



PLANNING COMMISSION MEETING

7:00 PM

September 12, 2019

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

August 22, 2019 Meeting Minutes

6. **PUBLIC HEARINGS**

LOT 1 O'BRIEN PARK - Site Plan Amendment

Applicant:	Town of Parker
Location:	10795 Victorian Drive
Department:	Community Development, BrieAnna Simon
TRAKiT No.:	SP19-049

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



PLANNING COMMISSION MINUTES

August 22, 2019

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

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

Also, present were Commissioners Richard Foerster, Ruth Ann Nelson, John Howe and Erik Frandsen. Alternates Tracie Manske and Kimberly Rodell were present and seated for the absent Commissioners Eliana Burke and Duane Hopkins. Alternate Susan Caudill was present.

ADDITIONS TO OR DELETIONS FROM THE AGENDA

None

APPROVAL OF MINUTES

Commissioner John Howe moved to approve the August 8, 2019 meeting minutes. Commissioner Richard Foerster seconded; a vote was taken and passed 7:0.

PUBLIC HEARING: OPENED: 7:02 P.M. MOST OF LOT 4 GOBLERS NOB SUBDIVISION - Use by Special Review for Exotic Pet Boarding

Applicant: Jennifer Piccin-Shaw, Creature Comforts Pet Hotel
Location: Northwest Corner of Parker Road and Pine Lane
Department: Community Development, BrieAnna Simon and Paul Workman
TRAKiT No.: Z19-010

BrieAnna Simon, Planner, presented the staff report for the Most of Lot 4 Goblers Nob Subdivision – Use by Special Review for Exotic Pet Boarding. Ms. Simon concluded with the determinations in staff's report and recommended the Planning Commission recommend that Town Council approve the use by special review request as conditioned in staff's report.

Planning Commissioners discussed with staff:

- pet escape prevention measures; (*Staff deferred to the applicant for a response.*)
- confirmation that none of the pets are dangerous as identified in the Municipal Code; (*Staff said that is correct.*)

APPLICANT PRESENTATION

Jennifer Piccin-Shaw, 11453 Donley Drive, Parker, CO and Jennifer Nystrom, 2395 Elkhorn Street, Parker, CO, Creature Comforts Pet Hotel co-owners, discussed with the Planning Commission:

- pet escape prevention measures; (*The applicant said all animals will be locked and secured with quick-links for all enclosures and cages with sliding tops.*)
- additional building security to protect the exotic pets; (*The applicant said they are looking into security systems with cameras but at this time the facility will be under lock and key operation; the doors and windows will be covered with blinds.*)
- the use of padlocks on the enclosures at night; (*The applicant said no, padlocks will not be used due to the safety of the pets in case of a need for an emergency evacuation; there are carabiners and locks that humans can quickly get undone but not animals.*)
- what is a sugar glider; (*The applicant said a sugar glider is a possum from Australia.*)
- noise complaint mitigation; (*The applicant said they would address noise complaints as best they can with adjacent businesses; explained animals noise comes from boredom and they will learn the needs of animals to minimize noise; at night the bird cages will be covered.*)
- working with other business for their support; (*The applicant said yes, they have worked with the adjacent businesses and they are supportive.*)
- maximum boarding capacity; (*The applicant said the projected capacity is 30 pets of varying species.*)
- odor control; (*The applicant said Hepa air purifiers will be in each room and all feces will be removed daily.*)

PUBLIC COMMENT OPENED

None

PUBLIC COMMENT CLOSED

PUBLIC HEARING: CLOSED: 7:11 P.M. MOST OF LOT 4 GOBLERS NOB SUBDIVISION - Use by Special Review for Exotic Pet Boarding

PLANNING COMMISSION DISCUSSION

Commissioner John Howe said this is an interesting facility posing no security concerns for the animals or the community; he supported recommending Town Council approve the request.

Commissioner Ruth Ann Nelson said this a welcome business addition to the Town of Parker that will be used; she supported recommending Town Council approve the request.

Commissioner Tracie Manske agreed.

Commissioner Richard Foerster said he supported recommending Town Council approve the use even though there is a concern for a potential break-in and escape of the exotic pets into the community.

Commissioner Kimberly Rodell said she appreciated the applicants' professionalism and thoughtfulness in what she considered a great concept. She said she appreciated that the applicants spoke with the adjacent tenants for support. She supported recommending Town Council approve the request.

Commissioner Erik Frandsen said he liked that the applicants will comply with the Town of Parker Municipal Code regarding allowed pet species; he supported recommending Town Council approve the request.

Chair Gary Poole concurred; he said this is a positive addition to the Town.

Commissioner John Howe moved that the Planning Commission recommend that Town Council approve the Goblers Nob Lot 4 - Use by Special Review request to allow an exotic pet boarding facility, subject to the six (6) conditions contained in staff's report. Commissioner Tracie Manske seconded; a vote was taken and passed 7:0.

PUBLIC HEARING: OPENED: 7:14 P.M. COTTONWOOD HIGHLANDS FILING NO. 7
- Sketch and Preliminary Plans

Applicant: John Cheney, Lennar Homes

Location: Generally located south of Cottonwood Drive between Chambers Road and Jordan Road

Department: Community Development, Stacey Nerger

TRAKiT No.: SUB18-037 and SUB18-045

Chair Gary Poole asked if any Planning Commissioner had a conflict of interest to disclose.

Commissioner Ruth Ann Nelson disclosed that her husband is employed by the company doing the engineering work as a Survey Project Manager; she stated she felt she did not have a conflict of interest.

All Planning Commissioners agreed; there is no conflict of interest.

Stacey Nerger, Planner, presented the staff report for the Cottonwood Highlands Filing No. 7 Sketch and Preliminary Plans. Ms. Nerger concluded with the determinations in staff's report and recommended the Planning Commission recommend that Town Council approve the sketch and preliminary plans as conditioned in staff's report.

Planning Commissioners had no questions for staff.

APPLICANT PRESENTATION

John Cheney, 9193 S Jamaica Street, Englewood, CO 80211, Lennar Homes presented:

- Lennar has been in business for 65 years
- the property was purchased in February
- there will be no changes in the Planned Development zoning
- the proposal for paired homes with 2-car garages and guest parking in front
- the project meets the Town of Parker requirements

- appreciation for Planning Commission support for approval

Planning Commissioners discussed with the applicant and staff:

- if the sale price range will accommodate affordable housing; (*Mr. Cheney said marketing will be a couple of years out; there is no pricing at this time but it will be consistent with the market at that time.*)
- if the development will be turned over to an Homeowners' Association (HOA); if the access/alley drive will be large enough to accommodate trash vehicles, as well as other passing vehicles; (*Mr. Cheney said this community will be included in the existing HOA (Dove Village) and metro district in Cottonwood Highlands; the metro district performs all common area maintenance and the HOA does covenant enforcement. He said one of the two entities will be maintaining the common drives. He said the drives are designed to accommodate fire trucks and should therefore be able to accommodate trash vehicles.*)
- how the pump-house will fit in the community design and safety pre-cautions for restricting access by children, i.e. fencing; (*Mr. Cheney said the pump-house is self-contained; with locked doors. He said he believed Cottonwood Water and Sanitation District designed the pump-house not to have a fence.*)
- the location for additional visitor parking; (*Mr. Cheney said there is additional on-street parking in front of the homes to provide additional visitor parking.*)
- that there will be sufficient lane room to accommodate on-street parking and through traffic; (*Staff said that is correct; the lanes need to meet fire code for through traffic.*)
- confirmation that Parkerhouse Road will terminate at Lanceleaf; (*Staff said that is correct.*)
- if there are plans for a traffic signal at Parkerhouse Road and Jordan; (*Staff said a traffic signal is planned once the traffic warrants are met.*)
- if the detention pond area will be fenced; (*Mr. Cheney introduced Dan Rodriguez, Civil Engineer, Manhard Consulting, 4225 E Iliff, who said this will not be a catch-basin but a dry-basin with no steep grades.*)

PUBLIC COMMENT OPENED

None

PUBLIC COMMENT CLOSED

PUBLIC HEARING: CLOSED: 7:31 P.M. COTTONWOOD HIGHLANDS FILING NO. 7 - Sketch and Preliminary Plans

PLANNING COMMISSION DISCUSSION

Commissioner John Howe said this is a clean development that fits the area and that will hopefully allow for diversity in housing costs and in the community.

Commissioner Richard Foerster said the design will allow for more visitor parking behind the individual units; a concept he appreciated.

Commissioner Kim Rodell said the lay-out is nice; she said she liked the fact that the homes face the exterior and have private drives; the design fits the area and will be a great spot for commuters.

Commissioner Ruth Ann Nelson said this is a good transitional design between the single-family homes to the north and the commercial to the south; she said she had a concern with the nearness to E-470 but the property is located nearer the exit ramp. She said she likes the design and she looks forward to the development in the Town.

Commissioner Tracie Manske said she is happy to see the great addition of duplexes and that type of development to the Town of Parker. She supported recommending approval to Town Council.

Commissioner Erik Frandsen said he appreciated the decreased density and he believed it will be a great project.

Chair Gary Poole concurred; saying it is a product line that is needed. He said he appreciated Lennar's effort to bring the product to the Town.

Commissioner John Howe moved that the Planning Commission recommend Town Council approve the Cottonwood Highlands Filing No. 7 Sketch and Preliminary Plans, subject to the two (2) conditions contained in staff's report. Commissioner Richard Foerster seconded; a vote was taken and passed 7:0.

PLANNING COMMISSION ITEMS

None

STAFF ITEMS

None

ADJOURNMENT

The meeting was adjourned at 7:34 p.m.

Rosemary Sietsema
Recording Secretary

Gary Poole
Chair



Planning Commission Staff Report

Planning Commission Date: 9/12/2019

Town Council Date: 9/16/2019

Hearing Type: Public Hearing
LOT 1 O'BRIEN PARK - Site Plan Amendment
TRAKiT No.: SP19-049

Location: 10795 Victorian Drive

Project Planner: BrieAnna Simon, Associate Planner

Applicant: Town of Parker

Executive Summary: The Town of Parker is proposing a site plan amendment to renovate the pool area and building located at the northeast corner of O'Brien Park. The site is located on the north side of Mainstreet between Parker Road and Victorian Drive.

Staff Recommendation: Approval

RECOMMENDED MOTION

"I move the Planning Commission recommend Town Council approve the site plan amendment to Lot 1 O'Brien Park for the renovation of the pool area and building."

ALTERNATIVE MOTIONS

"I move the Planning Commission recommend Town Council approve the site plan amendment to Lot 1 O'Brien Park for the renovation of the pool area and building, subject to the following conditions:"

-List conditions (either by staff or Planning Commission)

"I move the Planning Commission recommend Town Council deny the site plan amendment to Lot 1 O'Brien Park for the renovation of the pool area and building, 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 move to continue the site plan amendment to Lot 1 O'Brien Park for the renovation of the pool area and building to a future date."

I. BACKGROUND/DISCUSSION

This site plan amendment is to update existing pool amenities which include a new aquatic play structure, new shade structures and additional seating areas. The proposed amendment seeks to improve both amenities and operations of the site to insure continued popularity of this Town of Parker amenity. As part of these park improvements, a small area of the pool deck will be regraded to allow for better drainage. Additionally, there are minor modifications to the exterior of the building, including outdoor changing areas, door and lighting modifications. The proposed modifications comply with the Town's Commercial Industrial Multi-Family design standards.

This project addresses a number of issues on the current site, both functional and aesthetic. The site has some minor drainage issues, as well as, deterioration of the pool amenities and equipment due to age. The proposed plaza area is directly adjacent to Victorian Drive and will provide for both community activities and a private gathering space to complement the existing baseball field, basketball court and playground at O'Brien Park.

The proposed site plan has been developed jointly with a number of Town departments including Community Development, Public Works and Parks and Recreation.



II. PRIOR ACTIONS

Date	Action
5/17/1999	O'Brien Park Master Plan Approval
10/11/2001	Site Plan Approval (SP01-016)
9/5/2008	Replat of O'Brien Park

III. CURRENT SITE DATA

Existing Zoning	GD - Greater Downtown District
Overlay District	N/A
PD & Plan Area	Greater Downtown District: Town Center
Master Plan Area	Mainstreet Master Plan
Site Acreage	10.37

Subdivision		O’Brien Park	
Existing Use		Public Facility	
Surrounding Uses			
	Master Plan Land Use	Zoning	Existing Use
North	Downtown Core	PD - Planned Development	Undeveloped – Future Park Expansion
South	Downtown Core	GD - Greater Downtown District	Commercial
East	Downtown Core	GD - Greater Downtown District	Multifamily Residential and Commercial
West	Downtown Core	GD - Greater Downtown District	Commercial

IV. PARKER 2035 MASTER PLAN

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

MASTER PLAN CONSISTENCY	
Master Plan Designation	Mainstreet Master Plan Subarea ☒ Consistent ☐ Inconsistent
Master Plan Character Discussion	The Mainstreet Master Plan envisions future development for the Mainstreet corridor as a pedestrian-friendly environment that supports a vibrant and sustainable downtown area. 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.
Consistent Goals/Strategies	<u>Land Use 1.A</u> <u>Land Use 1.H</u>
Inconsistent Goals/Strategies	None
Staff Analysis	The Mainstreet Master Plan Area is described within the Master Plan as providing for a variety of uses including “parks and other gathering places for community events”. The proposed pool is designed to accommodate both public events and private gatherings. The proposal is consistent with the 2035 Master Plan.

V. OTHER MASTER PLANNING DOCUMENTS

OTHER PLANNING DOCUMENTS CONSISTENCY	
Other Planning Documents	Parker Mainstreet Master Plan
Policies/Guidelines/Strategies	Meets the vision and goals for Plan Area and Old Town
Consistency Review	☒ Consistent ☐ Inconsistent ☐ N/A
Staff Analysis	The Mainstreet Master Plan includes goals to create a sense of arrival and place. Specific recommendations for the Mainstreet Center include “provide a number of opportunities to expand the current amenities at O’Brien Park and create new and unique park experiences that will continue to draw residents and visitors alike to downtown”. The proposed pool enhancements invites the Mainstreet pedestrian to explore the “place” created by the park itself. This proposal is consistent with the Parker Mainstreet Master Plan.

VI. LAND DEVELOPMENT ORDINANCE

ZONING CONSISTENCY (Site Plan/UBSR/Sketch/Prelim Plan/MDP)			
Provisions	Existing/Required	Proposed	Analysis
Setbacks	Front – 0 Side – None Rear – None Corner – None	Setbacks are not being altered with this application.	☐ Consistent ☐ Inconsistent ☒ N/A
Density	Density is not a component of this application.		☐ Consistent ☐ Inconsistent ☒ N/A
Height/Stories	No building modifications are included in this proposal that affect height.		☐ Consistent ☐ Inconsistent ☒ N/A
Lot Size	No minimum or maximum lot size.		☐ Consistent ☐ Inconsistent ☒ N/A
Lot Coverage	Lot coverage alterations are not a component of this application.		☐ Consistent ☐ Inconsistent ☒ N/A
Landscaping	Title 13.06.070	The applicant is replacing trees on the site to bring the landscaping back into compliance with the original site plan approval.	☒ Consistent ☐ Inconsistent ☐ N/A
Off-Street Parking	Title 13.06.050	Parking is not being altered	☒ Consistent

		with this application.	☐ Inconsistent ☐ N/A
Miscellaneous	Title 13.10.140	The new lighting elements will meet the lighting code.	☒ Consistent ☐ Inconsistent ☐ N/A
Staff Analysis	The proposed changes being proposed meet the requirements of the Land Development Ordinance.		

VII. DESIGN REVIEW

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

VIII. ACCESS, CIRCULATION & TRAFFIC ANALYSIS

Access for the site is from Victorian Drive. There are no alterations being proposed to the site access with this application.

IX. SUMMARY REFERRAL AGENCY COMMENTS AND CONDITIONS

Agency	Comments
Parker Engineering	Approved
Parker Fire & Life Safety	Approved
Public Service Company of Colorado	Approved
Parker Water and Sanitation	Approved
Town of Parker Parks and Recreation	No Comment
IREA	Approved
CenturyLink	No Comment
Comcast	No Comment
Town of Parker Comprehensive Planning	No comment

X. CONCLUSION

This project addresses a number of issues on the current site, both functional and aesthetic. Modifications to the site directly correlate with the recommendations outlined for O'Brien Park in the Mainstreet Master Plan. This application will enhance the current amenities to downtown and the community. Staff supports the proposal.

XI. ATTACHMENTS

1. Applicant's Narrative
2. Site Development Plan

Report Approved By: Bryce Matthews, Planning Manager

Through: Jason Rogers, Deputy Community Development Director



**BARKER
RINKER
SEACAT**
ARCHITECTURE

Site Plan Amendment Submittal

H2O'Brien Pool & Building Remodel

Project Narrative

The H2O'Brien Pool and Building are a part of O'Brien Park. O'Brien Park is around 10 acres and is comprised of an existing parking lot, an existing playground, an existing ball field and the H2O'Brien Pool with building. O'Brien Park is on the northeast corner of Main Street and Highway 83. The H2O'Brien Pool and Building project site is approximately 1.44 acres and in the northeast corner of the Park. The pool and support building were built in 2001. The site includes existing perimeter fencing, a premanufactured pavilion, two water slides, a lap pool, an aquatic play structure and zero entry pool, shade structures, and existing landscaping.

Although the pool is still popular, it is feeling a bit dated and stale. This project aims to improve both amenities and operations to ensure continued popularity for the foreseeable future while increasing efficiency and lowering operational costs.

The existing parking lot and parking area is not part of this project and will not change. We're also trying to limit the amount of landscape changes keeping as much existing landscaping as possible. There are a couple small landscape areas that are being altered. One area is around the existing pavilion where we are removing some small fencing around it and providing ornamental grasses and shrubs to provide a little more privacy and separation with landscaping, versus fencing. The existing outdoor shower area and enclosure are being removed as well as the existing non-functioning splash pad to reconfigure to be a smaller outdoor shower area allowing for more shade structures. This area also has a small amount of landscaping and planting modifications to allow for this as well as a new emergency exit gate north of the building to the east side of the site. There's an existing planter with shrubs and a tree which we are removing the perimeter low walls and replacing it with a steel planter with irregular seating. The tree is remaining with the existing shrubs being replaced.

There is a small area of pool deck drainage that is being re-graded by removing the existing concrete and adjusting the slopes to allow for better drainage. This area occurs east of the existing aquatic play structure. This play structure is being replaced with a 'new and improved' aquatic play structure bringing new life and excitement to the facility. The building itself will see some minor modifications to the exterior of the building. This scope involves removing some doors on the north elevation and filling them in with masonry matching the existing facility. We are then proposing outdoor changing areas with the enclosure being exterior rated solid phenolic partitions. Electrically, the site has existing light poles, bases and fixtures spread around the pool deck. The light poles and bases are remaining with the light fixtures being replaced with new more energy efficient LED light fixtures.

There is no civil, grading or drainage scope of work occurring except for some small localized areas that need drainage corrected (site movement has altered the original drainage). All utilities are existing with no modifications anticipated. There will be some new shade structures and seating areas providing patrons with more options and amenities.

DENVER
3457 RINGSBY COURT
UNIT 200
DENVER, CO 80216
303.455.1366

DALLAS
129 S. MAIN ST.
UNIT 230
GRAPEVINE, TX 76051
817.527.6880

BRSEARCH.COM

7/10/2019 11:09:51 AM C:\Users\jasonringdahl\Desktop\Revit\H2OB\JasonRingdahl.rvt

PARKER H2O'BRIEN POOL & BUILDING REMODEL
OBRIEN PARK
THE TOWN OF PARKER
A PART OF THE NW 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 PLAN AMENDMENT SUBMITTAL

LEGAL DESCRIPTION
O'BRIEN PARK LOT 1



VICINITY MAP

NOT TO SCALE

GENERAL NOTES

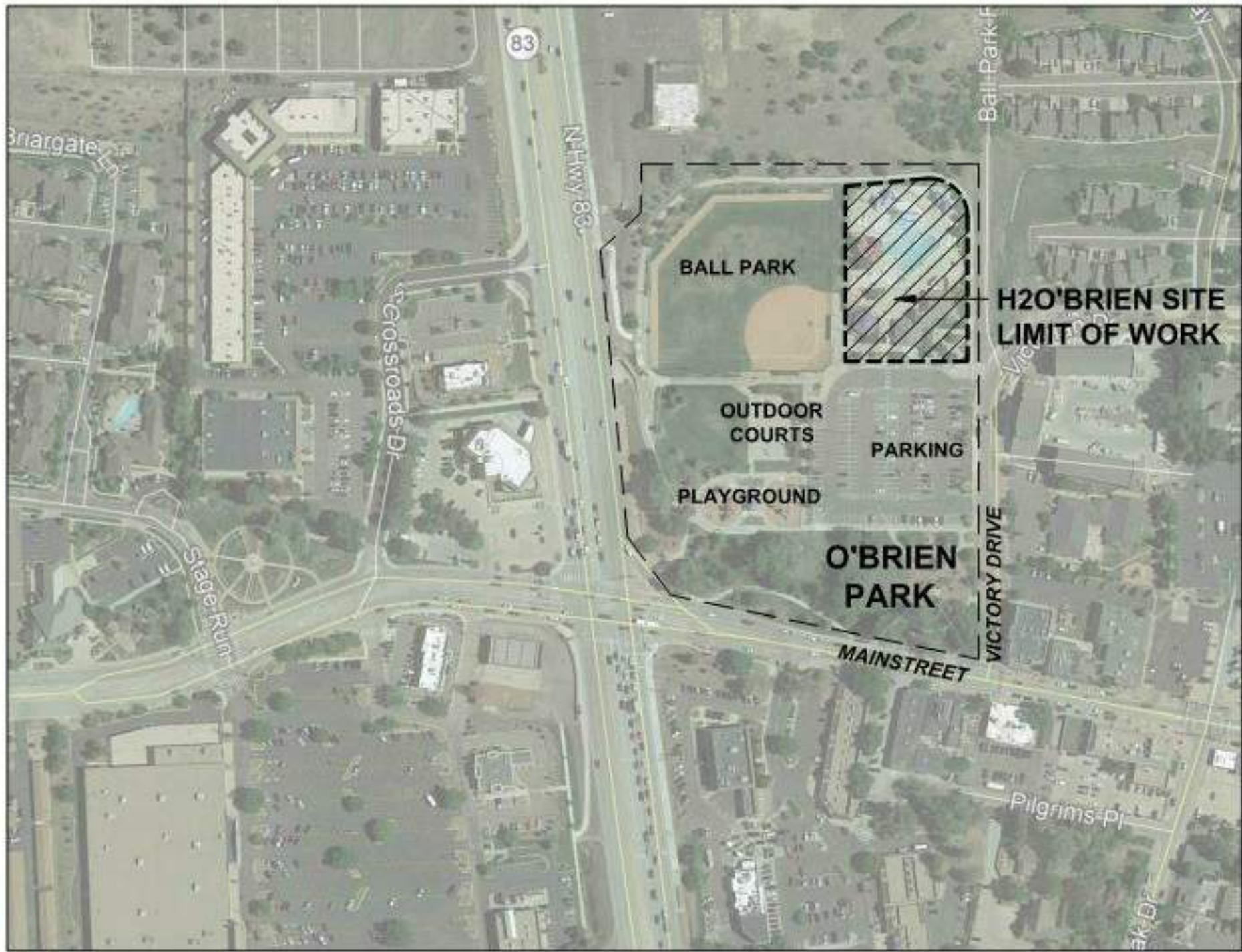
1. PROJECT LOCATION: 17095 VICTORIAN DRIVE, TOWN OF PARKER COLORADO, 80138.
2. SURVEY BY AZTEX CONSULTANTS, INC., 300 EAST MINERAL AVENUE, SUITE 1, LITTLE COLORADO, 80122.

SITE DATA

SITE DATA	SQUARE FEET	% OF TOTAL AREA
BUILDINGS (EXISTING, NO CHANGE)	4,125 SF	6.5%
HARDSCAPE	42,840 SF	68.1%
PARKING	EXISTING, NO CHANGE	
SOFTSCAPE	15,978 SF	25.4%
TOTAL SITE AREA	62,943 SF	100%

PARKING	EXISTING SPACES	PROPOSED SPACES
	160+9 HC STALLS	**

**NOTE: OBrien Park's parking is existing with no proposed changes to the parking area.



PROJECT SITE MAP

NOT TO SCALE

SHEET INDEX

SHT #	NAME	SHEET TITLE
1	CVR	COVER SHEET
2	EX1	SITE SURVEY
3	L0	SHEET INDEX, LANDSCAPE NOTES & SITE FURNISHINGS TABLE
4	L1	SITE PLAN
5	L2	SITE PLAN ENLARGMENTS
6	L3	SITE PLAN DETAILS
7	L4	LANDSCAPE PLAN
8	L5	PLANTING DETAILS
9	L6	TREE CONSERVATION PLAN
10	A1	BUILDING ELEVATIONS
11	A2	AQUATICS PLAY FEATURE
12	E1	ELECTRICAL SITE/PHOTOMETRIC PLANS
13	E2	ELECTRICAL SITE DETAILS



brsarch.com

H2O'BRIEN POOL & BUILDING REMODEL

10795 Victorian Drive, Parker, CO 80138



Project Number:	2018.114
Issue:	Site Plan Amendment
Date:	May 6, 2019
Drawn By:	Author
Checked By:	Checker

Revisions:	Description	Date:
○	Amendment Revisions	7.11.2019
	Site Plan Amend. Revs	8.12.2019

Sheet title:

CVR

OWNER

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

DESIGN TEAM

Architect
Barker Rinker Seacat Architecture
3457 Ringsby Court, Unit 200
Denver, CO 80216
(303) 455-1366
jasonringdahl@brsarch.com
Andy Stein
andystein@brsarch.com

Landscape Architect
StudioCPG
4383 Tennysone Street #1A
Denver, CO 80212
(303) 455-3779
Billy Gregg
billy@studiocpg.com
Abigail Griffith
abigail@studiocpg.com

Irrigation Consultant
Hydrosystems-KDI
860 Tabor Street, Suite 200
Lakewood, CO 80401
(303) 980-8327

Structural Engineer
Jirsa Hedrick & Associates, Inc.
8490 East Crescent Parkway, Suite 250
Greenwood Village, CO 80111
(303) 839-1963
Ed Buteyn
ebuteyn@jirsahedrick.com

Mechanical/Plumbing Engineer
The Ballard Group
2525 South Wadsworth Blvd., Suite 200
Lakewood, CO 80227
(303) 988-4514
Jon Brooks
jbrooks@aedesign-inc.com
Mitch Hanson
mhanson@aedesign-inc.com

Electrical Engineer
AE Design
1900 Wazee Street, Suite 205
Denver, CO 80202
(303) 296-3034
Jon Brooks
jbrooks@aedesign-inc.com
Mitch Hanson
mhanson@aedesign-inc.com

Aquatic Designer
Water Technology Inc.
100 Park Avenue, PO Box 614
Beaver Dam, WI 53916
(920) 887-7375
Doug Whiteaker
dwhiteaker@watertechnologyinc.com
Aldo Coronado
acoronado@wtiworld.com

PARKER H2O'BRIEN POOL & BUILDING REMODEL
OBRIEN PARK
THE TOWN OF PARKER
A PART OF THE NW 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 PLAN AMENDMENT SUBMITTAL

LEGAL DESCRIPTION
O'BRIEN PARK LOT 1

LEGEND

	SANITARY MANHOLE
	SANITARY UNDERGROUND
	STORM CORRUGATED METAL PIPE
	STORM INLET
	STORM DOWN DRAIN
	STORM FES
	STORM MANHOLE
	STORM REINFORCED CONCRETE PIPE
	ELECTRIC BREAKER BOX
	ELECTRIC CABINET
	ELECTRIC TRANSFORMER
	ELECTRIC UNDERGROUND
	LIGHT POLE
	ELECTRIC VAULT
	ELECTRIC OUTLET
	FIBER OPTIC UNDERGROUND
	FIBER OPTIC VAULT
	GAS LINE UNDERGROUND
	GAS METER
	IRRIGATION METER
	IRRIGATION VALVE
	IRRIGATION VAULT
	MISC
	EX CONT-MJR
	EX CONT-MNR
	LANDSCAPE EDGE
	TREE DECIDUOUS
	TREELINE
	FENCE POST
	FENCE
	SIDEWALK
	BENCH
	BIKE RACK
	TRASH CAN
	EDGE CONCRETE
	TRAIL
	CURB LIP OF GUTTER
	CURB TOP BACK
	FLOWLINE
	CURB TOP FACE
	CHASE
	SWALE FLOWLINE
	LINEMARKING WHITE STRIPE SOLID
	SIGN
	BUILDING
	BUILDING OVERHANG-EAVE
	STEPS
	STRUCTURE
	COLUMN
	WALL
	CONCRETE
	ASPHALT PAVEMENT
	GRAVEL ROAD
	WALL
	BUILDING EAVE

GENERAL NOTES

- BENCHMARK: DOUGLAS COUNTY GIS #1.075024 (AZTEC #AZDC410). RECOVERED A 3 1/4" ALUMINUM CAP LOCATED ON THE SOUTH SIDE OF TODD DRIVE WEST OF THE INTERSECTION AT MOTSENBOCKER ROAD, WEST OF THE NORTH-SOUTH WOOD FENCE, NORTH OF THE ELECTRICAL TRANSFORMER AND SOUTH OF THE TELEPHONE PEDESTALS.
NAVD88 ELEV=5922.17'
- ALL LINEAL UNITS SHOWN ARE U.S. SURVEY FEET.
- DATE OF SURVEY: THE FIELDWORK FOR THIS SURVEY WAS PERFORMED ON APRIL 2, 2019.
- THIS SURVEY DOES NOT CERTIFY TO SUBSURFACE FEATURES, IMPROVEMENTS, UTILITIES OR BURIED LINES OF ANY TYPE. LOCATION DEPICTED HEREON ARE DERIVED FROM FIELD SURVEY OF UTILITY FLAGGING / PAINT MARKING, PERFORMED BY AZTEC CONSULTANTS INC. UTILITY LOCATES DEPARTMENT ON APRIL 2, 2019.
- THIS TOPOGRAPHY MAP DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND IS ONLY INTENDED TO DEPICT SITE IMPROVEMENTS AND GROUND FEATURES AS THEY EXISTED ON THE DATE SURVEYED.
- PROJECT COORDINATES ARE MODIFIED COLORADO STATE PLANE CENTRAL ZONE 83(2011) COORDINATES. PROJECT COORDINATES ARE DERIVED FROM STATE PLANE COORDINATES USING THE FOLLOWING FORMULAS:

PROJECT NORTHING = (STATE PLANE NORTHING * 1.0003179891) - 1000000.026
PROJECT EASTING = (STATE PLANE EASTING * 1.0003179891) - 3000000.031

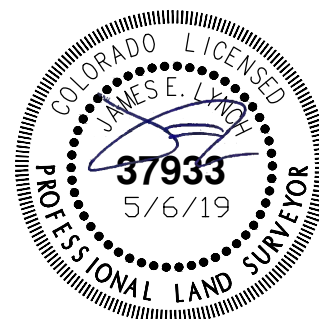
SURVEYOR'S STATEMENT

I, JAMES E. LYNCH, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE TOPOGRAPHIC EXHIBIT SHOWN HEREON WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF IS TRUE AND ACCURATE.

JAMES E. LYNCH, PLS NO. 37933
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

STATUTE OF LIMITATIONS

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.



SHEET INDEX:

- L0
- SHEET INDEX LANDSCAPE NOTES & FURNISHINGS SCHEDULE
- L1
- SITE PLAN
- L2
- SITE PLAN ENLARGEMENTS
- L3
- SITE PLAN DETAILS
- L4
- LANDSCAPE PLAN
- L5
- PLANTING DETAILS
- L6
- TREE CONSERVATION PLAN

LANDSCAPE NOTES

1.
- EXISTING CONDITIONS:** CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT PREVIOUSLY UNKNOWN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE PROJECT MANAGER FOR DECISION.
2.
- EXISTING VEGETATION:**
A. PROTECT IN PLACE ALL EXISTING PLANTINGS. ANY TREES LOCATED WITHIN THE LIMIT OF WORK TO BE PROTECTED PER TREE PROTECTION DETAIL. RE: 2/SP1
3.
- UTILITIES:** THESE DRAWINGS REPRESENT ONLY THE APPROXIMATE LOCATION OF UTILITIES AND ARE INCLUDED ONLY FOR THE CONVENIENCE OF THE CONTRACTOR. CONTRACTOR TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO BEFORE DIGGING, INCLUDING BUT NOT LIMITED TO, TRENCHING AND SHRUB AND TREE PLANTING PITS. IF UTILITIES OCCUR AT LOCATIONS OF PROPOSED SHRUBS, OR WITHIN EIGHT (8) FEET OF PROPOSED TREES, THE CONTRACTOR SHALL REPORT SUCH CONDITIONS TO THE PROJECT MANAGER. DAMAGE TO EXISTING UTILITIES BY THE LANDSCAPE CONTRACTOR IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.

ORGANIC MATTER: TWENTY FIVE PERCENT (25%) MAXIMUM.
SALT CONTENT: FIVE (5.0) MMHOS/CM MAXIMUM.
PH: 7.5, MAXIMUM.
CARBON TO NITROGEN RATIO SHALL BE LESS THAN 20:1.
4.
- SITE PREPARATION:** LANDSCAPE CONTRACTOR TO REMOVE ALL ROCK AND DEBRIS OVER 1" IN SIZE AND REMOVE OFF SITE. PROVIDE FINISH GRADES WHILE MAINTAINING POSITIVE DRAINAGE. CONTRACTOR TO NOTIFY THE PROJECT MANAGER OF ANY POORLY DRAINED AREAS PRIOR TO COMMENCING WORK.
5.
- SOIL AMENDMENT:** SOIL CONDITIONER:AMEND SOIL AT A RATE OF FOUR (4) CUBIC YARDS PER ONE THOUSAND (1,000) SQUARE FEET* WITH SOIL CONDITIONER CONSISTING OF AGED ORGANIC MATTER, FREE OF WEED OR OTHER NOXIOUS PLANT SEEDS, LUMPS, STONES, OR OTHER FOREIGN CONTAMINANTS HARMFUL TO PLANT LIFE, AND HAVING THE FOLLOWING CHARACTERISTICS BASED ON A NUTRIENT TEST PERFORMED NO LONGER THAN 3 MONTHS PRIOR TO ITS INCORPORATION INTO THE PROJECT:

ORGANIC MATTER: TWENTY FIVE PERCENT (25%) MAXIMUM.
SALT CONTENT: FIVE (5.0) MMHOS/CM MAXIMUM.
PH: 7.5, MAXIMUM.
CARBON TO NITROGEN RATIO SHALL BE LESS THAN 20:1.
6.
- PLANT MATERIAL FOR RESTORED AREAS:**

ALL PLANT MATERIAL SHALL MEET REQUIREMENTS OF ALL CONTRACT DOCUMENTS. ALL PLANT MATERIAL SHALL MEET OR EXCEED CURRENT AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1 AND THE COLORADO NURSERY ACT AND ACCOMPANYING RULES AND REGULATIONS.

ALL TREES, SHRUBS AND OTHER PLANT MATERIALS ARE TO BE APPROVED BY THE PROJECT MANAGER PRIOR TO DELIVERY AND AGAIN AFTER DELIVERY TO SITE. ANY PLANT NOT MEETING APPROVAL MAY BE REJECTED AT ANY TIME PRIOR TO FINAL ACCEPTANCE PER SPECIFICATIONS.

ALL PLANT MATERIAL LOCATIONS ARE TO BE STAKED BY THE CONTRACTOR FOR REVIEW BY THE PROJECT MANAGER. ALL ADJUSTMENTS SHALL BE MADE BY THE CONTRACTOR.

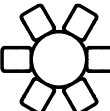
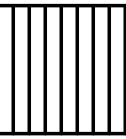
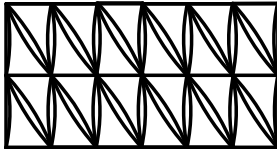
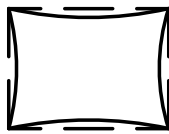
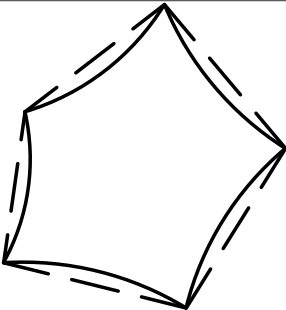
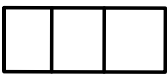
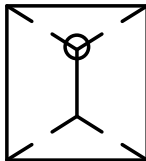
THE CONTRACTOR SHALL NOT DIG PLANT PITS UNTIL LOCATIONS ARE APPROVED. PRE-DIGGING OF PLANT PITS IS NOT ALLOWED. ALL TREE PITS ARE TO BE DUG AFTER TREE IS PLACED AT THE FINAL LOCATION TO ALLOW FOR PROPER TREE PIT DEPTH.
7.
- MULCH:** ADDITIONAL MULCH FOR RESTORED AREAS: MATCH EXISTING
8.
- IRRIGATION:** ALL EXISTING IRRIGATION TO REMAIN IN PLACE. IRRIGATION TO BE ADJUSTED IN RESTORED AREAS AS NEEDED. NO ADDITIONAL IRRIGATION REQUIRED.
9.
- CLEANUP:** ANY CONSTRUCTION DEBRIS OR MUD DROPPED INTO MANHOLES, PIPES, OR TRACKED ONTO EXISTING ROADWAYS SHALL BE REMOVED IMMEDIATELY BY CONTRACTOR. CONTRACTOR SHALL REPAIR ANY EXCAVATIONS OR PAVEMENT FAILURES CAUSED BY CONSTRUCTION WITHIN OR IN THE VICINITY OF THE LIMITS OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE DUE TO CONSTRUCTION AT NO ADDITIONAL COSTS TO OWNER.

PARKER H2O'BRIEN POOL & BUILDING REMODEL
OBRIEN PARK
THE TOWN OF PARKER
A PART OF THE NW 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 PLAN AMENDMENT SUBMITTAL

LEGAL DESCRIPTION
O'BRIEN PARK LOT 1

SITE FURNISHINGS SCHEDULE

SYMBOL	ITEM	QUANTITY	SUPPLIER	PRODUCT	MATERIAL	COLOR	MOUNT	NOTES:
	SQUARE BENCH	6	STREETLIFE	24" ROUGH & READY SQUARE BENCH	ALL BLACK SLATS WITH POWDERCOATED FRAME	POWDERCOATED FRAME COLOR: RAL 9006 LIGHT GREY	SURFACE	RE: 4/L3 FOR INSTALLATION DETAIL
	6 SEAT PICNIC TABLE	9	LANDSCAPE FORMS	CAROUSEL TABLE, 6 SEAT DINING HEIGHT, BACKED GRID SEATS, STEEL HEAD 42" DIA PERFORATED TABLE TOP	POWEREDCOATED METAL	WHITE	SURFACE	PROVIDED AND INSTALLED BY OWNER
	CABANA	2	TUUCI	10'X10' TUUCI EQUINOX CABANA WITH TRELIS TOP & SOLAR SHADE ROOF, & THREE TRELIS WALLS	POWDERCOATED METAL & SOLAR SHADE ROOF	POWDERCOAT COLOR: ASH GREY FABRIC COLOR: WHITE	STAINLESS STEEL BASE PLATES	
	SHADE SAIL WITH FRAME	1	USA SHADE	18' X 34' CUSTOM SAIL WITH FRAME	POWDERCOATED METAL POSTS & SHADESURE FABRIC SAIL	POWDERCOAT COLOR: BLUE, FABRIC COLOR : SILVER & ROYAL BLUE	TBD	
	20'X15' 4 POINT SHADE SAIL	3	USA SHADE	20'X15' 4 POINT SHADE SAIL	POWDERCOATED METAL POSTS & SHADESURE FABRIC SAIL	POWDERCOAT COLOR: BLUE FABRIC COLOR: SILVER	TBD	
	5 POINT SHADE SAIL	1	USA SHADE	23.5' X 23.5' X 23.5'X 20.5' X 20.5' 5 POINT SHADE SAIL	POWDERCOATED METAL POSTS & SHADESURE FABRIC SAIL	POWDERCOAT COLOR: BLUE FABRIC COLOR: SILVER	TBD	
	EXISTING 'WAVE' SHADE SAIL REPLACEMENT	4	USA SHADE	20' X 20' WAVE SHADE SAIL -SAIL ONLY	SHADESURE FABRIC SAIL	ROYAL BLUE & SILVER TO MATCH EXISTING		EXISTING METAL STRUCTURE TO REMAIN, REPLACE SAIL ONLY
	SERIF LOUNGER	9	STREET LIFE	SERIF LOUNGER	CLOUDY GREY SLATS WITH POWDERCOATED STEEL FRAME	FRAME RAL COLOR : RAL 7016 ANTHRACITE	SURFACE	RE: 3/L3 FOR INSTALLATION DETAIL
RE: 5/L3	SURF ISLE FURNISHINGS	1	STREETLIFE	SURF ISLE STRUCTURES	CLOUDY GREY SLATS WITH POWDERCOATED STEEL FRAME	FRAME RAL COLOR : RAL 7016 ANTHRACITE	TBD	
	ADIRONDACK CHAIR	24	LOLL	LOLL ADIRONDACK CHAIR FLAT	100% RECYCLES HIGH DENSITY POLYETHYLENE	SKY BLUE	MOVEABLE	PROVIDED BY OWNER
	SIDE TABLE	6	LOLL	LOLL SATELLITE END TABLE (18")	100% RECYCLES HIGH DENSITY POLYETHYLENE	WHITE	MOVEABLE	PROVIDED BY OWNER
	EQUIPMENT SHADE SAIL	1	USA SHADE	10'X14' SINGLE POST LIFE GUARD SHADE SAIL 10' TALL	POWDERCOATED METAL POSTS & SHADESURE FABRIC SAIL	POWDERCOAT COLOR: TELE GREY FABRIC COLOR: SILVER	TBD	FOR PUMP PIT AND VFD COORDINATION , VERIFY EXISTING UTILITIES AND LIGHT POLE FOUNDATION BEFORE INSTALLATION
NOTE: ALL FURNISHING MANUFACTURERS AS NOTED ABOVE OR APPROVED EQUAL. SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION. INSTALL ALL SITE FURNISHINGS ON 6" DEPTH CONCRETE PAD, MINIMUM 12" WIDER THAN FURNISHING IN ALL DIRECTION. INSTALL PER MANUFACTURER'S DIRECTIONS. ALL SUBSTITUTIONS TO BE APPROVED BY OWNER AND OWNER'S REPRESENTATIVE. FINAL COLOR SELECTIONS TO BE DETERMINED.								



SQUARE BENCH



SERIF LOUNGER



6 SEAT PICNIC TABLE



CABANA



SHADE SAILS



CLOUDY GREY SLATS



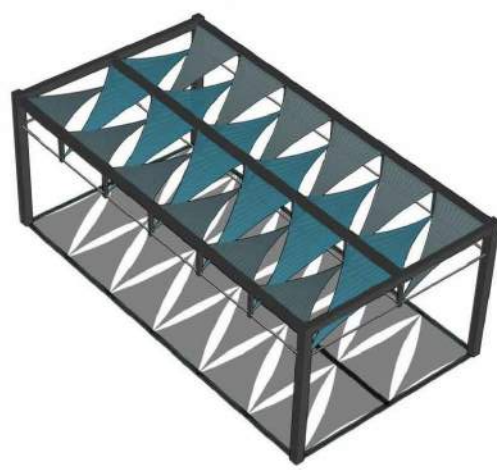
ALL BLACK SLATS



ADIRONDACK CHAIR



SIDE TABLE



SHADE SAIL WITH FRAME



EQUIPMENT SHADE SAIL



brsarch.com



4383 Tennyson Street #1A
Denver, CO 80212
P: 303.455.3779

H2O'BRIEN POOL & BUILDING REMODEL

10795 Victory Drive, Parker, CO 80138



Project Number: 2018.114
Issue: Site Plan Amendment
Date: May 6, 2019
Drawn By: AG
Checked By: BG

Revisions:
Rev. Date:
Amendment Revisions 7.11.2019
Site Plan Amend. Revs 8.12.2019

Sheet title:
SHEET INDEX, LANDSCAPE
NOTES & FURNISHINGS
SCHEDULE

L0

SHEET 3 OF 13

© 2019 Barker Rinker Seacat Architecture

LEGEND:

PLANTING AREAS,
POTENTIAL AREAS OF
LANDSCAPE DISTURBANCE
+/- 1,240 SF

EXISTING MATURE
LANDSCAPE TO REMAIN,
PROTECT IN PLACE, RE: L6

REMOVE AND REPLACE 6"
CONCRETE RE: 2/L3

CRUSHER FINES RE: 1/L3

EXISTING FLOW LINES

4' SINGLE MAN GATE

PROJECT LIMIT

SITE PLAN NOTES:

1. ALL PARKING ON SITE IS EXISTING FOR O'BRIEN PARK AND POOL FACILITY. PARKING WILL REMAIN AS IS.

2. ALL UTILITIES TO REMAIN AS IS.

3. ALL EXISTING GRADING AT LANDSCAPE & PAVING AREAS TO REMAIN AS IS UNLESS NOTED OTHER WISE.

PARKER H2O'BRIEN POOL & BUILDING REMODEL

OBRIEN PARK

THE TOWN OF PARKER

A PART OF THE NW 1/4 OF SECTION 23

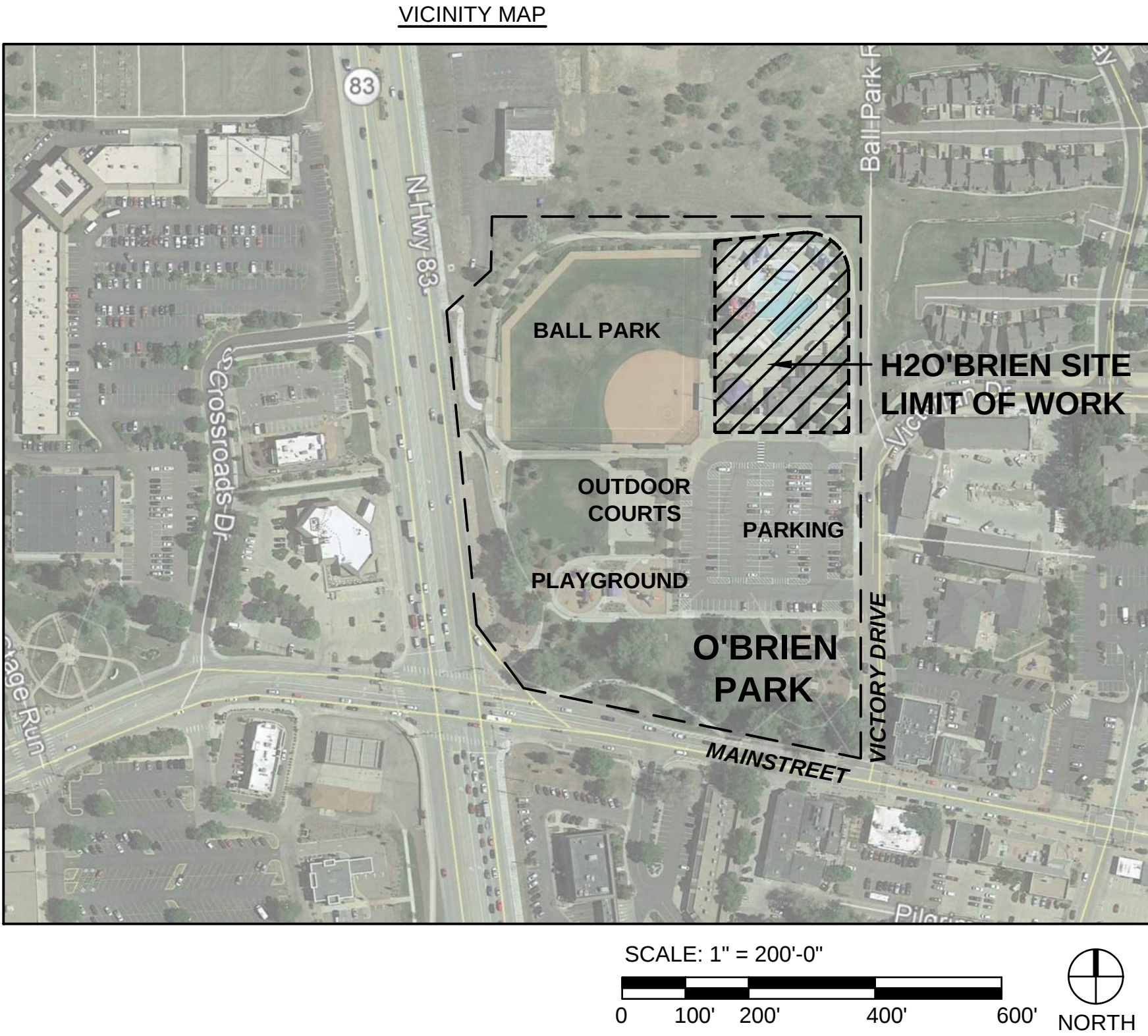
TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M.

TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

SITE PLAN AMENDMENT SUBMITTAL

LEGAL DESCRIPTION

O'BRIEN PARK LOT 1



bs

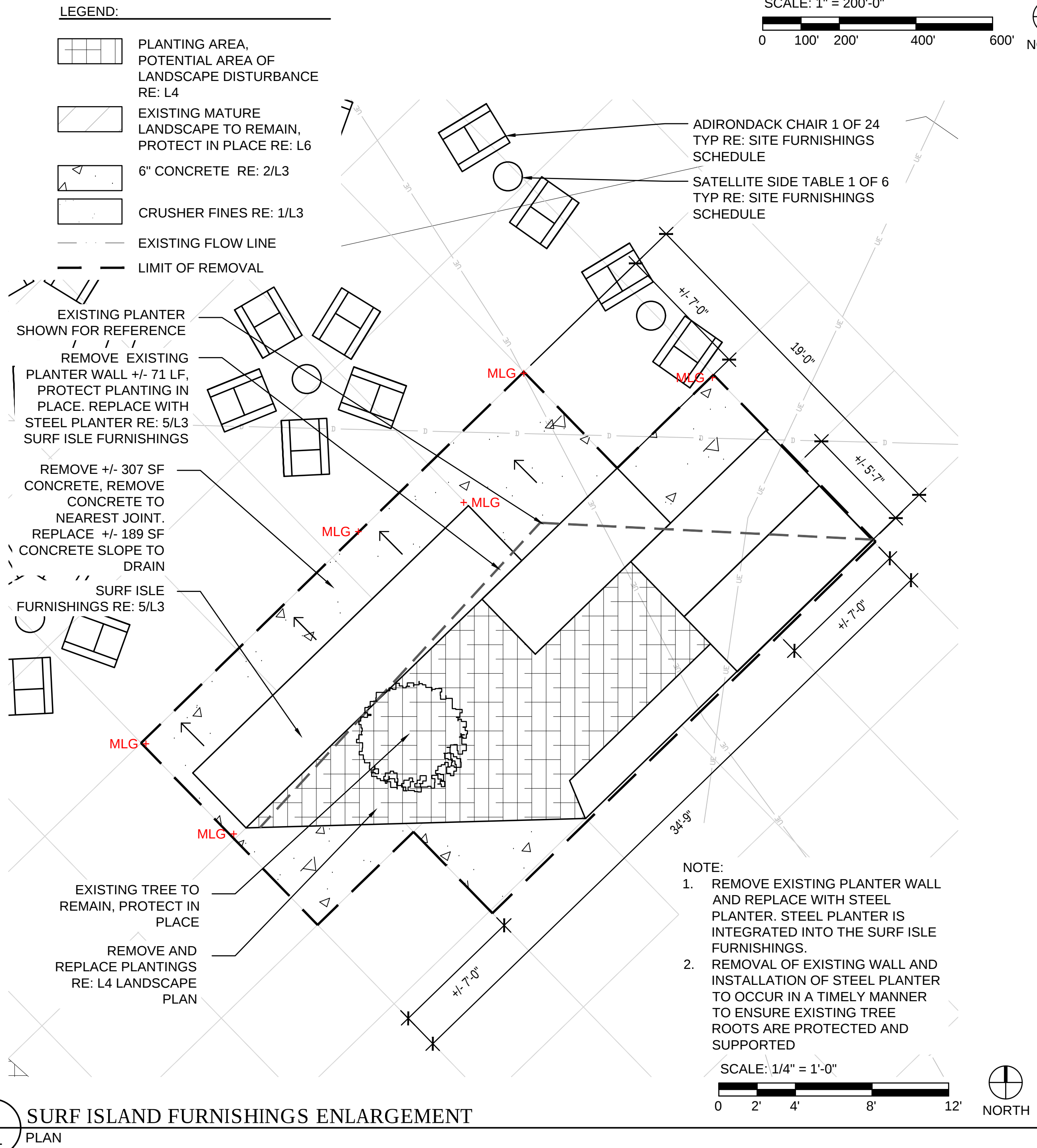
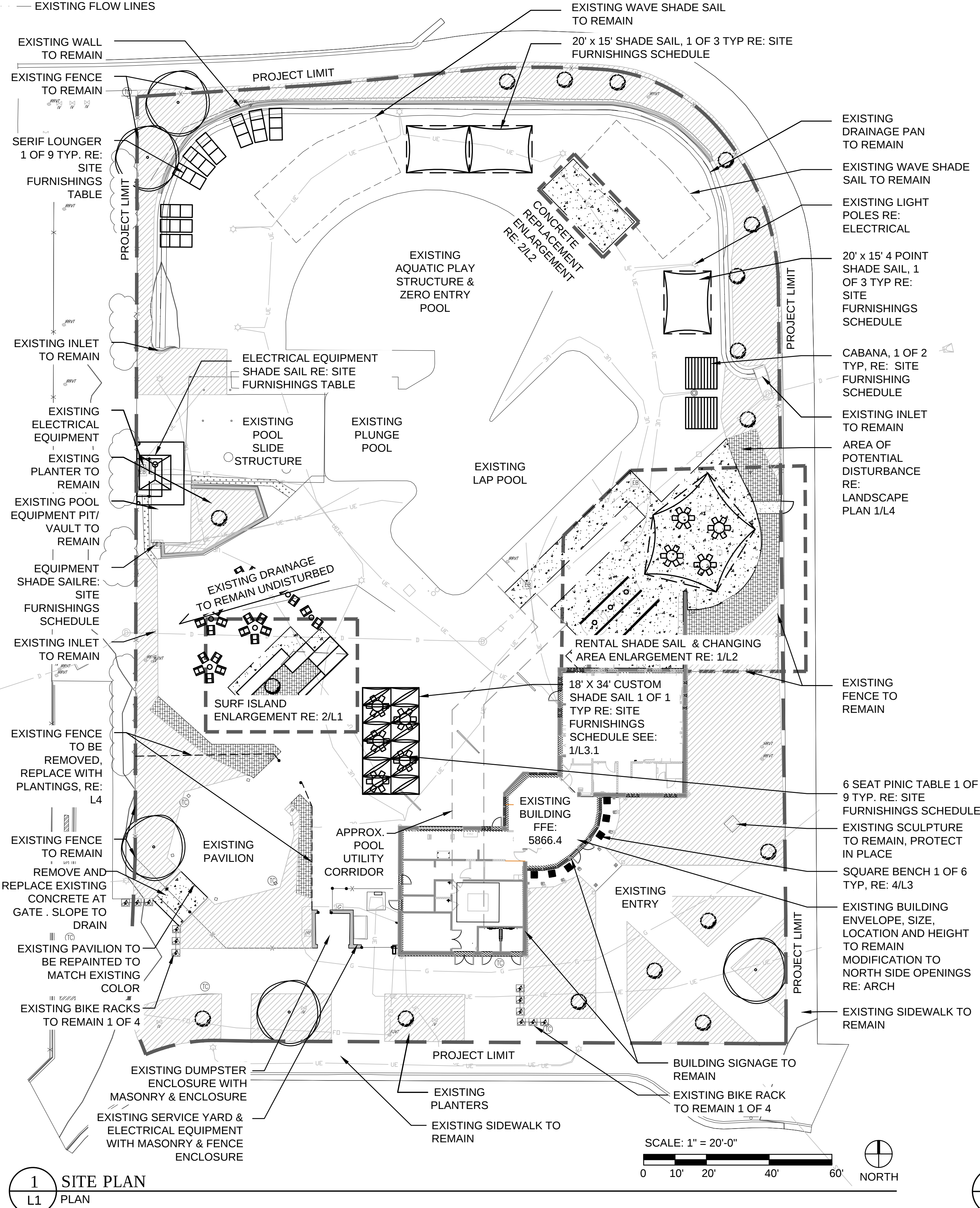
BARKER
RINKER
SEACAT
ARCHITECTURE

brsarch.com

STUDIO CPG

Landscape Architecture & Planning

4383 Tennyson Street #1A
Denver, CO 80212
P: 303.455.3779



H2O'BRIEN POOL & BUILDING REMODEL

10795 Victory Drive, Parker, CO 80138



Project Number:	2018.114
Issue:	Site Plan Amendment
Date:	May 6, 2019
Drawn By:	AG
Checked By:	BG
Revisions:	
Rev.	Date:
Amendment Revisions	7.11.2019
Site Plan Amend. Revs	8.12.2019

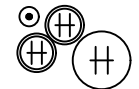
Sheet title:
SITE PLAN

© 2019 Barker Rinker Seacat Architecture

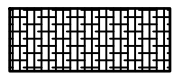
LEGEND:



EXISTING TREE TO REMAIN
PROTECT IN PLACE RE:
TREE CONSERVATION
PLAN L6



SHRUBS, PERENNIALS AND
ORNAMENTAL GRASSES



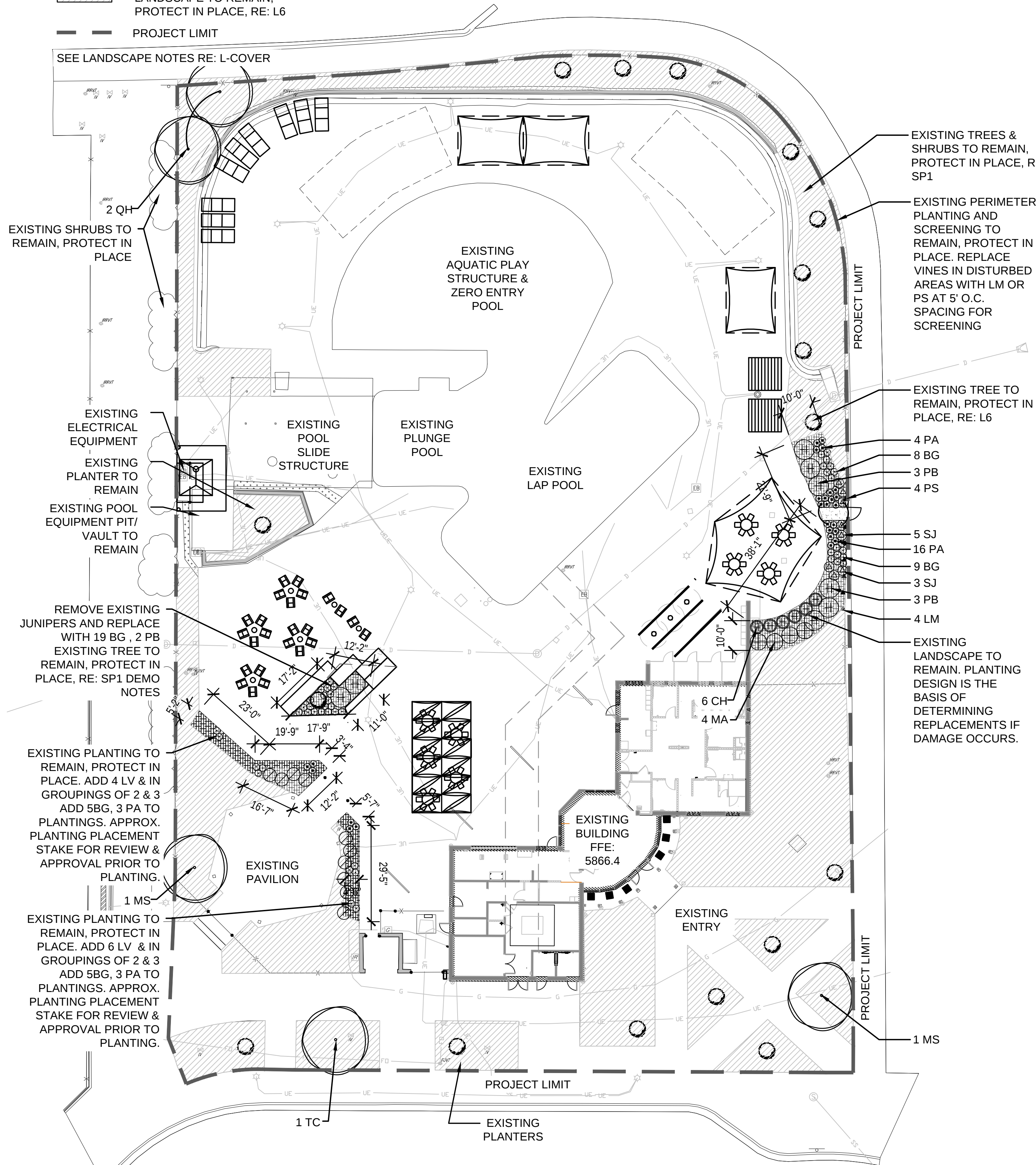
ADDITIONAL PLANTING TO
BE ADDED TO EXISTING
LANDSCAPE. SEE PLAN



EXISTING MATURE
LANDSCAPE TO REMAIN,
PROTECT IN PLACE, RE: L6

PROJECT LIMIT

SEE LANDSCAPE NOTES RE: L-COVER



SCALE: 1" = 20'-0"



1 LANDSCAPE PLAN
L4 PLAN

PARKER H2O'BRIEN POOL & BUILDING REMODEL

OBRIEN PARK

THE TOWN OF PARKER

A PART OF THE NW 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 PLAN AMENDMENT SUBMITTAL

LEGAL DESCRIPTION

O'BRIEN PARK LOT 1

LANDSCAPE SCHEDULE					
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES/ SPACING
TREES					
MS	2	<i>Malus 'Spring Snow'</i>	Spring Snow Crabapple	1 1/2" CAL	SEE PLAN
TC	1	<i>Tilia cordata 'Greenspire'</i>	Green Spire Linden	2" CAL	SEE PLAN
QH	2	<i>Quercus 'Heritage'</i>	Heritage Oak	2" CAL	SEE PLAN
SHRUBS, PERENNIALS AND GROUNDCOVERS					
BG	46	<i>Bouteloua gracilis 'Blonde Ambition'</i>	Blonde Ambition Blue Grama	5 GAL.	2' O.C.
CH	6	<i>Cotoneaster horizontalis</i>	Rock Cotoneaster	5 GAL.	4' OC
LV	4	<i>Ligustrum vulgare 'Lodense'</i>	Lodense Privet	5 GAL.	4' OC
MA	4	<i>Mahonia aquifolium 'Compacta'</i>	Compact Oregon Grape Holy	5 GAL.	5' O.C.
PA	20	<i>Pennisetum alopecuroides 'Hameln'</i>	Dwarf Fountain Grass	#1	2' O.C.
PB	6	<i>Prunus besseyii 'Pawnee Buttes'</i>	Pawnee Buttes Sand Cherry	#5	6' OC
SJ	8	<i>Spirea japonica 'Little Princess'</i>	Little Princess Spirea	5 GAL.	3' O.C.
VINES : AT PERIMETER DISTURBANCE ONLY					
LM	4	<i>Lonicera 'Mandarin'*</i>	Mandarin Honeysuckle	5 GAL.	5' O.C.
PS	4	<i>Polygonum aubertii*</i>	Silver Lace Vine	5 GAL	5' O.C.
1. In the event of a discrepancy between the plan graphic and the landscape legend, the larger quantity shall take precedence.					
2. Schedule quantities are the maximum anticipated. Actual quantities may vary depending on construction activity.					
3. Mulch at all proposed shrub beds and trees to be included in price of shrub and tree.					
* Disturbed existing planting at site perimeter to be replaced with vines at the 5' O.C. spacing for screening. Quantities may vary.					

IRRIGATION NOTES:

- EXISTING LANDSCAPING: CONTRACTOR SHALL PROTECT EXISTING LANDSCAPE AND CONCRETE WALK TO REMAIN. DAMAGE DONE TO THESE AREAS AS PART OF NEW CONSTRUCTION SHALL BE REPAIRED OR REPLACED AT NO ADDITIONAL COST TO OWNER
- EXISTING IRRIGATION COORDINATION - EXISTING IRRIGATION SYSTEM SHALL NOT BE TURNED OFF FOR MORE THAN 24 HOURS MAXIMUM. CONTRACTOR SHALL COORDINATE SYSTEM CONTROL WITH OWNER OR MAINTENANCE STAFF 72 HOURS PRIOR TO ANY NEW CONSTRUCTION.
- EXISTING IRRIGATION DAMAGE - CONTRACTOR SHALL REPAIR OR REPLACE ANY EXISTING IRRIGATION SYSTEMS DAMAGED DURING CONSTRUCTION INSTALLATION. REPAIR OR REPLACEMENT SHALL BE DETERMINED BY OWNER OR OWNER'S REPRESENTATIVE AND PAID FOR BY THE LANDSCAPE CONTRACTOR.
- ALL TRENCHING WITHIN THE DRIPLINE OF EXISTING TREES SHALL BE HAND DUG. ROOTS LARGER THAN 4" SHALL NOT BE CUT

SFE - Tap 1					
Parker Water & Sanitation District (PWSD)					
Landscape/Irrigation Worksheet					
Project Name: H2O BRIEN POOL RENOVATION				Prepared	4/8/2019
Landscape/Irrigation Tap address 10795 Victorian DR, Parker, CO 80138					
SFE Requirement					
(Sub-Total Calculation divided by 6000 = requirement)					
Tap Description	High Water TURF (6,000sf = 1 SFE)	Low Water Native Grass and Spray (10,000sf = 1 SFE)	Shrubs & Perennials (20,000sf = 1 SFE)	Non-Irrigated area	PWSD one SFE per 6000
Tap 1	97381sf x 1 = 97381	0sf x 0 = 0	10921sf x 3 = 3,276	0sf x 0 = 0	100,657 6,000 16.78
Worksheet Completed by: Hugo Ochso		Owner/Developer: Parker Parks		SFE Requirement	
Company: Hydrosystems-KDI		Attn: Pat Dillon		Calculation divided by 6000 = requirement	
Address: 860 Taber St, Suite 200		Billing Address: 12010 Motterbocker Rd		Parker, CO 80134	
Address: Lakewood, CO 80401		Parker, CO 80134		303-805-3247	
Phone #: 303-980-5327		Phone #:			
BT Controller (with Rain Sensor)					
Manufacturer: Feibco		Model Number: 825YA		Tap Size Requirements:	
				0 - 1 SFE's requires a 3/4-inch tap	
				1 - 1.2 SFE's requires a 1-inch tap	
				2 - 1.4 SFE's requires a 1 1/2-inch tap	
				4 - 1.7 SFE's requires a 2-inch tap	
				7 - 18 SFE's requires a 3-inch tap	

LANDSCAPE REGULATIONS:

Landscape Area	Required	Provided*
(15% of total site)	9,429 SF	13,818 SF
*(Includes existing mature landscape areas)		
Living Plant Material Cover at Maturity	Required	Provided*
(75% of landscape area)	7,072 SF	13,818 SF
*(Includes existing mature landscape areas)		

CALCULATED AREA OF LANDSCAPE DISTURBANCE: +/- 1,240 SF

SITE PERIMETER LANDSCAPING STANDARDS:

Commercial, public, institutional and civil	Required	Provided*
1 tree and 5 shrubs for each 25 LF of edge (250 LF)	Tree: 10 Shrubs: 50	8 50+

*(Includes existing mature landscape areas)

Notes:

- Existing screening along fence includes large mature vines that block views from adjacent properties. In areas disturbed, replace vines at 5' O.C. spacing.
- At maturity site perimeter screening to block views consistent with current site condition.



BARKER
RINKER
SEACAT
ARCHITECTURE

brsarch.com



4383 Tennyson Street #1A
Denver, CO 80212
P: 303.455.3779

H2O'BRIEN POOL & BUILDING REMODEL

10795 Victory Drive, Parker, CO 80138



Project Number: 2018.114
Issue: Site Plan Amendment
Date: May 6, 2019
Drawn By: AG
Checked By: BG
Revisions:
Rev. Date:
Amendment Revisions 7.11.2019
Site Plan Amend. Revs 8.12.2019

Sheet title:
LANDSCAPE PLAN

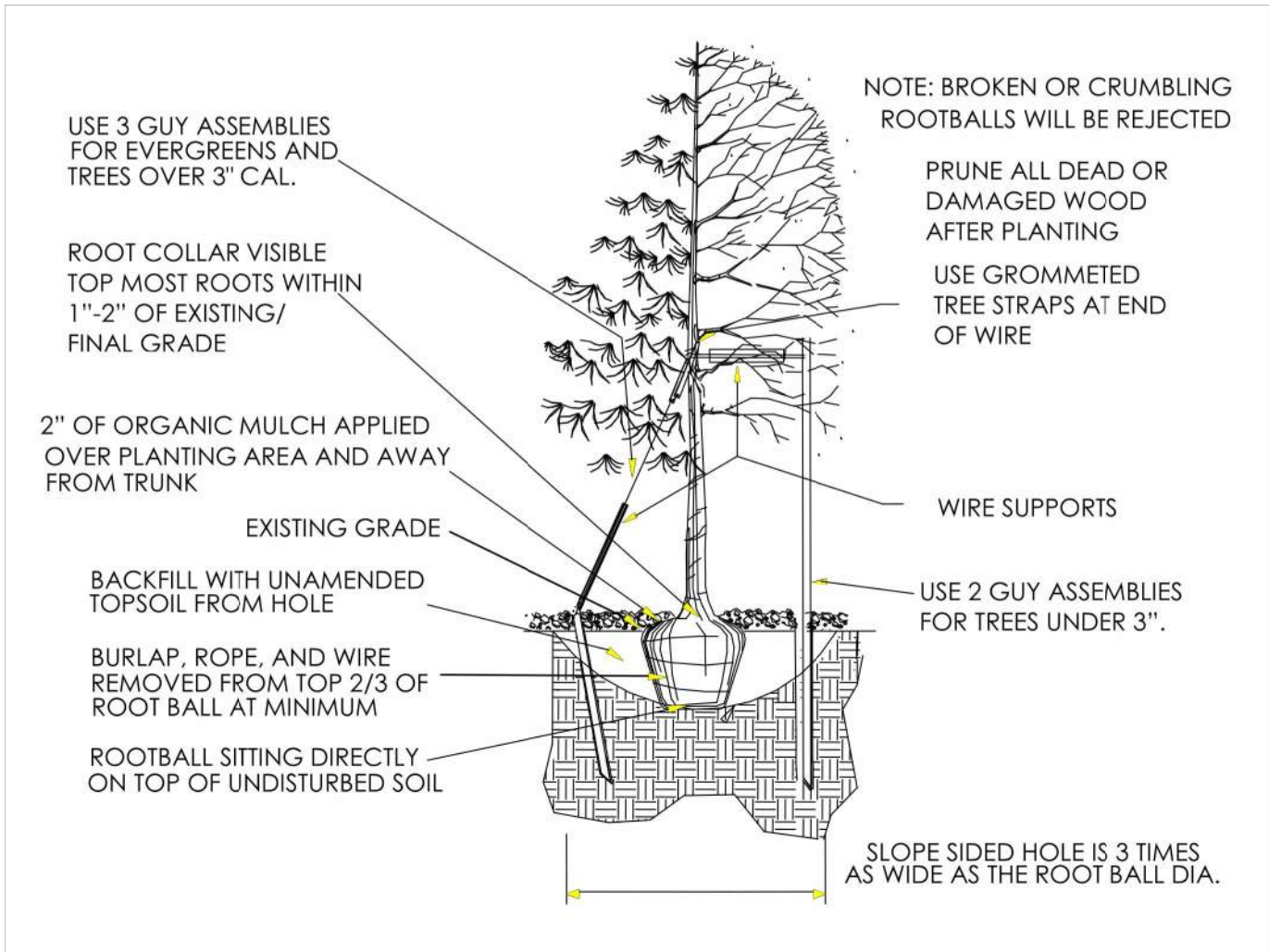
L4

SHEET 7 OF 13

© 2019 Barker Rinker Seacat Architecture

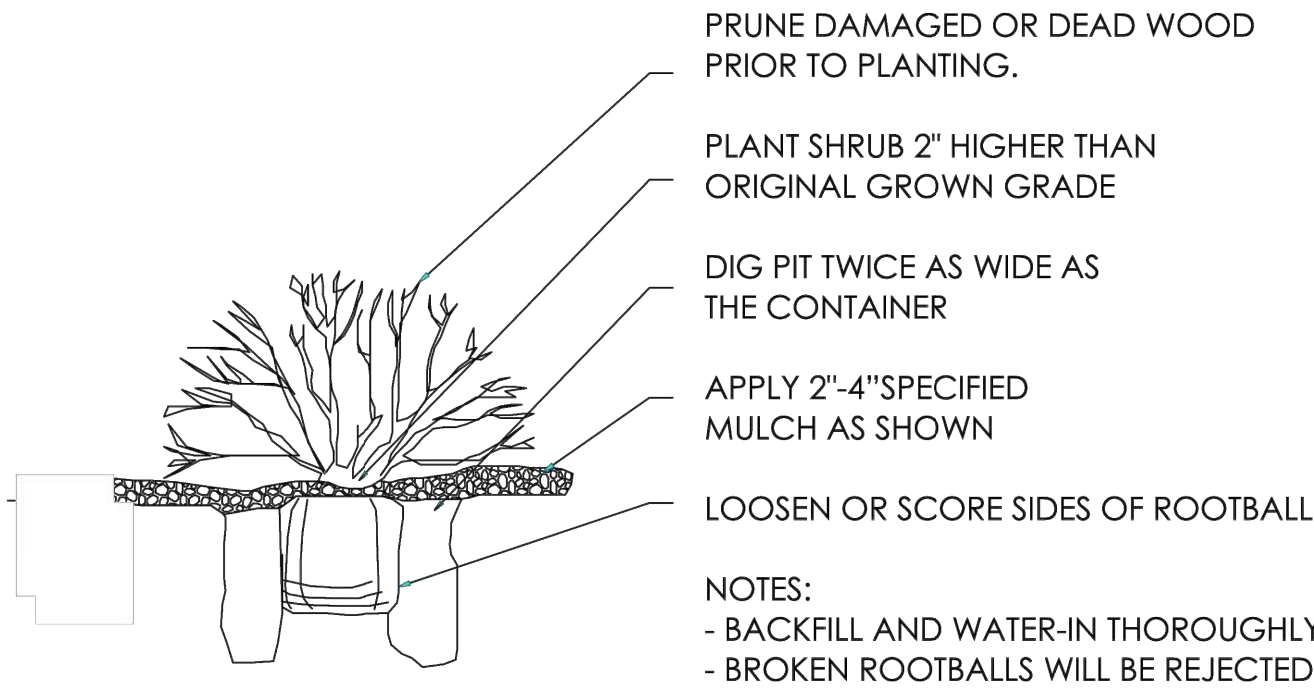
PARKER H2O'BRIEN POOL & BUILDING REMODEL
OBRIEN PARK
THE TOWN OF PARKER
A PART OF THE NW 1/4 OF SECTION 23
TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
SITE PLAN AMENDMENT SUBMITTAL
LEGAL DESCRIPTION
O'BRIEN PARK LOT 1

TOWN OF PARKER PLANTING STANDARDS
WWW.PARKERREC.COM



- Excavate planting holes with sloping sides. Make excavations at least three times as wide as the root ball diameter and no deeper than the distance from the top most roots in the root ball to the bottom of the root ball to allow for settling. Do not disturb soil at bottom of planting holes, but do score the sides of the planting hole. The planting area shall be loosened and aerated at least three times the diameter of the root ball. Backfill shall consist of existing on site topsoil – no amendments shall be used unless otherwise specified.
- Trees shall be planted with the root collar/flare visible above grade AND two or more structural roots located within the top 1" to 2" of the root ball/finished grade measured 3" to 4" from trunk. This includes trees that are set on slopes (see slope planting detail). Trees that do not have a visible root collar shall be rejected. Do not cover the root ball with soil.
- When root ball will remain intact, cut off bottom 1/4 of wire basket before placing tree in hole, cut off remainder of basket AFTER tree is set in hole, remove basket completely. At a minimum, the top 2/3 of the burlap and basket shall be removed from the root ball on all trees. Remove all nylon ties, twine, rope and burlap. Remove unnecessary packing material.
- Form soil into a 3" to 5" tall watering ring (saucer) around planting area. This is not necessary in irrigated turf areas. Apply 2" depth of specified mulch over planting area and inside saucers. Keep mulch 2" to 3" away from trunk. Final mulch ring should extend to furthest reaches of branches.
- 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 one year of planting date.
- Tree wrap should only be used for most trees in late fall planting situations and should be removed by early May.

TOWN OF PARKER PLANTING DETAIL – SHRUBS



1

L5

TREE PLANTING DETAIL
TOWN OF PARKER STANDARD DETAIL

NTS

2

L5

SHRUB PLANTING DETAIL
TOWN OF PARKER STANDARD DETAIL

NTS



brsarch.com

STUDIO CPG
Landscape Architecture & Planning
4383 Tennyson Street #1A
Denver, CO 80212
P: 303.455.3779

H2O'BRIEN POOL & BUILDING REMODEL

10795 Victory Drive, Parker, CO 80138



Project Number:	2018.114
Issue:	Site Plan Amendment
Date:	May 6, 2019
Drawn By:	AG
Checked By:	BG
Revisions:	
Rev.	Date:
Amendment Revisions	7.11.2019
Site Plan Amend. Revs	8.12.2019

Sheet title:
PLANTING DETAILS

OBRIEN PARK

A PART OF THE NW 1/4 OF SECTION 23

TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M.

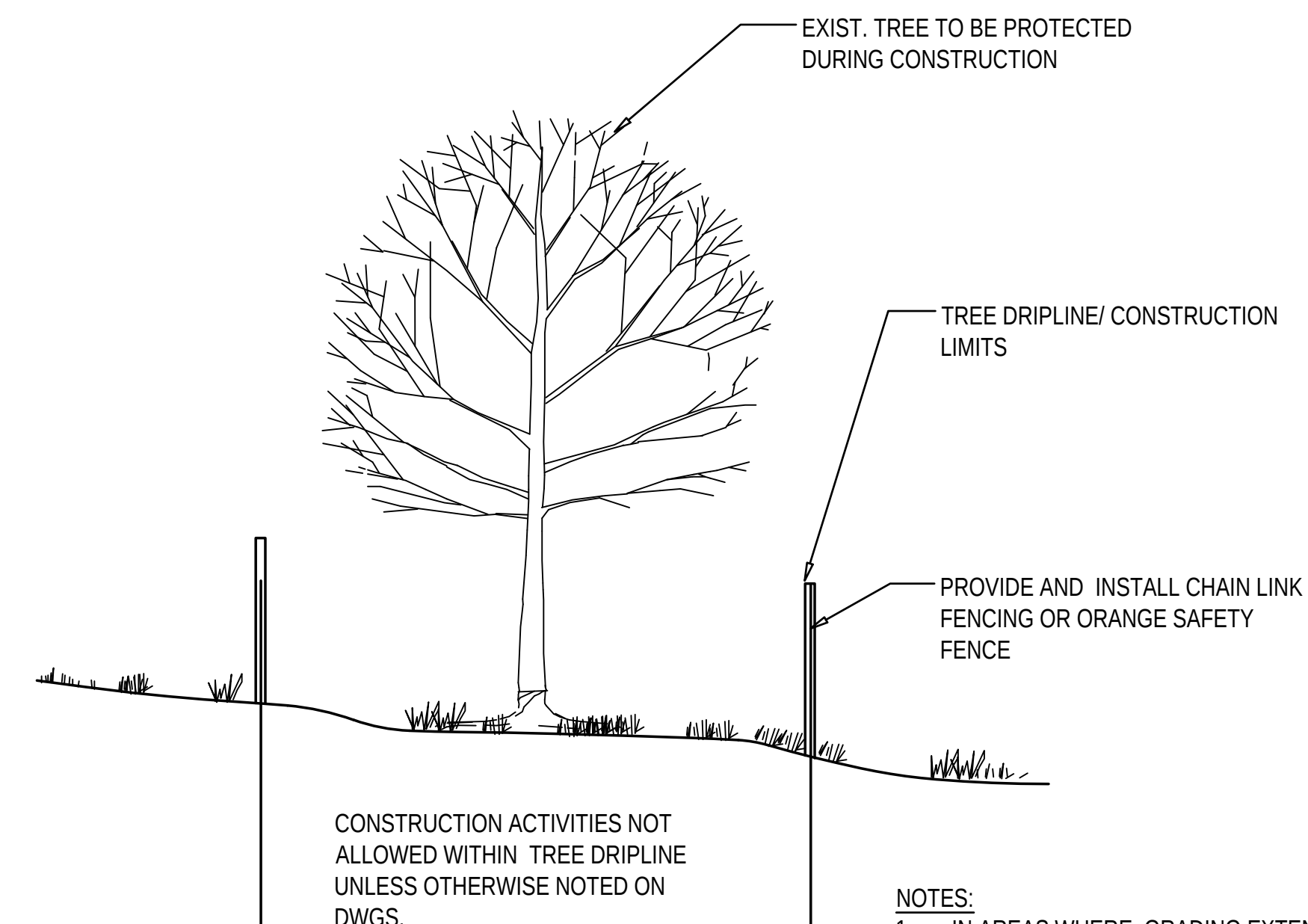
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

LEGAL DESCRIPTION
O'BRIEN PARK LOT 1

	Removed	Replaced
Trees:	0	5
Shrubs at raised planter:	+/- 7 (<i>groundcover junipers</i>)	37 (<i>ornamental grasses</i>)
Shrubs*:	+/- 98**	84***

*** New plant species & spacing, in areas of potential disturbance, meet Town of Parker's current recommended planting list requirements. New plantings are shown and spaced for mature growth.

1. All trees are to remain and be protected on site, see tree protection detail on sheet
2. 98% of existing mature landscape to remain and be protected on site with construction fence. Ares of potential disturbance contingent of damage during construction activities.
3. All construction activity to occur outside protected landscape areas.



- NOTES:
1. IN AREAS WHERE GRADING EXTENDS INTO EXIST. TREE DRIPLINES CONTRACTOR SHALL HAND GRADE
 2. NOTIFY OWNER IF TREE REQUIRES PRUNING TO INSTALL FENCING
 3. MATERIALS, DEBRIS, EQUIPMENT AND SITE AMENITIES SHALL NOT BE STORED WITHIN THE TREE PROTECTION AREA.

NTS

PARKER H2O'BRIEN POOL & BUILDING REMODEL
OBRIEN PARK
THE TOWN OF PARKER
A PART OF THE NW 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

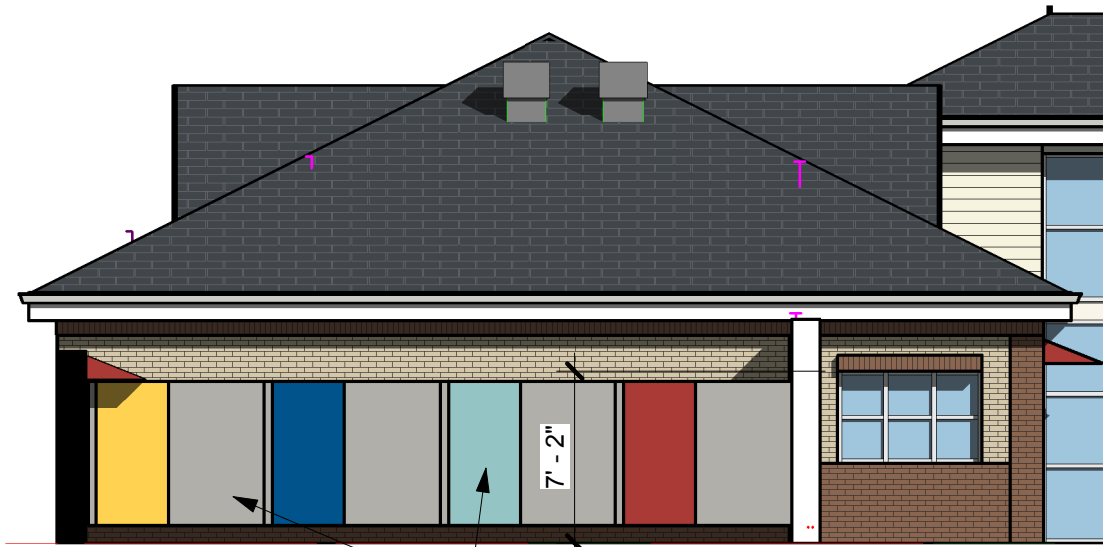
SITE PLAN AMENDMENT SUBMITTAL

LEGAL DESCRIPTION
O'BRIEN PARK LOT 1



NOTE: THE CHANGING STALLS & LOCKERS ARE THE SAME MATERIALS & COLORS

3D VIEW OF CHANGING STALLS & LOCKERS



NORTH ELEVATION @ CHANGING STALL PARTITIONS

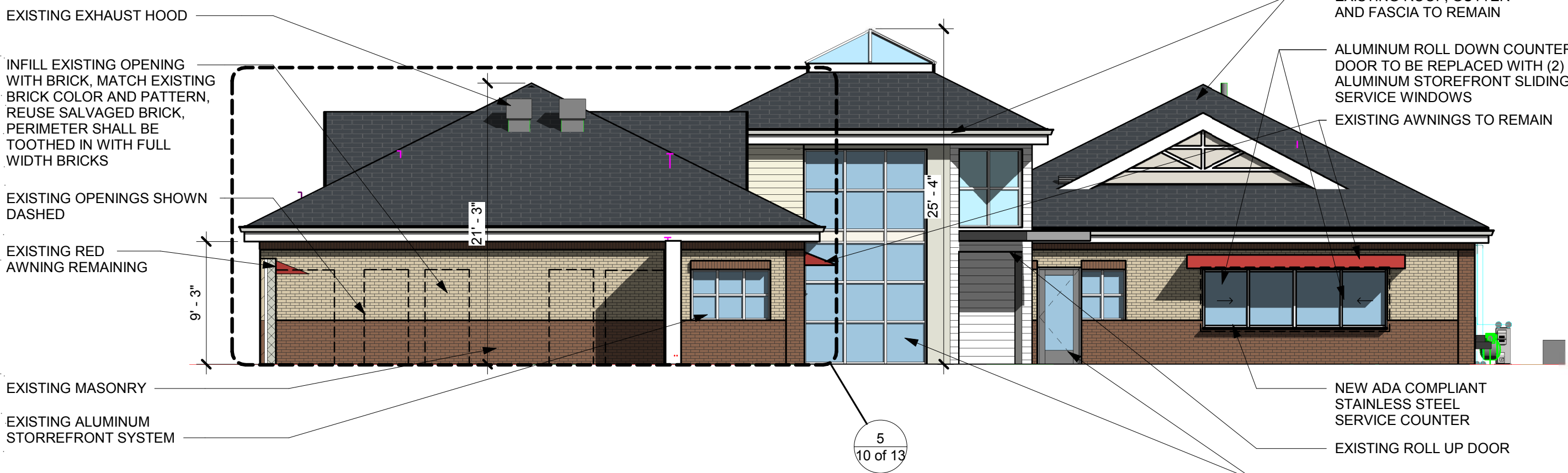
SOLID PHENOLIC, EXTERIOR, CHANGING STALLS, COLORS: YELLOW, BLUE, CYAN & RED TO NOTE DIFFERENT CHANGING STALLS FOR PARENTS TO 'TRACK' CHILD.
-REFER TO MATERIAL BOARD

CHANGING STALL COLORS:

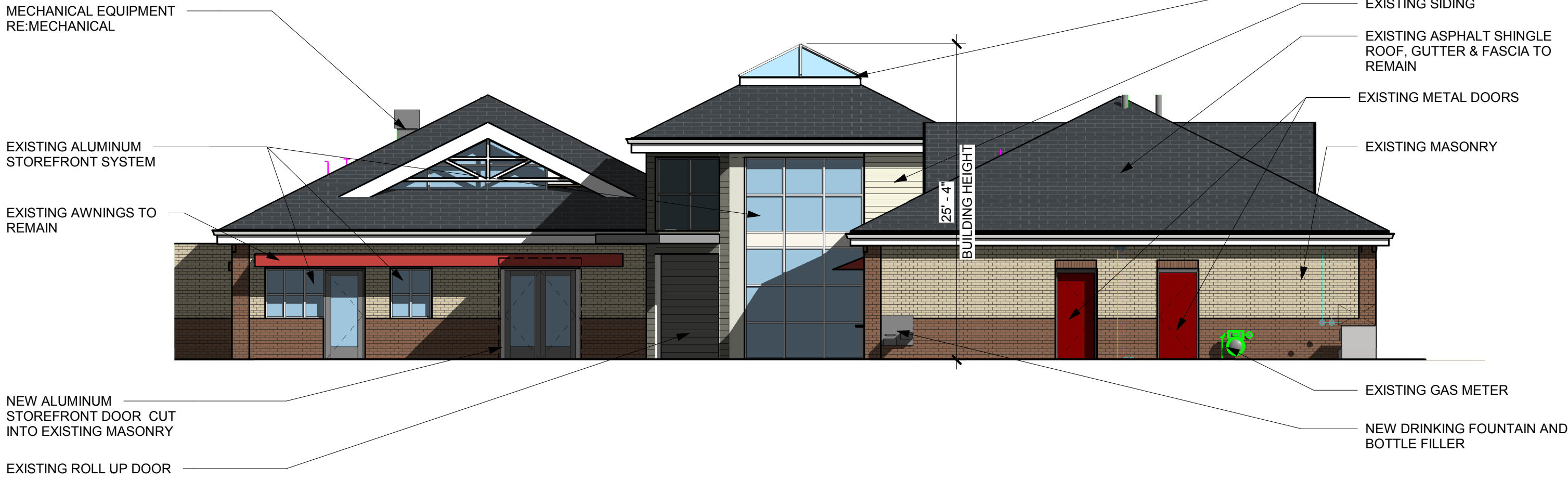
- PANELS:
- FUNDERMAX' 0762 FH, 'NEUTRAL GREY MEDIUM'
-DOORS:
- FUNDERMAX' 0210 FH, 'INTENSIVE RED'
- FUNDERMAX' 0237 FH, 'GENTIAN BLUE'
- FUNDERMAX' 0630 FH, 'SEA GREEN'
- FUNDERMAX' 0010 FH, 'MANGO'

LOCKER COLORS:

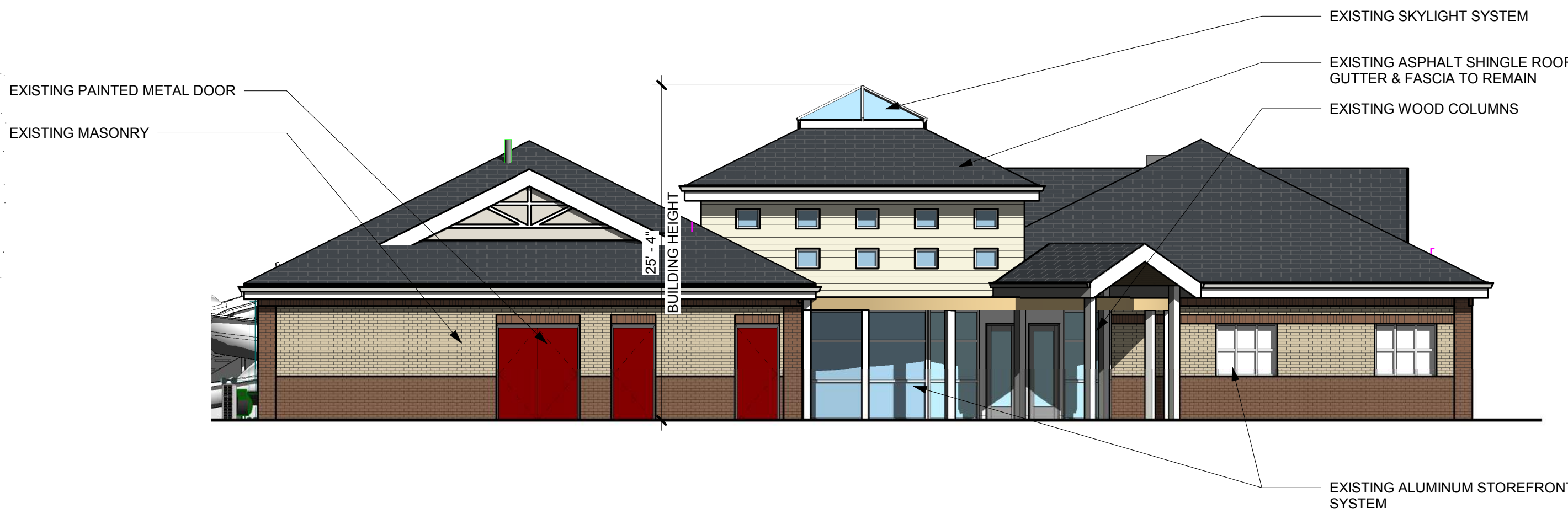
- PANELS & DOORS:
- FUNDERMAX' 0762 FH, 'NEUTRAL GREY MEDIUM'
- FUNDERMAX' 0210 FH, 'INTENSIVE RED'
- FUNDERMAX' 0237 FH, 'GENTIAN BLUE'
- FUNDERMAX' 0630 FH, 'SEA GREEN'
- FUNDERMAX' 0010 FH, 'MANGO'



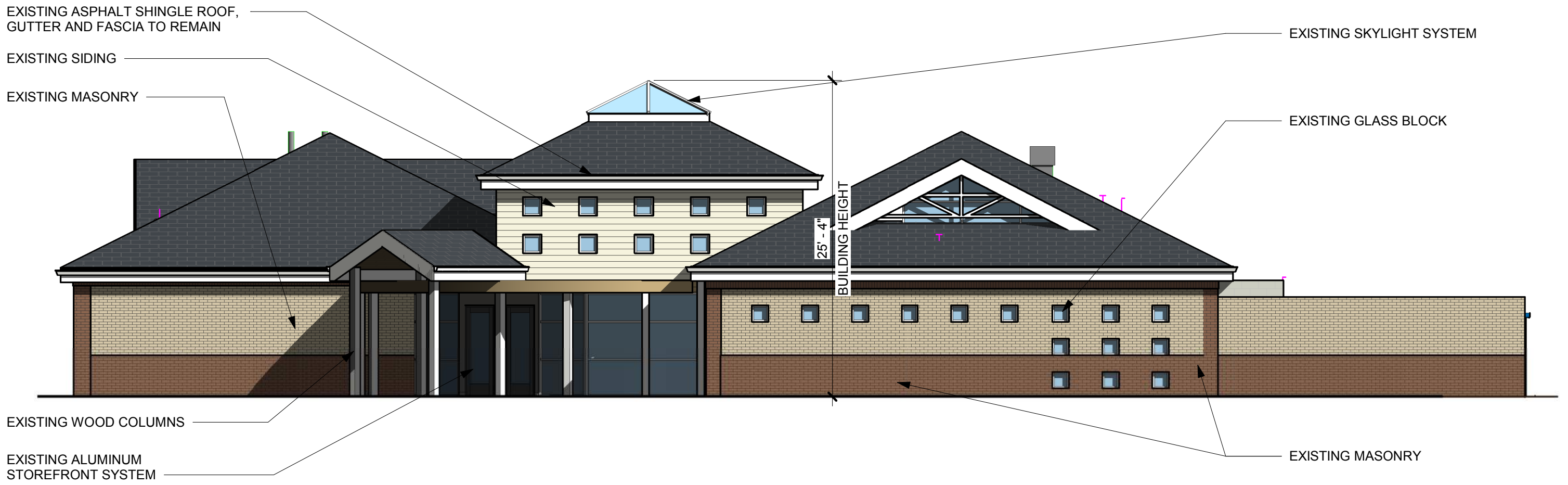
NORTH ELEVATION SITE AMENDMENT



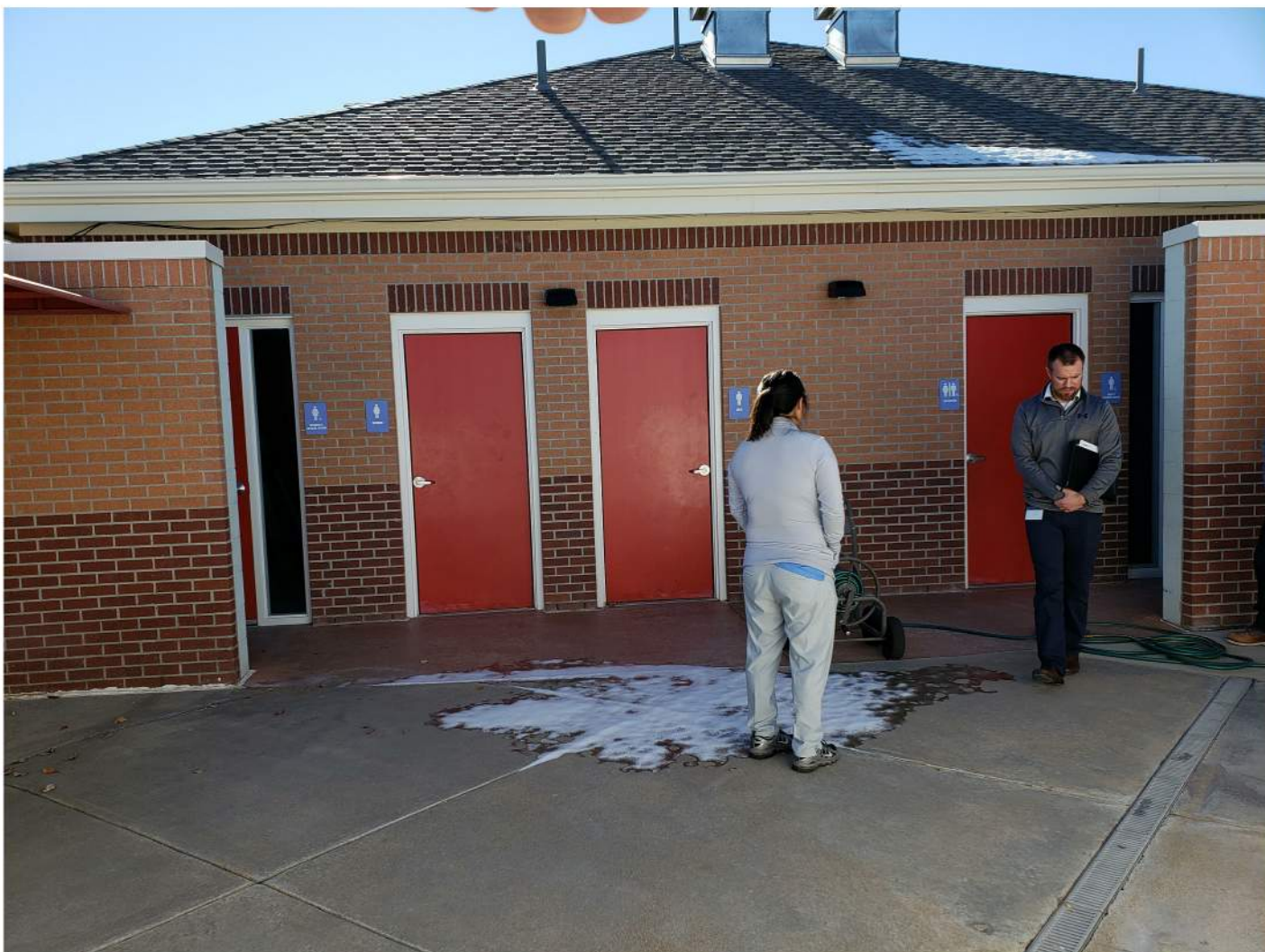
WEST ELEVATION SITE PLAN AMENDMENT



SOUTH ELEVATION SITE PLAN AMENDMENT - NO CHANGES TO EXISTING ELEVATION



EAST ELEVATION SITE PLAN AMENDMENT - NO CHANGES TO EXISTING ELEVATION



NORTH ELEVATION @ LOCKER ROOMS - INFILL EXISTING OPENINGS



SOUTH SERVICE AREA - NO CHANGES TO EXISTING ELEVATION



MAIN ENTRY - NO CHANGES TO EXISTING ELEVATION



POOL SIDE BUILDING EXTERIOR



BARKER
RINKER
SEACAT
ARCHITECTURE

brsarch.com

H2O'BRIEN POOL & BUILDING REMODEL
10795 Victorian Drive, Parker, CO 80138



Project Number: 2018.114
Issue: Site Plan Amendment
Date: May 6, 2019
Drawn By: Author
Checked By: Checker

Revisions:	Description	Date:
Amendment Revisions	7.11.2019	
Site Plan Amend. Revs	8.12.2019	

Sheet title:
BUILDING ELEVATIONS

A1

SHEET 10 of 13
© 2019 Barker Rinker Seacat Architecture

8/12/2019 5:02:51 PM C:\Users\jasonringdahl\Desktop\Revit\H2OB\JasonRingdahl.rvt

THE TOWN OF PARKER
A PART OF THE NW 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
O'BRIEN PARK LOT 1



POOL PLAY FEATURE CUT SHEET



PARKER
COLORADO

HEET 11 OF 13

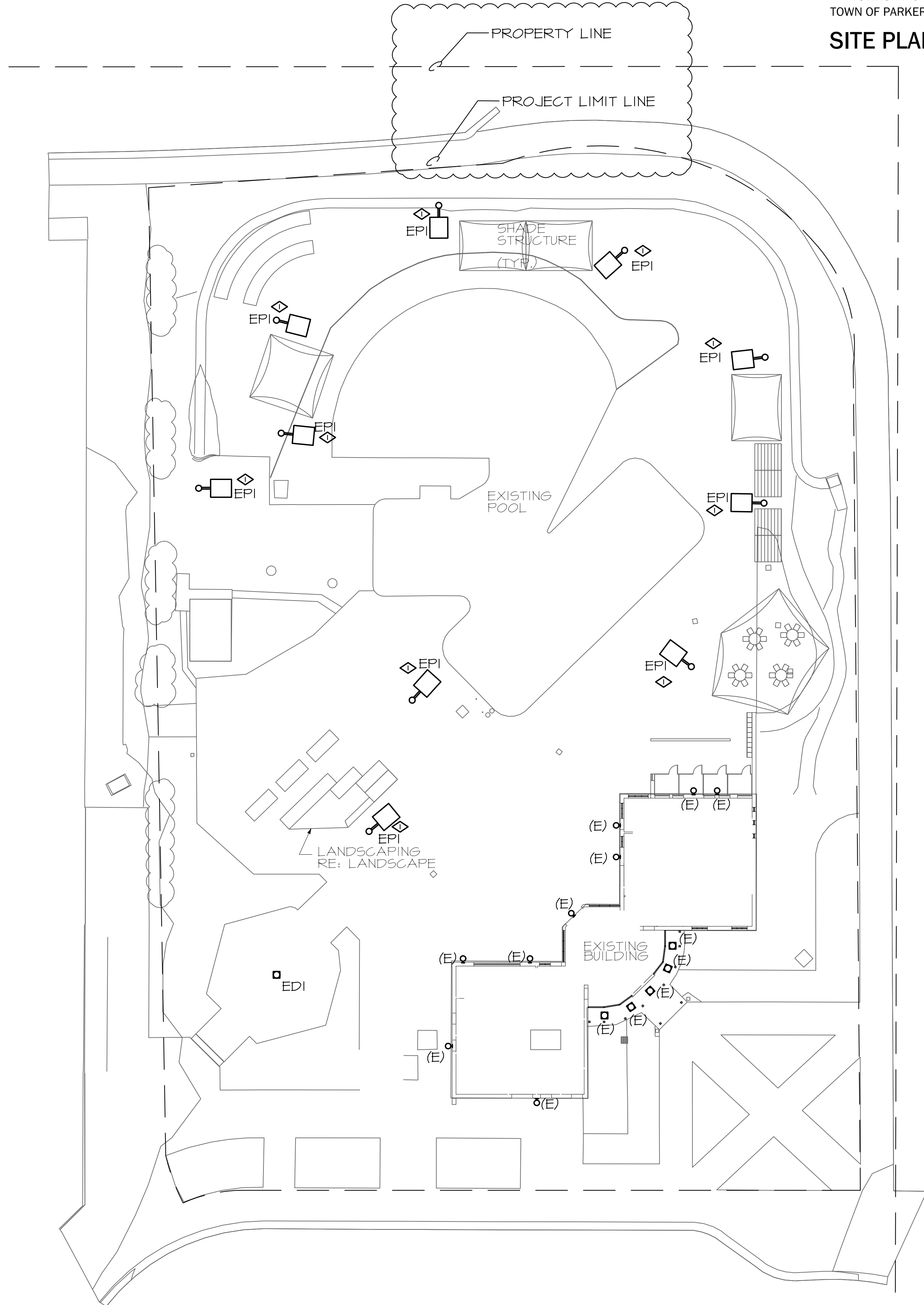
1/19/2007 1:56:53 PM
File Path

PARKER H2O'BRIEN POOL & BUILDING REMODEL
OBRIEN PARK
THE TOWN OF PARKER
A PART OF THE NW 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

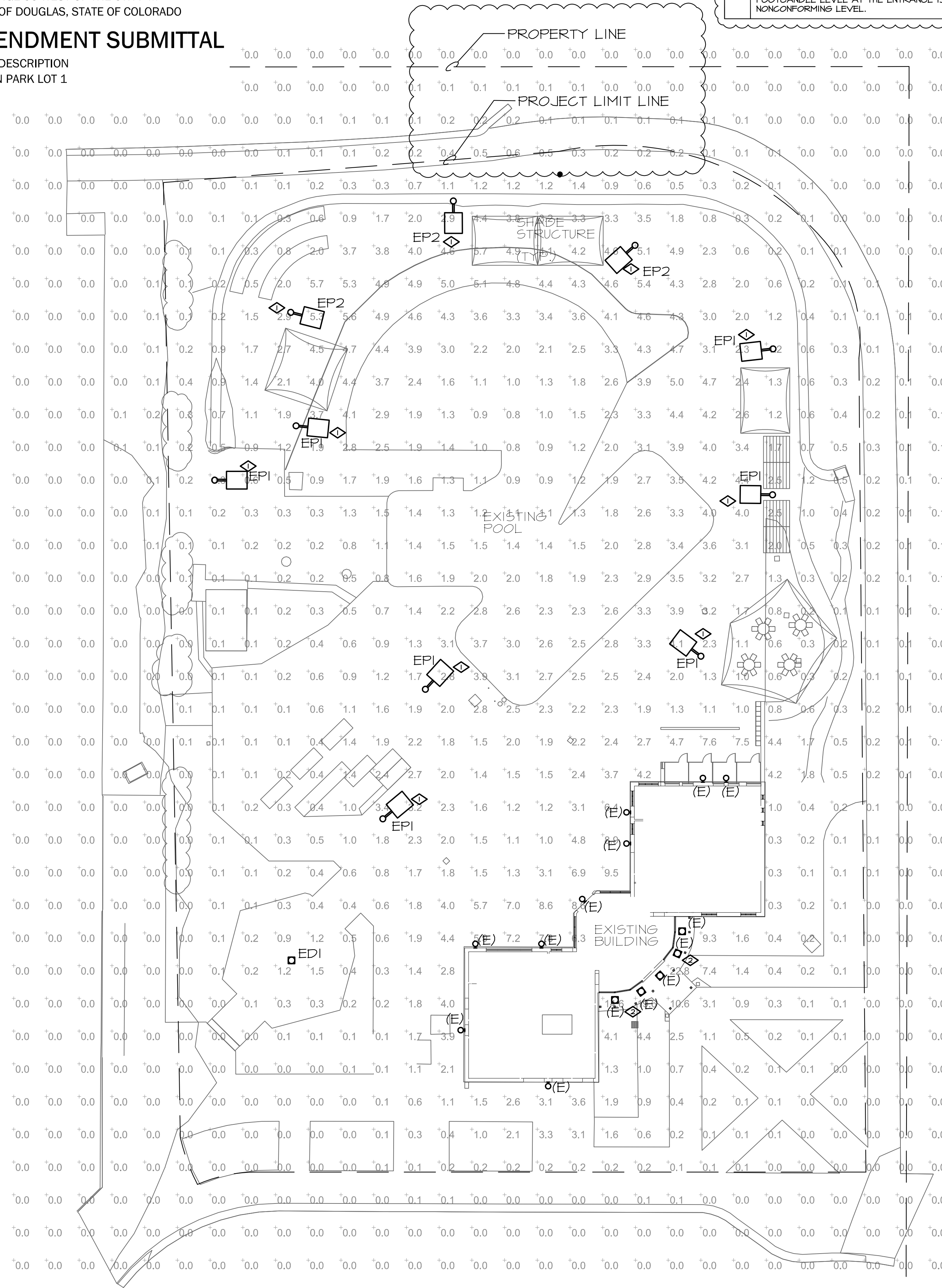
SITE PLAN AMENDMENT SUBMITTAL

LEGAL DESCRIPTION
O'BRIEN PARK LOT 1

KEYNOTE LEGEND	
	NEW LED LIGHT FIXTURE ON EXISTING POLE AND EXISTING POLE BASE. EC SHALL TIE NEW FIXTURES INTO EXISTING CIRCUITING AND CONTROLS.
	EXISTING TO REMAIN FIXTURES ARE NOT IN COMPLIANCE WITH THE SITE MAXIMUM LIGHT LEVEL OF 12 FOOTCANDLES PER SECTION 13.10.140(H) THIS FOOTCANDLE LEVEL AT THE ENTRANCE IS A LEGAL NONCONFORMING LEVEL.



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



2 LIGHTING PHOTOMETRIC PLAN
12 SCALE: 1" = 20'-0"



BARKER
RINKER
SEACAT
ARCHITECTURE

brsarch.com



H2O'BRIEN POOL & BUILDING REMODEL
10795 Victorian Drive, Parker, CO 80138



Project Number: 2018.114
Issue: Site Plan Amendment
Date: May 23, 2019
Drawn By: MB
Checked By: MJH
Revisions:
AMENDMENT REVISIONS 7.11.2019
AMENDMENT REVISIONS 8.12.2019

Sheet title:
ELECTRICAL
PHOTOMETRIC PLANS

E1

SHEET 12 OF 13

© 2019 Barker Rinker Seacat Architecture

THE TOWN OF PARKER
A PART OF THE NW 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
O'BRIEN PARK LOT 1



D-Series Size 1

LED Area Luminaire






d-series

Specifications:

Size: 13" (330 mm)

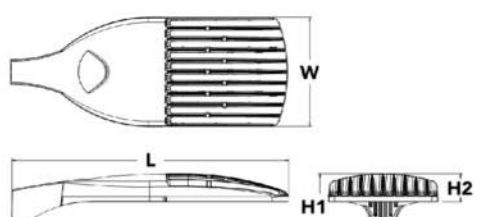
Length: 33" (840 mm)

Width: 13" (330 mm)

Height H1: 7-1/2" (190 mm)

Height H2: 3-1/2" (90 mm)

Weight (max): 27 lbs (12.4 kg)



Options:

• DALI Capable option included
• White finish background

Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficiency, long-life luminaire.

The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 75W/m metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information

DSX1 LED

Series	LEDs	Color temperature	Simulation	Weight	Mounting
DSX1 LED	Forward emit				
	P1	PA	30K	3000K	
	P2	PA	40K	4000K	
	P3	PA	50K	5000K	
	Retained optics				
	P10	P12			
	P11	P13			

EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA N1A2R2 P1RN DDBX2

Series	LEDs	Color temperature	Simulation	Weight	Mounting
DSX1 LED	Forward emit				
	P1	PA	30K	3000K	
	P2	PA	40K	4000K	
	P3	PA	50K	5000K	
	Retained optics				
	P10	P12			
	P11	P13			

Control options

Shipped installed

W0000 No light control options included

P0000 Network DALI dimmer control system*

PER NEMA 5-wire switch (no control or dimming)

PER2 Two 0-10V dimmer switch (control and dimming)

PER3 0-10V dimmer switch (control and dimming)

PER4 0-10V dimmer switch (control and dimming)

PER5 0-10V dimmer switch (control and dimming)

PER6 0-10V dimmer switch (control and dimming)

PER7 0-10V dimmer switch (control and dimming)

PER8 0-10V dimmer switch (control and dimming)

PER9 0-10V dimmer switch (control and dimming)

PER10 0-10V dimmer switch (control and dimming)

PER11 0-10V dimmer switch (control and dimming)

PER12 0-10V dimmer switch (control and dimming)

PER13 0-10V dimmer switch (control and dimming)

PER14 0-10V dimmer switch (control and dimming)

PER15 0-10V dimmer switch (control and dimming)

PER16 0-10V dimmer switch (control and dimming)

PER17 0-10V dimmer switch (control and dimming)

PER18 0-10V dimmer switch (control and dimming)

PER19 0-10V dimmer switch (control and dimming)

PER20 0-10V dimmer switch (control and dimming)

PER21 0-10V dimmer switch (control and dimming)

PER22 0-10V dimmer switch (control and dimming)

PER23 0-10V dimmer switch (control and dimming)

PER24 0-10V dimmer switch (control and dimming)

PER25 0-10V dimmer switch (control and dimming)

PER26 0-10V dimmer switch (control and dimming)

PER27 0-10V dimmer switch (control and dimming)

PER28 0-10V dimmer switch (control and dimming)

PER29 0-10V dimmer switch (control and dimming)

PER30 0-10V dimmer switch (control and dimming)

PER31 0-10V dimmer switch (control and dimming)

PER32 0-10V dimmer switch (control and dimming)

PER33 0-10V dimmer switch (control and dimming)

PER34 0-10V dimmer switch (control and dimming)

PER35 0-10V dimmer switch (control and dimming)

PER36 0-10V dimmer switch (control and dimming)

PER37 0-10V dimmer switch (control and dimming)

PER38 0-10V dimmer switch (control and dimming)

PER39 0-10V dimmer switch (control and dimming)

PER40 0-10V dimmer switch (control and dimming)

PER41 0-10V dimmer switch (control and dimming)

PER42 0-10V dimmer switch (control and dimming)

PER43 0-10V dimmer switch (control and dimming)

PER44 0-10V dimmer switch (control and dimming)

PER45 0-10V dimmer switch (control and dimming)

PER46 0-10V dimmer switch (control and dimming)

PER47 0-10V dimmer switch (control and dimming)

PER48 0-10V dimmer switch (control and dimming)

PER49 0-10V dimmer switch (control and dimming)

PER50 0-10V dimmer switch (control and dimming)

PER51 0-10V dimmer switch (control and dimming)

PER52 0-10V dimmer switch (control and dimming)

PER53 0-10V dimmer switch (control and dimming)

PER54 0-10V dimmer switch (control and dimming)

PER55 0-10V dimmer switch (control and dimming)

PER56 0-10V dimmer switch (control and dimming)

PER57 0-10V dimmer switch (control and dimming)

PER58 0-10V dimmer switch (control and dimming)

PER59 0-10V dimmer switch (control and dimming)

PER60 0-10V dimmer switch (control and dimming)

PER61 0-10V dimmer switch (control and dimming)

PER62 0-10V dimmer switch (control and dimming)

PER63 0-10V dimmer switch (control and dimming)

PER64 0-10V dimmer switch (control and dimming)

PER65 0-10V dimmer switch (control and dimming)

PER66 0-10V dimmer switch (control and dimming)

PER67 0-10V dimmer switch (control and dimming)

PER68 0-10V dimmer switch (control and dimming)

PER69 0-10V dimmer switch (control and dimming)

PER70 0-10V dimmer switch (control and dimming)

PER71 0-10V dimmer switch (control and dimming)

PER72 0-10V dimmer switch (control and dimming)

PER73 0-10V dimmer switch (control and dimming)

PER74 0-10V dimmer switch (control and dimming)

PER75 0-10V dimmer switch (control and dimming)

PER76 0-10V dimmer switch (control and dimming)

PER77 0-10V dimmer switch (control and dimming)

PER78 0-10V dimmer switch (control and dimming)

PER79 0-10V dimmer switch (control and dimming)

<

The drawing consists of two views: Elevation and Top View.

Elevation View: Shows a cross-section of the pole base. Labels include: EXISTING LIGHT POLE (top), HAND HOLE (upper section), BASE COVER (lower section), EXISTING POLE CONCRETE BASE (left side), FINISH GRADE VARIES (right side, with a hatched area), EXISTING CONDUITS AND POWER (bottom section), and ELEVATION (centered below the view).

Top View: Shows the circular base plate. Labels include: EXISTING BASE PLATE (left side), B (bottom edge), and TOP VIEW (centered below the view).

Dimensions:

- A: Hand hole height
- B: Base cover height
- C: Base cover width
- D: Total height from base to top of pole
- E: Height from finish grade to top of pole
- F: Height from existing conduits to top of pole
- G: Total height from existing conduits to top of pole
- H: Total height from base to top of pole
- I: Total height from base to top of pole

POLE KEY	OVERALL HEIGHT	A	ANCHOR BOLT DATA	B	SIZE	C	D	E	F	G	H	I
EPI	10'-0"	4"	PER MANUFACTURER	0'0"	8'0"	8'0"	24"	36"				
EP2	10'-0"	4"	PER MANUFACTURER	0'0"	8'0"	8'0"	24"	36"				

NOTE: POLE BASE DETAIL IS SHOWN FOR REFERENCE ONLY
AND ALL POLES ON SITE ARE EXISTING TO REMAIN.

POLE KEY	OVERALL HEIGHT	A	ANCHOR BOLT DATA			D	E	F	G	H	I
			B	SIZE	C						
EP1	18'-0"	4"	PER MANUFACTURER			0'0"	8'0"	8'0"	24"	36"	
EP2	18'-0"	4"	PER MANUFACTURER			0'0"	8'0"	8'0"	24"	36"	

NOTE: POLE BASE DETAIL IS SHOWN FOR REFERENCE ONLY
AND ALL POLES ON SITE ARE EXISTING TO REMAIN.

3	EW1
13	SCALE: NTS

4	POLE BASE DETAIL
13	SCALE: NTS

GENERAL NOTES	
A.	ALL LIGHTING FIXTURES ARE FULL CUT OUT WITH SHIELDING TO PREVENT GLARE AND LIGHT TRESPASS UNLESS OTHERWISE NOTED. ALL FIXTURE ARE TO UTILIZE EXISTING POLES AND POLE LOCATIONS AND ARE TO REPLACE EXISTING FIXTURES WITH REDUCED WATTAGE LED LAMPS.
B.	THE PHOTOMETRIC GRID IS NO GREATER THAN TEN (10) FEET BY TEN (10) FEET AND PROVIDES LIGHTING LEVELS DIRECTLY UNDER THE FIXTURES.
C.	ALL SITE LIGHTING SHALL BE CONTROLLED VIA PHOTOCELL TIMELOCK. LIGHT FIXTURES SHALL TURN ON AT SUNDOWN AND TURN OFF AT SUNRISE.
D.	ILLUMINANCE VALUES SHOWN ARE AT GRADE AND SHOULD BE CONSIDERED INITIAL USING A LIGHT LOSS FACTOR OF 1.0.
E.	ALL POOL LIGHT FIXTURE POLES TO NOT EXCEED 20'-0" OVERALL FIXTURE HEIGHT TO TOP OF FIXTURE HEAD.
F.	LIGHTING AT PROPERTY LINE DOES NOT EXCEED 1 FOOTCANDLE.
G.	SCOPE OF PROJECT DOES NOT INCLUDE ANY EXISTING BUILDING-MOUNTED LIGHTING. SCOPE SHALL ONLY INCLUDE THE REPLACEMENT OF THE EXISTING POOL LIGHTING FIXTURES AND ADDITIONAL LIGHTING AT THE POOL GAZEBO AREA.
H.	ALL EXISTING EXTERIOR LIGHTING NOT SPECIFICALLY CALLED OUT WITH A NEW LUMINAIRE CALL NUMBER IS EXISTING TO REMAIN (ADJACENT PARKING, ETC.).

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
FULL SITE	+	0.8 fc	22.8 fc	0.1 fc	228.0:1	8:1
POOL	+	2.2 fc	4.2 fc	0.8 fc	5.3:1	2.8:1
PROPERTY LINE	+	0.1 fc	0.1 fc	0.1 fc	1:1	1:1

THESE MAX:MIN RATIOS DO NOT FALL WITHIN THE CODE REQUIREMENTS DUE TO NONCONFORMING FIXTURES THAT ARE TO REMAIN AS EXISTING.