



PLANNING COMMISSION MEETING

7:00 PM

June 27, 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 Minutes - 5.23.24**
6. **CONSENT AGENDA**
7. **PUBLIC HEARINGS**
 - A. **Parker Homestead F1 AMD2 Use by Special Review - Drive Through**

Applicant:	EMK Consultants
Location:	Southwest of the intersection of Chambers Road and Double Angel Road
Department:	Community Development, Amber Wood Hicken
TRAKiT No.:	Z24-006

B. Civic Center F1 Exemption Plat L1 - Parking Garage - Site Plan
Applicant: Craine Architecture, Town of Parker
Location: South of Mainstreet with direct access off of
PACE Center Drive, east of the PACE Center
Department: Community Development, Julia Duncan
TRAKiT No.: SP23-097

8. PLANNING COMMISSION ITEMS

9. STAFF ITEMS

10. ADJOURNMENT



PLANNING COMMISSION MINUTES

May 23, 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, Angela Lindstrom, Erik Rieger and Eliana Burke.

ADDITIONS TO OR DELETIONS FROM THE AGENDA

None.

APPROVAL OF MINUTES

Commissioner Erik Rieger moved to approve the April 25th, 2024, meeting minutes. Commissioner Angela Lindstrom seconded; a vote was taken and passed unanimously.

PUBLIC HEARING OPENED: 7:02 P.M. – PARKER TOWN HALL EXEMPTION AMENDMENT 3 LOT 1 – SITE PLAN

Applicant: Town of Parker
Location: 20120 E. Mainstreet
Department: Community Development, Stacey Nerger
TRAKiT No.: SP23-097

APPLICANT AND STAFF PRESENTATION

Stacey Nerger, Senior Planner, presented the staff report proposing a 32,043 square foot addition to the existing Town Hall building. Ms. Nerger concluded with the determinations in the staff report that 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.

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.

Commissioner discussion with staff.

None.

APPLICANT PRESENTATION

James Tayler with Anderson Mason Dale Architects and Bob Exstrom, Town of Parker, Public Works Project Manager gave the applicant's presentation.

- The applicants provided an overview of the proposed project including its location, how the expansion interacts with the current Town Hall and surrounding vicinity, discussion of the interior and exterior features, materials used and office layout.

Commissioner discussion with applicant:

- Commissioner Eliana Burke asked if the goal was to open up the current wall outside of council chambers in the lobby area; *(applicant said that the wall on the other side of the clerk's office will open to the lobby of the town hall expansion)*.
- Commissioner Gary Poole asked about the timeline of the project; *(applicant said the goal is to start construction in August, pending other milestones and Town Council approval, the expansion is a 19-month project consisting of 14 months for the expansion and five months for the renovation of the existing building, all pending a formal construction schedule from the contractor)*.
- Commissioner Erik Rieger asked if this project will have a LEED (Leadership in Energy and Environmental Design) designation; *(applicant said they do not have a formal LEED Certification but are following current energy codes which are so aggressive that this new building will be much more improved than the current building)*.
- Commissioner Eliana Burke asked if the renovation on the existing building would be five months; *(applicant said yes)*.

- Commissioner Eliana Burke told the applicant and staff that this was a job well done, that the design feels comfortable and not just glass and steel, likes the expansion's engagement with Mainstreet and that it was well done.
- Commissioner Gary Poole echoed Eliana Burke's comments and was impressed with the project and will give the Town and staff a place they can gather and be proud of.

PUBLIC COMMENT

None.

PUBLIC HEARING CLOSED: 7:25 P.M. – PARKER TOWN HALL EXEMPTION AMENDMENT 3 LOT 1 – SITE PLAN

Commissioner discussion:

- Commissioner Eliana Burke said staff and the applicant has her support.
- Commissioner Erik Rieger said that that applicant and staff did a fantastic job to blend the existing building with the new additions and appreciates the cohesive look.
- Commissioner Angela Lindstrom echoed her fellow commissioner's comments, appreciates the modern and sleek look and blending it with the existing building, that she is excited to see this happen and is in support.
- Commissioner Leland Sloan said that after looking at the designs that he was "ahh struck", thinks it will look nice and keeping staff together in one facility was an important point.
- Commissioner Gary Poole agrees with his fellow commissioner's comments and supports the project.

Commissioner Eliana Burke moved the Planning Commission recommend Town Council approve the Parker Town Hall Exemption Plat Amendment 3 Lot 1 Site Plan, subject to the nine conditions listed in the staff report. Commissioner Erik Rieger seconded, a vote was taken and passed unanimously.

PLANNING COMMISSION ITEMS

None.

STAFF ITEMS

Bryce Matthews told the commissioners that on the upcoming June 3rd Town Council agenda is a resolution to reappoint members of the Planning Commission and a new member to fill Roxy's old position.

ADJOURNMENT

Commissioner Angela Lindstrom moved that the meeting be adjourned. Commissioner Eliana Burke 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: 6/27/2024

Town Council Date: 7/8/2024

Hearing Type: **Public Hearing**
Parker Homestead Use by Special Review

TRAKiT No.: Z24-006

Location: **Generally located southwest of the intersection of Chambers Road and Double Angel Road**

Project Planner: **Amber Wood Hicken, Planner I**

Applicant: **Gary Walter, EMK Consultants**

Executive Summary: **The applicant, EMK Consultants, is proposing a Use by Special Review to allow for a drive-through at Parker Homestead, commonly known as Heirloom. The site is generally located southwest of the intersection of Chambers Road and Double Angel Road.**

Staff Recommendation: **Approval**

RECOMMENDED MOTIONS

"I move the Planning Commission recommend Town Council approve the Parker Homestead Use by Special Review to allow for a drive-through subject to the two (2) conditions contained in staff's report:"

- 1. The Use by Special Review materials submitted to the Community Development Department on April 30, 2024 shall be the approved Use by Special Review materials.*
- 2. This approval shall expire twenty-four (24) months after the date of approval unless the use by special review has commenced or a grading or building permit has been issued. The Community Development Director, upon written request, may grant a one hundred eighty-(180) day extension.*

ALTERNATIVE MOTIONS

"I move the Planning Commission recommend Town Council approve the Parker Homestead Use by Special Review to allow for a drive-through."

“I move the Planning Commission recommend Town Council deny Parker Homestead Use by Special Review to allow for a drive-through.”

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

“I move the Planning Commission vote to continue the Parker Homestead Use by Special Review to allow for a drive-through to a future date.”

I. BACKGROUND/DISCUSSION

The applicant is requesting a Use by Special Review to construct a drive-through for a proposed multitenant commercial building located in Parker Homestead. The proposed building is located southwest of the intersection of Chambers Road and Double Angel Road. The site plan for the building is currently under review and can be found under project number SP23-076 in eTRAKiT. The site is located within the Parker Homestead Planned Development zoning. A drive-through is listed as a Use by Special Review within the Parker Homestead Planned Development Guide.

Vicinity Map



II. PRIOR ACTIONS

Date	Action
September 13, 2010	The property at the southwest corner of Chambers Road and Double Angel Road was annexed into the Town of Parker as part of the Parker Homestead Annexation.
September 9, 2011	The property at the southwest corner of Chambers Road and Double Angel Road was zoned to become part of the Parker Homestead Planned Development, a Planned Development composed of five planning areas. This Use by Special Review is located within Planning Area 1, Mixed-Use Neighborhood Center
September 9, 2011	The Second Amendment to the Parker Homestead Development Guide was approved by Town Council to amend encroachment allowances.
December 17, 2013	The Parker Homestead Filing No. 1, Amendment No. 1 plat was recorded.
November 22, 2022	The Parker Homestead Filing No. 1, Amendment No. 2 replat was recorded. The property owner submitted a replat to plat Tract A into five commercial lots and one tract.

CURRENT SITE DATA

Existing Zoning	Parker Homestead Planned Development		
Overlay District	N/A		
PD & Plan Area	Parker Homestead, Planning Area 1, Mixed-Use Neighborhood Center		
Master Plan Area	Low Density Residential		
Site Acreage	2.32 Acres		
Subdivision	Parker Homestead (Heirloom)		
Existing Use	Vacant land		
Surrounding Uses			
	Master Plan Land Use	Zoning	Existing Use
North	Low Density Residential	Parker Homestead Planned Development	Chambers Road, vacant commercial land,
South	Low Density Residential	Parker Homestead Planned Development	Vacant commercial land, residential

East	Low Density Residential	Newlin Meadows Planned Development	Double Angel Road, EchoStadium football field
West	Low Density Residential	Parker Homestead Planned Development	Vacant commercial land

III. PARKER 2035 MASTER PLAN

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

MASTER PLAN CONSISTENCY	
Master Plan Designation	Low Density Residential ☒ Consistent ☐ Inconsistent
Master Plan Character Discussion	The proposed use is within a Neighborhood Center. Neighborhood Centers and Community Centers are located within Medium Density and Low Density Residential Character Areas and are generally situated at major intersections. These Centers must be carefully planned and coordinated to avoid negative impacts to traffic capacity and adjacent land uses. Development within these Centers should transition into the surrounding neighborhood, both in terms of land use and design features. Neighborhood Centers should be planned to serve the basic needs of the surrounding residents. Typical uses within Neighborhood Centers include convenient retail and personal/business services, generally anchored by a grocery store. Other compatible uses such as small offices, recreational uses and restaurants are also permitted. Generally, the total Gross Leasable Area (GLA) for the commercial/office components within an entire Neighborhood Center should range from 50,000 to 250,000 square feet combined. In general, a Neighborhood Center shall have no less than 33 percent or eight (8) acres, whichever is greater of its total land area zoned and developed for commercial use with corner located parcels zoned and developed principally for commercial, retail, service and restaurant use. Residential use shall be a secondary element unless part of a vertical mixed-use.

Consistent Goals/Strategies	Land Use 1.C Land Use 1.E Jobs and Economic Vitality 2.A Jobs and Economic Vitality 2.B Transportation 2.B
Inconsistent Goals/Strategies	None
Staff Analysis	The subject property falls within a Neighborhood Center as identified in the Town's General Land Use Plan. Within the description of this designation, commercial uses are specifically identified as appropriate uses. Neighborhood Centers should be planned to serve the basic needs of the surrounding residents • Land Use 1.C: The request would expand the Town's economic base in an area that is designated for commercial uses and zoned for commercial uses. • Land Use 1.E: There would be an adequate transition from the proposed use to different land uses through future commercial lots • Jobs and Economic Vitality 2.A: The request would provide for expanded commercial activities in an area designated as a Neighborhood Center. • Jobs and Economic Vitality 2.B: The request would provide an internal transportation system that will adequately serve the proposed development. • Transportation 2.B: The transportation systems that would serve this proposal are either in place or can be constructed to adequately serve the proposal. The drive through component is located on the southwest side of the building, hidden from Chambers Road and limiting any negative visual impacts from the main thoroughfare. The drive-through will be screened from the south by the streetscape on both sides of Disha Drive.

	The multi-tenant building and associated drive through component are classified as commercial uses, which are consistent with the General Land Use Plan, Neighborhood Center recommendations in Chapter 6 of the Parker 2035 Master Plan.
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IV. LAND DEVELOPMENT ORDINANCE

ZONING CONSISTENCY (Site Plan/UBSR/Sketch/Prelim Plan/MDP)			
Provisions	Existing/Required	Proposed	Analysis
Setbacks	Chambers Road – 75 feet Double Angel Road – 20 feet South property line – 20 feet Internal public streets – 15 feet Internal private drives and parking – 10 feet	Setbacks will be reviewed at the time of a site plan application.	☒ Consistent ☐ Inconsistent ☐ N/A
Density	N/A	None, the request is for commercial development	☐ Consistent ☐ Inconsistent ☒ N/A
Height/Stories	Maximum building height of 35 feet	Building height will be reviewed at the time of a site plan application.	☒ Consistent ☐ Inconsistent ☐ N/A
Lot Size	N/A	The lot is approximately 2.32 acres (101,061 square feet).	☐ Consistent ☐ Inconsistent ☒ N/A
Lot Coverage	N/A	The proposed multitenant commercial building will be 0.391 acres (17,025 square feet).	☐ Consistent ☐ Inconsistent ☒ N/A
Landscaping	Title 13.06.070	The applicant will be required to meet landscaping requirements with the proposed multitenant building at Site Plan review.	☒ Consistent ☐ Inconsistent ☐ N/A
Off-Street Parking	Title 13.06.050 : The minimum parking requirements for a shopping	The applicant will be required to meet the minimum parking	☒ Consistent ☐ Inconsistent ☐ N/A

	center is 1 parking space per 300 square feet of net leasable area,	requirements as outlined within the code at Site Plan review.	
Miscellaneous	Utilities	Parker Water and Sanitation District, Xcel Energy and CORE will provide utility service to the development.	☒ Consistent ☐ Inconsistent ☐ N/A
Staff Analysis	The specific details related to the development of the property are not a part of the Use by Special Review, but will be reviewed during the site plan application if the Use by Special Review is approved. Staff has determined that the proposed use meets the intent and purpose of the Parker Homestead Planned Development. All setback, height, landscaping, and parking requirements can be satisfied with the site plan application.		

V. ACCESS, CIRCULATION & TRAFFIC ANALYSIS

The proposed multitenant commercial building will be constructed at the southwest corner of Chambers Road and Double Angel Road with the drive through located on the southwest side of the property.

The property is accessible through two access points on Disha Drive. Disha Drive is a private road south of the development that connects to Double Angel Road via a right-in access point. Disha Drive and associated access was intended for, and constructed to serve, the commercial components of this Planning Area.

Customers will access the drive-through lane by entering the site at one of the access points off Disha Drive and traveling to the northwestern corner of the building to enter the drive-through lane.

The applicant has submitted a drive-through queuing analysis and traffic study as part of the site plan for the proposed multitenant commercial building. The drive-through will meet all queuing requirements listed in the Town Land Development Ordinance as approved through the site plan process.

VI. APPROVAL CRITERIA

Title 13.04.200.b. Criteria for Approval for Uses Permitted by Special Review:

1. Will be in harmony and compatible with the character of the surrounding areas and neighborhoods.

Applicant analysis and findings:

The drive-through lane is located approximately 417 feet from the residential area on the southwest side of the property and is screened from view by the following mitigations: landscaping that runs the length of the drive-through lane along the interior road; the width of the interior road; Lot 3, which is a 2.83 acre site for future commercial development; and vacant land that is part of Tract B of Parker Homestead Filing No. 1

Amendment No. 1. The residential area to the northwest is located 534 feet from the drive-through. The drive-through is screened from view from these neighbors by the following mitigations: the convenience store on Lot 1; the width of the interior road; and the open space that is part of Tract G of Parker Homestead Filing 2A. The drive-through lane is deliberately located on the southern side of the multitenant commercial building to avoid customer traffic and provide a spacious queuing lane for up to 12 vehicles, which is sufficient to meet the peak hours of operations of the coffee house. See Criteria 6 for the details of the queuing analysis that was performed in September 2023 for this drive-through.

Staff analysis and findings:

The applicant is proposing to locate the drive-through on the southwestern side of the building. The location of the drive through minimizes its visibility and impact on Chambers Road and is located one commercial lot away from the residential area to the north. Negative impacts to the south will be mitigated by future development on commercial Lots 3 and 4 of Parker Homestead Filing No. 1, Amendment No. 1 .

Therefore, staff has determined that this criterion can be satisfied.

2. Will be consistent with the Town Master Plan.

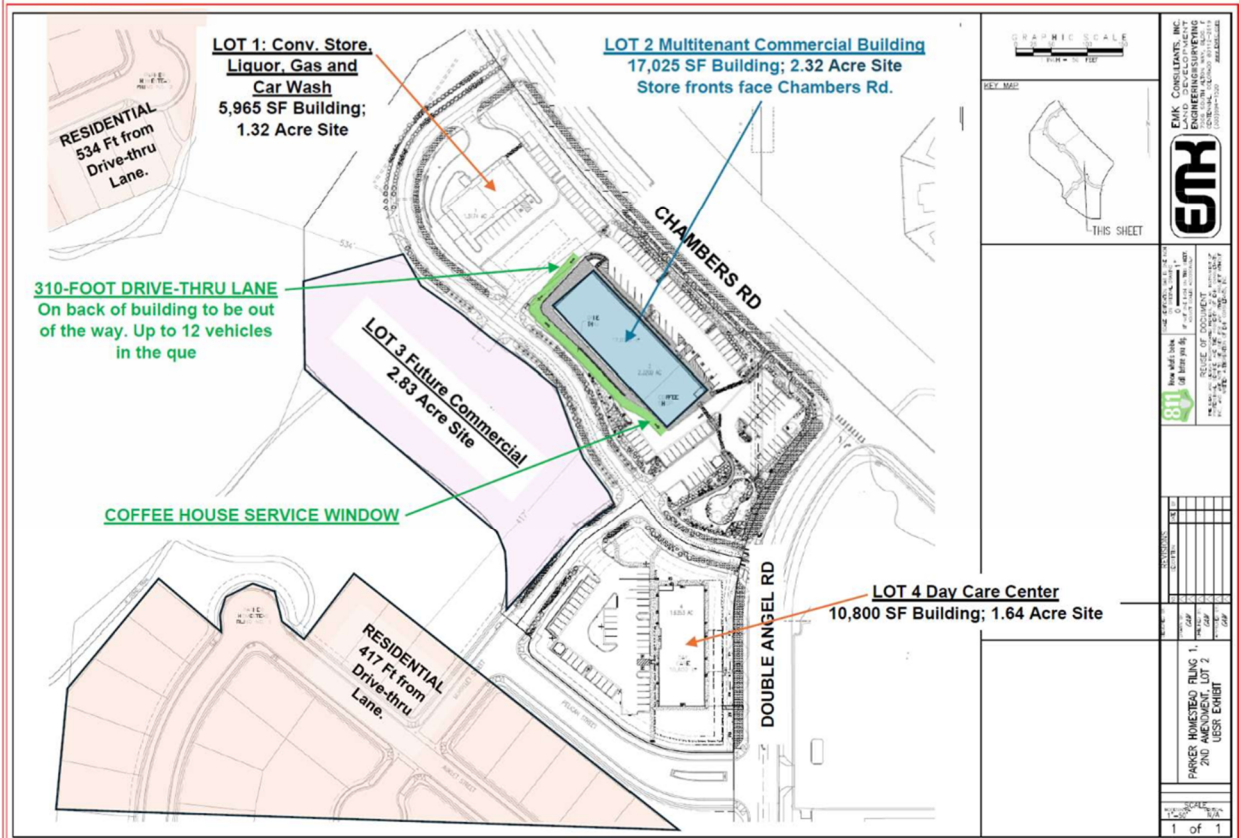
Applicant analysis and findings:

The 2035 Parker Master Plan states the following regarding the Neighborhood Center designation of the Low Density Residential Character Area: **“Neighborhood Centers should be planned to serve the basic needs of the surrounding residents. Typical uses within Neighborhood Centers include convenient retail and personal/business services, generally anchored by a grocery store. Other compatible uses such as small offices, recreational uses, and restaurants are also permitted.”**

This 8+ acre Neighborhood Center is subdivided into 4 commercial lots and multiple interior roads for customers to access the various shops while minimizing traffic on Chambers Road and Double Angel Road. This Neighborhood Center will provide many of the neighborhood services listed in the Low Density Residential Character Area, such as the approved Convenience Store, Liquor Store, Gas Station, and Car Wash on Lot 1. The drive-through proposed as part of this Use by Special Review will be part of a 17,025 square foot multitenant commercial building on Lot 2. This development will provide multiple neighborhood convenience services and will serve the surrounding areas, including patrons from the football field at Echo Park Stadium located to the west of the development. A day care center is proposed on Lot 4 and is currently under review by the Town, and a future commercial building is planned for Lot 3. Each of these 4 lots are shown in the below Use by Special Review Exhibit.

UBSR Exhibit: Drive-Thru Lane On Lot 2 & Surroundings

Base Map: Approved Plat of Parker Homestead Filing 1, 2nd Amendment



Staff analysis and findings:

The Town's Master Plan depicts this area as a Neighborhood Center within the Low Density Residential Character Area. The Master Plan offers the following comments to describe Neighborhood Centers within this Character Area:

The proposed drive through will serve a restaurant user within the proposed multitenant commercial building, which use is consistent within the Neighborhood Center classification. Compliance with the Parker 2035 Master Plan is further described in Section III. Parker 2035 Master Plan located above in this report.

Therefore, staff has determined that this criterion can be satisfied.

3. Will not result in an over-intensive use of land.

Applicant analysis and findings:

The drive-through will occupy a very small portion of the 2.32 acres being developed on Lot 2 and therefore is not an over-intensive use of land.

Staff analysis and findings:

The proposed use is not anticipated to generate significant traffic volumes or lead to congestion which might result in undue traffic hazards. The location of the proposed drive-through will allow adequate stacking of vehicles on the site.

The large size and regular shape of the subject lot allows the multitenant commercial building and associated drive-through to meet the requirements of the zoning and Development Design Standards.

Therefore, staff has determined that this criterion can be satisfied.

4. Will not have a material adverse effect on community capital improvement programs.

Applicant analysis and findings:

As shown on the Use by Special Review Exhibit under Criteria 2, access to the proposed site and drive-through lane is provided by a private interior road, Disha Drive, which is owned and maintained by this commercial development. The surrounding public roads, Chambers Road and Double Angel Road, will not be negatively impacted by the proposed multitenant commercial building nor the associated drive-through.

Staff analysis and findings:

It is anticipated that the existing roadway network around the subject property will be able to adequately accommodate the additional traffic generated by this commercial use, even one which features a drive-through. No capital improvements are proposed in this area in 2024 aside from the application of a slurry seal on the public roads in the residential neighborhood to the south of the property, which will not be impacted by the commercial development.

Therefore, staff has determined that this criterion can be satisfied.

5. Will not require a level of community facilities and services greater than that which is available.

Applicant analysis and findings:

The proposed drive-through will not require additional services such as water, sewer, utilities, fire, or schools. The facilities and services required to serve the overall commercial development will be in place with or without the drive-through component.

Staff analysis and findings:

The proposed multitenant commercial building and associated drive-through are located within an overall commercial development, which will be developed with community facilities and services to accommodate a variety of uses and end-users.

Therefore, staff has determined that this criterion can be satisfied.

6. Will not result in undue traffic congestion or traffic hazards.

Applicant analysis and findings:

The proposed drive-through lane is 310 feet in length between the drive-through entrance and the coffee shop service window. Accounting for space between vehicles, this allows up to 12 vehicles to queue in the single-lane drive-through. A Queuing Analysis was prepared in September 2023 for this drive-through. The analysis concluded that the 12 vehicle spaces are sufficient to satisfy the requirements during the peak service hours for the coffee shop.

In addition, a traffic study was conducted in September 2023 to analyze the traffic impact of the multitenant commercial building on Lot 2. The traffic study was submitted as a part of the site plan for Lot 2, which is currently under review by the Town and can be found on eTRAKiT under project number SP23-076. The study concluded that the traffic impact from the proposed multitenant commercial building is consistent with the previous traffic studies for this site and no new roadway improvements are needed.

Below is a summary of the conclusions drawn from the Queuing Analysis and the traffic impact study, both from September 2023.

1. Queuing Analysis

The analysis was prepared on September 14, 2023, by David Evans and Associates Inc. They concluded:

- a. *“As shown on the Parker Homestead development site plans, the proposed drive-thru lane extends along the full length of the Lot 2 building (235 feet) plus one width of the building (75.5 feet). This results in a total drive-thru length of 310.5 feet. Assuming that one car occupies 25 feet including the space between cars, approximately 12 cars can queue in the drive-thru lane before potentially blocking parking spaces or drive lanes. The estimated average queue length during the AM peak hour is 10.6 vehicles or 265 feet. The current design of the drive-thru lane is adequate to store the longest estimated average queue length, which is expected to be observed during the AM peak hour.”*

2. Traffic Study for Lot 2 Multitenant Commercial Building

The traffic study for the proposed multi-tenant commercial building on Lot 2 was submitted with the site plan application. The study is titled “Traffic Compliance Letter for Parker Homestead Filing No. 1 Updated Lot 2 Parker, Colorado” and was prepared on September 14, 2023, by David Evans and Associates, Inc. They concluded:

- a. *“With the updated land uses for Lot 2, all intersections are forecast to operate at LOS (Level of Service) D or better in both the Opening Year 2025 and Horizon Year 2045 for both the AM and PM peak hours. The estimated 95th percentile queue lengths do not exceed the existing or proposed storage lengths recommended in the Parker Homestead Traffic Impact Analysis (TIA) dated July 2022. No additional roadway improvements are*

recommended beyond those already stated in the TIA as a result of the updated Lot 2 land uses.”

Staff analysis and findings:

The existing roadway network around the site provides adequate infrastructure to support the proposed development, including the drive-through use. The drive-through will be located on the southern side of the property which will provide adequate space to avoid off-site vehicle stacking. The property will include two access points to the site from Disha Drive.

Therefore, staff has determined that this criterion can be satisfied.

7. Will not cause significant air, water, or noise pollution.

Applicant analysis and findings:

The drive-through lane will not have significant impact on air or water quality. With respect to noise and visibility of the queued vehicles in the drive-through lane, the following mitigations will be provided:

1. Vehicle Noise Mitigation

The drive-through will not generate significant amounts of noise as queued vehicles will travel at slow speeds as they approach the order speaker box and proceed to the drive-through service window. The 417-foot distance from the residential area southwest of the property to the drive-through lane will also help to mitigate any nuisance for residents. Future commercial development on Lots 3 and 4 will further mitigate the low-level noise from the drive-through. The residential area to the north of the site is about 534 feet away from the drive-through and will not be adversely affected.

2. Ordering Speaker Noise Mitigation

The ordering speaker is adjacent to the drive-through on the south side of the building, halfway between the service window and the coffee shop on the far east side of the building. For the same reasons listed above, the noise from the ordering speaker will not cause noise disturbances for the residential areas to the southwest or the north of the property.

Staff analysis and findings:

This site, along with the surrounding shopping center, will be designed and constructed to provide a variety of commercial uses. Any noise effects will be mitigated by the location of the drive-through on the back of the building and landscaping adjacent to the drive-through, as well as the large distance between the drive-through lane and the residential areas.

Therefore, staff has determined that this criterion can be satisfied.

8. Will be adequately landscaped, buffered and screened.

Applicant analysis and findings:

As shown in the Use by Special Review Exhibit in Criteria 1, the 310-foot drive-through is designed to be screened from view from the nearby residential neighbors to the southwest and to the northwest. The following mitigations are included:

Mitigations for Residential Area to the Southwest

The majority of the drive-through is located on the back of the building, ensuring that queued vehicles are mostly hidden from customer view and do not interfere with traffic on the internal drives. Most of the drive-through runs parallel to Disha Drive south of the site, which will include streetscape on both sides of the street. The nearest residential neighbors to the southwest are located about 417 feet from the drive-through and should not have negative visual impacts due to the distance. Lots 3 and 4 will eventually see commercial development that will further screen the drive-through from view of the residents to the southwest.

Mitigations for the Residential Area to the Northwest

The majority of the drive-through is located on the back of the building, ensuring that queued vehicles are mostly hidden from customer view and do not interfere with traffic on the internal drives. The nearest residential neighbors to the northwest are located about 534 feet from the drive-through and should not have negative visual impacts due to the distance. The future commercial building on Lot 1 will screen the queued vehicles from view of the residential area as well. A site plan for a Convenience Store, Liquor Store, Gas Station, and Car Wash has been approved by the Town. The internal roads and internal site landscaping in Lots 1 and 2 as well as the width of the creek and open space to the west of the site (Tract G, Parker Homestead Filing No. 2A) will further screen the drive-through vehicles from these residential neighbors.

Staff analysis and findings:

The applicant is proposing to locate the drive-through facility on the southwest side of the property. This allows the proposed building to screen the use from Chambers Road. The proposed streetscape along Disha Drive, as well as the future development of Lots 3 and 4, will help screen the drive-through from the southern view.

Therefore, staff has determined that this criterion can be satisfied.

9. Will not otherwise be detrimental to the health, safety or welfare of the present or future inhabitants of the Town.

Applicant analysis and findings:

The drive-through will serve the coffee shop that is a part of the proposed 17,025 multitenant commercial building. The development has been designed by professional architectural and planning and engineering firms. Both firms are well experienced at meeting the Town of Parker's development requirements, which are designed to be

sensitive to the health, safety, and welfare of the present or future inhabitants of the Town of Parker.

Staff analysis and findings:

The proposed development on this site includes a multitenant commercial building that will serve the surrounding area. The applicant will be required to meet the Parker Homestead Planned Development zoning standards and the requirements outlined within the Town Land Development Ordinance and Development Design Standards. The development will not be detrimental to the health, safety, or welfare of Town residents.

Therefore, staff has determined that this criterion can be satisfied.

VII. SUMMARY REFERRAL AGENCY COMMENTS AND CONDITIONS

Agency	Comments – Use by Special Review
Parker Comprehensive Planning	Completed. The project location at the SW corner of Chambers Road at Double Angel Road is depicted in the Master Plan as a Neighborhood Commercial Character Area. This character area is described as providing smaller scale commercial businesses that serve the basic needs of the surrounding residents. Typical uses within Neighborhood Centers include convenient retail and personal/business services. Per Chapter 6-Land Use of the Master Plan and the discussion of Neighborhood Centers, please ensure at the Site Plan stage - adequate/appropriate screening of the drive-thru from the existing residential neighborhood and maximum pedestrian and multimodal connectivity.
Parker Public Works/ Engineering	Approved. No comment.
Parker Building	Completed. Building has no comments for this re-zone [use by special review]. All site-specific comments will occur during the site plan process.
Fire Life Safety	Advisory Comments. Signage shall be provided that clearly states "DRIVE THROUGH STACKING NOT ALLOWED TO EXTEND BEYOND THIS POINT". Signage required on each side of the drive through in this area. The applicant shall not allow drive through to encroach upon fire access roads either adjacent to the drive through or to the north and west of this area.
Parker Economic Development	No Comment
Parker Authority for Reinvestment	No Comment

Parker Water and Sanitation District	Approved. No Comment.
IREA	Approved. No comment.
PSCO/Xcel	No apparent conflict
CenturyLink	No Comment
Comcast	No Comment
Douglas County Assessors	No Comment
Douglas County Planning/Engineering	No Comment
South Metro Fire	No Comment

VIII. CONCLUSION

The proposed multitenant commercial building will serve adjacent and surrounding residents and provide a variety of new commercial uses to the area. The associated drive through will provide an added convenience for residents who visit the site. The impacts created by the proposed single-lane drive-through will be mitigated through its location on the back of the building, away from the view of the main thoroughfare, Chambers Road. The drive-through will additionally be screened from view and any negative impacts for the residents to the southwest through landscaping on Disha Drive and the future commercial developments on Parker Homestead Lots 3 and 4 to the south of the site. After evaluating the information provided by the applicant for a Use by Special Review, staff has determined that the requested use meets the nine approval criteria set forth in the Land Development Ordinance and outlined in Section VI of this staff report.

IX. RECOMMENDED CONDITIONS

Staff recommends that the Planning Commission recommend that the Town Council approve the Use by Special Review to allow a drive-through facility, subject to the conditions below:

1. That the Use by Special Review materials submitted to the Community Development Department on April 30, 2024 shall be the approved Use by Special Review materials.
2. This approval shall expire twenty-four (24) months after the date of approval unless the use by special review has commenced or a grading or building permit has been issued. The Community Development Director, upon written request, may grant a one hundred eighty-(180) day extension.

X. ATTACHMENTS

1. Parker Homestead Drive-Through Use by Special Review Narrative
2. Parker Homestead Drive-Through Use by Special Review Exhibit

Report Approved By: Bryce Matthews, Assistant Director Planning

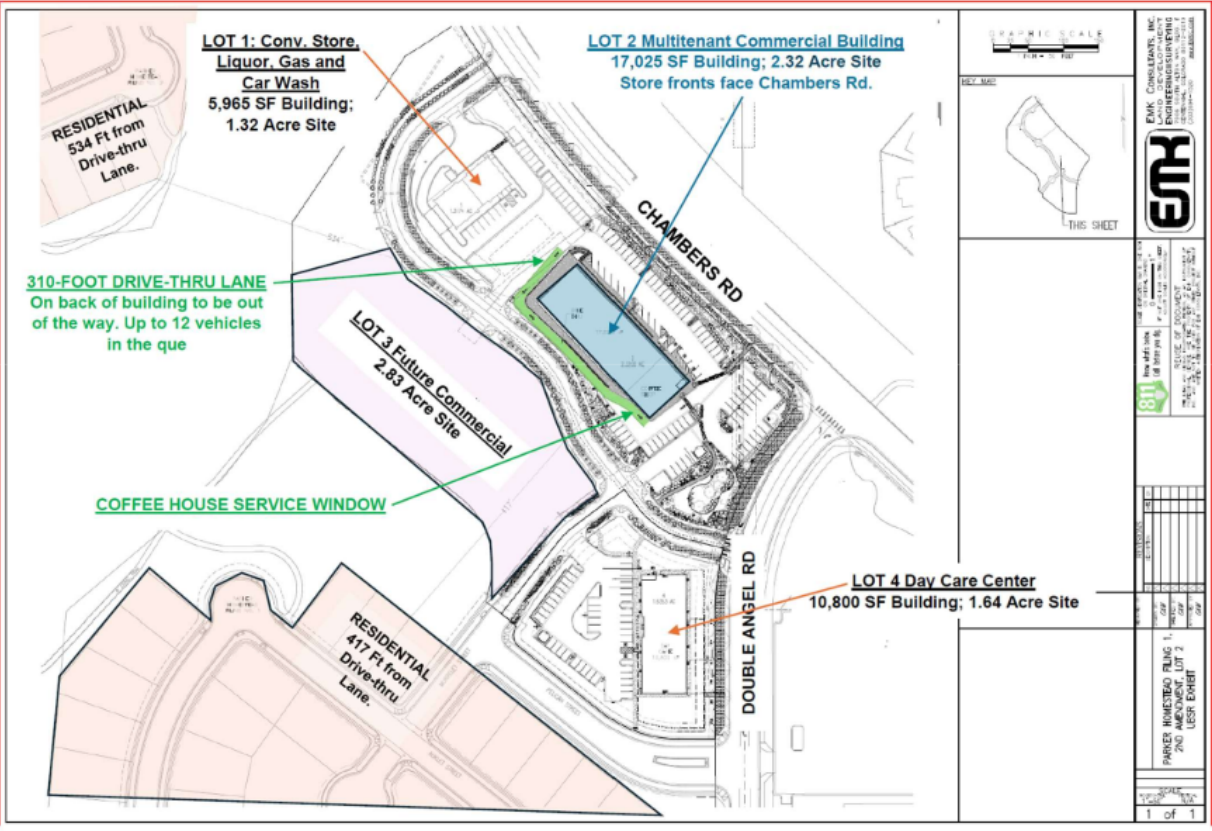
Parker Homestead Drive-Through Use by Special Review

Narrative

The applicant, EMK Consultants, is requesting a Use by Special Review to construct a drive-through for a proposed multitenant commercial building located in Parker Homestead, commonly known as Heirloom. The proposed building is located southwest of the intersection of Chambers Road and Double Angel Road. The site plan for the building is currently under review and can be found under project number SP23-076 in eTRAKiT. The site is located within the Parker Homestead Planned Development zoning. A drive-through is listed as a Use by Special Review within the Parker Homestead Planned Development Guide.

UBSR Exhibit: Drive-Thru Lane On Lot 2 & Surroundings

Base Map: Approved Plat of Parker Homestead Filing 1, 2nd Amendment





Planning Commission Staff Report

Planning Commission Date: 6/27/2024

Town Council Date: 7/15/2024

Hearing Type: Public Hearing
Civic Center F1 Exemption Plat L1 - Parking Garage Site Plan
TRAKiT No: SP23-073

Location: The site is located south of Mainstreet with direct access from the intersection of PACE Center Drive and Pikes Peak Avenue.

Project Planner: Julia Duncan, Associate Planner

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

Executive Summary: The applicant, the Town of Parker, is proposing a 4-story parking garage with approximately 296 parking spaces. The site is located south of Mainstreet with direct access from the intersection of PACE Center Drive and Pikes Peak Avenue.

Staff Recommendation: Approval with Conditions

RECOMMENDED MOTION

"I move the Planning Commission recommend Town Council approve the Civic Center F1 Exemption Plat L1 - Parking Garage 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 July 15, 2024, and** uploaded to TRAKiT, 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 within ten (10) business days from the date of the Town Council Public Hearing.

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. **Above Ground On-Site Utilities:** The 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 shall 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. The 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. **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 systems, HVAC, vents or appurtenances that are not shown on the approved plans may require additional conditions for screening in accordance with code and as determined by the Town.
9. **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.*
10. The applicant shall submit an as-built drawing of the individual lot which indicates the installed improvements, finished floor elevation(s) and the finished grade site elevation points sufficient to show positive drainage away from the building(s).
11. The applicant shall provide 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.

12. **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 Civic Center F1 Exemption Plat L1 - Parking Garage Site Plan.”

“I move the Planning Commission recommend Town Council deny the Civic Center F1 Exemption Plat L1 - Parking Garage 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 Civic Center F1 Exemption Plat L1 - Parking Garage Site Plan to a future date.”

I. BACKGROUND/DISCUSSION

The Town is proposing a Site Plan to build a new parking garage on the 3.745-acre Parker Arts, Cultural, and Events (PACE) Center lot. The portion proposed for redevelopment as a parking garage is currently used as a surface parking lot serving the PACE Center.

Part of the original Town of Parker incorporation, the Town acquired the properties known as the Berry Property, the White Property, and Tracts B, C, D, and I of the Hein Center Minor Development Plat in 2005 and 2006. Town Council approved the Civic Center Filing No. 1 Subdivision Exemption Plat and Hein Center Minor Development Plat, 1st Amendment, Subdivision Exemption Plat on July 20, 2009. These Exemption Plats ultimately created two lots and one open space tract to provide, in part, for the financing and construction of the civic center facility and a second lot for parking and future private development. This proposed parking garage is located on the same lot as the existing PACE Center.

The subject property is located within the Greater Downtown District - Historic Center. The proposed parking garage is an accessory use to the PACE Center and an allowed use per the Land Development Ordinance Section 13.04.170.

On September 6, 2022, the Town and Parker Authority for Reinvestment (PAR) entered into Purchase and Sale Agreements with Confluence Companies, LLC, for the sale of six (6) parcels of real property (the “Parcels”). One of the conditions to close the sale of these Parcels was the approval of a Development Agreement for the development of these Parcels by Confluence Companies.

The Development Agreement between the Town, the Parker Authority for Reinvestment and CD-Parker, LLC (“Confluence Companies”), defines (1) the Project; (2) the performance deadlines for obtaining governmental approvals; (3) the performance deadlines for commencing construction on each Parcel of the Project; (4) the public investment tools to be used to fill the financial gap based on the gap analysis prepared by Economic & Planning Systems, Inc. on behalf of PAR; (5) a cap on the total amount of revenue to be shared from these public investment tools; and (6) specific caps on the period of time that the public investment tools described below will be shared with Confluence Companies.

The parking garage Project is described in the Development Agreement as follows:

3- or 4-story garage to replace the parking that will be eliminated on the PACE Lots 2A and 2B. Construction of the Parking Garage will proceed concurrently with the development of the East Main Parcel. Development of the PACE Lots 2A and 2B will not commence until the Parking Garage is constructed, provided that the Town Council authorizes the construction of the Parking Garage prior to December 31, 2026.

The East Main project, while running concurrently, is a separate proposal and is not being considered tonight. East Main will be an administrative determination.

The proposed garage will provide 296 parking stalls, 9 of which are accessible, and 2 of which are van accessible. The project is 4-stories and 48 feet in height. Of the 296 spaces 10 will be installed with EV chargers and an additional 9 will be EV charger ready. Ten bicycle spaces are also being provided.

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 hearings. Therefore, the PACE Center Parking Garage 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 Residential.
June 16, 1997	The property was rezoned from Residential to Village Commercial in the DB-Business District.
February 19, 2002	The Greater Downtown Overlay Zone District was created and applied to the property.
October 21, 2002	The property was rezoned to the Greater Downtown District - Historic Center zoning.
July 20, 2009	Town Council approved the Civic Center Filing No. 1 Subdivision Exemption Plat and Hein Center Minor Development Plat, 1 st Amendment, Subdivision Exemption Plat.
March 1, 2010	Town Council approved the Site Plan for the PACE Center.

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	Mainstreet Master Plan Character Area		
Site Acreage	3.745 acres		
Subdivision	Civic Center F1 Exemption Plat L1		
Existing Use	Surface Parking Lot		
Surrounding Uses			
	Master Plan Land Use	Zoning	Existing Use
North	Mainstreet Master Plan Character Area	GD - Greater Downtown District – Historic Center	Existing PACE Center surface Parking Lot, vacant East Main, property, and Douglas County Library

South	Medium Density Residential	PD - Planned Development	Sulphur Gulch and existing residential - Rowley Downs and Turtle Creek
East	Medium Density Residential	PD - Planned Development	Existing detention pond.
West	Mainstreet Master Plan Character Area	GD - Greater Downtown District – Historic Center	PACE Center building and vertical mixed use under construction

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: • The Town has previously discussed a public parking structure and is interested in building one when demand and economics are right. • Focus on mitigating vehicular congestion within the core Mainstreet area and on creating a pedestrian-focused environment. Less cars on Mainstreet creates a more pedestrian friendly environment, while getting people out of their cars at the ‘edges’ and asking them to walk into the Old Town and West End cores not only increases business exposure but also enhances the potential for window shopping and discovery of new shops or attractions with which the visitor was not familiar. The third criterion, potential to catalyze development, looks to capitalize on the Town’s investment in

	infrastructure, or to create opportunity for public-private partnership and shared parking. • 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. B Land Use 1.C Land Use 1. E Land Use 1.H Jobs and Economic Vitality 4 Public Services and Facilities 1. E
Staff Analysis	The PACE Parking Garage Site Plan proposes 296 parking stalls. Located on the PACE Lot 1 site which currently serves as a surface parking lot for the PACE Center. The proposed garage will replace the existing 255 surface parking on PACE Lots 2A, 2B, and Lot 1. Pedestrians have direct access from the sidewalk on Pikes Peak Avenue with vehicular access on the East side of the building. The parking area of the garage is naturally ventilated. The garage has been designed to be similar to surrounding uses in terms of size, scale, and building façade articulations. The architectural design of the garage is consistent with the themes, materials, and architecture of the PACE Center. The parking garage will replace the existing surface parking lot on lots 2A and 2B allowing for the higher quality mixed use development on these properties to further activate Mainstreet and downtown.

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 parking garage will replace the existing PACE Center surface parking lot, provide additional parking than what is currently provided today, and open PACE Lots 2A and 2B to be available for the high quality mixed use development that will further activate the east end of Mainstreet..
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V. LAND DEVELOPMENT ORDINANCE

ZONING CONSISTENCY (Site Plan)			
Provisions	Existing/Required	Proposed	Analysis
Setbacks	Front – 0’ Side – None Rear – None	Pikes Peak – 11’-5” Side – 50’ 6” REAR –22’-6”	☒ Consistent ☐ Inconsistent ☐ N/A
Density	N/A	N/A	☐ Consistent ☐ Inconsistent ☒ N/A
Height/Stories	60’/4 Stories	48’/4 Stories	☒ Consistent ☐ Inconsistent ☐ N/A
Lot Size	None	3.745 acres	☒ Consistent ☐ Inconsistent ☐ N/A
Landscaping	Greater Downtown Historic Center 10% of the site is required to be landscaped	74% of the site is landscaped	☒ Consistent ☐ Inconsistent ☐ N/A
Off-Street Parking	255 Spaces per the Development Agreement	296 spaces	☒ Consistent ☐ Inconsistent ☐ N/A

Miscellaneous	2 per 10,000 s.f. GFA, not to exceed 10	There are a total of 10 bicycle spaces proposed.	☒ Consistent ☐ Inconsistent ☐ N/A
Staff Analysis	This site plan meets or exceeds the zoning and Land Development Ordinance requirements. Landscaping has been reviewed and approved by the Town's Parks and Recreation Department.		

VI. DESIGN REVIEW

The application is subject to the Greater Downtown Historic Center Guidelines, the Development Design Standards and the Development Agreement. The layout of the garage, landscaping, and architecture were all analyzed based on these guidelines.

The Development Agreement has the following requirements for the Garage, all of which have been reviewed and satisfied.

- Minimum 255 parking spaces.
- The requirement for building step-backs shall not apply to the planned Parking Garage on PACE Lot 1 east of the PACE Center, if proposed, subject to the requirement that the design of the structure shall complement the adjacent PACE Center in exterior appearance to the maximum extent practicable, including building materials, color scheme, pedestrian access and treatment of openings in-lieu of windows.
- The incorporation of murals on the planned Parking Garage and other large, unadorned and blank walls to create visual interest while activating these areas.

The architectural design of the garage is consistent with the themes, materials, and architecture of the PACE Center. Entry canopies, varied roof lines, incorporation of metal screening, and different materials meet the standards and guidelines for development within the Historic Center. Additionally, the Cultural Department, following Site Plan approval, will commission an artist for a large mural that will encompass the western façade of the building. This mural will be visible from Pine Drive and Pikes Peak Avenue and will help pull the garage and PACE center together, highlighting the artistic nature of the venue.

The Greater Downtown Historic Center Guidelines have been met by minimizing the visual impact of parking on the pedestrian experience, and the street environment, designing the garage facades so that they are compatible in character and quality with adjoining buildings, creating visually interesting facades, and avoiding large areas of undifferentiated or blank facades.

Entrances are clearly identified and easily accessible with pedestrian entrances directly onto the sidewalk. Openings have been vertically and horizontally aligned. Vehicular headlights are screened which prevents light pollution from escaping the building. 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, Development Design Standards and Development Agreement have been satisfied for the proposed development.

VII. ACCESS, CIRCULATION & TRAFFIC ANALYSIS

Vehicular Access

Vehicular access to the property will be provided along Pikes Peak Avenue at the intersection with PACE Center Drive. South bound PACE Center Drive currently ends at its intersection of Pikes Peak Avenue, a 'T' intersection. With the development of the garage, Pace Center Drive will be extended south past Pikes Peak Avenue to a drive aisle providing access to the garage. Pikes Peak Avenue and PACE Center Drive are constructed and are sufficient to provide adequate access to the site. The garage does not generate additional traffic but rather provides parking for the surrounding uses. The Town has determined that the access point proposed for the garage is sufficient to provide vehicular access to the site.

Pedestrian & Bicycle Access

Pedestrian and bicycle access will continue to be provided along Pikes Peak Avenue. The existing pedestrian access connecting Sulphur Gulch Trail to Pikes Peak Avenue will be relocated to the east under the powerlines with the construction of the parking garage.

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
Cherry Creek Basin Water Quality Authority	Advisory Comments
Parker Economic Development	No Comment
Xcel	Advisory Comments
CORE	Advisory Comments
CenturyLink	No Comment
Comcast	No Comment
Parker Authority for Reinvestment	No Comment
Rowley Downs	No Comment
Turtle Creek HOA	No Comment
Town and Country HOA	No Comment

IX. CONCLUSION

The proposal to construct a parking garage on the 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 approval is required prior to construction. Review criteria include satisfaction of setbacks, heights, parking, landscaping, density, layout, architecture, all Public Work/Engineering requirements, and consistency with the approved Development Agreement. After careful review and analysis, the staff has determined that the proposed application has satisfied all requirements for a Site Plan 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 July 15, 2024, and** uploaded to TRAKiT, 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 within ten (10) business days from the date of the Town Council Public Hearing.
- 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. Above Ground On-Site Utilities:** The 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 shall 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. The 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. 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 systems, HVAC, vents or appurtenances that are not shown on the approved plans may require additional conditions for screening in accordance with code and as determined by the Town.

- 9. 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*.
- 10.** The applicant shall submit an as-built drawing of the individual lot which indicates the installed improvements, finished floor elevation(s) and the finished grade site elevation points sufficient to show positive drainage away from the building(s).
- 11.** The applicant shall provide 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.
- 12. 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

CIVIC CENTER F1 EXEMPTION PLAT L1 - PARKING GARAGE

SITE PLAN

PARKER, COLORADO

SITUATED IN THE NORTHEAST 1/4 OF SECTION 22 AND THE NORTHWEST 1/4 OF SECTION 23,
TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO.

LEGAL DESCRIPTION:

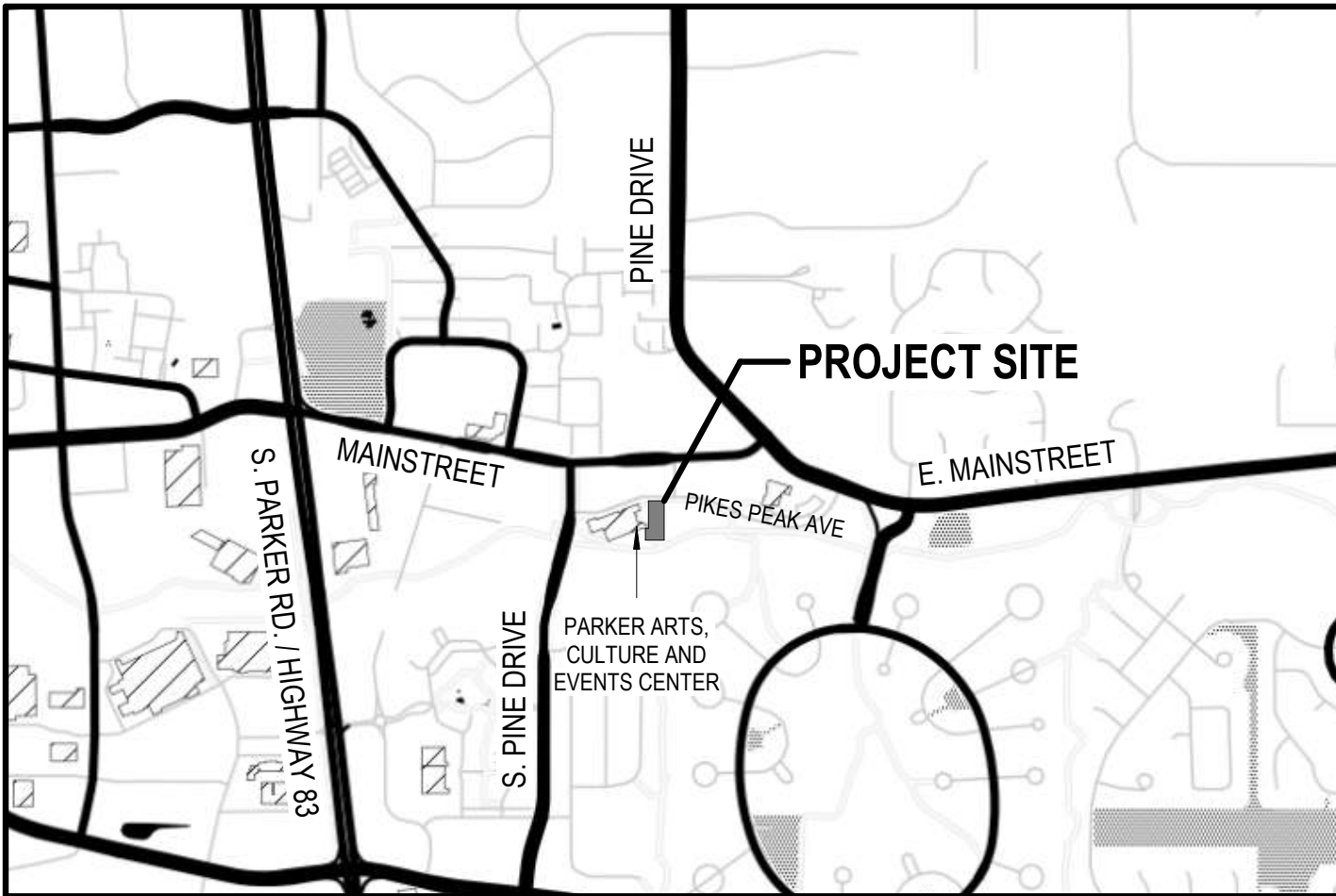
DESCRIBED AS FOLLOWS:
LOT 1, CIVIC CENTER FILING NO. 1, SUBDIVISION EXEMPTION PLAT,
COUNTY OF DOUGLAS, STATE OF COLORADO.

BASIS OF BEARINGS:

BEARINGS ARE BASED ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN BASED ON MODIFIED STATE PLANE COORDINATES, BEING MONUMENTED AT THE NORTHEAST CORNER OF SECTION 22 BY A FOUND NO. 6 REBAR WITH NO CAP DOWN 0.7 FEET IN A RANGE BOX, AND BEING MONUMENTED AT THE QUARTER CORNER COMMON TO SECTIONS 22 AND 23 BY A FOUND 3.25" BRASS CAP UP 0.5 FEET ON A 2-3/8 INCH-DIAMETER PIPE, STAMPED: LS 13155 T6S R66W 1/4 S22(S23 1993, BEARING SOUTH 00°25'02" EAST.

BENCHMARK:

THE PROJECT BENCHMARK IS A DOUGLAS COUNTY GIS BRASS CAP #1085042, LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF PACE CENTER DRIVE AND PIKES PEAK DRIVE IN LANDSCAPING, HAVING AN NAVD88 ELEVATION OF: 1794.956 METERS (5889.08 FEET).



VICINITY MAP
PROJECT ADDRESS:
20000A PIKES PEAK AVENUE
SCALE: 1" = 1200' - 0"

SITE PLAN SHEET INDEX	
Sheet Number	Sheet Name
SHEET 1 of 25	COVER SHEET
SHEET 2 of 25	EXISTING CONDITIONS MAP
SHEET 3 of 25	SITE PLAN
SHEET 4 of 25	OVERALL GRADING PLAN
SHEET 5 of 25	TREES & SHRUBS CONSERVATION PLAN
SHEET 6 of 25	LANDSCAPE PLAN
SHEET 7 of 25	LANDSCAPE DETAILS
SHEET 8 of 25	IRRIGATION NOTES & SCHEDULE
SHEET 9 of 25	IRRIGATION PLAN
SHEET 10 of 25	IRRIGATION DETAILS
SHEET 11 of 25	IRRIGATION DETAILS
SHEET 12 of 25	IRRIGATION DETAILS & CHARTS
SHEET 13 of 25	BUILDING CODE SUMMARY
SHEET 14 of 25	FIRE LIFE SAFETY DIAGRAMS
SHEET 15 of 25	FIRE LIFE SAFETY PLANS
SHEET 16 of 25	FIRE LIFE SAFETY PLANS
SHEET 17 of 25	BUILDING FLOOR PLANS
SHEET 18 of 25	BUILDING ELEVATIONS
SHEET 19 of 25	BUILDING ELEVATIONS
SHEET 20 of 25	BUILDING 3D VIEWS
SHEET 21 of 25	PHOTOMETRIC PLAN
SHEET 22 of 25	PHOTOMETRIC PLAN
SHEET 23 of 25	LIGHTING DETAILS
SHEET 24 of 25	LIGHTING DETAILS
SHEET 25 of 25	LIGHTING DETAILS

SITE STATISTICS		
ZONE DISTRICT	GREATER DOWNTOWN - HISTORIC CENTER	
GENERAL ZONE LOT INFORMATION ZONE LOT SIZE (GROSS AREA)	SQ. FT. (SF)	ACRES (AC)
	60,984 SF	1.4 AC
STREET DESIGNATION: PRIMARY STREET SIDE STREET	PIKES PEAK AVENUE -	
PROPOSED USE(S)	PARKING GARAGE - PUBLIC & PRIVATE PERMITTED	
GROSS FLOOR AREA	106,334 SF	
DESIGN ELEMENTS	REQUIRED	PROVIDED
	BUILDING HEIGHT, MAX (STORIES) 4 MAX 60' MAX	4 48'
SETBACKS: FRONT SIDE REAR	REQUIRED	PROVIDED
	0' NONE NONE	11' - 5' 50' - 6' 22' - 6'
PARKING	PROVIDED	
	ACCESSIBLE ACCESSIBLE VAN STANDARD	9 2 285 296 TOTAL SPACES
ELECTRIC VEHICLE (EV) SPACE TYPE: EVSE INSTALLED - ACCESSIBLE VAN EVSE INSTALLED - STANDARD EV READY		1 9 9
NOTE: EV SPACES ARE INCLUSIVE OF THE TOTAL PROVIDED		
BICYCLE (UNCOVERED)	10	

ELEVATION OPENINGS SUMMARY

PER BUILDING CODE, IBC SECT. 406.5.2 OPENINGS - FOR NATURAL VENTILATION PURPOSES, THE EXTERIOR SIDE OF THE STRUCTURE SHALL HAVE UNIFORMLY DISTRIBUTED OPENINGS ON TWO OR MORE SIDES.

REFERENCE SHEETS 16 & 17 FOR ELEVATIONS.

REQUIREMENT FACTOR		20% PER LEVEL		
OPEN AREA (MIN.)		40% PER LEVEL		
OPEN LINEAR (MIN. LENGTH)		40% PER LEVEL		
OVERALL ELEVATIONS				
LEVEL 1				
	REQUIRED		PROVIDED	
	SQ. FT.	%	SQ. FT.	%
OVERALL WALL AREA	6,666		6,666	
OPEN AREA	1,333	20%	1,337	20%
	FEET		FEET	
OVERALL WALL LENGTH	765' - 8"		765' - 8"	
OPEN AREA LENGTH	153' - 2"	40%	392' - 4"	51%
LEVEL 2				
	REQUIRED		PROVIDED	
	SQ. FT.	%	SQ. FT.	%
OVERALL WALL AREA	7,950		7,950	
OPEN AREA	1,590	20%	1,591	20%
	FEET	%	FEET	%
OVERALL WALL LENGTH	765' - 8"		765' - 8"	
OPEN AREA LENGTH	153' - 2"	40%	368' - 4"	48%
LEVEL 3				
	REQUIRED		PROVIDED	
	SQ. FT.	%	SQ. FT.	%
OVERALL WALL AREA	7,950		7,950	
OPEN AREA	1,590	20%	1,591	20%
	FEET	%	FEET	%
OVERALL WALL LENGTH	765' - 8"		765' - 8"	
OPEN AREA LENGTH	153' - 2"	40%	368' - 4"	48%

FIRE CODE REVIEW / SIGNATURE

ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO WATER UTILITY STANDARDS. THE NUMBER AND LOCATIONS OF THE FIRE HYDRANTS AS SHOWN ON THE OVERALL UTILITY PLAN ARE CORRECT AS SPECIFIED BY THE TOWN OF PARKER, COMMUNITY DEVELOPMENT DEPARTMENT.

FIRE CODE OFFICIAL OR DESIGNATED REPRESENTATIVE DATE

(NOTE - UNDERGROUND FIRE LINE (UFL) SUBMITTAL DOCUMENTS MUST MEET THE REQUIREMENTS OF NFPA 24 WHEN SUBMITTING FOR REVIEW.)

OWNER:



TOWN OF PARKER
20120 E. MAIN STREET
PARKER, CO 80138
CONTACT: BRYCE MATTHEWS
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CIVIL ENGINEER:



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ARCHITECT:



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PHOTOMETRIC:



GIVEN & ASSOCIATES, INC.
735 S XENON CT, SUITE 201
LAKEWOOD, CO 80228
CONTACT: JON WAGNER
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COVER SHEET

SHEET 1 of 25

SUBMITTAL 4 5/29/2024

CIVIC CENTER F1 EXEMPTION PLAT L1 - PARKING GARAGE
TOWN OF PARKER PROJECT NO: SDP23-073

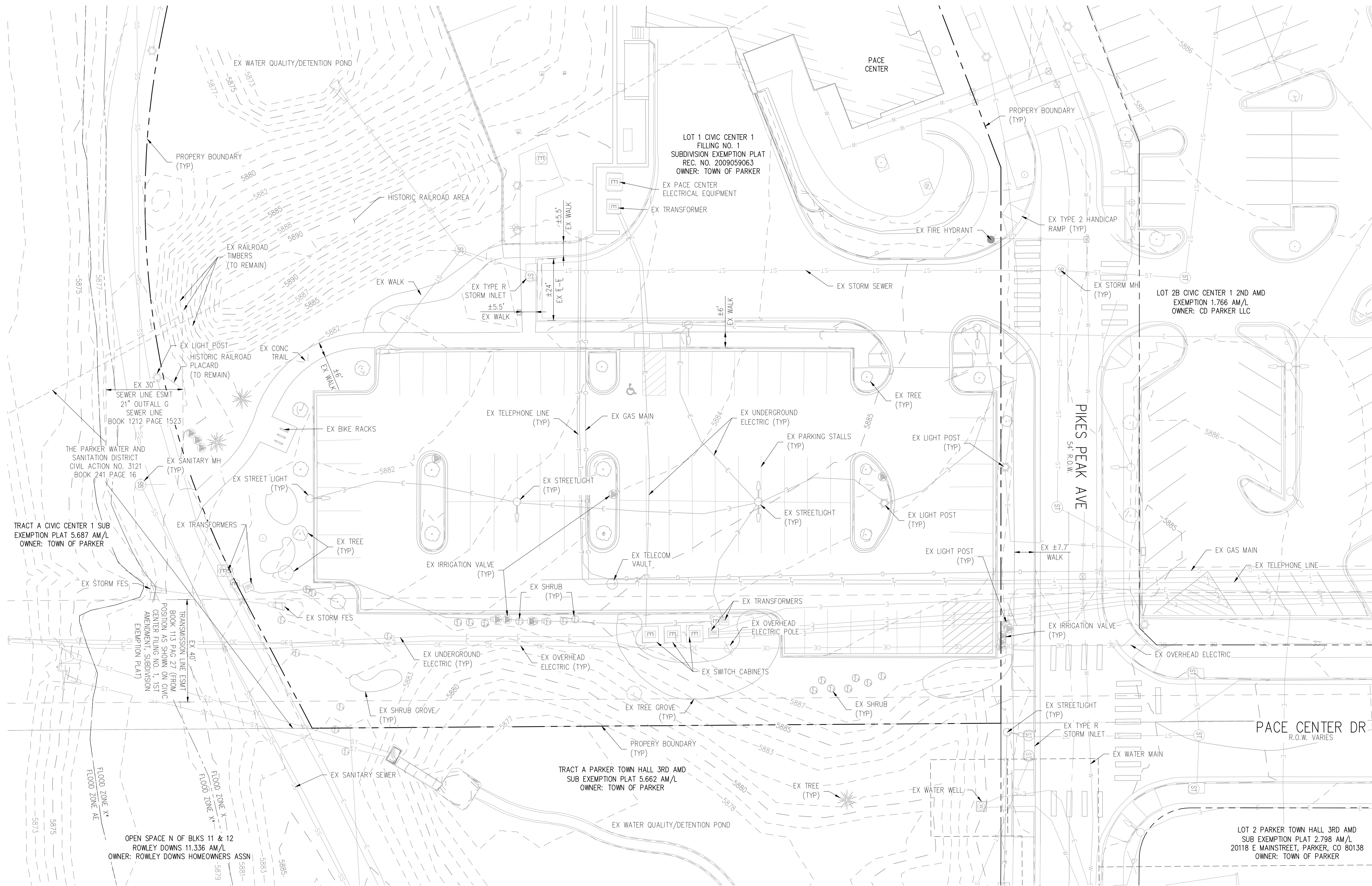
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

Project: P-20230201/ENGINEERING/SDP-EXISTING CONDITIONS PLANNING LAYOUT
Format: 11x17 05/29/2024 2:15 PM By: Rick Dalley

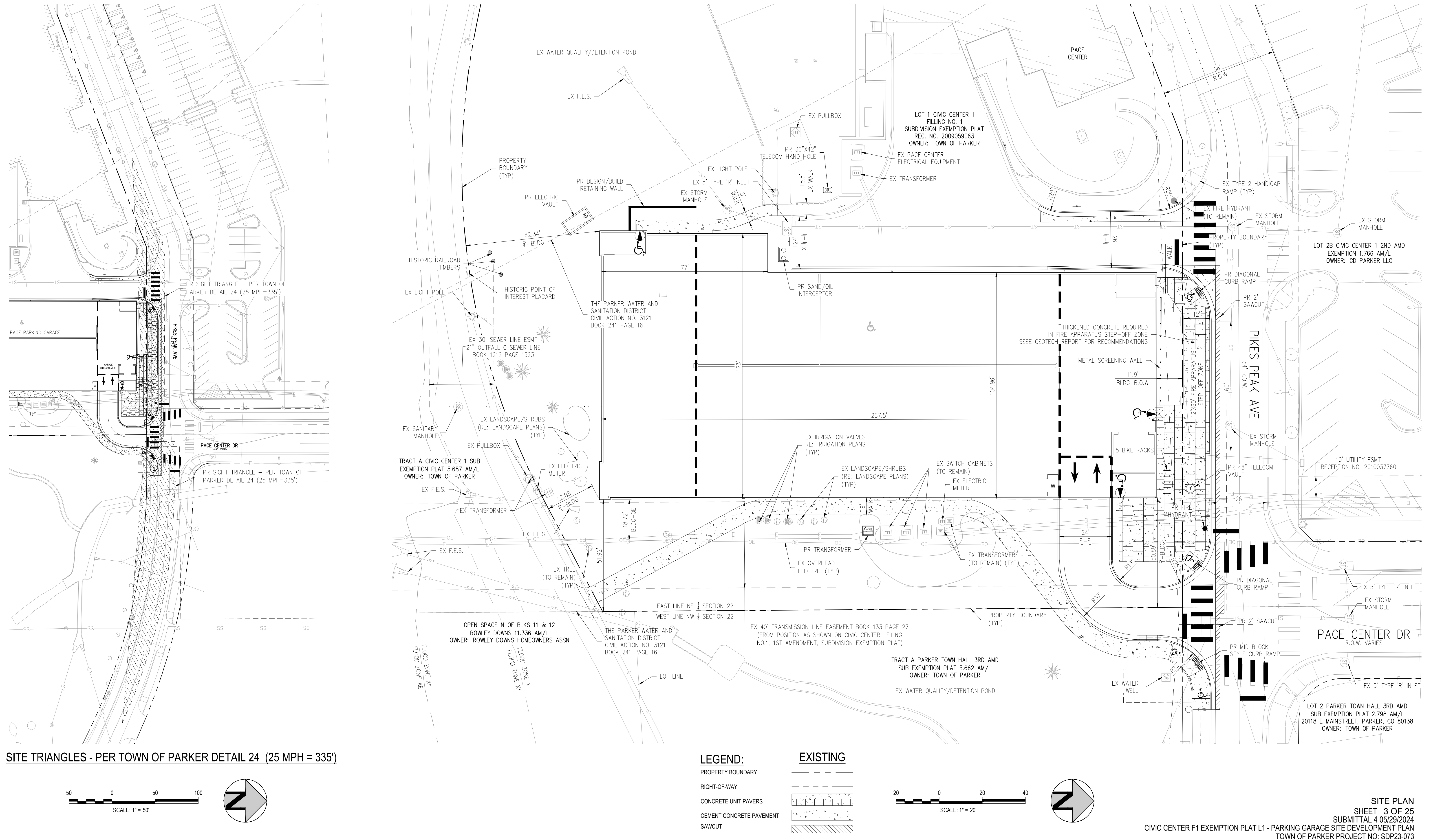
CIVIC CENTER F1 EXEMPTION PLAT L1 - PARKING GARAGE

SITUATED IN THE NORTHEAST 1/4 OF SECTION 22 AND THE NORTHWEST 1/4 OF SECTION 23,
TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

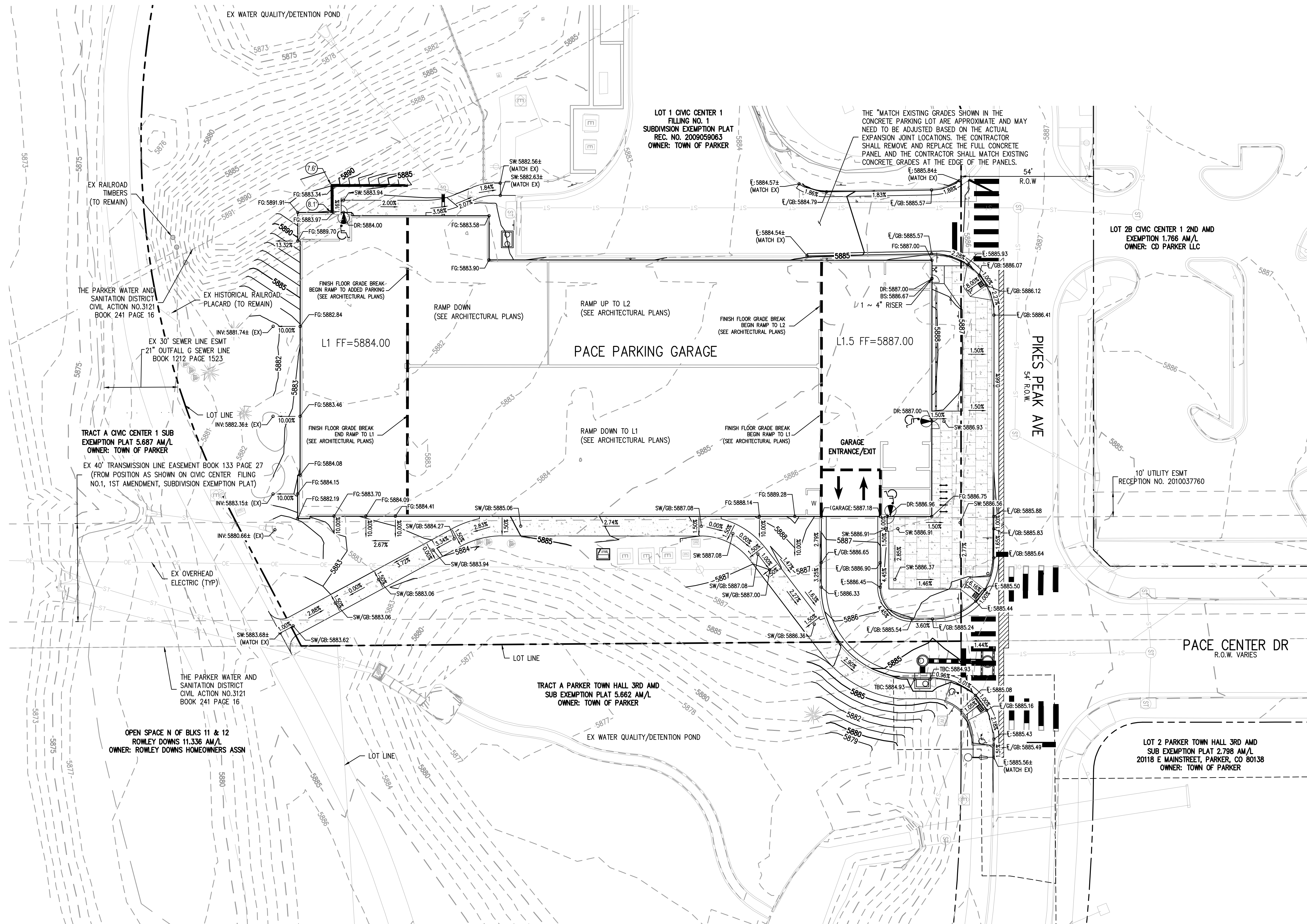
SITE DEVELOPMENT PLAN



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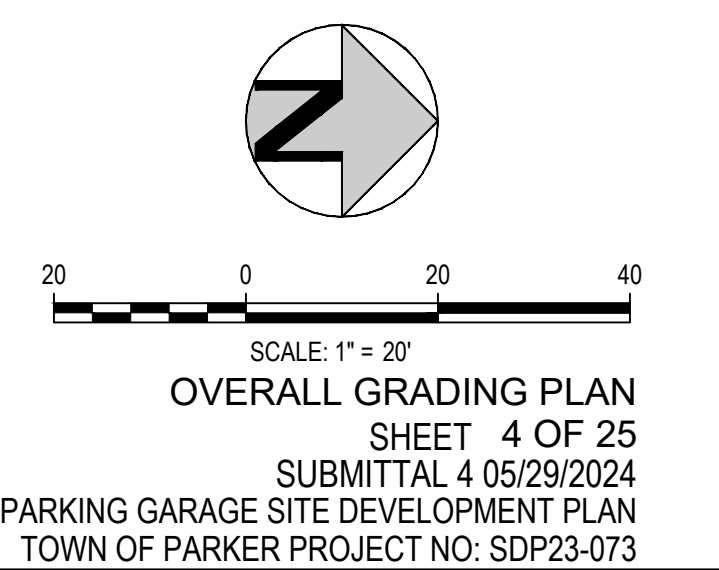


CIVIC CENTER F1 EXEMPTION PLAT L1 - PARKING GARAGE
SITUATED IN THE NORTHEAST 1/4 OF SECTION 22 AND THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP
6 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
SITE DEVELOPMENT PLAN



LEGEND:	EXISTING	PROPOSED
(NOTE THAT SYMBOLS MAY BE SCALED LARGER THAN ACTUAL SIZE FOR CLARITY)		
PROPERTY BOUNDARY		
RIGHT-OF-WAY		
CONTOURS		
STORM SEWER, MANHOLE, INLET, & FES		
SETBACK		
FOUNDATION STEP		

NOTES:
1. RETAINING WALLS GREATER THAN 4-FEET FROM BASE OF FOOTING OR BOTTOM COURSE REQUIRES SEPARATE BUILDING PERMITS AND PLANS MUST BE STAMPED BY A QUALIFIED PROFESSIONAL. TIERED, STAGGERED, STEPPED BACK RETAINING WALLS ALL REQUIRE SEPARATE PERMITS NO MATTER THE HEIGHT OF THE INDIVIDUAL WALL.

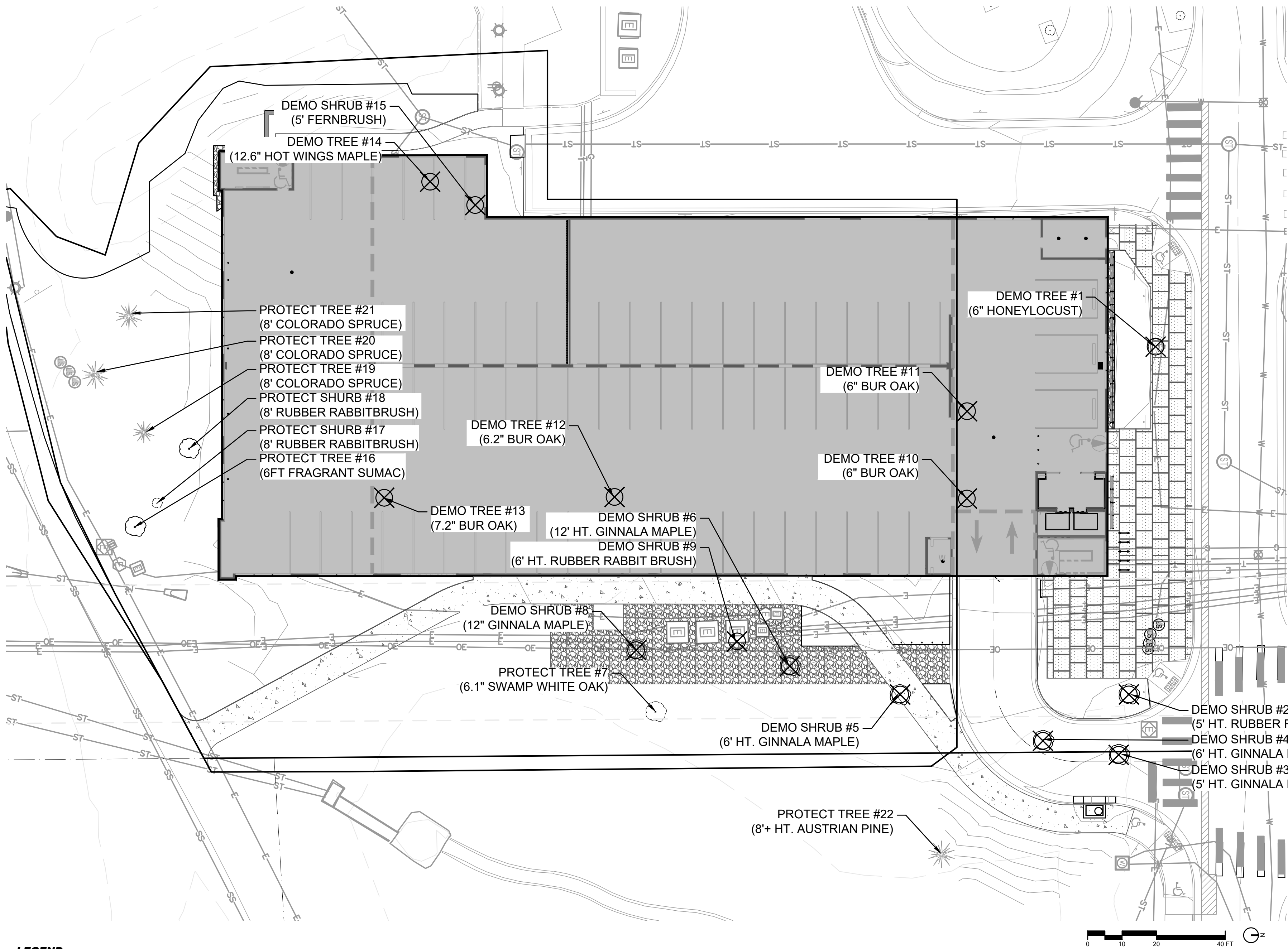


CIVIC CENTER F1 EXEMPTION PLAT L1 - PARKING GARAGE

SITE PLAN

PARKER, COLORADO

SITUATED IN THE NORTHEAST 1/4 OF SECTION 22 AND THE NORTHWEST 1/4 OF SECTION 23,
TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO.



LEGEND	
	STANDARD CONCRETE PAVING
	INTEGRAL COLOR CONCRETE WITH DECORATIVE JOINTING PER MAIN STREET STANDARDS
	ROCK MULCH WITH LANDSCAPE FABRIC BELOW
	CONCRETE CURB
	SITE WALL
	BIKE RACKS
	EXISTING TREES
	PROPOSED TREES

TOTAL TREE COUNT				
#	SPECIES	SIZE	HEIGHT	NOTES
1	HONEYLOCUST	6		DEMO
2	RUBBER RABBITBRUSH		5 FT	DEMO
3	GINNALA MAPLE		5 FT	DEMO
4	GINNALA MAPLE		6 FT	DEMO
5	GINNALA MAPLE		6 FT	DEMO
6	GINNALA MAPLE		12 FT	DEMO
7	SWAMP WHITE OAK	6.1		PRESERVE
8	GINNALA MAPLE		12 FT	DEMO
9	RUBBER RABBITBRUSH		6 FT	DEMO
10	BUR OAK	6		DEMO
11	BUR OAK	6		DEMO
12	BUR OAK	6.2		DEMO
13	BUR OAK	7.5		DEMO
14	HOT WINGS MAPLE	12.6		DEMO
15	FERNBRUSH		5 FT	DEMO
16	FRAGRANT SUMAC		6 FT	DEMO
17	RUBBER RABBITBRUSH		8 FT	PRESERVE
18	RUBBER RABBITBRUSH		8 FT	PRESERVE
19	COLORADO SPRUCE	3	8FT	PRESERVE
20	COLORADO SPRUCE	7	8FT	PRESERVE
21	COLORADO SPRUCE	7	8FT	PRESERVE
22	COLORADO SPRUCE		8FT +	PRESERVE

TREES TO BE DEMO						
#	SPECIES	SIZE (CALIPER)	HEIGHT (FT)	VALUE (\$)	CONDITION	MITIGATION REQUIREMENT
1	HONEYLOCUST	6		\$1,939.00	74%	1 TREE
2	RUBBER RABBITBRUSH		5 FT	\$147.00	60%	4 SHRUBS
3	GINNALA MAPLE		5 FT	\$495.00	62%	2 SHRUBS
4	GINNALA MAPLE		6 FT	\$1,238.00	62%	5 SHRUBS
5	GINNALA MAPLE		6 FT	\$1,733.00	58%	7 SHRUBS
6	GINNALA MAPLE		12 FT	\$1,238.00	58%	5 SHRUBS
8	GINNALA MAPLE		12 FT	\$1,733.00	62%	7 SHRUBS
9	RUBBER RABBITBRUSH		6 FT	\$734.00	56%	20 SHRUBS
10	BUR OAK	6		\$1,994.00	68%	1 TREE
11	BUR OAK	6		\$2,115.00	74%	1 TREE
12	BUR OAK	6.2		\$2,000.00	64%	1 TREE
13	BUR OAK	7.5		\$2,830.00	70%	1 TREE
14	HOT WINGS MAPLE	12.6		\$2,737.00	76%	1 TREE
15	FERNBRUSH		5 FT	\$92.00	70%	3 SHRUBS

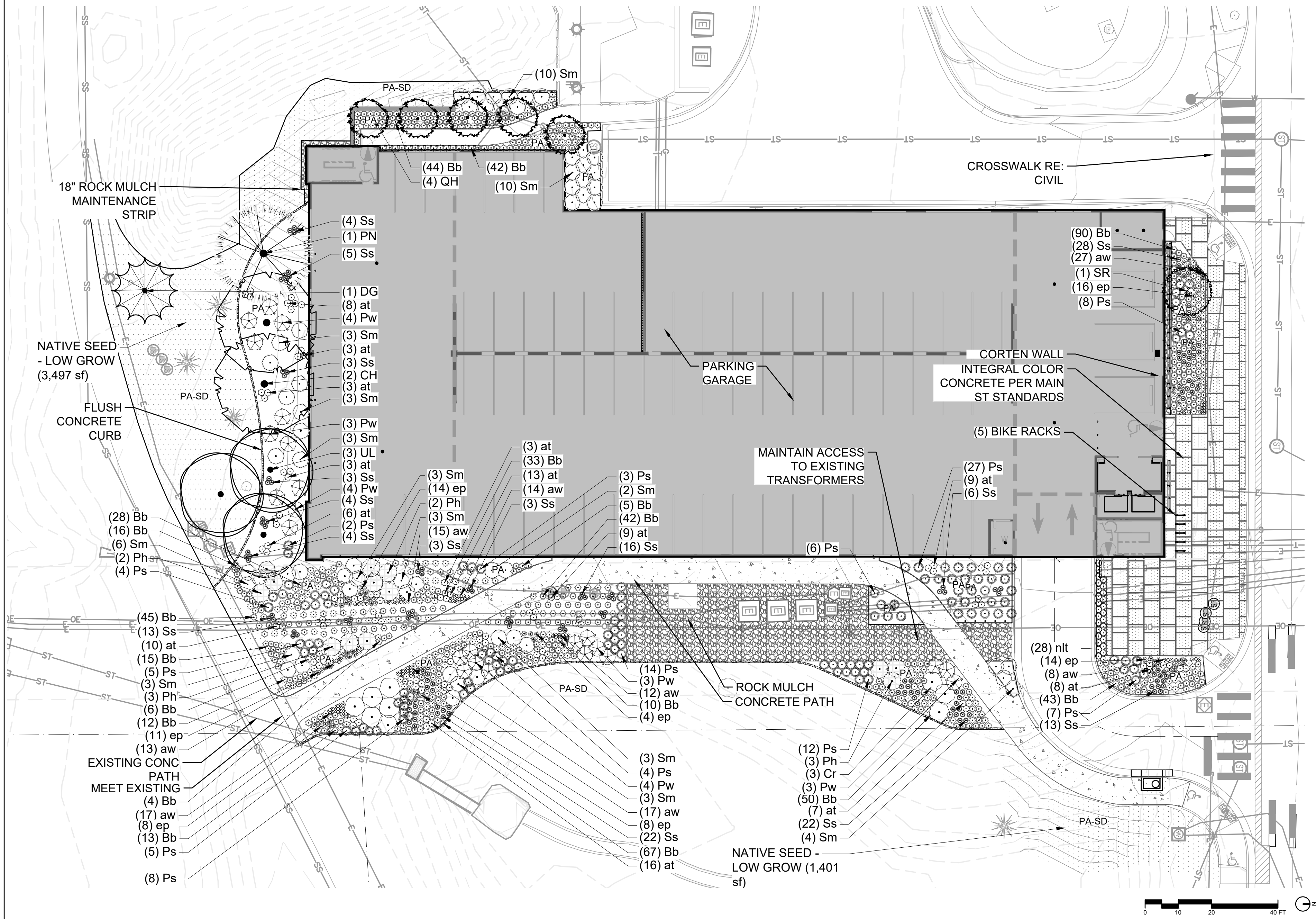
TREE MITIGATION NOTE:
1. 6 REMOVED TREES AND 8 REMOVED SHRUBS
2. MITIGATION REQUIRES 6 TREES AND 53 SHRUBS
3. PROPOSED PLANS INCLUDE 13 TREES AND 99 SHRUBS
4. SAVATREE CONSULTING GROUP HAS CONFIRMED TREE SPECIES & SIZES
5. TREE VALUATION PROVIDED BY SAVATREE CONSULTING GROUP
FEBRUARY 2024

CIVIC CENTER F1 EXEMPTION PLAT L1 - PARKING GARAGE

SITE PLAN

PARKER, COLORADO

SITUATED IN THE NORTHEAST 1/4 OF SECTION 22 AND THE NORTHWEST 1/4 OF SECTION 23,
TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO.



TREE SCHEDULE				
CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL
TREES				
CH	2	CATALPA SPECIOSA 'HIAWATHA 2' / HEARTLAND® NORTHERN CATALPA	B & B	2.5" CAL
PN	1	PINUS NIGRA / AUSTRIAN PINE	B & B	2.5" CAL
DG	1	PSEUDOTSUGA MENZIESII / DOUGLAS FIR	B & B	2.5" CAL
QH	5	QUERCUS ROBUR 'CRIMSON SPIRE' / ENGLISH OAK	B & B	2.5" CAL
SR	1	SYRINGA RETICULATA / JAPANESE TREE LILAC	B & B	2.5" CAL
UL	3	ULMUS JAPONICA X WILSONIANA 'MORTON' TM / ACCOLADE ELM	B & B	2.5" CAL

PLANT SCHEDULE				SIZE
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	
SHRUBS				
	Cr	9	CHRYSOTHAMNUS NAUSEOSUS / RUBBER RABBITBRUSH	1 GAL
	Pw	24	PICEA PUNGENS 'WALDBRUNN' / WALDBRUNN DWARF COLORADO SPRUCE	5 GAL
	Ph	12	PINUS SYLVESTRIS 'HILLSIDE CREEPER' / HILLSIDE CREEPER SCOTCH PINE	5 GAL
	Sm	60	SYMPHORICARPOS X DOORENBOSII 'MAGIC BERRY' / MAGIC BERRY SNOWBERRY	5 GAL

ORNAMENTAL GRASSES				
	Bb	681	BOUTELLOUA GRACILIS 'BLONDE AMBITION' / BLONDE AMBITION BLUE GRAMA GRASS	1 GAL
	Ps	121	PANICUM VIRGATUM 'SHENANDOAH' / SHENANDOAH SWITCH GRASS	5 GAL
	Ss	151	SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION' / STANDING OVATION LITTLE BLUESTEM	1 GAL
PERENNIALS				
	at	106	ASCLEPIAS TUBEROSA / BUTTERFLY MILKWEED	1 GAL
	aw	127	ASTER DUMOSUS 'WOOD'S LIGHT BLUE' / WOOD'S LIGHT BLUE ASTER	1 GAL
	ep	77	ECHINACEA PURPUREA / PURPLE CONEFLOWER	1 GAL
	nlt	28	NEPETA X 'PSFIKE' TM / LITTLE TRUDY CATMINT	1 GAL

NATIVE SEED - LOW GROW		5,919 SF
SITE AREA LANDSCAPE COMPLIANCE CHART		
Site Areas	Area (ac)	%
Total Area	3.74	100
Non-landscape Area	0.96	26
Landscape Area	2.78	74

NOTE: SEE LANDSCAPE DETAILS
SHEET 7 FOR SEED MIXES

LEGEND	
	STANDARD CONCRETE PAVING
	INTEGRAL COLOR CONCRETE WITH DECORATIVE JOINTING PER MAIN STREET STANDARDS
	ROCK MULCH WITH LANDSCAPE FABRIC BELOW
	PLANTING AREA WITH 2" C.O. ROSE ROCK MULCH
	NATIVE SEEDING AREA. INSTALLATION PER TOWN OF PARKER SPECIFICATIONS.
	CONCRETE CURB
	SITE WALL
	BIKE RACKS
	EXISTING TREES
	PROPOSED TREES

OVERHEAD TRANSMISSION LINES AND STRUCTURES

- No trees shall be planted withing transmission line rights-of-way.
- Shrubs, ground covers, and flowerbeds may be planted up to the base of poles and structures. However, plant material may be destroyed during operations and maintenance of lines. Damaged or destroyed material will not be replaced.

UNDERGROUND DISTRIBUTION LINES AND EQUIPMENT

- All trees should be planted at least 10 feet from equipment.
- Shrubs, ground covers, and flowerbeds may be planted up to 3 feet from equipment except at least 10" shall be kept clear in front of all transformer and switch doors. However, plant material may be destroyed during operations and maintenance of lines. Damaged or destroyed material will not be replaced.

Required Permitter Landscaping						
	Requirements	Required		Provided		Details
(a)	One (1) tree and (5) shrubs shall be provided for each 40 lineal feet of edge at the Perimeter of site.	12	Trees	12	Trees	Permitter Edge Length (lf) 460
		58	Shrubs	42	Shrubs	Five (5) Gallon Grass Substitutions 16 Five (5) gal
* One (1) tree may be substituted for ten (10) shrubs when approved during the site plan process. One (1) ornamental grass in a five-gallon container or three (3) ornamental grasses in one-gallon containers may be substituted for one (1) shrub.						
(b)	Of the amount of trees required, a minimum of forty percent (40%) and a maximum of sixty percent (60%) of the trees shall be evergreen to be consistent with the local ecology and provide year-round color.	5	min	2	Trees	
		7	max			
Required Landscaping						
	Requirements	Required		Proposed		Details
(a)	A minimum of one (1) tree and five (5) shrubs shall be provided per 1,500	18,165	sf	19,362	sf	Lot Area (sf) 121,096.80
		12	Trees	13	Trees	
		61	Shrubs	99	Shrubs	
* One (1) tree may be substituted for ten (10) shrubs when approved during the site plan process. One (1) ornamental grass in a five-gallon container or three (3) ornamental grasses in one-gallon containers may be substituted for one (1) shrub.						

CIVIC CENTER F1 EXEMPTION PLAT L1 - PARKING GARAGE

SITE PLAN

PARKER, COLORADO

SITUATED IN THE NORTHEAST 1/4 OF SECTION 22 AND THE NORTHWEST 1/4 OF SECTION 23,
TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO.

LANDSCAPE NOTES:

1. PLANT MATERIAL SPECIFICATIONS.

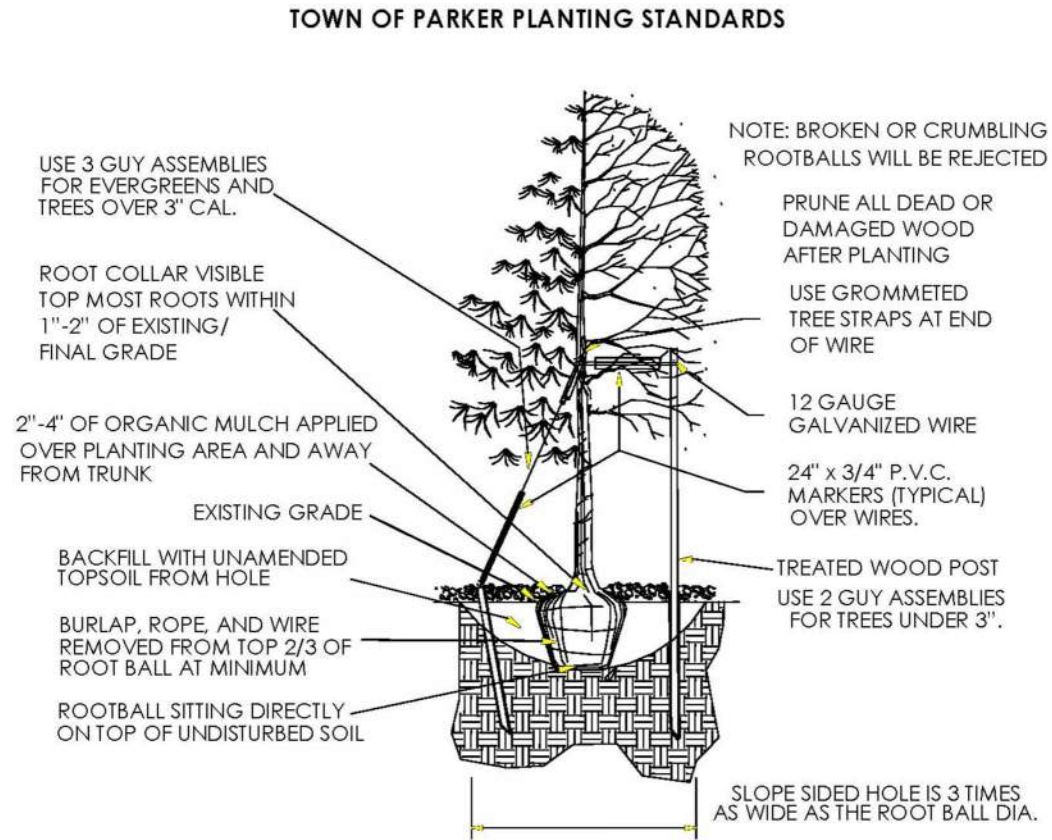
- 1.1. (1)PLANT MATERIALS SHALL BE SELECTED FROM THE TOWN'S RECOMMENDED PLANT LIST. SPECIES NOT INCLUDED IN THE RECOMMENDED PLANT LIST MAY BE SUBMITTED FOR CONSIDERATION, SO LONG AS THE SPECIES IS NOT ON THE EXCLUDED LIST. ALL PLANTS SHALL MEET OR EXCEED THE PLANT QUALITY AND SPECIES STANDARDS OF THE 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.
- 1.2. (2)ALL PLANT MATERIALS MUST MEET THE FOLLOWING REQUIREMENTS:
 - 1.2.1. A.DECIDUOUS SHADE TREES: BETWEEN 2-INCH CALIPER AND 2½-INCH CALIPER (MEASURED SIX [6] INCHES ABOVE THE GROUND).
 - 1.2.2. B.ORNAMENTAL AND FLOWERING TREES: BETWEEN 1½-INCH CALIPER AND 2-INCH CALIPER (MEASURED SIX [6] INCHES ABOVE THE GROUND).
 - 1.2.3. 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).

2. PLANTING STANDARDS.

- 2.1. LANDSCAPING SHALL COMPLY WITH THE PLANTING STANDARDS AS PROVIDED IN THE TOWN'S PUBLIC WORKS TECHNICAL REFERENCE MANUAL, AS AMENDED.
 - 2.2. PLANT MATERIALS SHALL BE SPACED APPROPRIATELY TO ALLOW ADEQUATE ROOM FOR THE PLANT AT MATURITY.
 - 2.3. TREE PITS AND CUTOUTS MUST MEET THE CRITERIA SET FORTH IN THE TOWN'S PUBLIC WORKS TECHNICAL REFERENCE MANUAL, AS AMENDED.
 - 2.4. LANDSCAPING SHALL BE PROTECTED FROM VEHICLES BY THE PLACEMENT OF WHEEL STOPS, CURBS OR OTHER ACCEPTABLE MEANS, APPROVED BY THE TOWN.
 - 2.5. ALL TREES SHALL BE SPACED APPROPRIATELY FROM LIGHT POLES, SIGNS, STRUCTURES,ETC.
 - 2.6. TREES SHALL NOT BE ELIMINATED THROUGH THE LOCATION OF LIGHT POLES IN PARKING LOT ISLANDS AND WITHIN THE PARKING LOT PERIMETER LANDSCAPING.
- ##### 3. NONLIVING LANDSCAPE MATERIAL STANDARDS.
- 3.1. ARTIFICIAL LANDSCAPE MATERIALS, INCLUDING, FOR EXAMPLE, PLASTIC TREES, SHRUBS AND SYNTHETIC TURF, ARE PROHIBITED WITHIN LANDSCAPED AREAS. FOR ATHLETIC OR RECREATION FACILITIES AT PUBLIC OR PRIVATE SCHOOLS OR TOWN-OWNED PROPERTY, SYNTHETIC TURF MAY BE USED, IF APPROVED BY THE TOWN. USE OF ARTIFICIAL LANDSCAPE MATERIALS MAY BE CONSIDERED FOR LARGE-SCALE, PRIVATE, RECREATIONAL FACILITIES, AS APPROVED BY THE TOWN.
 - 3.2. 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.
 - 3.3. NATURAL CEDAR FIBER MULCH SHALL BE INSTALLED OVER AREAS OF PERENNIAL FLOWER AND GROUND COVER PLANTINGS TO A DEPTH OF TWO (3) INCHES.
 - 3.4. 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.

4. IRRIGATION REQUIREMENTS.

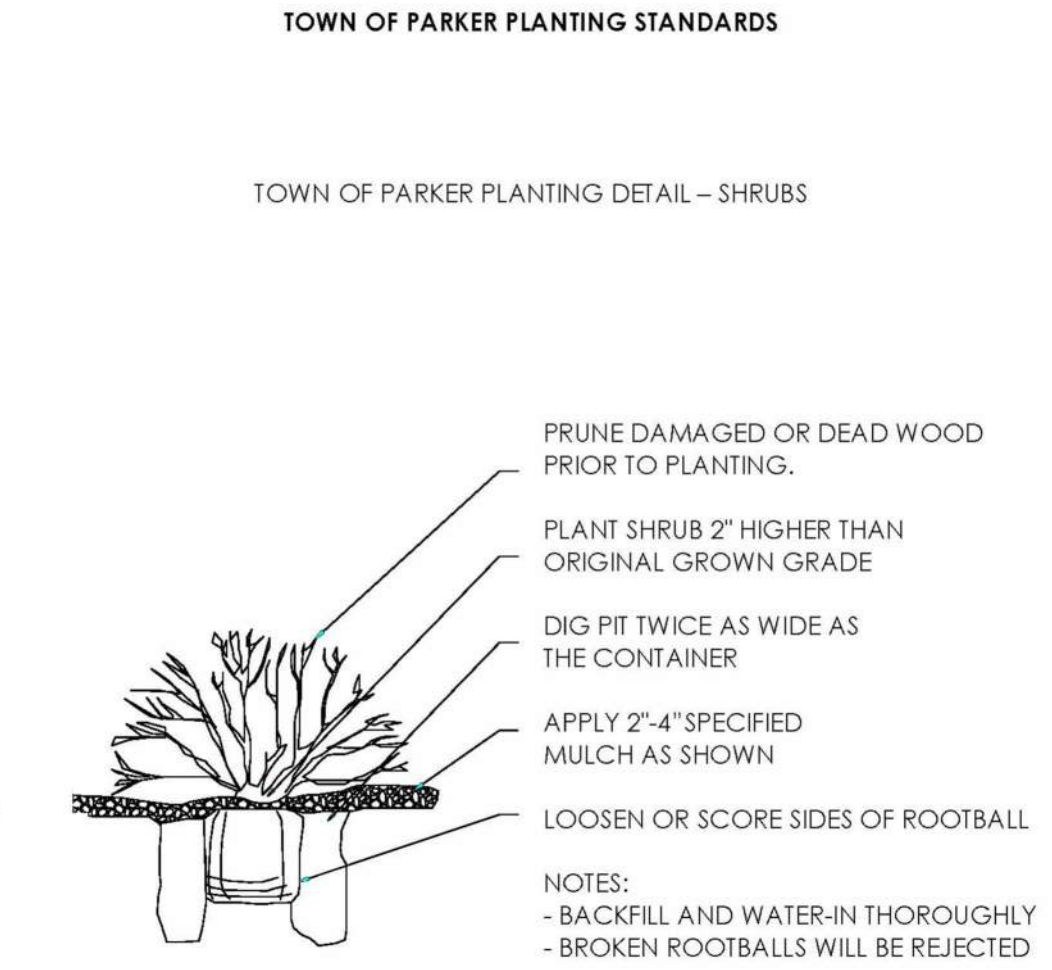
- 4.1. ALL LANDSCAPED AREAS SHALL BE SERVED BY A FUNCTIONING AUTOMATIC IRRIGATION SYSTEM, EXCEPT ON INDIVIDUAL SINGLE-FAMILY RESIDENTIAL LOTS.
- 4.2. LANDSCAPED AREAS IN EXCESS OF FIVE THOUSAND (5,000) SQUARE FEET SHALL HAVE A PROPERLY DESIGNED IRRIGATION SYSTEM PROVIDING FULL COVERAGE TO ALL TURF AND 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. RESIDENTIAL LANDSCAPED AREAS LESS THAN FIVE THOUSAND (5,000) SQUARE FEET MAY BE IRRIGATED BY HAND, SO LONG AS AN ADEQUATE WATER SOURCE, SUCH AS OUTDOOR HOSE BIBS, IS WITHIN FIFTY (50) FEET OF THE LANDSCAPED AREA.
 - 4.2.1. A.LANDSCAPE PLANTINGS ARE TO BE GROUPED ACCORDING TO WATER NEEDS.
 - 4.2.2. 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.
 - 4.2.3. 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.
 - 4.2.4. 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.
 - 4.2.5. 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 ONE (1) YEAR.
 - 4.2.6. 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.
- 4.3. IRRIGATION SYSTEMS SHALL BE DESIGNED AND MAINTAINED TO MINIMIZE OVERSPRAY AND RUNOFF ONTO ADJACENT IMPERVIOUS SURFACES, SUCH AS ROADWAYS, SIDEWALKS AND PARKING LOTS.
- 4.4. 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.



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

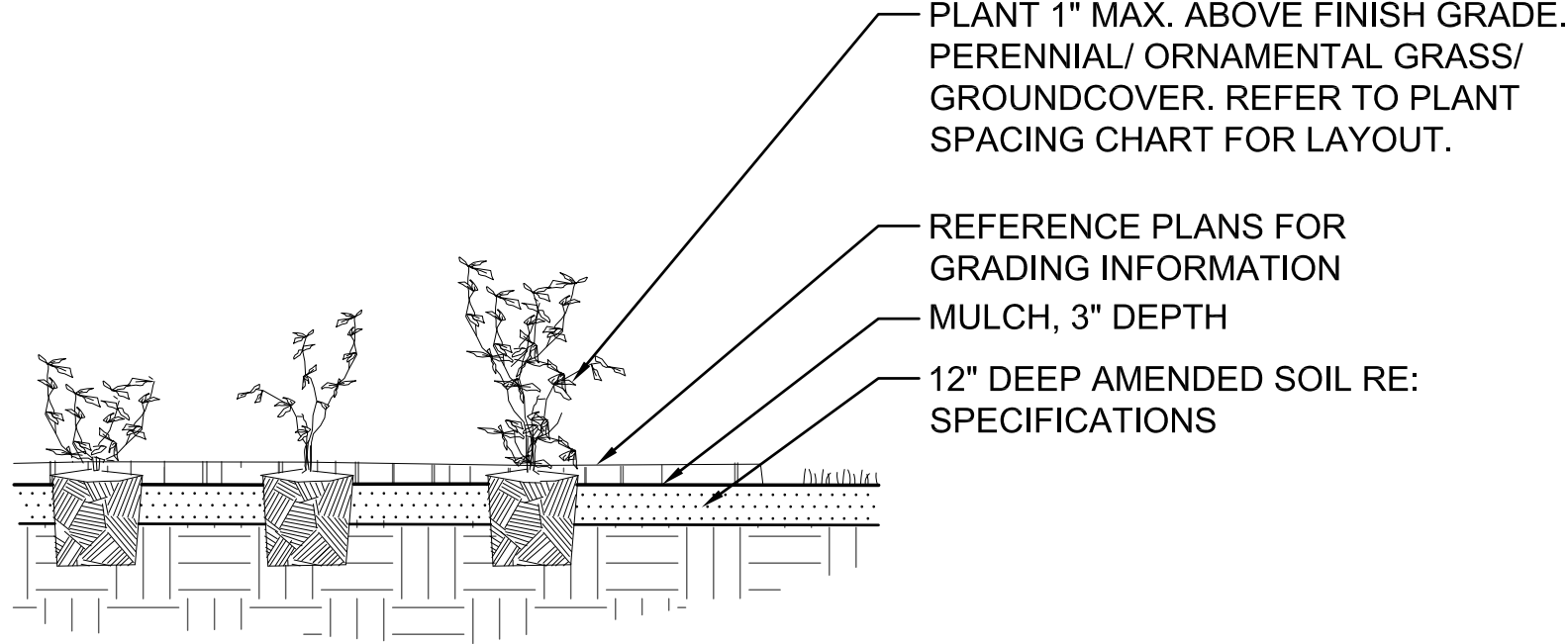
01 TREE PLANTING DETAIL

NTS



02 SHRUB PLANTING DETAIL

NTS

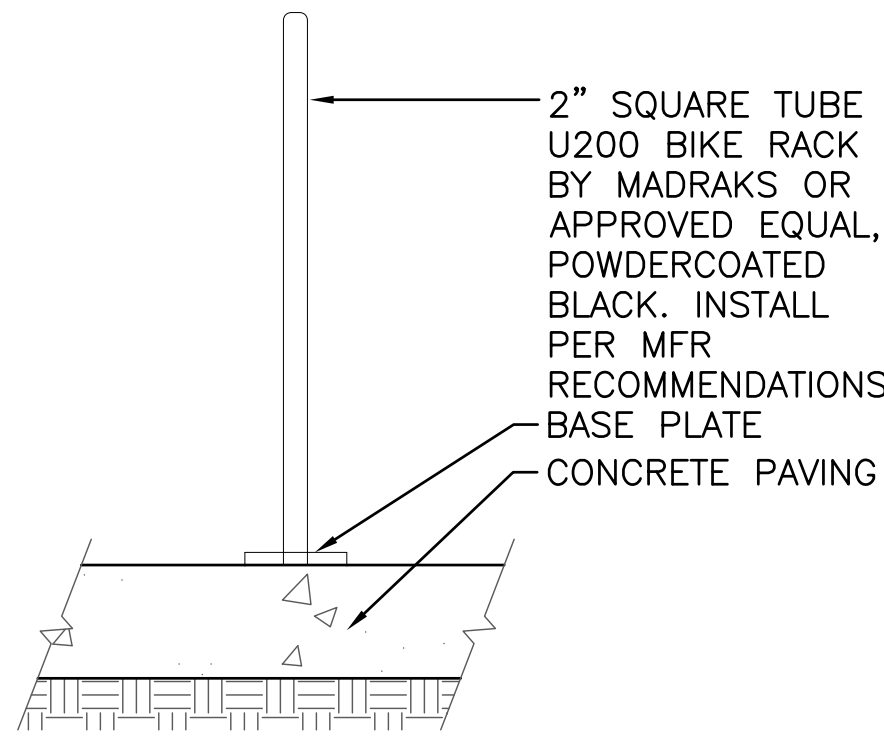
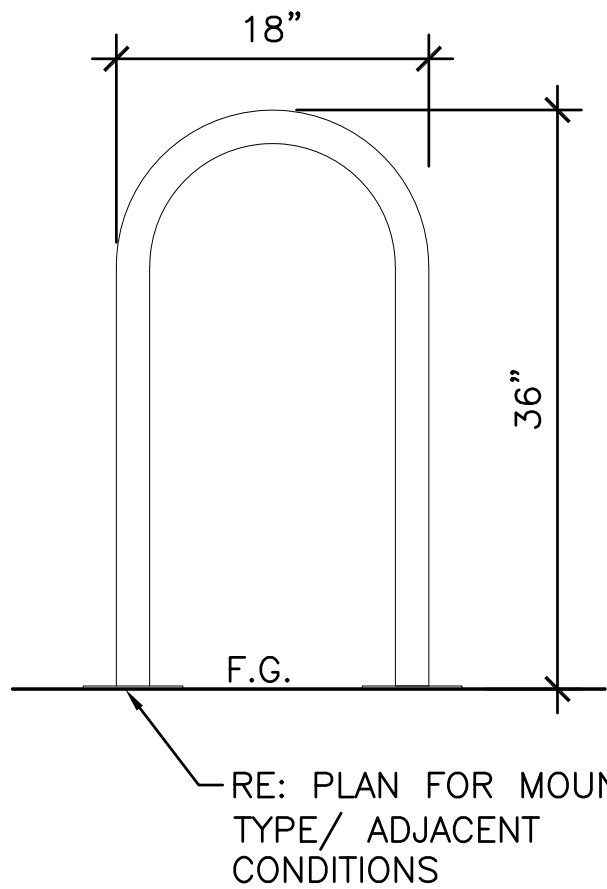


- NOTES:
1. SEE SPECS FOR ADDITIONAL PLANTING REQUIREMENTS.
 2. PLUMB AND ORIENT PLANTS FOR BEST APPEARANCE.
 3. CAREFULLY REMOVE CONTAINER AND SCORE ROOT BALL.

03 PERENNIAL AND ORNAMENTAL GRASS PLANTING DETAIL

NTS

NATIVE SEEDING - LOW GROW							
Scientific Name	Variety*	Common Name	Growth Form	PLS lbs/ac	% by weight	PLS/sq ft	% of PLS/ sq ft
Graminoids							
<i>Bouteloua curtipendula</i>	Vaughn	Sideoats grama	bunch	4.00	25	18	18
<i>Bouteloua dactyloides</i>	Texoka	Buffalo grass	stoloniferous	8.00	50	10	10
<i>Bouteloua gracilis</i>	Hachita	Blue grama	rhizomatous	1.20	8	21	21
<i>Festuca arizonica</i>	Redondo	Arizona fescue	bunch	1.50	9	19	19
<i>Koeleria macrantha</i>	vns.	Prairie junegrass	bunch	0.40	3	17	17
<i>Poa secunda</i>	vns.	Sandberg's bluegrass	bunch	0.75	5	15	15
Total				15.85	100	100	100
*vns. = variety not specified							



04 BIKE RACK

NTS

CIVIC CENTER F1 EXEMPTION PLAT L1 - PARKING GARAGE

SITE PLAN

PARKER, COLORADO

SITUATED IN THE NORTHEAST 1/4 OF SECTION 22 AND THE NORTHWEST 1/4 OF SECTION 23,
TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO.

IRRIGATION CONSTRUCTION NOTES

1.

DRAWINGS AND BASE INFORMATION - ALL BASE AND PLANTING INFORMATION HAVE BEEN PROVIDED BY WENK ASSOCIATES, INC. 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, HE ASSUMES 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.

SYSTEM PRESSURE - HYDROSYSTEMS*KDI HAS CONTACTED THE LOCAL WATER DISTRICT THAT SERVES THIS SITE AND THEY HAVE TOLD THAT THE STATIC WATER PRESSURE IN THIS AREA SHOULD BE 90 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 HE ASSUMES 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 67 PSI MINIMUM.
2.

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.

TREES & SHRUBS	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.
3.

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 3'-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, I.E. GREEN IN TURF, TAN IN WOOD MULCH, 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 MANUFACTURER'S RECOMMENDATIONS.
4.

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 SERVICING 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.
5.

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.
6.

POP-UP SPRAY NOZZLES - CONTRACTOR TO INSTALL PLASTIC NOZZLES ON ALL POP-UP SPRAY HEADS. INSTALL 15 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 5" NOZZLES ON ALL HEADS SPACED AT 5'. 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. VARIABLE ARC NOZZLES SHOULD BE UTILIZED ADJACENT TO CURVILINEAR SHRUB BEDS OR FOR ANY ANGLES THAT ARE NOT A STANDARD NOZZLE ANGLE.
7.

UNLABELED PIPING - ALL UNLABELED LATERAL PIPING SHALL BE 1" MINIMUM UNLESS OTHERWISE NOTED.
8.

SLEEVING - ALL SLEEVING UNDER PAVED SURFACES SHOWN ON PLANS IS BY CONTRACTOR UNLESS OTHERWISE NOTED. SLEEVING SHALL BE INSTALLED IN THE SIZES AND QUANTITIES SHOWN ON PLANS OR BASED ON THE SCHEDULE BELOW. WHERE SLEEVES ARE SHOWN, BUT NOT LABELED, FOLLOW THE SCHEDULE BELOW. ALL MAINLINE, CONTROL WIRES AND DRIP LINES UNDER PAVED SURFACES ARE TO BE INSTALLED IN SLEEVING. ALL MAINLINE SLEEVE LOCATIONS TO INCLUDE A SEPARATE WIRE SLEEVE.

SLEEVED PIPE SIZE/WIRE QUANTITY	REQUIRED SLEEVE SIZE & (QUANTITY)
3/4" - 1/4" PIPING	2" PVC (1)
1 1/2" - 2" PIPING	4" PVC (1)
1-25 CONTROL WIRES	2" PVC (1)
9.

ADJUSTMENT - CONTRACTOR SHALL FINE TUNE/ADJUST THE IRRIGATION SYSTEM TO REDUCE/AVOID OVERSPRAY ONTO HARD SURFACES BY ADJUSTING NOZZLE DIRECTION AND NOZZLE RADIUS.
10.

PLANS AND SPECIFICATIONS - CONTRACTOR RESPONSIBLE TO ENSURE WORK CONFORMS TO PLANS AND SPECIFICATIONS. AT ONSET OF CONSTRUCTION, VERIFY PLANS ARE CURRENT. WHERE REQUIRED BY CITY OR TOWN, CONTRACTOR SHALL CONSTRUCT ONLY OFF CITY OR TOWN STAMPED PLANS. REVISIONS TO CITY OR TOWN STAMPED PLANS SHALL CONFORM TO CITY OR TOWN FIELD CHANGE PROCEDURES AND DOCUMENTATION.
11.

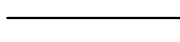
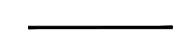
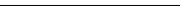
EXISTING IRRIGATION DAMAGE - CONTRACTOR SHALL REPAIR OR REPLACE ANY EXISTING IRRIGATION SYSTEMS DAMAGED DURING NEW INSTALLATION. REPAIR OR REPLACEMENT SHALL BE DETERMINED BY OWNER OR OWNER'S REPRESENTATIVE AND PAID FOR BY THE LANDSCAPE CONTRACTOR.
12.

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 72 HOURS PRIOR TO ANY NEW CONSTRUCTION.
13.

TOWN DETAILS - HYDROSYSTEMS-KDI WILL BE RESPONSIBLE FOR THE IRRIGATION DESIGN ITSELF. THE DETAILS ARE STANDARD DETAILS DESIGNED AND SPECIFIED BY THE APPLICABLE GOVERNING AUTHORITY, TOWN OF PARKER. HYDROSYSTEMS*KDI DID NOT DESIGN AND SPECIFY THESE DETAILS. HYDROSYSTEMS*KDI IS NOT RESPONSIBLE, AND ACCEPTS NO RESPONSIBILITY, FOR THE SELECTION AND SPECIFICATION OF THESE DETAILS, AND HYDROSYSTEMS*KDI MAKES NO REPRESENTATIONS WITH REGARD TO THESE DETAILS.
14.

WATER BUDGETS AND PROJECTIONS - HYDROSYSTEMS-KDI HAS BASED THE IRRIGATION DESIGN AND THE ASSOCIATED PROJECTED WATER USE UPON SUCH FACTORS AS PARKER WATER & SANITATION 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.
15.

CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING EXISTING TURF LOCATED INSIDE AND OUTSIDE WORK LIMITS IN A VIABLE, GREEN, HEALTHY CONDITION UNTIL FINAL ACCEPTANCE OF PROJECT. THIS SHALL INCLUDE PROVIDING TEMPORARY WATERING OF TURF AS CONDITIONS REQUIRE. DEAD TURF AREAS EXCEEDING 10 S.F. DETERMINED BY OWNER'S REPRESENTATIVE AS HAVING DIED DUE TO LACK OF INTERIM MAINTENANCE BY CONTRACTOR SHALL BE REPLACED BY CONTRACTOR AT NO ADDITIONAL COST TO OWNER. ALL MOVING OPERATIONS DURING CONSTRUCTION WILL BE PROVIDED BY OWNER.

IRRIGATION SCHEDULE				
SYMBOL	MANUFACTURER	MODEL NO.	DESCRIPTION	DETAIL NO.
	RAIN BIRD	1812-SAM-PRS WITH MATCHED PRECIPITATION RATE SERIES NOZZLE	HI-POPUP SPRAY HEAD	IR6
	RAIN BIRD	1812-SAM-PRS WITH SST, CORNER NOZZLE	HI-POPUP SPRAY HEAD	IR6
	HUNTER	1-20-12 WITH #MPR35 MATCHED PRECIPITATION NOZZLE (TAN)	GEAR DRIVEN ROTOR	IR15
	HUNTER	1-20-12 WITH #MPR30 MATCHED PRECIPITATION NOZZLE (GREEN)	GEAR DRIVEN ROTOR	IR15
	RAIN BIRD	EFB-CP-PRS-D	ELECTRIC CONTROL VALVE	IR1
	RAIN BIRD	EFB-CP-PRS-D WITH PRB-QKCHK-100	DRIP VALVE ASSEMBLY	IR2
		SDR26-CL200 BE	PVC LATERAL	IR8
		SDR21-SCH40 BE	PVC SLEEVING	IR7
		EXTEND NEW CONTROL WIRES (SAME QTY & COLORS) AS SHOWN - ONLY IF THE NECESSARY SPARE WIRES ARE NOT PRESENT IN THE FIELD.	CONTROL WIRE PATH	IRT & IR8
	RAIN BIRD	44-LRC	QUICK COUPLING VALVE	IR4
N/S	AY MACDONALD	76001 - 1/4 TURN - 1"	MANUAL DRAIN VALVE	IR3
		CLASS 200 BE	PVC MAINLINE	IR8 & IR10
	NETAFIM	TLHCVXR7-18 ROWS SPACED 18"	SUBSURFACE DRIPLINE	3, 4 & 5
			DRIP LINE BLOW-OUT STUB	IR13 & IR14
			DRIP LINE BLOW-OUT STUB - TREES	IR12 & IR13
			WIRE SPLICE BOX	IR9
	NETAFIM	TL075FTEE	DRIPPERLINE CONNECTION	6
		SDR26-CL200 BE	SUBSURFACE HEADER PIPE - 1" PVC	1, 2, 4 & 6
	NETAFIM	TLHCVXR7-18 ROWS SPACED 18"	SUBSURFACE DRIPLINE	1, 2 & 5
	OLDCASTLE / CARSON	POLYMER 1212	CONCRETE POLYMER VALVE BOX	N/S
N/S	OLDCASTLE / CARSON	REFER TO SPECIFICATIONS AND DETAILS	VALVE BOXES	VARIOUS
	NETAFIM	TLHCVXR7-18 ROWS SPACED 18"	SUBSURFACE DRIPLINE	IR12
			EXISTING POP-UP HEADS	N/D
			EXISTING ROTORS	N/D
			EXISTING MASTER VALVE	N/D
			EXISTING VALVE CALLOUT	N/D
			EXISTING GATE VALVE	N/D
			EXISTING QUICK COUPLER	N/D
			EXISTING CONTROL VALVE	N/D
			EXISTING MAINLINE	N/D
			EXISTING LATERAL LINE	N/D
			EXISTING SLEEVING	N/D
			EXISTING BACKFLOW DEVICE	N/D
			EXISTING CONTROLLER	N/D
			EXISTING METER	N/D
			CONTROLLER & STATION NO. CONTROL VALVE SIZE	

DIRECTORY

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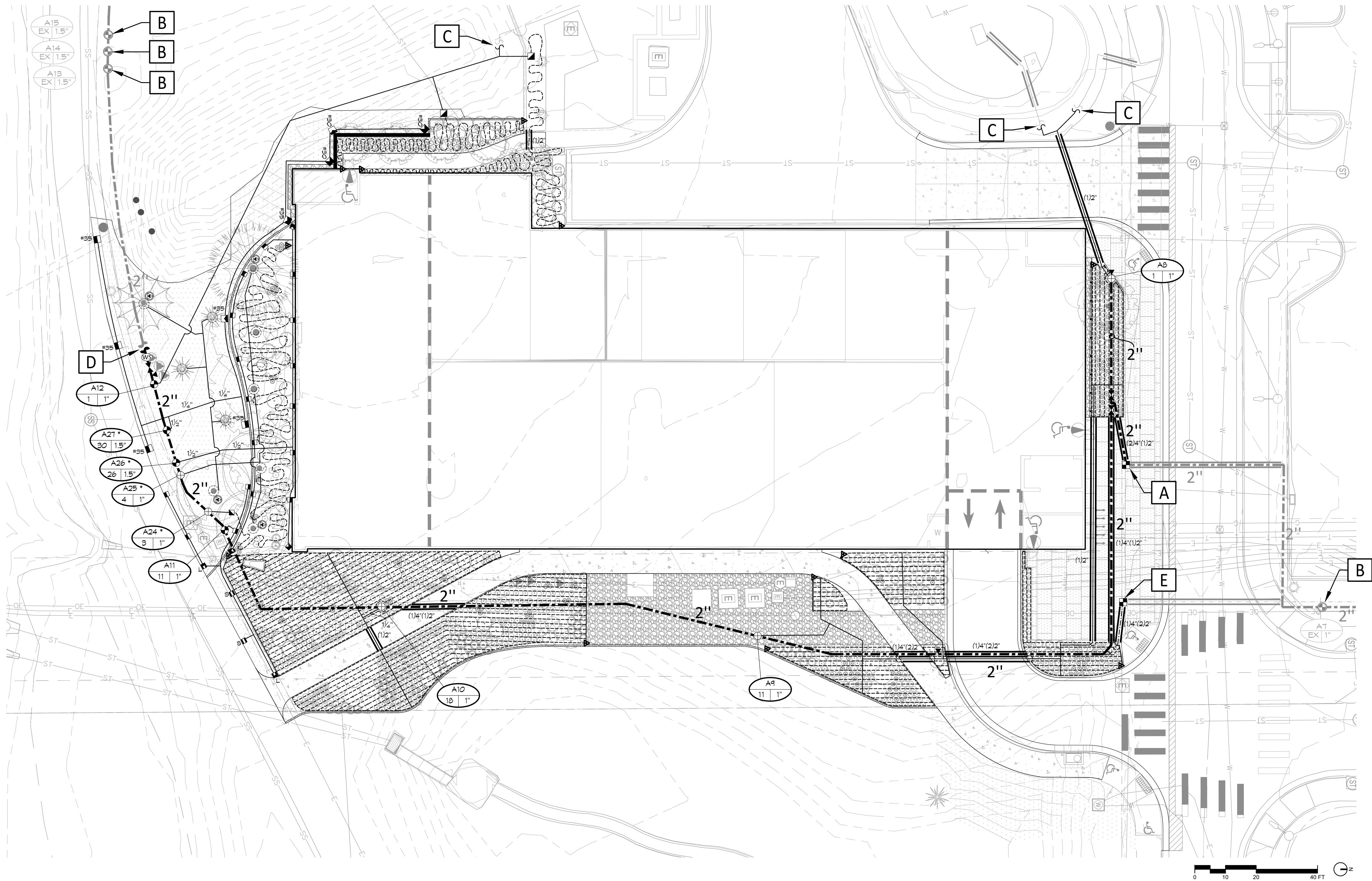
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Call before you dig.
CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU
DIG, GRADE, OR EXCAVATE FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES.

CIVIC CENTER F1 EXEMPTION PLAT L1 - PARKING GARAGE

SITE PLAN

PARKER, COLORADO

SITUATED IN THE NORTHEAST 1/4 OF SECTION 22 AND THE NORTHWEST 1/4 OF SECTION 23,
TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO.



NEW ELECTRIC CONTROL VALVES - *
CONTRACTOR SHALL LOCATE ONE OF THE
BLACK SPARE WIRES AND THE COMMON TO
OPERATE THE NEW ELECTRIC CONTROL
VALVE. LOCATE THREE AVAILABLE
STATIONS AT THE EXISTING CONTROLLER TO
OPERATE THESE. COORDINATE WITH TOWN
OF PARKER STAFF THE STATION NUMBERS.

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.

DIRECTORY

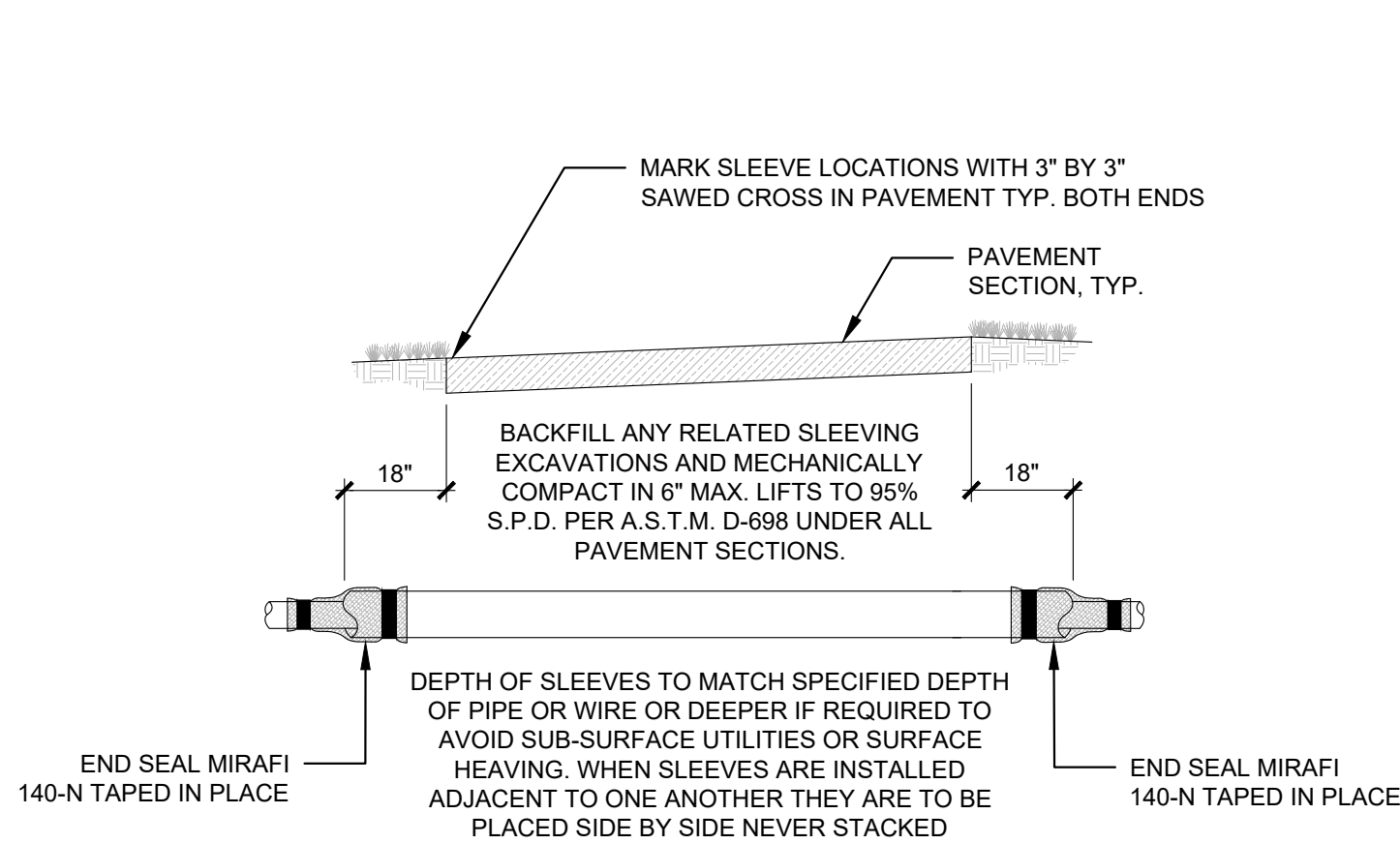
IRRIGATION SCHEDULE	6
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- A** CONTRACTOR SHALL LOCATE THE EXISTING PVC MAINLINE AT THIS APPROXIMATE LOCATION. CUT, TIE-ON, EXTEND NEW PVC MAINLINE AS SHOWN. MAKE CONNECTIONS, MAINLINE CHANGE OF DIRECTIONS AND WIRES INSIDE ONE POLYMER CONCRETE VALVE BOX. SEE THE IRRIGATION SCHEDULE, NOTES, DETAILS AND SPECIFICATIONS FOR MORE INFORMATION.
- B** CONTRACTOR SHALL LOCATE THE EXISTING ELECTRIC CONTROL VALVE AT THIS APPROXIMATE LOCATION. PROTECT THE EXISTING CONTROL VALVE AS NEEDED; DAMAGE TO THIS EXISTING CONTROL VALVE, LATERAL LINES AND OTHER IRRIGATION EQUIPMENT DOWNSTREAM IS TO BE REPAIR BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- C** CONTRACTOR SHALL LOCATE THE EXISTING PVC LATERAL AT THIS APPROXIMATE LOCATION. CUT, TIE-ON AND EXTEND THE NEW PVC LATERAL AS SHOWN.
- D** CONTRACTOR SHALL LOCATE THE EXISTING PVC MAINLINE AT THIS APPROXIMATE LOCATION. CUT, TIE-ON, EXTEND NEW PVC MAINLINE AS SHOWN. LOCATE THE EXISTING CONTROL WIRES FROM CONTROLLER "A", CUT, SPLICE AND EXTEND NEW CONTROL WIRES THROUGH-OUT THE NEW MAINLINE TO OPERATE ALL OF THE CONTROL VALVES. SEE THE IRRIGATION SCHEDULE, NOTES, DETAILS AND SPECIFICATIONS FOR MORE INFORMATION.
- E** CONTRACTOR SHALL LOCATE THE EXISTING CONTROL WIRES FROM CONTROLLER "A" AT THIS APPROXIMATE LOCATION. CUT, SPLICE AND EXTEND NEW CONTROL WIRES TO OPERATE ALL OF THE CONTROL VALVES. MAKE CONNECTIONS, WIRES SPLICES INSIDE ONE POLYMER CONCRETE VALVE BOX. SEE THE IRRIGATION SCHEDULE, NOTES, DETAILS AND SPECIFICATIONS FOR MORE INFORMATION.



IRRIGATION DETAILS
SHEET 10 of 25
 SUBMITTAL 4 5/29/2024
 AT L1 - PARKING GARAGE
 R PROJECT NO: SDP23-073



SLEEVING SHALL BE S.I.D.R.-11.5 H.D.P.E. INSTALLED BY DIRECTIONAL BORING UNDER EXISTING ASPHALT OR CONCRETE PAVEMENT IF REQUIRED AND CL-200 P.V.C. INSTALLED BY OPEN TRENCHING UNDER PROPOSED ASPHALT OR CONCRETE PAVEMENT. MAINLINE SLEEVES ARE 4\", WIRE SLEEVES ARE 4\" AND SECONDARY PIPE SLEEVES ARE 4\".

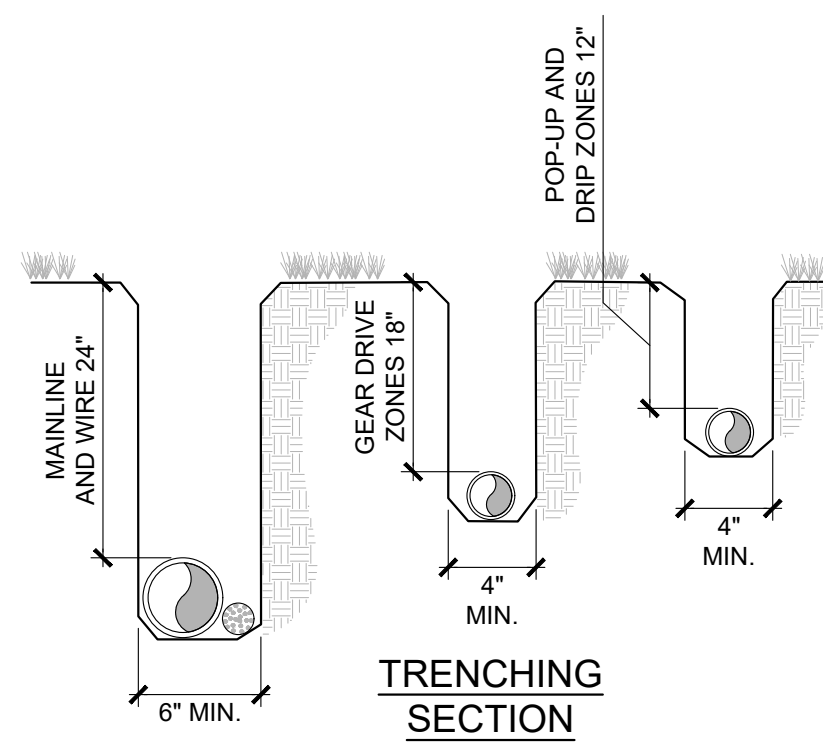
SLEEVING WILL BE MEASURED FROM THE POINT WHERE THE MAINLINE PIPE, SECONDARY PIPE OR WIRE ENTER THE SLEEVE (AT THE SPECIFIED DEPTH) TO THE POINT WHERE THE MAINLINE PIPE, SECONDARY PIPE OR WIRE EXIT THE SLEEVE (AT THE SPECIFIED DEPTH). ANY ADDITIONAL PIPE OR BORING REQUIRED TO ACHIEVE THE SPECIFIED PIPE AND OR WIRE DEPTH AND ANY ADDITIONAL PIPE OR BORING REQUIRED TO RETURN TO THE SURFACE INCLUDING ANY AND ALL PULL PIPE WILL BE CONSIDERED AS A SUBSIDIARY OBLIGATION OF THE CONTRACTOR UNDER THE CONTRACT UNIT PRICE FOR SLEEVING AND WILL NOT BE PAID FOR SEPARATELY.

ALL SURFACE RESTORATION (REQUIRED BY BORING AND SLEEVING OPERATIONS) INCLUDING BACKFILL, COMPACTION, FINE GRADE AND SOD PATCH OR NATIVE SEEDING WILL BE CONSIDERED AS A SUBSIDIARY OBLIGATION OF THE CONTRACTOR UNDER THE CONTRACT UNIT PRICE FOR SLEEVING AND WILL NOT BE PAID FOR SEPARATELY.

ADJUST SLEEVING DEPTH AS REQUIRED TO AVOID SUBSURFACE UTILITIES AND OR TO AVOID SURFACE HEAVING. ANY ADDITIONAL PIPE OR BORING REQUIRED TO CARRY SLEEVING DEEPER WILL BE CONSIDERED AS A SUBSIDIARY OBLIGATION OF THE CONTRACTOR UNDER THE CONTRACT UNIT PRICE FOR SLEEVING AND WILL NOT BE PAID FOR SEPARATELY.

IRRIGATION SLEEVING

NO SCALE



TRENCH DEPTH ARE MINIMUMS WITH A MAXIMUM OVER EXCAVATION OF 2". ALL TRENCHES ARE TO BE CLEANED WITH "CRUMBER" ATTACHMENT OR BY HAND PRIOR TO INSTALLING PIPE PROVIDING A SMOOTH AND UNIFORM BEDDING SURFACE. REMOVE ANY EXPOSED ROCK OR DEBRIS FROM TRENCH BOTTOM OR WALLS PRIOR TO INSTALLING PIPE AND OR WIRE.

ALL MAINLINE TRENCHES AND RELATED EXCAVATIONS SHALL BE MECHANICALLY COMPACTED IN 8" LIFTS MAXIMUM. TO 90% S.P.D. PER ASTM D-698 IN ALL LANDSCAPE AREAS.

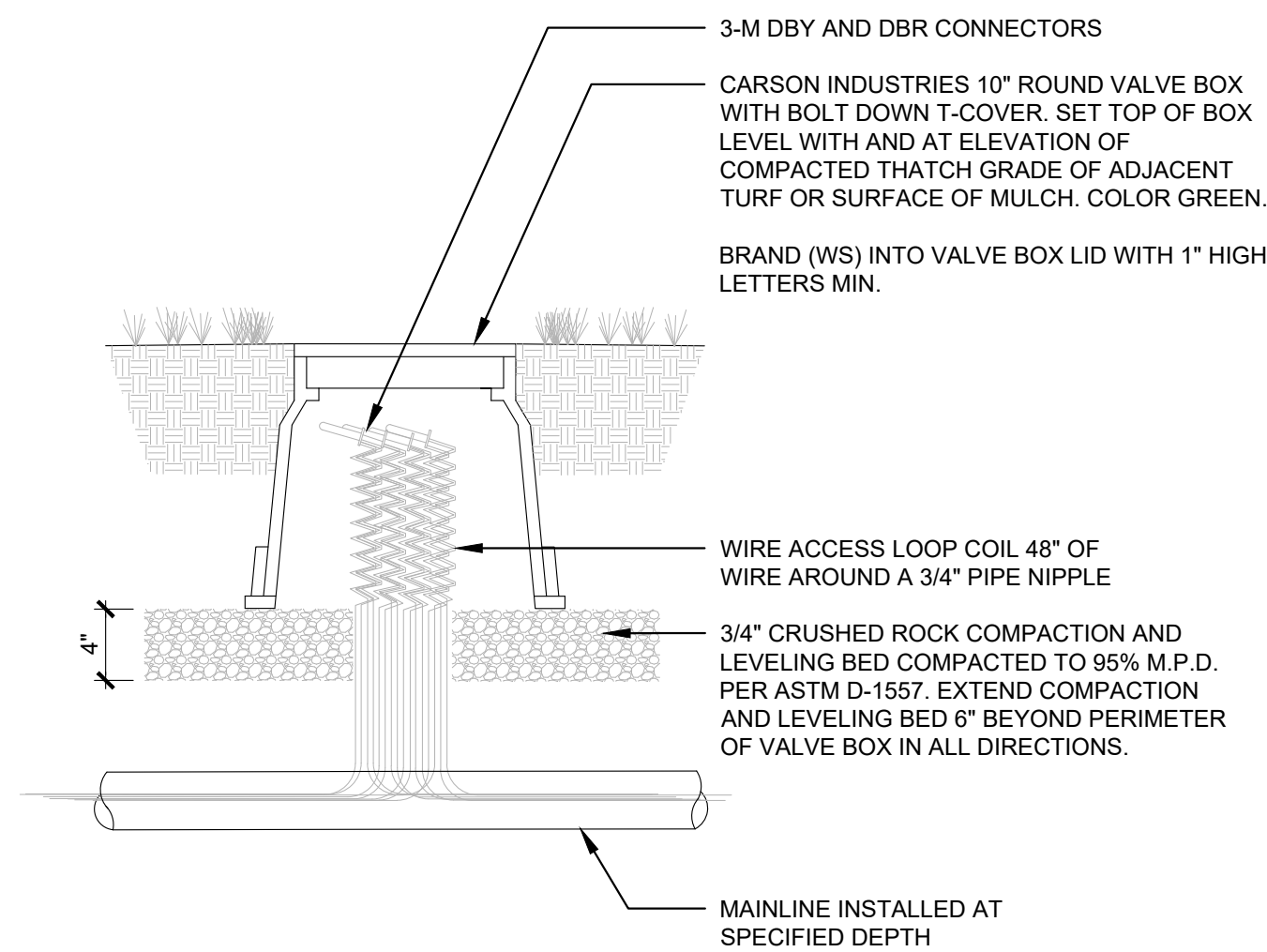
SECONDARY PIPING CAN BE MECHANICALLY OR HYDRAULICALLY COMPACTED TO MATCH THE DENSITY OF ADJACENT UNDISTURBED SOIL.

BACKFILL, COMPACTION, FINE GRADE AND SURFACE RESTORATION INCLUDING FINE GRADE AND CLEAN UP MUST BE ONGOING THROUGHOUT CONSTRUCTION. NO MORE THAN THREE SECONDARY ZONES AND 200 LIN. FT. OF MAINLINE TRENCH CAN BE OPENED UP AT ONE TIME. NO ADDITIONAL SECONDARY OR MAINLINE TRENCHING WILL BE AUTHORIZED UNTIL THE BACKFILL, COMPACTION AND RESTORATION OF CURRENTLY OPEN TRENCHES AND RELATED EXCAVATIONS IS IN PROGRESS.

ALL OPEN EXCAVATIONS MUST BE PROTECTED IN CONFORMANCE WITH O.S.H.A. REGULATIONS.

IRRIGATION TRENCHING

NO SCALE



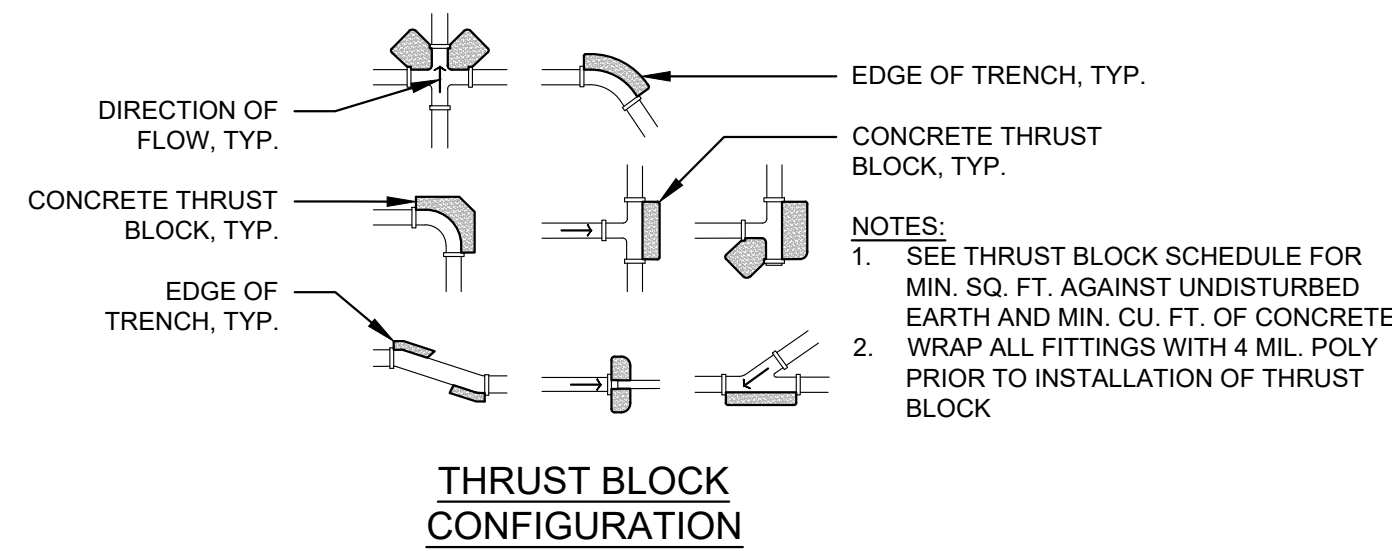
LOOP A MIN. OF 48" OF WIRE AT ALL SPLICE CONNECTIONS AS REQUIRED TO PULL THE WIRE SPLICE DBY KIT 24" ABOVE GRADE FOR ACCESS

CAP ALL EXTRA/SPARE WIRE TERMINATIONS WITH DBY SPLICE KITS

USE CARSON INDUSTRIES 1419 STANDARD RECTANGULAR VALVE BOX FOR SPLICES OF MORE THAN 20 WIRES

WIRE SPLICE ACCESS ROUTE

NO SCALE

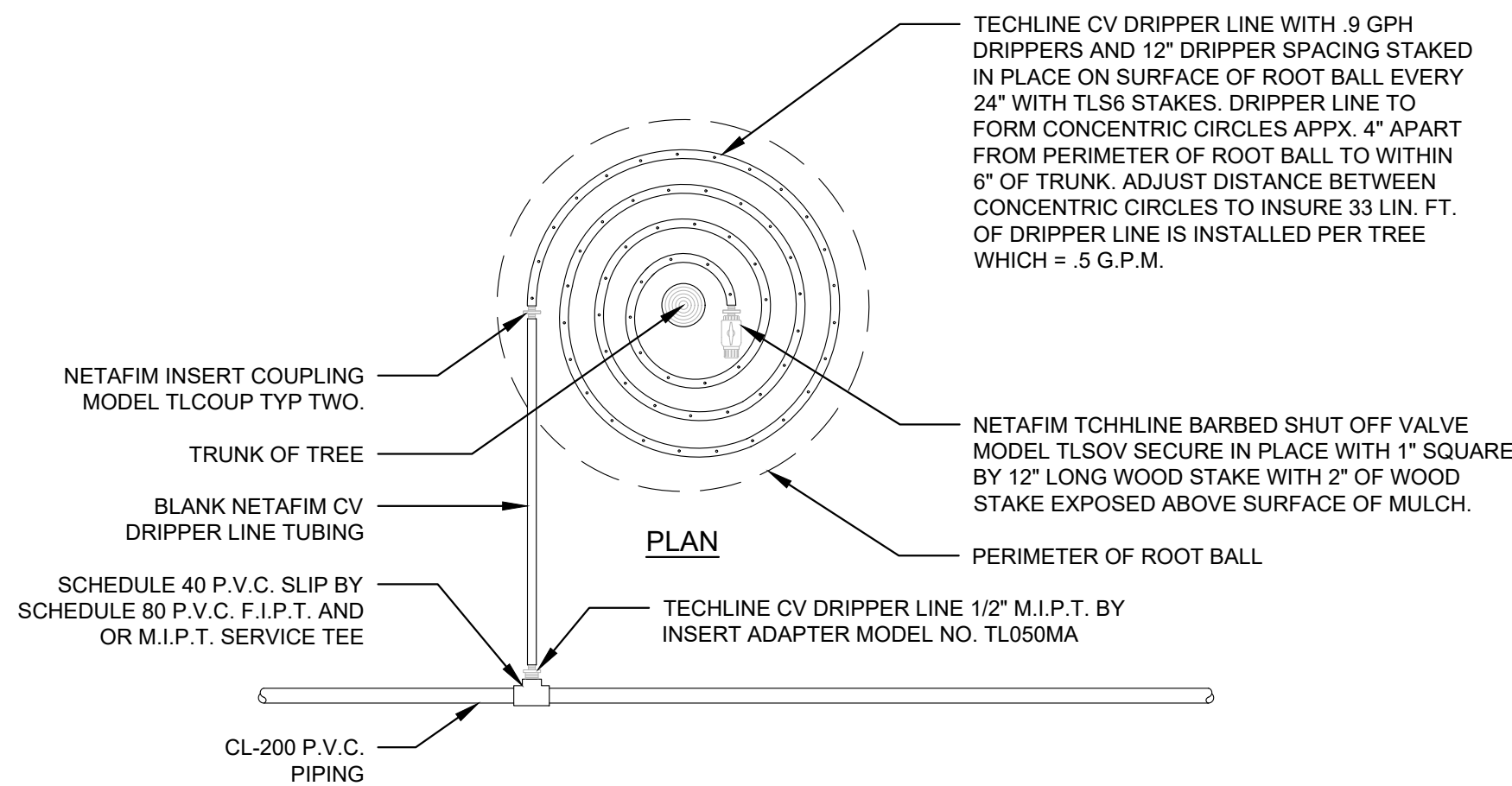


MAIN LINE THRUST BLOCK SURFACE AREA AGAINST UNDISTURBED EARTH IN SQ. FT. AND TOTAL CONCRETE VOLUME IN CU. FT. Assumes an estimated soil bearing strength of 1,000 lb/sq. ft.					
FITTING SIZE	90 DEGREE	45 DEGREE	22.5 DEGREE	11.25 DEGREE	TEE OR CAP
2.5" & SMALLER	2 SQ. FT. 4 CU. FT.	1 SQ. FT. 2 CU. FT.	1 SQ. FT. 2 CU. FT.	1 SQ. FT. 2 CU. FT.	2 SQ. FT. 4 CU. FT.
3" & LARGER	4 SQ. FT. 8 CU. FT.	2 SQ. FT. 4 CU. FT.	2 SQ. FT. 4 CU. FT.	2 SQ. FT. 4 CU. FT.	4 SQ. FT. 8 CU. FT.

INSTALLATION NOTES:
CONCRETE TO BE 3,500 P.S.I. MIN. INSTALL BOND BREAKER AROUND PIPE AND FITTING PRIOR TO POUR. DO NOT POUR CONCRETE ON TOP OF PIPE.

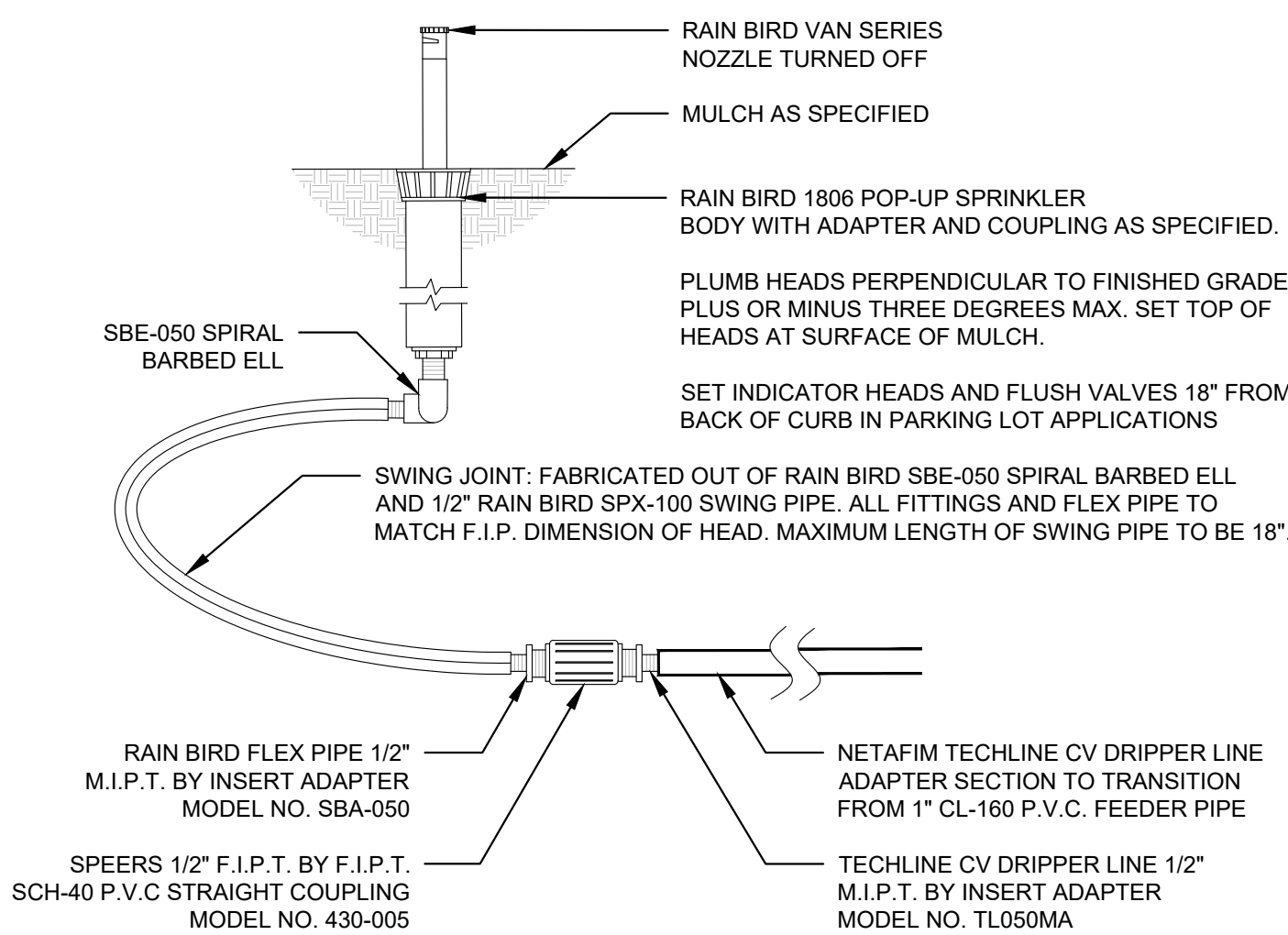
MAINLINE THRUST BLOCKING

NO SCALE



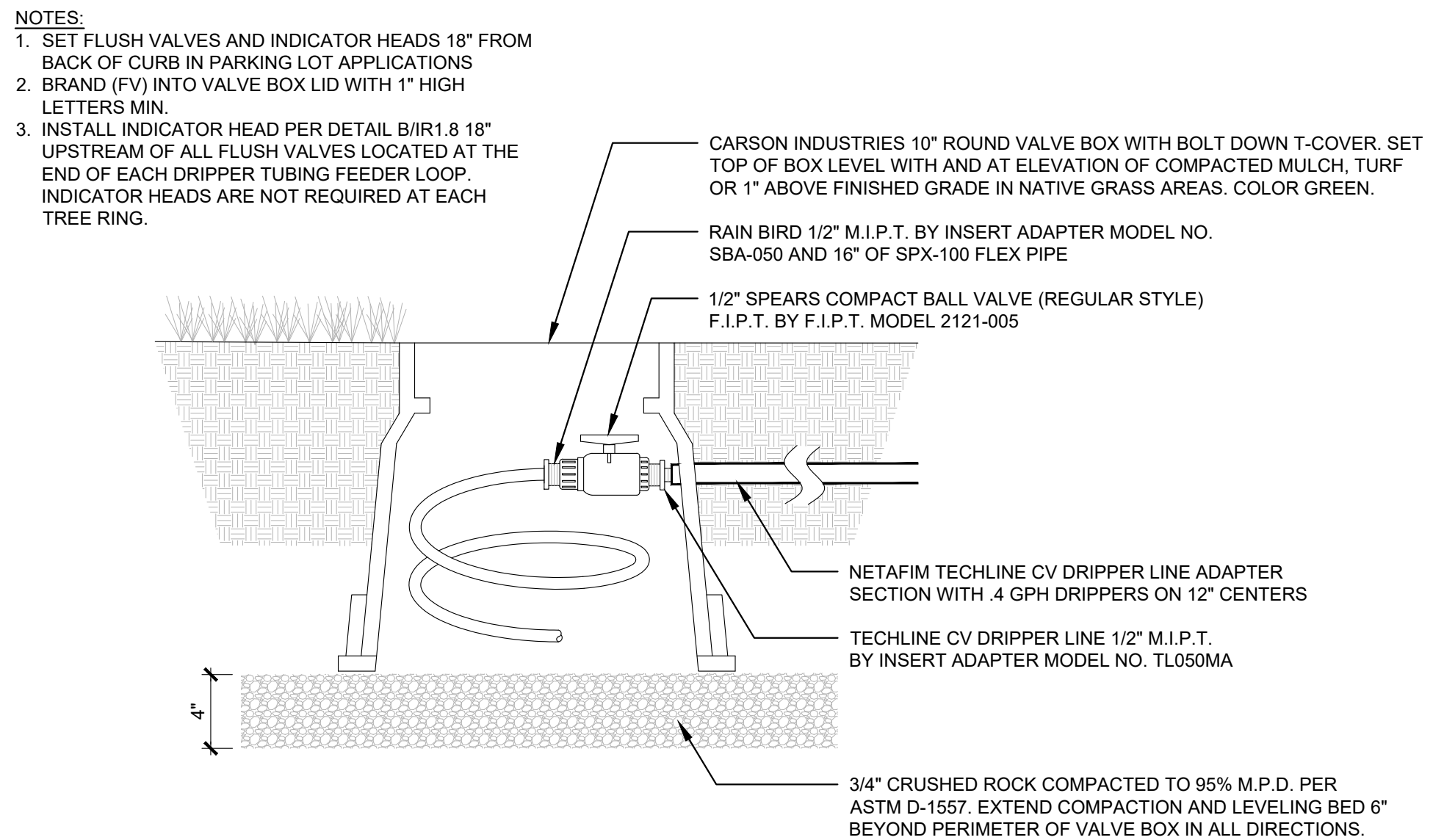
CV DRIPPER LINE WITH FLUSH VALVE INSTALLATION FOR TREE IRRIGATION IN NATIVE AREAS

NO SCALE



INDICATOR HEAD FOR NETAFIM CV DRIPPER LINE PIPE LOOPS

NO SCALE

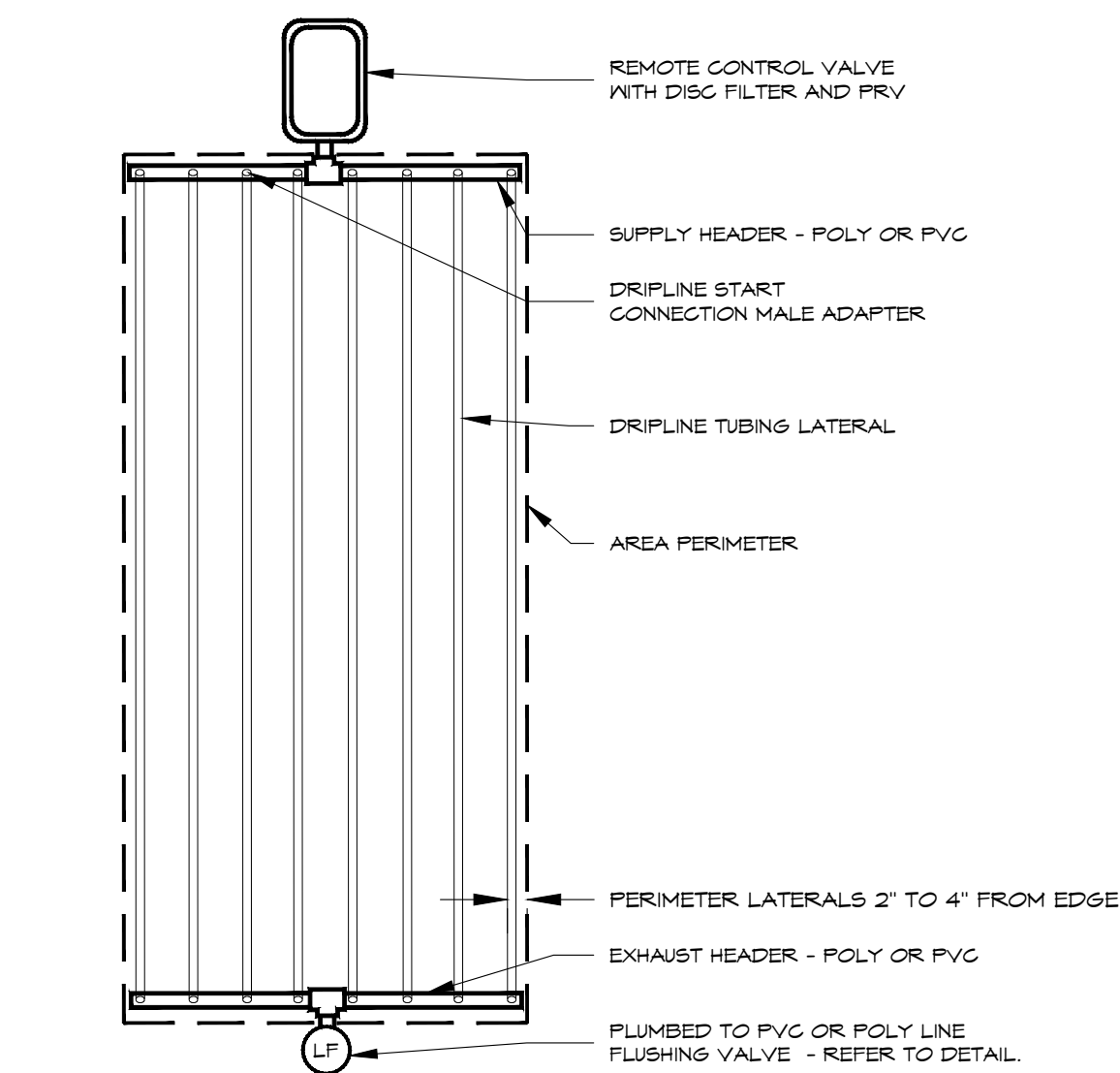


CV DRIPPER LINE FLUSH VALVE INSTALLATION AT END OF EACH DRIPPER PIPE LOOP

NO SCALE

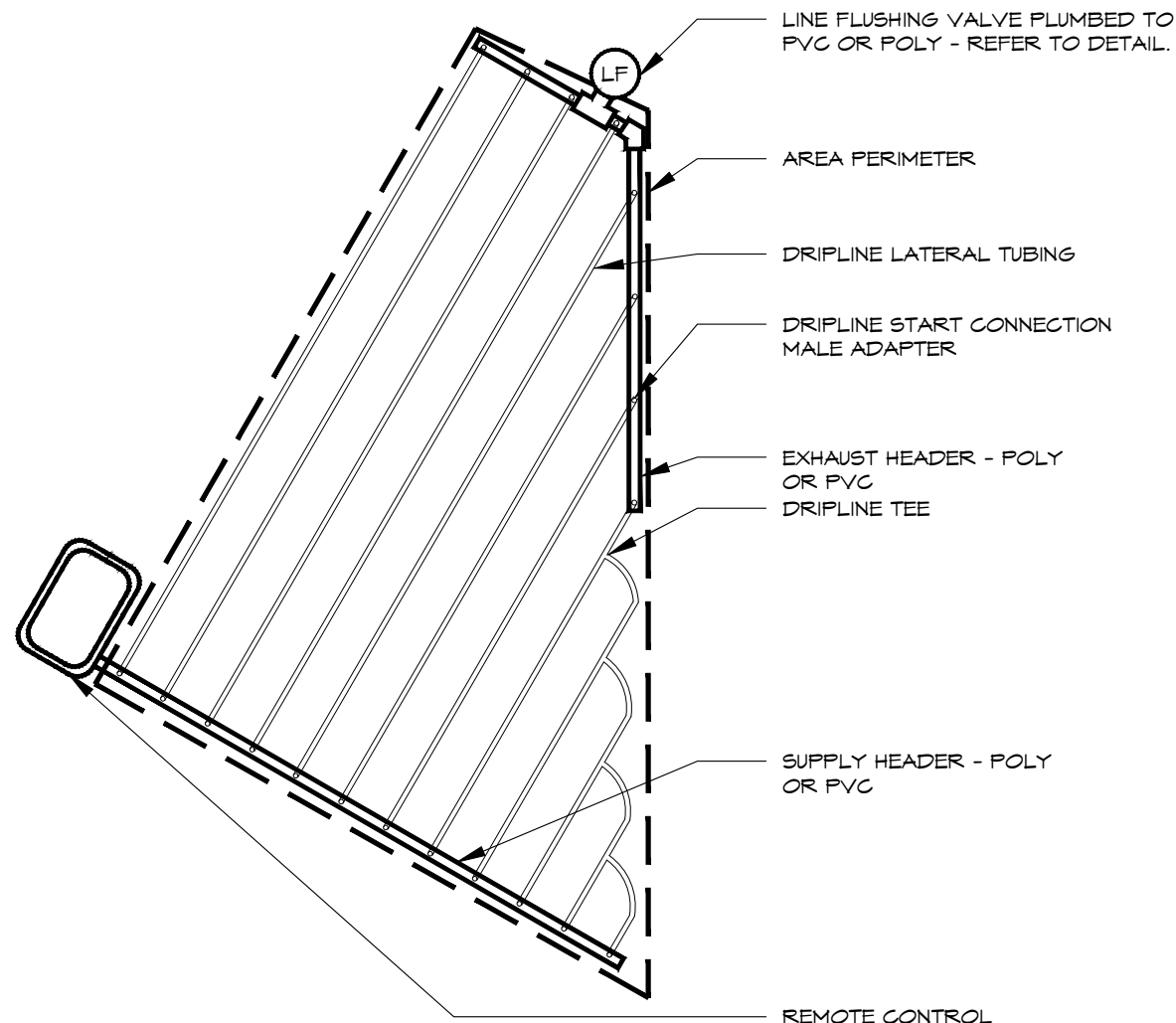
DIRECTORY

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IRRIGATION CHARTS	10



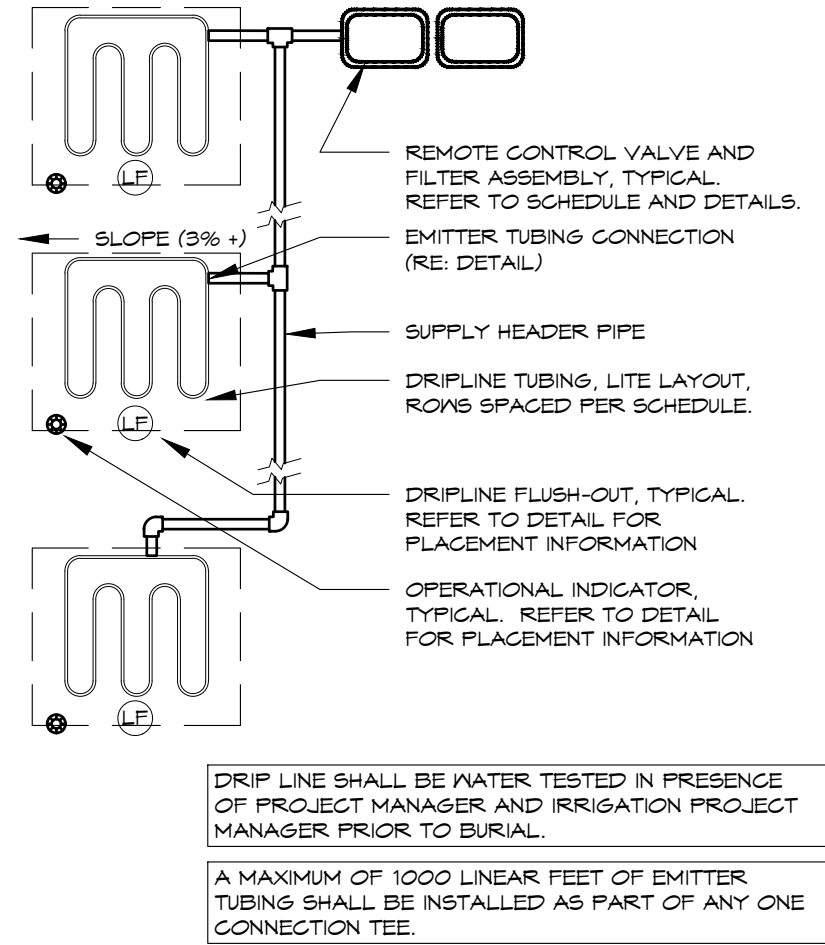
SUBSURFACE DRIP - TOP VIEW
END FEED LAYOUT - TYPICAL

1



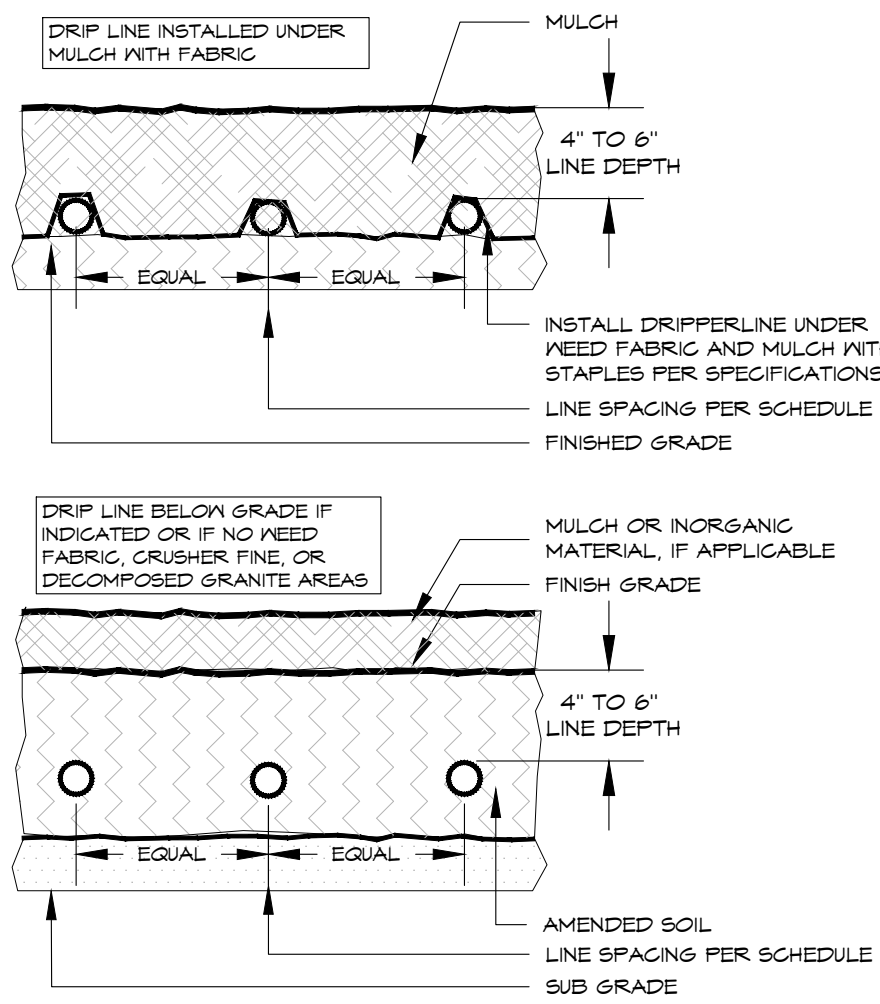
SUBSURFACE DRIP - TOP VIEW
IRREGULAR AREAS - TYPICAL

2



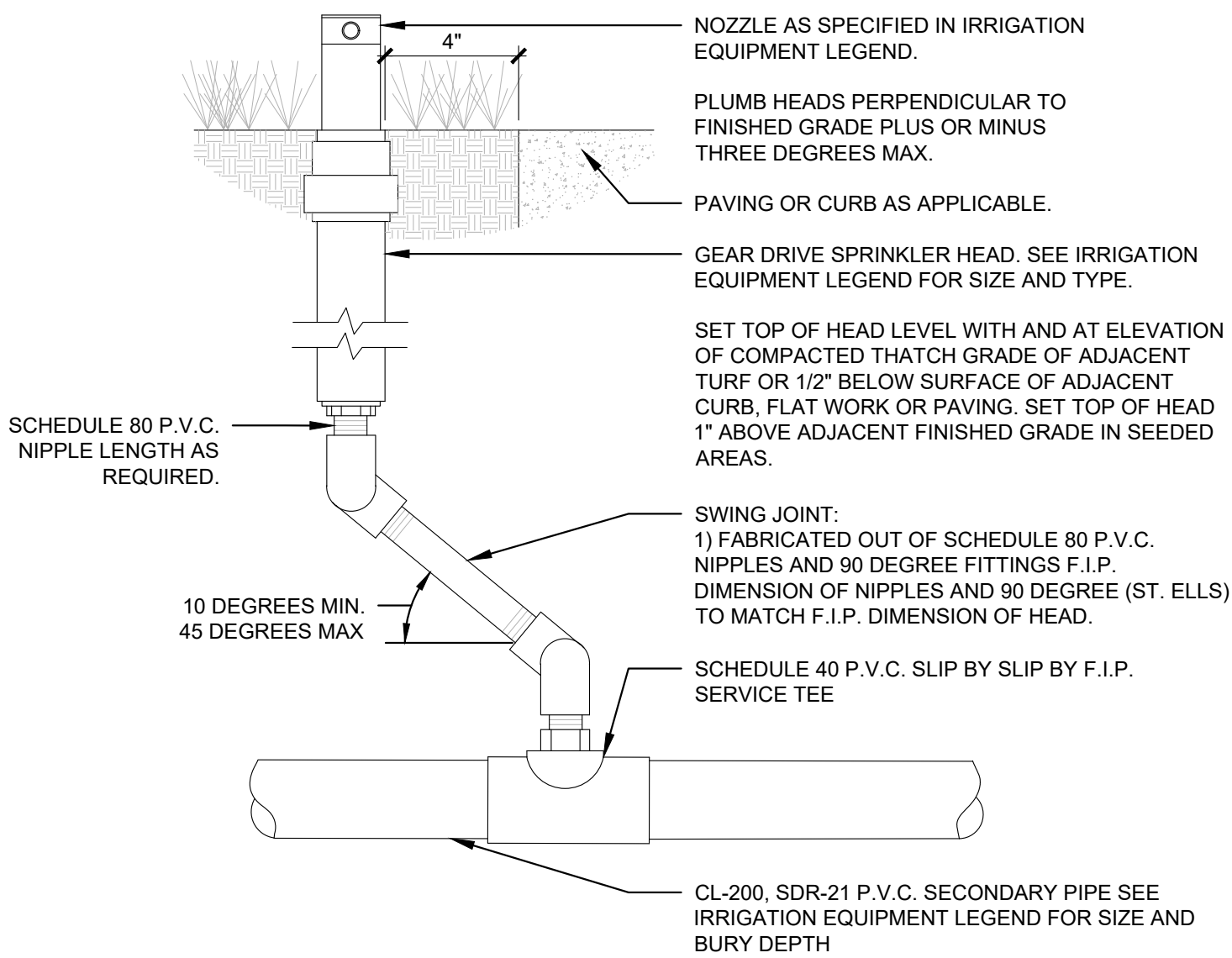
EMITTER TUBING LAYOUT
LITE LAYOUT

3



SUBSURFACE DRIP
HORIZONTAL VIEW - Bed

4



IR15 GEAR DRIVE SPRINKLER HEAD
DT NO SCALE

SFE - Tap 1								
		Parker Water & Sanitation District (PWSD) Landscape/Irrigation Worksheet						
		Project Name: Parker Arts, Culture & Event Center (PACE) Garage				Prepared	2/15/2024	
		Landscape/Irrigation Tap address (physical location of tap): <Location> On the East side of Pine Dr. approximately 150' south of the south R.O.W. along Mainstreet						
Tap Description		High Water TURF (6,000sf = 1 SFE)	Low Water Native Grass and Spray Shrubs & Perennials (10,000sf = 1 SFE)	Drip Irrigated area (20,000sf = 1 SFE)	Non- Irrigated area	Sub-Total of (calculated) Areas	PWSD one SFE per 6000	SFE Requirement (Sub-Total Calculation divided by 6000 = requirement)
Tap 1 - 0.75"	5743sf x 1 = 5743	0sf x .6 = 0	23340sf x .3 = 7,002	0sf x 0 = 0	12,745	6,000	2.12	
Worksheet Completed by:		Existing	Owner/Developer:		Parker Arts, Culture & Event Center (PACE)			
Company:		Hydrosystems-KDI	Attn:		N/A			
Address:		860 Tabor St. Suite 200	Billing Address:		20000 Pikes Paek Avenue, Parker, CO. 80138			
		Lakewood, CO 80401						
Phone #:		303-980-5327	Phone #:		303-805-6800			
ET Controller (with Rain Sensor) (EXISTING)								
Manufacturer:		TORO						
Model Number:		Sentinel 36 station						
Tap Size Requirements: 0 - 1 SFE's requires a 3/4-inch tap 1.1 - 2.0 SFE's requires a 1-inch tap 2.1 - 4.0 SFE's requires a 1 1/2-inch tap 4.1 - 7.0 SFE's requires a 2-inch tap 7.1 - 16.0 SFE's requires a 3-inch tap								

Page 1

Parker Water & Sanitation District (PWSD) SFE Chart
Existing Irrigated Landscape (As-Is)

C1

SFE - Tap 1							
Parker Water & Sanitation District (PWSD) Landscape/Irrigation Worksheet							
Project Name: Parker Arts, Culture & Event Center (PACE) Garage						Prepared 2/15/2024	
Landscape/Irrigation Tap address (physical location of tap): <Location> On the East side of Pine Dr. approximately 150' south of the south R.O.W. along Mainstreet							
SFE Requirement (Sub-Total Calculation divided by 6000 = requirement)							
Tap Description	High Water TURF (6,000sf = 1 SFE)	Low Water Native Grass and Spray Shrubs & Perennials (10,000sf = 1 SFE)	Drip Irrigated area (20,000sf = 1 SFE)	Non-Irrigated area	Sub-Total of (calculated) Areas	PWSD one SFE per 6000	
Tap 1 - 0.75"	5743sf x 1 = 5743	6761sf x .6 = 4,057	25840sf x .3 = 7,752	0sf x 0 = 0	17,552	6,000	2.93
Worksheet Completed by: Existing Owner/Developer: Parker Arts, Culture & Event Center (PACE)							
Company: Hydrosystems-KDI		Attn: N/A					
Address: 860 Tabor St. Suite 200		Billing Address: 20000 Pikes Paek Avenue, Parker, CO. 80138					
Lakewood, CO 80401							
Phone #: 303-980-5327		Phone #: 303-805-6800					
ET Controller (with Rain Sensor) (EXISTING)							
Manufacturer: TORO							
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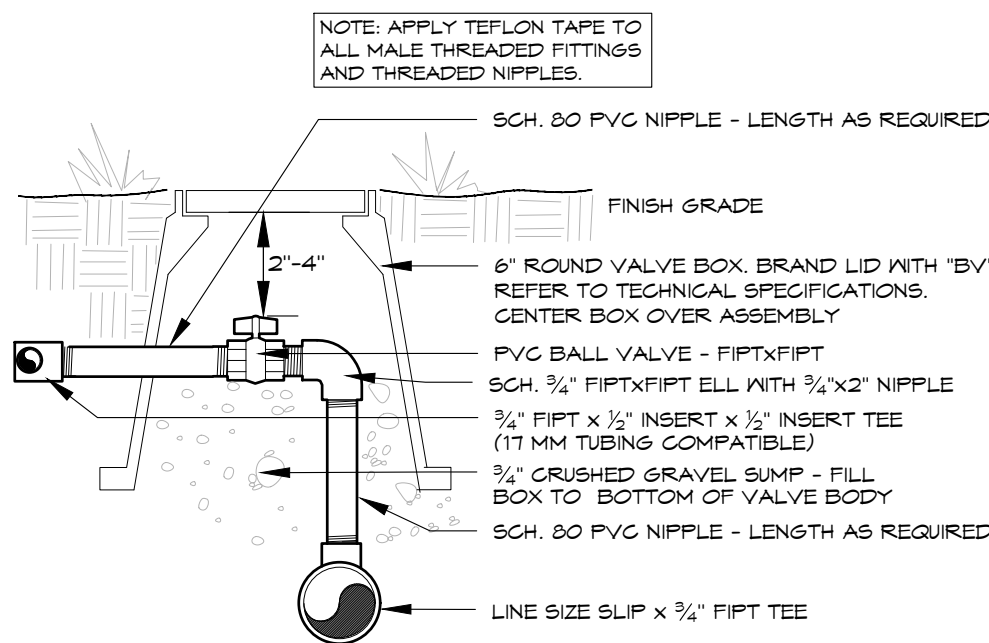
Page 1

Parker Water & Sanitation District (PWSD) SFE Chart
Updated Irrigated Landscape (Existing + New)

C2

DIRECTORY

IRRIGATION SCHEDULE	6
IRRIGATION NOTES	6
IRRIGATION PLANS	7
IRRIGATION DETAILS	8 - 10
IRRIGATION CHARTS	10



EMITTER TUBING CONNECTION
with with PVC and ValveBox

6

CIVIC CENTER F1 EXEMPTION PLAT L1 - PARKING GARAGE

SITE PLAN

PARKER, COLORADO

SITUATED IN THE NORTHEAST 1/4 OF SECTION 22 AND THE NORTHWEST 1/4 OF SECTION 23,
TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO.

Civic Center F1 Exemption Plat L1 - Parking Garage Code Summary

Project Description.

The Project consists of a 4-story structure with 296 parking spaces. The garage will replace the existing 255 surface parking on PACE Lot 2A and 2B, and Lot 1. Pedestrian and vehicular entrances are located at different locations creating safe circulation zones for each use. Stairs at the northeast and southwest corners provide secondary circulation as well as for emergency access. The parking area of the garage is naturally ventilated.

PACE Parking Garage includes the following:

- 296 Parking Spaces including 9 Accessible Parking Spaces, 2 Van Accessible Parking Spaces, 1 Van Accessible EVSE Installed Parking Space, 9 EVSE Installed Parking Spaces and 9 EV Ready Parking Spaces
- (2) Egress Stairs, (2) Elevators, Elevator Lobbies, and Fire Pump Room on Level 1

Applicable Codes and Standards

2021 Parker Administrative Code
2021 IBC w/ IFC, IMC, IPC, IFGC, IECC
2020 National Electrical Code
2017 ICC A117.1, Accessibility requirements
ANSI/ASME A17.1, Safety Code for Elevators 2017

NFPA Standards: Title of Publication – Date (refer to Chapter 35 of 2021 IBC and Chapter 80 of 2021 IFC).

NFPA 10	Standard for Portable Fire Extinguishers – 2021
NFPA 13	Standard for Installation of Sprinkler Systems – 2019
NFPA 14	Standard for Installation of Standpipe and Hose System - 2019
NFPA 20	Standard for the Installation of Stationary Pumps – 2019
NFPA 24	Standard for Installation of Private Fire Service Mains and Their Appurtenances - 2019
NFPA 72	National Fire Alarm Signaling Code – 2019
NFPA 101	Section 42.8 Special Provisions for Parking Structures - 2021
NFPA 110	Standard for Emergency and Standby Power System – 2019

Other requirements:

Install Knox boxes in the required quantity and location as determined in the field by the fire department.
Fire Sprinkler cutsheets

Deferred Submittals		
Automatic Sprinklers and Standpipes	PT calculations/design	Elevators
Shoring	Prefabricated Steel Stairs	Two-Way Communication Systems at Stairway Landings

Code Summary:

- Construction Type of Building: Type I-B, Section 510
- Occupancy Classification: S-2
- Standpipe Systems: Automatic standpipe system

PACE Parking Garage - 4 Story Building		
Floor Level (Construction)	Occupancy Group (Use)	Area in GSF (per floor)
1 (I-B)	S-2 (Elevator Lobby, Fire Control, Stairs)	411 GSF
	S-2 (Parking)	22,597 GSF
2 (I-B)	S-2 (Elevator Lobby, Stairs)	411 GSF
	S-2 (Parking)	27,370 GSF
3 (I-B)	S-2 (Elevator Lobby, Stairs)	411 GSF
	S-2 (Parking)	27,370 GSF
4 (I-B)	S-2 (Elevator Lobby, Stairs)	411 GSF
	S-2 (Parking)	27,394 GSF
Building Total		106,333 GSF

Exit widths	IBC 1005 Means of Egress Sizing	
	Stairways exit capacity	0.3"/person
	Exit capacity of 44" stairway	146 people (see life safety plans)
	Non-stairways exit capacity	0.2"/person
	36" wide doors with 33" clear width = egress capacity of 146 people.	
Stairway Landings	IBC 1011.2	Stairway width shall not be less than 44 inches.
	IBC 1011.6.	Width: no less than the width of the stairway served. Depth: equal to the width or 48" whichever is less.
Travel Distance	IBC Table 1017.2. Travel distance to an exit is limited to 400 ft for S-2 with automatic sprinkler system throughout.	
Common Path of Travel	IBC Table 1006.2.1 For S-2 Occupancy, the maximum common path of egress travel for S occupancy is 100 feet with automatic sprinkler system throughout.	
Occupant Load Factors	IBC Table 1004.5 (re to IBC 1004 for gross & net definitions)	
	Garage	1:200 SF gross (S-2)
	Storage/MEP	1:300 SF gross (S-2)
Number of Exits	Number of exits per story, IBC 1006.3, and number of exits per each room, IBC Table 1006.3.3.	
	For Occupant Load less than 500, minimum number of exits from story is 2. Refer to Sheets 13 and 14 - Life Safety Plans.	
Exit Separation	IBC Section 1007.1.1. Two exits or exit access doorways. Where two exits or exit access doorways are provided, they shall have a separation distance of not less than 1/3 of the length of the overall diagonal distance of the area served, where a building is equipped throughout with an automatic sprinkler system.	

Stair Enclosures	2-hour fire-resistance rated enclosures with 90-minute protected openings, IBC 1023.2 & Table 716.1(2). Stairway enclosures are self-supporting concrete with 2-hour fire resistance rated assemblies.	
Stairway Penetration	IBC 1023.5 Penetrations. Penetrations into or through interior exit stairways and ramps are prohibited except for equipment and ductwork necessary for independent ventilation or pressurization, sprinkler piping, standpipes, electrical raceway for fire department communication systems and electrical raceway serving the interior exit stairway and ramp and terminating at a steel box not exceeding 16 square inches. Such penetrations shall be protected in accordance with Section 714. There shall not be penetrations or communication openings, whether protected or not, between adjacent interior exit stairways and ramps. Exception: Membrane penetrations shall be permitted on the outside of the interior exit stairway and ramp. Such penetrations shall be protected in accordance with Section 714.4.2.	
Parapet	IBC Section 705.11. All fire separation distances exceed 5 ft., parapets are not required, re: exception #1	
Shafts	IBC 713.4, Table 716.1(2). Two-hour fire resistance rated elevator hoist way enclosures, shaft enclosures with 90-minute protected openings. Fire and smoke dampers to comply with IBC 717.5.3.	
Clear Height	IBC 406.2.2. The clear height of each floor level in vehicle and pedestrian traffic areas shall not be less than 7 feet.	
Electric Vehicle Charging Stations	IBC 406.2.7. Where provided, electric vehicle charging systems shall be installed in accordance with NFPA 70. Electric vehicle charging system equipment shall be listed and labeled in accordance with UL 2022. Electric vehicle supply equipment shall be listed and labeled in accordance with UL 2594. Accessibility to electric vehicle charging stations shall be provided in accordance with Section 1108.	
Vehicle Barriers	IBC 406.4.2. Vehicle barriers not less than 2 feet 9 inches in height shall be placed where the vertical distance from the floor of a drive lane or parking space to the ground or surface directly below is greater than 1 foot. Vehicle barriers shall comply with the loading requirements of Section 1607.10.	
Ramps	IBC 406.4.3 Vehicle ramps shall not be considered as required exits unless pedestrian facilities are provided. Vehicle ramps that are utilized for vertical circulation as well as for parking shall not exceed 1 unit in vertical 15 units horizontal (6.67 percent slope)	
Openings	IBC 406.5.2 For natural ventilation purposes, the exterior side of the structure shall have uniformly distributed openings on two or more sides. The area of such opening in exterior walls on a tier shall be not less than 20 percent of the total perimeter wall area of each tier. The aggregate length of the openings considered to be providing natural ventilation shall not be less than 40 percent of the perimeter of the tier. Interior wall shall not be less than 20 percent open with uniformly distributed openings.	
Area and height	IBC Table 406.5.4. Open Parking Garages Area and Height I-B Construction, Height per Tier – Unlimited, Ramp Access – 12 Tiers max., Automatic Sprinkler System 18 Tiers max.	
Construction	IBC 406.5.1 Open parking garages shall be of Type I, II or IV construction. Open parking garages shall me the design requirements of Chapter 16.	
Means of Egress	IBC 406.5.7. Where persons other than parking attendants are permitted, open parking garages shall meet the means of egress requirements of Chapter 10. Each exit stairway shall not be less than 36 inches in width.	
Standpipe System	IBC 406.5.8. An open parking garage shall be equipped with a standpipe system as required by Section 905.3.	
Roof Access	The Northeast and Southwest Stairs extend to the roof to serve the level 4 parking roof. A standpipe roof manifold is provided within 20 ft of each stairway door to the roof.	
Automatic Sprinkler System	IBC 903.2.10 Group S-2 Parking Garages An automatic sprinkler system shall be provided throughout buildings classified as parking garages where the fire areas of the open parking garage in accordance with Section 406.5 exceeds 48,000 sf. NFPA 13 automatic sprinkler system shall be used.	
Fire Alarm and Detection Systems		
	NFPA 101 - 42.8.3.4.1.1 Parking structures not exceeding an aggregate of 100,000 sf shall not be required to have a fire alarm system.	
	NFPA 101 - 42.8.3.4.1.3 Parking structures protected throughout by an approved sprinkler system in accordance with Section 9.7 shall not be required to have a fire alarm system.	
	IBC 907.2.10 Group S A manual fire alarm system is required in accordance with Section 907.5 shall be installed in Group S public three stories or greater.	
	Exception: Manual fire alarm boxes are not required where the building is equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 and the occupant notification appliances will activate throughout the notification zones upon sprinkler water flow.	

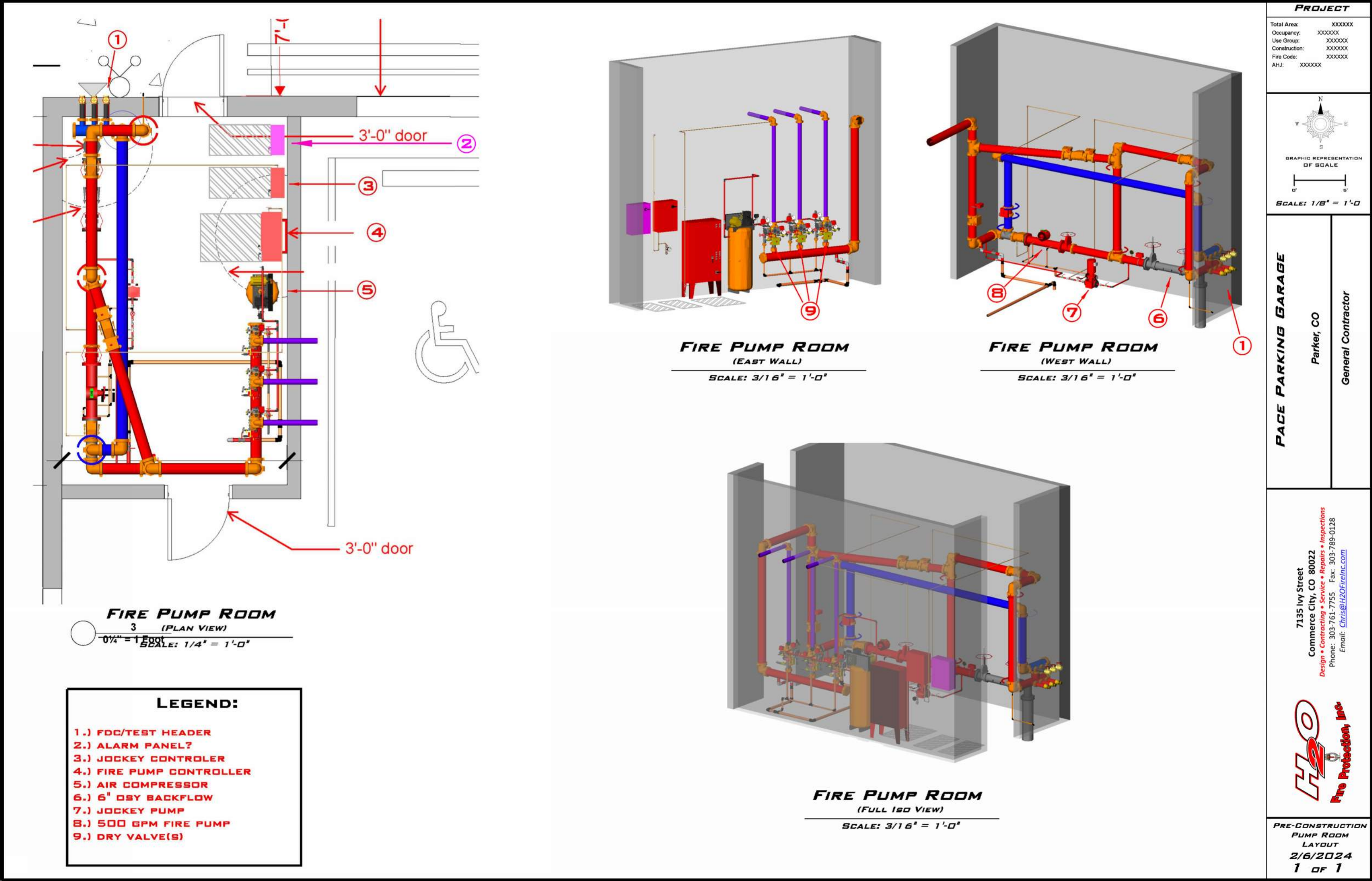
Elevator Size	Stretcher elevators, IBC 3002.4. Where elevators are provided in buildings of four or more stories above grade plane, not fewer than one elevator shall be provided for the fire department emergency access to all floors. The stretcher size elevators shall be of a size and arrangement to accommodate an ambulance stretcher 24 inches by 84 inches with not less than 5-inch radius corners, in the horizontal, open position and shall be identified by the international symbol for emergency medical services (Star of Life).	
Elevator control rooms	IBC 3005.4. 2-HR FRR with 90-minute protection opening. Elevators are machine-roomless. Controllers are located in the elevator door jamb on Level 04.	
Combustibles	IBC 603. Use of combustible materials is limited as outlined in section 603.	
Standpipes:	Provided per NFPA 14, one standpipe riser is provided in each stairway enclosure. Distance from the most remote portion of a sprinkler-protected floor does not exceed 200 ft per IFC Section 905.4 Location of Class 1 Standpipe hose Connections. Item #6. Standpipe roof manifolds are provided at stairways.	
Fire Pump	IFC 913.1 and NFPA 20. Fire pump room is on the first floor. Fire pump room has 2-HR FRR enclosure as required by NFPA 20. Fire pump is supplied by two sources of water. Floor drain and mechanical ventilation shall be provided serving the pump room per NFPA 20.	
Fire Extinguishers	IFC 906.1. Fire extinguishers shall be located such that all portions of the building are within 75 ft of travel distance. Size of extinguishers to be established (not less than 2A10BC) based on area covered by the extinguisher per NFPA 10.	
2-Way Communication	IFC 1009.8. A monitored two-way communication system (accessibility requirement) is provided in the elevator lobbies on all levels except level of exit discharge. Signage to comply with IBC Section 1009.8.2. Shop drawings will be submitted for review and approval.	
Lighting	IBC 1204.2 Minimum net glazed area shall not be less than 8% of the floor area of the room served, Natural Light or artificial lights to be provided, IBC 1204.1 General.	
Glazing	IBC 2406.4 Safety glazing shall be provided in hazardous locations.	
Roof Classification	IBC 1505.2 Class A Roof, Exception 1. When roof coverings are of brick, masonry, or an exposed concrete roof.	
FDCs	NFPA 13 Location of FDC (within 100 ft. of a fire hydrant) is shown on Sheet 3 – Site Plan and Sheet 14 – Fire Life Safety Diagram plan and will be field coordinated with Fire Code Official.	

CIVIC CENTER F1 EXEMPTION PLAT L1 - PARKING GARAGE

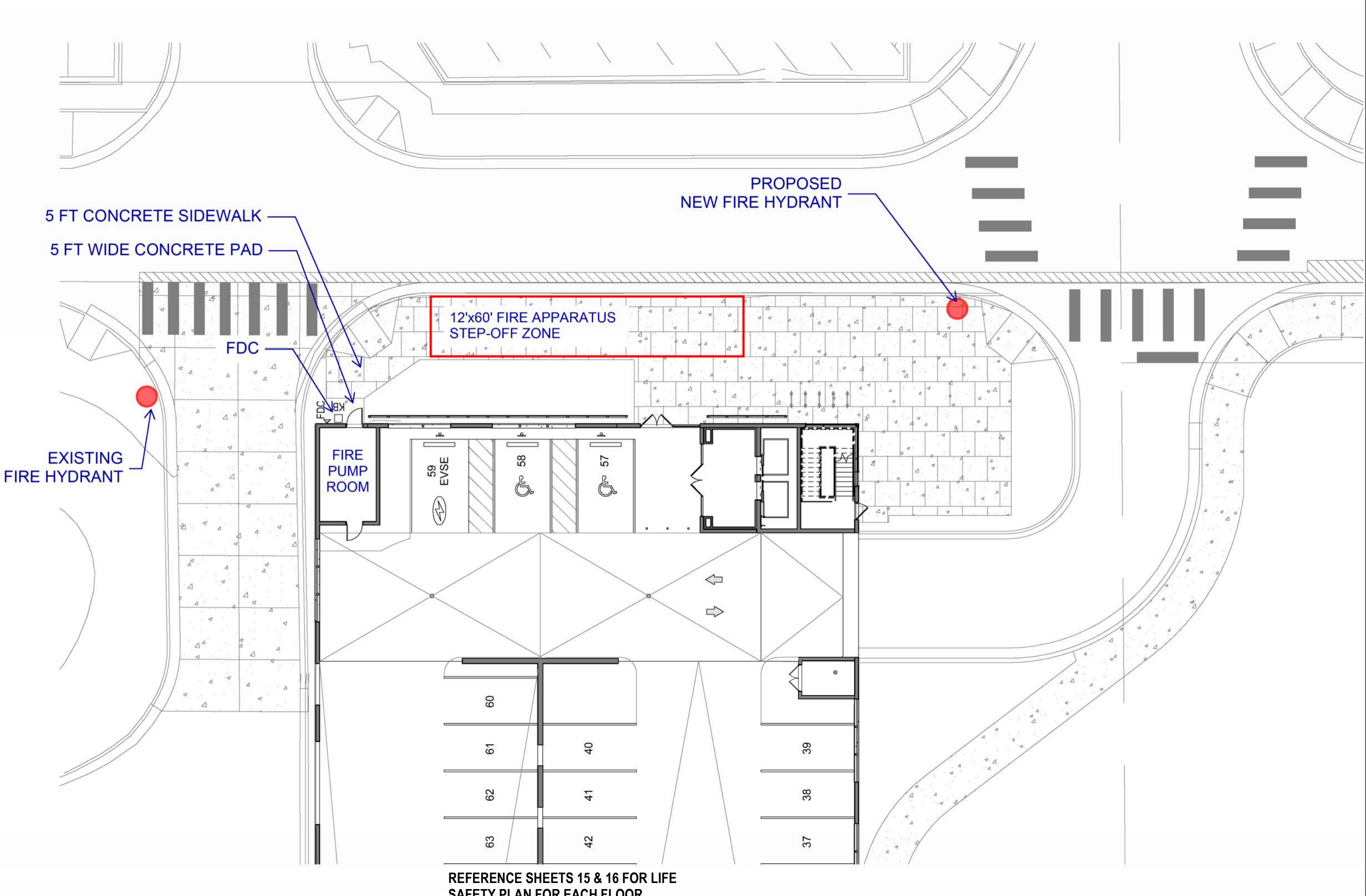
SITE PLAN

PARKER, COLORADO

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TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO.



2 FIRE PUMP ROOM EQUIPMENT LAYOUT DIAGRAM
NTS



1 FIRE ACCESS DIAGRAM
NTS

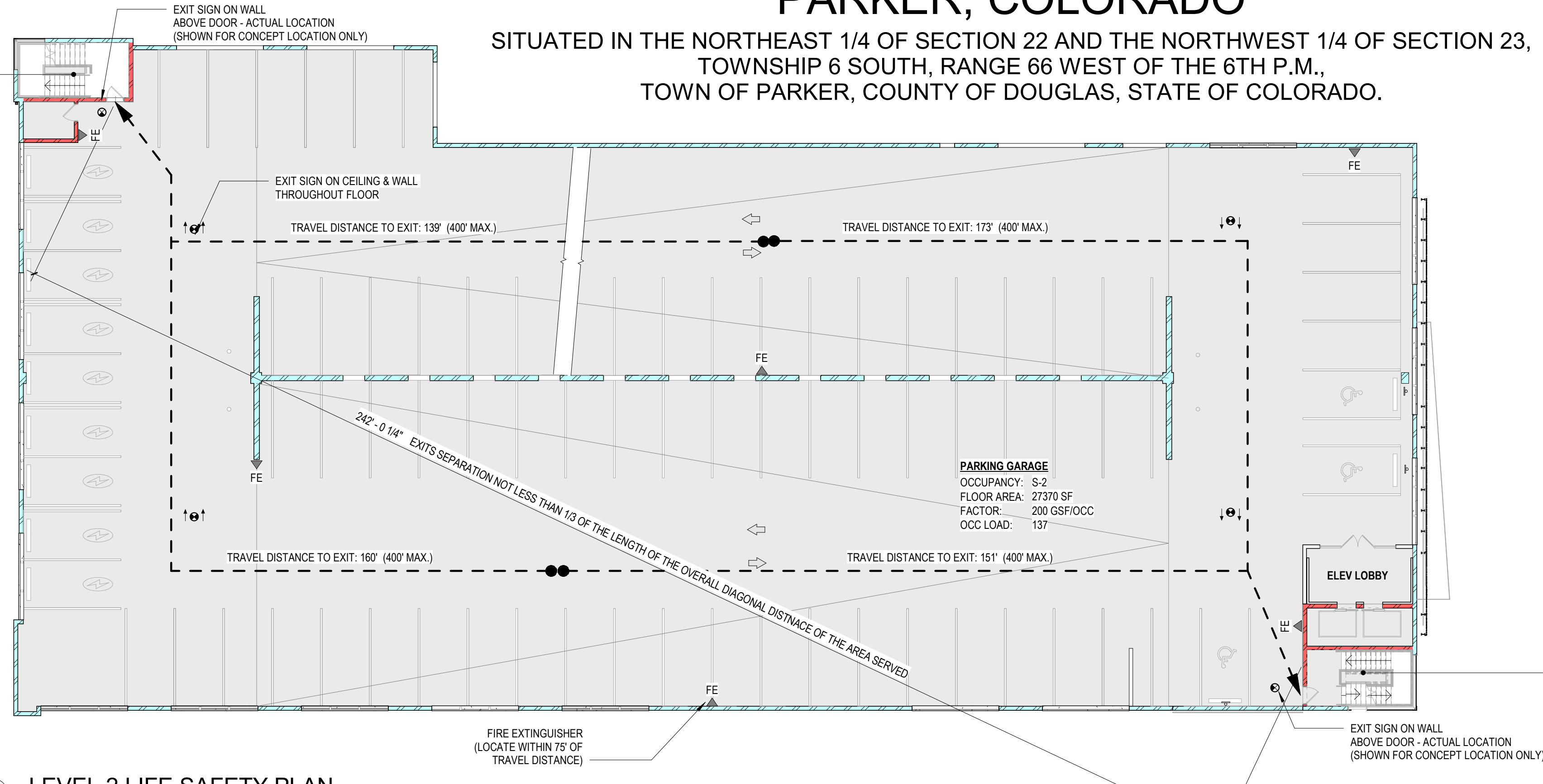
CIVIC CENTER F1 EXEMPTION PLAT L1 - PARKING GARAGE

SITE PLAN

PARKER, COLORADO

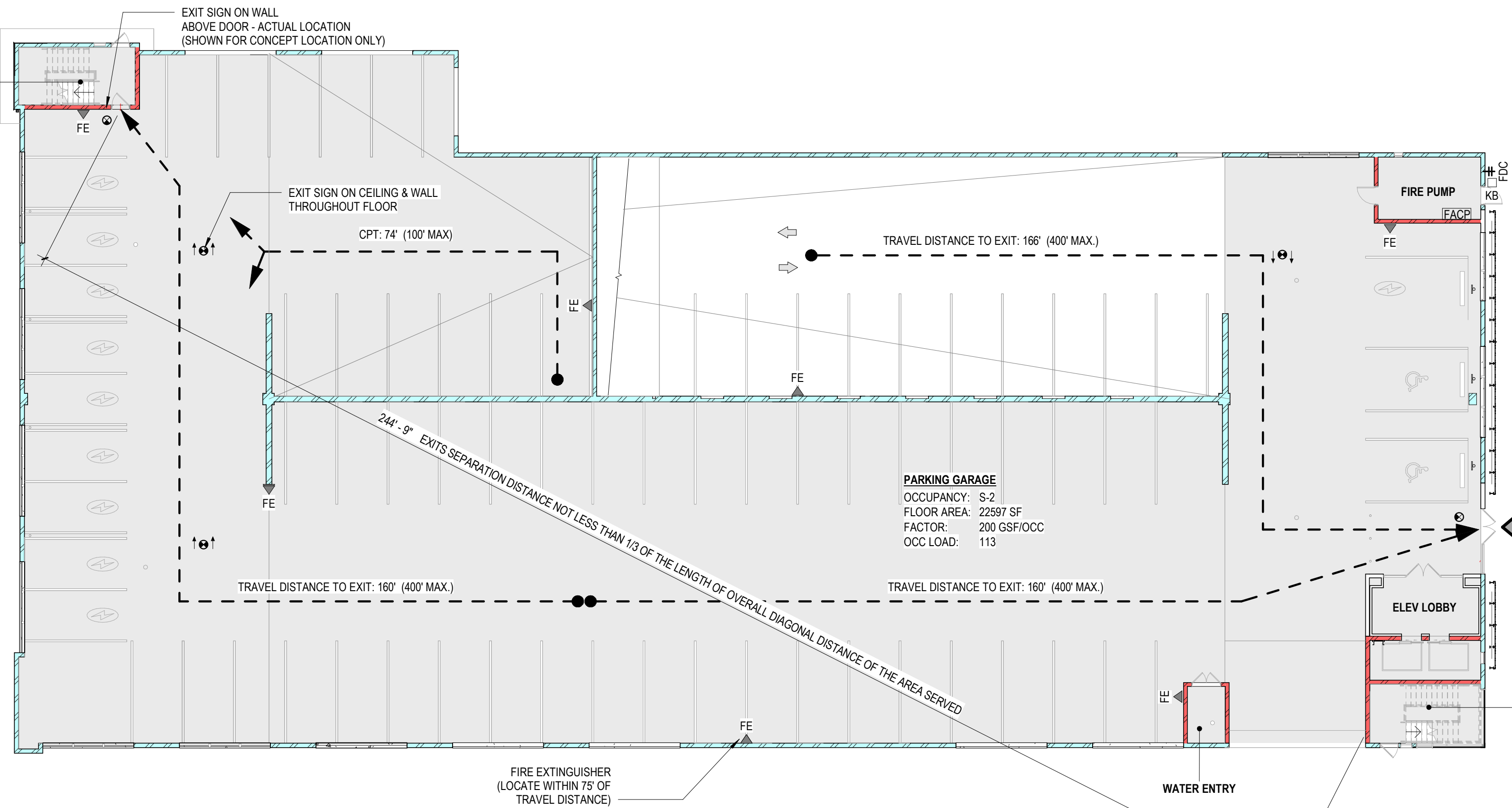
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STAIR #2	
EXIT STAIR	
REQ'D MINIMUM WIDTH:	44"
ACTUAL WIDTH PROVIDED:	44"
OCC LOAD FACTOR:	0.3" / OCC
AVAILABLE STAIR CAPACITY:	146 OCC
EGRESS DOOR	
REQ'D MINIMUM WIDTH:	32"
ACTUAL WIDTH PROVIDED:	34.75"
OCC LOAD FACTOR:	0.2" / OCC
AVAILABLE DOOR CAPACITY:	173 OCC
ACTUAL OCCUPANT LOAD:	58 OCC



2 LEVEL 2 LIFE SAFETY PLAN
1/16" = 1'-0"

STAIR #2	
EXIT STAIR	
REQ'D MINIMUM WIDTH:	44"
ACTUAL WIDTH PROVIDED:	44"
OCC LOAD FACTOR:	0.3" / OCC
AVAILABLE STAIR CAPACITY:	146 OCC
EGRESS DOOR	
REQ'D MINIMUM WIDTH:	32"
ACTUAL WIDTH PROVIDED:	34.75"
OCC LOAD FACTOR:	0.2" / OCC
AVAILABLE DOOR CAPACITY:	173 OCC
ACTUAL OCCUPANT LOAD:	56 OCC



1 LEVEL 1 LIFE SAFETY PLAN
1/16" = 1'-0"

LIFE SAFETY LEGEND	
---	TRAVEL DISTANCE (S-2-400' MAX)
FEC	FIRE EXTINGUISHER CABINET (COORDINATE FINAL LOCATION WITH LOCAL FIRE DEPARTMENT)
FE	FIRE EXTINGUISHER AND MOUNTING BRACKET (COORDINATE FINAL LOCATION WITH LOCAL FIRE DEPARTMENT)
FACP	FIRE ALARM CONTROL PANEL
△	ACCESSIBLE ENTRY/EXIT
⊙	EXIT
⊕	FIRE DEPARTMENT CONNECTION (PROPOSED LOCATION)
KB	KNOX BOX

STAIR #1	
EXIT STAIR	
REQ'D MINIMUM WIDTH:	44"
ACTUAL WIDTH PROVIDED:	44"
OCC LOAD FACTOR:	0.3" / OCC
AVAILABLE STAIR CAPACITY:	146 OCC
EGRESS DOOR	
REQ'D MINIMUM WIDTH:	32"
ACTUAL WIDTH PROVIDED:	34.75"
OCC LOAD FACTOR:	0.2" / OCC
AVAILABLE DOOR CAPACITY:	173 OCC
ACTUAL OCCUPANT LOAD:	58 OCC

CODE SUMMARY		
BUILDING SUMMARY		
BUILDING HEIGHT:	4 STORIES	
BUILDING FLOOR AREA:	80,111 GSF	
BUILDING CONSTRUCTION TYPE:	TYPE I-B	
OCCUPANCY CLASSIFICATION:	S-2	
STANDPIPE SYSTEM:	AUTOMATIC STANDPIPE SYSTEM	
AUTOMATIC SPRINKLER SYSTEM:	NFPA 13	
EGRESS DOOR WIDTH:	36" PROVIDED	
FIRE PUMP ROOM:	LOCATED AT GROUND FLOOR	
PER BUILDING CODE 2021 IBC (RE: SHEET 11 FOR FULL CODE ANALYSIS)		BUILDING PROVIDES
1. NUMBER OF EXITS:	IBC 1006.3, NUMBER OF EXITS PER STORY: PER TABLE 1006.3.3 OCCUPANT LOAD 1 - 500 PER STORY REQUIRES MINIMUM OF 2 EXITS PER STORY	AVERAGE OCC LOAD PER STORY: 141 2 EXITS
2. COMMON PATH OF TRAVEL:	IBC TABLE 1006.2.1 - MAXIMUM COMMON PATH OF EGRESS TRAVEL: 100 FEET (WITH SPRINKLER SYSTEM)	100 FEET
3. TRAVEL DISTANCE:	IBC TABLE 1017.2 - MAXIMUM TRAVEL DISTANCE TO AN EXIT: (WITH SPRINKLER SYSTEM)	400 FEET AVERAGE MAX. DISTANCE: 180 FEET
4. EXIT SEPARATION:	IBC TABLE 1017.1.1 - WHERE TWO EXITS ARE PROVIDED, THEY SHALL HAVE A SEPARATION DISTANCE OF NOT LESS THAN 1/3 OF THE LENGTH OF THE OVERALL DIAGONAL DISTANCE OF THE AREA SERVED.	TWO EXITS ARE SPACED NOT LESS THAN 1/3 APART OF THE OVERALL DIAGONAL DISTANCE

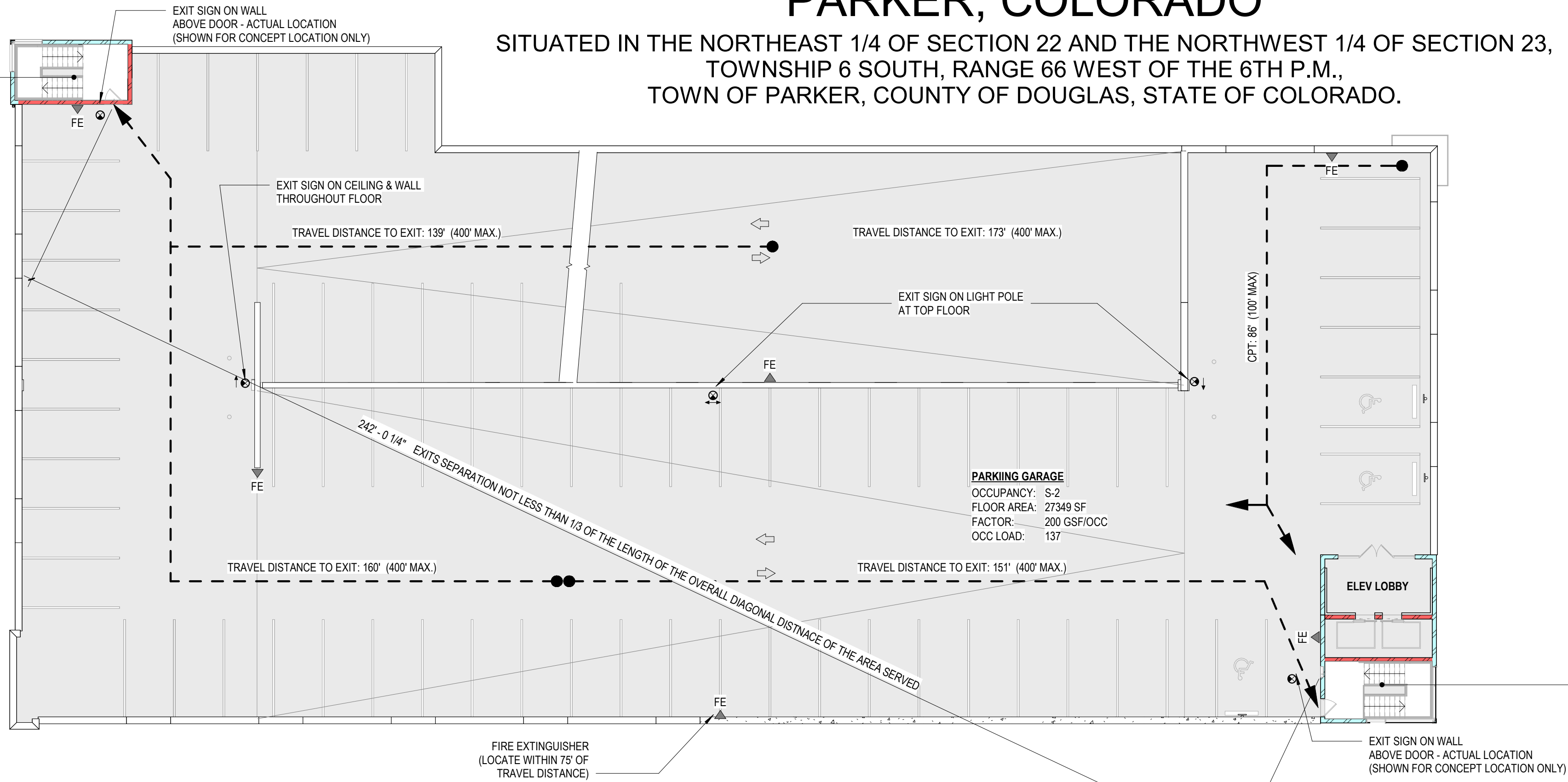
CIVIC CENTER F1 EXEMPTION PLAT L1 - PARKING GARAGE

SITE PLAN

PARKER, COLORADO

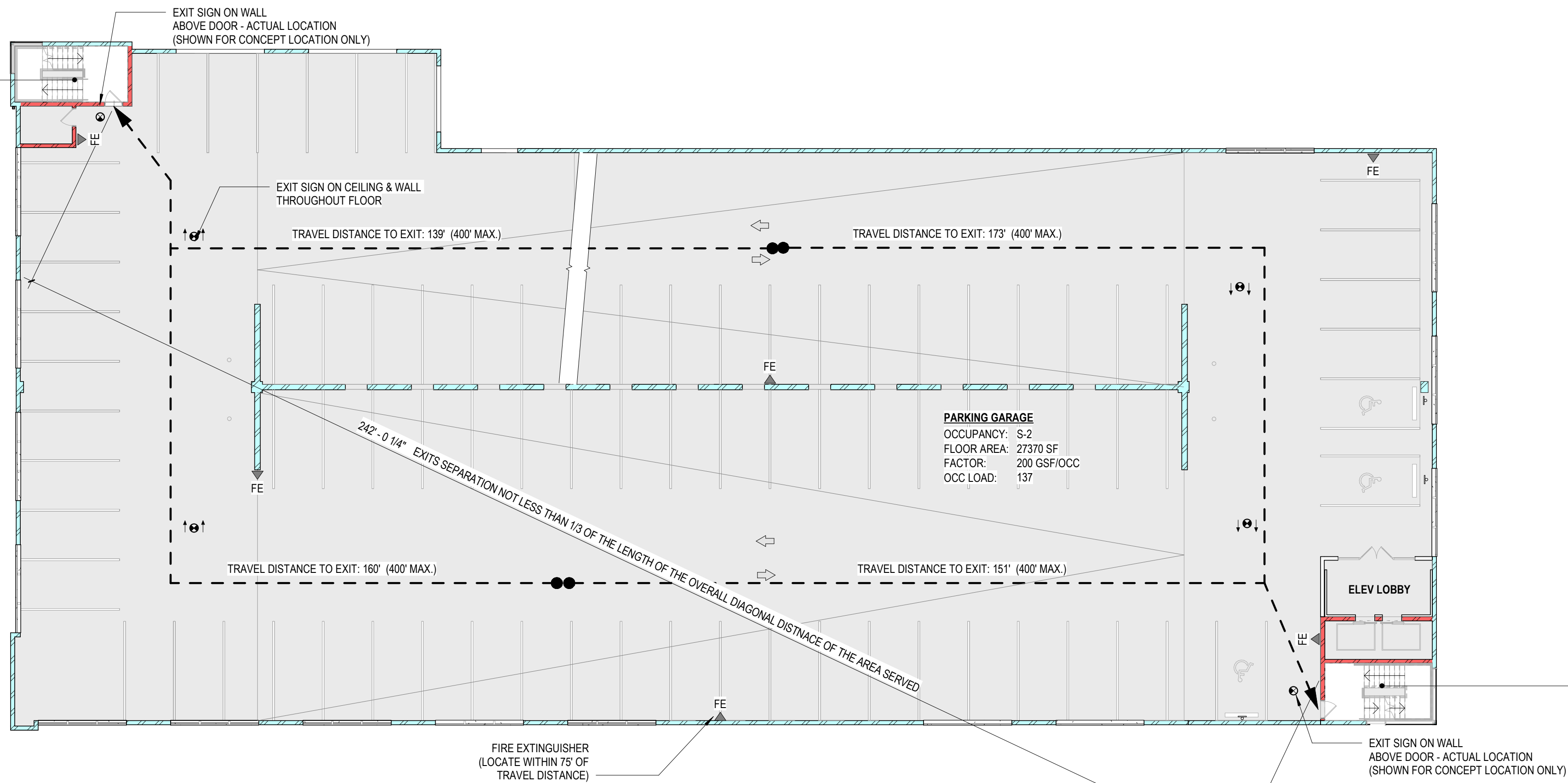
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STAIR #2	
EXIT STAIR	
REQ'D MINIMUM WIDTH:	44"
ACTUAL WIDTH PROVIDED:	44"
OCC LOAD FACTOR:	0.3" / OCC
AVAILABLE STAIR CAPACITY:	146 OCC
EGRESS DOOR	
REQ'D MINIMUM WIDTH:	32"
ACTUAL WIDTH PROVIDED:	34.75"
OCC LOAD FACTOR:	0.2" / OCC
AVAILABLE DOOR CAPACITY:	173 OCC
ACTUAL OCCUPANT LOAD:	36 OCC



2 LEVEL 4 LIFE SAFETY PLAN
1/16" = 1'-0"

STAIR #2	
EXIT STAIR	
REQ'D MINIMUM WIDTH:	44"
ACTUAL WIDTH PROVIDED:	44"
OCC LOAD FACTOR:	0.3" / OCC
AVAILABLE STAIR CAPACITY:	146 OCC
EGRESS DOOR	
REQ'D MINIMUM WIDTH:	32"
ACTUAL WIDTH PROVIDED:	34.75"
OCC LOAD FACTOR:	0.2" / OCC
AVAILABLE DOOR CAPACITY:	173 OCC
ACTUAL OCCUPANT LOAD:	43 OCC



1 LEVEL 3 LIFE SAFETY PLAN
1/16" = 1'-0"

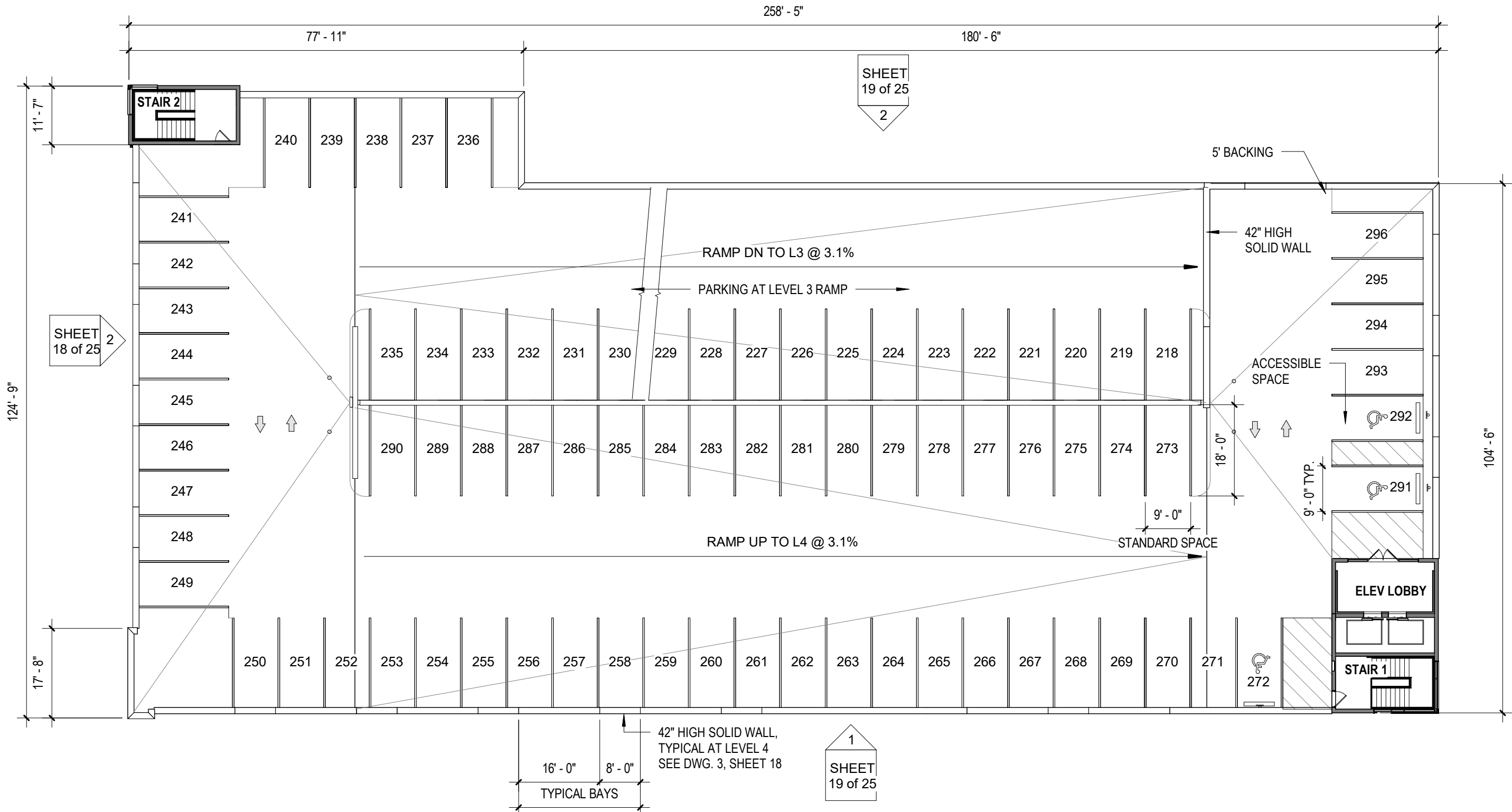
LIFE SAFETY LEGEND	
---	TRAVEL DISTANCE (S-2-400' MAX)
FEC	FIRE EXTINGUISHER CABINET (COORDINATE FINAL LOCATION WITH LOCAL FIRE DEPARTMENT)
FE	FIRE EXTINGUISHER AND MOUNTING BRACKET (COORDINATE FINAL LOCATION WITH LOCAL FIRE DEPARTMENT)
FACP	FIRE ALARM CONTROL PANEL
△	ACCESSIBLE ENTRY/EXIT
⬇	EXIT
FDC	FIRE DEPARTMENT CONNECTION (PROPOSED LOCATION)
NOTE: CONTRACTOR TO OBTAIN FIELD APPROVAL FOR THE MOUNTING LOCATION FROM THE FPD TESTING GROUP	
KB	KNOX BOX

CIVIC CENTER F1 EXEMPTION PLAT L1 - PARKING GARAGE

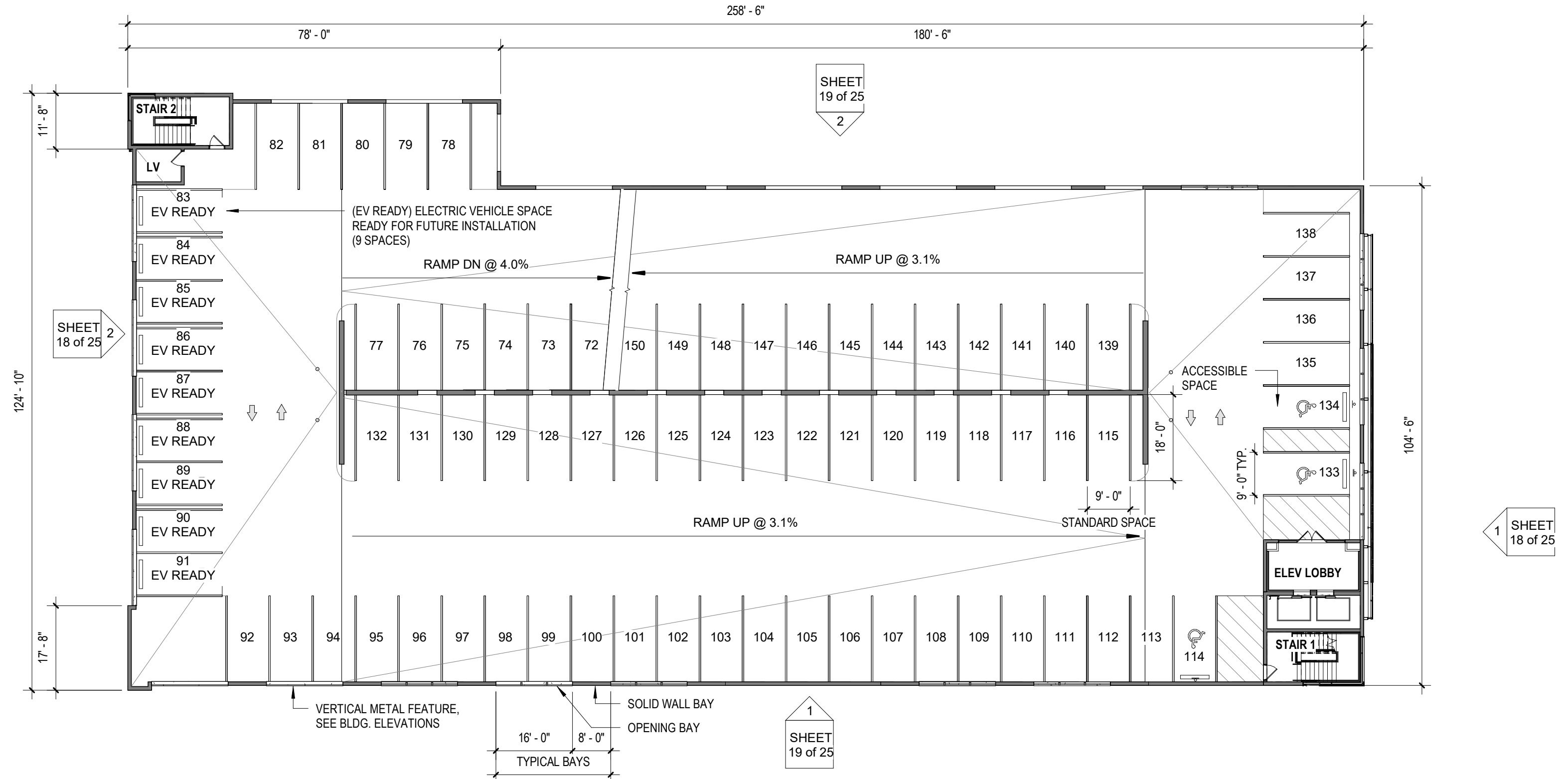
SITE PLAN

PARKER, COLORADO

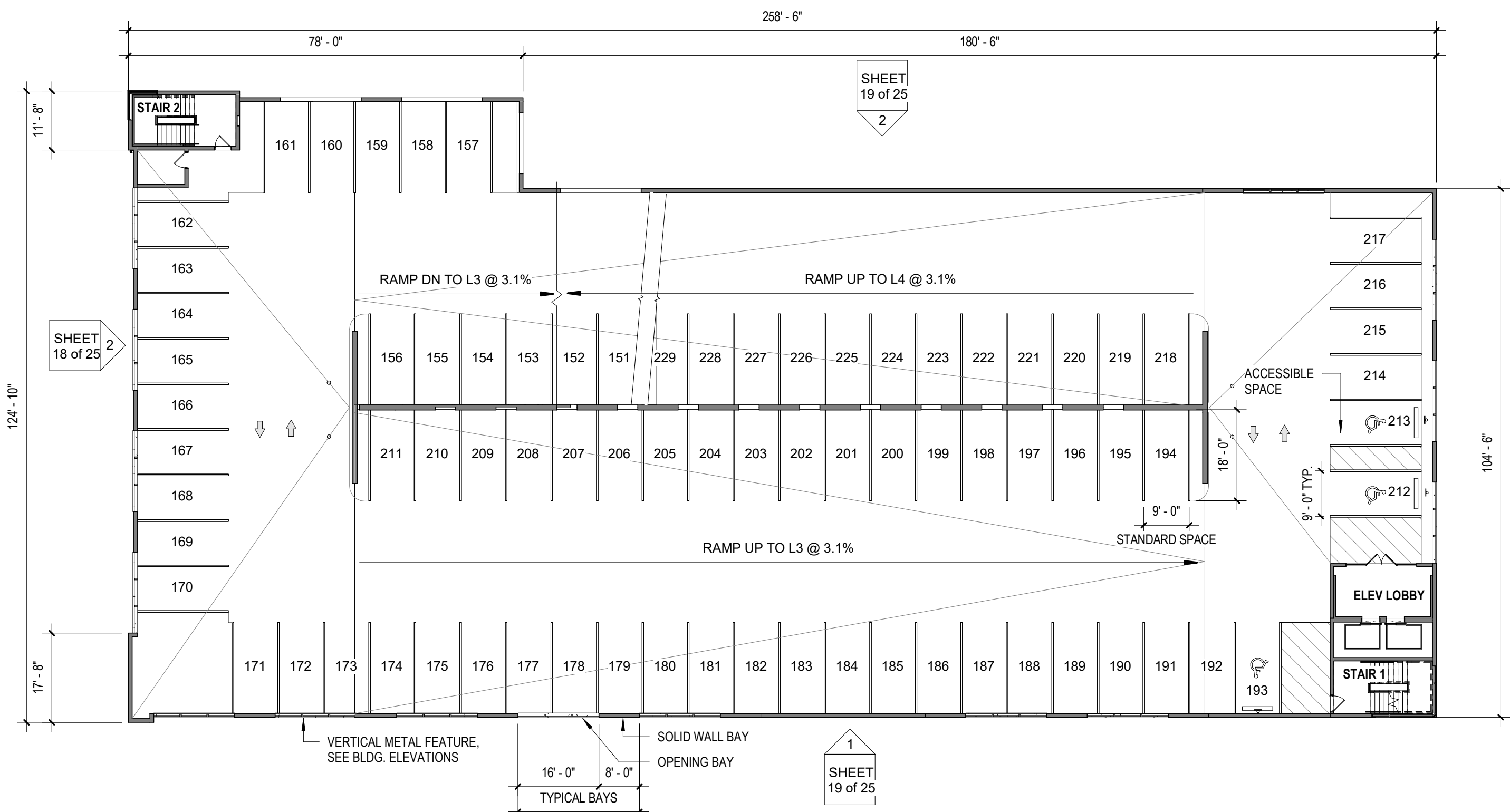
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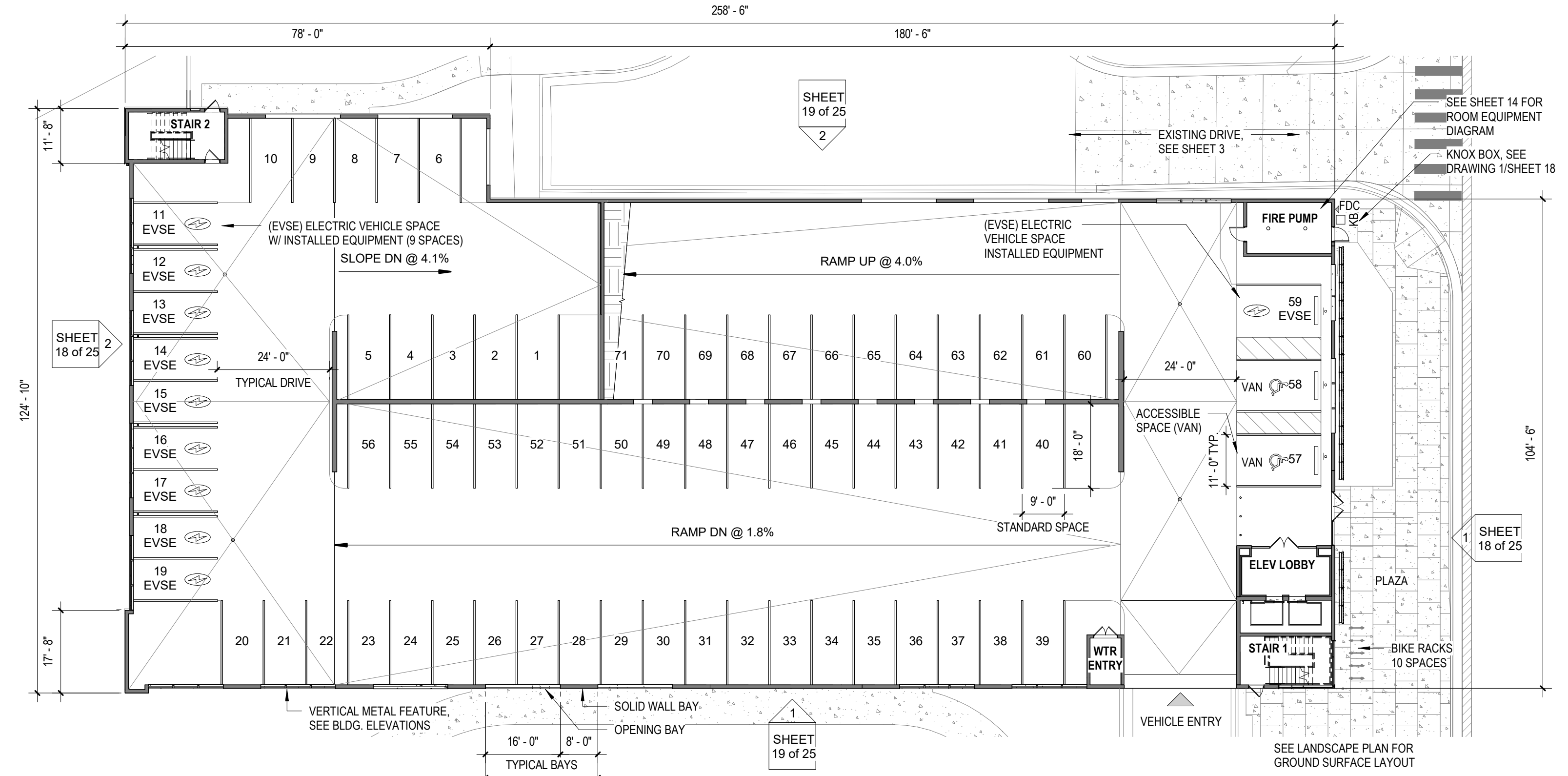
4 LEVEL 4 FLOOR PLAN
1" = 20'-0"



2 LEVEL 2 FLOOR PLAN
1" = 20'-0"



3 LEVEL 3 FLOOR PLAN
1" = 20'-0"



1 LEVEL 1 FLOOR PLAN
1" = 20'-0"

CIVIC CENTER F1 EXEMPTION PLAT L1 - PARKING GARAGE

EXTERIOR MATERIAL LEGEND	
MAS-1	PRECAST CONCRETE PANEL, BRICK FACE FINISH; COLOR: CHARCOAL OR EQUAL (MATCH PACE CENTER DARK COLOR BRICK)
MAS-2	PRECAST CONCRETE PANEL, BRICK FACE FINISH; COLOR: BLONDE OR EQUAL (MATCH PACE CENTER LIGHT COLOR BRICK)
MAS-3	PRECAST CONCRETE PANEL, STANDARD FACE FINISH COLOR: GRAY
MTL-1	COMPOSITE METAL PANEL SYSTEM COLOR: CLASSIC BRONZE
MTL-2	PERFORATED WEATHERING STEEL PANEL (MATCH PACE CENTER METAL FEATURE)
MTL-3	STOREFRONT WINDOW / DOOR SYSTEM COLOR: BUCKSKIN
MTL-4	STOREFRONT WINDOW / DOOR SYSTEM & ACCENT METAL COLOR: CLASSIC BRONZE

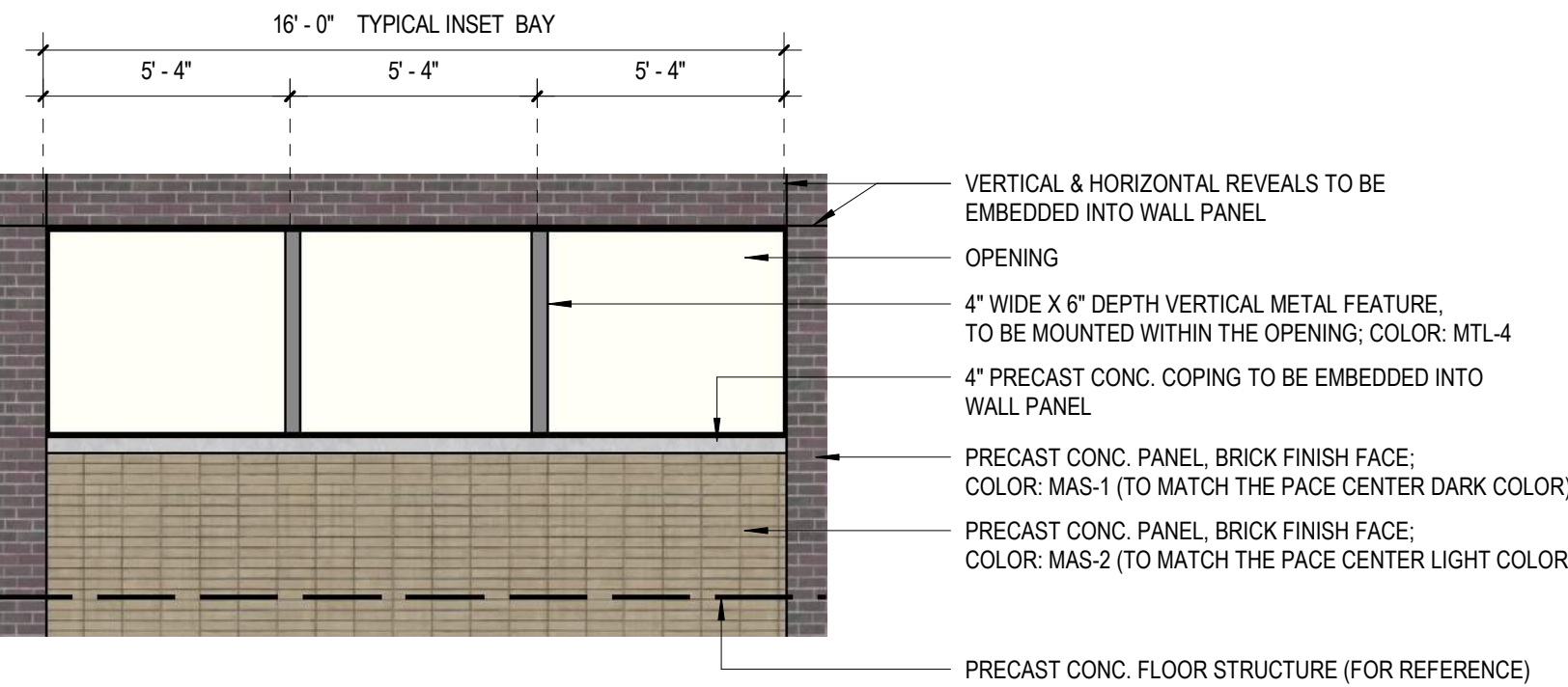
NOTE: MATERIAL APPEARANCE AND COLOR ON DRAWINGS ARE GRAPHIC REPRESENTATION ONLY. REFER TO PHYSICAL MATERIAL SAMPLES.

SITE PLAN PARKER, COLORADO

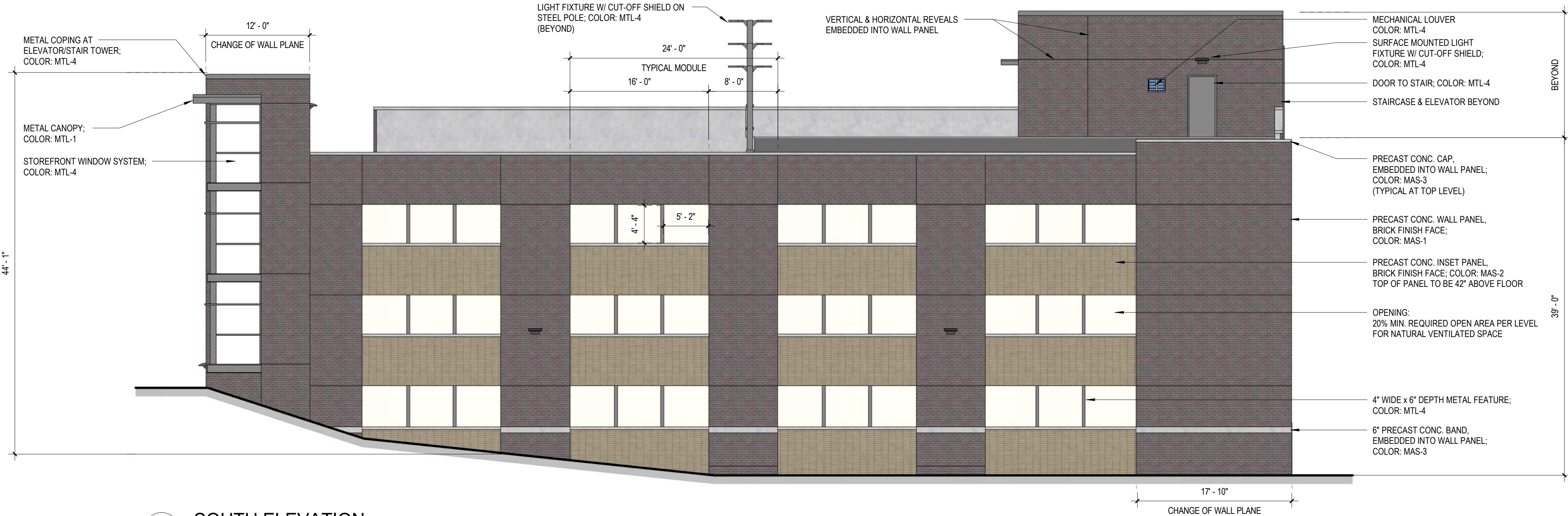
SITUATED IN THE NORTHEAST 1/4 OF SECTION 22 AND THE NORTHWEST 1/4 OF SECTION 23,
TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO.

DESIGN STANDARDS		
OPENING REQUIREMENTS		
PER IBC SECT. 406.5.2 OPENINGS - FOR NATURAL VENTILATION PURPOSES, THE EXTERIOR SIDE OF THE STRUCTURE SHALL HAVE UNIFORMLY DISTRIBUTED OPENINGS ON TWO OR MORE SIDES.	REQUIRED 20%	PROVIDED 20% MIN.
PER GREATER DOWNTOWN DISTRICT DESIGN STANDARDS		
5.7 PARKING STRUCTURE: STANDARDS		STANDARD MET
1 ENTRANCES SHALL BE CLEARLY IDENTIFIED AND EASILY ACCESSIBLE.		X
2 PARKING GARAGES SHALL HAVE ALL PEDESTRIAN ENTRANCES DIRECTLY ONTO A SIDEWALK.		X
3 FACADES SHALL CONCEAL OR EFFECTIVELY MINIMIZE THE IMPACT OF PARKED CARS AND LIGHT SOURCE FROM THE EXTERIOR VIEW FOR THE FULL HEIGHT OF THE STRUCTURE.		X
4 PARKING STRUCTURES SHALL INCORPORATE ARCHITECTURAL MATERIALS AND DETAILS SIMILAR TO THOSE BUILDINGS ADJACENT TO AND TYPICALLY FOUND IN THE HISTORIC CENTER.		X
5 PARKING STRUCTURES SHALL SCREEN ALL HEAD-IN PARKING WITH A CONTINUOUS WALL NO LESS THAN 42 INCHES HIGH IN FRONT OF THE VEHICLES.		X
5.7 PARKING STRUCTURE: GUIDELINES		
1 SLOPING RAMPS SHOULD NOT BE VISIBLE WITHIN THE STREET FACADE OF ANY PARKING STRUCTURE.		X

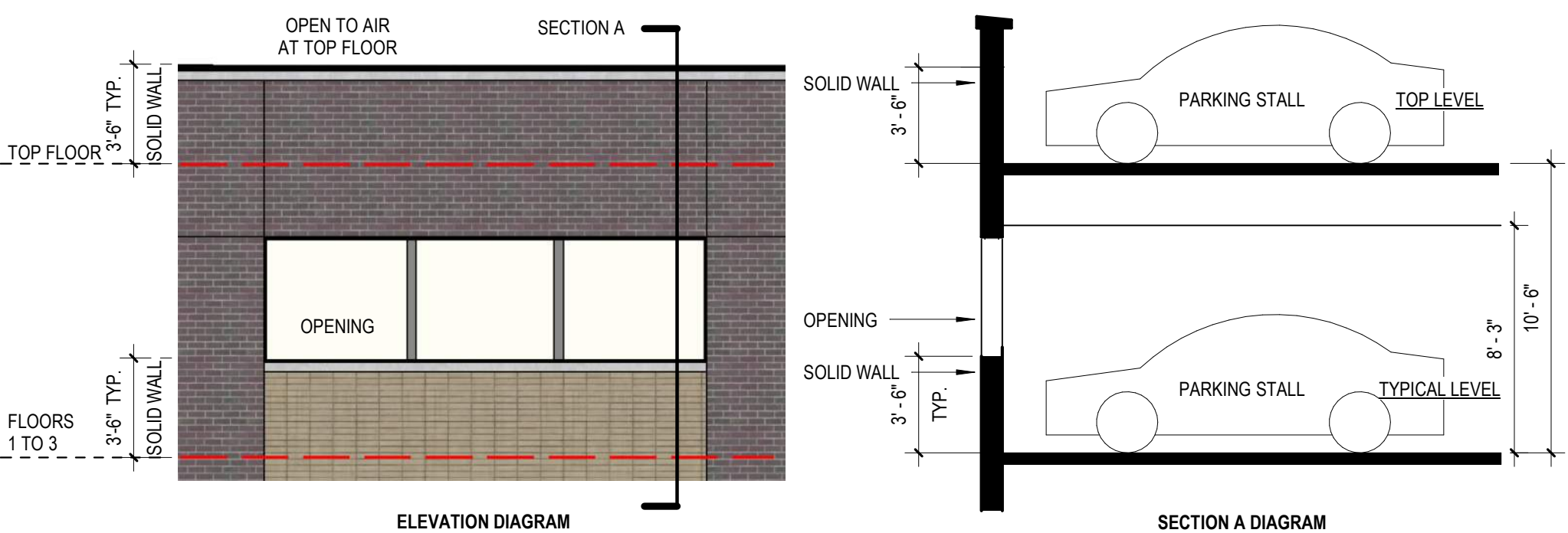
- NOTES:
- OPENINGS HAVE SIMILAR HORIZONTAL DIMENSION BUT VARIES IN VERTICAL DIMENSION DUE TO DIFFERENT FLOOR-TO-FLOOR HEIGHT AT EACH LEVEL AND THE SLOPING OF RAMP.
 - INTERNAL BUILDING STRUCTURE TO BE BEHIND SOLID WALL BAYS.



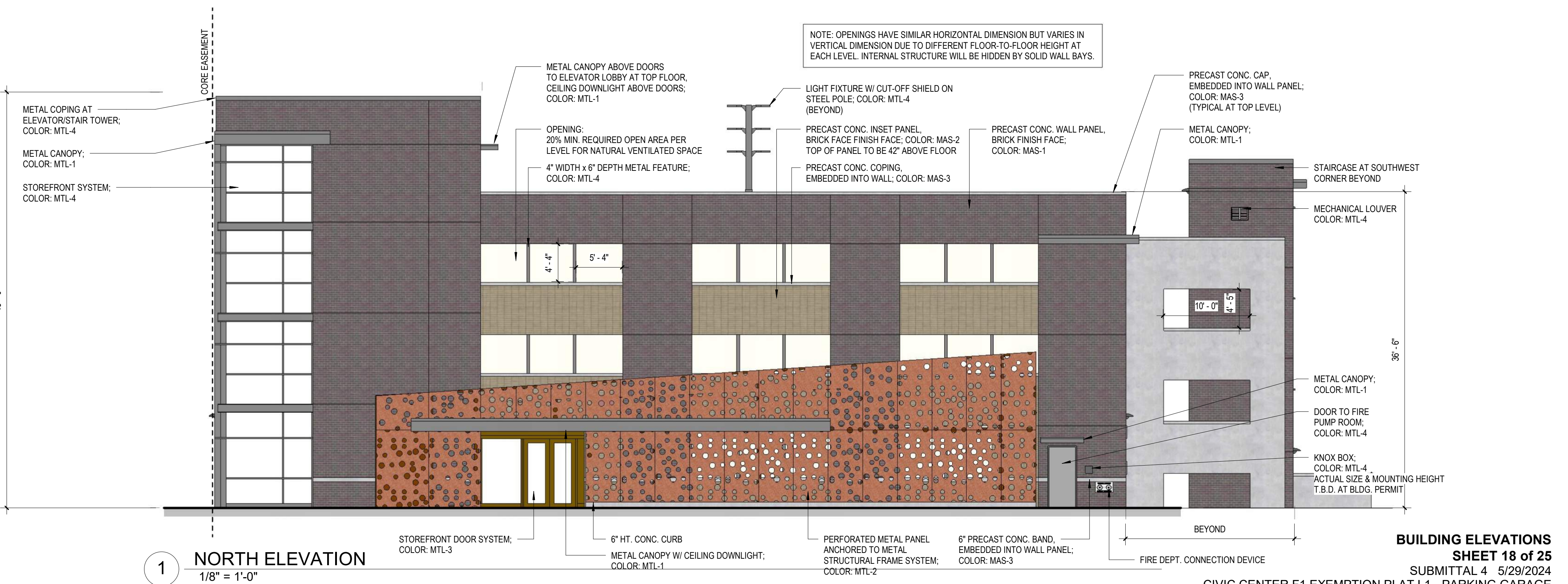
4 ENLARGED ELEVATION DIAGRAM
1/4" = 1'-0"



2 SOUTH ELEVATION
1/8" = 1'-0"



3 VEHICLE HEADLIGHT SOURCE OBSTRUCTION DIAGRAMS
NTS



1 NORTH ELEVATION
1/8" = 1'-0"

CIVIC CENTER F1 EXEMPTION PLAT L1 - PARKING GARAGE

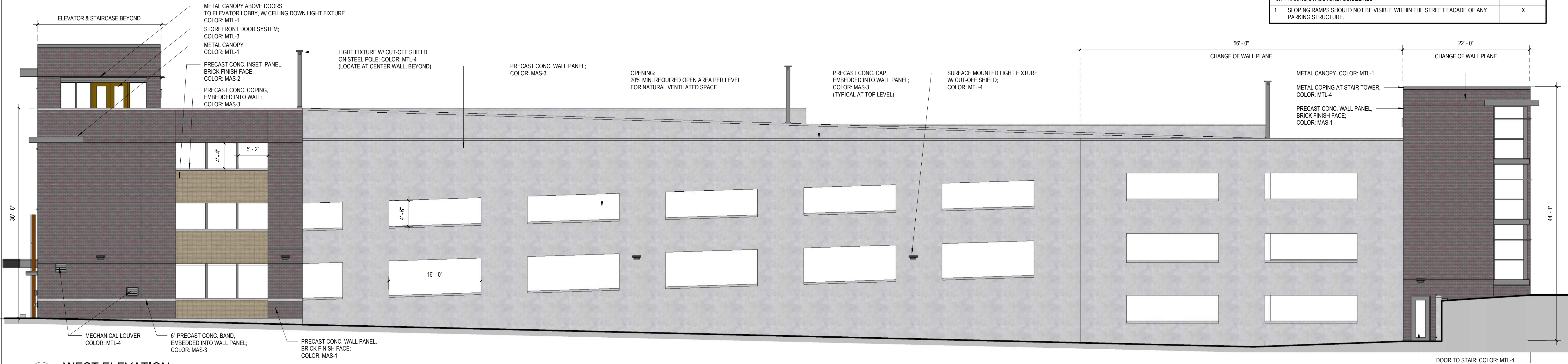
SITE PLAN PARKER, COLORADO

SITUATED IN THE NORTHEAST 1/4 OF SECTION 22 AND THE NORTHWEST 1/4 OF SECTION 23,
TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO.

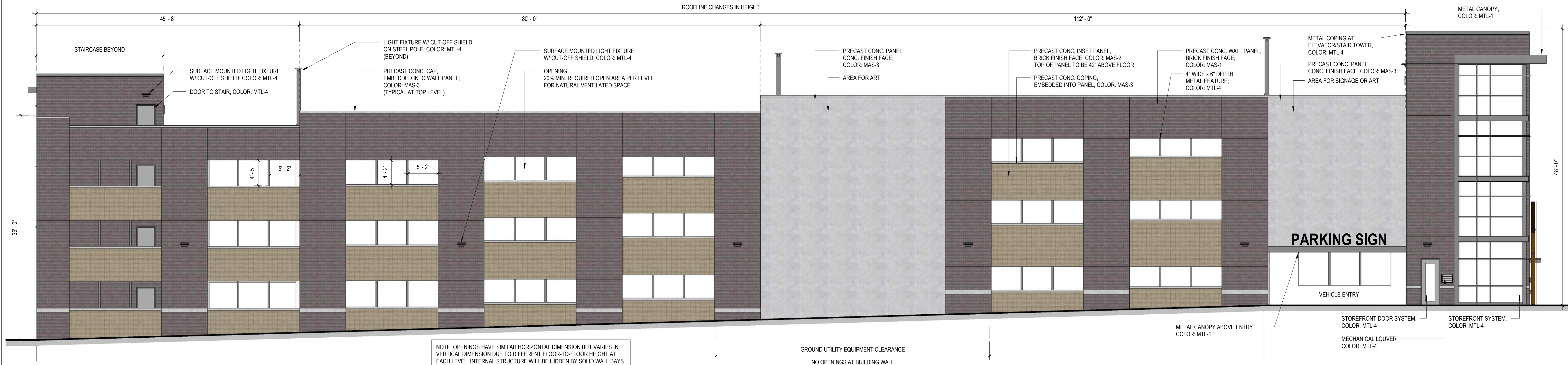
EXTERIOR MATERIAL LEGEND	
MAS-1	PRECAST CONCRETE PANEL, BRICK FACE FINISH; COLOR: CHARCOAL OR EQUAL (MATCH PACE CENTER DARK COLOR BRICK)
MAS-2	PRECAST CONCRETE PANEL, BRICK FACE FINISH; COLOR: BLONDE OR EQUAL (MATCH PACE CENTER LIGHT COLOR BRICK)
MAS-3	PRECAST CONCRETE PANEL, STANDARD FACE FINISH COLOR: GRAY
MTL-1	COMPOSITE METAL PANEL SYSTEM COLOR: CLASSIC BRONZE
MTL-2	PERFORATED WEATHERING STEEL PANEL (MATCH PACE CENTER METAL FEATURE)
MTL-3	STOREFRONT WINDOW / DOOR SYSTEM COLOR: BUCKSKIN
MTL-4	STOREFRONT WINDOW / DOOR SYSTEM & ACCENT METAL COLOR: CLASSIC BRONZE

NOTE: MATERIAL APPEARANCE AND COLOR ON DRAWINGS ARE GRAPHIC REPRESENTATION ONLY. REFER TO PHYSICAL MATERIAL SAMPLES.

DESIGN STANDARDS		
OPENING REQUIREMENTS		
PER IBC SECT. 406.5.2 OPENINGS - FOR NATURAL VENTILATION PURPOSES, THE EXTERIOR SIDE OF THE STRUCTURE SHALL HAVE UNIFORMLY DISTRIBUTED OPENINGS ON TWO OR MORE SIDES.	REQUIRED 20%	PROVIDED 20% MIN.
PER GREATER DOWNTOWN DISTRICT DESIGN STANDARDS		
5.7 PARKING STRUCTURE: STANDARDS		STANDARD MET
1 ENTRANCES SHALL BE CLEARLY IDENTIFIED AND EASILY ACCESSIBLE.		X
2 PARKING GARAGES SHALL HAVE ALL PEDESTRIAN ENTRANCES DIRECTLY ONTO A SIDEWALK.		X
3 FACADES SHALL CONCEAL OR EFFECTIVELY MINIMIZE THE IMPACT OF PARKED CARS AND LIGHT SOURCE FROM THE EXTERIOR VIEW FOR THE FULL HEIGHT OF THE STRUCTURE.		X
4 PARKING STRUCTURES SHALL INCORPORATE ARCHITECTURAL MATERIALS AND DETAILS SIMILAR TO THOSE BUILDINGS ADJACENT TO AND TYPICALLY FOUND IN THE HISTORIC CENTER.		X
5 PARKING STRUCTURES SHALL SCREEN ALL HEAD-IN PARKING WITH A CONTINUOUS WALL NO LESS THAN 42 INCHES HIGH IN FRONT OF THE VEHICLES.		X
5.7 PARKING STRUCTURE: GUIDELINES		
1 SLOPING RAMPS SHOULD NOT BE VISIBLE WITHIN THE STREET FACADE OF ANY PARKING STRUCTURE.		X



2 WEST ELEVATION
1/8" = 1'-0"



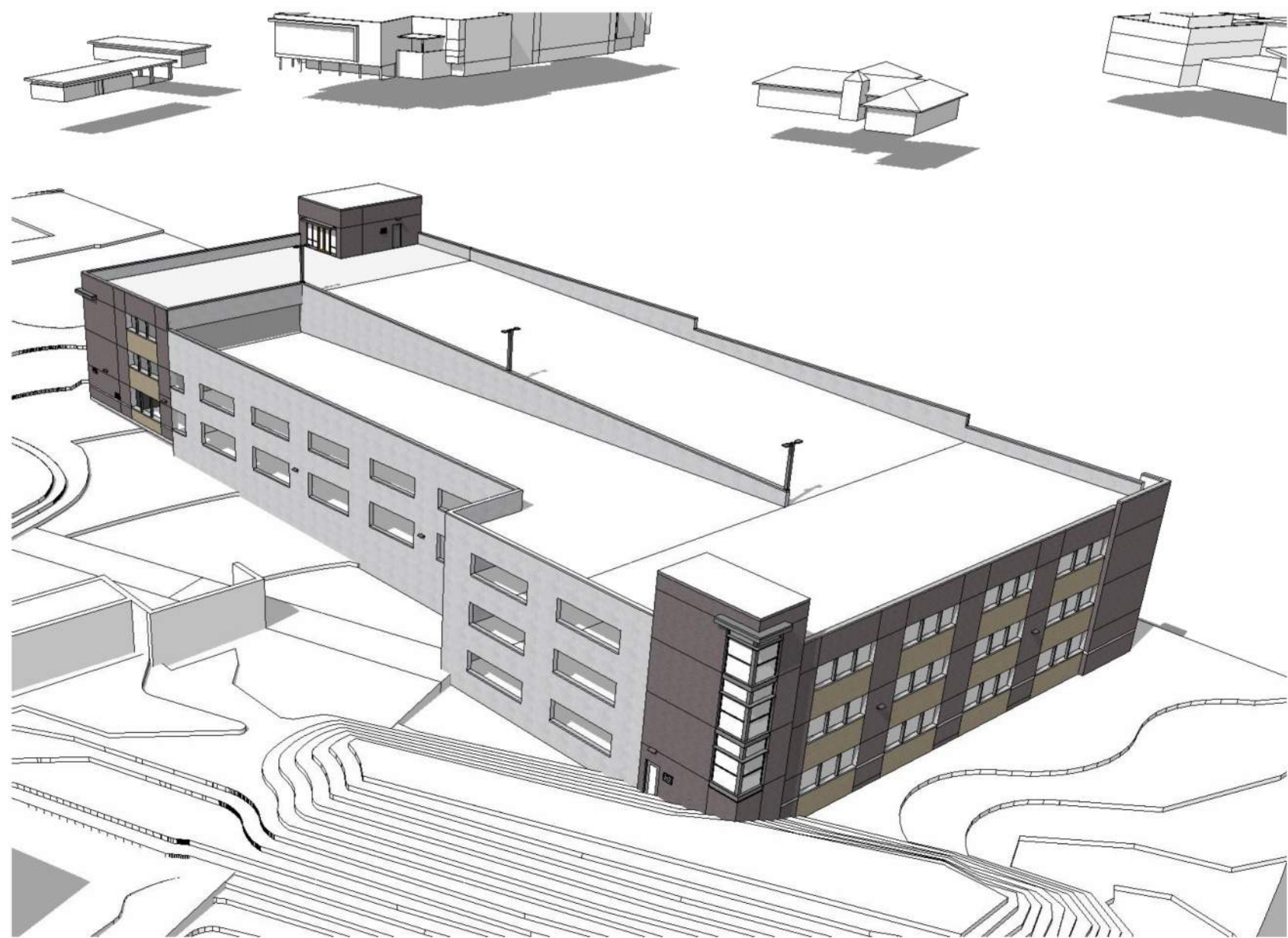
1 EAST ELEVATION
1/8" = 1'-0"

CIVIC CENTER F1 EXEMPTION PLAT L1 - PARKING GARAGE

SITE PLAN

PARKER, COLORADO

SITUATED IN THE NORTHEAST 1/4 OF SECTION 22 AND THE NORTHWEST 1/4 OF SECTION 23,
TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO.



SOUTHWEST VIEW



SOUTHEAST VIEW



NORTHEAST VIEW



NORTHWEST VIEW



SOUTHWEST CORNER GROUND VIEW



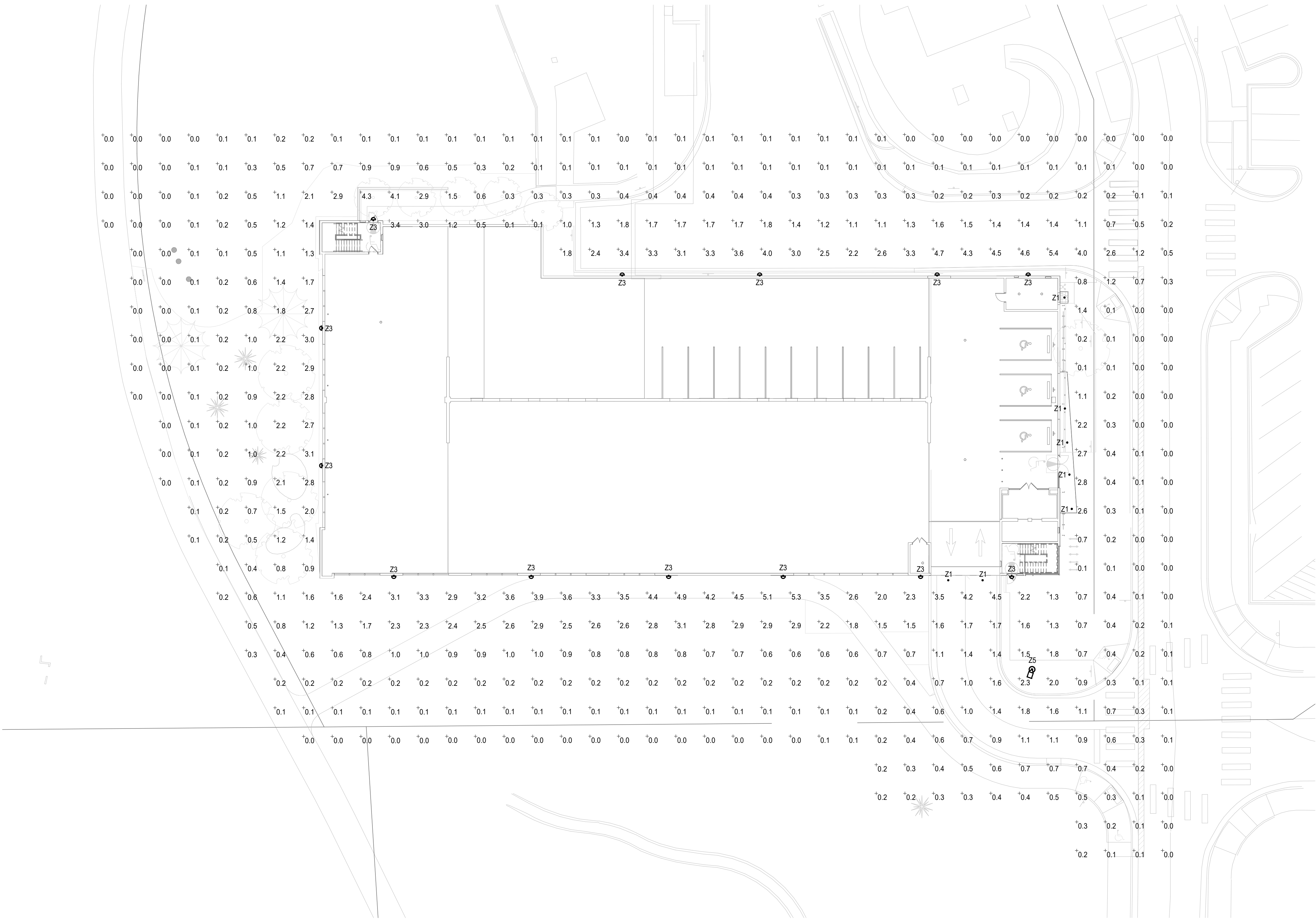
NORTHEAST CORNER STREET VIEW

PACE PARKING GARAGE

SITE DEVELOPMENT PLAN

PARKER, COLORADO

SITUATED IN THE NORTHEAST 1/4 OF SECTION 22 AND THE NORTHWEST 1/4 OF SECTION 23,
TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO.



GENERAL NOTES:

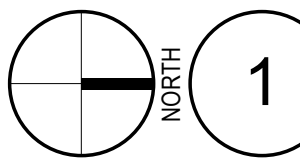
- COORDINATE INSTALLATION REQUIREMENTS FOR EXTERIOR BUILDING FACADE LIGHTING WITH OWNER AND PROVIDE ALL FINAL CONNECTIONS AND ACCESSORIES AS REQUIRED.
- ALL EXTERIOR LIGHTING AND SIGNS SHALL BE CONTROLLED VIA PHOTOCELL ON, TIME SWITCH OFF. OPERATION SHALL BE REASONABLY SIMULTANEOUS FOR ALL LOCATIONS AND TIES TO COMMON CONTROL.
- PROVIDE PHOTOCELL FOR 'ON' CONTROL, MOUNT HIGH ON THE BUILDING OF ROOF, PER THE OWNER'S DIRECTION, WITH AN UNOBSTRUCTED VIEW OF THE NORTHERN SKY. ACUTY CAT#PCELL-ZWO-BB, OR EQUAL.
- COORDINATE EXACT LOCATION OF UTILITY EQUIPMENT WITH UTILITY.
- PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY OR CONDUCTING FINAL INSPECTIONS, DOUGLAS COUNTY SHALL CONDUCT AN EVENING SITE VISIT TO ENSURE ILLUMINATION LEVELS GENERATED BY THE LIGHTING MEET ALL COUNTY PLAN. DO NOT CREATE DISABILITY GLARE ON ADJACENT PROPERTIES, AND THAT ALL FIXTURES ARE FULL CUT-OFF AS DEFINED BY THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA. IN THE EVENT LIGHTING LEVELS DO NOT MEET THESE CRITERIA, REMEDIAL ACTION MAY INCLUDE RE-LAMPING WITH LOWER WATTAGE BULBS, RELOCATION FIXTURES, SHIELDING FIXTURES, REMOVING FIXTURES, OR REPLACING FIXTURES. IT SHALL BE THE RESPONSIBILITY OF THE APPLICANT TO ENSURE ALL SITE LIGHTING COMPLIES WITH LIGHTING STANDARDS SECTION OF THE DOUGLAS COUNTY ZONING RESOLUTION PRIOR TO REQUESTING ISSUANCE OF A CERTIFICATE OF OCCUPANCY AND/OR FINAL INSPECTIONS.

DRAWING NOTES:

- VALUES SHOWN ARE MAINTAINED HORIZONTAL ILLUMINANCE VALUES MEASURED AT GRADE.
- SITE LIGHTING DESIGN HAS BEEN COMPLETED TO INTRODUCE EVEN ILLUMINATION OF PARKING AND PAVED AREAS WITH MINIMAL GLARE ONTO ADJACENT PROPERTIES.
- ALL LIGHT FIXTURES SHALL BE FULLY SHIELDED AND DIRECT LIGHT DOWNWARDS.
- THERE WILL BE NO OFF-SITE GLARE ALLOWED.
- PROVIDE HOUSE SIDE SHIELDS FOR ALL FULL CUT-OFF LIGHT FIXTURES THAT ARE INSTALLED WITHIN A DISTANCE OF 2.5 TIMES MOUNTING HEIGHT OF THE PROPERTY LINE.
- NO SUBSTITUTIONS, ADDITIONS, OR CHANGES MAY BE MADE WITHOUT PRIOR APPROVAL BY THE CITY.
- PRIOR TO ISSUING A CERTIFICATE OF OCCUPANCY THE CITY MAY REQUIRE CERTIFICATION THAT THE PROPERTY IS COMPLIANT WITH THE APPROVED PLANS AND THE REGULATIONS OF THE CITY.

PHOTOMETRIC CALCULATIONS

ZONE	MAXIMUM	MINIMUM	AVERAGE
SITE	5.4 FC	0.0 FC	0.9 FC
TYP LEVEL	14.7 FC	0.2 FC	7.6 FC
UPPER LEVEL	2.4 FC	0.1 FC	0.7 FC



PHOTOMETRICS - SITE

1" = 20'-0"

GIVEN
& ASSOCIATES INC
MECHANICAL & ELECTRICAL ENGINEERS
735 S. Xenon Ct. #201
Lakewood, Colorado 80228
Ph: 303.716.1270
Fax: 303.716.1272
www.givenandassociates.com
Given Project # 23088

PHOTOMETRIC PLAN

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SUBMITTAL 4 5/29/2024

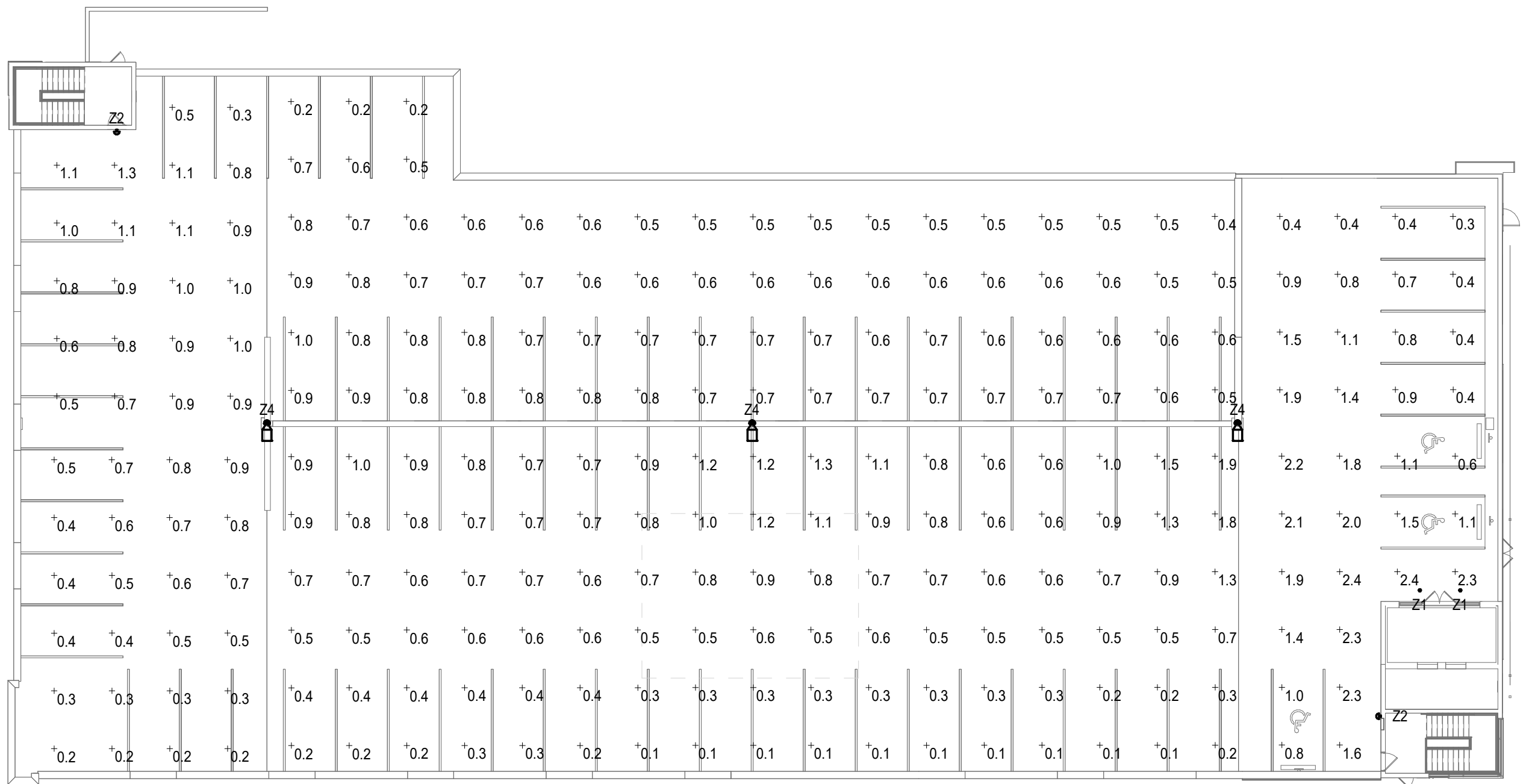
CIVIC CENTER F1 EXEMPTION PLAT L1 - PARKING GARAGE
TOWN OF PARKER PROJECT NO: SDP23-073

PACE PARKING GARAGE

SITE DEVELOPMENT PLAN

PARKER, COLORADO

SITUATED IN THE NORTHEAST 1/4 OF SECTION 22 AND THE NORTHWEST 1/4 OF SECTION 23,
TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO.

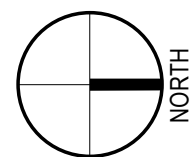


GENERAL NOTES:

- COORDINATE INSTALLATION REQUIREMENTS FOR EXTERIOR BUILDING FACADE LIGHTING WITH OWNER AND PROVIDE ALL FINAL CONNECTIONS AND ACCESSORIES AS REQUIRED.
- ALL EXTERIOR LIGHTING AND SIGNS SHALL BE CONTROLLED VIA PHOTOCELL ON, TIME SWITCH OFF. OPERATION SHALL BE REASONABLY SIMULTANEOUS FOR ALL LOCATIONS AND TIES TO COMMON CONTROL.
- PROVIDE PHOTOCELL FOR 'ON' CONTROL. MOUNT HIGH ON THE BUILDING OF ROOF, PER THE OWNER'S DIRECTION, WITH AN UNOBSTRUCTED VIEW OF THE NORTHERN SKY. ACUTY CAT#PCELL-ZWO-BB, OR EQUAL.
- COORDINATE EXACT LOCATION OF UTILITY EQUIPMENT WITH UTILITY.
- PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY OR CONDUCTING FINAL INSPECTIONS, DOUGLAS COUNTY SHALL CONDUCT AN EVENING SITE VISIT TO ENSURE ILLUMINATION LEVELS GENERATED BY THE LIGHTING MEET ALL COUNTY PLAN. DO NOT CREATE DISABILITY GLARE ON ADJACENT PROPERTIES; AND THAT ALL FIXTURES ARE FULL CUT-OFF AS DEFINED BY THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA. IN THE EVENT LIGHTING LEVELS DO NOT MEET THESE CRITERIA, REMEDIAL ACTION MAY INCLUDE RE-LAMPING WITH LOWER WATTAGE BULBS, RELOCATION FIXTURES, SHIELDING FIXTURES, REMOVING FIXTURES, OR REPLACING FIXTURES. IT SHALL BE THE RESPONSIBILITY OF THE APPLICANT TO ENSURE ALL SITE LIGHTING COMPLIES WITH LIGHTING STANDARDS SECTION OF THE DOUGLAS COUNTY ZONING RESOLUTION PRIOR TO REQUESTING ISSUANCE OF A CERTIFICATE OF OCCUPANCY AND/OR FINAL INSPECTIONS.

DRAWING NOTES:

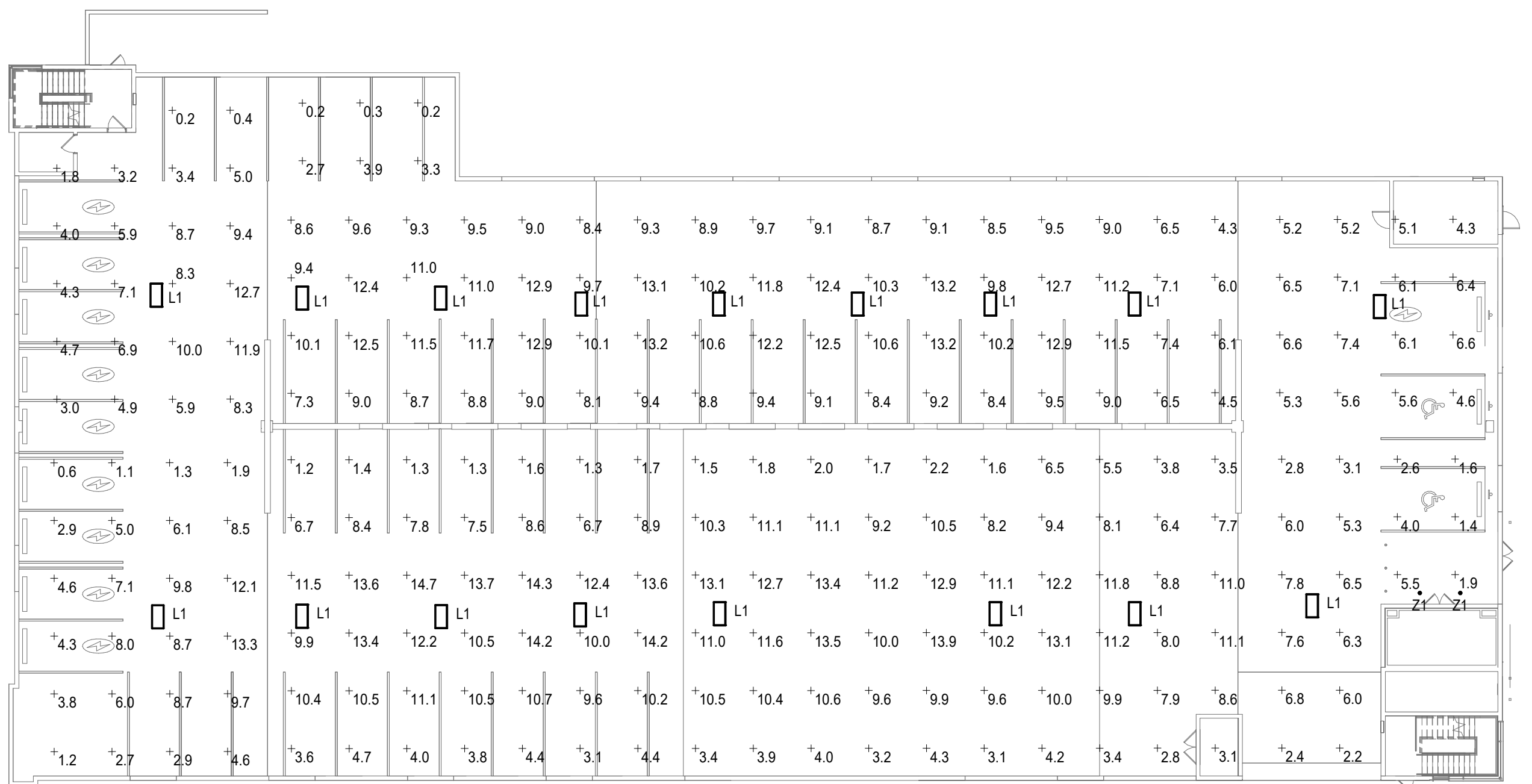
- VALUES SHOWN ARE MAINTAINED HORIZONTAL ILLUMINANCE VALUES MEASURED AT GRADE.
- SITE LIGHTING DESIGN HAS BEEN COMPLETED TO INTRODUCE EVEN ILLUMINATION OF PARKING AND PAVED AREAS WITH MINIMAL GLARE ONTO ADJACENT PROPERTIES.
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2

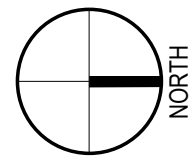
PHOTOMETRICS - UPPER LEVEL

1" = 20'-0"



PHOTOMETRIC CALCULATIONS

ZONE	MAXIMUM	MINIMUM	AVERAGE
SITE	5.4 FC	0.0 FC	0.9 FC
TYP LEVEL	14.7 FC	0.2 FC	7.6 FC
UPPER LEVEL	2.4 FC	0.1 FC	0.7 FC



1

PHOTOMETRICS - TYPICAL LEVEL

1" = 20'-0"

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Given Project # 23088

PHOTOMETRIC PLAN

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SUBMITTAL 4 5/29/2024

CIVIC CENTER F1 EXEMPTION PLAT L1 - PARKING GARAGE
TOWN OF PARKER PROJECT NO: SDP23-073

PACE PARKING GARAGE SITE DEVELOPMENT PLAN PARKER, COLORADO

SITUATED IN THE NORTHEAST 1/4 OF SECTION 22 AND THE NORTHWEST 1/4 OF SECTION 23,
TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO.



d'series

Specifications

Width: 13-3/4" (34.9 cm) Weight: 12 lbs (5.4 kg)

Depth: 10" (25.4 cm)

Height: 6-3/8" (16.2 cm)

Back Box (BBW, E20WC)

Width: 13-3/4" (34.9 cm) Weight: 5 lbs (2.3 kg)

Depth: 4" (10.2 cm)

Height: 6-3/8" (16.2 cm)

Introduction

The D-Series Wall luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information

EXAMPLE: DSXW1 LED 20C 1000 40K T3M MVOLT DDBTXD

Series	LEDs	Drive Current	Color temperature	Distribution	Voltage	Mounting	Control Options
DSXW1 LED	20C 1000 (1000 LEDs)	350 530 mA	40K 4000 K	T2S Type II Short	120V	Shipped included (blank)	Shipped installed PE Photoelectric cell, button type ¹
				T3M Type III Medium	208V		DWG D-10 dimming wires pulled outside fixture (for use with an external control, ordered separately)
				T4M Type IV Medium	240V	BBW Surface-mounted back box (for conduit entry)	PBR 180° motion/ambient light sensor, <15° night ¹¹
				TFTM Forward Throw Medium	347V ¹⁴		PBRHCW Motion/ambient sensor, 8-15° mounting height, ambient sensor enabled at 16' ¹¹
					480V ¹⁴		PBRHCWV Motion/ambient sensor, 15-30° mounting height, ambient sensor enabled at 16' ¹¹
							E20WC Emergency battery backup (includes external component enclosure, CA Title 20 compliant ¹²)

Other Options

Shipped installed	Shipped separately ¹	Finish required		
SP Single face (120, 277 or 347V) ¹⁴	BSW Best-determiner spikes	DRBKD Dark bronze	DSXSD Sandstone	DWHGD Textured white
DF Double face (120, 240 or 480V) ¹⁴	VG Vandal guard	DRALD Black	DRBKD Textured dark bronze	DSXSD Textured sandstone
HS House-side shield ¹	DDL Diffused drop lens	DRALD Natural aluminum	DRBKD Textured black	
SPD Separate surge protection ¹		DWHGD White	DRALD Textured natural aluminum	

Accessories

DSXW1 LED Rev. 01/18/23

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Contact factory for performance data on any configurations not shown here.

LEDs	Drive Current (mA)	System Watt	Dist. Type	120 (120V, 1-277V)	208 (208V, 1-277V)	240 (240V, 1-277V)	347 (347V, 1-277V)	480 (480V, 1-277V)	AMPC (Amps) (Phosphor Coated)	LM-79-08												
350mA	13W	T2S	1495	0	0	1	104	1526	0	0	1	117	1438	0	0	1	118	894	0	0	1	66
		T3M	1495	0	0	1	104	1448	0	0	1	111	1458	0	0	1	117	852	0	0	1	66
		T4M	1495	0	0	1	104	1448	0	0	1	111	1458	0	0	1	117	852	0	0	1	66
		TFTM	1495	0	0	1	104	1448	0	0	1	111	1458	0	0	1	117	852	0	0	1	66
		T2S	1495	0	0	1	104	1448	0	0	1	111	1458	0	0	1	117	852	0	0	1	66
		T3M	1495	0	0	1	104	1448	0	0	1	111	1458	0	0	1	117	852	0	0	1	66
		T4M	1495	0	0	1	104	1448	0	0	1	111	1458	0	0	1	117	852	0	0	1	66
		TFTM	1495	0	0	1	104	1448	0	0	1	111	1458	0	0	1	117	852	0	0	1	66
		T2S	2051	1	0	1	108	2365	1	0	1	116	2429	1	0	1	117	1364	0	0	1	67
		T3M	2051	1	0	1	108	2365	1	0	1	116	2429	1	0	1	117	1364	0	0	1	67
		T4M	2051	1	0	1	108	2365	1	0	1	116	2429	1	0	1	117	1364	0	0	1	67
		TFTM	2051	1	0	1	108	2365	1	0	1	116	2429	1	0	1	117	1364	0	0	1	67
700mA	26W	T2S	2657	1	0	1	108	2365	1	0	1	116	2429	1	0	1	117	1364	0	0	1	67
		T3M	2657	1	0	1	108	2365	1	0	1	116	2429	1	0	1	117	1364	0	0	1	67
		T4M	2657	1	0	1	108	2365	1	0	1	116	2429	1	0	1	117	1364	0	0	1	67
		TFTM	2657	1	0	1	108	2365	1	0	1	116	2429	1	0	1	117	1364	0	0	1	67
		T2S	3152	1	0	1	112	2865	1	0	1	124	2874	1	0	1	124	1680	0	0	1	68
		T3M	3152	1	0	1	112	2865	1	0	1	124	2874	1	0	1	124	1680	0	0	1	68
		T4M	3152	1	0	1	112	2865	1	0	1	124	2874	1	0	1	124	1680	0	0	1	68
		TFTM	3152	1	0	1	112	2865	1	0	1	124	2874	1	0	1	124	1680	0	0	1	68
		T2S	3648	1	0	1	116	3365	1	0	1	128	3378	1	0	1	128	1792	0	0	1	69
		T3M	3648	1	0	1	116	3365	1	0	1	128	3378	1	0	1	128	1792	0	0	1	69
		T4M	3648	1	0	1	116	3365	1	0	1	128	3378	1	0	1	128	1792	0	0	1	69
		TFTM	3648	1	0	1	116	3365	1	0	1	128	3378	1	0	1	128	1792	0	0	1	69
1000mA	33W	T2S	4144	1	0	1	120	3865	1	0	1	132	3878	1	0	1	132	1936	0	0	1	70
		T3M	4144	1	0	1	120	3865	1	0	1	132	3878	1	0	1	132	1936	0	0	1	70
		T4M	4144	1	0	1	120	3865	1	0	1	132	3878	1	0	1	132	1936	0	0	1	70
		TFTM	4144	1	0	1	120	3865	1	0	1	132	3878	1	0	1	132	1936	0	0	1	70
		T2S	4640	1	0	1	124	4365	1	0	1	136	4378	1	0	1	136	2144	0	0	1	71
		T3M	4640	1	0	1	124	4365	1	0	1	136	4378	1	0	1	136	2144	0	0	1	71
		T4M	4640	1	0	1	124	4365	1	0	1	136	4378	1	0	1	136	2144	0	0	1	71
		TFTM	4640	1	0	1	124	4365	1	0	1	136	4378	1	0	1	136	2144	0	0	1	71
		T2S	5136	1	0	1	128	4865	1	0	1	140	4878	1	0	1	140	2352	0	0	1	72
		T3M	5136	1	0	1	128	4865	1	0	1	140	4878	1	0	1	140	2352	0	0	1	72
		T4M	5136	1	0	1	128	4865	1	0	1	140	4878	1	0	1	140	2352	0	0	1	72
		TFTM	5136	1	0	1	128	4865	1	0	1	140	4878	1	0	1	140	2352	0	0	1	72
350mA	13W	T2S	1495	0	0	1	104	1526	0	0	1	117	1438	0	0	1	118	894	0	0	1	66
		T3M	1495	0	0	1	104	1448	0	0	1	111	1458	0	0	1	117	852	0	0	1	66
		T4M	1495	0	0	1	104	1448	0	0	1	111	1458	0	0	1	117	852	0	0	1	66
		TFTM	1495	0	0	1	104	1448	0	0	1	111	1458	0	0	1	117	852	0	0	1	66
		T2S	2051	1	0	1	108	2365	1	0	1	116	2429	1	0	1	117	1364	0	0	1	67
		T3M	2051	1	0	1	108	2365	1	0	1	116	2429	1	0	1	117	1364	0	0	1	67
		T4M	2051	1	0	1	108	2365	1	0	1	116	2429	1	0	1	117	1364	0	0	1	67
		TFTM	2051	1	0	1	108	2365	1	0	1	116	2429	1	0	1	117	1364	0	0	1	67
		T2S	2657	1	0	1	108	2365	1	0	1	116	2429	1	0	1	117	1364	0	0	1	67
		T3M	2657	1	0	1	108	2365	1	0	1	116	2429	1	0	1	117	1364	0	0	1	67
		T4M	2657	1	0	1	108	2365	1	0	1	116	2429	1	0	1	117	1364	0	0	1	67
		TFTM	2657	1	0	1	108	2365	1	0	1	116	2429	1	0	1	117	1364	0	0	1	67
700mA	26W	T2S	3152	1	0	1	112	2865	1	0	1	124	2878	1	0	1	124	1680	0	0	1	68
		T3M	3152	1	0	1	112	2865	1	0	1	124	2878	1	0	1	124	1680	0	0	1	68
		T4M	3152	1	0	1	112	2865	1	0	1	124	2878	1	0	1	124	1680	0	0	1	68
		TFTM	3152	1	0	1	112	2865	1	0	1	124	2878	1	0	1	124	1680	0	0	1	68
		T2S	3648	1	0	1	116	3365	1	0	1	128	3378	1	0	1	128	1792	0	0	1	69
		T3M	3648	1	0	1	116	3365	1	0	1	128	3378	1	0	1	128	1792	0	0	1	69
		T4M	3648	1	0	1	116	3365	1	0	1	128	3378	1	0	1	128	1792	0	0	1	69
		TFTM	3648	1	0	1	116	3365	1	0	1	128	3378	1	0	1	128	1792	0	0	1	69
		T2S	4144	1	0	1	120	3865	1	0	1	132	3878	1	0	1	132	1936	0	0	1	70
		T3M	4144	1	0	1	120	3865	1	0	1	132	3878	1	0	1	132	1936	0	0	1	70
		T4M	4144	1	0	1	120	3865	1	0	1	132	3878	1	0	1	132	1936	0	0	1	70
		TFTM	4144	1	0	1	120	3865	1	0	1	132	3878	1	0	1	132	1936	0	0	1	70
1000mA	33W	T2S	4640	1	0	1	124	4365	1	0	1	136	4378	1	0	1	136	2144	0	0	1	71
		T3M	4640	1	0	1	124	4365	1	0	1	136	4378	1	0	1	136	2144	0	0	1	71
		T4M	4640	1	0	1	124	4365	1	0	1	136	4378	1	0	1	136	2144	0	0	1	71
		TFTM	4640	1	0	1	124	4365	1	0	1	136	4378	1	0	1	136	2144	0	0	1	71
		T2S	5136	1	0	1	128	4865	1	0	1	140	4878	1	0	1	140	2352	0	0	1	72
		T3M	5136	1	0	1	128	4865	1	0	1	140	4878	1	0	1	140	2352	0	0	1	72
		T4M	5136	1	0	1	128	4865	1	0	1	140	4878	1	0	1	140	2352	0	0	1	72
		TFTM	5136	1	0	1	128	4865	1	0	1	140	4878	1	0	1	140	2352	0	0	1	72
		T2S	5632	1	0	1	132	5365	1	0	1	144	5378	1	0	1	144	2560	0	0	1	73
		T3M	5632	1	0	1	132	5365	1	0	1	144	5378	1	0	1	144	2560				

