreet Center Lot 1A to renovate the existing parking area behind The Schoolhouse and reconfigure the area between Ruth Memorial Chapel and The Schoolhouse to provide a permanent public gathering space with street furnishings similar to those shown on the submitted sample board.”

ALTERNATIVE MOTIONS

“I move that the Planning Commission recommend that Town Council approve the site plan amendment to Mainstreet Center Lot 1A to renovate the existing parking area behind The Schoolhouse and reconfigure the area between Ruth Memorial Chapel and The Schoolhouse to provide a permanent public gathering space with street furnishings similar to those shown on the submitted sample board”, subject to the condition contained in staff’s report.

“I move that the Planning Commission recommend that Town Council deny the site plan amendment to Mainstreet Center Lot 1A to renovate the existing parking area behind The Schoolhouse and reconfigure the area between Ruth Memorial Chapel and The Schoolhouse to provide a permanent public gathering space with street furnishings similar to those shown on the submitted sample board” as the request does not meet the following approval criteria:”
-List criteria not met (either by staff or Planning Commission)

“I move that the Planning Commission vote to continue the site plan amendment to Mainstreet Center Lot 1A to renovate the existing parking area behind The Schoolhouse and reconfigure the area between Ruth Memorial Chapel and The Schoolhouse to provide a permanent public gathering space with street furnishings similar to those shown on the submitted sample board” to a future date.”

I. BACKGROUND/DISCUSSION

This proposal will create a public plaza in the area between Ruth Memorial Chapel and The Schoolhouse. The area has most recently served as a temporary plaza and community gathering space. Additionally, this project will reconfigure and rebuild the deteriorating public parking lot behind The Schoolhouse which is accessed from Pikes Peak Avenue. The plaza and the parking lot will be built concurrently.

The Mainstreet access to the proposed plaza area was closed in 2016. Since that time the area has been used for various community events including Town of Parker Wine Walks, First Friday Art exhibits and Parker Arts educational events. This proposal will permanently close this access and provide for a widened sidewalk and landing in front of Ruth Chapel as well as an inviting gateway to the plaza. Closure of this vehicular access is a recommendation of the Mainstreet Master Plan (Improvement 5.43 on page 172).

This project addresses a number of issues on the current site, both functional and aesthetic. The site has drainage issues as well as deterioration of the parking lot due to age. The proposed plaza area is directly adjacent to Mainstreet and will provide for both community activities and a private gathering space to compliment the schoolhouse, theater and chapel.

The proposed site plan has been developed jointly with a number of Town departments including the Cultural Department, Community Development, Public Works and Parks and Recreation. The Trade Contractor Agreement for General Contracting Services for the Schoolhouse Plaza and Parking Lot Project is scheduled for the January 28, 2019 Town Council meeting.



II. PRIOR ACTIONS

Date	Action
	None

III. CURRENT SITE DATA

Existing Zoning	GD - Greater Downtown District		
Overlay District	N/A		
PD & Plan Area	Historic Center		
Master Plan Area	Mainstreet Master Plan Center		
Site Acreage	2.221		
Subdivision	N/A		
Existing Use	Entertainment District		
Surrounding Uses			
	Master Plan Land Use	Zoning	Existing Use
North	Mainstreet Master Plan Center	GD - Greater Downtown District	Commercial
South	Mainstreet Master Plan Center	GD - Greater Downtown District	Multifamily Residential
East	Mainstreet Master Plan Center	GD - Greater Downtown District	Undeveloped Mixed Use
West	Mainstreet Master Plan Center	GD - Greater Downtown District	Commercial

IV. PARKER 2035 MASTER PLAN

[Parker 2035 Master Plan | Town of Parker - Official Website](#)

MASTER PLAN CONSISTENCY	
Master Plan Designation	Choose an item. ☒ Consistent ☐ Inconsistent

Master Plan Character Discussion	The Mainstreet Master Plan envisions future development for the Mainstreet corridor as a pedestrian-friendly environment that supports a vibrant and sustainable downtown area. Creating a unique character for the built environment in Downtown involves creating high quality, appropriately scaled development, buildings and great public spaces for people to gather. Urban design will focus on buildings that work together to create a sense of place, great streets and connectivity between spaces and places, public art and streetscape (street trees, lighting, furnishings), without limiting a particular style or period of architecture. Creating character, shade, and visual interest for the built environment in Downtown will emphasize the installation of a continuous line of street trees, public art, street furnishings, and hardscape along both sides of Mainstreet.
Consistent Goals/Strategies	Land Use 1A and 1H
Inconsistent Goals/Strategies	None
Staff Analysis	The Mainstreet Master Plan Character Area is described within the Master Plan as providing for a pedestrian friendly environment with an emphasis on great public spaces for people to gather, creating a sense of place and connectivity between spaces and places. The design of the plaza is consistent with the desired character for the area through the use of hardscape, landscaping, public art, and street furnishings. The proposed plaza is designed to accommodate both public events and private gatherings and will complement the educational and entertainment related activities of the theater, The Schoolhouse and Ruth Chapel. The proposal is consistent with the 2035 Master Plan.

V. OTHER MASTER PLANNING DOCUMENTS

OTHER PLANNING DOCUMENTS CONSISTENCY	
Other Planning Documents	Parker Mainstreet Master Plan Choose an item.
Policies/Guidelines/Strategies	Meets the vision and goals for Plan Area and Old Town Choose an item.
Consistency Review	☒ Consistent ☐ Inconsistent ☐ N/A
Staff Analysis	The Mainstreet Master Plan includes goals to create a sense of arrival and place. Specific recommendations for the Mainstreet Center include “redesign of the existing access drive as an attractive and pedestrian-oriented

	landscape or entry feature for the adjacent Mainstreet Center and Chapel”. The proposed plaza entrance invites the Mainstreet pedestrian to explore the “place” created by the plaza itself and encourages interaction with the educational and entertainment opportunities of the theater, The Schoolhouse and Ruth Chapel. This proposal is consistent with the Parker Mainstreet Master Plan.
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VI. LAND DEVELOPMENT ORDINANCE

ZONING CONSISTENCY (Site Plan/UBSR/Sketch/Prelim Plan/MDP)			
Provisions	Existing/Required	Proposed	Analysis
Setbacks	Front – 0 Side – None Rear – None Corner – None	No structures are a component of this proposal.	☐ Consistent ☐ Inconsistent ☒ N/A
Density	Density is not a component of this application.		☐ Consistent ☐ Inconsistent ☒ N/A
Height/Stories	No structures are included in this proposal.		☐ Consistent ☐ Inconsistent ☒ N/A
Lot Size	No minimum or maximum lot size		☐ Consistent ☐ Inconsistent ☒ N/A
Lot Coverage	A minimum of ten (10) percent of the total site area shall be designated for landscaping, plazas, pocket parks and/or open space		☒ Consistent ☐ Inconsistent ☐ N/A
Landscaping	Title 13.06.070		☐ Consistent ☒ Inconsistent ☐ N/A
Off-Street Parking	Title 13.06.050		☒ Consistent ☐ Inconsistent ☐ N/A
Miscellaneous			☐ Consistent ☐ Inconsistent ☒ N/A
Staff Analysis	The landscaping is currently existing non-conforming. This proposal will significantly improve compliance with the landscape		

	requirements but are subject to limitations due to the following existing conditions on site: • The proposed area of disturbance is not contiguous with the entire site perimeter. • The boundary with Mainstreet has been designed to continue the landscaping design along Mainstreet. • The existing Schoolhouse and theater are located within five (5) feet of the east property boundary. • The adjacent Heath court redevelopment parcel includes significant existing landscaping to help mitigate landscape requirements along this boundary.
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VII. DESIGN REVIEW

The applicable sections of the Commercial, Industrial & Multifamily Design Guidelines emphasize sensitivity to adjacent uses and creative place making design as well as providing a safe and efficient pedestrian and vehicular network. This proposal meets all of these criteria and is consistent with the Commercial, Industrial & Multifamily Design Standards.

VIII. ACCESS & CIRCULATION

Access for the site is from Pikes Peak Avenue. A second access from the vacant parcel to the east has been accommodated in the parking lot design. Reconfiguring the parking area includes more typical drive isles and parking spaces and will also create space for a pedestrian walkway from Pikes Peak Avenue into the site and the south theatre entrance. A walkway and pick-up area along the south side of the theater will improve safety for the Town's residents that frequent the facility.

IX. SUMMARY REFERRAL AGENCY COMMENTS AND CONDITIONS

Agency	Comments
Parker Engineering	Approved
Parker Fire & Life Safety	Advises that a new hydrant will be required in the initial phase of construction.
Public Service Company of Colorado	Advisory comments regarding existing facilities.
Parker Water and Sanitation	Approved
Town of Parker Cultural Department	No Comment
Town of Parker Parks and Recreation	No Comment
Town and Country HOA	No Comment

IREA	Approved
CenturyLink	Approved
Comcast	No Comment
Town of Parker Comprehensive Planning	Advisory comments in support of the proposal

X. CONCLUSION

This proposal will convert the area between the The Schoolhouse and Ruth Chapel into a public space and include pedestrian improvements along Mainstreet that will formalize the closure of the Mainstreet access into the site. It will also correct existing drainage issues on-site and replace the deteriorating public parking lot. The proposal directly addresses the recommendation for the area in the Mainstreet Master Plan and will provide an amenity to downtown and the community. Staff supports the proposal.

XI. ATTACHMENTS

1. Referral Agency Comments
2. Site Development Plan

Report Approved By: Bryce Matthews, Planning Manager

Through: Jason Rogers, Deputy Community Development Director

Carolyn Parkinson

**CenturyLink
Communications 15**

Per attached letter emailed 10.30.18, Robert Rogers at Century Link has no objection to the application.

10/30/2018 2:02:31 PM

Donna George

**Public Service Company of
Colorado 15**

Thank you for your acknowledgement. No further concerns at this time.

11/8/2018 2:21:43 PM

Robert Ramsey

Parker Water and Sanitation District 15

Approved,

11/16/2018 12:14:19 PM

Randy Capra

**FIRE LIFE
SAFETY 10**

The phasing plan does not address the required installation of the new fire hydrant just to the west of the Mainstreet Center. Phase I is to include the new fire hydrant that is to be used to support the newly relocated FDC and the future building to the west.

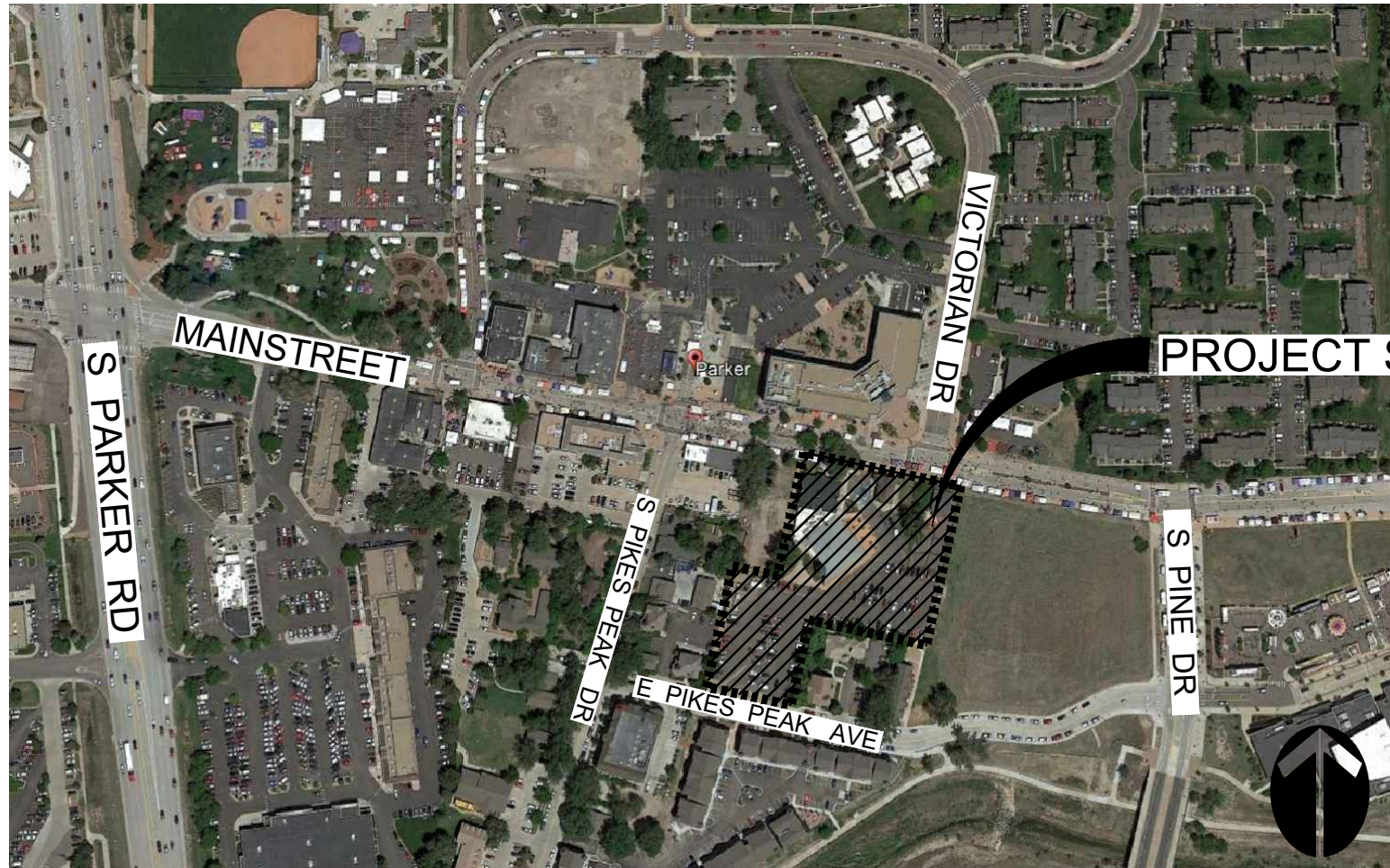
12/12/2018 12:23:28 PM

PARKER SCHOOLHOUSE PLAZA & PARKING LOT

Situated in the Northeast Quarter of Section 22
Township 6 South, Range 66 West of the 6th P.M.
Town of Parker, County of Douglas
State of Colorado.

SITE PLAN SUBMITTAL

LEGAL DESCRIPTION:
LOT 1A MAINSTREET CENTER, 1st AMENDMENT



VICINITY MAP

NOT TO SCALE

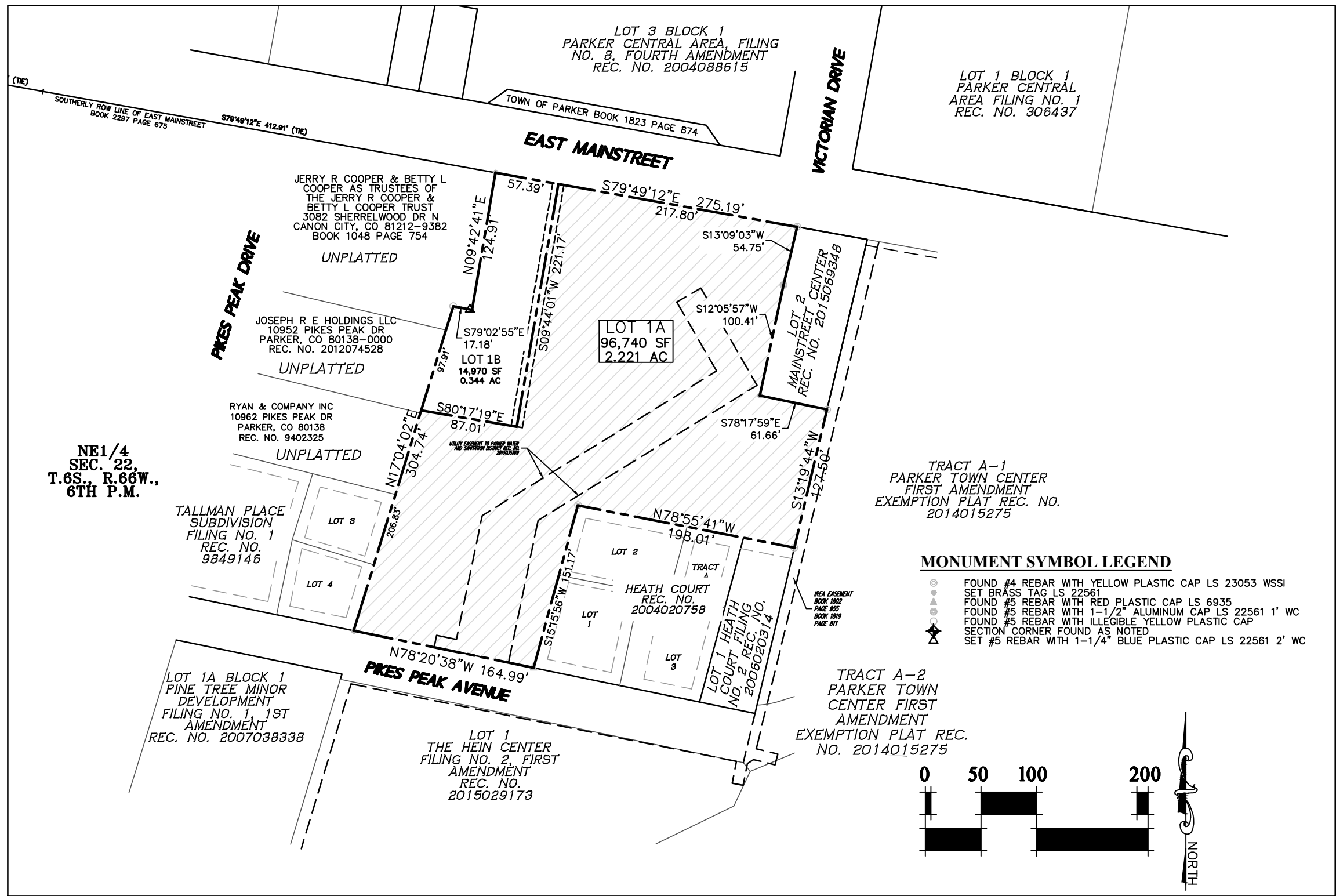
GENERAL NOTES

- Project location: Historic Center of the Greater Downtown District; 19650 East Mainstreet, Town of Parker, Colorado, 80138.
- Existing Improvements survey by Aztec Consultants, Inc., 300 E Mineral Ave., Suite 1, Littleton, Colorado.

SITE DATA

Site Data	Square Feet	% of Total Area
Buildings	13,152 SF	13.59%
Hardscape	20,850 SF	21.55%
Parking	42,894 SF	44.34%
Softscape	19,844 SF	20.52%
Total Site Area	96,740 SF	
Parking	Existing Spaces 119	Proposed Spaces** 115

**Note: Proposed parking spaces include 2 temporary spaces at the south edge of Lot 1B. See Sheet SP1.0. Temporary spaces may be subject to removal to accommodate future redevelopment.



PROJECT SITE MAP

NOT TO SCALE

SHEET INDEX

SHT #	NAME	SHEET TITLE
1	CVR	COVER SHEET
2	EX1	SITE SURVEY
3	SP1.0	SITE & MATERIALS PLAN
4	SP2.0	PLAZA ENLARGEMENTS - LAYOUT PLAN
5	SP3.0	SITE DETAILS
6	SP3.1	SITE DETAILS
7	L1.0	PLANTING PLAN & PLANT SCHEDULE
8	L2.0	PLAZA ENLARGEMENT & PLANTING NOTES
9	L2.1	LANDSCAPE DETAILS
10	L2.3	LANDSCAPE REGULATIONS
11	ES1.0	SITE LIGHTING PLAN
12	EP1.0	SITE PHOTOMETRIC PLAN
13	E2.0	DETAILS & LUMINAIRE SCHEDULES
14	E3.0	LUMINAIRE CUT-SHEETS
SEE CIVIL PLANS FOR MORE SHEETS IN THIS SUBMITTAL		

OWNER

TOWN OF PARKER
20120 E. MAINSTREET
PARKER, CO 80138-7335
PHONE: (303) 805-3159
WW.PARKERONLINE.ORG
CONTACT: BOB EXSTROM

DESIGN TEAM

Landscape Architect
DHM Design Corporation
900 S Broadway Suite 300
Denver, Co 80209
303.892.5566
Mike Gasper
mgasper@dhmdesign.com
Mark Brunner
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bsandoval@jcaace.com



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Call before you dig.
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Parker Schoolhouse

Plaza & Parking Lot

19650 East Mainstreet

Parker, Colorado 80138

DHM PROJ #:
17315.02

DATE
11-21-2018

DESIGNED: MG

DRAWN: MB

CHECKED: MG

REVISIONS:

DHM Project # 17315:
1st Submittal 03-08-2018
2nd Submittal 04-18-2018
3rd Submittal 05-16-2018

DHM Project # 17315.02
4th Submittal 10-26-2018
5th Submittal 12-03-2018

JOB DESCRIPTION:

Site Plan Submittal

SHEET TITLE:

COVER
SHEET

SCALE: N.T.S.

SHEET NUMBER:

CVR

SHEET 1 OF 14

PARKER SCHOOLHOUSE PLAZA & PARKING LOT

Situated in the Northeast Quarter of Section 22
Township 6 South, Range 66 West of the 6th P.M.
Town of Parker, County of Douglas
State of Colorado.

DHM DESIGN

900 S. Broadway
Suite 300
Denver, CO 80209
303.892.5566
www.dhmdesign.com

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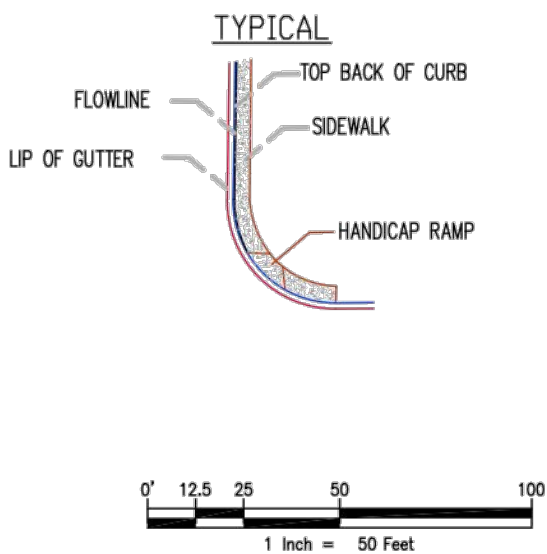
LEGEND

- SANITARY CLEANOUT
- SANITARY MANHOLE
- STORM INLET
- STORM DOWN DRAIN
- STORM MANHOLE
- WATER FIRE HYDRANT
- WATER LINE UNDERGROUND
- WATER VALVE
- ELECTRIC BREAKER BOX
- ELECTRIC CABINET
- ELECTRIC METER
- ELECTRIC UNDERGROUND
- LIGHT POLE
- ELECTRIC VAULT
- TELEPHONE LINE UNDERGROUND
- TELEPHONE PEDESTAL
- FIBER OPTIC UNDERGROUND
- FIBER OPTIC VAULT
- CABLE TV UNDERGROUND
- GAS LINE UNDERGROUND
- GAS METER
- IRRIGATION CONTROL BOX
- IRRIGATION VALVE

- LANDSCAPE EDGE
- LANDSCAPE LIGHT
- TREE CONIFER
- TREE DECIDUOUS
- TREELINE
- FENCE
- HANDICAP RAMP
- SIDEWALK
- FLAGPOLE
- CROWN ROAD
- EDGE ASPHALT
- EDGE CONCRETE
- CURB LIP OF GUTTER
- CURB TOP BACK
- FLOWLINE
- PAN
- PAN FLOWLINE
- LINEMARKING WHITE STRIPE SOLID
- BOLLARD
- DELINEATOR
- SIGN
- BUILDING
- STRUCTURE
- WALL
- CONCRETE
- ASPHALT PAVEMENT
- SANITARY UNDERGROUND
- STORM REINFORCED CONCRETE PIPE
- ELECTRIC TRANSFORMER

GENERAL NOTES

- ALL LINEAL UNITS SHOWN ARE U.S. SURVEY FEET.
- DATE OF SURVEY: THE FIELDWORK FOR THIS SURVEY WAS PERFORMED ON JUNE 13, 2017 & JANUARY 24, 2018.
- THIS SURVEY DOES NOT CERTIFY TO SUBSURFACE FEATURES, IMPROVEMENTS, UTILITIES OR BURIED LINES OF ANY TYPE, LOCATION DEPICTED HEREON ARE DERIVED FROM FIELD SURVEY OF UTILITY FLAGGING / PAINT MARKING, PERFORMED BY AZTEC CONSULTANTS, INC UTILITY LOCATES DEPARTMENT ON JUNE 12, 2017.
- THIS TOPOGRAPHY MAP DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND IS ONLY INTENDED TO DEPICT SITE IMPROVEMENTS AND GROUND FEATURES AS THEY EXISTED ON THE DATE SURVEYED.



MAJOR CONTOUR INTERVAL = 5'
MINOR CONTOUR INTERVAL = 1'
DATES OF FIELD SURVEY: JUNE 13, 2017 AND JANUARY 24, 2018

AzTEC
CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303)713-1898
Fax: (303)713-1897
www.aztecconsultants.com

(2018)

SURVEY NOTES

BASIS OF BEARINGS
BEARINGS ARE GRID BEARINGS COLORADO COORDINATE SYSTEM NAD 83 CENTRAL ZONE FROM GPS OBSERVATIONS, AND ARE BASED UPON THE WESTERLY LINE OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO AS BEARING S00°39'45"E BETWEEN MONUMENTS DESCRIBED AS FOLLOWS: THE N1/4 CORNER OF SECTION 22 IS A FOUND A 3-1/4" DIAMETER ALUMINUM CAP STAMPED 1990 LS 9133; THE C1/4 CORNER OF SECTION 22 IS A FOUND A 3-1/4" DIAMETER ILLEGIBLE ALUMINUM CAP IN A RANGE BOX.

BENCHMARK: DOUGLAS COUNTY GIS CONTROL POINT 1.090035 BEING A 3 1/4" ALUMINUM CAP LOCATED NEAR THE NORTHEAST CORNER OF THE PARKER CROSSROADS STRIP MALL AT THE INTERSECTION OF S. CROSSROADS DRIVE AND SOUTH PARKER ROAD. MONUMENT IS 4.3 FEET EAST OF THE NORTHERNMOST PARKING SPOT AT THE NORTHEAST CORNER OF THE TREADS BICYCLE SHOP. ELEVATION = 5883.72' (NAVD88)

ALL LINEAL UNITS ARE U.S. SURVEY FEET.

PROJECT COORDINATES ARE MODIFIED COLORADO STATE PLANE CENTRAL ZONE 83(2011) COORDINATES. PROJECT COORDINATES ARE DERIVED FROM STATE PLANE COORDINATES USING THE FOLLOWING FORMULAS:

PROJECT NORTHING = (STATE PLANE NORTHING * 1.0003179891) - 1000000.03'
PROJECT EASTING = (STATE PLANE EASTING * 1.0003179891) - 3000000.03'

Parker Schoolhouse

Plaza & Parking Lot

19650 East Mainstreet

Parker, Colorado 80138

DHM PROJ # 17315.02 DATE 11-21-2018

DESIGNED: AZTEC
DRAWN: CONSULTANTS
CHECKED: INC

REVISIONS:
DHM Project # 17315:
1st Submittal 03-08-2018
2nd Submittal 04-18-2018
3rd Submittal 05-16-2018

DHM Project # 17315.02
4th Submittal 10-26-2018
5th Submittal 12-03-2018

JOB DESCRIPTION:
Site Plan Submittal

SHEET TITLE:
SURVEY

SCALE: 1"=50'-0"
SHEET NUMBER:

EX.1

SHEET 2 OF 14

PARKER SCHOOLHOUSE PLAZA & PARKING LOT

Situated in the Northeast Quarter of Section 22
Township 6 South, Range 66 West of the 6th P.M.
Town of Parker, County of Douglas
State of Colorado.

MATERIALS LEGEND

Symbol	Key	Description / Location
	A	Concrete Paving - Main Plaza
	B	Concrete Paving - South Theatre Entrance Plaza
	C	Concrete Paving - Colored Concrete (See Civil)
	D	Concrete Paving - Walk west of schoolhouse (See Civil)
	E	Concrete Paving - Adjacent to parking lot (See Civil)
	F	Asphalt Paving (See Civil)
	G	Crusher Fines
	H	Sod
	I	Wood Mulch
	J	Rock Mulch - 4"-6"
	K	Planting Bed

LIGHTING COORDINATE TABLE

Point	NORTHING	EASTING	COMMENT
L01	614897.43	209768.13	Pole Type BB
L02	614823.85	209750.62	Pole Type BB
L03	614713.55	209783.05	Pole Type BB2
L04	614732.13	209680.68	Pole Type BB2
L05	614653.91	209585.20	Pole Type BB3
L06	614575.98	209568.80	Pole Type BB3
L07	614563.64	209481.25	Pole Type BB1
L08	614644.64	209446.38	Pole Type BB3
L09	614707.48	209524.41	Pole Type AA
L10	614761.47	209587.80	Pole Type CC
L11	614807.11	209575.67	Pole Type CC
L12	614814.81	209693.98	Pole Type CC
L13	614866.70	209727.98	Pole Type CC
L14	614941.29	209710.10	Pole Type CC
L15	614932.87	209657.85	Pole Type CC1
L16	614878.83	209648.35	Pole Type CC1
L20	614889.58	209735.06	Bollard Type EE
L21	614892.14	209721.30	Bollard Type EE
L22	614902.53	209714.92	Bollard Type EE
L23	614922.17	209718.73	Bollard Type EE
L24	614904.09	209676.37	Bollard Type DD
L25	614890.31	209682.01	Bollard Type DD
L26	614880.78	209693.40	Bollard Type DD
L27	614861.74	209667.13	Bollard Type DD
L28	614857.86	209681.01	Bollard Type DD
L29	614847.80	209691.32	Bollard Type DD

NOTES

- COORDINATE POINTS ON THIS PLAN ARE IN ADDITION TO & COMPLIMENTARY WITH COORDINATION POINTS ON CIVIL DRAWINGS.
- TABLE REFERS TO GROUND MOUNTED LIGHT FIXTURE LOCATIONS.
- REFER TO E SERIES OF SHEETS (E0.1 THROUGH E4.0) FOR MORE LIGHTING & SITE ELECTRICAL INFORMATION.
- REFER ALSO TO DETAIL 5/SP3.0 - FOR LOCATION OF LIGHTS IN PLAZA AREA.

LIGHTING SYMBOLS

- ⊙ Bollards (Type DD + EE)
 - ⊙ Pedestrian Lights (Type "CC" Series)
 - ⊙ Pole Lights (Types AA + "BB" Series)
- + L05 See Light Coordinate Table this sheet for light locations
See Sheets EP2.0 & E3.0 for explanation of lighting types

DHM DESIGN

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Parker Schoolhouse

Plaza & Parking Lot

19650 East Mainstreet

Parker, Colorado 80138

DHM PROJ. # 17315.02
DATE 11-21-2018
DESIGNED: MG
DRAWN: MB
CHECKED: MG

REVISIONS:
DHM Project # 17315:
1st Submittal 03-08-2018
2nd Submittal 04-18-2018
3rd Submittal 05-16-2018

DHM Project # 17315.02
4th Submittal 10-26-2018
5th Submittal 12-03-2018

JOB DESCRIPTION:
Site Plan Submittal

SHEET TITLE:
OVERALL
SITE & MATERIALS
PLAN

SCALE: 1"=20'-0"
SHEET NUMBER:

SP1.0

SHEET 3 OF 14

NAME: [Redacted]
DATE: 11-21-2018
PROJECT: PARKER SCHOOLHOUSE PLAZA & PARKING LOT
SHEET: SP2.0
SCALE: 1"=10'-0"

MAKES

REFERENCES

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PARKER SCHOOLHOUSE PLAZA & PARKING LOT

Situated in the Northeast Quarter of Section 22
Township 6 South, Range 66 West of the 6th P.M.
Town of Parker, County of Douglas
State of Colorado.

COORDINATE TABLE

Radii of Curves

Point	NORTHING	EASTING	COMMENT
RP1	614841.55	209707.40	Center of plaza circle
RP2	614898.55	209727.18	Centerline of Conc Curb
RP3	614898.01	209732.49	Centerline of Conc Curb
RP4	614908.56	209706.96	Centerline of Conc Band
RP5	614904.24	209665.27	Centerline of Conc Band
RP6	614832.67	209666.48	Centerline of Conc Band
RP7	614779.54	209617.04	Radius of Planting Bed
RP8	614776.24	209582.09	Radius of Planting Bed
RP9	614775.08	209582.56	Radius Control Joint
RP10	614867.39	209759.54	Radius of Walk

Table Locations

Point	NORTHING	EASTING	COMMENT
T1	614836.65	209687.24	Table
T2	614842.30	209681.62	Table
T3	614848.56	209680.90	Table
T4	614845.57	209676.62	Table
T5	614853.19	209676.75	Table

Concrete Curb/Wall Near Ruth Chapel

Point	NORTHING	EASTING	COMMENT
W1	614827.09	209754.70	End of Curb/Wall @ Firelane
W2	614829.72	209741.99	Centerline of Curb/Wall
W3	614834.23	209742.81	Centerline of Curb/Wall
W4	614856.44	209740.35	Centerline of Curb/Wall
W5	614872.93	209725.57	Approx end - CL of Curb/Wall
W6	614863.19	209708.52	Approx end - CL of Curb/Wall
W7	614891.54	209704.06	Centerline of Curb/Wall
W8	614900.97	209703.14	Centerline of Curb/Wall
W9	614906.86	209704.35	Centerline of Curb/Wall
W10	614912.94	209707.04	Approx end - CL of Curb/Wall

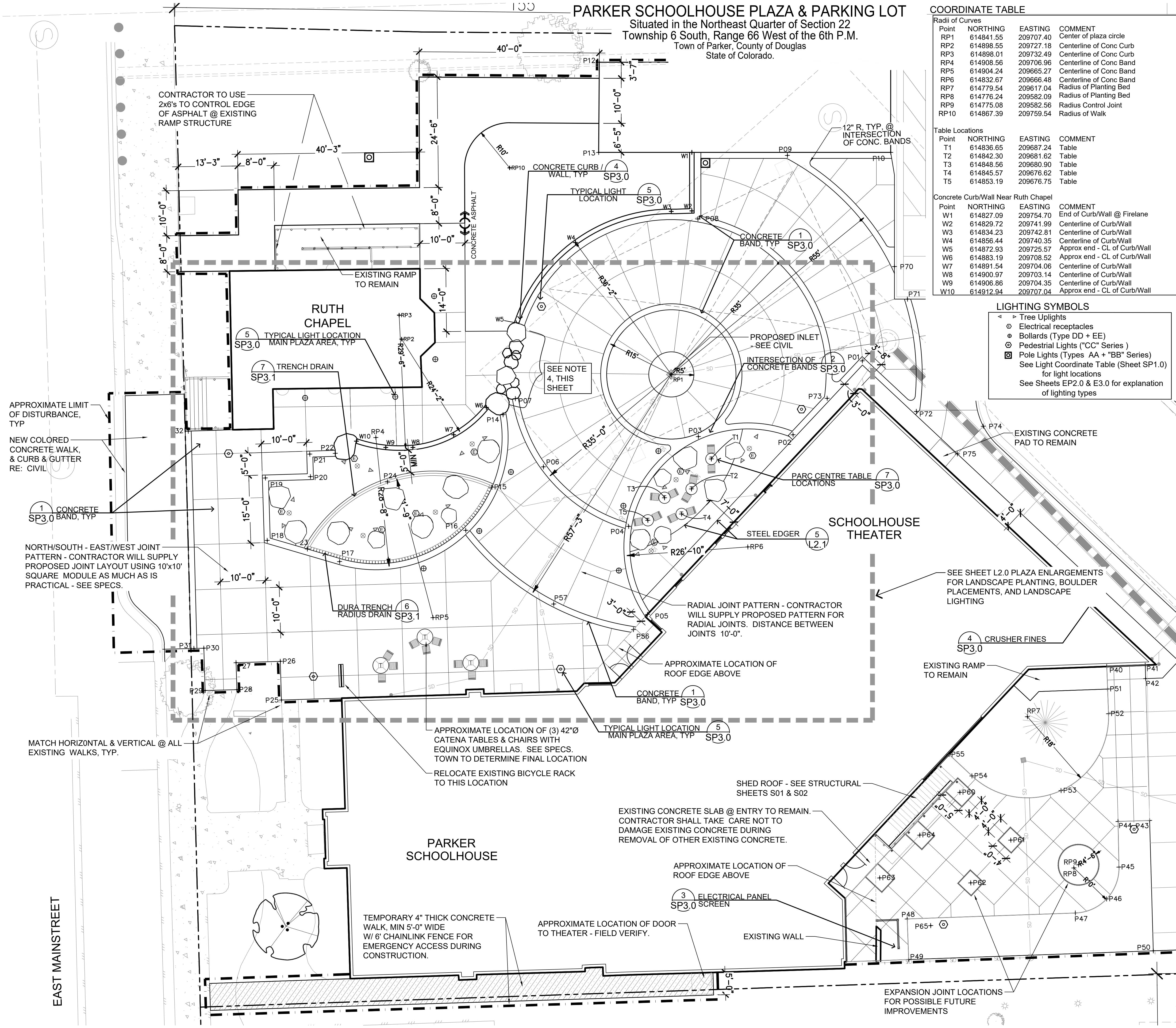
COORDINATE TABLE

Point	NORTHING	EASTING	COMMENT
P01	614799.98	209701.38	CL of Conc Band next to Theater
P02	614817.80	209688.81	CL of Conc Band next to Theater
P03	614838.45	209692.68	CL of band around plaza circle
P04	614857.63	209676.31	CL of Conc Band next to Theater
P05	614857.51	209656.33	CL of Conc Band next to Theater
P06	614873.48	209693.06	Centerline of Concrete Band
P07	614876.50	209709.15	Approx End of Concrete Band
P08	614861.27	209735.49	End of Concrete Band
P09	614850.17	209719.67	CL of band around plaza circle
P10	614783.89	209745.77	Corner of Firelane
P11	614779.84	209765.35	Corner of Firelane
P12	614843.16	209778.45	Corner of Firelane
P13	614847.35	209758.89	Corner of Firelane
P14	614879.91	209706.20	Approx End of Concrete Band
P15	614885.58	209690.97	End of Curb @ Drain
P16	614893.20	209682.76	Centerline of Concrete Band
P17	614922.02	209681.65	Centerline of Concrete Band
P18	614936.79	209689.49	CL (Corner) of Concrete Band
P19	614934.39	209703.13	CL (Corner) of Concrete Band
P20	614924.54	209701.40	CL (Corner) of Concrete Band
P21	614923.67	209706.33	CL (Corner) of Concrete Band
P22	614918.09	209705.35	Approx End of Concrete Band
P23	614928.46	209685.83	End of Curb @ Drain
P24	614908.03	209696.81	Centerline of Curb @ Drain
P25	614940.87	209654.18	Edge of Concrete
P26	614939.39	209662.63	Edge of Concrete
P27	614949.05	209664.32	Edge of Concrete
P28	614950.08	209658.44	Edge of Concrete
P29	614957.03	209659.68	Edge of Concrete
P30	614955.41	209668.92	Edge of Concrete
P31	614957.57	209669.31	End of Concrete Band
P32	614949.05	209716.78	End of Concrete Band
P33	614760.05	209624.37	Edge of Concrete - South Entry
P34	614751.62	209622.95	Edge of Concrete - South Entry
P35	614752.14	209620.00	Edge of Concrete - South Entry
P36	614757.65	209588.99	Edge of Concrete - South Entry
P37	614764.55	209590.20	Edge of Concrete - South Entry
P38	614766.41	209580.25	Edge of Concrete - South Entry
P39	614770.53	209573.88	Edge of Concrete - South Entry
P40	614777.95	209572.24	Edge of Concrete - South Entry
P41	614814.74	209578.49	Edge of Concrete - South Entry
P42	614816.25	209569.62	Edge of Concrete - South Entry
P43	614762.71	209560.52	Edge of Concrete - South Entry
P44	614760.88	209619.44	Edge of Concrete - South Entry
P45	614761.79	209614.04	Edge of Concrete - South Entry
P46	614775.56	209599.48	Edge of Concrete - South Entry
P47	614794.25	209606.67	Edge of Concrete - South Entry
P48	614798.27	209612.36	Edge of Concrete - South Entry
P49	614861.23	209653.66	End of Concrete Band
P50	614877.40	209662.80	Centerline of Concrete Band
P51	614797.62	209603.63	Base of Future Structure
P52	614788.70	209590.97	Base of Future Structure
P53	614799.32	209583.48	Base of Future Structure
P54	614818.87	209588.65	Base of Future Structure
P55	614808.25	209596.14	Base of Future Structure
P56	614809.95	209575.99	Base of Future Structure

LIGHTING SYMBOLS

- Tree Uplights
- Electrical receptacles
- Bollards (Type DD + EE)
- Pedestrian Lights ("CC" Series)
- Pole Lights (Types AA + "BB" Series)

See Light Coordinate Table (Sheet SP1.0) for light locations
See Sheets EP2.0 & EP3.0 for explanation of lighting types



- ### NOTES
- COORDINATE POINTS ON THIS PLAN ARE IN ADDITION TO & COMPLEMENTARY WITH COORDINATION POINTS ON CIVIL DRAWINGS.
 - POINTS ALONG THE CONCRETE BANDS ARE LOCATED ON THE CENTERLINE OF THE BANDS. RADII ARE MEASURED TO THE CENTER OF THE ARC FOR THE CONCRETE BANDS AND FOR THE CONCRETE CURB WALL.
 - POINTS ON CURVES ARE TYPICALLY AT THE BEGINNING, MIDDLE, & END OF THE ARC.
 - CONTRACTOR SHALL CREATE A CONTINUOUS BOULDER RETAINING WALL IN THIS AREA, WHICH IS WITHIN THE UTILITY EASEMENT.
 - INSTALL GEOTECH FABRIC BETWEEN WALL & SOIL BEHIND IT. WALL SHALL NOT ALLOW SOIL TO SIFT THROUGH TO PAVING BELOW.
 - ROCK SIZE, SHAPE, & LOCATION ARE DIAGRAMMATIC, INTENDING TO SHOW DESIGN INTENT.
 - REFER TO DETAILS 4/ SP3.0, 1/SP3.1, & SHEET L2.0 FOR INFORMATION ON INSTALLATION AND DESIGN INTENT.
 - SEE CIVIL SHEET C2.1 FOR GRADING INFORMATION.

DHM DESIGN

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Suite 300
Denver, CO 80209
303.892.5566
www.dhmdesign.com

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Parker Schoolhouse Plaza & Parking Lot

19650 East Mainstreet
Parker, Colorado 80138

DHM PROJ. #	DATE
17315.02	11-21-2018
DESIGNED: MG	
DRAWN: MB	
CHECKED: MG	

REVISIONS:	
DHM Project # 17315.02	
1st Submittal	03-08-2018
2nd Submittal	04-18-2018
3rd Submittal	05-16-2018

DHM Project # 17315.02	
4th Submittal	10-26-2018
5th Submittal	12-03-2018

JOB DESCRIPTION:
Site Plan Submittal

SHEET TITLE:
PLAZA ENLARGEMENT LAYOUT PLAN

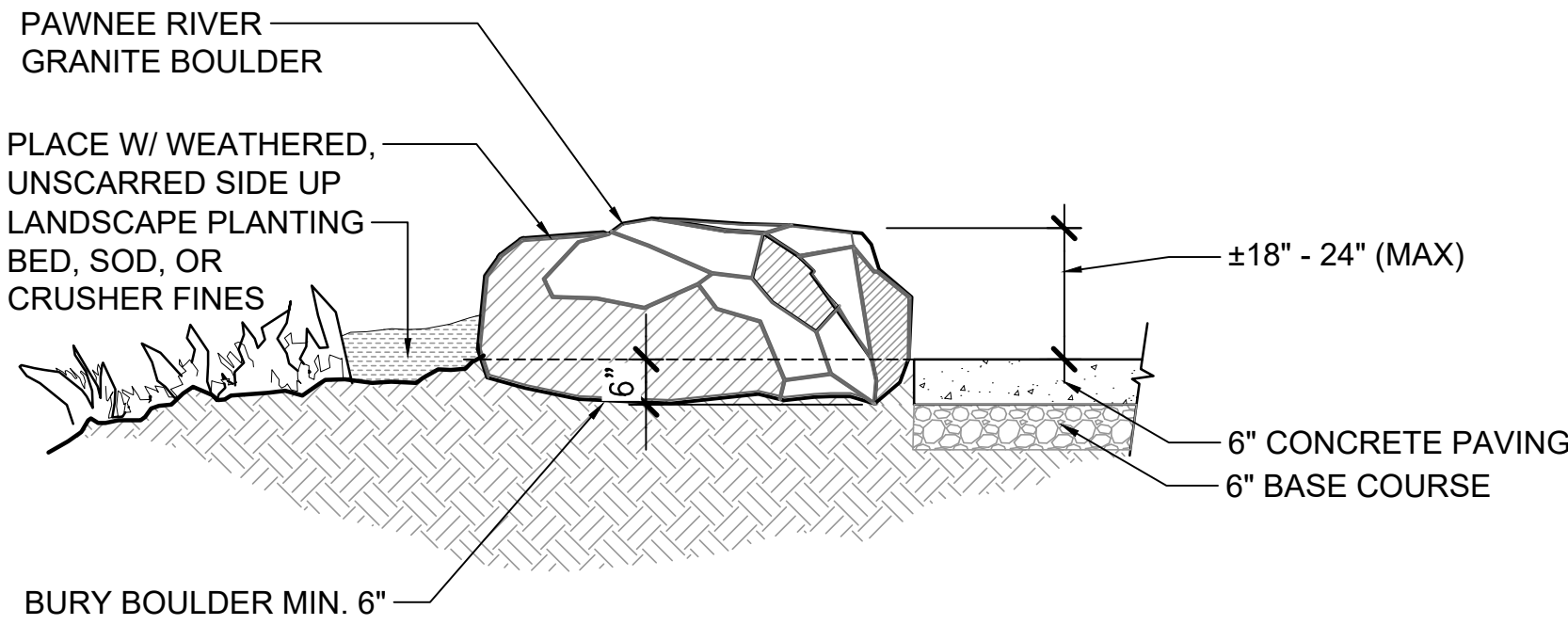
SCALE: 1"=10'-0"
SHEET NUMBER:

SP2.0

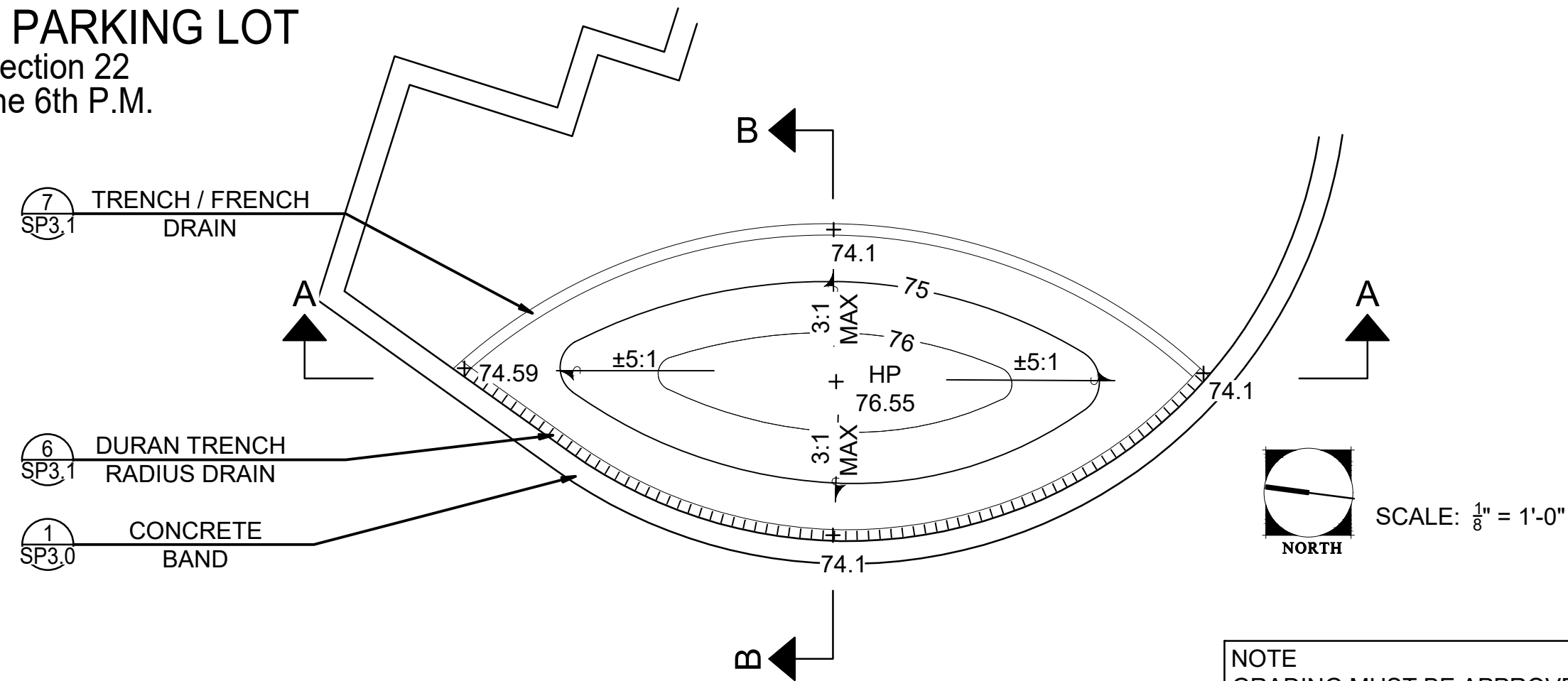
SHEET 4 OF 14

PARKER SCHOOLHOUSE PLAZA & PARKING LOT

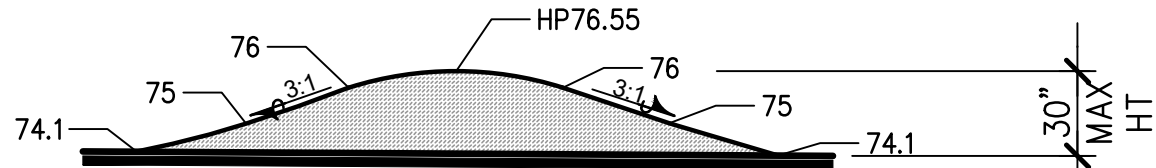
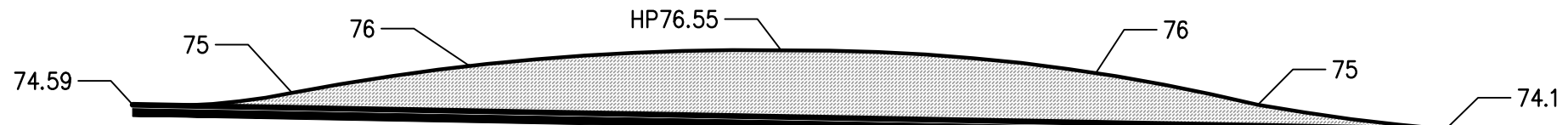
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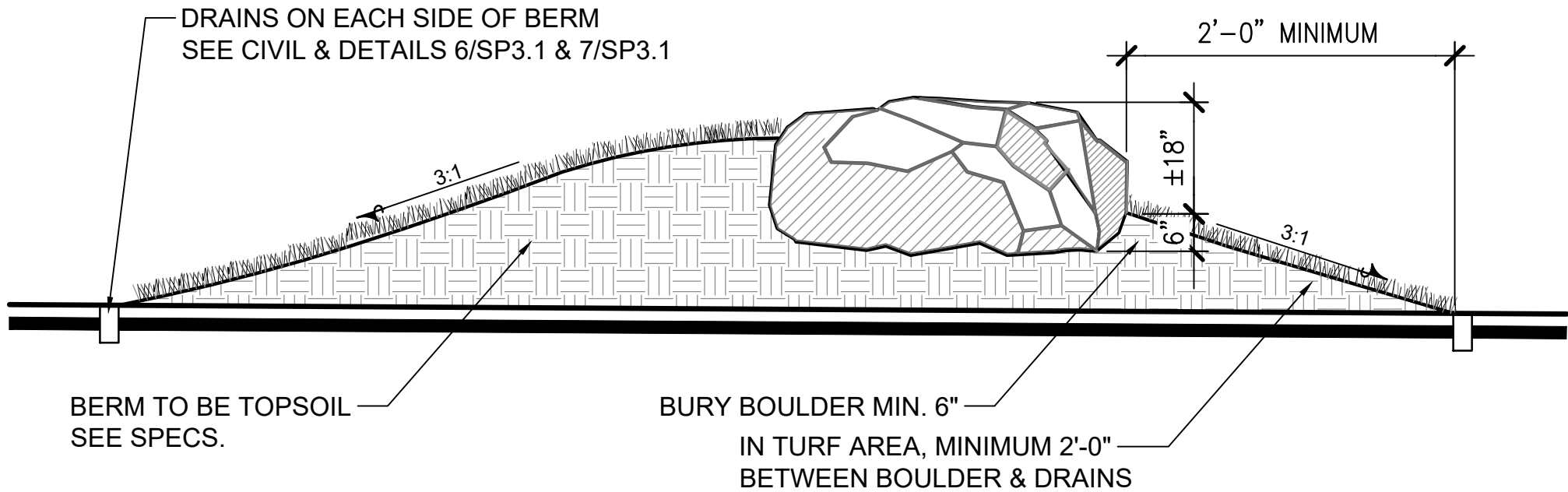
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SP3.1
TYPICAL LANDSCAPE BOULDER
IN PLANTING BEDS OR CRUSHER FINES
NOT TO SCALE



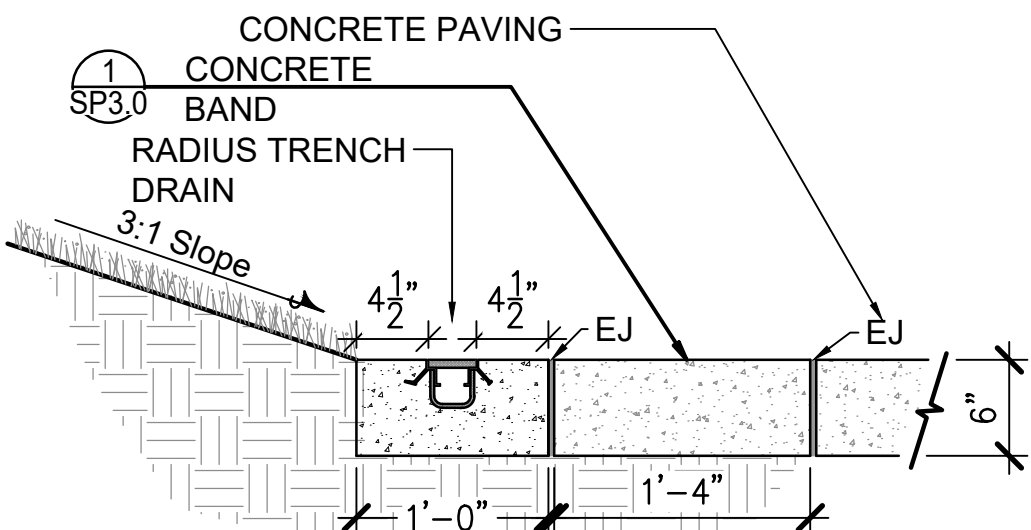
NOTE
GRADING MUST BE APPROVED BY
LANDSCAPE ARCHITECT PRIOR TO
SOIL PREP AND PRIOR TO INSTALLING
BOULDERS ON BERMS. SEE
SPECIFICATIONS



4
SP3.1
BERM GRADING SECTIONS
SCALE: $\frac{3}{16}" = 1'-0"$

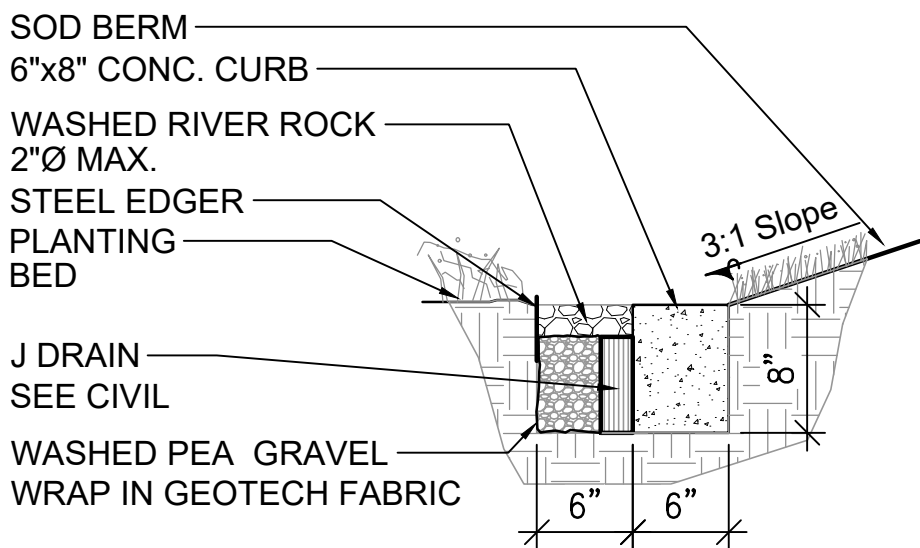


5
SP3.1
TYPICAL LANDSCAPE BOULDER
(AT GRASS BERM - MAIN PLAZA)
NOT TO SCALE



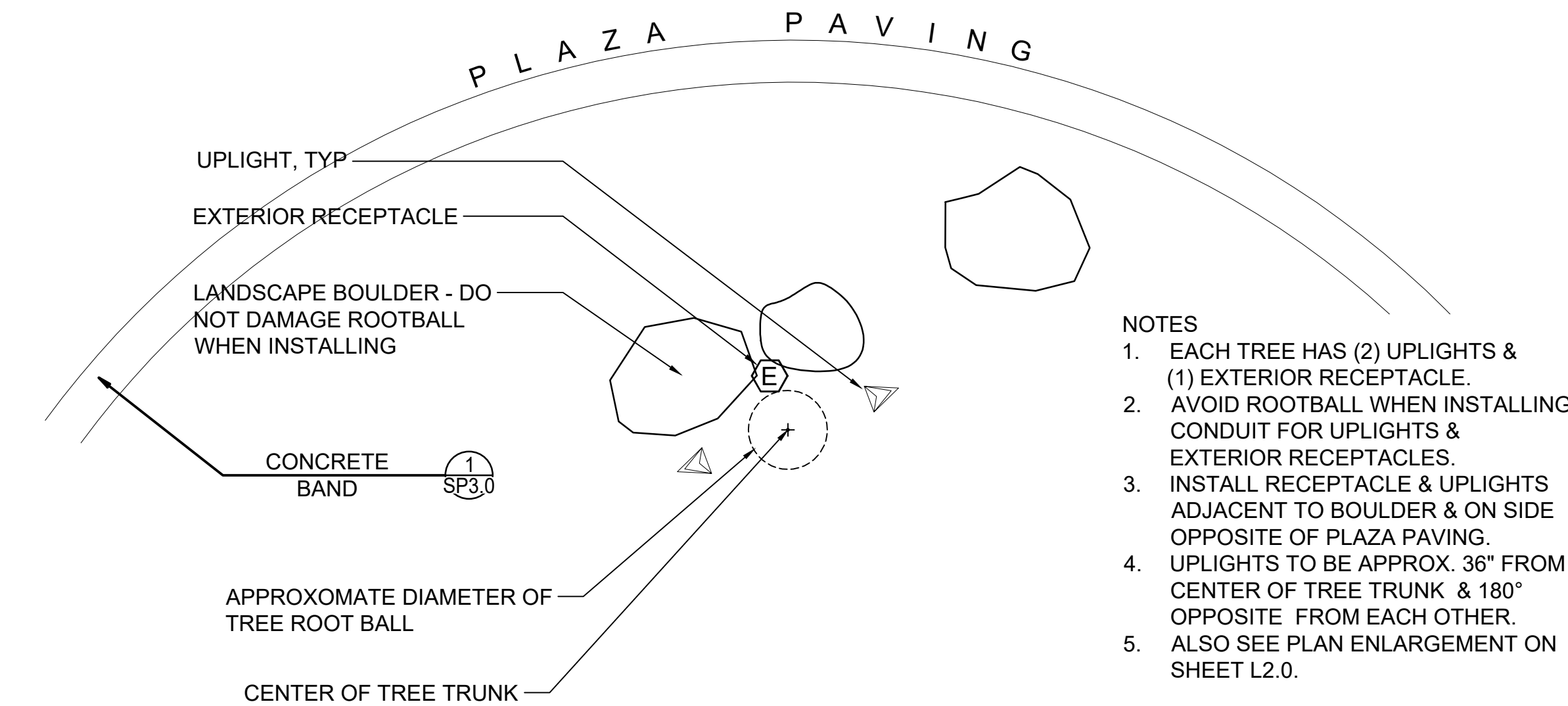
- 2" I.D. RADIUS TRENCH DRAIN
- GRATE - ADA COMPLIANT, GALVANIZED STEEL.
- INSTALL PER MANUFACTURER'S INSTRUCTIONS.
- SEE CIVIL DRAWINGS FOR CONNECTION TO OVERALL DRAIN SYSTEM.
- SEE CIVIL SPECS FOR ADDITIONAL DRAIN INFORMATION.

6
SP3.1
DURA TRENCH RADIUS TRENCH DRAIN
WEST EDGE OF SOD BERM
SCALE: 1" = 1'-0"

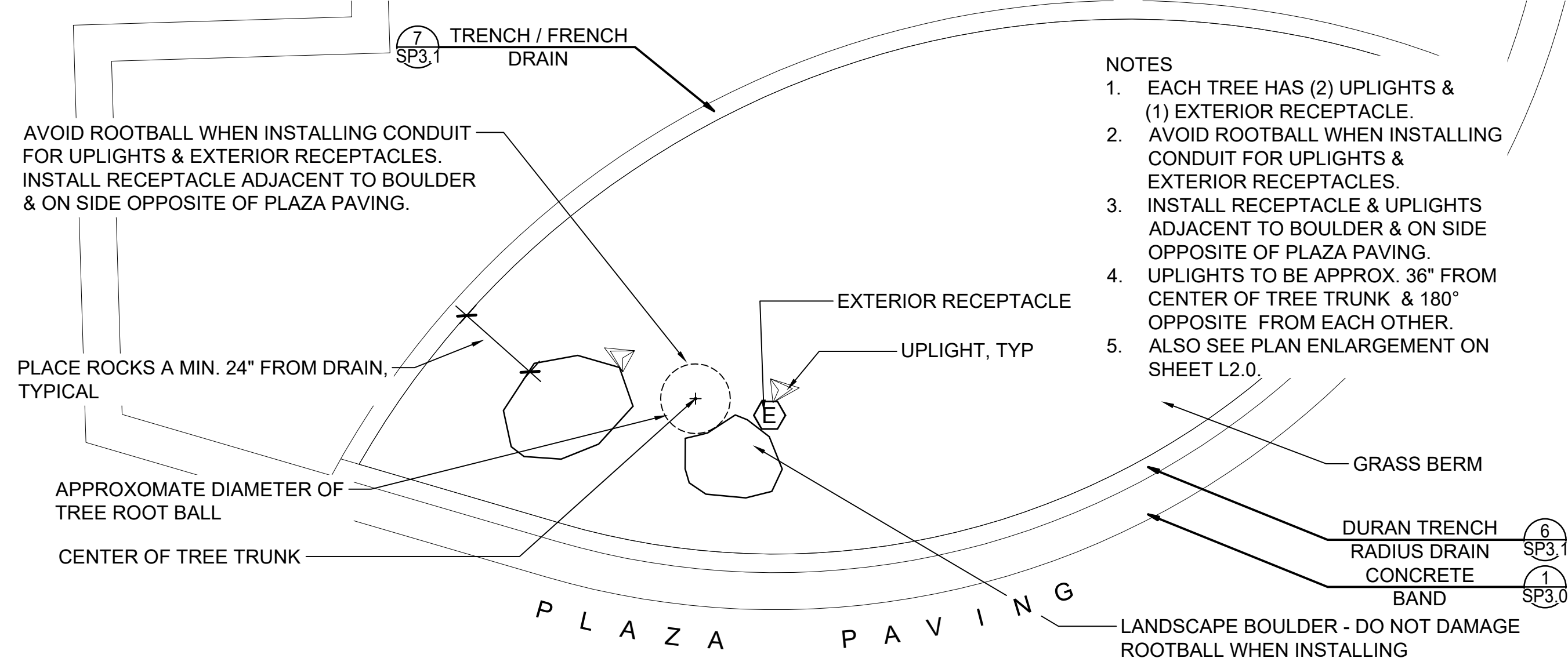


- 2" I.D. RADIUS TRENCH DRAIN
- GRATE - ADA COMPLIANT, GALVANIZED STEEL.
- INSTALL PER MANUFACTURER'S INSTRUCTIONS.
- SEE CIVIL DRAWINGS FOR CONNECTION TO OVERALL DRAIN SYSTEM.
- SEE CIVIL SPECS FOR ADDITIONAL DRAIN INFORMATION.

7
SP3.1
TRENCH / FRENCH DRAIN
EAST EDGE OF SOD BERM
SCALE: 1" = 1'-0"



2
SP3.1
TYPICAL UPLIGHT & ELECTRICAL RECEPTACLE @ TREE W/ BOULDERS
IN SHRUB & CRUSHER FINES AREAS
NOT TO SCALE



3
SP3.1
TYPICAL UPLIGHT & ELECTRICAL RECEPTACLE @ TREE
PLANTED ON SOD BERM
NOT TO SCALE

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Parker Schoolhouse

Plaza & Parking Lot

19650 East Mainstreet

Parker, Colorado 80138

DHM PROJ. # 17315.02 DATE 11-21-2018

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CHECKED: MG

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JOB DESCRIPTION:
Site Plan Submittal

SHEET TITLE:
SITE
DETAILS

SCALE: AS SHOWN
SHEET NUMBER:

SP3.1

SHEET 6 OF 14

Parker Schoolhouse

Plaza & Parking Lot

19650 East Mainstreet

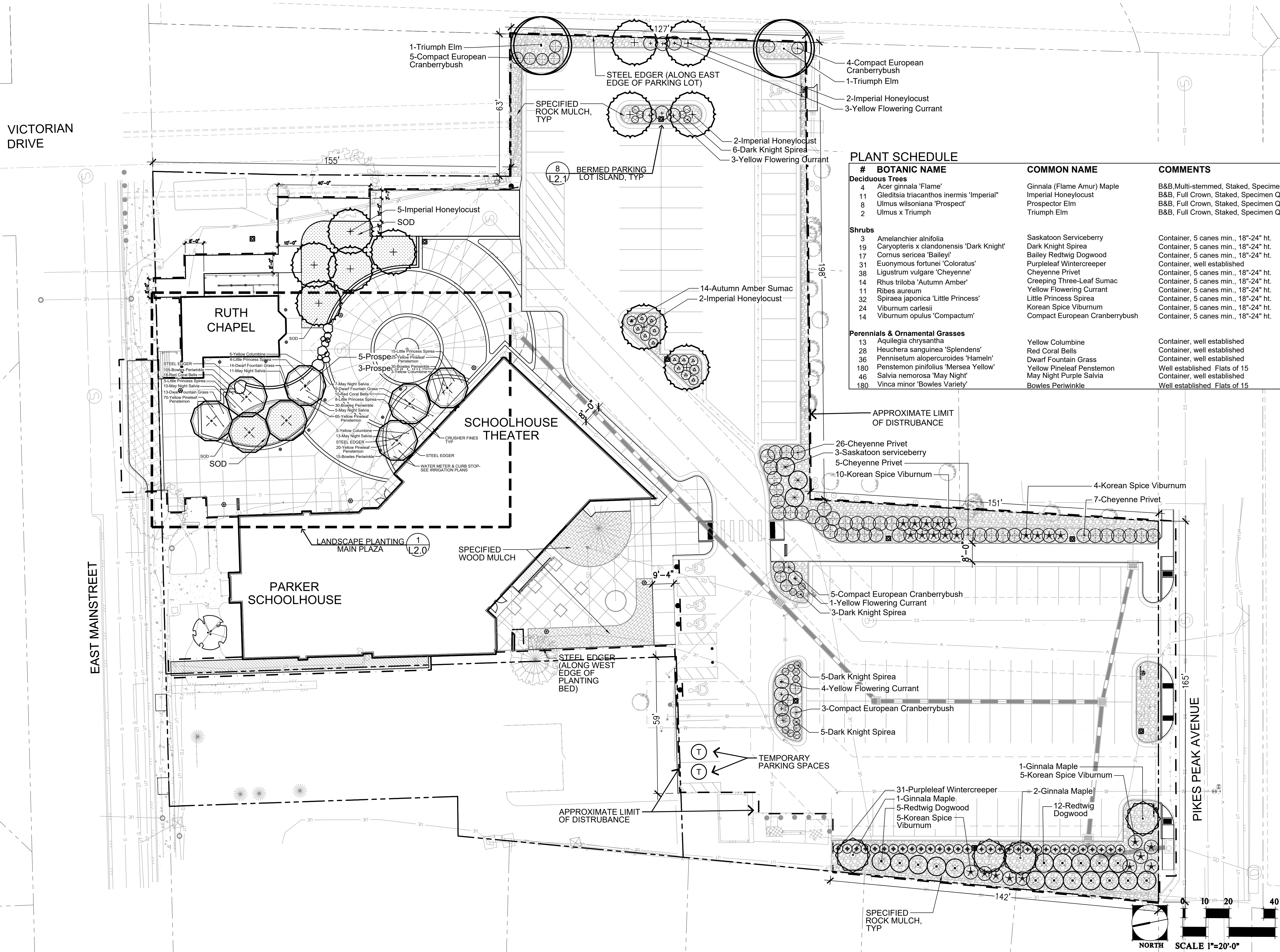
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5th Submittal 12-03-2018JOB DESCRIPTION:
Site Plan SubmittalSHEET TITLE:
PLANTING PLAN
& PLANT SCHEDULESCALE: 1"=20'-0"
SHEET NUMBER:

L1.0

SHEET 7 OF 14



PLANT SCHEDULE

#	BOTANIC NAME	COMMON NAME	COMMENTS	SIZE	SPACING
Deciduous Trees					
4	Acer ginnala 'Flame'	Ginnala (Flame Amur) Maple	B&B, Multi-stemmed, Staked, Specimen Quality	2" Cal	20' OC
11	Gleditsia triacanthos inermis 'Imperial'	Imperial Honeylocust	B&B, Full Crown, Staked, Specimen Quality	2.5" Cal.	25' OC
8	Ulmus wilsoniana 'Prospect'	Prospector Elm	B&B, Full Crown, Staked, Specimen Quality	2.5" Cal.	18' OC
2	Ulmus x Triumph	Triumph Elm	B&B, Full Crown, Staked, Specimen Quality	2.5" Cal.	40' OC
Shrubs					
3	Amelanchier alnifolia	Saskatoon Serviceberry	Container, 5 canes min., 18"-24" ht.	#5	6' OC
19	Caryopteris x clandonensis 'Dark Knight'	Dark Knight Spirea	Container, 5 canes min., 18"-24" ht.	#5	3' OC
17	Cornus sericea 'Bailey'	Bailey Redtwig Dogwood	Container, 5 canes min., 18"-24" ht.	#5	8' OC
31	Euonymus fortunei 'Coloratus'	Purpleleaf Wintercreeper	Container, well established	#1	4' OC
38	Ligustrum vulgare 'Cheyenne'	Cheyenne Privet	Container, 5 canes min., 18"-24" ht.	#5	5' OC
14	Rhus triloba 'Autumn Amber'	Creeping Three-Leaf Sumac	Container, 5 canes min., 18"-24" ht.	#5	4' OC
11	Ribes aureum	Yellow Flowering Currant	Container, 5 canes min., 18"-24" ht.	#5	6' OC
32	Spiraea japonica 'Little Princess'	Little Princess Spirea	Container, 5 canes min., 18"-24" ht.	#5	3' OC
24	Viburnum carlesii	Korean Spice Viburnum	Container, 5 canes min., 18"-24" ht.	#5	4' OC
14	Viburnum opulus 'Compactum'	Compact European Cranberrybush	Container, 5 canes min., 18"-24" ht.	#5	5' OC
Perennials & Ornamental Grasses					
13	Aquilegia chrysantha	Yellow Columbine	Container, well established	#1	24" OC
28	Heuchera sanguinea 'Splendens'	Red Coral Bells	Container, well established	#1	12" OC
36	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass	Container, well established	#1	18" OC
180	Penstemon pinifolius 'Mersea Yellow'	Yellow Pineleaf Penstemon	Well established Flats of 15	4"	12" OC
46	Salvia nemorosa 'May Night'	May Night Purple Salvia	Container, well established	#1	18" OC
180	Vinca minor 'Bowles Variety'	Bowles Periwinkle	Well established Flats of 15	4"	12" OC

PLANTING NOTES

1. THE LANDSCAPE PLAN AND DETAILS ARE TO BE USED IN CONJUNCTION WITH THE CIVIL, ELECTRICAL, STRUCTURAL, IRRIGATION, AND PLUMBING PLANS TO FORM COMPLETE INFORMATION REGARDING SITE WORK. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH OTHER CONTRACTORS REQUIRED TO ACCOMPLISH ALL CONSTRUCTION OPERATIONS. ALL PIPING, CONDUIT, SLEEVES, ETC., SHALL BE SET IN PLACE PRIOR TO INSTALLATION OF LANDSCAPE PLANTING.
2. LANDSCAPE CONTRACTOR TO REMOVE ALL ROCK AND DEBRIS OVER 1" IN SIZE PRIOR TO INSTALLATION OF PLANT MATERIAL. ALL MATERIALS SHALL BE DISPOSED OF OFF-SITE PER LOCAL CODES & REGULATIONS.
3. CONTRACTOR SHALL FOLLOW THE LANDSCAPE PLAN. ANY DISCREPANCIES BETWEEN THE PLAN AND FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER'S AUTHORIZED REPRESENTATIVE (OAR) BEFORE PROCEEDING WITH WORK.
4. CONTRACTOR SHALL USE LOCAL BEST MANAGEMENT PRACTICES FOR OBTAINING AND INSTALLING LANDSCAPE MATERIALS. COMPLETE THE WORK USING SKILLED PERSONNEL, PROFICIENT IN THE TRADES REQUIRED & IN A NEAT , ORDERLY AND RESPONSIBLE MANNER & WITH RECOGNIZED STANDARDS OF WORKMANSHIP.
5. ALL PLANTS TO BE APPROVED BY OAR PRIOR TO INSTALLATION. NOTIFY OAR FOR INSPECTION AND APPROVAL OF PLANT MATERIAL AT TIME OF DELIVERY. TREES ARE TO BE TAGGED AT THE NURSERY BY CITY FORESTER. ANY PLANT NOT MEETING OWNER'S APPROVAL MAY BE REJECTED AT ANY TIME PRIOR TO FINAL ACCEPTANCE.
6. PLANT MATERIAL MUST MEET CURRENT LANDSCAPE NURSERY STANDARDS &/OR ANSI Z60.1.
7. IF PLANTS ARE NOT AVAILABLE, NOTIFY OAR & OBTAIN APPROVAL OF PROPOSED SUBSTITUTIONS BEFORE PROCURING PLANT MATERIAL.
8. THE OAR MUST APPROVE ALL PLANTING LAYOUTS PRIOR TO PLANTING. ALL ADJUSTMENTS SHALL BE MADE BY THE CONTRACTOR PRIOR TO INSTALLING PLANTS. THE CONTRACTOR SHALL NOT DIG PLANT PITS UNTIL LOCATIONS ARE APPROVED.
9. IF THERE IS A DISCREPANCY BETWEEN THE PLANT QUANTITY ON THE PLANS & THE ACTUAL NUMBER OF PLANT SYMBOLS DEPICTED ON THE PLANS, THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING THE ACTUAL NUMBER OF PLANTS AS SYMBOLICALLY DEPICTED ON THE PLANS.
10. MULCH - ALL PLANTING BEDS SHALL RECEIVE SPECIFIED MULCH. REFER TO SPECIFICATIONS AND DETAILS.
11. ROCK MULCH SHALL BE 4"-6" DIAMETER RIVER COBBLE. SEE SPECS AND DETAILS.
 - A. ROCK MUCH SHALL BE SET 1" BELOW AN ADJACENT TOP OF CURB OR CONCRETE PAVING
 - B. PLANTINGS WITHIN ROCK MULCH AREAS SHALL NOT HAVE ROCK MULCH INSTALLED AROUND THEIR BASES TO ALLOW FOR THE INSTALLATION OF WOOD MULCH. TREES SHALL HAVE NO ROCK MULCH WITHIN 15" OF THEIR BASE; SHRUBS SHALL HAVE NO ROCK MULCH WITHIN 9" OF THEIR BASE.
 - C. HAND PLACE ROCK MULCH SO AS NOT TO DAMAGE THE PLANTS OR THE IRRIGATION SYSTEM.
 - D. ALL ROCK MULCHED AREAS SHALL BE UNDERLAIN WITH GEOTECH FABRIC.
12. WOOD MULCH SHALL BE A NATURAL CEDAR FIBER MULCH. SEE SPECS.
 - A. APPLY A MINIMUM FOUR (4) INCH DEPTH FOR TREES AND SHRUBS. GROUNDCOVERS SHALL RECEIVE 2" OF WOOD MULCH - DO NOT BURY PERENNIALS WITH MULCH.
 - B. MULCH AROUND TREES SHALL BE 4" DEEP, EXCEPT IN LAWN AREAS WHICH WILL BE 2" DEEP.
 - C. PULL MULCH BACK 6" FROM TRUNK OF TREES
 - D. PLANTINGS WITHIN ROCK MULCH AREAS SHALL HAVE WOOD MULCH INSTALLED AROUND THEIR BASE. TREES SHALL HAVE A WOOD MULCH RING MINIMUM 30" IN DIAMETER; SHRUBS SHALL HAVE A WOOD MULCH RING MINIMUM 18" IN DIAMETER.
 - E. WOOD MULCH AREAS SHALL NOT BE UNDERLAIN WITH GEOTECH FABRIC.

INSTALLATION OF BOULDER & LIGHTING IN PLAZA AREA

BOULDERS

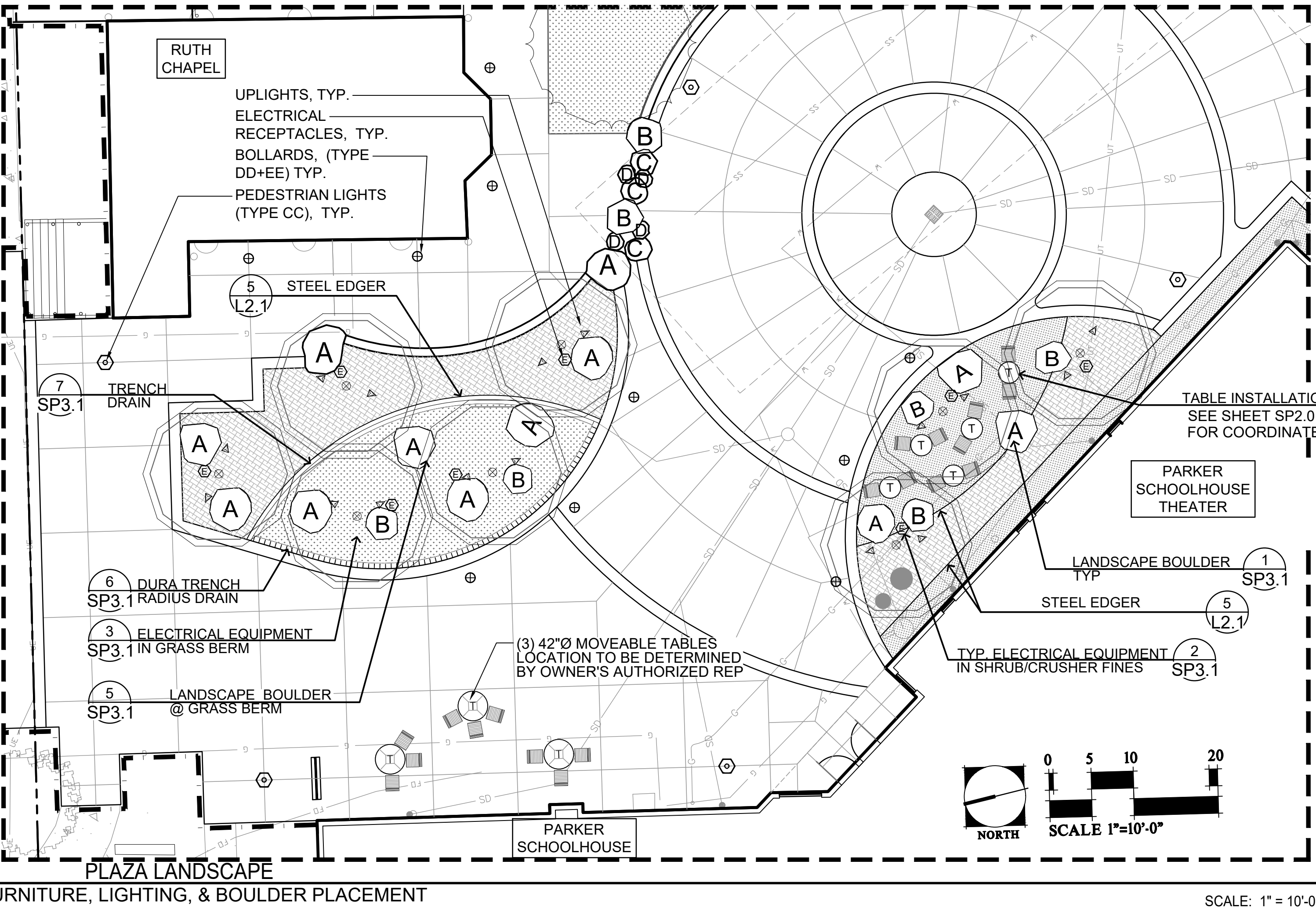
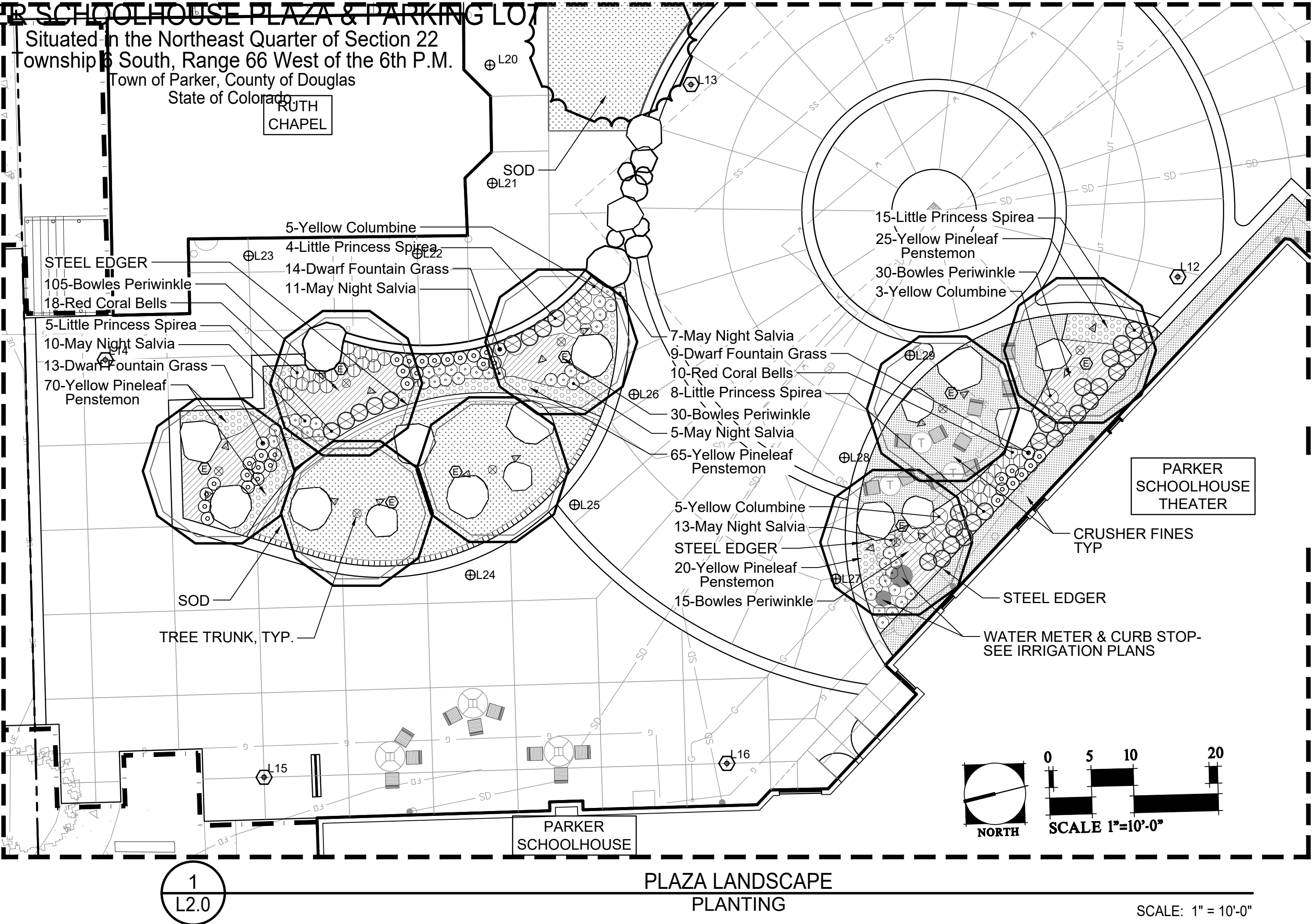
1. DESIGN INTENT: BOULDERS WILL SERVE AS INFORMAL SEATING. THEREFORE, THE HORIZONTAL TOP EDGE OR FACE SHOULD BE RELATIVELY FLAT-ESPECIALLY THE 5' DIAMETER (TYPE A) ROCKS.
 2. BOULDERS SHALL BE PAWNEE RIVER GRANITE AVAILABLE FROM HIGH PLAINS STONE COMPANY - www.highplainsstone.com OR APPROVED SUBSTITUTE.
 3. BOULDERS TO BE INSPECTED & APPROVED BY LANDSCAPE ARCHITECT AT THEIR SOURCE (IF SOURCED LOCALLY) OR OTHER APPROVED MEANS (IF NOT SOURCED LOCALLY) PRIOR TO DELIVERY TO SITE. IF DELIVERED TO SITE PRIOR TO ACCEPTANCE THEY MAY BE REJECTED.
 4. LANDSCAPE ARCHITECT MUST BE PRESENT WHEN BOULDERS ARE PLACED TO APPROVE GENERAL INSTALLATION CONFIGURATION.
 5. THE TOP (EXPOSED) SURFACE SHALL BE RELATIVELY FLAT.
 6. BOULDERS SHALL BE BURIED A MINIMUM OF 6" BELOW GRADE (FOR TYPES A, B & C; OR MIN 1/3 HT OF BOULDER FOR TYPE D) WITH A 18"-24" (MAX) ABOVE GRADE.
 7. DO NOT FRACTURE BOULDER DURING PLACEMENT - SUCH ACTION MAY BE CAUSE FOR REJECTION.
 8. WASH BOULDERS THOROUGHLY AFTER PLACEMENT.
 9. COORDINATE BOULDER PLACEMENT WITH THE LOCATION OF PLANT MATERIAL, IRRIGATION, UTILITIES, & LIGHTING.
 10. BOULDER SCHEDULE
 - A - APPROXIMATELY 5' DIAMETER
 - B - APPROXIMATELY 4' DIAMETER
 - C - APPROXIMATELY 3' DIAMETER
 - D - APPROXIMATELY 2' DIAMETER
 11. ALSO REFER TO DETAILS 1/SP3.1 & 5/SP3.1 BOULDER RETAINING WALL
 1. COORDINATE BOULDER SELECTION & PLACEMENT WITH INSTALLATION OF CONCRETE CURB WALL. GROUT AREAS BETWEEN BOULDERS & WALL WITH NON-SHRINK GROUT AS MEANS TO CREATE A TIGHT, CONTINUOUS RETAINING WALL WHICH WILL NOT ALLOW SOIL TO SIFT THROUGH TO THE PLAZA BELOW.
 2. INSTALL GEOTECH FABRIC BEHIND BOULDER WALL TO INSURE THAT SOIL WILL NOT SIFT THROUGH TO PLAZA BELOW.
- LIGHTING
1. REFER TO ELECTRICAL DRAWINGS FOR LIGHTING INFORMATION.
 2. REFER TO DETAILS 5/SP3.0, 2/SP3.1 AND, 3/SP3.1 FOR MORE INFORMATION ON LIGHT LOCATION; REFER TO LEGEND THIS SHEET FOR LIGHTING SYMBOLS.

LIGHTING SYMBOLS

- Bollards (Type DD + EE)
 - Pedestrian Lights (Type "CC" Series)
 - Pole Lights (Types AA + "BB" Series)
 - Electrical Receptacle
 - Uplights
- See Light Coordinate Table (Sheet SP1.0) for light locations
- See Sheets EP2.0 & E3.0 for explanation of lighting types

PARKER SCHOOLHOUSE PLAZA & PARKING LOT

Situated in the Northeast Quarter of Section 22 Township 6 South, Range 66 West of the 6th P.M. Town of Parker, County of Douglas State of Colorado



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Parker Schoolhouse

Plaza & Parking Lot

19650 East Mainstreet

Parker, Colorado 80138

DHM PROJ. # 17315.02 DATE 11-21-2018
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DHM Project # 17315.02
4th Submittal 10-26-2018
5th Submittal 12-03-2018

JOB DESCRIPTION:
Site Plan Submittal

SHEET TITLE:
PLAZA ENLARGEMENTS & PLANTING NOTES

SCALE: 1" = 10'-0"
SHEET NUMBER:

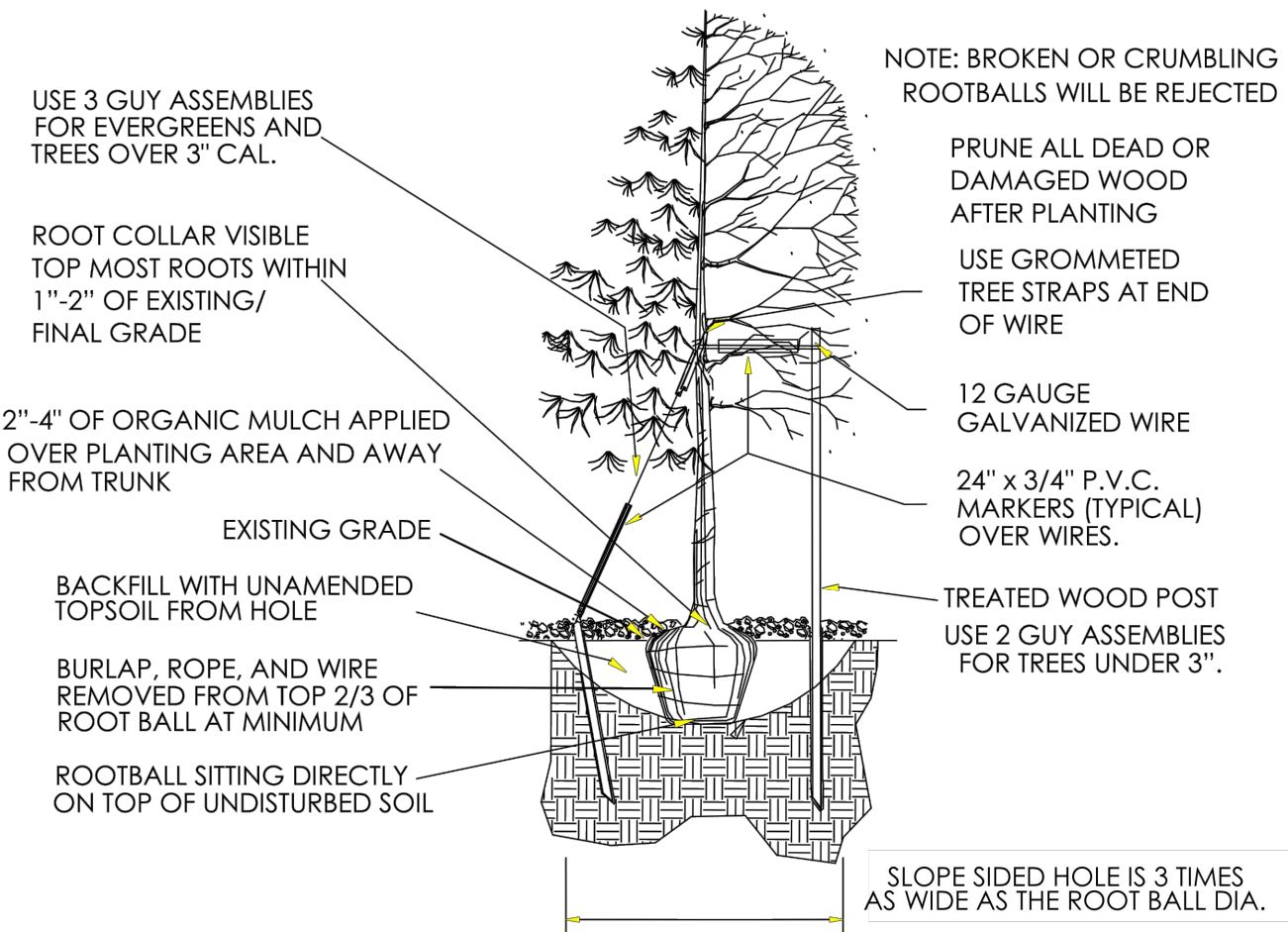
L2.0

SHEET 8 OF 14

PARKER SCHOOLHOUSE PLAZA & PARKING LOT

Situated in the Northeast Quarter of Section 22
Township 6 South, Range 66 West of the 6th P.M.
Town of Parker, County of Douglas
State of Colorado.

TOWN OF PARKER PLANTING STANDARDS



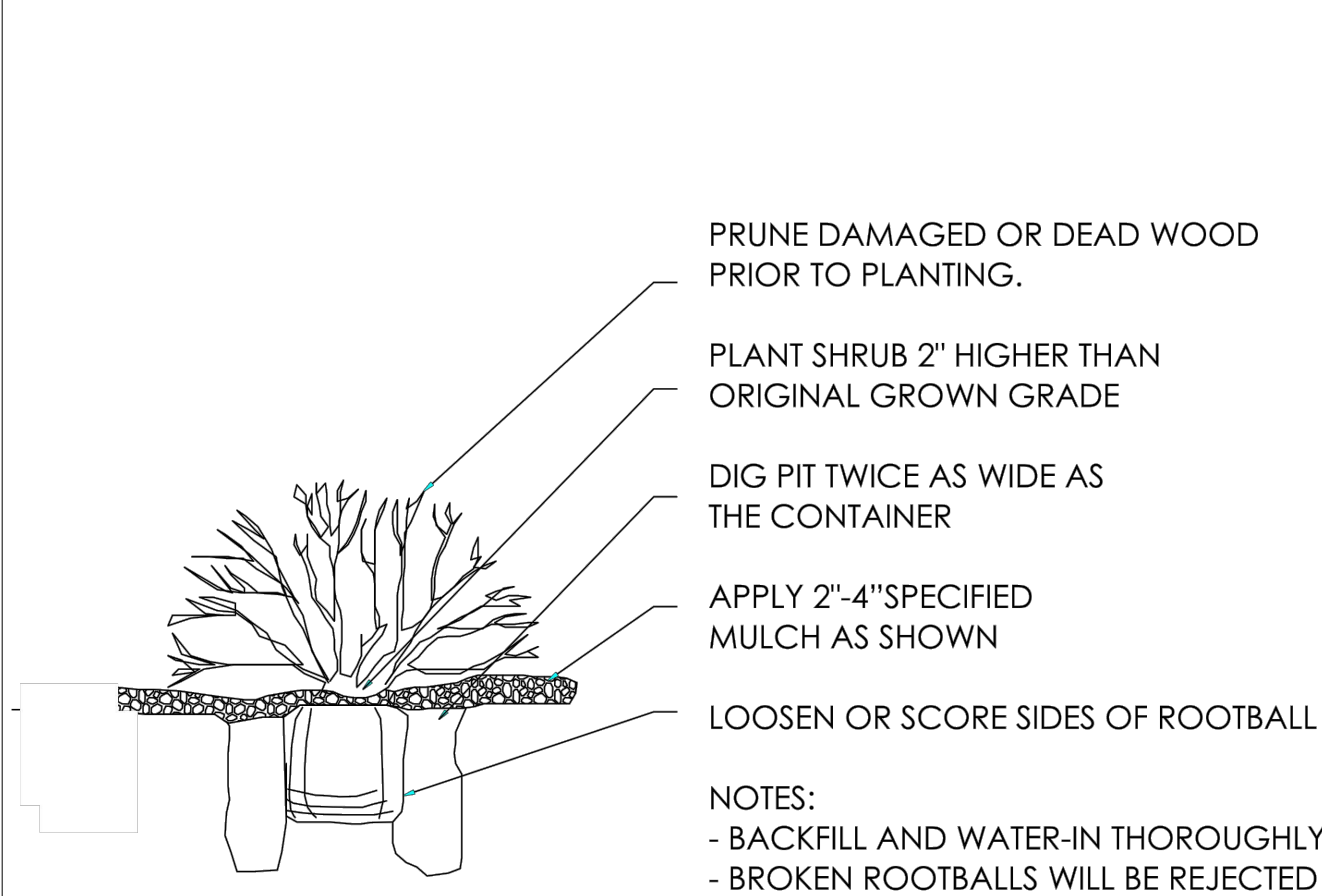
- Excavate planting holes with sloping sides. Make excavations at least three times as wide as the root ball diameter and no deeper than the distance from the top most roots in the root ball to the bottom of the root ball to allow for settling. Do not disturb soil at bottom of planting holes, but do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

TREE PLANTING

NOT TO SCALE

TOWN OF PARKER PLANTING STANDARDS

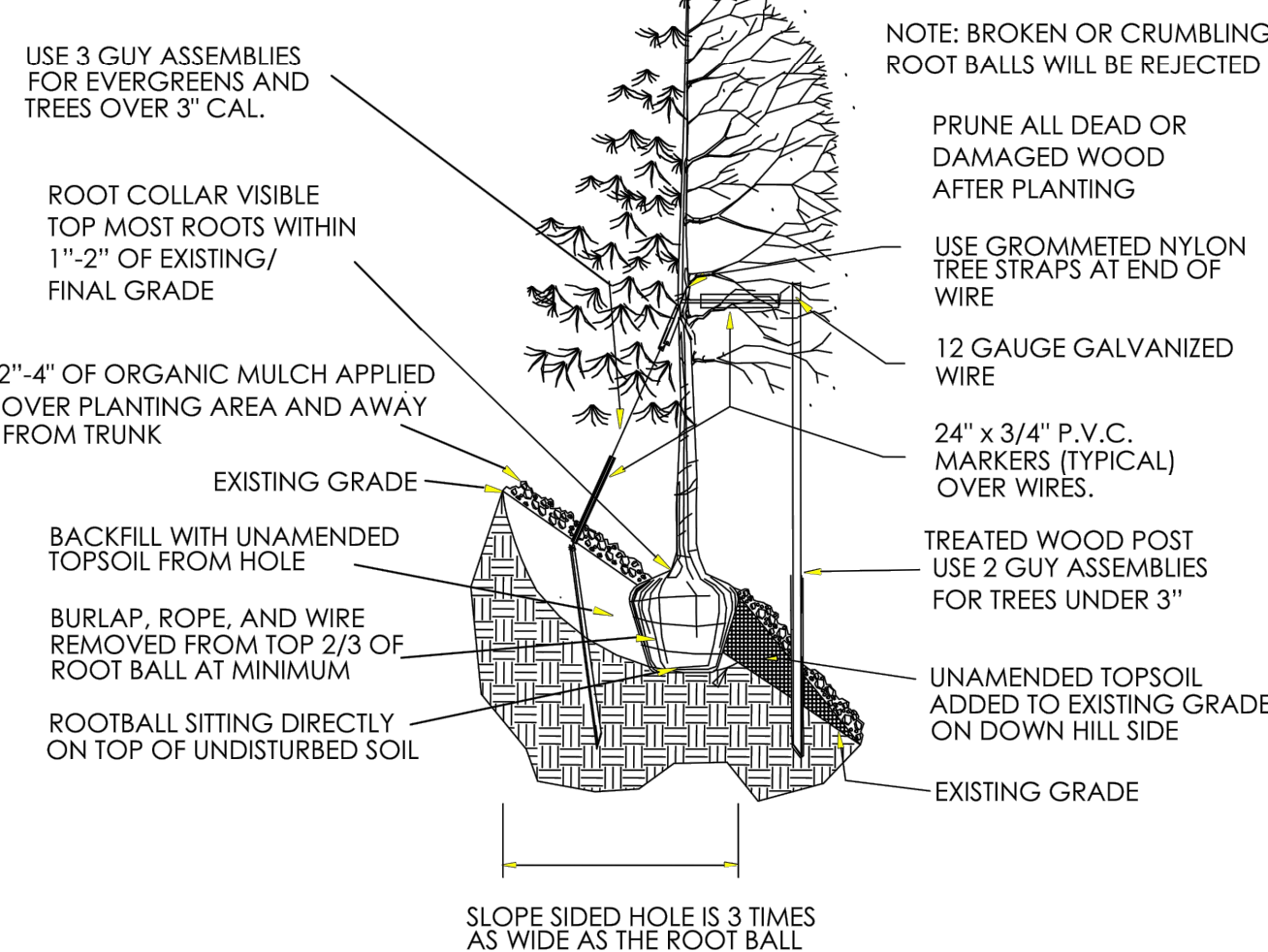
TOWN OF PARKER PLANTING DETAIL – SHRUBS



SHRUB PLANTING

NOT TO SCALE

TOWN OF PARKER TREE PLANTING DETAIL - SLOPES



TREE ON SLOPE

NOT TO SCALE

SHRUB BED W/ SPECIFIED MULCH DEPTH

ADJACENT MATERIAL

SPECIFIED STEEL EDGING

SPECIFIED METAL STAKES

NOTES:

- EDGING SHALL ABUT ALL CONCRETE CURBS AND WALKS
- ALL JOINTS TO BE SECURELY STAKED.

STEEL EDGER

NOT TO SCALE

APPLY SPECIFIED MULCH 2" DEEP. SEE SPECIFICATIONS. MULCH DEPTH AROUND PLANT BASE MAY BE THINNER. DO NOT BURY PLANTS WITH MULCH.

PLANT SPACING AS SPECIFIED

PLANTING PIT TO BE PER SPECIFICATIONS
AMENDED BACKFILL PER SPECIFICATIONS
REMOVE POTS PRIOR TO PLANTING

PERENNIALS & GROUND COVERS

NOT TO SCALE

1
L2.1

5
L2.1

SHRUB / FLOWERS / GROUNDCOVERS

TRIANGULAR SPACING

FOR PLANTING LAYOUT

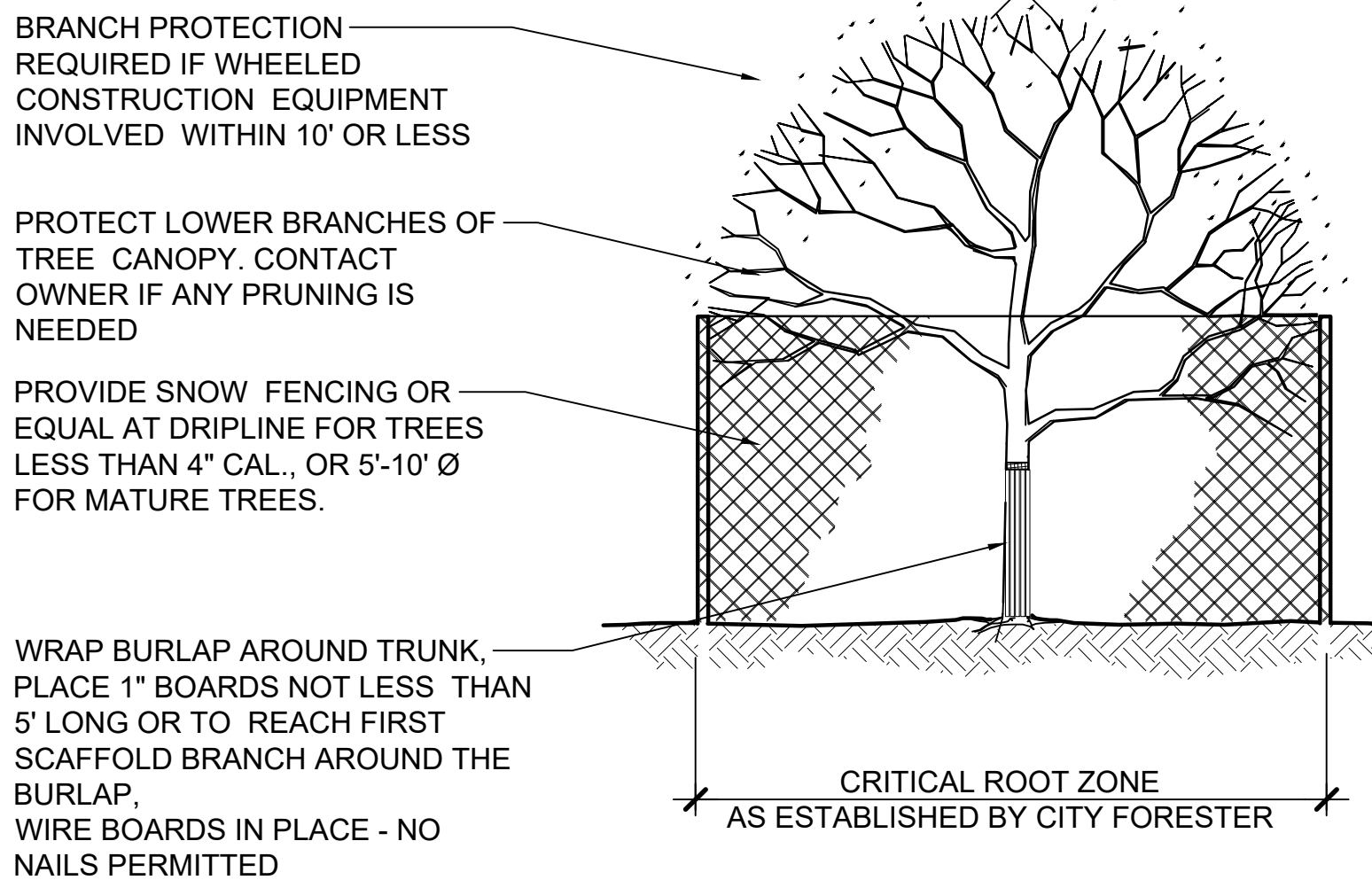
NOT TO SCALE

6
L2.1

8
L2.1

BERMED PARKING LOT ISLAND

NOT TO SCALE



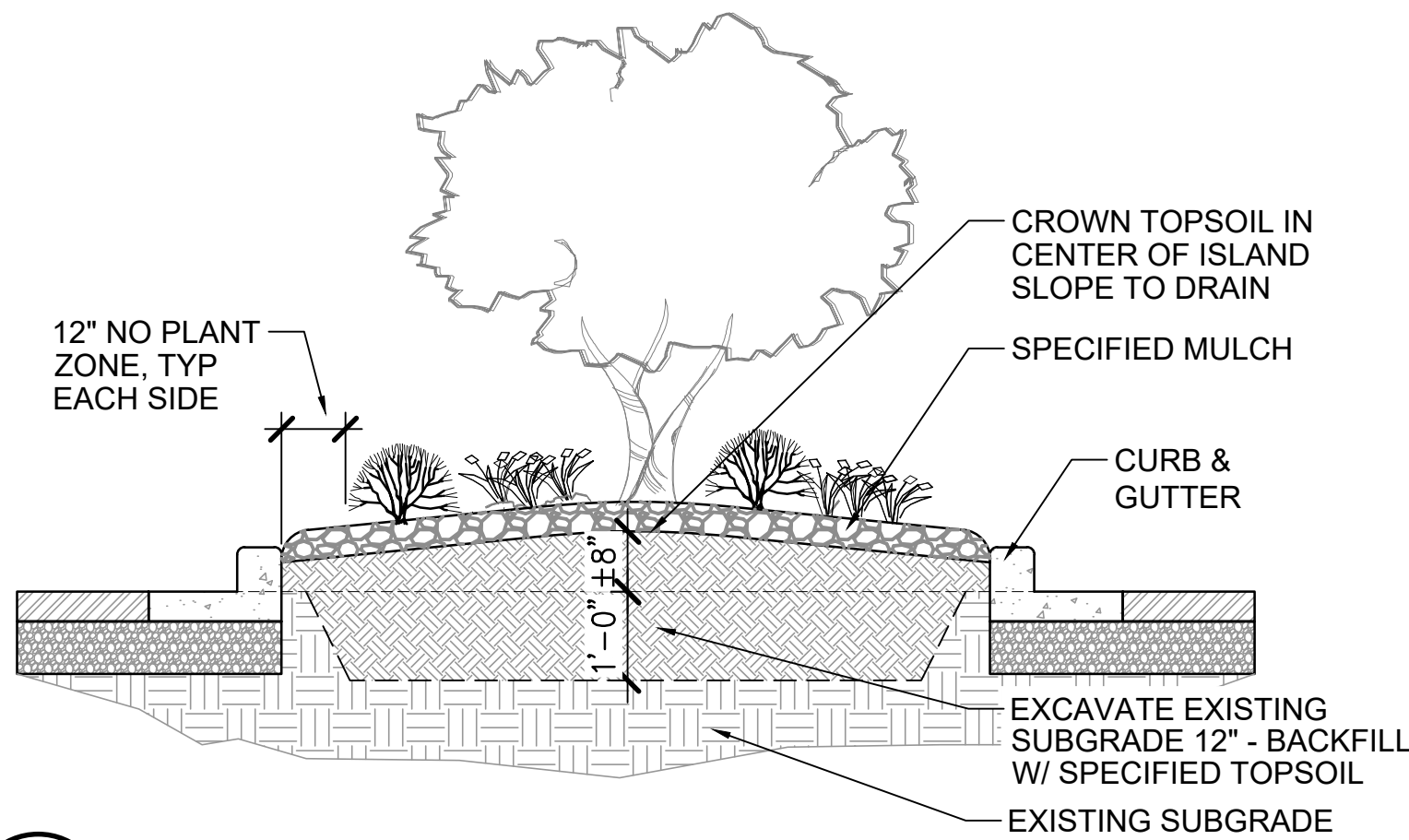
TREE PROTECTION DETAIL

NOT TO SCALE

PLANT SPACING	A	B	C	D
18"	18"	9"	15½"	18"
24"	24"	18"	21"	24"
36"	36"	30"	31"	36"
48"	48"	30"	42"	48"
60"	60"	36"	52"	60"

NOTES

- CONTRACTOR WILL PRESERVE & PROTECT EXISTING TREES ON SITE, DURING DEMOLITION AND CONSTRUCTION OPERATIONS AS NECESSARY, INCLUDING CANOPIES, TRUNKS, AND ROOT SYSTEMS.
- TREES THAT ARE IN PERIL OF DAMAGE, OR TREES WITHIN 10' OF DEMOLITION OF CONSTRUCTION ACTIVITIES, OR TREES IDENTIFIED SPECIFICALLY BY OWNER, SHALL RECEIVE TREE PROTECTION.
- CONTRACTOR SHALL CONTACT OWNER IF FIELD CONDITIONS ARE SIGNIFICANTLY DIFFERENT THAT WHAT IS SHOWN ON THE PLANS.
- IT IS ACKNOWLEDGED THAT CONSTRUCTION AND DEMOLITION ACTIVITIES WILL OCCUR CLOSE TO TRUNKS AND OVER CRITICAL ROOT ZONES. HOWEVER, THE CONTRACTOR WILL AVOID ALL UNNECESSARY DAMAGE TO TREES.
- IN AREAS WHERE FENCING CANNOT BE INSTALLED, WRAP TRUNK WITH BURLAP AS PER DETAIL. CONSULT WITH OWNER PRIOR TO APPLYING PROTECTIVE WRAP TO VERIFY CONDITIONS.
- ALL DISTURBED ROOTS SHALL BE TRIMMED TO BE CLEAN CUTS. DO NOT LEAVE BARE ROOTS EXPOSED. COVER WITH A BREATHABLE TEMPORARY COVER SUCH AS GEOTECH FABRIC AND A 1" LAYER OF SOIL IF ROOTS ARE TO BE UNCOVERED FOR MORE THAN ONE DAY. WATER AS NECESSARY TO KEEP ROOTS ALIVE.



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Parker Schoolhouse

Plaza & Parking Lot

19650 East Mainstreet

Parker, Colorado 80138

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JOB DESCRIPTION:
Site Plan Submittal

SHEET TITLE:
LANDSCAPE
DETAILS

SCALE: AS SHOWN
SHEET NUMBER:

L2.1

SHEET 9 OF 14

PARKER SCHOOLHOUSE PLAZA & PARKING LOT

Situated in the Northeast Quarter of Section 22
Township 6 South, Range 66 West of the 6th P.M.
Town of Parker, County of Douglas
State of Colorado.

LANDSCAPE REQUIREMENTS

Landscape Area	Required*	Provided**
**10% of total site	9,674 SF	23,782 SF
**Includes:		
Existing Undisturbed Landscaped Areas	3,869 SF	
Existing Rock Mulch Area	729 SF	
Existing Sod Areas	518 SF***	
Proposed Sod Area	1,813 SF***	
Crusher Fines	936 SF	
Proposed Wood Mulched Areas	2,067 SF	
Concrete Plazas	13,850 SF	
Totals	23,782 SF	

***[Note: Per Land Development Ordinance Section 13.06.070 (f)(1)(a), percentage of turf grass that exceeds a maximum of 15% may be approved for recreational use.)

Living Plant Material Cover at Maturity	Required	Provided*
(75% of landscape area)	7,256 SF	14,778 SF
*(Includes Plant Material in Existing Landscaped Areas)		

Landscape Planting	Required	Provided *
	27 Trees	48 (New) 4 (Existing) 52 Total **
	136 Shrubs	72 (New) 47 (Existing) 12 (36 Ornamental Grasses =12 Shrubs) 131 Total ***

(1 tree and 5 shrubs/1500 SF of Site Area not including building and parking lot S.F.)
(40,694 SF / 1500 SF = 27 Trees + 136 Shrubs)

*(Includes Existing Landscape, Proposed Re-located Plant Material, Landscape Plantings around the perimeter of the parking lot, & Parking Lot Islands)

**[Tree counts include (17) new deciduous trees, (1) proposed tree to be planted by the Town of Parker, and (20) 8' shrubs]

***[Total does not include perennials or 1 gallon plant material]

SITE PERIMETER LANDSCAPE REQUIREMENTS

Section 13.06.070A Site Perimeter Landscaping Standards outlines landscape requirements for various adjacent conditions. Site Perimeter Landscape Calculations do not include the entire site for the following reasons:

- The proposed area of disturbance is not contiguous with the entire site perimeter
- The north boundary of the disturbed area is adjacent to Mainstreet. The design of the perimeter landscaping along this boundary has been designed to to continue the landscaping design along Mainstreet.
- A portion of the north perimeter includes the existing landscape in front of the schoolhouse. The new tree shown on Sheet SP1.0 will be planted by the town of Parker.
- The existing Schoolhouse and Schoolhouse Theatre sit within 5ft. of the site property line for about half of the west perimeter. The balance of the west perimeter is included in the parking lot perimeter.
- The adjacent Heath Court Redevelopment Parcel south & east of the parking lot includes significant existing landscaping to help mitigate the landscape requirements along those site perimeters. In addition, existing tree canopies along the west edge of the Heath Court Parcel limit the ability to plant trees along that section of the site perimeter.

Site Perimeter Landscaping*	Required	Provided**
	27 Trees	2 Existing Trees 33 Trees*** 35 Trees Total
	133 Shrubs	72 Shrubs 80 Shrubs**** 152 Shrubs Total

*See Living Landscape Material exhibit this sheet for perimeter dimensions
(1 tree + 5 shrubs per 40 LF)
(1060 LF / 40 LF = 27 Trees + 133 Shrubs)

**[Plant quantities are included in the "Landscape Planting" totals - above. Shrub totals do not include perennials or 1 gallon plant material]

***[Tree counts include (8) deciduous trees, (20) 8' shrubs [(1) 8' shrub = (1) tree unit], (2) existing trees, & (3) trees south of Ruth Chapel]

****[Perimeter landscaping contains (8) trees over the required amount; (1) Tree unit = (10) Shrubs]

TREE MITIGATION PLAN

The mitigation for the removal of the existing tree west of the south theater entrance (see Sheet SP1.0) will be a development requirement placed on Lot 1B.

PARKING LOT BUFFERS

Note: The proposed parking lot replaces the existing parking lot, provides a safer, more efficient & more organized parking layout, as well as vehicular and pedestrian circulation. Buffer widths to meet the minimum 8 foot requirement would significantly limit the ability to accommodate a similar number of parking spaces and provide safe and efficient vehicular and pedestrian circulation.

Adjacent to Public Roadway	Required	Provided
	10 Ft (Min)	14 Ft. to 22 Ft
Adjacent to Lot of similar uses	Required	Provided*
	Min. 8 Ft.	.5 Ft. TO 24 Ft.

Notes*

- **East Edge - Adjacent to undeveloped parcel - 0.5 Ft.
 - This edge will remain narrow (0.5 ft.) in anticipation of a vehicular connection to future development of the adjacent parcel.
- **North Edge - Adjacent to existing commercial business (Lot 2. Mainstreet Center) - 4.6 Ft.
 - The current business has pedestrian access to the parking area and may be using the parking lot.
- **South Edge - Adjacent to existing commercial development (Heath Court) - min. 2 Ft. to max. 3.75 Ft.
 - There are existing defined access points into the SPPL Parking area.
 - The adjacent Heath Court Redevelopment Parcel south & east of the parking lot includes significant existing landscaping to help mitigate the landscape requirements along those site perimeters. In addition, existing tree canopies along the west edge of the Heath Court Parcel limit the ability to plant trees along that section of the site perimeter.
- East Edge South Parking Area - Adjacent to existing development (same as 3 above) - min 18.2 Ft. to max. 26.8 Ft.
 - The adjacent Heath Court Redevelopment Parcel south & east of the parking lot includes significant existing landscaping to help mitigate the landscape requirements along those site perimeters. In addition, existing tree canopies along the west edge of the Heath Court Parcel limit the ability to plant trees along that section of the site perimeter.
 - Reconfiguration of the Parking Area has allowed for the implementation of a pedestrian walk from Pikes Peak Ave. north into the SPPL Site.
- West Edge - Adjacent to existing commercial businesses - min. 12.9 to max 24.6 Ft.
 - Reconfiguration of the Parking Area has provided additional width for a portion of this buffer.

**LDO Section 13.06.070

- (n) Parking Lot Perimeters
(5) Parking lots adjacent to sites with similar uses. Parking lots adjacent to similar uses (as defined by commercial development adjacent to commercial development or commercial development adjacent to a mixed-use development with residential above the street-level floor) shall provide for a buffer a minimum width of eight (8) feet from the property line or lease line. This standard may be reapportioned between properties or reduced, as approved during the site plan review process.

The following standards shall apply when determining the appropriateness of a Reduction:

- Orientation of buildings on adjacent lots (e.g., where are the access points into the buildings?).
- Internal circulation drive on adjacent lots.
- Whether adjacent lots have been developed or are vacant.
- Compliance with an approved plan. Landscape plans shall take into consideration plant materials that are either pre-existing or have been approved by the Town on adjacent lots.

PARKING LOT LANDSCAPING AND ISLANDS

Note: The proposed parking lot replaces the existing parking lot. While the new configuration provides a more efficient & organized parking configuration, as well as vehicular and pedestrian circulation, it cannot meet the Town of Parker parking lot interior landscape requirements without the removal of approximately 20 parking spaces ([1] Parking Space = 9'x18' = 162 SF; 3,227 SF / 162 SF = 19.9 parking spaces):

Required	4,230 SF
Provided	1,003 SF
Difference	3,227 SF

Parking Lot Interior Landscaping	Required	Provided
(10% of total parking area, does not include loading or access road areas)	4,230 SF	1,003 SF

Island Size	Required	Provided
	Min 162 SF Min 9 Ft. width	Min 266 SF Min 2.6 Ft width**

**See Sheet SP1 for where this occurs

Island Landscape Planting	Required	Provided
Total Islands Area = 1,003 SF	6 Trees 32 Shrubs	4 * 40

(1 tree and 5 Shrubs / 162 SF + 1 shrub/15 SF incremental)

*See note above.

DHM DESIGN

900 S. Broadway
Suite 300
Denver, CO 80209
303.892.5566
www.dhmdesign.com

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Parker Schoolhouse
Plaza & Parking Lot
19650 East Mainstreet
Parker, Colorado 80138

DHM PROJ. #:	DATE:
17315.02	11-21-2018
DESIGNED: MG	
DRAWN: MB	
CHECKED: MG	

REVISIONS:	
DHM Project # 17315:	
1st Submittal	03-08-2018
2nd Submittal	04-18-2018
3rd Submittal	05-16-2018

DHM Project # 17315.02	
4th Submittal	10-26-2018
5th Submittal	12-03-2018

JOB DESCRIPTION:
Site Plan Submittal

SHEET TITLE:
LANDSCAPE
REGULATIONS

SCALE: NTS
SHEET NUMBER:

L2.3

SHEET 10 OF 14

Parker Schoolhouse
Plaza & Parking Lot
19650 East Mainstreet
Parker, Colorado 80138

DHM PROJ. # 17315.02 DATE 11-21-2018

DESIGNED:
DRAWN:
CHECKED:

REVISIONS:
DHM Project # 17315:
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5th Submittal 12-03-2018

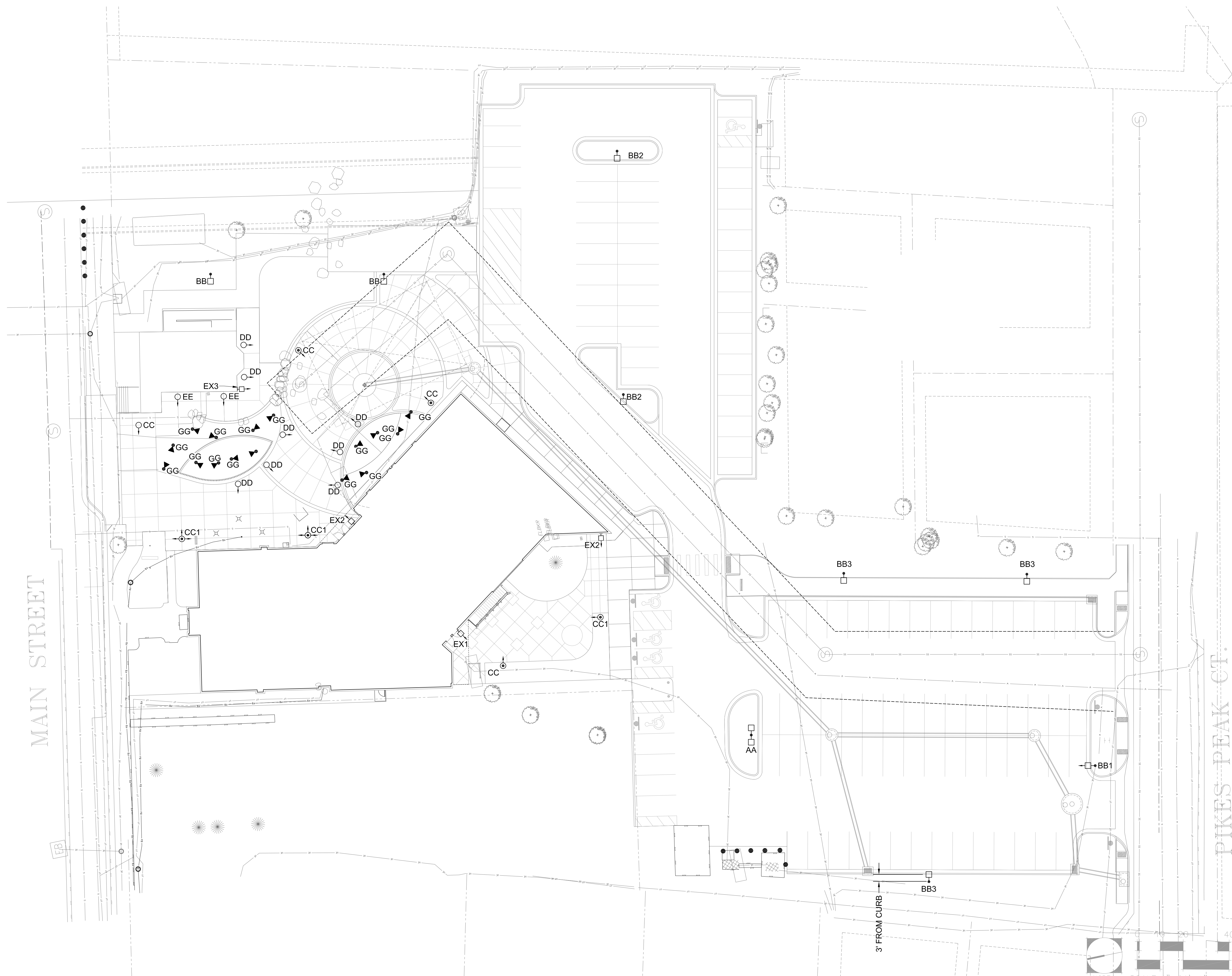
JOB DESCRIPTION:
Site Plan Submittal

SHEET TITLE:
SITE LIGHTING
PLAN

SCALE:
SHEET NUMBER:

ES1.0

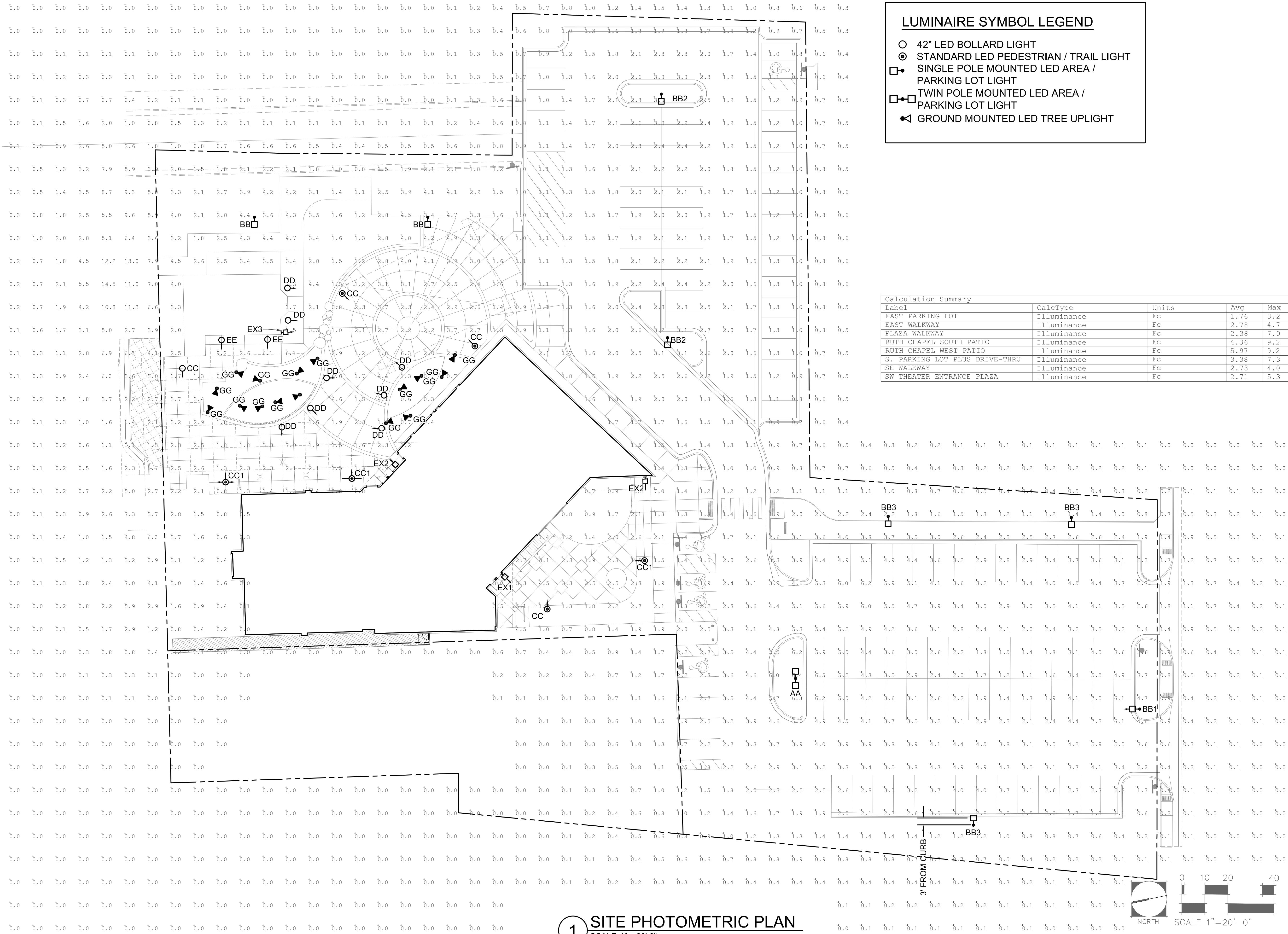
SHEET 11 OF 14



1 SITE LIGHTING PLAN
SCALE: 1" = 20'-0"

PARKER SCHOOLHOUSE PLAZA & PARKING LOT

Situated in the Northeast Quarter of Section 22
Township 6 South, Range 66 West of the 6th P.M.
Town of Parker, County of Douglas
State of Colorado.



LUMINAIRE SYMBOL LEGEND

- 42" LED BOLLARD LIGHT
- ⊙ STANDARD LED PEDESTRIAN / TRAIL LIGHT
- SINGLE POLE MOUNTED LED AREA / PARKING LOT LIGHT
- TWIN POLE MOUNTED LED AREA / PARKING LOT LIGHT
- ◀ GROUND MOUNTED LED TREE UPLIGHT

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
EAST PARKING LOT	Illuminance	Fc	1.76	3.2	0.7	2.51
EAST WALKWAY	Illuminance	Fc	2.78	4.7	1.0	2.78
PLAZA WALKWAY	Illuminance	Fc	2.38	7.0	0.8	2.99
RUTH CHAPEL SOUTH PATIO	Illuminance	Fc	4.36	9.2	1.5	2.91
RUTH CHAPEL WEST PATIO	Illuminance	Fc	5.97	9.2	2.6	2.30
S. PARKING LOT PLUS DRIVE-THRU	Illuminance	Fc	3.38	7.3	1.1	3.07
SE WALKWAY	Illuminance	Fc	2.73	4.0	1.4	1.95
SW THEATER ENTRANCE PLAZA	Illuminance	Fc	2.71	5.3	1.2	2.26

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Parker Schoolhouse

Plaza & Parking Lot

19650 East Mainstreet

Parker, Colorado 80138

DHM PROJ. # 17315.02 DATE 11-21-2018

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3rd Submittal 05-16-2018

DHM Project # 17315.02
4th Submittal 10-26-2018
5th Submittal 12-03-2018

JOB DESCRIPTION:
Site Plan Submittal

SHEET TITLE:
SITE PHOTOMETRIC
PLAN

SCALE:
SHEET NUMBER:

EP1.0

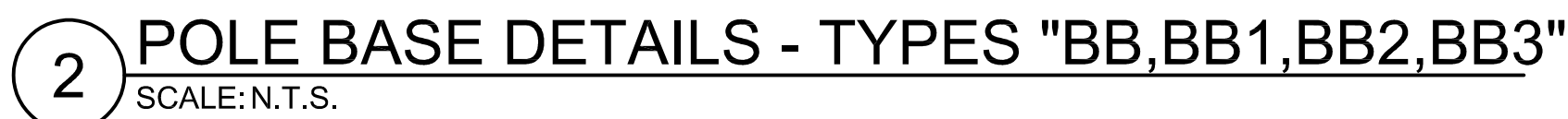
SHEET 12 OF 14



JCAA
4100 Wadsworth Blvd.
Wheat Ridge, CO 80033
p 303.985.3260

17-104

Situated in the Northeast Quarter of Section 22
Township 6 South, Range 66 West of the 6th P.M.
Town of Parker, County of Douglas
State of Colorado.



AFG - ABOVE FINISH GRADE
RSS - ROUND STRAIGHT STEEL
TBL - TO BOTTOM OF LUMINAIRE
MFR - MANUFACTURER
LED - LIGHT EMITTING DIODE
RSA - ROUND STRAIGHT ALUMINUM
LV - LOW VOLTAGE (0-10V)

1. THIS LUMINAIRE TO BE SWITCHED ON/ OFF VIA RELAY AND DIMMED VIA 0-10V CONTROLLER IN LIGHTING CONTROL PANEL (LCP).

- ②. CONTRACTOR TO TURN OVER ALL UNUSED LENSES TO OWNER SUBSEQUENT FIELD FOCUSING.

PARKER SCHOOLHOUSE PLAZA & PARKING LOT
Sited in the Northeast Quarter of Section 22
Township 6 South, Range 66 West of the 6th P.M.
Town of Parker, County of Douglas
State of Colorado.

PHILIPS GARDCO
Site & Area
PureForm
21" housing

Philips Gardco PureForm luminaires combine LED performance excellence and advanced LED thermal management technology with a distinct purity of style to provide outdoor area lighting that is both energy efficient and aesthetically pleasing. PureForm is defined by its high performance, sleek low profile design and rugged construction.

Ordering guide

Example: P21-APD-A1-1-5M-10LA-NW-120-NP-PCB

1. Available 120-277V only (UNV 120, 208, 240 & 277)
2. Available 120V or 277V only. MR16 and APD-MR16 require one motion sensor per pole, ordered separately. See page 7 for Accessories.
3. Available 120V or 277V only. Wattages 180LA and 200LA require outdoor sensor medium mounted to the arm of the luminaire (A1 arm only).
4. Available 120-277V only (UNV 120, 208, 240 & 277)
5. Available with 3-pin or 5-pin NEMA photo-cell dimming device.
6. Available with 120LA or 200LA only. See page 8 for information on optional additional pole to ordering.
7. Works with 3-pin or 5-pin NEMA photo-cell dimming device and auxiliary connections are not connected for future use.
8. Luminaire down dome and optic assembly provided standard without glass lens.
9. Available with 120LA or 200LA only. See page 8 for information on optional additional pole to ordering.
10. Available with 120LA or 200LA only. See page 8 for information on optional additional pole to ordering.
11. Available with 120LA or 200LA only. See page 8 for information on optional additional pole to ordering.
12. Not compatible with 480V. Voltage must be specified.
13. Not compatible with 480V. Voltage must be specified.

P21 PureForm LED area luminaire
21" housing

Dimensions - Standard Arm (A1)
Top View
Side View
End View

Dimensions - Short Arm (A2)
Top View
Side View
End View

Dimensions - Decorative Arm (A3)
Top View
Side View
End View

Dimensions - Mast Arm (MA)
Top View
Side View
End View

Dimensions - Wall Mount
With A1 Standard Arm
With A2 Short Arm

Single Luminaire Weight
Mounting Approx Weight
A1 38 lbs / 17,237 kg
A2 37 lbs / 16,883 kg
A3 38 lbs / 17,237 kg
MA 39 lbs / 17,669 kg

Effective Projected Area (ft²/m²)
Mounting Single Twin @ 180 3/4
A1 0.35 / 0.028 0.70 / 0.056 1.25 / 0.117
A2 0.30 / 0.028 0.60 / 0.056 1.10 / 0.103
A3 0.50 / 0.047 1.00 / 0.093 1.70 / 0.158
MA 0.35 / 0.033 N/A N/A

Providence® MicroCore™ - Medium Housing PROV TYPE CC & CC1

FEATURES
• Reliable, uniform, glare free illumination
• Types I, II, IV, V and custom
• 3000K, 4000K, 5000K CCT
• 0-10V dimming ready
• Integral surge suppression
• LifeShield™ thermal protection
• 14 standard powder coat finishes

SPECIFICATIONS
• Diameter: 6.7" / 475 mm
• Height: 31.3" / 800 mm
• Weight: 39 lbs
• EPA: 0.96
• IP Rating: 65

ORDERING INFORMATION
1. LIGHT ENGINE
2. COLOR TEMPERATURE
3. DRIVE CURRENT
4. FINISH
5. OPTIONS
6. CONTROL
7. MOUNTING

MILLENNIUM EDGE™
MR13/MR17 SERIES - FLAT FACE LOW PROFILE

PROJECT INFORMATION
Job Name: FF
Future Type: FF
Catalog Number: (REPLACES EXISTING SURFACE "DRUM")

PRODUCT FEATURES
• Surface mount - ceiling or wall
• 1.7" dia x 1.7" dia (MR13) 1.7" dia x 1.7" dia (MR17)
• Heavy duty aluminum extruded luminaire with die cast
• Dust and water resistant to IP64 standards
• Full cut-off for DA Approved™ dark sky installations
• Ceiling Mount only
• AIA compliant

SPECIFICATIONS
• BASEPLATE: Marine grade die cast aluminum, integral heat sink, Boreplate flange interfaces and weeps around lens base producing maximum moisture deflection and resistance to prying.
• LENS: UV stabilized, high impact resistant, virgin injection molded polycarbonate. Close tolerance push/bump-in-place method of injection molded lens and lens base. Lens and lens base secured with one continuous optic face with center pin feature.
• REFLECTOR: Full reflector interior - 92% reflectivity.
• LENS BASE: High impact resistant, injection molded black, black bronze or matte white polycarbonate.
• CASING: Die cast, closed cell, neoprene self adhesive gasket seals bezel to mounting surface. Closed cell, silicone "O" ring gaskets positioned and friction secured in gasket channels of lens base bezel and gasket surface ridge.
• HARDWARE: One stainless steel "nut" with center pin feature.
• ELECTRICAL: Available in 3000K, 4000K, and 5000K color temperatures, 80 CRI, 126-277VAC, 50/60Hz electrical input with high power factor electronic, constant current driver (>90 PF). Standard 0-10V dimming with 1-100% range maximum dimmer output of 200mA.
• PHOTOMETRICS: Photometry listed to the IESNA LM-79-08 standard by an IESNA 9107AC accredited laboratory. For additional photometric data, please go to www.kimlighting.com.
• WARRANTY: One (1) year warranty against defects in materials and workmanship. Five (5) year warranty on LED lamps and driver for defects resulting in a failure lamp degradation of 30% or greater.
• LISTING: Luminaire is certified to UL Standards by the Underwriters Laboratory or Intertek Testing Laboratory for Wet Location. Listing includes Emergency Battery Back "LED" option. UL certified IP64 per IEC 60598. ENEC designated full cut-off: ENEC designated "Full Cut-Off" when using mounted.

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1 FULL CUT OFF - TYPES "BB, BB1 & BB3"
SCALE: N.T.S.

2 FULL CUT OFF - TYPES "CC & CC1"
SCALE: N.T.S.

3 SURFACE MOUNT - TYPE "FF"
SCALE: N.T.S.

PHILIPS GARDCO
Site & Area
PureForm
32" housing

Philips Gardco PureForm luminaires combine LED performance excellence and advanced LED thermal management technology with a distinct purity of style to provide outdoor area lighting that is both energy efficient and aesthetically pleasing. PureForm is defined by its high performance, sleek low profile design and rugged construction.

Ordering guide

Example: P32-DIM-A1-10LA-NW-UNV-NP-CLR

1. Available 120-277V only (UNV 120, 208, 240 & 277)
2. Available 120V or 277V only. MR16 and APD-MR16 require one motion sensor per pole, ordered separately. See page 7 for Accessories.
3. Available 120V or 277V only. Wattages 180LA and 200LA require outdoor sensor medium mounted to the arm of the luminaire (A1 arm only).
4. Available 120-277V only (UNV 120, 208, 240 & 277)
5. Available with 3-pin or 5-pin NEMA photo-cell dimming device.
6. Available with 120LA or 200LA only. See page 8 for information on optional additional pole to ordering.
7. Works with 3-pin or 5-pin NEMA photo-cell dimming device and auxiliary connections are not connected for future use.
8. Luminaire down dome and optic assembly provided standard without glass lens.
9. Available with 120LA or 200LA only. See page 8 for information on optional additional pole to ordering.
10. Available with 120LA or 200LA only. See page 8 for information on optional additional pole to ordering.
11. Available with 120LA or 200LA only. See page 8 for information on optional additional pole to ordering.
12. Not compatible with 480V. Voltage must be specified.
13. Not compatible with 480V. Voltage must be specified.

P32 PureForm LED area luminaire
32" housing

Dimensions - Standard Arm (A1)
Top View
Side View
End View

Dimensions - Short Arm (A2)
Top View
Side View
End View

Dimensions - Decorative Arm (A3)
Top View
Side View
End View

Dimensions - Mast Arm (MA)
Top View
Side View
End View

Dimensions - Wall Mount
With A1 Standard Arm
With A2 Short Arm

Single Luminaire Weight
Mounting Approx Weight
A1 57 lbs / 25,865 kg
A2 56 lbs / 25,422 kg
A3 57 lbs / 25,865 kg
MA 58 lbs / 26,309 kg

Effective Projected Area (ft²/m²)
Mounting Single Twin @ 180 3/4
A1 0.40 / 0.038 0.80 / 0.075 1.65 / 0.154
A2 0.35 / 0.033 0.70 / 0.066 1.45 / 0.135
A3 0.60 / 0.056 1.20 / 0.113 2.20 / 0.206
MA 0.40 / 0.038 N/A N/A

KIM LIGHTING
PA7R
Pavilion® Bollard
TYPE DD&EE

FEATURES
• Traditional or Performance Optics
• Bluetooth enabled RGBW accent
• Integral NEMA 3R Enclosure
• Dual receptacle power panel
• PA System capability
• IP66 optical system

CERTIFICATIONS
• IK10
• IK10
• IK10

SPECIFICATIONS
• PT Flat Top
• GT Crowned Top
• UO No Up/No Light
• NO No Up/No Light

ORDERING CODE
Model Top Optics Distribution Light Engine
PA7R Pavilion 7" Round PT Flat Top GT Crowned Top UO No Up/No Light NO No Up/No Light

PHILIPS HADCO
Landscape
B9 FlexScope LED
Accent line-voltage luminaire

Philips Hadco FlexScope B9 accent line-voltage landscape luminaire has interchangeable optics 20°, 36° and 65° by switching optic lenses. This adjustable luminaire also has the ability to switch between 5 preset light outputs.

Ordering guide
Series B9
Accent line-voltage luminaire
Lamp LED
CCT W Warm (3000K) C Cool (4000K)
Finish A Black H Bronze
Blank None
SP1 120-277V, 10K

Features
1. Housing/Construction: A360 die-cast aluminum, able to remove without from housing with 2 screws. Adjustable luminaire allows for range of rotation, prevents future vibration loading stress secured by black oxide stainless steel screw. Driver mounts directly to housing for thermal management. All luminaire components are made of injection molded polycarbonate (PC).
2. Electrical: 34W (on high setting) linear voltage range (120V-120V). 277V, Pre-wired with 12" digital, for ease of connection. Includes 0-10V Analog Class 2 wiring for dimming, capped off to help prevent cross wiring with line-voltage wires.
3. LED Board: Single COB LED Array.
4. Controls: Class 2 driver with AOC and 0-10V dimming. Design allows easy access to integral switch with 5 preset light outputs. cap with 12 screws and firmly adjust the level switch by hand.
5. Optic Systems: Flat glass, soda lime tempered clear steel screw. Driver mounts onto line without tools or RTV. Fixture pre-installed with medium flood (90°) optical lens. Interchangeable optical lens sets onto main reflector. Both narrow flood (20°) and wide flood (90°) optical lenses are shipped with each fixture. Components are made of injection molded polycarbonate (PC).
6. Mounting: 1/2"-14 NPSM male threads to screw onto mounting stake, or other mounting accessory, sold separately.
7. Finish: Thermoplastic polyester powder coat is electrocoat applied phase protection for line/voltage. Manufactured to ISO 9001:2008 Standards. 5-year limited warranty.
8. Lamps: Integral LED module.
9. Options: Optional integral surge protection device provides surge phase protection for line/voltage. Ground and neutral/ground in accordance with IEEE C62.41 2002C High.
10. IP66 Rating: Dust tight and sealed against direct rays of water.

Parker Schoolhouse
Plaza & Parking Lot
19650 East Mainstreet
Parker, Colorado 80138

DHM PROJ. # 17315.02
DATE 11-23-2018
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DRAWN: 11-23-2018
CHECKED: 11-23-2018

REVISIONS:
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3rd Submittal 05-16-2018

DHM Project # 17315.02
4th Submittal 10-26-2018
5th Submittal 12-03-2018

JOB DESCRIPTION:
Site Plan Submittal

SHEET TITLE:
LUMINAIRE CUT-SHEETS

SCALE:
SHEET NUMBER:

4 FULL CUT OFF - TYPES "AA & BB2"
SCALE: N.T.S.

5 BOLLARD TYPE - DD & EE
SCALE: N.T.S.

6 TREE UPLIGHT - TYPE GG
SCALE: N.T.S.

JCA
4100 Wadsworth Blvd.
Wheat Ridge, CO 80033
p.303.985.3260
17-104
EP3.0
SHEET 14 OF 14