



PLANNING COMMISSION MEETING

7:00 PM

May 23, 2024

Planning Commission meeting packets are prepared several days prior to the meeting. This information is reviewed and studied by the Commissioners eliminating lengthy discussions to gain a basic understanding. Timely action and short discussion on agenda items does not reflect lack of thought or analysis on the part of the Planning Commission.

Public comment on agenda items may only be made in person.

Public Viewing Only - YouTube: Planning Commission meetings may be viewed through YouTube at: <https://www.youtube.com/townofparkerco>.

PLEASE NOTE: Public participation is NOT available through YouTube.

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL**
- 4. ADDITIONS TO OR DELETIONS FROM THE AGENDA**
- 5. APPROVAL OF MINUTES**
 - A. Planning Commission Meeting Minutes - 4.25.24**
- 6. PUBLIC HEARINGS**
 - A. Town Hall Addition Site Plan**

Applicant:	Town of Parker
Location:	20120 E. Mainstreet
Department:	Community Development, Stacey Nerger
TRAKiT No.:	SP23-097
- 7. STAFF ITEMS**
- 8. ADJOURNMENT**



PLANNING COMMISSION MINUTES

April 25, 2024

Planning Commission Chairperson 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 and seated were Commissioners Leland Sloan, Jane Lane, Ruth Ann Nelson, Erik Rieger, Eliana Burke and Nick Metz.

ADDITIONS TO OR DELETIONS FROM THE AGENDA

None.

APPROVAL OF MINUTES

Commissioner Ruth Ann Nelson moved to approve the April 11, 2024, meeting minutes. Commissioner Leland Sloan seconded; a vote was taken and passed unanimously.

PUBLIC HEARING OPENED: 7:02 P.M. – A BILL FOR AN ORDINANCE TO REPEAL TITLE 13 OF THE PARKER MUNICIPAL CODE EXCEPT SECTIONS 13.04.010 THROUGH 13.04.030, SECTIONS 13.04.050 THROUGH 13.04.165, SECTION 13.04.180, AND SECTIONS 13.04.270 THROUGH 13.04.300 AND TO REENACT TITLE 13 OF THE PARKER MUNICIPAL CODE, EXCEPT SECTIONS 13.04.010 THROUGH 13.04.210

Applicant: Town of Parker
Location: Townwide
Department: Community Development, Mary Munekata, Stacey Nerger, Bryce Matthews

APPLICANT AND STAFF PRESENTATION

Mary Munekata, Senior Planner, Stacey Nerger, Senior Planner, and Don Elliot and Gabby Hart from Clarion Associates presented the staff report to repeal Title 13 of the Parker Municipal Code except sections 13.04.010 through 13.04.030, sections 13.04.050 through 13.04.165, section 13.04.180, and sections 13.04.270 through 13.04.300 and to Reenact Title 13 of the Parker Municipal Code, except sections 13.04.010 through 13.04.210. An email from CORE regarding setbacks was provided to the Planning Commission and it was noted that the specific code sections referenced in the email were not being considered in this hearing. Ms. Munekata concluded with the determinations in the staff report that the Planning Commission recommend Town Council

Repeal Title 13 of the Parker Municipal Code except sections 13.04.010 through 13.04.030, sections 13.04.050 through 13.04.165, section 13.04.180, and sections 13.04.270 through 13.04.300 and to Reenact Title 13 of the Parker Municipal Code, except sections 13.04.010 through 13.04.210.

Commissioner discussion with staff and Clarion Associates consultants:

- Commissioner Eliana Burke said she read the LDO Modernization document, appreciates it, said that this project started in 2018 which seems like a long time ago, but progress was made, that this document is easily understood, she likes the additions of charts, that this document raised the level of standards, will guide the direction and growth of Parker, and thanked staff for their hard work.
- Commissioner Ruth Ann Nelson asked what the time frame is for the zoning map portion of the new LDO; *(staff said later this summer)*.
- Commissioner Jane Lane asked how the new LDO will work in the absence of a new zoning map; *(staff said the current zoning map stays in effect along with current zones)*.
- Commissioner Erik Rieger asked when the next LDO update will occur; *(staff said the next LDO update is not scheduled, that this is the first comprehensive update in 40 years and this will be a living document and as changes are required, staff will come back to the Planning Commission with amendments)*.
- Commissioner Nick Metz said staff had done a tremendous job, that the graphics are great, it reads much easier, is a big fan of the tables and thanked staff for their hard work.
- Commissioner Ruth Ann Nelson asked about the use of charts and graphics as it relates to case law and if staff is aware of any challenges in court cases involving LDOs; *(the consultant said they have not seen any litigation associated with graphics and charts as long as you have sufficient text, that in the past the drawings were just drawings, but they don't really mean much and charts were just a summary, and the actual details were in the text, but that's no longer the case as the law can now be in charts, tables and graphics)*.
- Commissioner Leland Sloan thanked staff for their hard work on the project, for the many public meetings held and was impressed with the definition section.
- Commissioner Jane Lane appreciates the Town taking into account the balance between quasi-legislative review and layers and layers of legalese and being able to elevate the design guidelines for the Town of Parker and still be flexible to developers and if projects don't come before the planning commission, that's better for the developer, and appreciates the checks and balances in the real world.

PUBLIC COMMENT

None.

PUBLIC HEARING CLOSED: 7:24 P.M. – A BILL FOR AN ORDINANCE TO REPEAL TITLE 13 OF THE PARKER MUNICIPAL CODE EXCEPT SECTIONS 13.04.010

THROUGH 13.04.030, SECTIONS 13.04.050 THROUGH 13.04.165, SECTION 13.04.180, AND SECTIONS 13.04.270 THROUGH 13.04.300 AND TO REENACT TITLE 13 OF THE PARKER MUNICIPAL CODE, EXCEPT SECTIONS 13.04.010 THROUGH 13.04.210

Commissioner discussion:

- Commissioner Eliana Burke is in favor of moving this forward.
- The other Commissioners agreed with Eliana Burke's comment.

Commissioner Eliana Burke moved the Planning Commission recommend Town Council approve A Bill for an Ordinance to Repeal Title 13 of the Parker Municipal Code except sections 13.04.010 through 13.04.030, sections 13.04.050 through 13.04.165, section 13.04.180, and sections 13.04.270 through 13.04.300 and to reenact Title 13 of the Parker Municipal Code, except sections 13.04.010 through 13.04.210. Commissioner Ruth Ann Nelson seconded, a vote was taken and passed unanimously.

PLANNING COMMISSION ITEMS

None.

STAFF ITEMS

Bryce Matthews added that Mary was gracious enough to thank her team, but he wanted to return the favor and thank Mary for all her hard work on this project.

ADJOURNMENT

Commissioner Ruth Ann Nelson moved that the meeting be adjourned. Commissioner Nick Metz seconded the motion, a vote was taken and passed unanimously. The meeting was adjourned.

Jeff Miller
Recording Secretary

Gary Poole
Chair



Planning Commission Staff Report

Planning Commission Date: 5/23/2024

Town Council Date: 6/17/2024

Hearing Type: Public Hearing
Parker Town Hall Exemption Amendment 3 Lot 1 –
Site Plan
TRAKiT No: SP23-097

Location: Located at the southwest corner of Mainstreet and
Pikes Peak Avenue

Project Planner: Stacey Nerger, Planner

Applicant: Town of Parker - Bob Exstrom, Public Works
Department

Executive Summary: The applicant, the Town of Parker, is proposing a
32,043 square foot addition to the existing Town Hall
building. The site is located at the southwest corner of
Mainstreet and Pikes Peak Avenue.

Staff Recommendation: Approval with Conditions

RECOMMENDED MOTION

“I move the Planning Commission recommend Town Council approve the Parker Town Hall Exemption Plat Amendment 3 Lot 1 Site Plan, subject to the following conditions:”

1. **Approved Site Plan** - The Site Plan exhibit, building elevations exhibit and landscape plan exhibit **stamped ‘Final Document’ on June 17, 2024 and** uploaded to TRAKiT on **June 18, 2024**, shall be the approved plans.
2. **Approved Construction Plan Documents** - The construction plan documents signed by Engineering, the water and sanitation district and Fire Life Safety, shall be the approved construction plans.
3. **Removal of Public Notice Signs** - All Public Notice signs posted on the property must be removed with ten (10) business days from the date of this letter.
4. **Approval Expiration** - This approval has been based upon the review of information submitted to our office as part of your request for an administrative site plan approval and **SHALL REMAIN IN EFFECT FOR FIFTEEN (15) MONTHS FROM THE DATE OF THIS APPROVAL**

LETTER. If a Grading Permit or Building Permit is not obtained within fifteen months, this approval becomes null and void. The Community Development Director, upon written request, may grant a one hundred eighty (180) day extension.

5. **Prairie Dog Certification Required** - A Certification of Compliance with Municipal Code Section 13.10.250 Prairie Dog Management is required prior to issuance of a Grading Permit and the start of any work on the site.
6. **Permits Required** - It is the applicant's responsibility to acquire all required permits prior to starting work on the site including Grading Permits, Building Permits and Electrical Permits.
7. **Screening of Mechanical Equipment and Utility Boxes Required** - All **MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED** with permanent material and painted to match the building color. All rooftop vents and other appurtenances shall be painted to match the roof or building color to minimize their visual impact. All rooftop mechanical, vents or appurtenances, which are not shown on the approved plans may require additional conditions for screening as determined by the Town.
 - Above ground on-site utilities for the provision of service to nonresidential use(s) may not be located in the front-yard between the building and the public or private street and can only be located in a rear-yard or side-yard. Any above ground **UTILITY EQUIPMENT SHALL BE SCREENED** with landscaping or a screening wall in coordination with the utility company. Where utility meters and connections are attached to the building they shall be located away from the public realm to the greatest extent possible and be painted to match the building. Location of all utility equipment shall be reviewed and approved by the Community Development Department prior to installation. Any deviation from this standard may result in the relocation of the equipment.
8. **Final Grading Certificate Required** - The Town requires the submittal of a Final Grading Certificate as a *prerequisite to obtaining a Certificate of Occupancy or Temporary Certificate of Occupancy*.
 - An as-built drawing of the individual lot which indicates the finished floor elevation(s), and finished grade site elevation points sufficient to show positive drainage away from all buildings.
 - A certification statement by a licensed professional engineer **and** surveyor, accompanied by their stamp and signature. Please contact the Planning Division to obtain the specific language that is required.
10. **Signage Not Included** - Approval of this site plan **DOES NOT INCLUDE SIGNAGE**. All signage for this site and building will be required to meet the Town of Parker Sign Code Chapter 13.09 and will require a separate sign permit application submittal.

ALTERNATIVE MOTIONS

"I move the Planning Commission recommend Town Council approve the Parker Town Hall Exemption Plat Amendment 3 Lot 1 Site Plan."

"I move the Planning Commission recommend Town Council deny the Parker Town Hall Exemption Plat Amendment 3 Lot 1 Site Plan as the request does not meet the following approval criteria:"

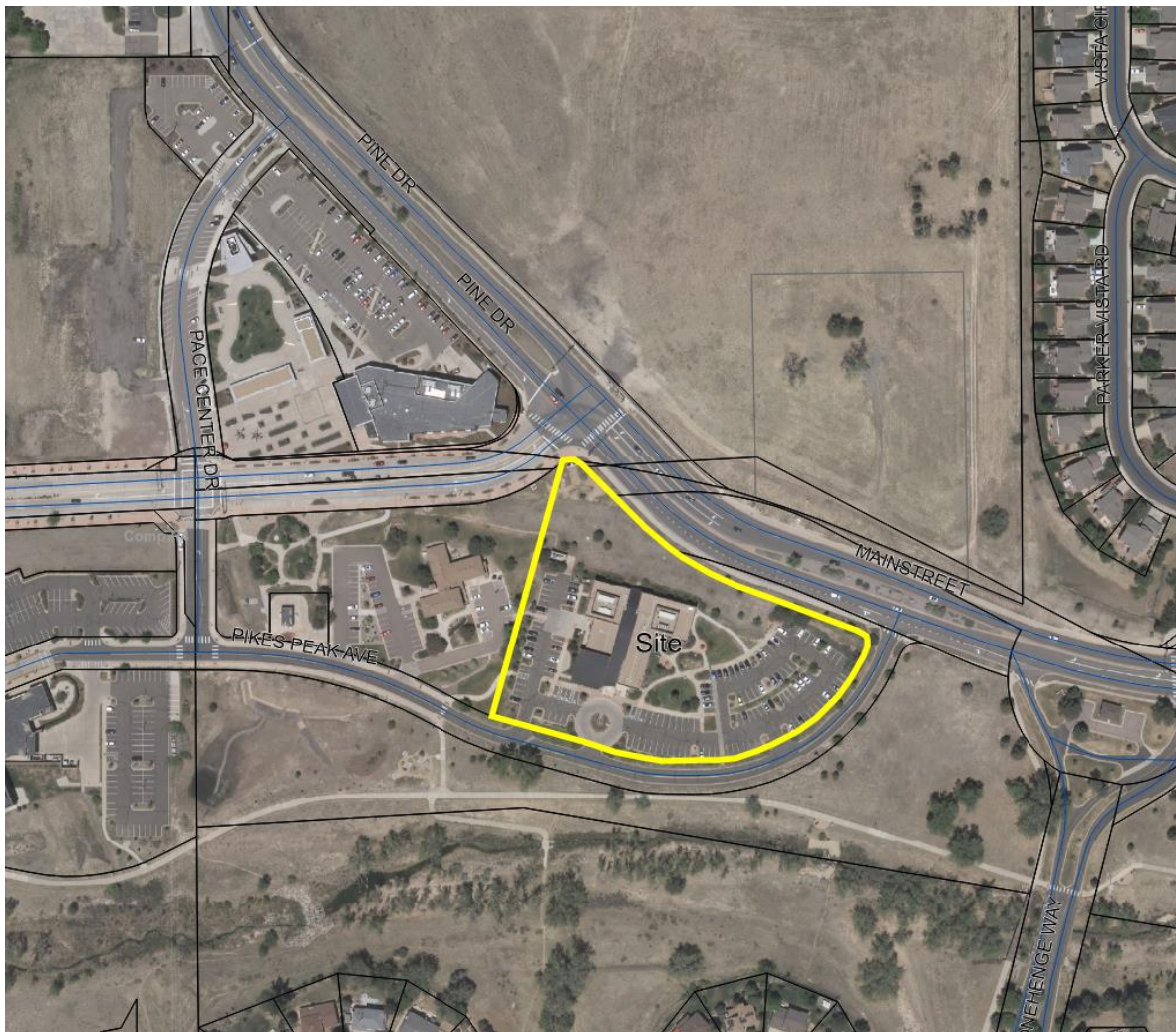
-List criteria not met (either by staff or Planning Commission)

"I move the Planning Commission vote to continue the Parker Town Hall Exemption Plat Amendment 3 Lot 1 Site Plan to a future date."

I.

The applicant is proposing a Site Plan Amendment to add an additional 32,043 square feet of office area to the existing Town Hall building. The subject property is located within the Greater Downtown District - Historic Center. Professional office is a use permitted by right. The existing office use will remain unchanged since 1988 when the Town Hall facilities (Old Town Hall) were originally located on the property.

The site is 4.83 acres and is currently used as the Parker Town Hall. Site plan applications are typically reviewed and processed administratively. However, pursuant to Section 13.06.040 of the Parker Municipal Code, site plan applications for public facilities owned by the Town are required to be scheduled for public hearing. Therefore, the expansion of Town Hall requires a public hearing before both the Planning Commission and Town Council.



II. PRIOR ACTIONS

Date	Action
1981	The property was Annexed as part of the original incorporation of the Town of Parker and zoned as Parker Central Area.
1982	The Parker Central Area Planned Development was amended.
1988	A Site Plan for the original Town Hall building (aka Old Town Hall) was approved to locate on the property.
February 2, 2001	The property was Rezoned from Parker Central Area Planned Development to the B-Business District.
April 16, 2001	Town Council approved the Paker Town Hall Final Plat. This plat replatted Rowley Downs Tract A into two lots. One lot for Old Town Hall and a new lot for the proposed new (current) Town Hall.
April 16, 2001	A Site Plan for the Town Hall building was approved by Town Council.
February 19, 2002	The Greater Downtown Overlay Zone District was created and applied to the property.
October 7, 2002	The property was rezoned to the Greater Downtown District - Historic Center zoning.
June 18, 2012	Town Council approved the Town Hall Exemption Plat Amendment No. 1.
December 3, 2012	Town Council approved the Town Hall Exemption Plat Amendment No. 2.
February 2, 2015	Town Council approved the Town Hall Exemption Plat Amendment No. 3.

III. CURRENT SITE DATA

Existing Zoning	GD - Greater Downtown District – Historic Center		
Overlay District	N/A		
PD & Plan Area	Greater Downtown District – Historic Center		
Master Plan Area	Mainsteet Master Plan Character Area		
Site Acreage	4.834 acres		
Subdivision	Parker Town Hall Exemption Plat Amendment 3		
Existing Use	Office		
Surrounding Uses			
	Master Plan Land Use	Zoning	Existing Use
North	Mainstreet Master Plan Character Area	GD - Greater Downtown District – Historic Center	Vacant Pine Curve property and Douglas County Library
South	Medium Density Residential	ER - Estate Residential District	Sulphur Gulch and existing residential - Rowley Downs
East	Medium Density Residential	PD - Planned Development	Vacant Rowley Downs Tract A – Future Town Hall campus expansion.

West	Mainstreet Master Plan Character Area	GD - Greater Downtown District – Historic Center	Old Town Hall and PACE Center
------	--	---	----------------------------------

IV. PARKER 2035 MASTER PLAN

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

MASTER PLAN CONSISTENCY	
Master Plan Designation	Mainstreet Master Plan ☒ Consistent ☐ Inconsistent
Master Plan Character Discussion	The Mainstreet Master Plan Area envisions future development for the Mainstreet corridor as a pedestrian-friendly environment that supports a vibrant and sustainable downtown area. Building upon this vision, new development and redevelopment strategies for the larger Mainstreet corridor will strive to encourage active pedestrian-oriented ground floor uses for buildings and parcels adjacent to Mainstreet, while directing office and residential uses to upper floors. Focus will be placed on filling in physical gaps between existing buildings and increasing development intensity and critical mass. The Mainstreet Master Plan also includes specific guidance on the following: • Ground-floor active uses will be promoted to support a walkable pedestrian environment with interactive storefronts for Mainstreet. Active ground-floor uses will include retail, restaurants, boutiques, coffee shops, art galleries, personal services and other similar uses. • Daytime Activity - Actively pursue employers to the Downtown area will create a higher intensity of office jobs and higher education uses that support a daytime economy. • Streetscape - Create 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. • Building Heights - New development within the Mainstreet Master Plan Area must be a minimum of two stories, • Architecture - Emphasis will be placed on using high quality building materials in the design of authentic and diverse architecture.

	The Denver Regional Council of Governments (DRCOG) classifies this character area as an Urban Center through their Metro Vision 2035 Plan.
Consistent Goals/Strategies	Land Use 1.A Land Use 1.B Land Use 1.C Land Use 1.E Land Use 1.H Community Appearance and Design 1.D Jobs and Economic Vitality 4 Public Services and Facilities 1
Staff Analysis	The project proposes to expand the existing Town Hall Facility adding additional office space to the eastern part of the Mainstreet Master Plan Area. Although, the Mainstreet Master Plan encourages active ground floor uses while locating office uses on upper stories, the location of the expansion is on the far east side of Mainstreet where Mainstreet is an arterial road and does not have on street parking, The expansion of Town Hall will increase daytime activity in downtown allowing for a higher intensity of office jobs and higher education uses that support a daytime economy. The proposed design will enhance the streetscape along this section of Mainstreet creating more character, shade, and visual interest and bringing the building closer to Mainstreet creating the corner end cap of the Mainstreet Master Plan area. The office expansion will meet the recommended minimum of two stories in height. The architecture for the Town hall expansion will use high quality building materials with authentic architecture. The proposed Site Plan Amendment will not only expand the office space, but will also allow for the central location of essential Town functions for the Towns residents and businesses.

OTHER MASTER PLANNING DOCUMENTS

OTHER PLANNING DOCUMENTS CONSISTENCY	
Other Planning Documents	Parker Mainstreet Master Plan
Policies/Guidelines/Strategies	Meets the vision and goals for Plan Area and Old Town

Consistency Review	☒ Consistent ☐ Inconsistent ☐ N/A
Staff Analysis	As stated within the Mainstreet Master Plan “Mainstreet is the heart and soul of the Parker Community, reflecting its character, culture and heritage.” Mainstreet is identified as the economic, cultural and social center of the Parker Community. The subject property is located within the Old Town area of the Master Plan. The vision for Old Town is to continue shaping the vital downtown enriching the community, residents and visitors alike. The proposed addition to the Town Hall facility will locate essential functions of the Town Government into one location, providing better service to the community as a whole.

V. LAND DEVELOPMENT ORDINANCE

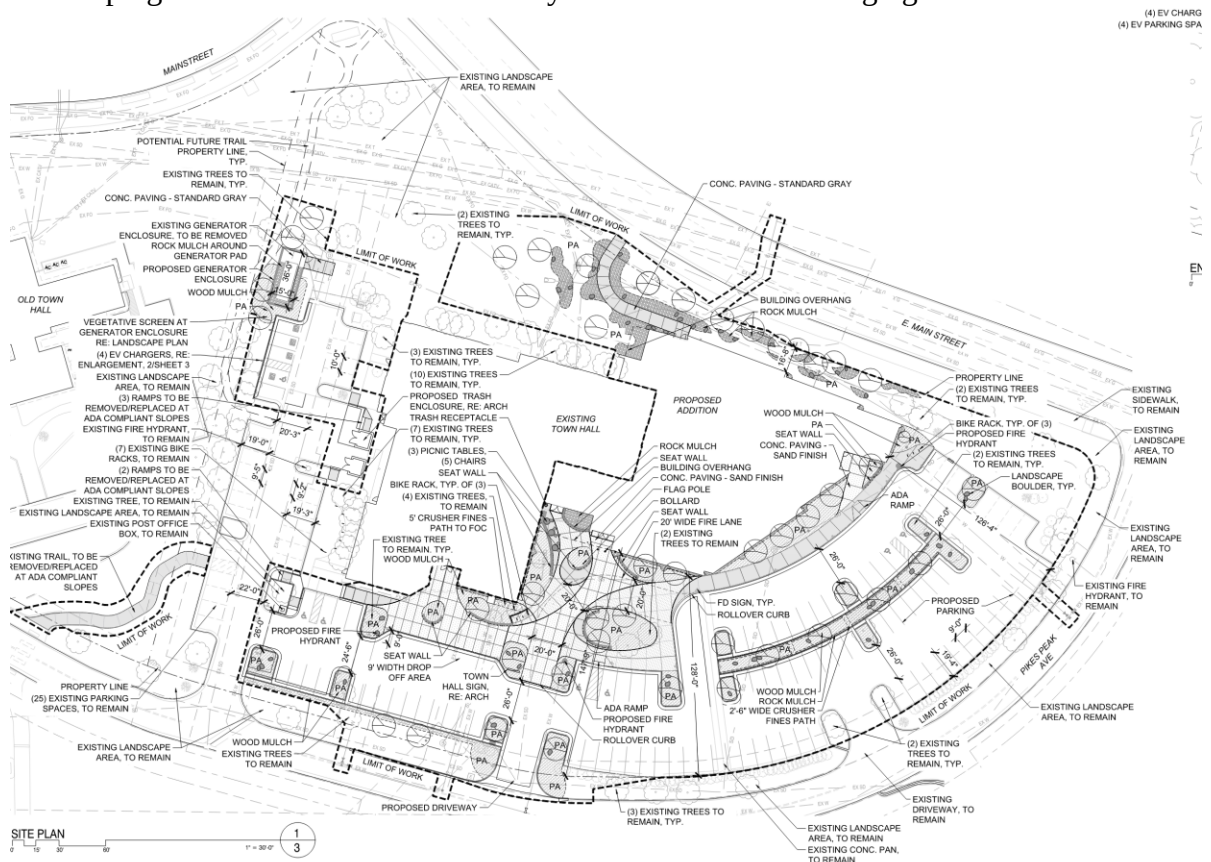
ZONING CONSISTENCY (Site Plan/UBSR/Sketch/Prelim Plan/MDP)			
Provisions	Existing/Required	Proposed	Analysis
Setbacks	Front – 0’ Side – None Rear – None Corner – 0’	Mainstreet – 16’8” Pikes Peak – 126’9”	☒ Consistent ☐ Inconsistent ☐ N/A
Density	N/A	N/A	☐ Consistent ☐ Inconsistent ☒ N/A
Height/Stories	60’	34’	☒ Consistent ☐ Inconsistent ☐ N/A
Lot Size	None	4.834 acres	☒ Consistent ☐ Inconsistent ☐ N/A
Landscaping	Greater Downtown Historic Center 10% of the site is required to be landscaped	72,882 square feet or 42% of the overall site	☒ Consistent ☐ Inconsistent ☐ N/A
Off-Street Parking	Title 13.06.050 115 spaces	123 spaces	☒ Consistent ☐ Inconsistent ☐ N/A
Miscellaneous	10 bicycle spaces are required	Bicycle parking has been included. There are a total of 14 bicycle spaces that are	☒ Consistent ☐ Inconsistent ☐ N/A

		existing and will remain on site with an additional 12 spaces proposed.	
Staff Analysis	This site plan meets or exceeds the zoning and Land Development Ordinance requirements.		

VI. DESIGN REVIEW

The application proposes adding approximately 32,000 square feet of office area to the east side of the existing Town Hall building. The addition will be located within an existing landscape and parking area, and bring the building closer to Mainstreet on the north.

The application is subject to the Greater Downtown Historic Center Guidelines as well as the Town of Parker's Development Design Standards. The layout of the building, parking landscaping and architecture were all analyzed based on these design guidelines.



Although the addition will be located within existing landscape and parking areas, the proposal still exceeds the requirements for required landscaping and parking. As part of the landscaping proposed for the property, additional shrubs and trees are proposed to bring the property into compliance with the current standards for property perimeter landscaping. Parking will continue to exceed the minimum requirements as well. Pursuant to the Parking Requirements within the Land Development Ordinance, the site is required to have a total of 115 parking spaces, with 121 parking spaces proposed.

The proposed addition will consist of similar colors and materials as the existing building. These materials include red and blonde brick as well as metal. The original building was constructed in 2001. Architecture schemes and materials have changed and evolved over time. Instead of trying to match the existing architecture and color schemes the architects tried to integrate colors and materials to blend the two sections of the building creating a new character. The addition will include similar building form and massing. The addition is made up of multiple recessed and/or projecting elements which are intended to break the building bulk into smaller elements. The building is also designed to break the roof line at certain intervals in order to create visual interest.



After review and analysis, Staff has determined that all elements of the Greater Downtown Historic Center and Development Design Standards have been satisfied for the proposed development.

VII. ACCESS, CIRCULATION & TRAFFIC ANALYSIS

Vehicular Access

Vehicular access to the property will remain substantially unchanged as part of this application. Access to the property will be provided along Pikes Peak Avenue. Currently, there are three (3) access points off Pikes Peak Avenue. The far east and west access points will remain unchanged. However, the center access point where the current round about is located will be moved. This access point will be relocated to the east and the existing round

about will be removed. Pikes Peak Avenue was constructed and is sufficient to provide adequate access to the site. The Town has determined that the three access points existing and proposed for the development are sufficient to provide vehicular access to the site.

Pedestrian & Bicycle Access

Pedestrian and bicycle access will continue to be provided along Pikes Peak Avenue to the west. The existing west access to Town Hall along Pikes Peak Avenue will be reconstructed to ensure compliance with ADA requirements. In addition, a pedestrian sidewalk is proposed to connect the addition to Mainstreet to the north. This pedestrian connection is not a public access as it leads to an access controlled entrance. However, a future pedestrian path is proposed to connect the property to the existing sidewalk along Mainstreet to the north, which will provide public access to the building.

VIII. SUMMARY REFERRAL AGENCY COMMENTS AND CONDITIONS

Agency	Comments
Parker Engineering	Approved
Parker Building	Approved
Fire Life Safety	Advisory Comments – applicant has addressed comments in the provided redlines.
Parker Police	No Comment
Parker Water & Sanitation District	Advisory Comments – Payment of the upsize meter will be required prior to building permits.
Cherry Creek Basin Water Quality Authority	Advisory Comments – The Authority acknowledges that the plans will be reviewed for compliance with the applicable regulations by the Town of Parker.
Parker Economic Development	No Comment
Xcel	Advisory Comments - PSCO acknowledges that the natural gas service pipeline will be relocated out of the footprint of the planned building addition.
CORE	Approved
CenturyLink	No Comment
Comcast	No Comment
Parker Authority for Reinvestment	No Comment
Rowley Downs	No Comment
Parker Vista HOA	No Comment

IX. CONCLUSION

The property has been zoned and used as the Town Hall facilities since 1988. The proposal to construct an additional 32,000 square feet of office space on site is a permitted use on the property. Per the Town of Parker Land Development Ordinance, any non-residential development must receive Site Plan or Site Plan Amendment approval to ensure that certain Town criteria are met. This Site Plan Amendment approval is required prior to

construction. Review criteria include satisfaction of setbacks, heights, parking, landscaping, density, layout, architecture and all Public Work/Engineering requirements. After careful review and analysis, staff has determined that the proposed application has satisfied all requirements for a Site Plan Amendment within the Town of Parker. Staff recommends that the Planning Commission approve the proposed Site Plan Amendment.

X. RECOMMENDED CONDITIONS

1. **Approved Site Plan** - The Site Plan exhibit, building elevations exhibit and landscape plan exhibit **stamped 'Final Document' on (Insert Date) and** uploaded to TRAKiT on **(Insert Date)**, shall be the approved plans.
2. **Approved Construction Plan Documents** - The construction plan documents signed by Engineering, the water and sanitation district and Fire Life Safety, shall be the approved construction plans.
3. **Removal of Public Notice Signs** - All Public Notice signs posted on the property must be removed with ten (10) business days from the date of this letter.
4. **Approval Expiration** - This approval has been based upon the review of information submitted to our office as part of your request for an administrative site plan approval and **SHALL REMAIN IN EFFECT FOR FIFTEEN (15) MONTHS FROM THE DATE OF THIS APPROVAL LETTER**. If a Grading Permit or Building Permit is not obtained within fifteen months, this approval becomes null and void. The Community Development Director, upon written request, may grant a one hundred eighty (180) day extension.
5. **Prairie Dog Certification Required** - A Certification of Compliance with Municipal Code Section 13.10.250 Prairie Dog Management is required prior to issuance of a Grading Permit and the start of any work on the site.
6. **Permits Required** - It is the applicant's responsibility to acquire all required permits prior to starting work on the site including Grading Permits, Building Permits and Electrical Permits.
7. **Screening of Mechanical Equipment and Utility Boxes Required** - All **MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED** with permanent material and painted to match the building color. All rooftop vents and other appurtenances shall be painted to match the roof or building color to minimize their visual impact. All rooftop mechanical, vents or appurtenances, which are not shown on the approved plans may require additional conditions for screening as determined by the Town.
 - Above ground on-site utilities for the provision of service to nonresidential use(s) may not be located in the front-yard between the building and the public or private street and can only be located in a rear-yard or side-yard. Any above ground **UTILITY EQUIPMENT SHALL BE SCREENED** with landscaping or a screening wall in coordination with the utility company. Where utility meters and connections are attached to the building they shall be located away from the public realm to the

greatest extent possible and be painted to match the building. Location of all utility equipment shall be reviewed and approved by the Community Development Department prior to installation. Any deviation from this standard may result in the relocation of the equipment.

8. **Final Grading Certificate Required** - The Town requires the submittal of a Final Grading Certificate as a *prerequisite to obtaining a Certificate of Occupancy or Temporary Certificate of Occupancy*;
 - An as-built drawing of the individual lot which indicates the finished floor elevation(s), and finished grade site elevation points sufficient to show positive drainage away from all buildings.
 - A certification statement by a licensed professional engineer **and** surveyor, accompanied by their stamp and signature. Please contact the Planning Division to obtain the specific language that is required.
9. **Signage Not Included** - Approval of this site plan **DOES NOT INCLUDE SIGNAGE**. All signage for this site and building will be required to meet the Town of Parker Sign Code Chapter 13.09 and will require a separate sign permit application submittal.

XI. ATTACHMENTS

Site Plan

Report Approved By: Bryce Matthews, Assistant Director-Planning

PARKER TOWN HALL EXEMPTION PLAN AMD3 L1
SITE PLAN SUBMITTAL

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

AndersonMasonDale Architects

Parker Town Hall Expansion

Parker, CO 22-093

Town of Parker

20120 Mainstreet Parker, CO 80138

Architect

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

Civil Engineer

S.A. Miro, Inc. 4592 S. Ulster Street #750 Denver, CO 80237 Telephone: 303-741-3737

Landscape Architect

Wenk Associates 1130 S 168 Street #101 Denver, CO 80205 Telephone: 303-628-0003

Structural Engineer

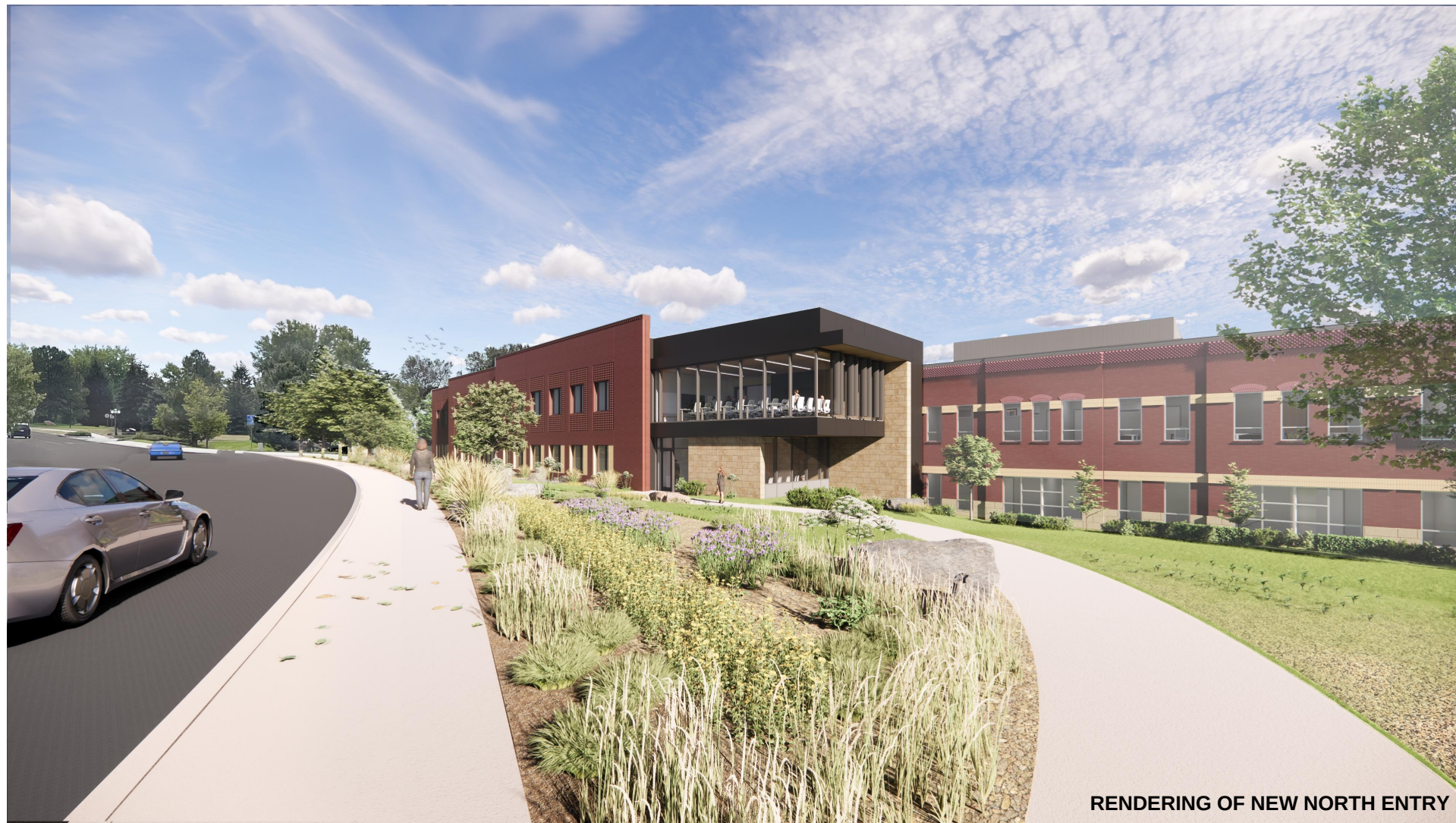
KL&A, Inc. 1717 Washington Ave. Golden, CO 80401 Telephone: 303-384-9910

Mechanical + Plumbing Engineer

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

Electrical Engineer + Technology

AE Design 1900 Wazee Street #205 Denver, CO 80202 Telephone: 303-296-3034



RENDERING OF NEW NORTH ENTRY



RENDERING OF NORTH FACADE



RENDERING OF NEW EAST ENTRY

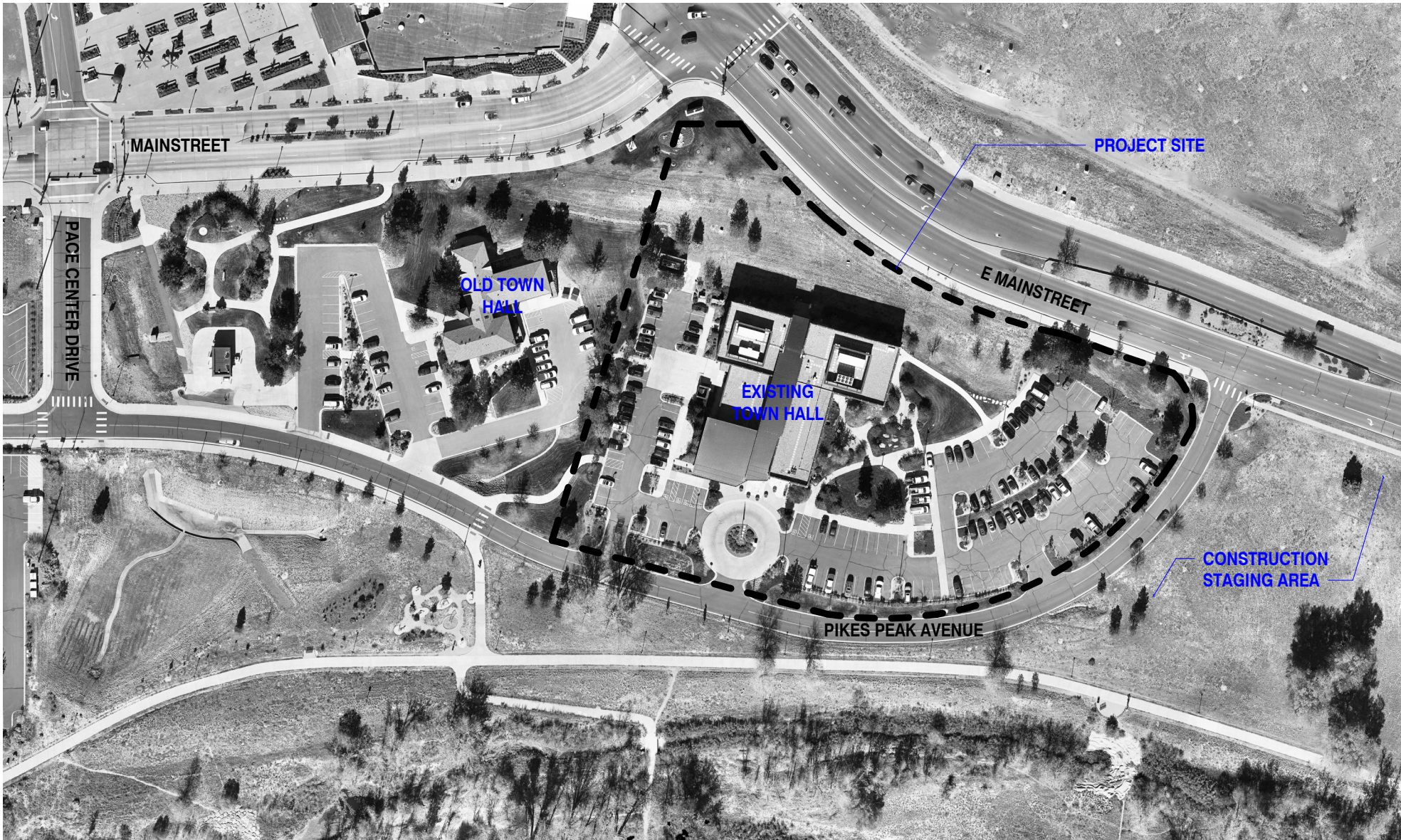


RENDERING OF SOUTHEAST FACADE



RENDERING OF NEW MAIN ENTRY AND PLAZA

PROJECT SITE MAP



GENERAL NOTES

THE PROPERTY HEREIN IS SUBJECT TO ALL APPLICABLE REQUIREMENTS OF THE TOWN OF PARKER ZONING CODE, INCLUDING BUT NOT LIMITED TO MAINTENANCE, LIGHTING, PARKING, SIGNAGE AND OUTDOOR STORAGE, EXCEPT AS MAY OTHERWISE BE ADDRESSED IN AN APPROVED DEVELOPMENT PLAN OR SUB-AREA PLAN.

DRAWING INDEX

- 1 COVER SHEET
- 2 EXISTING CONDITIONS MAP
- 3 SITE PLAN
- 4 LANDSCAPE PLAN
- 5 LANDSCAPE TABLES
- 6 TREE CONSERVATION PLAN
- 7 LANDSCAPE DETAILS
- 8 LANDSCAPE DETAILS
- 9 IRRIGATION NOTES AND SCHEDULE
- 10 IRRIGATION PLAN
- 11 IRRIGATION DETAILS
- 12 PHOTOMETRIC SITE PLAN
- 13 PHOTOMETRIC DETAILS
- 14 PHOTOMETRIC DETAILS
- 15 BUILDING ELEVATIONS
- 16 BUILDING ELEVATIONS

SITE STATISTICS

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

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

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

*ACCESSIBLE SPACES AND EV PARKING SPACES ARE INCLUDED IN THE TOTAL PARKING SPACE COUNT. AS ARE EXISTING PARKING SPACES TO REMAIN.
** THIS REFLECTS THE EXISTING TOWN HALL PARKING SPACES. MANY OF THESE SPACES ARE RETAINED IN SCOPE OF WORK.
*** NEW PARKING SPACES PROVIDED: 74 STANDARD + 4 ACCESSIBLE. EXISTING PARKING SPACES RETAINED: 41
**** EXISTING BICYCLE PARKING (14 SPACES) TO REMAIN AND IS INCLUDED IN THIS VALUE.

PARKING COUNT			
PARKING SPACE TYPE	COUNT	WIDTH	LENGTH
ACCESSIBLE SPACES	6	9'-0"	18'-0" MIN
ACCESSIBLE EV SPACES	1	11'-0"	18'-0" MIN
EV SPACES	3**	9'-0"	18'-0" MIN
TYPICAL PARKING SPACES	113	9'-0"	18'-0" MIN
TOTAL SPACES	123		

*PARKING SPACES ADJACENT TO LANDSCAPE ISLANDS, 18" CONCRETE STRIP TO BE INCLUDED BEFORE CURB.
**AN ADDITIONAL 16 EV SPACES ARE ELECTRIC VEHICLE READY. THESE ARE INCLUDED IN THE TYPICAL PARKING COUNT ABOVE.

Issue	Date
SCHEMATIC DESIGN	01 MAY 2023
DESIGN DEVELOPMENT	20 OCT 2023

Project Number:	22-093
Drawn By:	JM
Reviewed By:	JT
Approved By:	JC

COVER SHEET

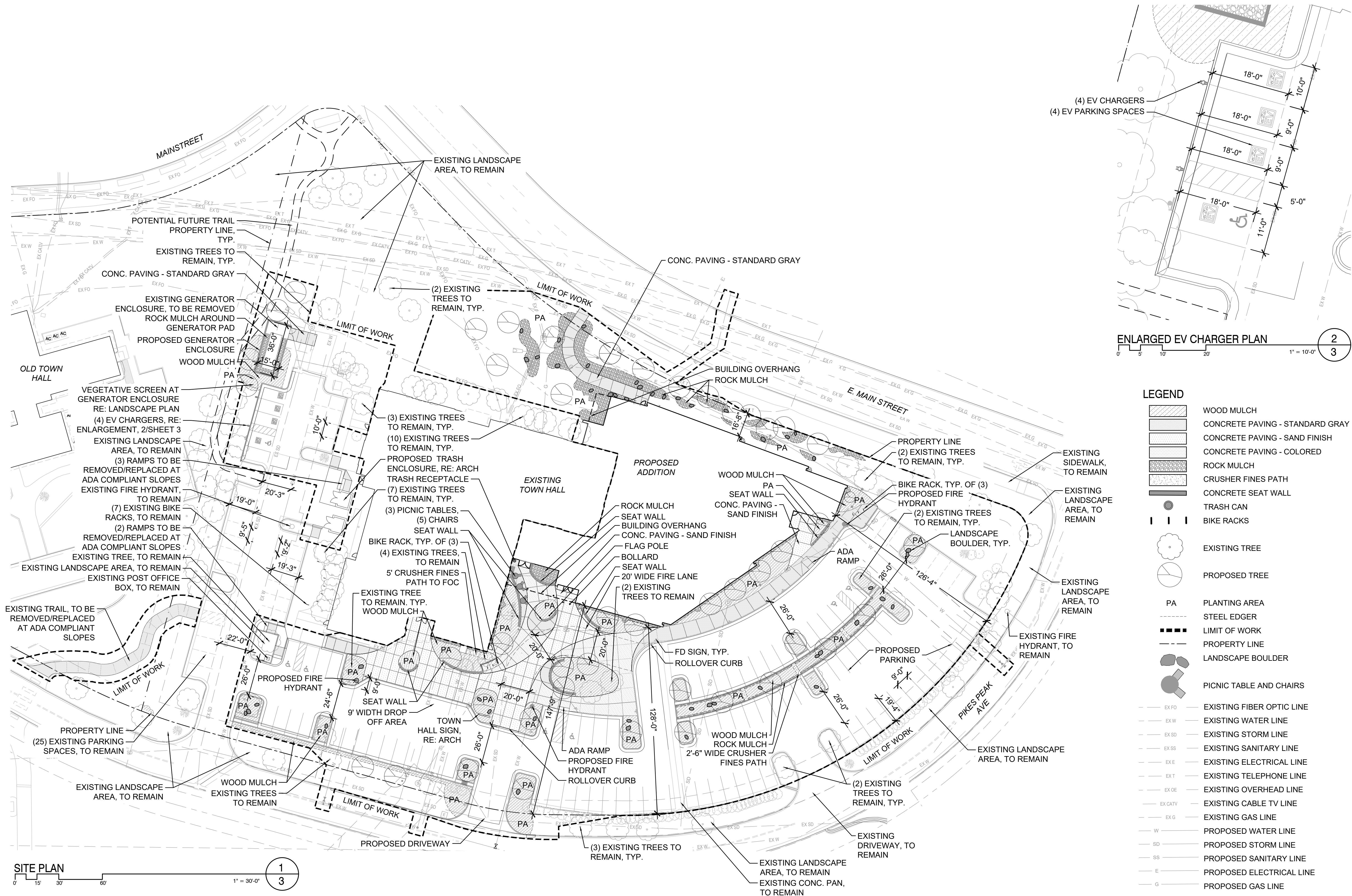
PARKER TOWN HALL. LOCATED IN THE NORTHWEST CORNER OF SECTION 23, TOWNSHIP 6 SOUTH, RANGE 66 WEST,
LOT 1 COMPRISING 3.867 ACRES, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

AE Design
1900 Wazee Street #205
Denver, CO 80202
Telephone: 303-296-3034



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

3



PARKER TOWN HALL EXEMPTION PLAN AMD3 L1

SITE PLAN SUBMITTAL

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

NATIVE SEEDING SCHEDULE

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

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

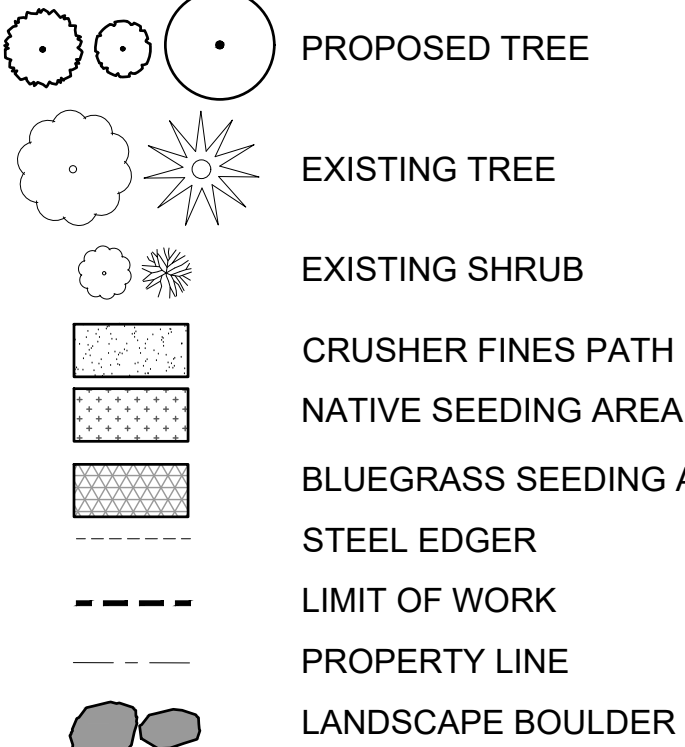
TOTAL: 100%

PLANT SCHEDULE

CODE	QTY	BOTANICAL / COMMON NAME	CONT
TREES - DECIDUOUS			
AG	4	ACER GINNALA / AMUR MAPLE	2" CAL
CS	2	CATALPA SPECIOSA / NORTHERN CATALPA	2" CAL
GS	8	GLEDITSIA TRIACANTHOS INERMIS / SHADEMASTER HONEY LOCUST	2" CAL
GK	2	GYMNOCLADUS DIOICA / KENTUCKY COFFEETREE	2" CAL
MR	3	MALUS X 'RADIANT' / RADIANT CRABAPPLE	2" CAL
MS	1	MALUS X 'SPRING SNOW' / SPRING SNOW CRABAPPLE	2" CAL
PA	6	PYRUS CALLERYANA 'AUTUMN BLAZE' / AUTUMN BLAZE CALLERY PEAR	2" CAL
QB	6	QUERCUS BICOLOR / SWAMP WHITE OAK	2" CAL
QF	8	QUERCUS ROBUR 'FASTIGIATA' / SKYROCKET® ENGLISH OAK	2" CAL
QR	2	QUERCUS RUBRA / RED OAK	2" CAL
TREES - EVERGREEN			
AC	2	ABIES CONCOLOR / WHITE FIR	8" HT
PN	2	PINUS NIGRA / AUSTRIAN PINE	8" HT
CODE	QTY	BOTANICAL / COMMON NAME	SIZE
SHRUBS - DECIDUOUS			
ASA	12	AMELANCHIER ALNIFOLIA / SASKATOON SERVICEBERRY	5 GAL
ALC	40	AMORPHA CANESCENS / LEADPLANT	5 GAL
AMS	32	ARONIA MELANOCARPA 'SMANPEM' / LOW SCAPE SNOWFIRE™ BLACK CHOKEBERRY	5 GAL
AMM	36	ARONIA MELANOCARPA 'U'CONNAM165' / LOW SCAPE MOUND® BLACK CHOKEBERRY	5 GAL
CCB	29	CARYOPTERIS X CLANDONENSIS / BLUE MIST SPIREA	5 GAL
CCD	11	CORNUS SERICEA 'BAILEY' / BAILEY RED TWIG DOGWOOD	5 GAL
CSB	45	CYTISUS PURGANS 'SPANISH GOLD' / SPANISH GOLD BROOM	5 GAL
FNP	4	FORESTIERA NEOMEXICANA / NEW MEXICO PRIVET	5 GAL
HKA	99	HYPERICUM KALMIANUM 'AMES' / AMES ST. JOHNSWORT	5 GAL
PPC	81	PRUNUS BESSEYI 'P011S' / PAWNEE BUTTES® SAND CHERRY	5 GAL
RAC	41	RIBES ALPINUM / ALPINE CURRANT	5 GAL
SBF	100	SPIRAEA X BUMALDA 'FIRELIGHT' / FIRELIGHT SPIREA	5 GAL
VDA	7	VIBURNUM DENTATUM 'ARROWWOOD' / ARROWWOOD VIBURNUM	5 GAL
GRASSES			
BGG	54	BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLONDE AMBITION BLUE GRAMA	1 GAL
CAG	28	CALAMAGROSTIS X ACUTIFLORA 'AVALANCHE' / AVALANCHE FEATHER REED GRASS	1 GAL
ETG	81	ELYMUS TRACHYCAULUS SSP. TRACHYCAULUS / SLENDER WHEATGRASS	1 GAL
IRG	94	IMPERATA CYLINDRICA 'RED BARON' / JAPANESE BLOOD GRASS	1 GAL
MCG	95	MELICA CILIATA / SILKY-SPIKE MELIC GRASS	1 GAL
MPG	61	MISCANTHUS X 'PURPURASCENS' / PURPLE FLAME GRASS	1 GAL
MLG	33	MUHLENBERGIA CAPILLARIS 'LENCA' / REGAL MIST® PINK MUHLY GRASS	1 GAL
OHG	90	ORYZOPSIS HYMENOIDES / INDIAN RICEGRASS	1 GAL
PSG	20	PANICUM VIRGATUM 'SHENANDOAH' / SHENANDOAH SWITCH GRASS	1 GAL
PAG	123	PENNISETUM ALOPECUROIDES 'HAMELN' / HAMELN DWARF FOUNTAIN GRASS	1 GAL
SNG	50	SORGHASTRUM NUTANS / INDIAN GRASS	1 GAL
SHG	71	SPOROBOLUS HETEROLEPIS / PRAIRIE DROPSEED	1 GAL
GROUND COVER			
AUK	25	ARCTOSTAPHYLOS UVA-URSI / KINKINICK	1 GAL
CPP	28	CERATOSTIGMA PLUMBAGINOIDES / DWARF CREEPING PLUMBAGO	1 GAL
GCV	87	CHRYSOOGONUM VIRGINIANUM / GREEN-AND-GOLD	1 GAL
PSS	52	PHLOX STOLONIFERA 'SHERWOOD PURPLE' / CREEPING PHLOX	1 GAL
PSC	55	PHLOX SUBULATA / CREEPING PHLOX	1 GAL
TRC	80	THYMUS X 'RED CREEPING' / RED CREEPING THYME	1 GAL
VRC	125	VERONICA X 'REAVIS' / CRYSTAL RIVER CREEPING SPEEDWELL	1 GAL
PERENNIALS			
CRV	76	CENTRANTHUS RUBER / RED VALERIAN	1 GAL
ELP	61	ECHINACEA PURPUREA / PURPLE CONEFLOWER	1 GAL
GAB	71	GALLIARDA ARISTATA / BLANKET FLOWER	1 GAL
PPP	83	PENSTEMON PALMERI / PALMER'S PENSTEMON	1 GAL
PDJ	42	PERSICARIA AFFINIS 'BORDER JEWEL' / HIMALAYAN BORDER JEWEL FLEECEFLOWER	1 GAL
RAB	42	RUDBECKIA AMPLEXICAULIS / BLACK-EYED SUSAN	1 GAL
SCB	24	SCABIOSA CAUCASICA 'BUTTERFLY BLUE' / BUTTERFLY BLUE PINCUSHION FLOWER	1 GAL
VGS	71	VERONICA X 'GOODNESS GROWS' / GOODNESS GROWS SPEEDWELL	1 GAL
SHRUB EVERGREEN			
JHB	23	JUNIPERUS HORIZONTALIS 'BAR HARBOR' / BAR HARBOR CREEPING JUNIPER	5 GAL

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

PLANTING LEGEND



AndersonMasonDale
Architects

Parker Town Hall Expansion

Parker, CO

22-093

Town of Parker

20120 Mainstreet
Parker, CO 80138

Architect

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

Civil Engineer

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

Landscape Architect

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

Structural Engineer

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

Mechanical + Plumbing Engineer

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

Electrical Engineer + Technology

AE Design
1900 Wazee Street #205
Denver, CO 80202
Telephone: 303-296-3034

Issue	Date
SDP	02 NOVEMBER 2023
SDP	05 FEBRUARY 2024
SDP	15 APRIL 2024

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

LANDSCAPE PLAN

PARKER TOWN HALL EXEMPTION PLAN AMD3 L1

SITE PLAN SUBMITTAL

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

AndersonMasonDale
Architects

SITE LANDSCAPE

DESCRIPTION	REQUIREMENTS	REQUIRED TOTALS & SIZE OF AREA	EXISTING AREA (UNMODIFIED AREAS)	PROPOSED NEW AREA (MODIFIED AREAS)	PROPOSED TOTAL COUNTS	NOTES
PARKING LOT INTERIOR LANDSCAPING	Pursuant to the LDO Section 13.06.070 (p) Parking Lot Interior Landscaping, a minimum area equal to ten (10) percent of the total area covered by the parking lot shall be allocated to landscaped islands.	PARKING LOT SIZE: 57648 SF PARKING ISLAND REQ'D SF: 57648 SF x 10% = 5764.8 SF	1528 SF (2.65%) 5 Existing Trees 0 Proposed Trees 1 Existing Shrub 0 Proposed Shrubs	5086 (8.82%) 4 Existing Trees 13 Proposed Trees 0 Existing Shrubs 257 Proposed Shrubs	6614 SF OF PARKING ISLAND PROVIDED = 11.47% OF PARKING LOT TOTAL: 22 TREES / 258 SHRUBS	Grasses have not been included as equivalent shrubs in this calculation. See parking lot interior landscape table for separate grass quantities.
SITE PERIMETER LANDSCAPING (NORTH PROPERTY LINE ONLY)	Pursuant to the LDO Section 13.06.070 (q), site perimeter landscaping is required to establish minimum requirements for plantings around the perimeter of a site. When a commercial use is next to a commercial use a minimum of 1 tree and 5 shrubs is required for every 40 lineal feet of edge. This requirement will apply from the north property line to north building face, and west property line as south as the limit of disturbance.	739 LF TOTAL (NORTH PROPERTY LINE ONLY) REQ'D TOTALS: 739 LF / 40 LF = 18.5 TREES 739 LF / 40 LF x 5 = 92.4 SHRUBS	18 TREES EXISTING 3 SHRUBS EXISTING	2 TREE EXISTING 14 TREES PROPOSED 89 SHRUBS PROPOSED	TOTAL TREES: 34 TOTAL SHRUBS: 92	Unmodified area is north of existing Town Hall to north property line, and west of extent of northern limit of disturbance to west property line.
PARKING LOT PERIMETER LANDSCAPING	Pursuant to Section 13.06.070 (o) of the Town of Parker LDO, parking lot perimeter landscaping shall be provided to visually buffer and screen the parking and mitigate nuisance impacts from autos upon adjacent properties. For parking lots adjacent to roads/streets and other commercial uses, a minimum 10-foot-wide landscape buffer is required that includes trees and shrubs to screen the parking lot from the street. This requirement applies to the parking along the south property line adjacent to Pikes Peak Avenue, and the west property line as far north to the proposed EV chargers.	12132 SF TOTAL	9442 SF COUNT: 17 EXISTING TREES 78 EXISTING SHRUBS	2690 SF COUNT: 2 EXISTING TREES 3 PROPOSED TREES 11 EXISTING SHRUBS 64 PROPOSED SHRUBS	TOTAL TREES: 22 (3 PROPOSED) TOTAL SHRUBS: 153 (64 PROPOSED)	
DEVELOPED AREA	Pursuant to the Greater Downtown District Historic Center zoning, a minimum of ten (10) percent of the total site area shall be designated for landscaping, plazas, pocket parks and/or open space.	171721 SF TOTAL SITE AREA (INCLUDING BLDG & PARKING LOTS) REQ'D TOTALS: 171721 x 10% = 17172.1 SF	42226 SF	37270 SF	42226 SF + 37270 SF = 79,496 SF SITE LANDSCAPING 79,496 SF SITE LANDSCAPING - 6614 SF INTERIOR PARKING LOT AREA = 72,882 SF OVERALL SITE LANDSCAPING TREES REQ'D: 49 / PROVIDED: 56 SHRUBS REQ'D: 243 / PROVIDED: 245	Includes all existing and proposed site perimeter landscaping, landscaping, and parking lot perimeter landscaping shown in hatching on landscape requirements diagram. Per Town Code, all existing and proposed parking lot interior landscaping excluded towards overall site landscaping - total tree and shrub quantities exclude parking island quantities.



LANDSCAPE REQUIREMENTS DIAGRAM

PARKING LOT INTERIOR LANDSCAPE

PARKING LOT ISLAND #	PARKING LOT ISLAND SIZE (SF)	INTERNAL TREES (1 TREE / 162SF) REQUIRED / PROVIDED	INTERNAL SHRUBS (5 SHRUBS / 162SF) REQUIRED / PROVIDED	INTERNAL GRASSES PROVIDED	*NOTES
1	227	1 R / 1 P	9 R / 10 P	10	Proposed or modified island.
2	162	1 R / 1 P	5 R / 7 P	10	Proposed or modified island.
3	170	1 R / 1 P	5 R / 7 P	10	Proposed or modified island.
4	393	1 R / 1 P	16 R / 20 P	21	Proposed or modified island.
5	416	1 R / 1 P	17 R / 19 P	20	Proposed or modified island.
6	165	1 R / 1 P	5 R / 8 P	10	Proposed or modified island.
7	164	1 R / 1 P	5 R / 6 P	12	Proposed or modified island.
8	397	1 R / 1 P	20 R / 22 P	21	Proposed or modified island.
9	490	1 R / 1 P	27 R / 27 P	20	Proposed or modified island.
10	171	1 R / 1 P	5 R / 9 P	15	Proposed or modified island.
11	169	1 R / 1 P	5 R / 7 P	10	Proposed or modified island.
12	280	1 R / 1 P	13 R / 13 P	27	Proposed or modified island.
13	268	1 R / 1 P	12 R / 14 P	25	Proposed or modified island.
14	294	1 R / 1 P	14 R / 14 P	16	Proposed or modified island.
15	329	1 R / 1 P	17 R / 19 P	30	Proposed or modified island.
16	231	1 R / 1 P	10 R / 11 P	13	Proposed or modified island.
17	292	1 R / 1 P	14 R / 16 P	29	Proposed or modified island.
18	192	1 R / 1 P	7 R / 11 P	10	Proposed or modified island.
19	276	1 R / 1 P	13 R / 17 P	17	Proposed or modified island.
20	229	1 R / 1 P	N/A	N/A	Existing / Not to be disturbed. Does not count against required planting quantities (proposed areas only).
21	256	1 R / 1 P	N/A	N/A	Existing / Not to be disturbed. Does not count against required planting quantities (proposed areas only).
22	269	1 R / 1 P	N/A	N/A	Existing / Not to be disturbed. Does not count against required planting quantities (proposed areas only).
23	197	1 R / 0 P	N/A	N/A	Existing / Not to be disturbed. Does not count against required planting quantities (proposed areas only).
24	157	1 R / 0 P	N/A	N/A	Existing / Not to be disturbed. Does not count against required planting quantities (proposed areas only).
25	254	1 R / 0 P	N/A	N/A	Existing / Not to be disturbed. Does not count against required planting quantities (proposed areas only).
26	166	1 R / 0 P	N/A	N/A	Existing / Not to be disturbed. Does not count against required planting quantities (proposed areas only).
TOTAL SF		6614			

NOTES:

Each landscape island shall, at a minimum, meet the following standards:

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

13.06.070.L.5

(5) In all required landscaped areas, except within public rights-of-way and residential roadway buffers, one (1) tree and five (5) shrubs shall be planted for each one thousand five hundred (1,500) square feet of lot area not covered by a building or required parking.

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

a.1. Grasses are not counted towards equivalent tree quantities in this table; tree counts are exclusively trees - see "Internal grasses provided" column for grass quantities.

BICYCLE PARKING

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

LANDSCAPE NOTES:

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

Parker Town Hall Expansion

Parker, CO

22-093

Town of Parker

20120 Mainstreet
Parker, CO 80138

Architect

AndersonMasonDale Architects, P.C.
3198 Speer Boulevard
Denver, CO 80211
Telephone: 303-741-9448

Civil Engineer

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

Landscape Architect

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

Structural Engineer

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

Mechanical + Plumbing Engineer

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

Electrical Engineer + Technology

AE Design
1900 Wazee Street #205
Denver, CO 80202
Telephone: 303-296-3034

Issue

Date

SDP

02 NOVEMBER 2023

SDP

05 FEBRUARY 2024

SDP

15 APRIL 2024

Project Number:

22-093

Drawn By:

JM

Reviewed By:

TS

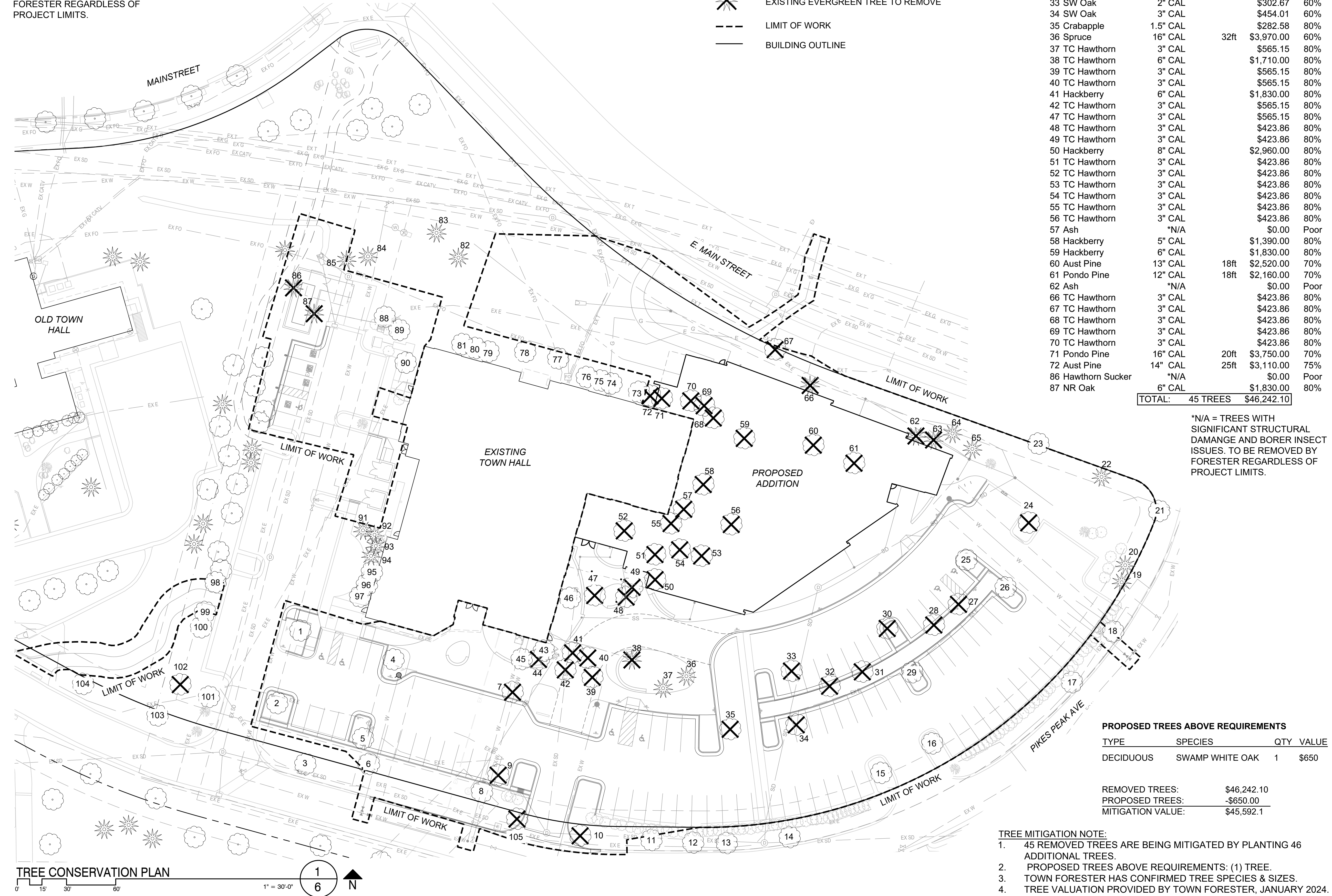
Approved By:

TS

LANDSCAPE TABLES

TOTAL EXISTING TREE COUNT			
#	Species	Size (CAL)	Height (FT)
1	Elm	3" CAL	
2	Pear	2" CAL	
3	Coffee Tree	2.5" CAL	
4	Pear	2" CAL	
5	Crabapple	2" CAL	
6	Crabapple	2" CAL	
7	Pear	2"	
8	Crabapple	2"	
9	Crabapple	2"	
10	NR Oak	6"	
11	Coffee Tree	2"	
12	Coffee Tree	4"	
13	Coffee Tree	4"	
14	Coffee Tree	4"	
15	SW Oak	2"	
16	SW Oak	2"	
17	Linden	7"	
18	Linden	7"	
19	Aust Pine		25ft
20	Aust Pine		25ft
21	Crabapple		11ft
22	Aust Pine		21ft
23	Hackberry	3"	
24	Ash	*N/A	
25	SW Oak	4"	
26	SW Oak	10	
27	SW Oak	6"	
28	SW Oak	5"	
29	SW Oak	5"	
30	SW Oak	4"	
31	SW Oak	6"	
32	SW Oak	5"	
33	SW Oak	2"	
34	SW Oak	3"	
35	Crabapple	1.5"	
36	Aust Pine	11" CAL	25ft
37	Aust Pine	13" CAL	30ft
38	Spruce	16" CAL	32ft
39	TC Hawthorn	3" CAL	
40	TC Hawthorn	6" CAL	
41	TC Hawthorn	3" CAL	
42	TC Hawthorn	3" CAL	
43	TC Hawthorn	3" CAL	
44	TC Hawthorn	3" CAL	
45	TC Hawthorn	3" CAL	
46	TC Hawthorn	3" CAL	
47	Hackberry	6" CAL	
48	TC Hawthorn	3" CAL	
49	TC Hawthorn	3" CAL	
50	TC Hawthorn	3" CAL	
51	TC Hawthorn	3" CAL	
52	Hackberry	8" CAL	
53	TC Hawthorn	3" CAL	
54	TC Hawthorn	3" CAL	
55	TC Hawthorn	3" CAL	
56	TC Hawthorn	3" CAL	
57	TC Hawthorn	3" CAL	
58	TC Hawthorn	3" CAL	
59	Ash	*N/A	
60	Hackberry	5" CAL	
61	Hackberry	6" CAL	
62	Aust Pine	13" CAL	18ft
63	Pondo Pine	12" CAL	18ft
64	Aust Pine		18ft
65	Aust Pine		18ft
66	Spruce	*N/A	
67	Ash	*N/A	
68	TC Hawthorn	3" CAL	
69	TC Hawthorn	3" CAL	
70	TC Hawthorn	3" CAL	
71	TC Hawthorn	3" CAL	
72	TC Hawthorn	3" CAL	
73	TC Hawthorn	3" CAL	
74	TC Hawthorn	3" CAL	
75	TC Hawthorn	3" CAL	
76	TC Hawthorn	3" CAL	
77	Golden R Tree	4" CAL	
78	Golden R Tree	4" CAL	
79	TC Hawthorn	3" CAL	
80	TC Hawthorn	3" CAL	
81	TC Hawthorn	3" CAL	
82	Aust Pine		20ft
83	Aust Pine		22ft
84	Spruce		18ft
85	Aust Pine		28ft
86	Pondo Pine	16" CAL	20ft
87	Aust Pine	14" CAL	25ft
88	Chokecherry	4" CAL	
89	Pear	4" CAL	
90	Wash Hawthorn	3" CAL	
91	Bosnian Pine		16ft
92	Bosnian Pine		16ft
93	Bosnian Pine		18ft
94	Bosnian Pine		18ft
95	TC Hawthorn	3" CAL	20ft
96	TC Hawthorn	3" CAL	
97	TC Hawthorn	3" CAL	
98	Japanese Lilac	5" CAL	
99	Japanese Lilac	4" CAL	
100	Japanese Lilac	5" CAL	
101	Pear	3" CAL	
102	Hawthorn Sucker	*N/A	
103	NR Oak	6" CAL	
104	Elm	6" CAL	
105	NR Oak	6"	

*N/A = TREES WITH
SIGNIFICANT STRUCTURAL
DAMANGE AND BORER INSECT
ISSUES. TO BE REMOVED BY
FORESTER REGARDLESS OF
PROJECT LIMITS.



AndersonMasonDale
Architects

Parker Town Hall
Expansion

Parker, CO
22-093

Town of Parker

20120 Mainstreet
Parker, CO 80138

Architect

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

Civil Engineer

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

Landscape Architect

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

Structural Engineer

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

Mechanical + Plumbing Engineer

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

Electrical Engineer + Technology

AE Design
1900 Wazee Street #205
Denver, CO 80202
Telephone: 303-296-3034

Issue Date

SDP 02 NOVEMBER 2023
SDP 05 FEBRUARY 2024
SDP 15 APRIL 2024

Project Number: 22-093

Drawn By: JM

Reviewed By: TS

Approved By: TS

TREE CONSERVATION PLAN

PARKER TOWN HALL EXEMPTION PLAN AMD3 L1

SITE PLAN SUBMITTAL

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

AndersonMasonDale
Architects

Parker Town Hall Expansion

Parker, CO

22-093

Town of Parker

20120 Mainstreet
Parker, CO 80138

Architect

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

Civil Engineer

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

Landscape Architect

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

Structural Engineer

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

Mechanical + Plumbing Engineer

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

Electrical Engineer + Technology

AE Design
1900 Wazee Street #205
Denver, CO 80202
Telephone: 303-296-3034

Issue	Date
SDP	02 NOVEMBER 2023
SDP	05 FEBRUARY 2024
SDP	15 APRIL 2024

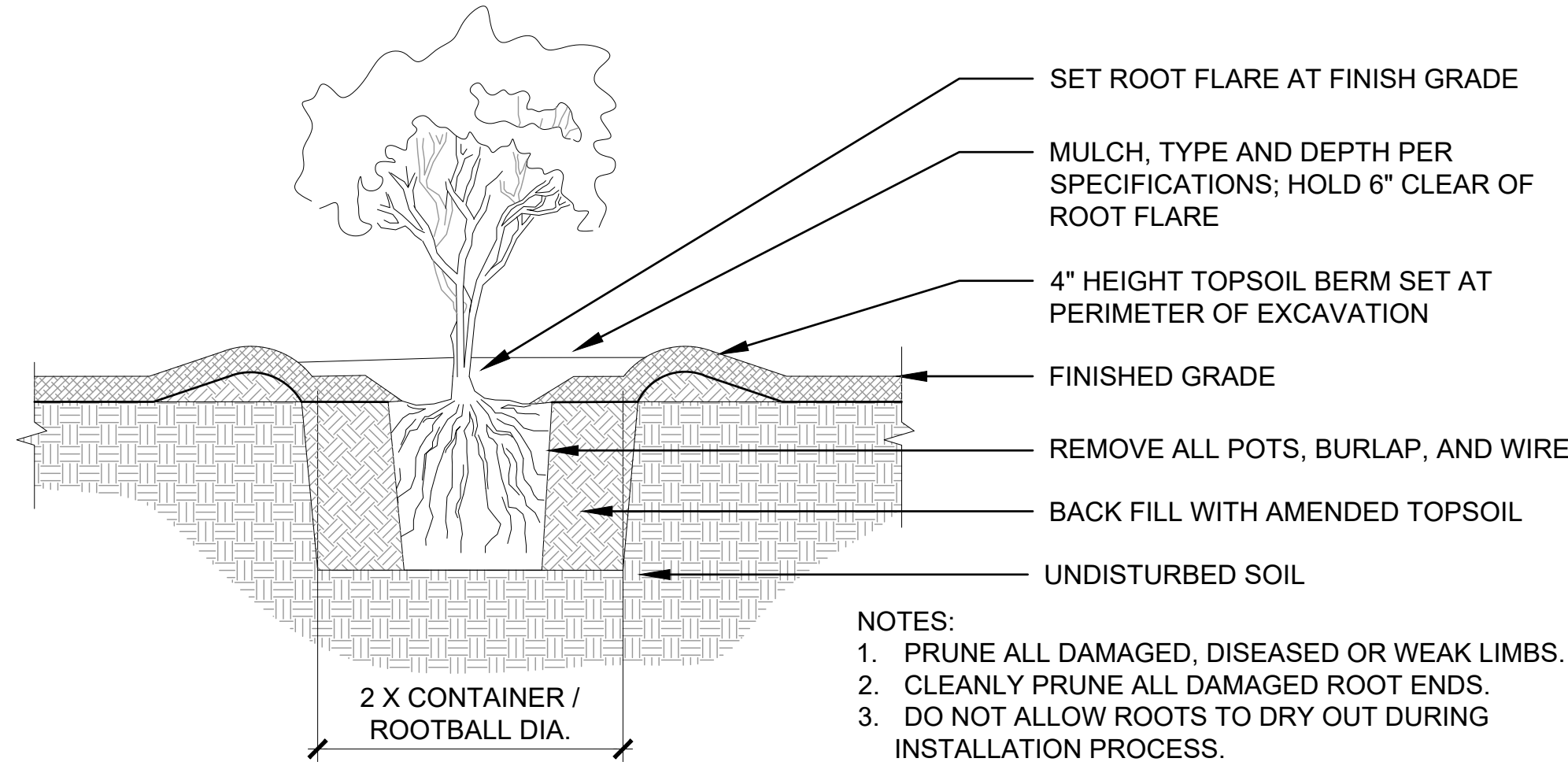
Project Number:	22-093
Drawn By:	JM
Reviewed By:	TS
Approved By:	TS

LANDSCAPE DETAILS

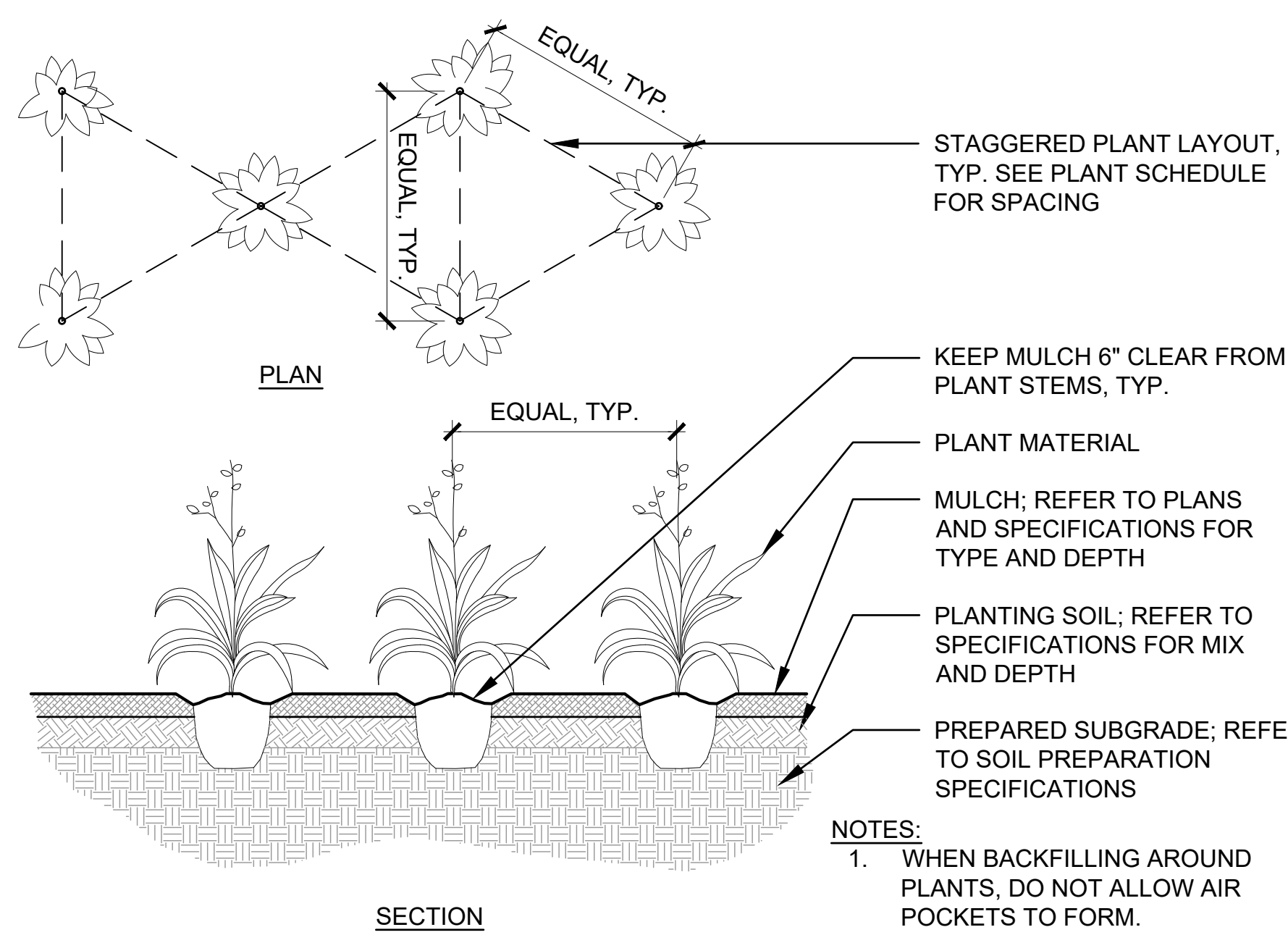
7

TOWN OF PARKER STANDARD LANDSCAPE NOTES:

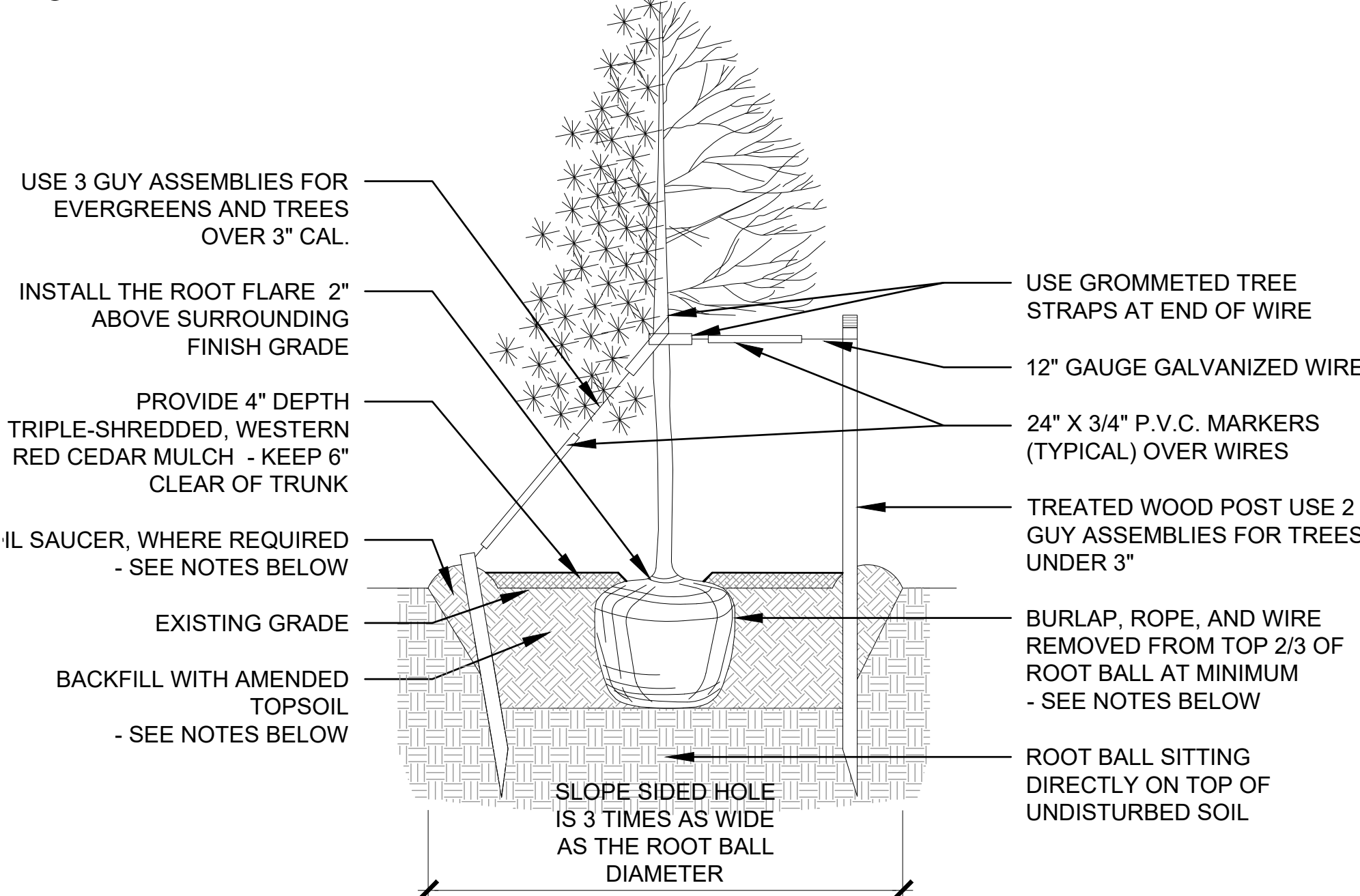
- PLANT MATERIAL SPECIFICATIONS.
 - (1) PLANT MATERIALS SHALL BE SELECTED FROM THE TOWN'S RECOMMENDED PLANT SPECIES NOT INCLUDED IN THE RECOMMENDED PLANT LIST MAY BE SUBMITTED FOR CONSIDERATION, SO LONG AS THE SPECIES IS NOT ON THE EXCLUDED LIST. ALL PLANTS SHALL MEET OR EXCEED THE PLANT QUALITY AND SPECIES STANDARDS OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1-2004, AS AMENDED. SELECTED PLANT MATERIALS SHALL BE HEALTHY AND SHALL BE NURSERY-GROWN AND ADAPTED TO THE LOCAL AREA. ARTIFICIAL PLANT MATERIALS ARE PROHIBITED WITHIN LANDSCAPED AREAS; THIS INCLUDES SYNTHETIC TURF.
 - (2) ALL PLANT MATERIALS MUST MEET THE FOLLOWING REQUIREMENTS:
 - A. DECIDUOUS SHADE TREES: BETWEEN 2-INCH CALIPER AND 2½-INCH CALIPER (MEASURED SIX [6] INCHES ABOVE THE GROUND).
 - B. ORNAMENTAL AND FLOWERING TREES: BETWEEN 1½-INCH CALIPER AND 2-INCH CALIPER (MEASURED SIX [6] INCHES ABOVE THE GROUND).
 - C. EVERGREENS: BETWEEN SIX (6) FEET TALL AND EIGHT (8) FEET TALL (MEASURED TO MID-POINT OF MOST RECENT YEAR'S GROWTH).
 - D. SHRUBS: FIVE-GALLON CONTAINER (TWO [2] TO THREE [3] FEET IN HEIGHT FOR DECIDUOUS, EIGHTEEN- TO TWENTY-FOUR-INCH SPREAD FOR JUNIPERS, OR AS PROVIDED BY THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1-2004, AS AMENDED).
 - PLANTING STANDARDS.
 - LANDSCAPING SHALL COMPLY WITH THE PLANTING STANDARDS AS PROVIDED IN THE TOWN'S PARKS, TRAILS, OPEN SPACE AND STREETSCAPE DESIGN AND CONSTRUCTION MANUAL, AS AMENDED.
 - PLANT MATERIALS SHALL BE SPACED APPROPRIATELY TO ALLOW ADEQUATE ROOM FOR THE PLANT AT MATURITY.
 - TREE PITS AND CUTOUTS MUST MEET THE CRITERIA SET FORTH IN THE TOWN'S PUBLIC WORKS TECHNICAL REFERENCE MANUAL, AS AMENDED.
 - LANDSCAPING SHALL BE PROTECTED FROM VEHICLES BY THE PLACEMENT OF WHEEL STOPS, CURBS OR OTHER ACCEPTABLE MEANS, APPROVED BY THE TOWN. PLANTS SHOULD BE SPACES OFF CURBS TO PREVENT DAMAGE.
 - ALL TREES SHALL BE SPACED APPROPRIATELY FROM LIGHT POLES, SIGNS, STRUCTURES, ETC.
 - TREES SHALL NOT BE ELIMINATED THROUGH THE LOCATION OF LIGHT POLES IN PARKING LOT ISLANDS AND WITHIN THE PARKING LOT PERIMETER LANDSCAPING.
 - NONLIVING LANDSCAPE MATERIAL STANDARDS.
 - NONLIVING LANDSCAPE MATERIALS FOR GROUND COVER MAY CONSIST OF BARK, WOOD CHIPS, WOOD SHAVINGS, ROCKS, STONES OR OTHER MATERIALS APPROVED DURING THE SITE PLAN PROCESS.
 - WOOD MULCH SHALL CONSIST OF NATURAL CEDAR FIBER MULCH AND SHALL BE APPLIED A MINIMUM OF FOUR (4) INCHES IN DEPTH.
 - NO GEOTEXTILE FABRIC SHALL BE USED IN AREAS OF PERENNIAL FLOWER AND GROUND COVER PLANTINGS.
 - NATURAL CEDAR FIBER MULCH SHALL BE INSTALLED OVER AREAS OF PERENNIAL FLOWER AND GROUND COVER PLANTINGS TO A DEPTH OF TWO (2) INCHES.
 - ROCK OR STONE SHALL BE TWO (2) TO SIX (6) INCHES IN SIZE AND A MINIMUM DEPTH OF THREE (3) INCHES INSTALLED OVER A BASE OF GEOTEXTILE FABRIC.
 - GEOTEXTILE FABRIC EXCLUDED FROM AREAS OF PERENNIAL FLOWER AND GROUND COVER PLANTINGS.
 - ALL LANDSCAPE BEDS MUST CONSIST OF AN APPROVED SOIL THROUGHOUT AN ENTIRE LANDSCAPE BED.
 - ALL LANDSCAPE AREAS SHALL BE FOR TWO (2) YEARS.
 - IRRIGATION REQUIREMENTS.
 - ALL LANDSCAPED AREAS SHALL BE SERVED BY A FUNCTIONING AUTOMATIC IRRIGATION SYSTEM.
 - ALL LANDSCAPE BEDS SHALL HAVE A PROPERLY DESIGNED IRRIGATION SYSTEM PROVIDING FULL COVERAGE TO ALL TURF AND PLANT MATERIAL AREAS FROM ROTARY/GEAR-DRIVE SPRINKLERS, POP-UP AND SURFACE SPRAY SPRINKLERS, BUBBLERS, DRIP OR TRICKLE IRRIGATION, AS APPROPRIATE FOR THE AREA TO BE LANDSCAPED. A. LANDSCAPE PLANTINGS ARE TO BE GROUPED ACCORDING TO WATER NEEDS. TREES, SHRUBS AND PLANTINGS IN BED AREAS SHALL BE IRRIGATED BY DRIP, BUBBLER SYSTEMS, LOW VOLUME SPRAY HEADS OR SUBSURFACE IRRIGATION SYSTEMS, WHICH MAY INCLUDE THE PRODUCT NETAFIM OR APPROVED EQUIVALENT. SUBSURFACE IRRIGATION SYSTEMS ARE STRONGLY ENCOURAGED DUE TO THEIR EFFICIENCY AND MINIMIZED RUNOFF POTENTIAL.
 - HIGH-WATER-USE TURF AREAS, WHICH MAY INCLUDE BLUEGRASS, FESCUE OR OTHER HIGH-WATER-USE TURF, MAY BE IRRIGATED USING POP-UP OR ROTARY/GEAR-DRIVE SPRINKLERS. POP-UP HEIGHTS ON SPRINKLER HEADS SHOULD BE ADEQUATE TO CLEAR THE GRASS HEIGHT WHEN EXTENDED.
 - THE USE OF SUBSURFACE IRRIGATION FOR ALTERNATIVE LOW-WATER-USE TURF GRASS AREAS, WHICH MAY INCLUDE BUFFALO GRASS, BLUE GRAMA OR OTHER LOW-WATER-USE TURF, IS ENCOURAGED.
 - TEMPORARY OR PERMANENT IRRIGATION MUST BE PROVIDED TO NATIVE GRASS AREAS FOR ESTABLISHMENT IN ORDER TO ASSIST IN COMPLYING WITH THE RE-VEGETATION STANDARDS AS PROVIDED IN THE STORM DRAINAGE AND ENVIRONMENTAL CRITERIA MANUAL, AS AMENDED. TEMPORARY IRRIGATION FOR ESTABLISHMENT OF NATIVE VEGETATION MAY BE INSTALLED ABOVE GROUND AND REMOVED IMMEDIATELY AFTER ESTABLISHMENT IS COMPLETE, OR IN ANY CASE, NO LONGER THAN TWO (2) YEARS.
 - UNDEVELOPED LOTS PLANNED FOR DEVELOPMENT, ROADWAYS AND/OR OTHER CAPITAL IMPROVEMENT PROJECTS MAY NOT REQUIRE TEMPORARY OR PERMANENT IRRIGATION AS DETERMINED BY THE DEPARTMENT OF ENGINEERING.
 - IRRIGATION SYSTEMS SHALL BE DESIGNED AND MAINTAINED TO MINIMIZE OVERSPRAY AND RUNOFF ONTO ADJACENT IMPERVIOUS SURFACES, SUCH AS ROADWAYS, SIDEWALKS AND PARKING LOTS.
 - ALL IRRIGATION WARRANTIES SHALL BE FOR TWO (2) YEARS.
 - RAINFALL OR SOIL MOISTURE SENSORS, CHECK VALVES, PRESSURE REDUCERS, WATER-EFFICIENT SPRINKLER HEADS, WHICH MAY INCLUDE HUNTER MP ROTATORS OR APPROVED EQUIVALENT, AND FLOW SENSOR VALVES ARE ALL DESIRABLE TO REDUCE UNNECESSARY WATER USAGE.



01 TOWN OF PARKER SHRUB PLANTING



02 TOWN OF PARKER PERENNIAL PLANTING



NOTES:

- 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 OF THE ROOT BALL TO ALLOW FOR SETTLING. DO NOT DISTURB SOIL AT BOTTOM OF PLANTING HOLES, BUT DO SCORE THE SIDES OF THE SETTLING HOLE. THE PLANTING AREA SHALL BE LOOSENEED AND AERATED AT LEAST THREE TIMES THE DIAMETER OF THE ROOT BALL.
- BACKFILL SHALL CONSIST OF APPROVED ON-SITE TOPSOIL BLENDED W/ COMPOST AMENDMENT. IF ON-SITE TOPSOILS ARE NOT APPROVED FOR USE, BACKFILL W/ IMPORTED TOPSOIL BLENDED WITH COMPOST AMENDMENT. REFER TO SPECIFICATION SECTION 329113 FOR ADDITIONAL INFORMATION.
- 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 6" TALL WATERING RING (SAUCER) AROUND PLANTING AREA. THIS IS NOT NECESSARY IN IRRIGATED TURF AREAS. APPLY 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 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.

03 TOWN OF PARKER TREE PLANTING

TOWN OF PARKER- TREE PROTECTION DURING DEVELOPMENT - PUBLIC PROPERTY

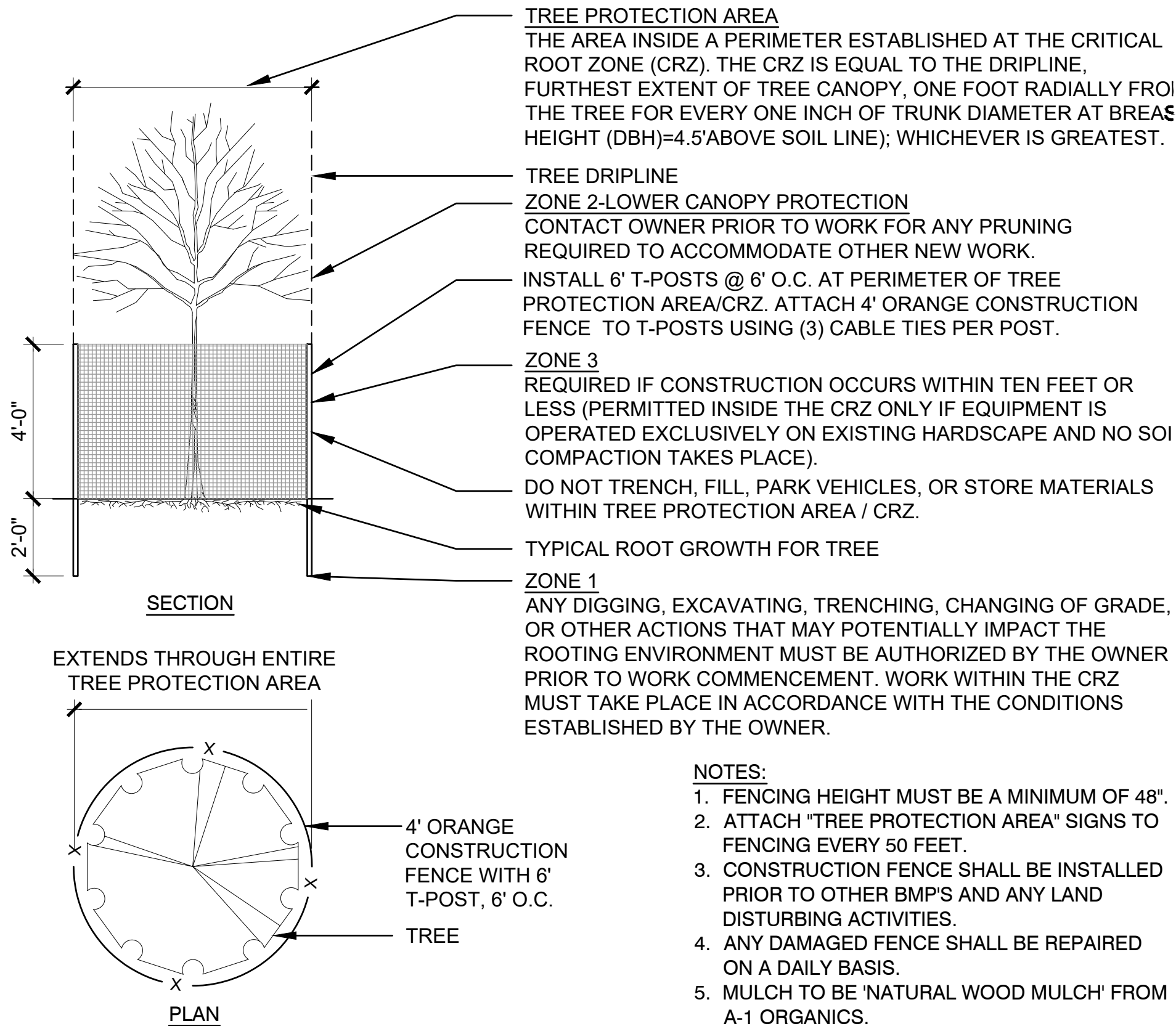
- NO PERSON SHALL ABUSE, MUTILATE OR OTHERWISE DAMAGE ANY TREE OR SHRUB LOCATED ON PUBLIC PROPERTY, INCLUDING THOSE LOCATED IN THE PUBLIC RIGHT-OF-WAY. HOWEVER, NOTHING IN THIS SECTION SHALL BE CONSTRUED TO PREVENT REASONABLE AND PROPER TRIMMING OF TREES AND SHRUBS LOCATED ON PUBLIC OR PRIVATE PROPERTY BY AUTHORIZED PERSONS IN ACCORDANCE WITH ACCEPTED ARBORICULTURAL AND HORTICULTURAL PRACTICES.
- NO PERSON SHALL ATTACH ANY SIGN, NOTICE, PLACARD, ELECTRICAL WIRE OR OTHER INJURIOUS DEVICE TO ANY TREE OR SHRUB LOCATED ON PUBLIC PROPERTY OR WITHIN A PUBLIC RIGHT-OF-WAY, NOR SHALL ANY PERSON CAUSE ANY SUBSTANCE HARMFUL TO TREES OR SHRUBS TO COME IN CONTACT WITH THEM, OR PREVENT WATER AND OXYGEN FROM REACHING THEIR ROOTS.

TOWN OF PARKER- VIOLATIONS

- ENFORCEMENT OF ANY PROVISION OF THIS SECTION SHALL BE IN ACCORDANCE WITH SECTION 13.03.040 OF THIS TITLE.
- THE REMOVAL OR DESTRUCTION OF EACH TREE AND SHRUB IN VIOLATION OF THE PROVISIONS OF THIS SECTION FOR EACH DAY THE VIOLATION HAS OCCURRED IN VIOLATION OF AN APPROVED TREE CONSERVATION PLAN BY THE TOWN SHALL BE CONSIDERED A SEPARATE OFFENSE.
- IN ADDITION TO THE REMEDIES DESCRIBED IN THIS SECTION, THE TOWN MAY REFUSE TO ISSUE ANY BUILDING PERMITS OR CERTIFICATES OF OCCUPANCY UNTIL THE VIOLATION IS CURED.

TOWN OF PARKER-TREE PROTECTION DURING DEVELOPMENT - SITE

- PRIOR TO THE START OF CONSTRUCTION, ALL TREES AND SHRUBS ON THE SITE SHALL BE CLEARLY IDENTIFIED IN THE FIELD AS EITHER "PRESERVE," "RELOCATE" OR "REMOVE" BY THE PROPERTY OWNER. TOWN STAFF SHALL VERIFY THE IDENTIFICATION OF TREES AND SHRUBS ACCORDING TO THE APPROVED TREE CONSERVATION PLAN. TREE OR SHRUB REMOVAL OR REPLACEMENT SHALL NOT COMMENCE UNTIL THE LANDOWNER HAS OBTAINED WRITTEN VERIFICATION OF THE FIELD IDENTIFICATIONS IN ACCORDANCE WITH THE APPROVED TREE CONSERVATION PLAN WITHIN THIRTY (30) DAYS OF WRITTEN NOTIFICATION OF FIELD STAKING. TREES AND SHRUBS TO BE SAVED MAY BE IDENTIFIED IN GROUPS.
- DURING DEVELOPMENT OR RAZING ACTIVITY, THE LANDOWNER SHALL CAUSE TO BE INSTALLED EFFECTIVE PROTECTION AROUND ALL TREE PRESERVATION AREAS AND SHALL FURTHER INSTALL MECHANISMS SUCH AS TREE WELLS (DEPENDENT UPON SPECIES), RETAINING WALLS OR OTHER STRUCTURES NECESSARY TO PROTECT INDIVIDUAL TREES AND SHRUBS DESIGNATED FOR PRESERVATION. SUCH PROTECTIVE MEASURES SHALL BE SPECIFIED ON THE TREE CONSERVATION PLAN AND SHALL BE DESIGNED AND INSTALLED IN A MANNER CONSISTENT WITH GOOD HORTICULTURAL PRACTICES AND SUBJECT TO THE APPROVAL OF THE PLANNING DIRECTOR, WITH A RECOMMENDATION FROM THE PARKS AND RECREATION DEPARTMENT.
- THE TOWN SHALL FIELD VERIFY ALL LOCATIONS, SIZES AND QUANTITIES OF REPLACEMENT OR RELOCATED TREES AND SHRUBS PRIOR TO THE WARRANTY PERIOD ACCEPTANCE OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THE DEVELOPMENT. IF NO PUBLIC IMPROVEMENTS ARE INVOLVED, VERIFICATION SHALL OCCUR PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY. WARRANTY PERIOD ACCEPTANCE OR CERTIFICATES OF OCCUPANCY SHALL NOT BE AUTHORIZED UNTIL WRITTEN VERIFICATION OF COMPLIANCE WITH THE TREE CONSERVATION PLAN IS OBTAINED FROM THE TOWN.
- ANY REPLACEMENT OR RELOCATED TREE OR SHRUB WHICH DIES WITHIN ONE (1) YEAR OF WRITTEN VERIFICATION OF COMPLIANCE SHALL BE REPLACED WITHIN ONE (1) YEAR OR THE NEXT GROWING SEASON WITH THE SAME APPROVED SIZE AND SPECIES OF THE TREE OR SHRUB WHICH DIED. (H)ACTS HARMFUL TO TREES AND SHRUBS.

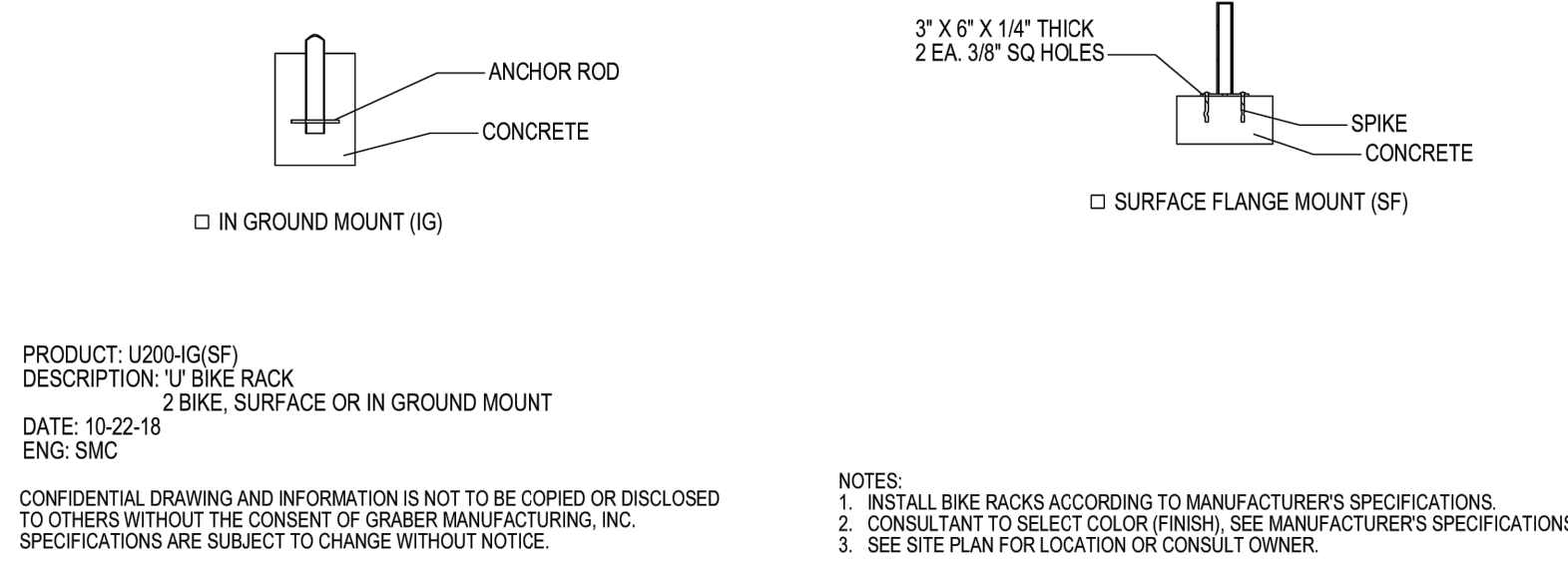
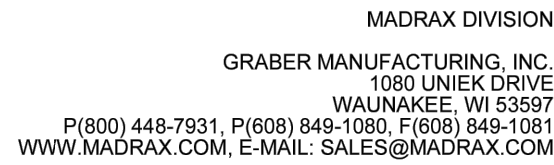


NOTES:

- FENCING HEIGHT MUST BE A MINIMUM OF 48".
- ATTACH "TREE PROTECTION AREA" SIGNS TO FENCING EVERY 50 FEET.
- CONSTRUCTION FENCE SHALL BE INSTALLED PRIOR TO OTHER BMP'S AND ANY LAND DISTURBING ACTIVITIES.
- ANY DAMAGED FENCE SHALL BE REPAIRED ON A DAILY BASIS.
- MULCH TO BE 'NATURAL WOOD MULCH' FROM A-1 ORGANICS.

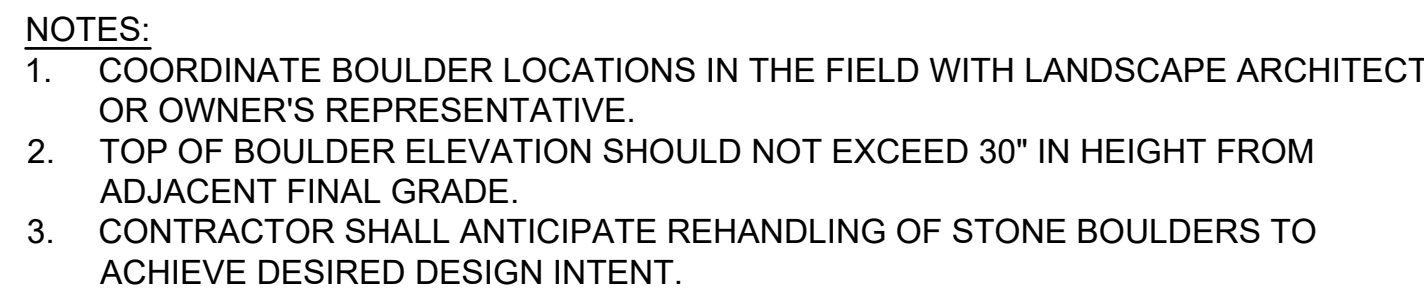
04 TOWN OF PARKER TREE PROTECTION

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



COPYRIGHT 2007 VICTOR STANLEY, INC. ALL RIGHTS RESERVED

04 BICYCLE RACK



08 LANDSCAPE BOULDER

AE Design
1900 Wazee Street #205
Denver, CO 80202
Telephone: 303-296-3034

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

LANDSCAPE DETAILS

PARKER TOWN HALL EXEMPTION PLAN AMD3 L1
SITE PLAN SUBMITTAL

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

IRRIGATION SCHEDULE				
SYMBOL	MANUFACTURER	MODEL NO.	DESCRIPTION	DETAIL NO.
	RAIN BIRD	RD-12-S-P30 WITH MATCHED PRECIPITATION RATE SERIES NOZZLE	HI-POP SPRAY HEAD	7
	RAIN BIRD	RD-12-S-P30 WITH 55T, CORNER SERIES NOZZLE	HI-POP SPRAY HEAD	7
	HUNTER	I-20-12 WITH #MFR25 MATCHED PRECIPITATION NOZZLE (RED)	HI-POP GEAR DRIVEN ROTOR	8
	HUNTER	I-20-12 WITH #MFR30 MATCHED PRECIPITATION NOZZLE (GREEN)	HI-POP GEAR DRIVEN ROTOR	8
	HUNTER	I-20-12 WITH #4 NOZZLE (BLUE)	HI-POP GEAR DRIVEN ROTOR	8
	RAIN BIRD	EFB-CP WITH NIBCO BALL VALVE	ELECTRIC CONTROL VALVE	6
	RAIN BIRD	44-LRC	QUICK COUPLING VALVE	2
	WEATHERTRAK	OPTIFLOW XR	ELECTRIC CONTROLLER	5
N/S	OLDCASTLE / CARSON	REFER TO SPECIFICATIONS AND DETAILS	VALVE BOXES	VARIOUS
N/S	AY MACDONALD	76001 - 1/4 TURN - 1"	MANUAL DRAIN VALVE	1
		LINE SIZE - 2 1/2" & SMALLER	GATE VALVE	3
	RAIN BIRD	EFB-CP - 1.5"	MASTER CONTROL VALVE	20
	WEATHERTRAK	FLOW HD- KITFLOWHD-P-150	FLOW SENSOR	4
		CLASS 200 BE - 2 1/2" & SMALLER	PVC MAINLINE	18
		CLASS 160	PVC SLEEVING	19
		CLASS 200 BE	PVC LATERAL	18
		CLASS 200 BE	SUBSURFACE HEADER PIPE - 1" PVC	16 & 18
	RAIN BIRD	EFB-CP-FRS-D - 1"	SUBSURFACE VALVE ASSEMBLY	10
	SPEARS	2121-005	DRIP LINE BLOW-OUT FLUSH VALVE	17
	NETAFIM	TLCV6-12 RINGS SPACED PER DETAIL	SUBSURFACE DRIPLINE RING - TREE	16
	NETAFIM	TLCV6-18 ROWS SPACED 18"	SUBSURFACE DRIPLINE	11, 12,, 13, 14, 15
			14 AVG DIRECT BURY CONTROL WIRES	
			WIRE SPLICE BOX	9
			EXISTING BACKFLOW DEVICE	
			EXISTING CONTROLLER	
			EXISTING CONTROL VALVE	
			EXISTING MAINLINE	
			CONTROLLER & STATION NO. CONTROL VALVE SIZE	
	A (controller)		NUMBER OF SPARE WIRES - 2 CONTROL AND 1 SPARE WIRES TO INDICATED CONTROLLER - SEE CONSTRUCTION NOTES	

IRRIGATION CONSTRUCTION NOTES

1. DRAWINGS AND BASE INFORMATION - ALL BASE AND PLANTING INFORMATION HAVE BEEN PROVIDED BY WENK. THE CONTRACTOR IS RESPONSIBLE TO NOTIFY HYDROSYSTEMS*KDI OF ANY DISCREPANCIES BETWEEN THE UTILITY OR PLANTING PLANS AND THE IRRIGATION PLAN. IF CONTRACTOR FAILS TO NOTIFY HYDROSYSTEMS*KDI AND MAKES CHANGES TO THE IRRIGATION SYSTEM DESIGN, THEY ASSUME ALL COSTS AND LIABILITIES ASSOCIATED WITH THOSE FIELD CHANGES. REFER TO SPECIFICATIONS FOR ADDITIONAL PROJECT REQUIREMENTS. CONTACT IRRIGATION CONSULTANT FOR CURRENT SPECIFICATIONS IF NOT PROVIDED.
2. SYSTEM PRESSURE - HYDROSYSTEMS*KDI HAS TESTED THE STATIC WATER PRESSURE AND IS FOUND TO BE 40 PSI. THE CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY PRESSURE PRIOR TO COMMENCING ANY CONSTRUCTION AND NOTIFY HYDROSYSTEMS*KDI OF ANY VARIANCE FROM THE STATED PRESSURE IMMEDIATELY. WRITTEN DOCUMENTATION OF PRESSURE TEST AND RESULTS SHALL BE PROVIDED TO HYDROSYSTEMS*KDI AT CONSTRUCTION ONSET. IF CONTRACTOR FAILS TO FIELD VERIFY PRESSURE AND/OR NOTIFY HYDROSYSTEMS*KDI OR ANY VARIATIONS FROM THIS PRESSURE, THEN THEY ASSUME ALL CONSTRUCTION AND ENGINEERING COSTS ASSOCIATED WITH SYSTEM MODIFICATIONS REQUIRED TO ACCOMMODATE ACTUAL SITE PRESSURE. THIS SYSTEM HAS BEEN DESIGNED FOR A REQUIRED STATIC PRESSURE OF 40 PSI MINIMUM.
3. IRRIGATION SYSTEM OPERATION INTENT - THIS IRRIGATION SYSTEM HAS BEEN DESIGNED TO IRRIGATE THE ESTABLISHED LANDSCAPE WITHIN A SIX NIGHT PER WEEK, SIX HOUR PER NIGHT WATERING WINDOW. ESTABLISHMENT WATERING WILL REQUIRE UP TO TWICE AS MUCH IRRIGATION FOR A FOUR TO SIX WEEK PERIOD. THE DESIGN IS BASED ON THE FOLLOWING PROJECTED WEEKLY APPLICATION RATES AFTER ESTABLISHMENT. THESE FIGURES ARE BASED ON A 30-YEAR AVERAGE WEATHER DATA AND WILL NEED TO BE ADJUSTED DUE TO SEASONAL CHANGES AND WEATHER CONDITIONS ABOVE AND BELOW THE AVERAGE VALUES UTILIZED.
- BLUEGRASS TURF 2.48" PER WEEK PEAK SEASON
ORNAMENTAL PLANTINGS 1.24" PER WEEK PEAK SEASON
NATIVE SEED MIXES 1.15" PER WEEK PEAK SEASON (TWO SEASONS)
- NOTE: IT IS THE INTENT OF THIS DESIGN THAT NATIVE AREAS WOULD ONLY BE IRRIGATED FOR ESTABLISHMENT. SYSTEM WILL REMAIN FOR USE DURING YEARS WITH LESS THAN NORMAL RAINFALL.
4. EQUIPMENT INSTALLATION - IT IS THE INTENT OF THIS DESIGN THAT ALL IRRIGATION EQUIPMENT BE INSTALLED WITHIN PROPERTY LIMITS AND WITHIN LANDSCAPED AREAS. INSTALLATION SHALL BE COORDINATED WITH OTHER UTILITY WORK. ALL OTHER UTILITIES SHALL TAKE PRECEDENCE OVER IRRIGATION LOCATION. ANY EQUIPMENT OTHER THAN VALVE BOXES OR SLEEVING THAT CONTAINS PIPE OR WIRES SHOWN OUTSIDE OF THESE LIMITS IS SHOWN IN THAT LOCATION FOR GRAPHICAL CLARITY ONLY. ALL VALVE BOXES SHALL BE INSTALLED A MINIMUM OF 2'-0" FROM EDGE OF ANY PAVED SURFACES UNLESS SPECIFICALLY INDICATED ON PLANS. BOXES INSTALLED IN OPEN TURF AREAS SHALL BE KEPT TO EDGES AND STAKED FOR REVIEW IF ALONG HIGH TRAFFIC AREAS. ALL VALVE BOXES SHALL BE PLACED A MINIMUM OF 5'-0" FROM THE CENTERLINE OF ANY DRAINAGE SWALE. ALL VALVE BOXES WITHIN PAVEMENT SHALL BE TIER 15 RATED BOXES FOR HEAVY DUTY NON-DELIBERATE TRAFFIC. BOX LID COLOR SHALL MATCH ADJACENT MATERIALS. IE. GREEN IN TURF, TAN IN MUD MUD, GRAY IN STONE MULCH, PURPLE FOR RECLAIMED WATER SYSTEMS (IF REQUIRED). REFER TO LANDSCAPE PLANS FOR MATERIAL COLORS AND TYPES. ALL BOXES SHALL BE INSTALLED TO BE FLUSH WITH GRADE AND IN AN ORDERLY MANNER. WHERE MORTAR PAVING LIDS ARE INSTALLED ABOVE BOXES, IRRIGATION BOX WITH LID SHALL BE LOWERED TO ACCOMMODATE PAVING LID. REFER TO LANDSCAPE FOR ADDITIONAL INFORMATION. TO BE INSTALLED PER MANUFACTURE RECOMMENDATIONS.
6. PIPING INSTALLATION - IRRIGATION PIPING SHALL MAINTAIN A MINIMUM DISTANCE FROM BUILDING FOUNDATIONS OF 5 FEET OR AS DESCRIBED IN SOILS REPORT, WHICHEVER IS GREATER. NO SPRAY IRRIGATION SHALL OCCUR WITHIN 10 FEET OF THE FOUNDATION. NO DRIP IRRIGATION SHALL OCCUR WITHIN 5 FEET OF THE FOUNDATION UNLESS SOIL MOISTURE SENSORS ARE INSTALLED ON VALVES SERVING THESE AREAS. ALL IRRIGATION PIPING AND EMISSION DEVICES LOCATED ON TOP OF OR WITHIN BUILDING STRUCTURE SHALL CONFORM TO WATERPROOFING CONSULTANT REQUIREMENTS. PIPE ROUTING MAY BE SHOWN WITHIN THESE DISTANCES FOR GRAPHICAL CLARITY ONLY.
7. MANUAL DRAIN VALVES - CONTRACTOR TO INSTALL ONE MANUAL DRAIN VALVE ON PRESSURE SUPPLY LINE DIRECTLY DOWNSTREAM OF BACKFLOW PREVENTER AND AT ALL LOW POINTS AND DEAD ENDS OF PRESSURE SUPPLY PIPING TO ENSURE COMPLETE DRAINAGE OF SYSTEM. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THESE LOCATIONS IN-FIELD AND INSTALLATION LOCATIONS SHALL BE NOTED ON AS-BUILTS.
8. POP-UP SPRAY NOZZLES - CONTRACTOR TO INSTALL PLASTIC NOZZLES ON ALL POP-UP SPRAY HEADS. INSTALL 18 SERIES NOZZLES ON ALL HEADS SPACED AT 12" TO 14". INSTALL 12 SERIES NOZZLES ON ALL HEADS SPACED 10' TO 11". INSTALL 10 SERIES NOZZLES ON ALL HEADS SPACED AT 8' TO 9". INSTALL 8 SERIES NOZZLES ON ALL HEADS SPACED AT 6' TO 7". INSTALL SIDE STRIP NOZZLES ON ALL HEADS WITH AN 'S' DESIGNATION AND RIGHT AND LEFT CORNER STRIP NOZZLES ON ALL HEADS WITH AN 'L' OR 'R' DESIGNATION. INSTALL LOW FLOW 'SQ' SERIES NOZZLES WITH SQUARE SHORT RADIUS PATTERN WHERE INDICATED AT SPACING SHOWN. VARIABLE ARC NOZZLES SHOULD BE UTILIZED ADJACENT TO CURVILINEAR SHRUB BEDS OR FOR ANY ANGLES THAT ARE NOT A STANDARD NOZZLE ANGLE.
9. UNLABELED PIPING - ALL UNLABELED LATERAL PIPING SHALL BE 1" MINIMUM UNLESS OTHERWISE NOTED.
11. SPARE CONTROL WIRES - CONTRACTOR SHALL EXTEND FOUR SPARE WIRES (2 COMMON AND 2 CONTROL WIRES) FROM EACH CONTROLLER TO THE END OF THE MAINLINE SERVING THAT CONTROLLER OR AS SHOWN ON THE PLANS. INSTALL SPARE WIRES IN 1/2" ROUND VALVE BOX WITH QUICK COUPLING VALVE. REFER TO SPECIFICATIONS FOR WIRE COLOR. SEE IRRIGATION SCHEDULE FOR ADDITIONAL INFORMATION.
12. ADJUSTMENT - CONTRACTOR SHALL FINE TUNE/ADJUST THE IRRIGATION SYSTEM TO REDUCE/AVOID OVERSPRAY ONTO HARD SURFACES BY ADJUSTING NOZZLE DIRECTION AND NOZZLE RADIUS.
13. PLANS AND SPECIFICATIONS - CONTRACTOR RESPONSIBLE TO ENSURE WORK CONFORMS TO PLANS AND SPECIFICATIONS. AT ONSET OF CONSTRUCTION, VERIFY PLANS ARE CURRENT. DO NOT CONSTRUCT ANY PORTIONS OF THE IRRIGATION OFF OF PLANS MARKED NOT FOR CONSTRUCTION OR FOR REVIEW ONLY. FAILURE TO VERIFY CURRENT PLANS MAY RESULT IN RECONSTRUCTION AT CONTRACTOR'S EXPENSE. WHERE REQUIRED BY CITY, TOWN OR WATER DISTRICT ENTITY, CONTRACTOR SHALL CONSTRUCT ONLY OFF PLANS STAMPED WITH APPROVAL. REVISIONS TO APPROVED OR STAMPED PLANS SHALL CONFORM TO FIELD CHANGE PROCEDURES AND DOCUMENTATION.
14. EXISTING IRRIGATION DAMAGE - CONTRACTOR SHALL REPAIR OR REPLACE ANY EXISTING IRRIGATION SYSTEMS DAMAGED DURING NEW INSTALLATION. REPAIR OR REPLACEMENT SHALL BE DETERMINED BY OWNER OR OWNER'S REPRESENTATIVE AND PAID FOR BY THE LANDSCAPE CONTRACTOR.
15. EXISTING IRRIGATION COORDINATION - EXISTING IRRIGATION SYSTEM SHALL NOT BE TURNED OFF FOR MORE THAN 24 HOURS MAXIMUM. CONTRACTOR SHALL COORDINATE TURN OFF OF SYSTEM WITH OWNER OR MAINTENANCE STAFF 12 HOURS PRIOR TO ANY NEW CONSTRUCTION.
16. EXISTING TREE IRRIGATION - CONTRACTOR SHALL PROVIDE IRRIGATION DURING CONSTRUCTION TO EXISTING TREES AS REQUIRED BY TOWN OF PARK FORESTRY STANDARDS.
17. SIMULTANEOUS ZONE OPERATION - THIS IRRIGATION SYSTEM HAS BEEN DESIGNED TO OPERATE MULTIPLE ZONES SIMULTANEOUSLY BASED ON INDIVIDUAL ZONE FLOW. THE DESIGN IS INTENDED TO OPERATE MULTIPLE VALVES UP TO THE MAXIMUM FLOW IN THE POINT OF CONNECTION NOTE. REFER TO CONTROLLER SPECIFICATION FOR MAXIMUM SIMULTANEOUS VALVE COUNT.
18. BACKFLOW DEVICES: ALL CONNECTION COMPONENTS AND BACKFLOW DEVICES SHALL BE LEAD-FREE. CONTRACTOR SHALL CONTACT WATER SERVICE PROVIDER FOR ANY ADDITIONAL REQUIREMENTS REGARDING BACKFLOW TESTING.
19. CITY DETAILS - HYDROSYSTEMS*KDI WILL BE RESPONSIBLE FOR THE IRRIGATION DESIGN ITSELF. ALL DETAILS ARE STANDARD DETAILS DESIGNED AND SPECIFIED BY THE APPLICABLE GOVERNING AUTHORITY. CITY OF PARKER. HYDROSYSTEMS*KDI DID NOT DESIGN AND SPECIFY THIS DETAIL. HYDROSYSTEMS*KDI IS NOT RESPONSIBLE, AND ACCEPTS NO RESPONSIBILITY, FOR THE SELECTION AND SPECIFICATION OF THIS DETAIL, AND HYDROSYSTEMS*KDI MAKES NO REPRESENTATIONS WITH REGARD TO THIS DETAIL.
20. WATER BUDGETS AND PROJECTIONS - HYDROSYSTEMS*KDI HAS BASED THE IRRIGATION DESIGN AND THE ASSOCIATED PROJECTED WATER USE UPON SUCH FACTORS AS CITY OR WATER DISTRICT IMPOSED REQUIREMENTS, PUBLISHED PLANT SPECIES WATER NEEDS, SELECTED IRRIGATION METHOD EFFICIENCIES AS REPORTED BY INDEPENDENT TESTING FACILITIES, HISTORICAL WEATHER DATA FOR THE PROJECT LOCATION, AND PROPER MAINTENANCE PROCEDURES. HYDROSYSTEMS*KDI IS NOT RESPONSIBLE, AND ACCEPTS NO RESPONSIBILITY, FOR THE ACTUAL WATER USAGE VARIATION THAT IS A RESULT OF FIELD MODIFICATIONS TO THE SYSTEM NOT MATCHING CONSTRUCTION DOCUMENTS, IMPROPER MAINTENANCE, WASTE DUE TO SYSTEM DAMAGE OR VANDALISM, OR WEATHER CONDITIONS THAT DEVIATE FROM PUBLISHED 30-YEAR HISTORICAL AVERAGES.
21. PRESSURE TESTING - CONDUCT MAINLINE TEST IN PRESENCE OF CONSULTANT. ARRANGE FOR PRESENCE OF CONSULTANT 48 HOURS IN ADVANCE OF TESTING. SUPPLY FORCE PUMP AND ALL OTHER TEST EQUIPMENT. COMPRESSED AIR SHALL NOT BE USED FOR PRESSURE TESTING SYSTEM.
- 25.1 AFTER BACKFILLING, AND INSTALLATION OF ALL CONTROL VALVES, FILL PRESSURE SUPPLY LINE WITH WATER, AND PRESSURIZE TO 40 PSI OVER THE DESIGNATED STATIC PRESSURE OR 120 PSI, WHICHEVER IS GREATER, FOR A PERIOD OF 2 HOURS.
- 25.2 LEAKAGE, PRESSURE LOSS - TEST IS ACCEPTABLE IF NO LOSS OF PRESSURE IS EVIDENT DURING THE TEST PERIOD.
- 25.3 LEAKS - DETECT AND REPAIR LEAKS.
- 25.4 RETEST SYSTEM UNTIL TEST PRESSURE CAN BE MAINTAINED FOR DURATION OF TEST.
- 25.5 BEFORE FINAL ACCEPTANCE, PRESSURE SUPPLY LINE SHALL REMAIN UNDER PRESSURE FOR A PERIOD OF 48 HOURS.
- 25.6 PRESSURE TEST SHALL BE SCHEDULED AND PASSED PRIOR TO SCHEDULING OF SUBSTANTIAL COMPLETION WALK-THROUGH.
22. CITY DETAILS - HYDROSYSTEMS*KDI WILL BE RESPONSIBLE FOR THE IRRIGATION DESIGN ITSELF. DETAILS #1, #2, #5-#16 ARE STANDARD DETAILS DESIGNED AND SPECIFIED BY THE APPLICABLE GOVERNING AUTHORITY, TOWN OF PARKER. HYDROSYSTEMS*KDI DID NOT DESIGN AND SPECIFY THIS DETAIL. HYDROSYSTEMS*KDI IS NOT RESPONSIBLE, AND ACCEPTS NO RESPONSIBILITY, FOR THE SELECTION AND SPECIFICATION OF THIS DETAIL, AND HYDROSYSTEMS*KDI MAKES NO REPRESENTATIONS WITH REGARD TO THIS DETAIL.

AndersonMasonDale Architects

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

Architect
AndersonMasonDale Architects, P.C.
3186 Speer Boulevard
Denver, CO 80211
Telephone: 303-294-9448

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

Landscape Architect
Wenk Associates
1130 51st Street #101
Denver, CO 80205
Telephone: 303-628-0000

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

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

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

wenk ASSOCIATES

Issue	Date
SCHEMATIC DESIGN	01 MAY 2023
DESIGN DEVELOPMENT	21 OCT 2023
GMP/PERMIT DRAWINGS	17 MAY 2024

NOT FOR CONSTRUCTION

Project Number:	22-093
Drawn By:	EWP
Reviewed By:	JB/KD
Approved By:	JB/KD

IRRIGATION NOTES AND SCHEDULE

DIRECTORY

IRRIGATION SCHEDULE	IR-000
IRRIGATION NOTES	IR-000
IRRIGATION PLANS	IR-101
IRRIGATION DETAILS	IR-201 - IR-202



PARKER TOWN HALL EXEMPTION PLAN AMD3 L1
SITE PLAN SUBMITTAL

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

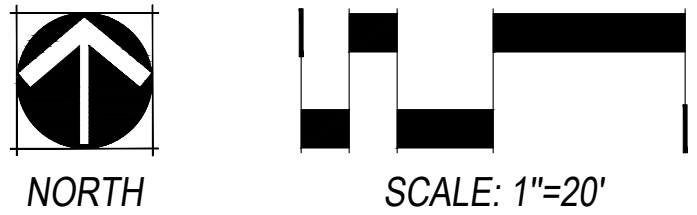
CONTROLLER LOCATION "A"
PEDESTAL MOUNT ONE CONTROLLER (REFER TO SCHEDULE FOR MODEL & STATION COUNT). REMOTE READY. AT INDICATED LOCATION. 120 VOLT POWER IS AVAILABLE WITHIN 10' LF. OF CONTROLLER LOCATION FROM BUILDING. BY OTHERS REMEP. FEES AND PERMITS ASSOCIATED WITH WORK ARE TO BE OBTAINED AND PAID BY CONTRACTOR. CONFIRM EXISTING CONTROL ZONE QUANTITY TO REMAIN OPERATIONAL WITH TOWN PERSONNEL. DUE TO THE CHANGE OF THE CONTROLLER LOCATION, EXISTING CONTROL WIRES MAY REQUIRE EXTENSION AND RECONNECTION TO THE NEW CONTROLLER LOCATION. EACH EXISTING CONTROL WIRE SHALL BE TONED AND CONFIRMED FOR USE BY EXISTING ZONES. INSTALL NEW CONTROL WIRES AND SPARES AS NECESSARY TO NEW CONTROL VALVES. COORDINATE TOTAL CONTROLLER CAPACITY WITH TOWN OF PARKER PERSONNEL. LOCATE SHIELDED CABLE FROM NEW FLOW SENSOR AND CONNECT TO DATA RETRIEVAL UNIT LOCATED IN ASSOCIATED CONTROLLER. LOCATE MASTER VALVE WIRES WITH SPARES AND CONNECT 2 OF THE WIRES FROM THE MASTER VALVE TO THE DATA RETRIEVAL BOARD IN ASSOCIATED CONTROLLER. FINAL CONTROLLER LOCATION SHALL BE APPROVED BY OWNER OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. MOUNT ONE WEATHER SENSOR ON BUILDING WHERE THERE IS 20 FT. OF CLEARANCE FROM ANY OVERHANG OR OBSTRUCTING FEATURE.

- EXISTING POINT OF CONNECTION #1 - 1.5"
PEAK FLOW REQUIREMENT: 38 GPM. REQUIRED STATIC PRESSURE: 90 PSI
CONTRACTOR SHALL FIELD LOCATE EXISTING 1.5" BACKFLOW PREVENTER AT THIS APPROXIMATE LOCATION. CUT EXISTING MAINLINE DOWNSTREAM OF BACKFLOW AND ISOLATION GATE VALVE AND REMOVE EXISTING MASTER VALVE, FLOW SENSOR AND OTHER EXISTING EQUIPMENT AND TURN THEM OVER TO OWNER. MAKE NEW 2.5" CLASS 200 PVC MAINLINE CONNECTION TO EXISTING 1.5" BACKFLOW PREVENTER WITH THREADED SCHEDULE 40 PVC ADAPTER AND ROUTE NEW 2.5" MAINLINE AND MAKE CONNECTION TO EXISTING MAINLINE AS SHOWN. INSTALL ONE NEW 1.5" FLOW SENSOR, GATE VALVE, QUICK COUPLER VALVE, AND 1.5" MASTER VALVE AS SHOWN. THE CONTROLLER PLATFORM FOR THIS PROJECT HAS NOT BEEN DETERMINED. EXTEND ONE PE84 SHIELDED CABLE FROM FLOW SENSOR TO DATA RETRIEVAL UNIT LOCATED IN ASSOCIATED CONTROLLER. EXTEND 4 UTILITY WIRE (TWO ORANGE AND TWO BLUE) AND CONNECT 2 OF THE WIRES FROM THE MASTER VALVE TO THE DATA RETRIEVAL BOARD IN ASSOCIATED CONTROLLER. SEE DETAIL SHEET FOR REQUIRED PIPE LENGTHS UPSTREAM AND DOWNSTREAM OF FLOW SENSING UNIT. WORK SHALL CONFORM TO LOCAL CODE, FEES, PERMITS AND INSPECTIONS ASSOCIATED WITH WORK ARE TO BE OBTAINED AND PAID FOR BY CONTRACTOR.
- FIELD LOCATE EXISTING 2.5" MAINLINE AT THIS APPROXIMATION. CUT AND CAP BOTH SIDES OF THE MAINLINE EXTENDING SOUTH TO THE EXISTING IRRIGATION TAP.
- CUT AND CAP EXISTING 2" IRRIGATION WATER SUPPLY, IN MECHANICAL ROOM, DOWNSTREAM OF EXISTING 2" IRRIGATION BACKFLOW PREVENTER.
- ABANDON EXISTING 2.5" MAINLINE AND CONTROL WIRES IN THIS AREA, REMOVE EXISTING CONTROL VALVES AND TURN THEM OVER TO TOWN OF PARKER.
- FIELD LOCATE EXISTING 2" MAINLINE TERMINATIONS AT THIS APPROXIMATE LOCATION. RECONNECT MAINLINES USING MECHANICAL JOINTS PER CITY SPECIFICATIONS, RECONNECT (4) EXISTING CONTROL WIRES, ROUTE (2) NEW COMMON AND (2) NEW SPARE WIRES TO THIS LOCATION, MAKE ALL WIRE SPLICES IN SPLICE BOX. PROTECT EXISTING GATE VALVES DURING CONSTRUCTION.
- FIELD LOCATE EXISTING MAINLINE AT THIS APPROXIMATE LOCATION. CUT MAINLINE AND MAKE NEW 2" CLASS 200 PVC MAINLINE CONNECTION TO EXISTING WITH A SCHEDULE 40 TEE FITTING, ROUTE (6) NEW CONTROL WIRES, (2) NEW COMMON WIRES, AND (2) NEW SPARE WIRES TO THIS LOCATION AND EXTEND TO NEW VALVES, MAKE ALL WIRE SPLICES IN SPLICE BOX.
- INSTALL NEW SPRINKLER ZONES IN THIS AREA TO BLEND INTO EXISTING NATIVE SPRINKLER COVERAGE, CONTACT DESIGNER FOR DIRECTION IF NECESSARY.
- ADJUST EXISTING SPRINKLERS IN THIS AREA TO MATCH NEW HARDSCAPE AND PLANTING ALIGNMENT, REPAIR EXISTING IRRIGATION EQUIPMENT DAMAGED BY NEW CONSTRUCTION AND WIRE TRENCHING
- REMOVE EXISTING CONTROLLER AT THIS APPROXIMATE LOCATION AND TURN IT OVER TO CITY OF PARKER PERSONNEL. CUT AND TERMINATE ALL CONTROL WIRES IN SPLICE BOX.
- FIELD LOCATE EXISTING 2" CLASS 200 PVC MAINLINE AND INSTALL NEW CONTROL CONTROL VALVE AS SHOWN, RUN NEW CONTROL WIRE TO SERVE NEW VALVE AND INSTALL SPARES, PULLING SPARES INTO NEW VALVE BOX.
- TRENCH NEW CONTROL WIRES NEXT TO EXISTING MAINLINE ROUTING, OFFSET BY 2", REPLACE AND REPAIR EXISTING IRRIGATION EQUIPMENT DAMAGED BY NEW CONSTRUCTION AND WIRE TRENCHING



IRRIGATION EQUIPMENT IS SHOWN OUTSIDE LANDSCAPED AREA FOR GRAPHICAL CLARITY ONLY. INSTALL ALL IRRIGATION EQUIPMENT WITHIN LANDSCAPED AREAS. LANDSCAPE AND UTILITY WORK SHALL TAKE PRECEDENCE. COORDINATE WITH OTHER TRADES FOR LOCATION OF IRRIGATION TRENCHING AND COMPONENT INSTALLATION.

Table with 2 columns: Directory Item and Reference Code. Rows include Irrigation Schedule (IR-000), Irrigation Notes (IR-000), Irrigation Plans (IR-101), and Irrigation Details (IR-201 - IR-202).



HydroSystems logo and contact information: Irrigation Consulting & Water Management, 13049 W. Colfax Ave., Suite 200, Lakewood, Colorado 80401, 303.980.5327, www.hydrosystemsmdi.com

AndersonMasonDale Architects

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

Architect
AndersonMasonDale Architects, P.C.
3198 Speer Boulevard
Denver, CO 80202
Telephone: 303-294-9448

Civil Engineer
S.A. Miro, Inc.
4582 S. Ute Street #750
Denver, CO 80227
Telephone: 303-741-3737

Landscape Architect
Wenk Associates
1130 31st Street #101
Denver, CO 80205
Telephone: 303-628-0009

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

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

Electrical Engineer + Technology
AE Design
1900 Wazee Street #205
Denver, CO 80202
Telephone: 303-295-3034

wenk ASSOCIATES

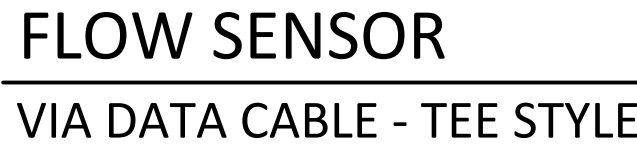
Table with 2 columns: Issue and Date. Rows show Schematic Design (01 MAY 2023), Design Development (21 OCT 2023), and GMP/PERMIT DRAWINGS (17 MAY 2024).

Table with 2 columns: Project Number and Date. Rows show Project Number 22-093, Drawn By: EWP, Reviewed By: JB/KD, and Approved By: JB/KD.

IRRIGATION PLAN

SITE PLAN SUBMITTAL

**AndersonMasonDale
Architects**



SEE ELECTRICAL ENGINEERING DRAWINGS FOR NEW
AND RELOCATED CONTROLLER ELECTRICAL SERVICE

5 CONTROLLER AND ENCLOSURE ELEVATION



IR-000
IR-000
IR-101
IR-201 - IR-200

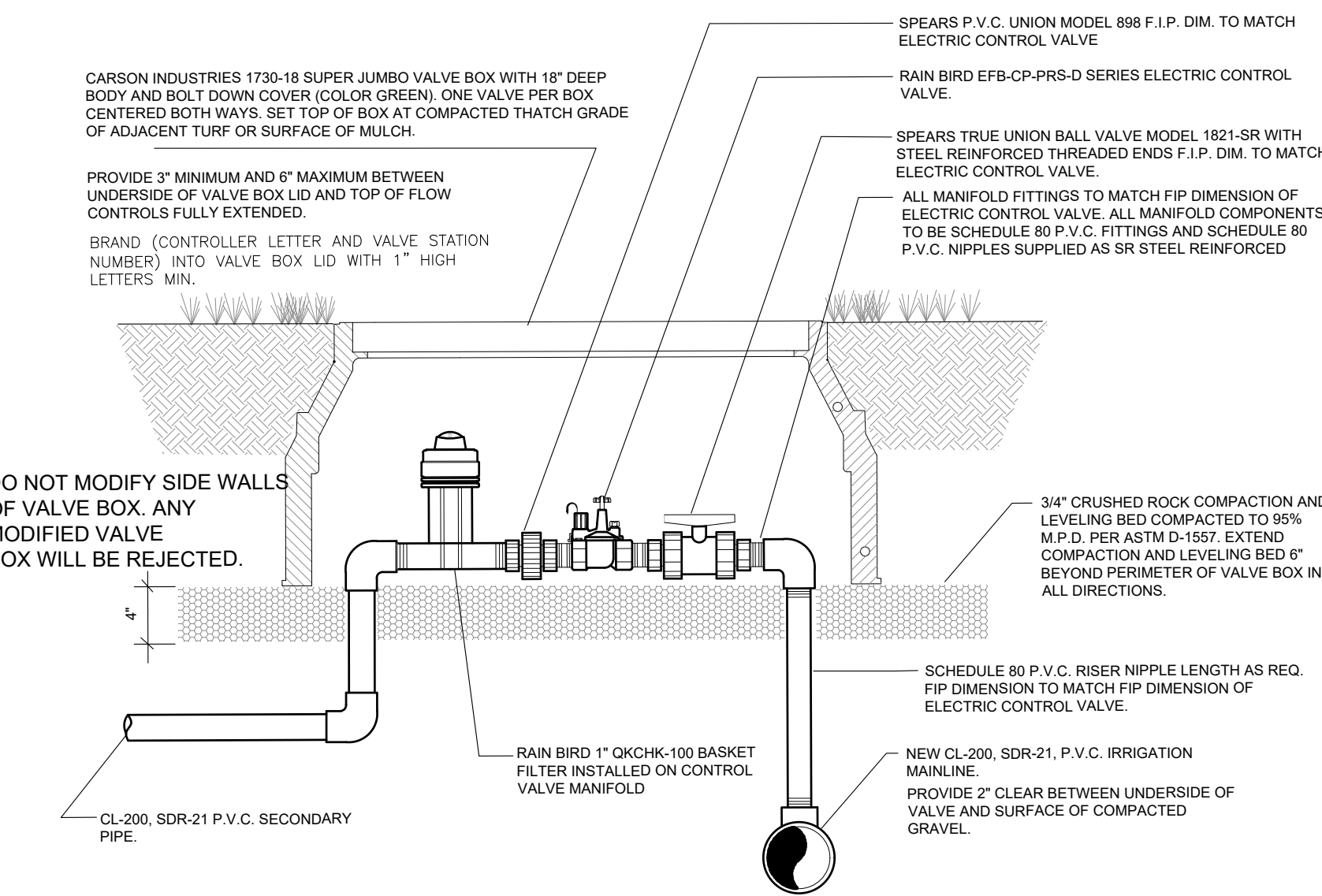
11

Know what's below.
Call before you dig.
3 BUSINESS DAYS IN ADVANCE BEFORE YOU
GRADE, OR EXCAVATE FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES.

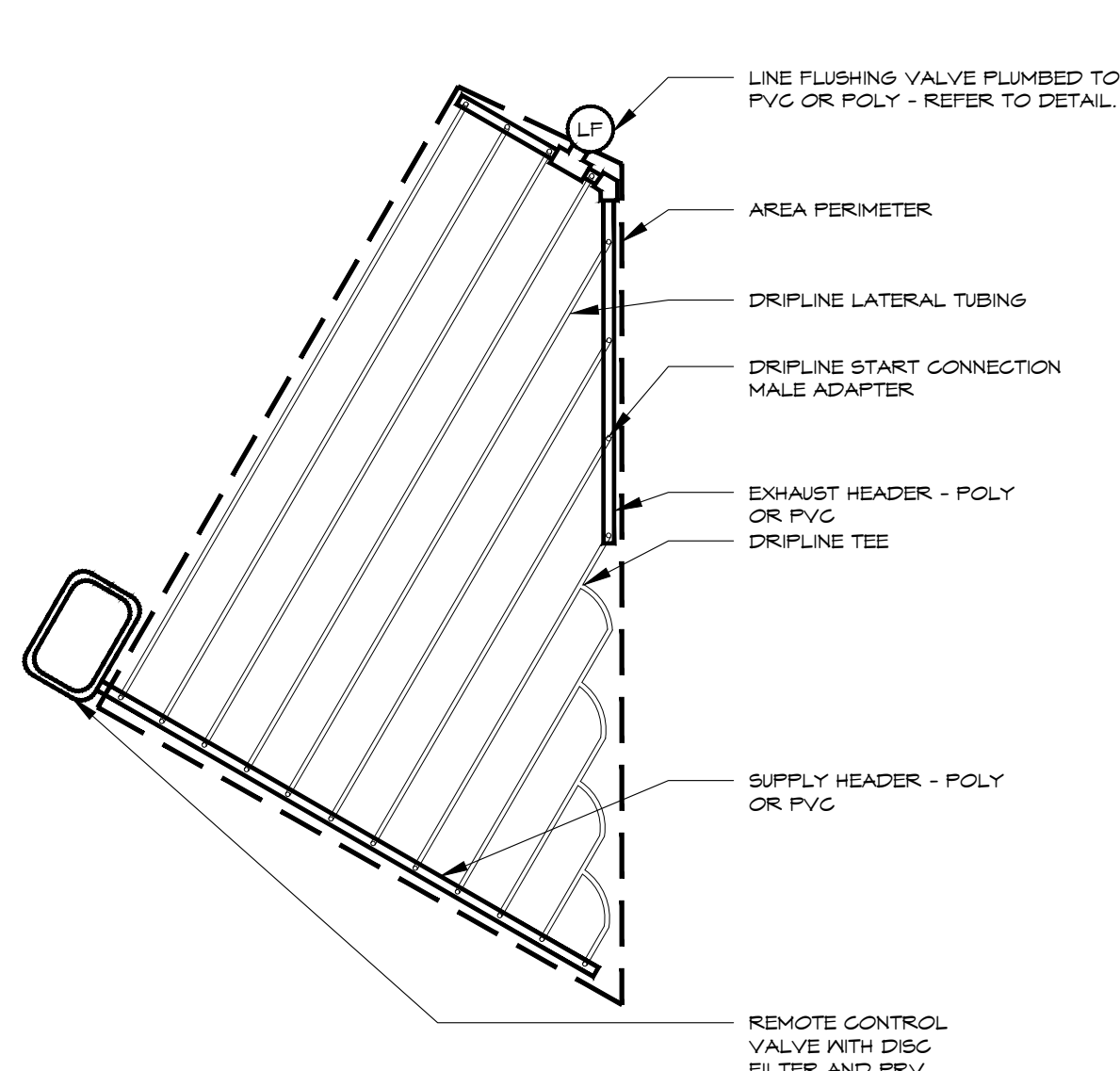


PARKER TOWN HALL EXEMPTION PLAN AMD3 L1
SITE PLAN SUBMITTAL

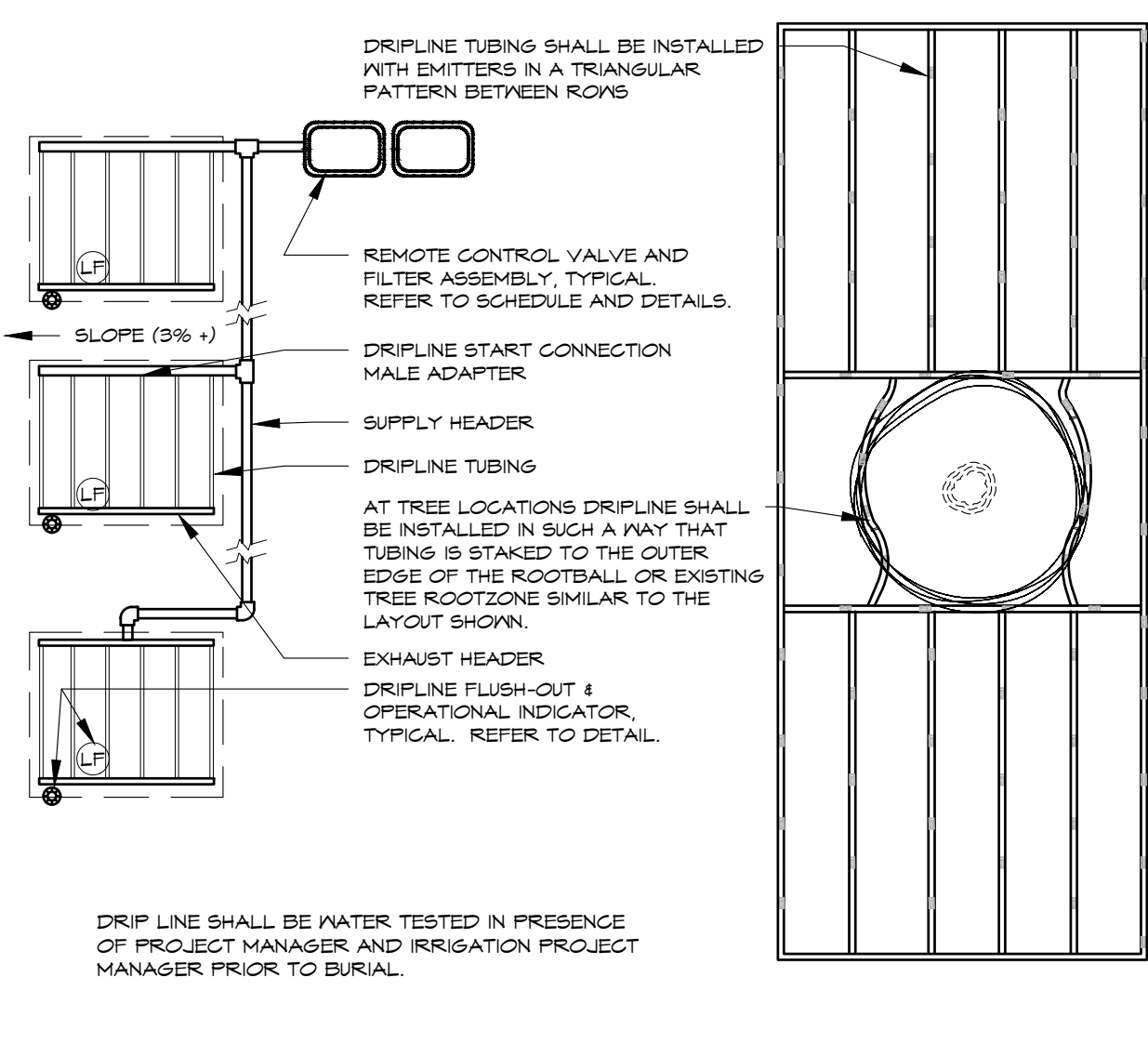
PARKER TOWN HALL. LOCATED IN THE NORTHWEST CORNER OF SECTION 23, TOWNSHIP 6 SOUTH, RANGE 66 WEST,
LOT 1 COMPRISING 3.867 ACRES, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO



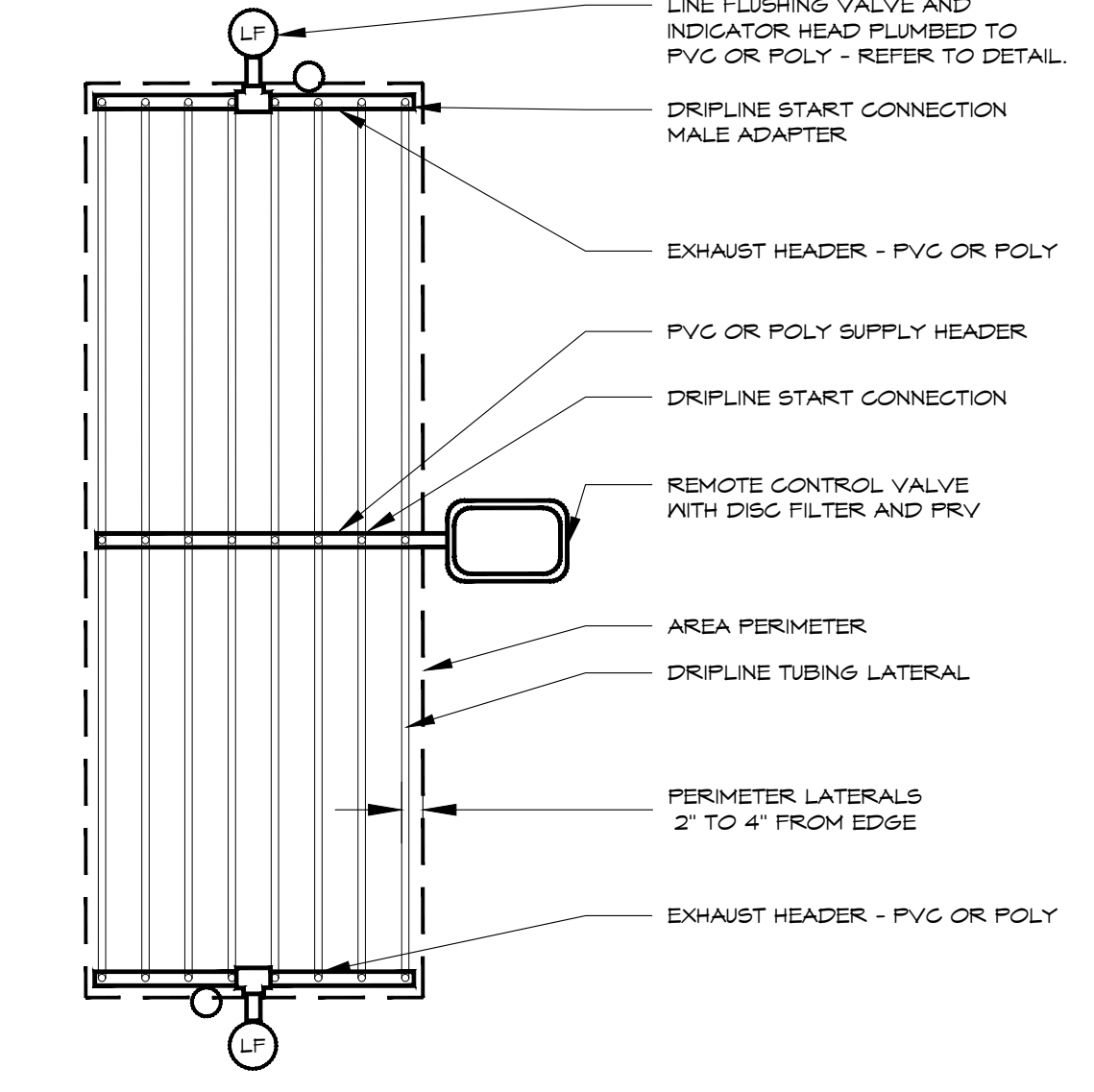
10 ELECTRIC CONTROL VALVE FOR DRIPPER LINE ZONES
NO SCALE



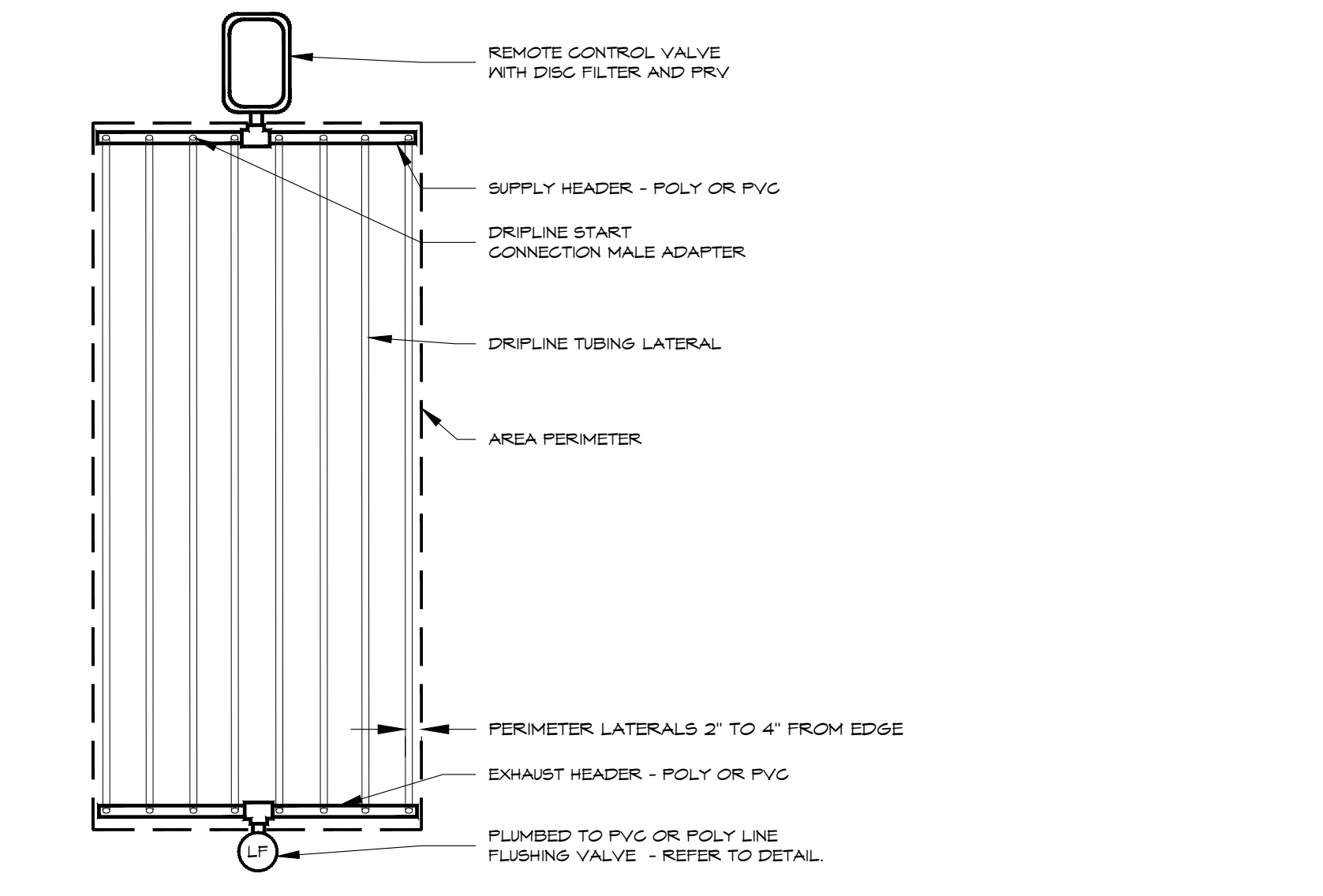
11 SUBSURFACE DRIP - TOP VIEW
IRREGULAR AREAS
NO SCALE



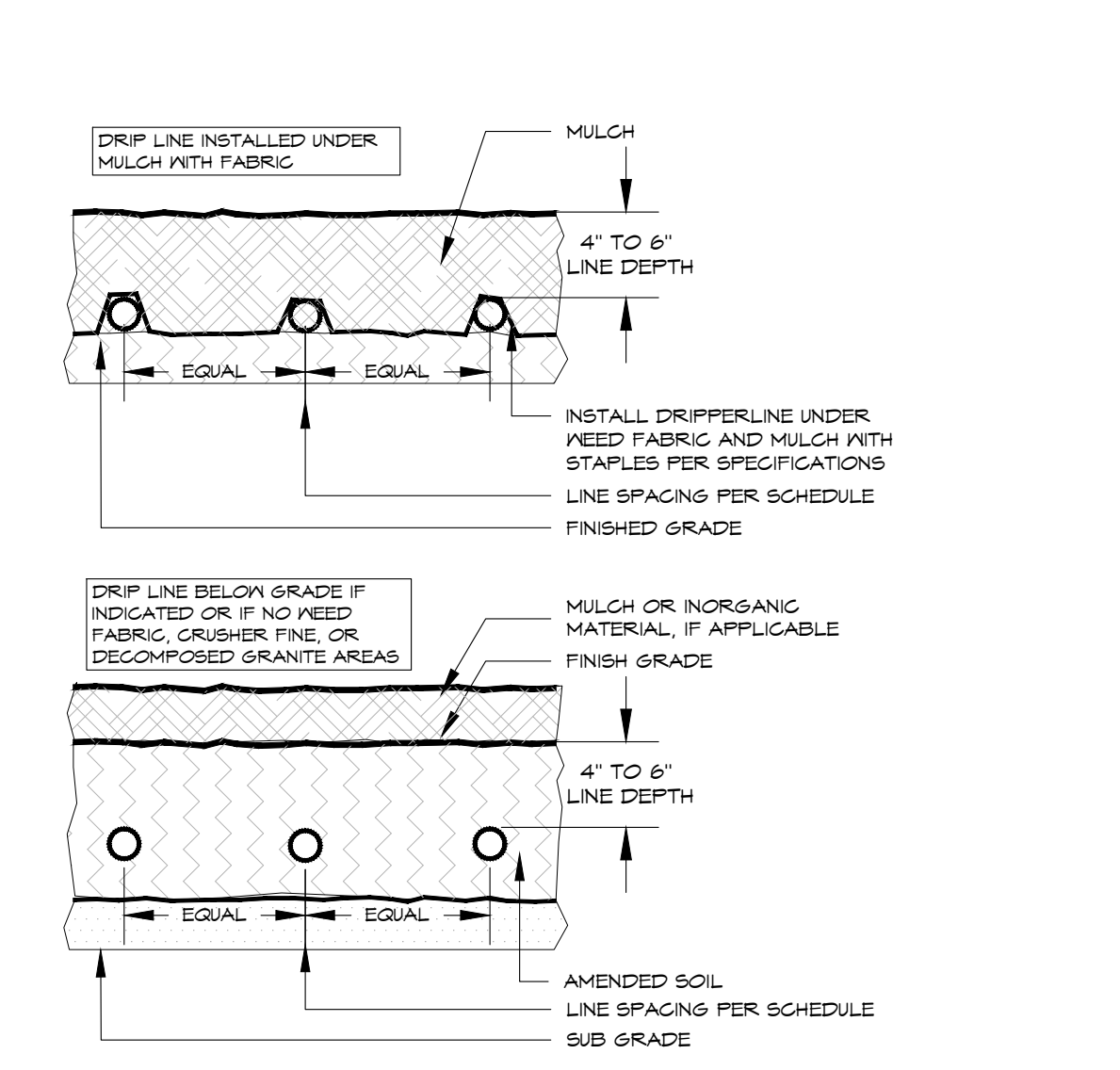
12 EMITTER TUBING LAYOUT
AREAS AROUND TREES
NO SCALE



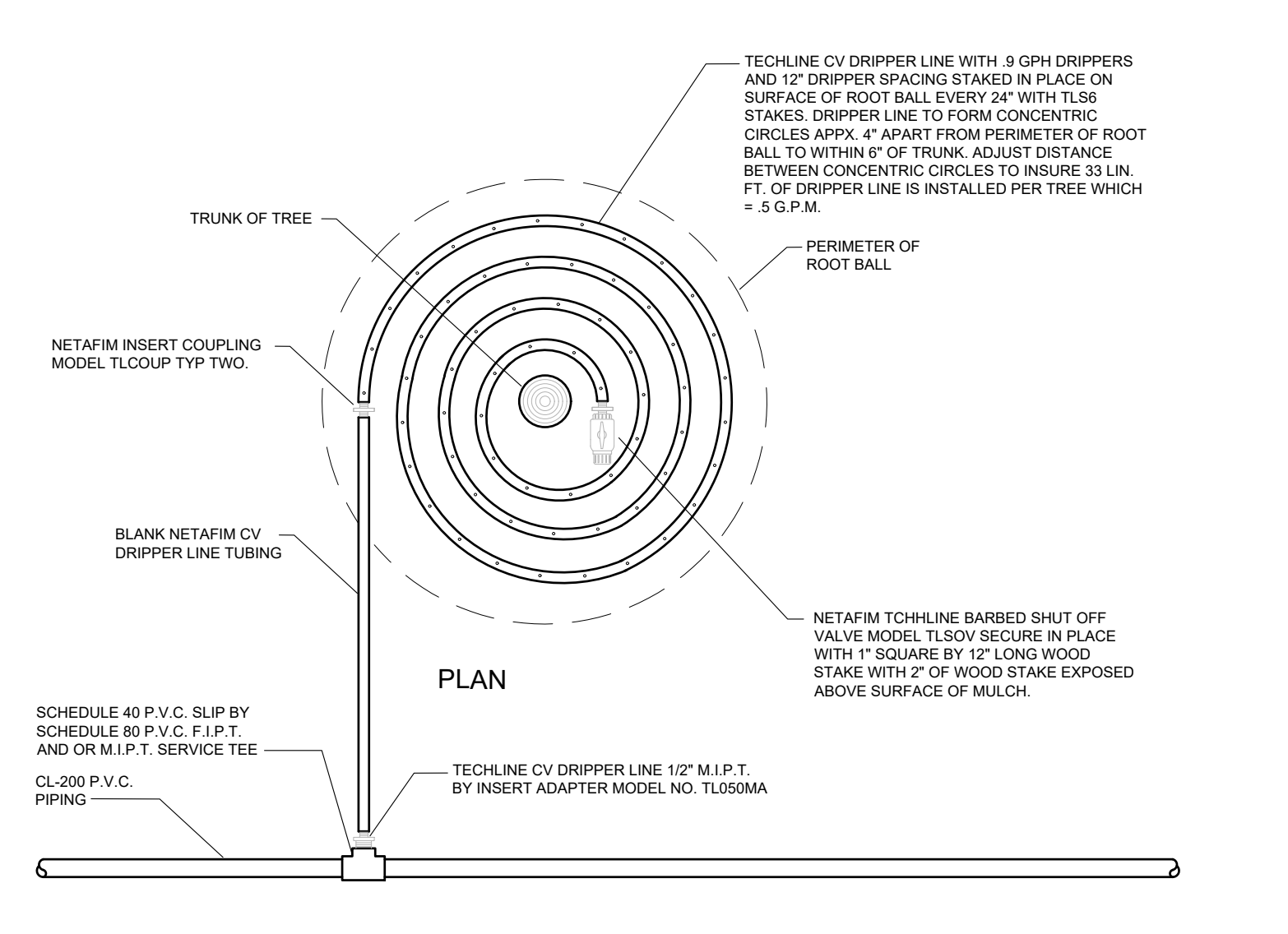
13 SUBSURFACE DRIP - TOP VIEW
CENTER FEED LAYOUT
NO SCALE



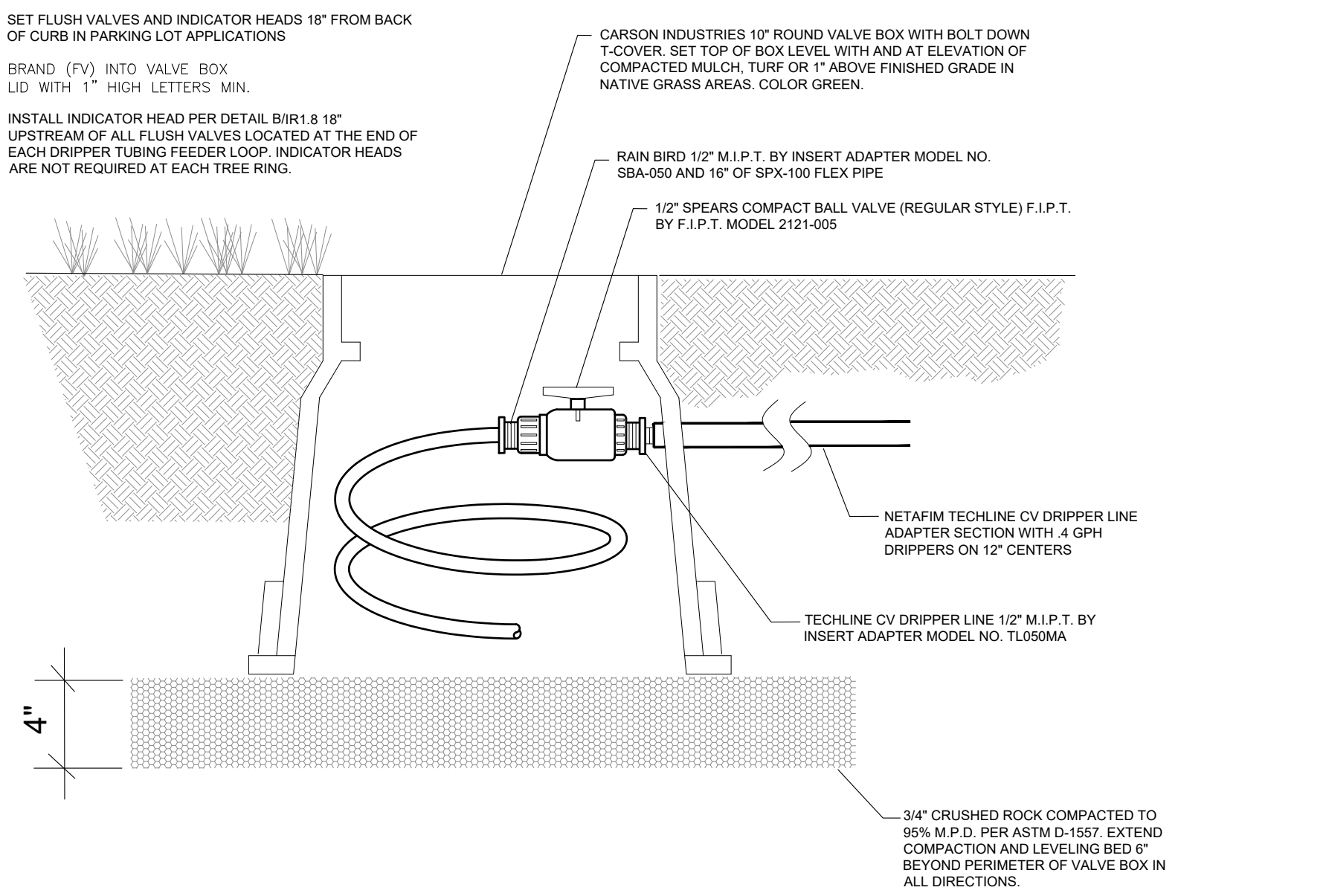
14 SUBSURFACE DRIP - TOP VIEW
END FEED LAYOUT
NO SCALE



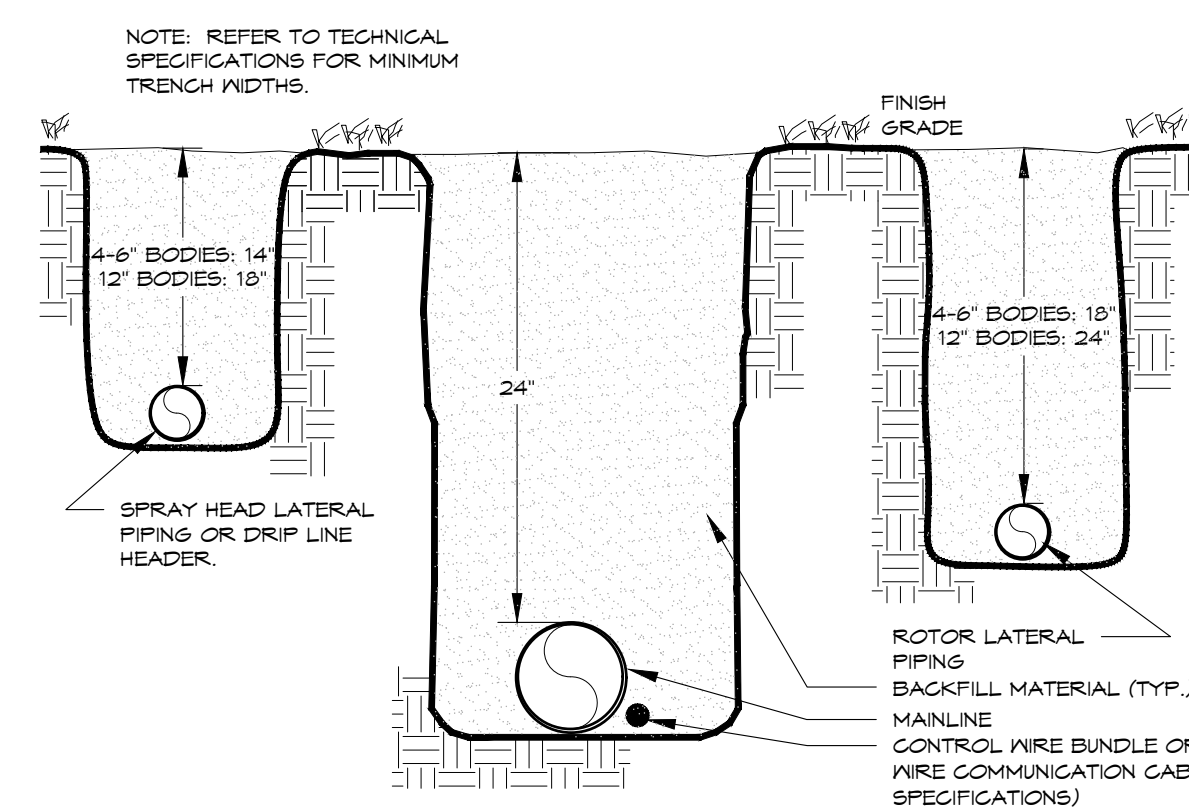
15 SUBSURFACE DRIP
HORIZONTAL VIEW
NO SCALE



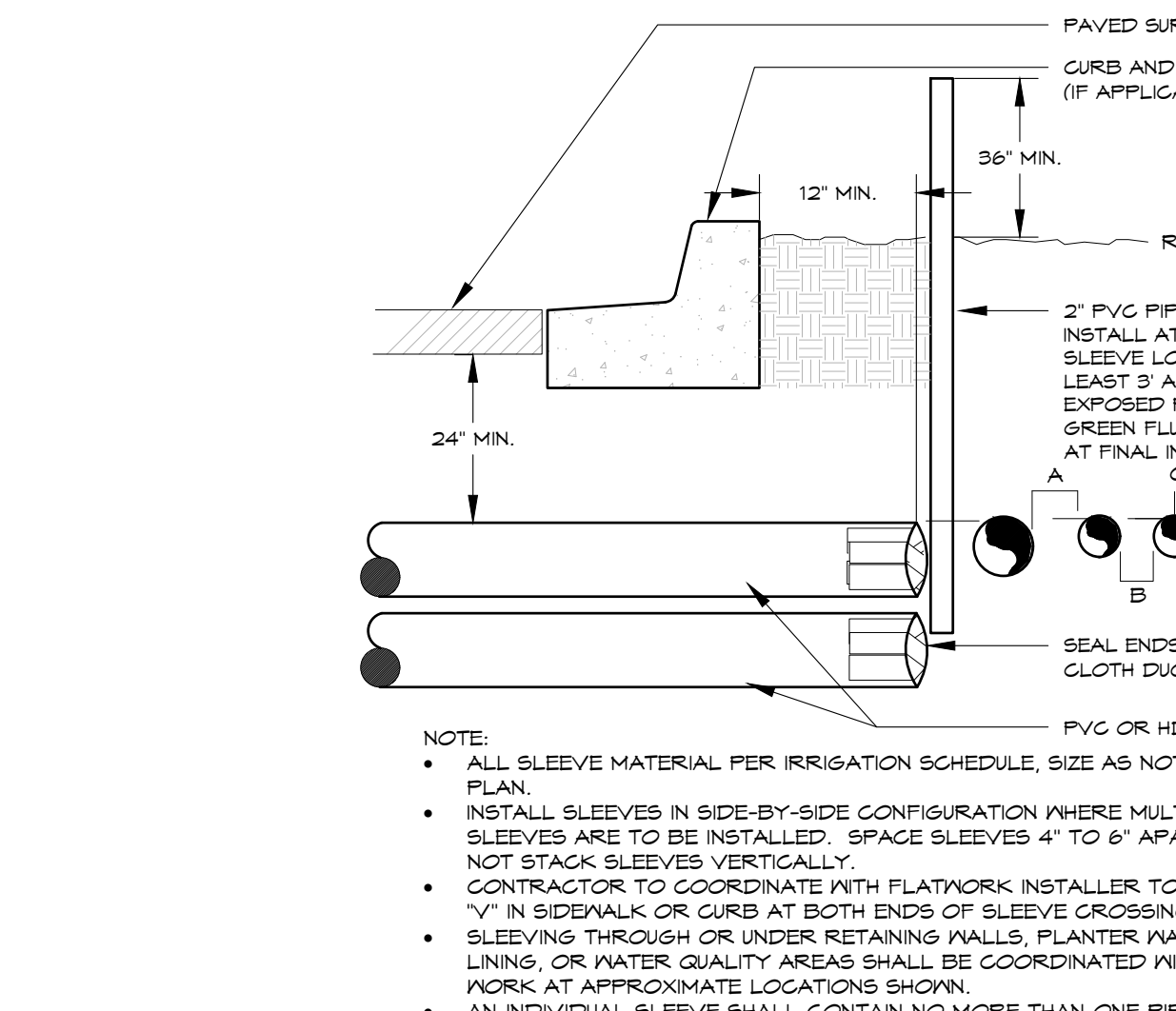
16 CV DRIPPER LINE WITH FLUSH VALVE INSTALLATION FOR TREE IRRIGATION IN
NATIVE AND SHRUB AREAS
NO SCALE



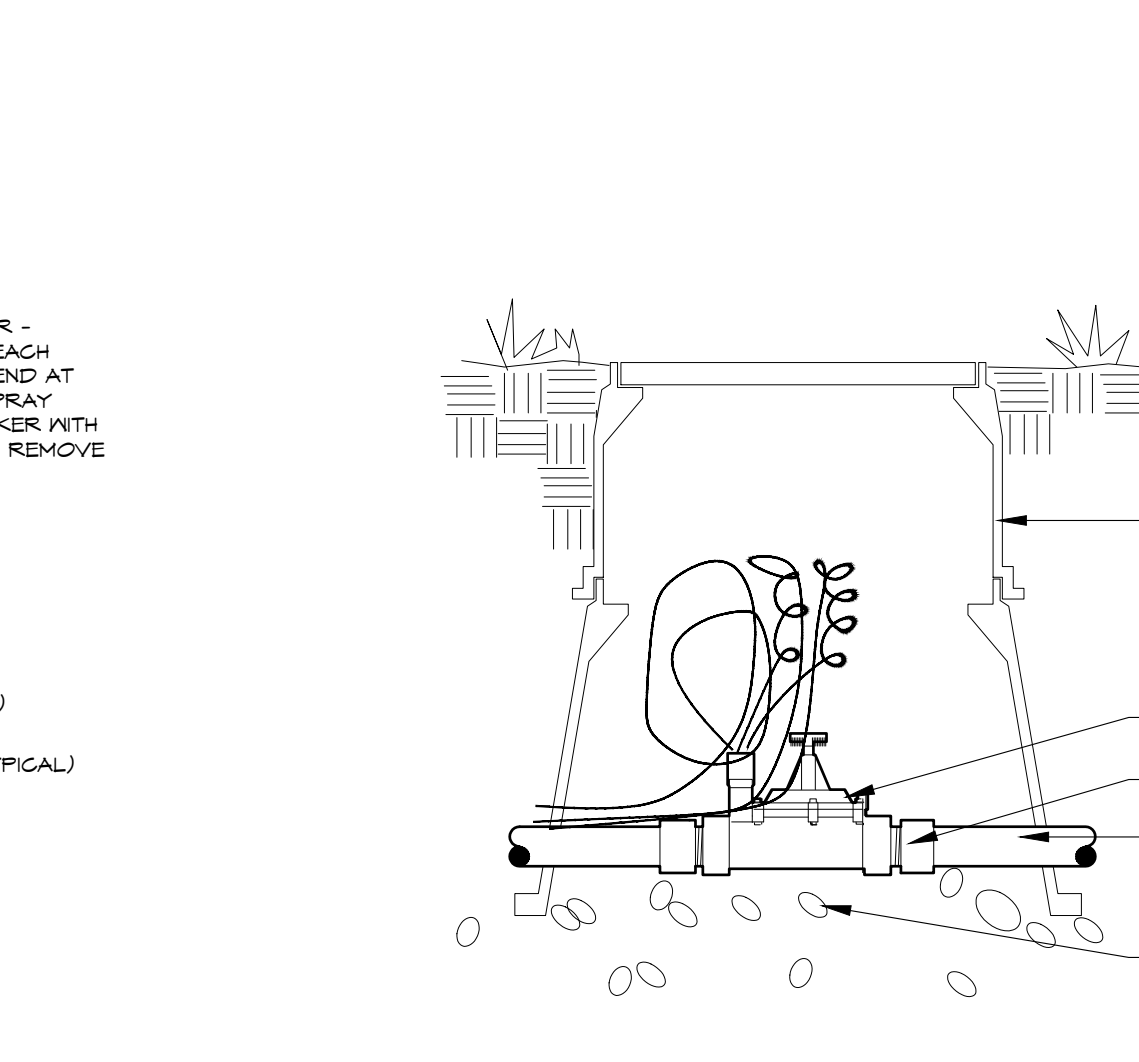
17 CV DRIPPER LINE FLUSH VALVE INSTALLATION AT END OF EACH DRIPPER PIPE LOOP
NO SCALE



TRENCH
24\"/>



IRRIGATION SLEEVE
TYPICAL
19



MASTER VALVE
24V - Small - Typical
20

DIRECTORY	IR-000
IRRIGATION SCHEDULE	IR-000
IRRIGATION NOTES	IR-101
IRRIGATION PLANS	IR-201 - IR-202
IRRIGATION DETAILS	

AndersonMasonDale
Architects

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

Architect
AndersonMasonDale Architects, P.C.
3188 Speer Boulevard
Denver, CO 80237
Telephone: 303-294-9448

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

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

Structural Engineer
KLA, Inc.
1717 Washington Ave.
Golden, CO 80401
Telephone: 303-384-8910

Mechanical + Plumbing Engineer
The Ballard Group, Inc.
2525 S. Wadsworth Blvd. #200
Lakewood, CO 80027
Telephone: 303-988-4514

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

wenk

ASSOCIATES

Issue	Date
SCHEMATIC DESIGN	01 MAY 2023
DESIGN DEVELOPMENT	21 OCT 2023
PERMIT/MP DRAWINGS	17 MAY 2024

Project Number:	22-093
Drawn By:	EP
Reviewed By:	JBKD
Approved By:	JBKD

IRRIGATION DETAILS

PARKER TOWN HALL EXEMPTION PLAN AMD3 L1
SITE PLAN SUBMITTAL

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

AndersonMasonDale Architects

Parker Town Hall Expansion
Parker, CO
22-093

Town of Parker
20120 Mainstreet
Parker, CO 80138

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

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

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

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

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

Electrical Engineer + Technology
AE Design
1900 Wazee Street #205
Denver, CO 80202
Telephone: 303-298-3034

Issue Date
Site Plan Submittal 02 MAY 2024

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

PHOTOMETRIC SITE PLAN

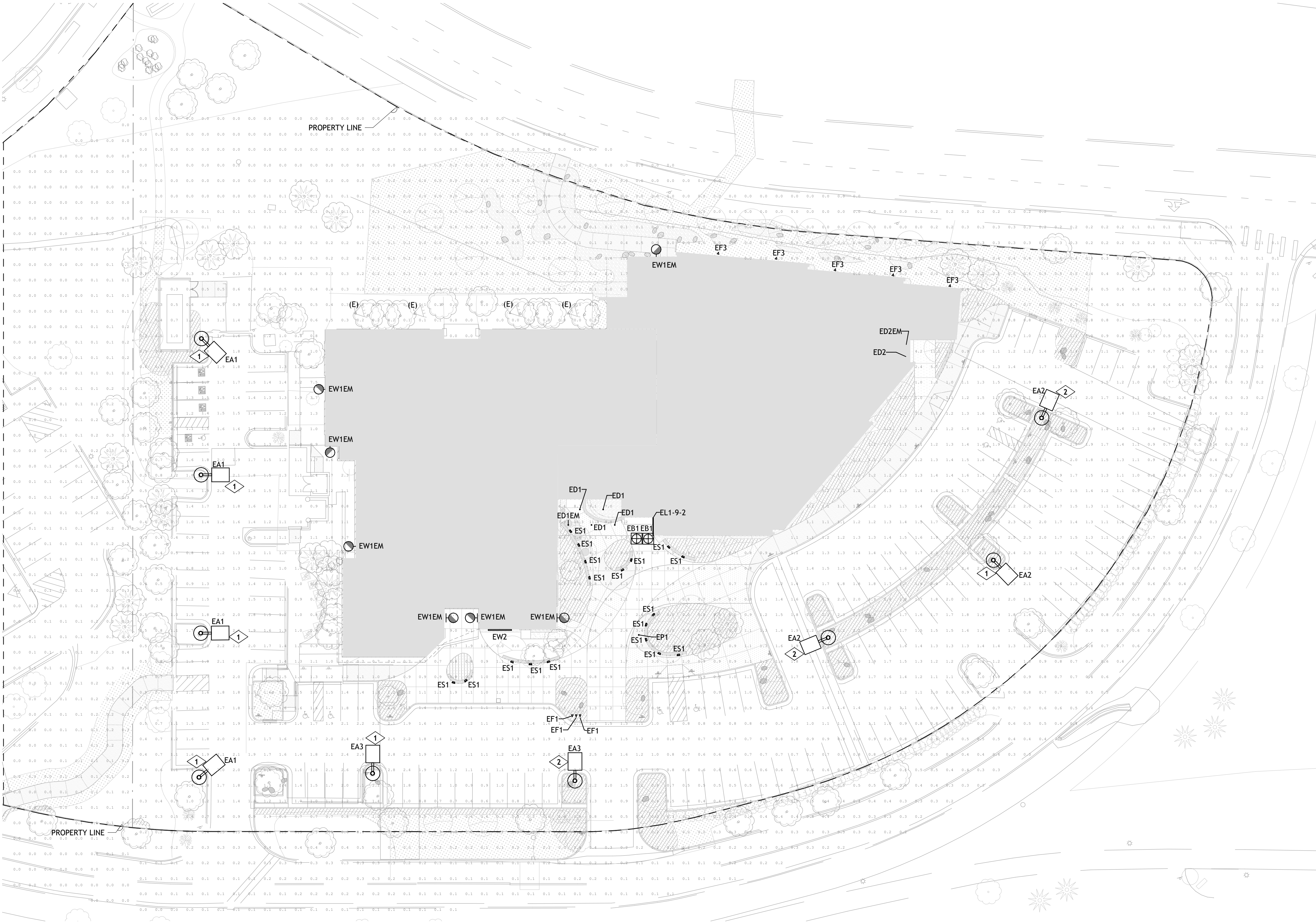
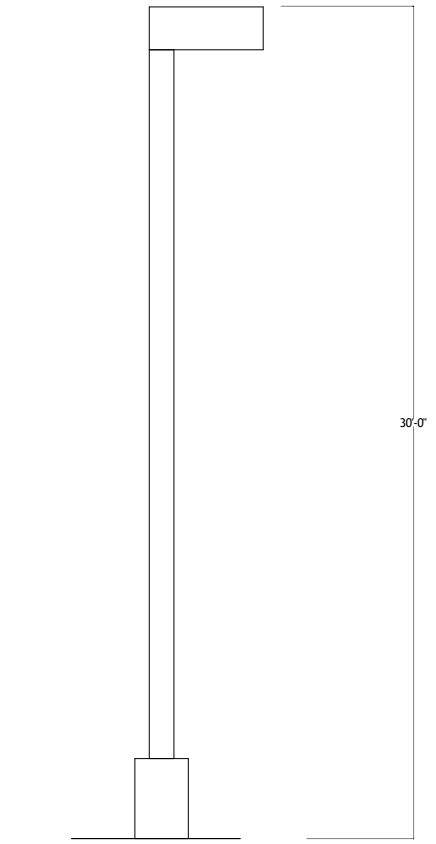


Table with 2 columns: A, B, C, D, E, F, G. Rows contain lighting general notes regarding illuminance values, property lines, luminaire shielding, uniformity ratios, and parking lot lighting requirements.

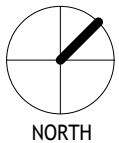
Table with 2 columns: KEY VALUE, KEYNOTE TEXT. Rows 1 and 2 describe fixture head and pole-mounted area light requirements.

Table with 6 columns: LABEL, AVG., MAX, MIN, AVG/MIN, MAX/MIN. Rows show calculation summary for Full Site, Property Line, and Parking Lot Averages.



TYPE EA1, EA2, EA3
ALL HEIGHTS SHOWN ARE FROM GRADE TO TOP OF FIXTURE HEAD (AND INCLUDES CONCRETE BASE, POLE, AND FIXTURE HEAD)

3 POLE BASE ELEVATION
11 N.T.S.



PARKER TOWN HALL EXEMPTION PLAN AMD3 L1
SITE PLAN SUBMITTAL

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

AndersonMasonDale Architects

Parker Town Hall Expansion

Parker, CO 22-093

Town of Parker

20120 Mainstreet
Parker, CO 80138

Architect

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

Civil Engineer

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

Landscape Architect

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

Structural Engineer

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

Mechanical + Plumbing Engineer

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

Electrical Engineer + Technology

AE Design
1900 Wazee Street #205
Denver, CO 80202
Telephone: 303-298-3034

Issue Date
Site Plan Submittal 02 MAY 2024

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

PHOTOMETRIC DETAILS

Table with 15 columns: TYPE, DESCRIPTION, MANUFACTURER, CATALOG NUMBER, VOLTAGE, LAMP QUAN., LAMP WATTAGE, LAMP / CCT / CRI, MAX WATTAGE, LUMEN OUTPUT, DIMMING / MIN LEVEL, FIXTURE FINISH, MOUNTING, BOF/RFD/OFH, NOTES. Rows include EM, EA1, EA2, EA3, EB1, ED1, ED1EM, ED2, ED2EM, EF1, EF3, EL1-3, EL1-9-2, EP1, ES1, EW1EM, and EW2.

C-FL-A-FLW Series
LED Flood Light with Field Selectable CCT and Wattage
Replaces up to 400W PSMH

DESIGNED AND BUILT TO LAST
The C-FL-A-FLW Series LED Flood Light has field selectable CCT (3000K, 4000K or 5000K) and wattage with the flip of a switch. It's a NEMA® 7x7 Flood with a beam angle of 115° (included angle between points of 50% max intensity). It's shatter resistant tempered glass lens won't yellow or crack over time and it's durable die-cast aluminum housing will help dissipate the heat to ensure a long life. It's sealed and eULus Listed for wet locations. The S3L, S5L, S8L versions feature an integrated button photocell. Mounting hardware is installed prior to shipment to you. Included 5-year limited warranty.

- OVERVIEW
• Max. Initial Delivered Lumens: 2500 (S3L), 5200 (S5L), 8300 (S8L), 11,200 (S1L), 17,700 (S1L), 22,300 (S22L)
• CRI > 70
• Selectable CCT: 3000K, 4000K, 5000K
• Max. Input Power: 22W (S3L), 35W (S5L), 54W (S8L), 75W (S1L), 150W (S1L), 150W (S22L)
• Dimmable: No
• Power Factor: >0.9 at full load
• Total Harmonic Distortion < 20% at full load
• Limited Warranty: 5-year*
• Replaces: 100W PSMH (S3L, S5L), 150W PSMH (S8L), 250W PSMH (S1L), 320W PSMH (S1L), 400W PSMH (S22L)
• Included button photocell with an on/off switch (S3L, S5L, S8L, lumen packages only)

Table with 3 columns: FEATURES, RECOMMENDED USE, INPUT VOLTAGE. Features include FCC Part 15, Subpart B, Class A limits, designed and built to last, selectable CCT, 4W surge protection, and pre-installed mounting. Recommended use includes building facades, signs, and security. Input voltage is universal (120V - 277V).

CERTIFICATIONS
UL ENEC CE CB CB-UK CB-CA CB-IL CB-IT CB-JP CB-KR CB-MX CB-SE CB-SG CB-TW CB-UK CB-US CB-VN CB-ZA CB-CHINA CB-INDIA CB-JAPAN CB-KOREA CB-MEXICO CB-SOUTH AFRICA CB-TAIWAN CB-THAILAND CB-UKRAINE CB-USA CB-VIETNAM CB-ZAMBIA CB-ZIMBABWE

EF3

Solera
120 Walker Drive, Brampton, Ontario, L6T 4G9, Canada
Toll Free: 1-877-765-3722 Fax: 905-457-1115 www.soleracorp.com

Form fields for Name, Quote #, Project Name, Type, and Description. Includes a dropdown for Name and a text area for Description.

Table with 5 columns: Name, Light Engine, Source Lumens, Color Temp, Electrical. Rows include FION, 18 LED (Dim), 2711, 2700K, 120-277V, 3000K, 3500K, 4000K, 5000K, 150-480V. Includes a table for Mounting, Lens, Light Pattern, Options, and Finishes.

*Lumens are based on max wattage & 5000K CCT
- All files available upon request
- Std - Standard Offering
Since product development is an on-going process, Solera reserves the right to change the information on this spec sheet.
Date Modified: 06-14-2023

EB1

PARKER TOWN HALL EXEMPTION PLAN AMD3 L1
SITE PLAN SUBMITTAL

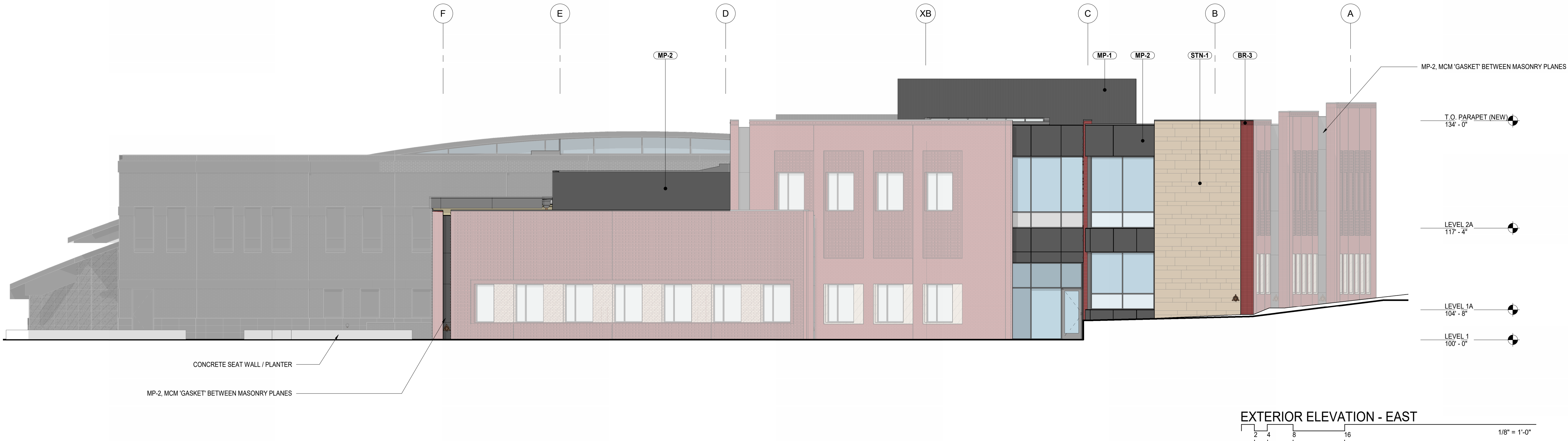
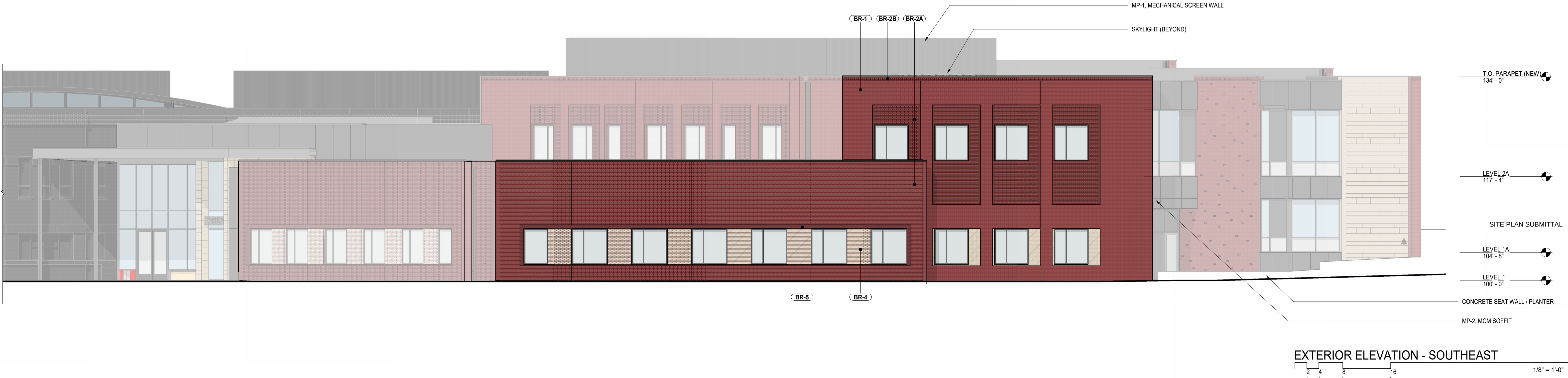
PARKER TOWN HALL. LOCATED IN THE NORTHWEST CORNER OF SECTION 23, TOWNSHIP 6 SOUTH, RANGE 66 WEST, LOT 1 COMPRISING 3.867 ACRES, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO



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

LEGEND

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



AndersonMasonDale Architects

Parker Town Hall Expansion

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

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

Civil Engineer
S.A. Miro, Inc.
4562 S. Ulster Street #750
Denver, CO 80237
Telephone: 303-741-3737

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

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

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

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

12 APR 2024

Issue Date
SITE PLAN SUBMITTAL 12 APR 2024

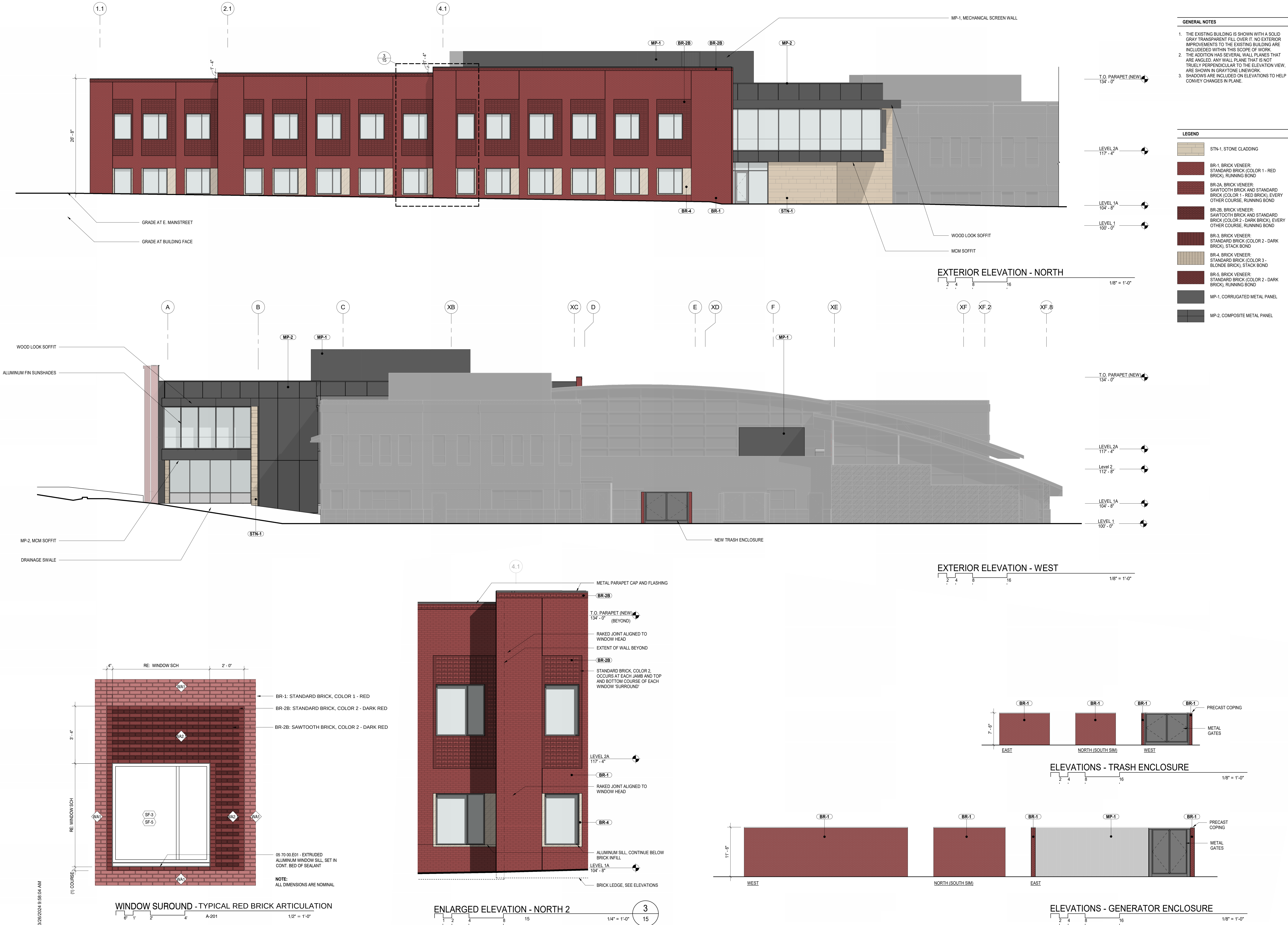
Project Number: 22-093
Drawn By: JM
Reviewed By: JT
Approved By: JC

BUILDING ELEVATIONS

PARKER TOWN HALL EXEMPTION PLAN AMD3 L1

SITE PLAN SUBMITTAL

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



AndersonMasonDale
Architects

Parker Town Hall
Expansion
Parker, CO
22-093

Town of Parker
20120 Mainstreet
Parker, CO
80138

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

Civil Engineer
S.A. Miro, Inc.
4592 S. Ulster Street #750
Denver, CO 80237
Telephone: 303-741-3737

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

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

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

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

ISSUE
SITE PLAN SUBMITTAL

Date
12 APR 2024

Project Number: 22-093
Drawn By: JM
Reviewed By: JT
Approved By: JC

BUILDING ELEVATIONS