



PLANNING COMMISSION MEETING

7:00 PM

March 8, 2018

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **ADDITIONS TO OR DELETIONS FROM THE AGENDA**
5. **APPROVAL OF MINUTES**
February 8, 2018 Minutes
6. **CONSENT AGENDA**
7. **PUBLIC HEARINGS**
 - A. **PINE BLUFFS FILING NO. 4, Stand-alone Emergency Room - Use by Special Review**

Applicant:	Wendi Birchler, Norris Design for Mustang Development Company
Location:	Southeast Corner of Parker Road and Shady Ridge Parkway
Planner:	Paul Workman
TRAKiT NO.:	Z17-016
 - B. **TWENTY- MILE INDUSTRIAL PARK FILING NO. 2, FIRST AMENDED SUBDIVISION EXEMPTION LOT 2A, Parker Racquet Club - Site Plan**

Applicant:	Christa Plaza, Essenza Architecture for Parker Tennis
Location:	Southeast Corner of Twenty Mile Road and Plaza Drive
Planner:	Paul Workman
TRAKiT NO.:	SP17-044
 - C. **SALISBURY EQUESTRIAN PARK LOT 1, Parker Water and Sanitation Bulk Water Distribution Station - Site Plan Amendment**

Applicant:	Leah Perkins, Black and Veatch for Parker Water and Sanitation District
Location:	12010 Motsenbocker Road
Planner:	Carolyn Parkinson
TRAKiT NO.:	SP17-107
8. **PLANNING COMMISSION ITEMS**
9. **STAFF ITEMS**
10. **ADJOURNMENT**



PLANNING COMMISSION MINUTES

February 8, 2018

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

Commissioner John Howe led the Planning Commission, staff and audience in the Pledge of Allegiance.

Also, present were Commissioners Richard Foerster, Sasha Levy and Eliana Burke. Alternate Ruth Ann Nelson was present and seated for the absent Commissioner Duane Hopkins. Alternates Erik Frandsen and Kimberly Rodell were absent.

ADDITIONS TO OR DELETIONS FROM THE AGENDA

None

APPROVAL OF MINUTES

Commissioner John Howe moved to approve the December 14, 2017 meeting minutes. Commissioner Ruth Ann Nelson seconded; a vote was taken and passed 6:0.

Commissioner John Howe moved to approve the January 11, 2018 meeting minutes. Commissioner Richard Foerster seconded; a vote was taken and passed 5:0:1 with Commissioner Ruth Ann Nelson abstaining due to not being seated for the January 11, 2018 meeting.

CONSENT AGENDA

None

PUBLIC HEARING: OPENED: 7:02 P.M. - A Resolution to Adopt the Parks, Recreation and Open Space Master Plan: 2018 – 2022, as a Part of the Parker 2035 Master Plan

Applicant: Town of Parker
Location: Townwide
Planner: Jim Cleveland, Dennis Trapp and Mary Munekata

Dennis Trapp, Parks and Recreation Project Manager and Jim Cleveland, Acting Deputy Town Administrator and Director, Parks and Recreation presented the highlights for the Parks, Recreation and Open Space Master Plan; 2018 – 2022, as part of the Parker 2035 Plan that were finalized since last presented at the Planning Commission study session on January 25, 2018.

He said the plan will be presented to Town Council for adoption on February 20, 2018 which includes the Parker Parks, Recreation & Open Space document details:

- accreditation
- the master plan process
- project initiation
- benchmarking
- needs assessment
- system themes
- stakeholder and citizen comments

APPLICANT PRESENTATION

Staff presentation only.

Commissioners discussed with staff:

- if there are plans to connect the Vantage Point apartment complex to the Cottonwood Trail system; *(Mr. Cleveland said yes; trail connections and gaps are being studied by staff to ensure connectivity. Mr. Trapp added that the E-470 Regional Trail to the north is being planned for connectivity to the Vantage Point apartments, as well as to Cottonwood Drive.)*
- if the Town has partnerships in the plans to help develop a recreation center in the area of Hess Road; *(Mr. Cleveland said there is modest private sector interest in developing partnerships but there is nothing contractual at this time; the plan is to aggressively ramp up the search.)*
- the goals for the planned second recreation center; *(Mr. Cleveland said the goals haven't been defined yet; public input is needed to identify programs to duplicate, enhance or add for the new location.)*

PUBLIC COMMENT OPENED

None

PUBLIC COMMENT CLOSED

PUBLIC HEARING: CLOSED: 7:30 P.M.: - A Resolution to Adopt the Parks, Recreation and Open Space Master Plan: 2018 – 2022, as a Part of the Parker 2035 Master Plan

PLANNING COMMISSION DISCUSSION

Commissioner John Howe agreed with Commissioner Eliana Burke that this was a fabulous presentation; shows really strong planning for many years. He said he appreciated staff's efforts.

Commissioner Richard Foerster said the study session was more in-depth and brought forth staff's work on the plan for the next few years.

Commissioner Eliana Burke said after the well-done study session, she dug deeper into the Eppley Institute for Parks and Public Lands; she stated it is commendable that the Town was accepted by Eppley, as they reject more applicants than they accept.

Commissioner Ruth Ann Nelson said she reviewed all the pages of strategic actions in the plan and the impressive, specific “to do list” with priorities and set dates, even after the expiration of the plan. She said she is very impressed; the plan is very good.

Commissioner Sasha Levy concurred; being an accountant she looks at numbers and the cost recovery rate of 87 percent over the national average is great. She said way to go and thanked staff.

Chair Gary Poole said he has been around parks and recreation centers all his life; this is a thorough, complete, living, working document that he is close too with all of staff’s efforts in making it happen.

Commissioner Richard Foerster moved that the Planning Commission recommend Town Council adopt the Parker Parks, Recreation & Open Space Master Plan: 2018-2022, as part of the Parker 2035 Master Plan. Commissioner Eliana Burke seconded; a vote was taken and passed 6:0.

PLANNING COMMISSION ITEMS

None

STAFF ITEMS

Reminder: February 22, 2018 Planning Commission meeting cancelled.

ADJOURNMENT

The meeting was adjourned at 7:33 p.m.

Rosemary Sietsema
Recording Secretary

Gary Poole
Chair



Planning Commission Staff Report

Planning Commission Date: 3/8/2018

Town Council Date: 3/19/2018

Hearing Type: Public Hearing
Z17-016 PINE BLUFFS FILING NO. 4, Stand-alone
Emergency Room - Use by Special Review

Location: Southeast Corner of Parker Road and Shady Ridge
Parkway

Project Planner: Paul Workman, Senior Planner

Applicant: Wendi Birchler, Norris Design for Mustang
Development Company

Executive Summary: Mustang Development is proposing a Use by Special
Review request in the Pine Bluffs development, just
south of the existing drainage pond for a stand-alone
emergency room that would be roughly 10,800 square
feet in size.

Staff Recommendation: Approval with Conditions

RECOMMENDED MOTION

"I move that the Planning Commission recommend that Town Council approve the Use by Special Review, subject to the following four (4) conditions:"

1. The facility shall be required to comply with all South Metro Fire District protocols for ambulances that may service this facility.
2. The applicant shall be required to work with staff during the site plan process to ensure that the facility reflects high-quality architecture that exceeds the Town's requirements.
3. The future site plan shall comply with all of the Town's development standards prior to the approval of any building permit.
4. The property owner is required to continue to work with Town staff in order to develop and construct a revised intersection for Shady Ridge Parkway and Shady Ridge Road/Crooked Pine Circle that is substantially similar to the configuration discussed in Section VI of this staff report.

ALTERNATIVE MOTIONS

"I move the Planning Commission recommend Town Council approve the Use by Special Review."

"I move that the Planning Commission recommend that Town Council deny the Use by Special Review as the request does not meet the following approval criteria:"

-List criteria not met

"I move that the Planning Commission vote to continue the Use by Special Review to _____ date."

I. BACKGROUND/DISCUSSION

The subject property is undeveloped and zoned 'Commercial' within the Pine Bluffs Planned Development (PD). The PD document requires that hospitals and emergency care facilities obtain approval for a Use by Special Review. The requested facility would operate 24 hours a day and seven days a week. It would be staffed with doctors specializing in emergency medicine, nurses and associated office staff. The operator anticipates an average of 15 patient visits per day.



II. PRIOR ACTIONS

Date	Action
2001	Town Council approved the Pine Bluffs Development Guide and Plan.
2003	Town Council approved amendments to the Development Guide and Plan.
2006	The subdivision plat for Pine Bluffs Filing No. 4 was recorded (the commercial property in Pine Bluffs).

III. CURRENT SITE DATA

Existing Zoning	PD - Planned Development		
Overlay District	N/A		
PD & Plan Area	Pine Bluffs; Commercial		
Master Plan Area	Neighborhood Center		
Site Acreage	1.7+/- acres		
Subdivision	Pine Bluffs Filing No. 4 Amendment 1 (proposed)		
Existing Use	Undeveloped		
Surrounding Uses			
	Master Plan Land Use	Zoning	Existing Use
North	Medium Density Residential	PD - Planned Development	Drainage Pond
South	Neighborhood Center	PD - Planned Development	Undeveloped Commercial
East	Neighborhood Center	PD - Planned Development	Undeveloped Commercial
West	Neighborhood Center	PD - Planned Development	Parker Road, Commercial Development, and Single-Family Residential

IV. PARKER 2035 MASTER PLAN

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

MASTER PLAN CONSISTENCY	
Master Plan Designation	Neighborhood Center ☒ Consistent ☐ Inconsistent
Master Plan Character Discussion	To serve the basic needs of the surrounding residents. Typical uses include convenient retail and personal/business services usually anchored by a grocery store. Other compatible uses like small offices, recreational uses and restaurants are also permitted. The total Gross Leasable Area for the commercial/office components within an entire Neighborhood Center should range from a combined 50,000 to 250,000 square feet. Higher density residential is appropriate as a transition between less intense residential areas and non-residential areas when developed as part of a mixed-use development and when the design

	encourages residents to walk or bicycle. Typical garden style apartment designs are not appropriate.
Consistent Goals/Strategies	Land Use 1.B Land Use 1.C Jobs and Economic Vitality 1
Inconsistent Goals/Strategies	None
Staff Analysis	Staff has determined that the request is consistent with the Parker 2035 Master Plan ensuring a variety of commercial as well as personal/business services at this corner. Additionally, the proposal would bring high-quality and professional jobs to the Town as recommended in Chapter 9 of the Master Plan.

V. LAND DEVELOPMENT ORDINANCE

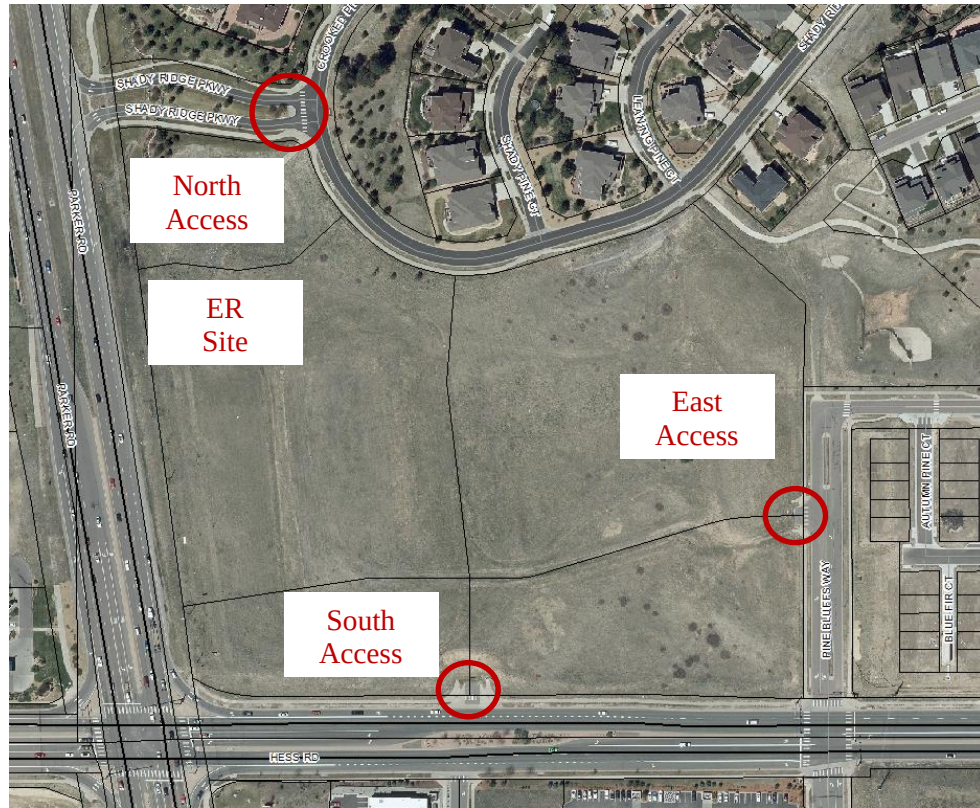
ZONING CONSISTENCY			
Provisions	Required	Proposed	Analysis
Setbacks	Front, Side & Rear – 40’ from Parker Road From a private drive or adjacent non-residential – 0’	Setbacks will be reviewed at the time of site plan review. However, a review of the concept plan indicates that the request will meet the necessary setback requirements.	☐ Consistent ☐ Inconsistent ☒ N/A
Density	The request is for non-residential development.	The request is for non-residential development.	☐ Consistent ☐ Inconsistent ☒ N/A
Height/Stories	35’ maximum height	The building height will be reviewed at the time of site plan review. The applicant has stated they will meet the height requirement.	☐ Consistent ☐ Inconsistent ☒ N/A
Lot Size	20,000 square-feet	1.7+/- acre (74,000square-feet) lot as described in the pending Pine Bluffs Filing No. 4 Amd 1.	☐ Consistent ☐ Inconsistent ☒ N/A
Lot Coverage	None	N/A. The governing PD does not regulate lot coverage.	☐ Consistent ☐ Inconsistent ☒ N/A
Landscaping	Title 13.06.070	Landscaping will be reviewed at the time of site plan review. However, a review of the concept plan indicates that the request will meet the necessary landscape requirements.	☐ Consistent ☐ Inconsistent ☒ N/A

Off-Street Parking	Title 13.06.050	Parking will be reviewed at the time of site plan review. However, a review of the concept plan indicates that the request will meet the necessary parking requirements.	☐ Consistent ☐ Inconsistent ☒ N/A
Miscellaneous	None.	N/A. The governing PD does not have any additional regulations beyond those discussed.	☐ Consistent ☐ Inconsistent ☒ N/A
Staff Analysis	The request is for a Use by Special Review which does not require the submittal of a detailed site plan. However, staff has reviewed a preliminary version of the site plan and has been able to determine that the development should be able to meet the requirements outlined above. No building permit will be approved until all development requirements are met.		

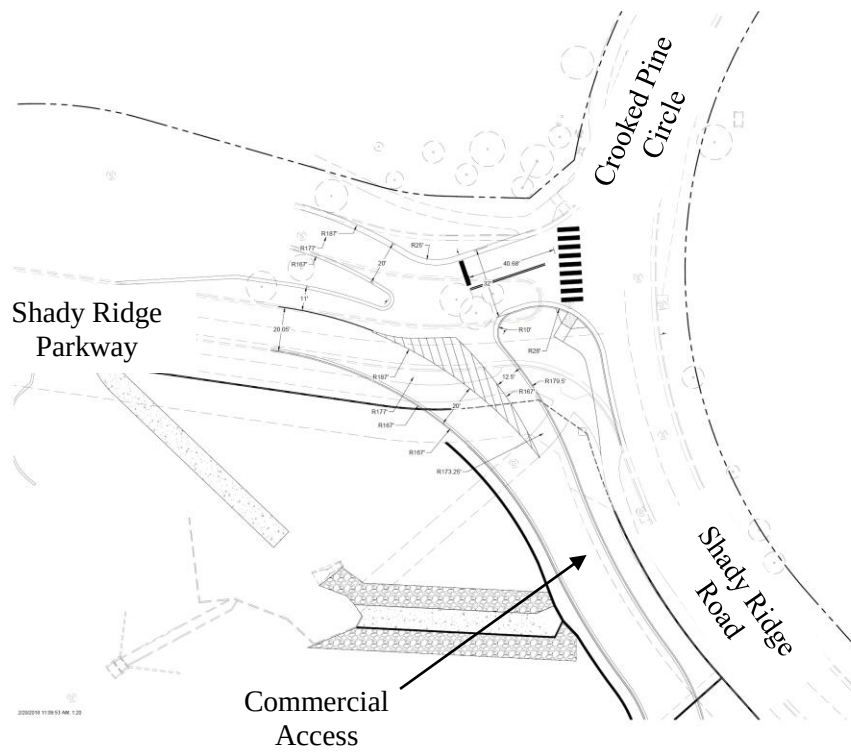
VI. ACCESS, CIRCULATION & TRAFFIC ANALYSIS

Access is neither approved nor denied through the Use by Special Review (UbSR) process. However, it is relevant to understand how the requested use would access public rights-of-way. Access for the requested stand-alone emergency room will be provided from the north (Shady Ridge Parkway) with a larger access reconfiguration project for all of the commercial development at the Shady Ridge Parkway and Shady Ridge Road/Crooked Pine Circle intersection. The Town, the property owner (Mustang Development Company, Inc.), and the Pine Bluffs Homeowners' Association (HOA) have worked collaboratively on a conceptual reconfiguration of the intersection. Commercial traffic would be able to enter and exit the commercial development directly to Parker Road without accessing either Shady Ridge Road or Crooked Pine Circle of the Pine Bluffs neighborhood. The reconfiguration would still maintain the residents' ability to access those roads as well as the anticipated commercial development (see Conceptual Access Configuration diagram below). Access is also provided from the south via Hess Road and from the east via Pine Bluffs Way. Additionally, the applicant has provided a Traffic Impact Study (TIS) for the entirety of the proposed commercial development, including this proposal for a stand-alone emergency room, documenting that the trips generated by the stand-alone emergency room will be minimal (32 trips per day).

Commercial Access Locations



Conceptual Access Reconfiguration



VII. 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 Response:

The proposed project will be designed to protect and preserve the scale and character of the existing neighborhood while providing for new development which is consistent with the vision and goals of the Parker 2035 Master Plan, and the architectural design guidelines established by the Town. The location of the Free-Standing Emergency Department (FSED) being north of a proposed small commercial/ medical office development immediately adjacent to our site, will have safe pedestrian and bicycle access. The FSED will not be an island, rather fully integrated and connected with adjacent commercial development. The architecture of the facility will match the adjacent future commercial development, as described in more detail in the response to Approval Consideration #2. This 24/7 facility has taken the emergency room out of the hospital and placed it in the neighborhood, because emergencies happen where people live, not near the hospital. At the HCA Parker FSED, patients will receive the highest level of care for emergent illnesses- including heart attack, stroke, and trauma. When a medical emergency occurs, patients need the highest level of emergency care as quickly as possible. This FSED being conveniently located within the Pine Bluffs community, will not only save the lives of neighboring residents, but also serve the entire Town of Parker. After further investigation, the HCA Saddle Rock facility comparison, that was referenced in previous submittals, was deemed no longer relevant to this application because this proposed FSED's unique and close proximity to Parker Adventist Hospital, the projected monthly ambulance visits are 6 per month (this includes both emergent and non-emergent deliveries), which is significantly lower than any other HCA FSED built to date. Emergent patients are those experiencing an immediate threat to a person's own life or someone else's life, a threat of grave disability, or active childbirth. Non-emergent patients need care that is required to avoid a crisis within the next 24-hours due to an unexpected illness or injury. This HCA FSED is projected to have 15 patient visits per day, most of which will be walk-ins. Due to South Metro Fire and Rescue EMS Protocols, the likelihood of this FSED receiving emergent ambulances would be rare; as ambulances are required to deliver patients to hospital Emergency Departments, not FSEDs. An emergent ambulance will typically keep lights and sirens on until they are clear through traffic on Parker Road. On direct approach to the facility, the sirens are turned off, but lights will remain until parked in the screened ambulance bay. Patients in non-emergent situations who require a transfer should a patient be suffering an emergent illness (major trauma) that requires a hospital transfer; ambulances would have lights on in the parking lot departing the FSED, and would turn on the siren once the ambulance is in the flow of traffic.

The building's orientation, lighting and landscaping are designed to minimize noise and nuisance. Illuminated building signage is intended to be 18"-tall red "emergency" letters, and will likely be located on the south and east sides of the building. The building's primary signage will likely be located on the west side along Parker Road, which provides prominent visibility.

Special attention will be made for the west, east and north building elevations, as the facility is visible both from Parker Road and the Pine Bluffs community. Due to the natural topography of the site, the building will sit significantly lower than the adjacent neighborhood. All building signage, lighting and site lighting will comply with all Town standards. Full cut-off fixtures will be used on site, and will be aimed and shielded in a manner that will not direct illumination on the adjacent residential neighborhood. Lighting will be designed to prevent glare, and not trespass over property lines. There will not be any digital signage, no neon signs, no reader boards, no wall-mounted floodlights, and no spotlights or rotating spotlights. There will not be a helipad as flight-for-life operations will not be occurring at this FSED. Landscape buffering and screening are required to be consistent with the Town's standards.

Staff Analysis:

The subject property is designated for commercial uses within the Pine Bluffs PD. The intersection of Parker Road and Hess Road is called out as a Neighborhood Center within the Town's Master Plan. The proposed use is commercial in nature and intended to serve the medical needs of the surrounding residential uses. The site is immediately surrounded by a Colorado Department of Transportation (CDOT) six-lane highway (Parker Road) on the west, future commercial development to the south and east, and a drainage pond on the north. The existing and planned uses adjacent to the property adequately buffer the property from residential uses in the area. Furthermore, the proposed use is a relatively small generator of traffic and with South Metro Fire and Rescue Authority protocols in place, there will be very few impacts related to ambulance services that would not otherwise be present along Parker Road.

Based upon this analysis, staff has determined that this request meets this criterion.

2. Will be consistent with the Town Master Plan.

Applicant Response:

- *As we grow, we will strive to preserve the attributes of our unique, hometown character and community identity, the beauty of our natural environment, and the strengths of our neighborhoods, while lessening the adverse effects of growth.*

The site is located northeast of the Parker and Hess Road intersection, which is identified in the Parker 2035 Master Plan, General Land Use Plan (Figure 6B) as a Neighborhood Center within a Medium Density Residential Area. According to Parker 2035 Master Plan "Neighborhood Centers...typical uses include convenient retail and personal/business services...Other compatible uses such as small offices, recreational uses and restaurants are also permitted. (Chapter 6: Land Use, p. 6.15)".

The proposed 10,800 SF FSED will be fully integrated as part of a larger proposed commercial/medical office development which is consistent with the Parker 2035 Master Plan that envisions Neighborhood Centers to "range with gross leasable areas ranging from 50,000-250,000 SF combined." In its context, the facility is compatible with the pedestrian-scale and "small town character" of Parker's identity by providing a neighborhood scaled Emergency Department without a massive hospital complex.

The Emergency Department (ED) is often seen as the hospital's front door. FSEDs reposition the ED as the "porch" to the medical home- a 24-hour extension of the outpatient clinic rather than a revolving door to the inpatient ward. FSEDs provide hospital-level services in outpatient settings. Unlike hospital-based emergency departments, which receive 10% to 40% of their patients by ambulance, most FSED patients are walk-ins, and very few require hospital admission (<5%, vs. 15–35% for hospital-based EDs). This FSED will not observe patients overnight, rather transfer patients to a full-service hospital for any emergent sub-specialty need, an operation, or hospitalization. In the event of an emergent transfer, an EMS will transfer the patient to their hospital of choice with lights and sirens turning on once the ambulance reaches Parker Road per South Metro Fire Rescue EMS Protocols. Patients in non-emergent situations who require a transfer from the FSED to a hospital via ambulance, would be transported without lights and sirens. Due to South Metro Fire and Rescue EMS Protocols, the likelihood of this FSED receiving emergent ambulances would be rare-as ambulances are required to deliver patients to hospital EDs, not FSEDs.

Parker 2035 Master Plan identifies Neighborhood Centers as being planned to serve the basic needs of the surrounding residents; and this FSED achieves this end, by being located where most emergencies happen- close to where people live. Statistics show the average person waits anywhere from 2 to 6 hours at a hospital emergency department. This can be agonizing when you or your loved one is experiencing pain. At FSEDs, people receive fast service without sacrificing the quality of medical care. FSEDs boast little or no wait times, convenient locations, and very high patient-satisfaction scores.

HCA has embraced an FSED model in Colorado where patients are encouraged to visit first and, if required, are transferred to a hospital whose expertise matches their specific needs, such as stroke care, cancer care, or simply observation. The result; patients receive services where and when they need them.

- *Architectural and land use design is fundamental to our identity. As our community grows, special attention will be given to promoting high quality residential and commercial development that reflects aesthetic excellence.*

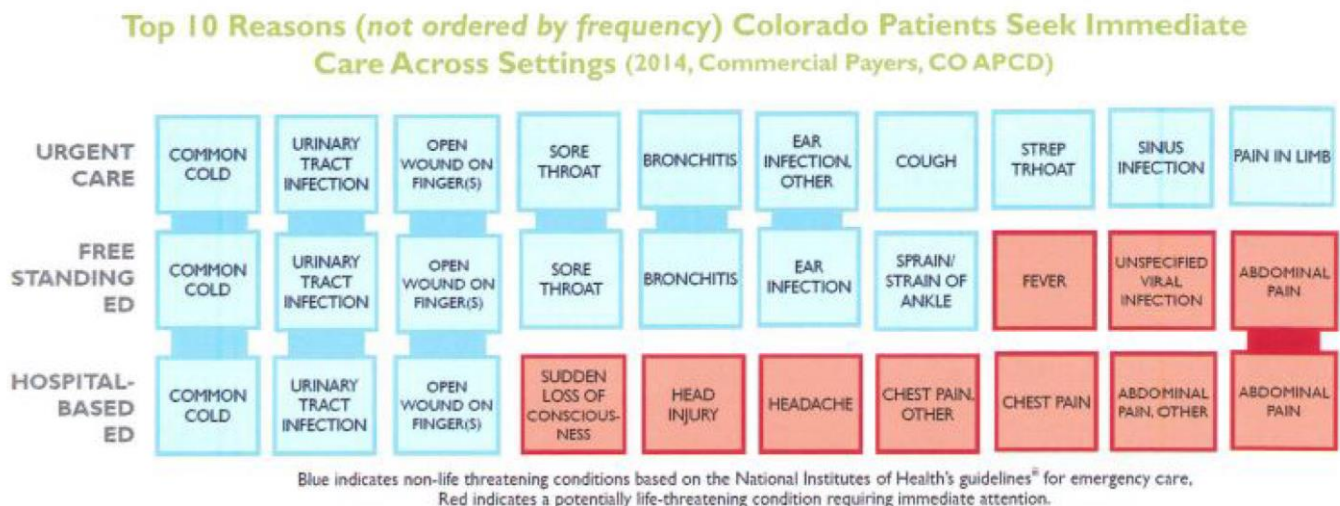
Special design consideration has been taken to integrate the exterior design of the FSED with the overall site architecture. Specifically, building façade, parapet articulation, awning design and materials will match the overall commercial development at this location. This FSED's custom design will integrate well with the overall aesthetic for this site. Building materials will present an image of high quality and permanence. The proposed predominant exterior building materials will be a rosewood velour brick and pre-manufactured insulated steel panel system in a sandblast finish in a light beige, which is in compliance with the Architectural Elements, Articulation and Color standards in the 2017 Town of Parker Commercial, Industrial and Multifamily Residential Design Standards. A screen wall that matches the building façade near the ambulance entry on the north side of the facility will help conceal this bay from the adjacent neighborhood.

While building height will be finalized during the Site Plan process, the proposed maximum building height for this FSED will be 21'-4" to the top of main building parapets and 27'-8" to the top of the mechanical screen wall. Building height will meet the Town requirement. The proposed FSED is designed to present a feeling of security, timelessness and well-being.

- *The long-term economic well-being of the Town is fundamental to its future. Therefore, we will encourage a variety of employment opportunities, and promote unique, local businesses.*

Free-standing Emergency Departments are one of the fastest growing improvements and trends in healthcare. FSEDs are emergency departments not attached to a hospital. FSEDs are not retail medical clinics or urgent care centers. Retail and urgent care providers perform some very basic testing (e.g., blood pressure, blood sugar, strep throat), but usually do not offer radiology services, and are staffed by nurse practitioners and/or physician assistants. Unlike retail clinics and urgent care centers, FSED's are open 24/7. Like hospital-based emergency departments, an FSED provides 24/7 access to an emergency physician, an emergency nurse, laboratory and radiology technicians, moderate-complexity blood testing (e.g. electrolyte profiles, complete blood count), and advanced imaging such as CT scan and ultrasound (in addition to X-ray). In addition, FSEDs can care for most emergent illnesses, including heart attack, stroke, and minor trauma.

Below is a chart from The Center for Improving Value in Health Care, Utilization Spot Analysis for Free Standing Emergency Departments, July 2016:



There are several Urgent Care Centers in Parker, but only two other FSEDs serving a population of approximately 51,200 people. There is a Centura Health Emergency at 9949 S. Oswego Street, which is 8 miles northwest of our proposed location, and a UC Health Emergency Room at 1699 Village Center Drive, approximately 5 miles northwest of the proposed site. In 2016, there were 34,317 emergency department visits in the Town of Parker. This number is expected to increase by over 8% in the next decade, reaching over 37,000 emergency department visits annually.

This growth outpaces the nation as a whole, as well as the Denver Metro Area (Source: SG2 Analytics). Sky Ridge provided care for more than 20% of all those that sought emergency care in 2016 (Source: Colorado Hospital Association). This is a greater share of the patient base than both the UC Health and Centura Health networks, and is equivalent to the number of patients served at Parker Adventist Hospital (24% of the patient population). This specific Parker location will allow patients who are seen in the FSED to easily seek follow-up care at the future, adjoining medical offices. For those Parker patients who are having their care managed by Sky Ridge physicians (follow-up surgical care, cancer treatment, etc.) this location provides the ability to be seen in a convenient location within the same system of providers. Once completed, this FSED will be an important addition to the Town of Parker by providing residents with high quality, responsive acute care, and is projected to employ a total of 40 people. Please note that while there will be 40 staff members hired, there will not be 40 staff members on site at one time. The following daily staffing model is anticipated for this FSED:

<i>Anticipated Daily Staffing</i>		
Occupation	Number of Employees	Hours Staffed
Medical Doctor (MD)	1	24/7
Registered Nurses (RNs)	2	24/7
Security Office	1	24/7
Emergency Medical Technician (MT)	1	24/7
MEDIC	1	24/7
Registration staff	1	9AM-9PM (remainder will be covered by Skyridge Hospital implementing "tele-registration").
Lab Member	1	9AM-9PM, remainder of the time, staff is performing all labs; remainder of labs are couriered to Sky Ridge Hospital.
CT/X-ray (Imaging) Staff	1	24/7
Environmental Services (EVS)	1	10AM-10PM, staff cover EVS duties when no coverage.
No respiratory support. All staff are cross-trained in respiratory therapy (RT) duties.		
No pharmacy support. A pharmacy is not a part of this facility.		
<i>After 9PM, staff is decreased from to 7 staff members. After 10PM, staff is decreased to 6 staff members.</i>		

Staff Analysis:

The Parker 2035 Master Plan identifies the intersection of Parker Road and Hess Road as a Neighborhood Center. This designation is intended to provide a variety of retail and personal/business services that can be used by residents within a relatively close proximity. The addition of a stand-alone emergency room will provide emergency services to the surrounding residents and the larger community without creating the impacts that a traditional hospital would create. For additional analysis see *Section IV Parker 2035 Master Plan* of this staff report.

Based upon this analysis, staff has determined that this request meets this criterion.

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

Applicant's Response:

The proposed FSED is a commercial use in a commercial zone district. The building is in compliance with the Pine Bluffs Development Guide Amendment 1 Design Standards for a Commercial Use Area:

	Front Setback	Side Setback from Public Street	Side Setback from Parker Rd	Rear Setback from Public Street	Rear Setback from Parker Rd	Max Building Height
Required	10'	20'	40' from edge of ROW	35'	40' from edge of ROW	35'
*Anticipated FSED	79'	50' from property line	50' from edge of ROW	57' from property line	N/A	21'-4"

**Note: Building setbacks and height will be finalized during Site Plan Process.*

The building's architecture will meet the goals and objectives for Commercial Development, per the Town of Parker Commercial, Industrial and Multifamily Residential Design Standards in that the rear building façade (north side) will have a simplified expression of the same materials and patterns used on the south, west and east sides of the building.

The facility will provide 21 standard parking spaces and 4 ADA parking spaces, and will be designed per Town standards and all of the Design Standards found in the Pine Bluffs PD.

Staff Analysis:

While compliance with the development standards for the request will be determined at the time of the site plan submittal, the applicant has demonstrated an ability to meet the necessary requirements and not create an over-intensive use of land.

Based on this analysis, staff has determined that this request meets this criterion, subject to the proposed condition.

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

Applicant's Response:

The proposed use will not have a material adverse effect on the Town's capital improvement program, as no improvements from the CIP funds are needed for this development.

Staff Analysis

The requested Use by Special Review will have no additional impact to the capital improvement program. Therefore, staff has determined that this request meets this criterion.

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

Applicant's Response:

The proposed use will not require a level of community facilities or services greater than that which is available. The infrastructure required to serve the project is adjacent to the site, and the proposed use does not require any additional infrastructure beyond that which would be typical for a Neighborhood Center use.

Staff Analysis:

The subject property is designated as Neighborhood Commercial in the Parker 2035 Master Plan and is zoned for commercial uses in anticipation of the development of the property. Services are available to the property. The Town and utility companies are prepared to provide services.

Based on this analysis, staff has determined that this request meets this criterion.

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

Applicant's Response:

The proposed project will provide adequate and appropriate ingress and egress for patients, ambulances, and other vehicles. Site circulation will provide safe and efficient movement with and between adjacent properties. The proposed project would include a limited number of driveways as approved by the Town of Parker Engineering Division to provide adequate site access for emergency vehicles, employees and emergency department patrons.

The "Traffic Impact Analysis for the Pine Ridge Development", dated September 1999 and prepared by Felsburg Holt & Ullevig, anticipated neighborhood retail use for the project site. The neighborhood retail use correlated to 57 daily trips per 1,000 square-feet of building. For a 10,800 square-foot building, the neighborhood retail use anticipated 615 daily trips.

The "Evaluation of Proposed Retail Access along Pine Bluffs Way", dated April 7, 2005 and prepared by Felsburg Holt & Ullevig, anticipated retail use for the project site. The retail use correlated to 43 daily trips per 1,000 square-feet of building. For a 10,800 square-foot building, the retail use anticipated 464 daily trips.

According to the latest Traffic Impact Study for Pine Bluff Filing 4, conducted by SM Rocha, LLC in October 2017; the anticipated trips generated from the proposed 10,800 square-foot free standing emergency building (FSED) is 32 daily trips with a hospital use, which correlates to approximately 3 daily trips per 1,000 square-feet of building. This is a 95% reduction in daily trips compared to the neighborhood retail use anticipated in the 1999 Analysis and a 93% reduction in daily trips compared to the retail use anticipated in the 2005 Evaluation.

<i>Traffic Impact Analysis Comparison</i>			
STUDY YEAR	USE	TRIPS / 1,000 SF	ANTICIPATED DAILY TRIPS
1999	Neighborhood Retail	57	615
2005	Retail	43	464
2017	FSED	3	32

Both the “Traffic Impact Analysis for Pine Ridge Development” and the “Evaluation of Proposed Retail Access along Pine Bluffs Way” planned for a proposed access to the retail/medical office area from East Shady Ridge Road. The site plan for the proposed FSED utilizes this anticipated access; therefore, this proposed development complies with the previously approved Master Traffic Studies.

Further, upon the Town of Parker’s request, the developer of the commercial development to the south of the FSED site has had prepared a “Traffic Impact Study for Pine Bluff Filing 4”, dated October 2017, prepared by SM Rocha for the proposed development area which includes the FSED. This study states the following in its conclusion: “Upon built-out of proposed development, it should be noted that the addition of traffic volumes to Shady Ridge Road are minimal. Moreover, Town standards indicate that, pursuant to roadway classification, Shady Ridge Road is designed to allow up to 8,000 vehicles per day... future daily total traffic volumes on Shady Ridge Road are anticipated to be 640 vehicles per day, well below Town standards.”

The site access being proposed from Shady Ridge Parkway will accommodate traffic to and from future commercial land uses. It is understood that the proposed special “T-intersection configuration” will provide interconnecting site access with Shady Ridge Parkway and Shady Ridge Road, and is still under review with Town Staff.

The intent of the intersection design is to direct traffic from Parker Road as free-flow movements to and from the proposed commercial area, avoiding the use of Shady Ridge Road. The design will give Shady Ridge Road a side road characteristic, essentially only being used by residents, as patrons will not have access to the commercial area via Shady Ridge Road. This isolates the adjacent neighborhood from future commercial traffic. From a numbers perspective, the proposed access is anticipated to reduce approximately 85% of site-generated traffic that would otherwise use Shady Ridge Road; a 50% reduction of overall total traffic. It is anticipated that some residents will still wish to access the commercial area, and the proposed intersection design will allow for this. A preliminary analysis of proposed access configuration concludes that traffic operations are within Town standards, and that safety is not being negatively impacted.

Staff Analysis:

As discussed in *Section VI Access, Circulation and Traffic Analysis* of this staff report, a reconfigured access is actively being pursued and engineered for the northern access to the commercial development that separates commercial and residential traffic.

The access on the south for the commercial area (Hess Road) and east for the commercial development (Pine Bluffs Way) are existing and were designed and have always been intended to serve the commercial needs of the Pine Bluffs development. Based on the applicant's updated traffic study and the access reconfiguration for the northern access, staff does not see the proposed use creating any undue traffic congestion or hazards beyond those that were anticipated when the area was originally zoned for commercial uses in 2001.

Based on this analysis, staff has determined that this request meets the criterion, subject to the proposed condition.

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

Applicant's Response:

The proposed FSED will be a commercial use within a commercial development, and will comply with all current applicable state and federal regulations and standards concerning air quality, water quality and waste disposal. This commercial use will not constitute a significant new source of air pollution, and will not directly emit significant amounts of air pollutants, or attract motor vehicle trips that produce significant emissions.

The proposed site is located on undeveloped land which currently drains north to an existing detention and water quality pond. The design of the existing pond is documented in the "Pine Bluffs Filing No. 1 and Future Pine Bluffs Development Final Drainage Report", dated November 15, 2004, prepared by Carroll & Lange Inc. The future developed site will also drain to the existing detention and water quality pond via new curb and gutter, inlets and storm sewers. Based on the previously mentioned Report, the existing pond was designed to accept runoff from developed conditions on the proposed Site, and has adequate stormwater detention and water quality volumes and outlet controls to be in conformance with the Town's "Storm Drainage and Environmental Criteria Manual"; therefore, no improvements to the existing pond will be required to accommodate the development of this project.

Unlike hospital-based emergency departments, which receive 10% to 40% of their patients by ambulance, the majority of these FSED patients will be walk-ins. Due to South Metro Fire and Rescue EMS Protocols, the likelihood of this FSED receiving emergent ambulances would be rare- as ambulances are required to deliver patients to hospital Emergency Departments, not FSEDs. The only time an ambulance would deviate from South Metro Fire and Rescue EMS protocols, and have to deliver a patient to this FSED would be if the Parker Adventist Hospital Emergency Department was on "divert status," which is a very rare occasion. In this occurrence, ambulances would be coming in with lights and sirens.

While South Metro Fire and Rescue EMS Protocols prevent ambulances from bringing emergent patients to this FSED, it does not prevent ambulances from delivering non-emergent patients. If an ambulance has to bring a non-emergent patient to the FSED, lights and sirens would not be used for the delivery.

In the event of an emergent transfer from the FSED, an EMS will transfer the patient to their hospital of choice with lights and sirens turning on once the ambulance reaches Parker Road per South Metro Fire Rescue EMS Protocols. Patients in non-emergent situations who require a transfer from the FSED to a hospital via ambulance would be transported without lights and sirens. Noise pollution from EMS will be a rare occurrence at this FSED location. Further, because this FSED is not a hospital, there is no associated helipad or flight for life operations at this location.

Staff Analysis:

The requested Use by Special Review will not cause significant air, water, or noise pollution. The proposed use does not emit any particulates into the air and the site is served by a drainage facility on the northern property boundary. With adherence to the South Metro Fire District protocols, there will not be significant noise pollution beyond what already occurs with traffic volumes along Parker Road.

Based on this analysis, staff has determined that this request meets this criterion, subject to the proposed condition.

8. Will be adequately landscaped, buffered and screened.

Applicant's Response:

The proposed project will make use of landscaping and setbacks which provide buffers between the project site and adjacent uses. All screen walls and retaining walls will complement the architecture of the facility. Screen walls will be strategically placed to conceal the onsite generator, along with both the ambulance entry and patient drop-off areas to provide privacy for incoming patients, and to mitigate noise and nuisance. HVAC equipment, utility meters, generator, and trash will be screened and integrated into the overall design of the building, so that the visual and acoustic impacts of these functions are out of view from adjacent properties and from Parker Road, E. Shady Ridge Road and Pine Bluffs Way. The design of the screening walls will conform to the predominant materials and colors of the building, and will be as high as the equipment they conceal, in compliance with the Town's screening requirements.

Staff Analysis:

The preliminary drawings that have been provided indicate that the development of the site will comply with the Town's landscape standards. Based on a preliminary analysis, staff sees no reason as to why the site would not be able to meet the landscape requirements.

Based on this analysis, staff has determined that this request meets the criterion, subject to the proposed condition.

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

Applicant's Response

As stated previously, the FSED has taken the emergency room out of the hospital and placed it in the neighborhood, because emergencies happen where people live, not near the hospital. This FSED being conveniently located within the Town of Parker community will save lives.

This FSED is part of a larger HCA health care system which ensures that their patients stay within the continuum of care. FSEDs can efficiently connect patients with needed care closer to where they live. For the patients who do require hospital care, this FSED will be able to get patients to the right hospital for their needs, rather than whichever one is closest to home. This leads to an overall improvement and well-being of community health and welfare, when healthcare systems are integrated and easily accessible by the people they serve.

Staff Analysis:

The proposed development of a stand-alone emergency room presents a unique opportunity to improve the health, safety, and welfare of present and future inhabitants of the Town by providing emergency services faster and more local than a traditional hospital.

Based on this analysis, staff has determined that this request meets this criterion.

VIII. SUMMARY REFERRAL AGENCY COMMENTS AND CONDITIONS

Agency	Comments
Engineering Division	No comments
Fire Life Safety	Advisory comments
Building Division	No comments
Parker Water and Sanitation District	Approved
Xcel	Advisory Comments
IREA	Advisory Comments
CenturyLink	No comment
Pine Bluffs HOA	No comments and approval of the reconfigured intersection.

IX. CONCLUSION

Based upon the analysis contained in this staff report and the comments provided by the referral agencies above, staff believes that the request meets the approval criteria for a Use by Special Review, with the recommended conditions.

X. RECOMMENDED CONDITIONS

1. The facility shall be required to comply with all South Metro Fire District protocols for ambulances that may service this facility.
2. The applicant shall be required to work with staff during the site plan process to ensure that the facility reflects high-quality architecture that exceeds the Town's requirements.
3. The future site plan shall comply with all of the Town's development standards prior to the approval of any building permit.
4. The property owner is required to continue to work with Town staff in order to develop and construct a revised intersection for Shady Ridge Parkway and Shady Ridge Road/Crooked Pine Circle that is substantially similar to the configuration discussed in Section VI of this staff report.

XI. ATTACHMENTS

1. Applicant's project narrative
2. Applicant's approval criteria narrative
3. Concept Site Layout

Report Approved By: Bryce Matthews, Planning Manager

Through: Jason Rogers, Deputy Community Development Director

February 21, 2018

Paul Workman
Town of Parker Community Development Department
Town Hall / 20120 E. Mainstreet
Parker, Colorado 80138

Re: Free Standing Emergency Department, Use By Special Review- Project Narrative

Dear Mr. Workman,

Please find enclosed Use by Special Review application re-submittal for a Free-Standing Emergency Department (FSED) at the northeast corner of the Hess and Parker Road intersection. This application has been prepared by and for the following parties to the benefit of the residents of Parker and the surrounding areas.

Owner
Mustang Development Company
5291 E. Yale Avenue
Denver, CO 80222
303-758-3500
Contact: Jeffrey Sheets

Applicant
HCA
4900 S. Monaco St.,
Suite 380
Denver, CO 80237
303-788-2530
Contact: Kevin Kucera

Planner
Norris Design
1101 Bannock St.
Denver, Colorado 80204
303-892-1166
Contact: Wendi Birchler

Architect
Devenney Group
201 West Indian School Rd.
Phoenix, AZ 85013
602-943-8950
Contact: Kevin Cook

Civil Engineer
Redland
1500 West Canal Court
Littleton, CO 80120
720-283-6783
Contact: Mark Cevaai

The following items are including in this re-submittal package:

- Project Narrative
- Approval Considerations
- Comment Response Letter

PROJECT NARRATIVE

Site Location

The proposed HCA Free-Standing Emergency Department (FSED) site is located northeast of the Parker Road and Hess Road intersection. The 10,800 SF Community Emergency Center will be located on a 1.65-acre lot within the Pine Bluffs Development, which is identified in the Parker 2035 General Land Use Plan (Figure 6B) as a Neighborhood Center within a Medium Density Residential Area. Surrounding land uses include commercial and single family residential. The site has excellent regional vehicular access being adjacent to a significant intersection of two arterials. The location of the FSED being north of a proposed small commercial/ medical office development immediately adjacent to our site, will have safe pedestrian and bicycle access. The FSED will not be an island, rather fully integrated and connected with adjacent commercial development.

Project Overview

The HCA FSED will help meet increased healthcare demand as the Parker community grows. In 2016, there were 34,317 emergency department visits in the Town of Parker. This number is expected to increase by over 8% in the next decade, reaching over 37,000 emergency department visits annually. This growth outpaces the nation as a whole, as well as the Denver Metro Area (Source: SG2 Analytics). Sky Ridge provided care for more than 20% of all those that sought emergency care in 2016 (Source: Colorado Hospital Association). This is a greater share of the patient base than both the UC Health and Centura Health networks, and is equivalent to the number of patients served at Parker Adventist Hospital (24% of the patient population). This specific Parker location will allow patients who are seen in the FSED to easily seek follow-up care at the future, adjoining medical offices. For those Parker patients who are having their care managed by Sky Ridge physicians (follow-up surgical care, cancer treatment, etc.) this location provides the ability to be seen in a convenient location within the same system of providers.

FSEDs are not retail medical clinics or urgent care centers. Retail and urgent care center providers perform some very basic testing (e.g., blood pressure, blood sugar, strep throat), but usually do not offer radiology services and are staffed by nurse practitioners and/or physician assistants. Unlike retail clinics and urgent care centers, FSED's are open 24/7. Like hospital-based emergency departments, an FSED provides 24/7 access to an emergency physician, an emergency nurse, laboratory and radiology technicians, moderate-complexity blood testing (e.g. electrolyte profiles, complete blood count), and advanced imaging such as CT scan and ultrasound (in addition to X-ray) In addition, FSEDs can care for most emergent illnesses, including heart attack, stroke, and minor trauma. FSEDs provide hospital-level services in outpatient settings.

This 24/7 facility has taken the emergency room out of the hospital and placed it in the neighborhood, because emergencies happen where people live, not near the hospital. At this FSED, patients will receive the highest level of care for emergent illnesses. When a medical emergency occurs, patients need the highest level of emergency care as quickly as possible. This FSED being conveniently located within the Pine Bluffs community will save lives.

Vehicular and pedestrian access to the facility will be provided from Hess Road and Pine Bluffs Way, and Shady Ridge Parkway via Shady Ridge Road, with a screened ambulance entrance to the rear of the building, to provide patient privacy and to mitigate flashing lights. The latest proposed access configuration will accommodate traffic to and from the proposed commercial land uses. It is understood that the proposed special "T-intersection configuration" will provide interconnecting site access with Shady Ridge Parkway and Shady Ridge Road, and is still under review with Town Staff. The intent of the intersection design is to direct traffic from Parker Road as free-flow movements to and from the proposed commercial area, avoiding the use of Shady Ridge Road. The design will give Shady Ridge Road a side road characteristic, essentially only being used by residents, as patrons will not have access to the commercial area via Shady Ridge Road. This isolates the adjacent neighborhood from future commercial traffic.

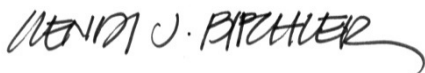
After further investigation, the HCA Saddle Rock facility comparison that was referenced in previous submittals, was deemed no longer relevant to this application because of this proposed FSED's unique and close proximity to Parker Adventist Hospital, the projected monthly ambulance visits are 6 per month (this includes both emergent and non-emergent deliveries), which is significantly lower than any other HCA FSED built to date. Emergent patients are those experiencing an immediate threat to a person's own life or someone else's life, a threat of grave disability, or active childbirth. Non-emergent patients need care that is required to avoid a crisis within the next 24-hours due to an unexpected illness or injury.

This HCA FSED is projected to have 15 patient visits per day, most of which will be walk-ins. Due to South Metro Fire and Rescue EMS Protocols, the likelihood of this FSED receiving emergent ambulances would be rare; as ambulances are required to deliver patients to hospital EDs, not FSEDs. While South Metro Fire and Rescue EMS Protocols prevent ambulances from bringing emergent patients to this FSED, it does not prevent ambulances from delivering non-emergent patients. If an ambulance has to bring a non-emergent patient to the FSED, lights and sirens would not be used for the delivery.

This FSED will not observe patients overnight, rather transfer patients to a full-service hospital for any emergent sub-specialty need- for example an operation or hospitalization. In the event of an emergent transfer, an EMS will transfer the patient to their hospital of choice with lights and sirens turning on once the ambulance reaches Parker Road per South Metro Fire Rescue EMS Protocols. Patients in non-emergent situations who require a transfer from the FSED to a hospital via ambulance would be transported without lights and sirens.

The site plan and building design will preserve and enhance the scale and character of the existing neighborhood while providing for new development which is consistent with the vision and goals of the Parker 2035 Master Plan, and the architectural design guidelines established by the Town. Once completed, the FSED will be an important addition to the Town of Parker by providing residents with high quality, responsive acute care, and employment opportunities.

Sincerely,
Norris Design



Wendi Birchler
Principal

February 21, 2018

Free Standing Emergency Department (FSED), Use By Special Review- Approval Considerations

Section 13.04.200((b)(1-9)

Criteria for approval. The Town Council may approve a use by special review subject to reasonable conditions which include, but are not limited to, the requirements that the proposed use:

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

Response: The proposed project will be designed to protect and preserve the scale and character of the existing neighborhood while providing for new development which is consistent with the vision and goals of the Parker 2035 Master Plan, and the architectural design guidelines established by the Town.

The location of the Free-Standing Emergency Department (FSED) being north of a proposed small commercial/ medical office development immediately adjacent to our site, will have safe pedestrian and bicycle access. The FSED will not be an island, rather fully integrated and connected with adjacent commercial development. The architecture of the facility will match the adjacent future commercial development, as described in more detail in the response to Approval Consideration #2.

This 24/7 facility has taken the emergency room out of the hospital and placed it in the neighborhood, because emergencies happen where people live, not near the hospital. At the HCA Parker FSED, patients will receive the highest level of care for emergent illnesses- including heart attack, stroke, and trauma. When a medical emergency occurs, patients need the highest level of emergency care as quickly as possible. This FSED being conveniently located within the Pine Bluffs community, will not only save the lives of neighboring residents, but also serve the entire Town of Parker.

After further investigation, the HCA Saddle Rock facility comparison, that was referenced in previous submittals, was deemed no longer relevant to this application because this proposed FSED's unique and close proximity to Parker Adventist Hospital, the projected monthly ambulance visits are 6 per month (this includes both emergent and non-emergent deliveries), which is significantly lower than any other HCA FSED built to date. Emergent patients are those experiencing an immediate threat to a person's own life or someone else's life, a threat of grave disability, or active childbirth. Non-emergent patients need care that is required to avoid a crisis within the next 24-hours due to an unexpected illness or injury. This HCA FSED is projected to have 15 patient visits per day, most of which will be walk-ins. Due to South Metro Fire and Rescue EMS Protocols, the likelihood of this FSED receiving emergent ambulances would be rare; as ambulances are required to deliver patients to hospital Emergency Departments, not FSEDs.

An emergent ambulance will typically keep lights and sirens on until they are clear through traffic on Parker Road. On direct approach to the facility, the sirens are turned off, but lights will remain until parked in the screened ambulance bay. Patients in non-emergent situations who require a transfer

from the FSED to a hospital via ambulance would be transported without lights and sirens. However, should a patient be suffering an emergent illness (major trauma) that requires a hospital transfer; ambulances would have lights on in the parking lot departing the FSED, and would turn on the siren once the ambulance is in the flow of traffic.

The building's orientation, lighting and landscaping are designed to minimize noise and nuisance. Illuminated building signage is intended to be 18"-tall red "emergency" letters, and will likely be located on the south and east sides of the building. The building's primary signage will likely be located on the west side along Parker Road, which provides prominent visibility. Special attention will be made for the west, east and north building elevations, as the facility is visible both from Parker Road and the Pine Bluffs community. Due to the natural topography of the site, the building will sit significantly lower than the adjacent neighborhood. All building signage, lighting and site lighting will comply with all Town standards. Full cut-off fixtures will be used on site, and will be aimed and shielded in a manner that will not direct illumination on the adjacent residential neighborhood. Lighting will be designed to prevent glare, and not trespass over property lines. There will not be any digital signage, no neon signs, no reader boards, no wall-mounted floodlights, and no spotlights or rotating spotlights. There will not be a helipad as flight-for-life operations will not be occurring at this FSED. Landscape buffering and screening are required to be consistent with the Town's standards.

2. Will be consistent with the Town Master Plan;
 - As we grow, we will strive to preserve the attributes of our unique, hometown character and community identity, the beauty of our natural environment, and the strengths of our neighborhoods, while lessening the adverse effects of growth.

Response: The site is located northeast of the Parker and Hess Road intersection, which is identified in the Parker 2035 Master Plan, General Land Use Plan (Figure 6B) as a Neighborhood Center within a Medium Density Residential Area. According to Parker 2035 Master Plan "Neighborhood Centers...typical uses include convenient retail and personal/business services...Other compatible uses such as small offices, recreational uses and restaurants are also permitted. (Chapter 6: Land Use, p. 6.15)"

The proposed 10,800 SF FSED will be fully integrated as part of a larger proposed commercial/medical office development which is consistent with Parker 2035 Master Plan that envisions Neighborhood Centers to "range with gross leasable areas ranging from 50,000-250,000 SF combined." In its context, the facility is compatible with the pedestrian-scale and "small town character" of Parker's identity by providing a neighborhood scaled Emergency Department without a massive hospital complex.

The Emergency Department (ED) is often seen as the hospital's front door. FSEDs reposition the ED as the "porch" to the medical home- a 24-hour extension of the outpatient clinic rather than a revolving door to the inpatient ward. FSEDs provide hospital-level services in outpatient settings. Unlike hospital-based emergency departments, which receive 10% to 40% of their patients by ambulance, most FSED patients are walk-ins, and very few require hospital admission (<5%, vs. 15-35% for hospital-based EDs). This FSED will not observe patients overnight, rather transfer patients to a full-service hospital for any emergent sub-specialty need, an operation, or hospitalization. In the event of an emergent

transfer, an EMS will transfer the patient to their hospital of choice with lights and sirens turning on once the ambulance reaches Parker Road per South Metro Fire Rescue EMS Protocols. Patients in non-emergent situations who require a transfer from the FSED to a hospital via ambulance, would be transported without lights and sirens. Due to South Metro Fire and Rescue EMS Protocols, the likelihood of this FSED receiving emergent ambulances would be rare- as ambulances are required to deliver patients to hospital EDs, not FSEDs.

Parker 2035 Master Plan identifies Neighborhood Centers as being planned to serve the basic needs of the surrounding residents; and this FSED achieves this end, by being located where most emergencies happen- close to where people live. Statistics show the average person waits anywhere from 2 to 6 hours at a hospital emergency department. This can be agonizing when you or your loved one is experiencing pain. At FSEDs, people receive fast service without sacrificing the quality of medical care. FSEDs boast little or no wait times, convenient locations, and very high patient-satisfaction scores.

HCA has embraced an FSED model in Colorado where patients are encouraged to visit first and, if required, are transferred to a hospital whose expertise matches their specific needs, such as stroke care, cancer care, or simply observation. The result; patients receive services where and when they need them.

- Architectural and land use design is fundamental to our identity. As our community grows, special attention will be given to promoting high quality residential and commercial development that reflects aesthetic excellence.

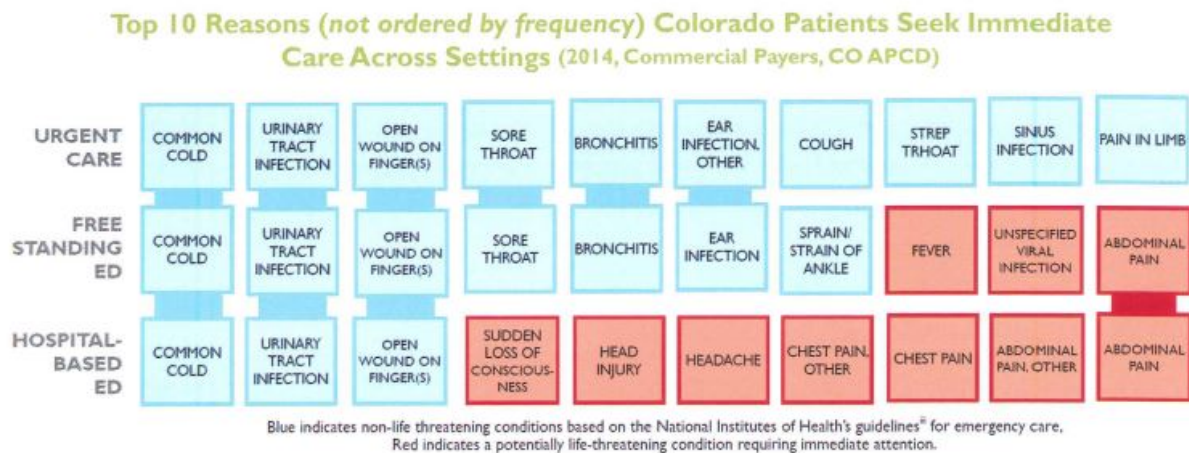
Special design consideration has been taken to integrate the exterior design of the FSED with the overall site architecture. Specifically, building façade, parapet articulation, awning design and materials will match the overall commercial development at this location. This FSED's custom design will integrate well with the overall aesthetic for this site. Building materials will present an image of high quality and permanence. The proposed predominant exterior building materials will be a rosewood velour brick and pre-manufactured insulated steel panel system in a sandblast finish in a light beige, which is in compliance with the Architectural Elements, Articulation and Color standards in the 2017 Town of Parker Commercial, Industrial and Multifamily Residential Design Standards. A screen wall that matches the building façade near the ambulance entry on the north side of the facility will help conceal this bay from the adjacent neighborhood. While building height will be finalized during the Site Plan process, the proposed maximum building height for this FSED will be 21'-4" to the top of main building parapets and 27'-8" to the top of the mechanical screen wall. Building height will meet the Town requirement. The proposed FSED is designed to present a feeling of security, timelessness and well-being.

- The long-term economic well-being of the Town is fundamental to its future. Therefore, we will encourage a variety of employment opportunities, and promote unique, local businesses.

Free-standing Emergency Departments are one of the fastest growing improvements and trends in healthcare. FSEDs are emergency departments not attached to a hospital. FSEDs are not retail medical clinics or urgent care centers. Retail and urgent care providers perform some very basic testing (e.g., blood pressure, blood sugar, strep throat), but

usually do not offer radiology services, and are staffed by nurse practitioners and/or physician assistants. Unlike retail clinics and urgent care centers, FSED's are open 24/7. Like hospital-based emergency departments, an FSED provides 24/7 access to an emergency physician, an emergency nurse, laboratory and radiology technicians, moderate-complexity blood testing (e.g. electrolyte profiles, complete blood count), and advanced imaging such as CT scan and ultrasound (in addition to X-ray). In addition, FSEDs can care for most emergent illnesses, including heart attack, stroke, and minor trauma.

Below is a chart from *The Center for Improving Value in Health Care, Utilization Spot Analysis for Free Standing Emergency Departments, July 2016*:



There are several Urgent Care Centers in Parker, but only two other FSEDs serving a population of approximately 51,200 people. There is a Centura Health Emergency at 9949 S. Oswego Street, which is 8 miles northwest of our proposed location, and a UC Health Emergency Room at 1699 Village Center Drive, approximately 5 miles northwest of the proposed site. In 2016, there were 34,317 emergency department visits in the Town of Parker. This number is expected to increase by over 8% in the next decade, reaching over 37,000 emergency department visits annually. This growth outpaces the nation as a whole, as well as the Denver Metro Area (Source: SG2 Analytics). Sky Ridge provided care for more than 20% of all those that sought emergency care in 2016 (Source: Colorado Hospital Association). This is a greater share of the patient base than both the UC Health and Centura Health networks, and is equivalent to the number of patients served at Parker Adventist Hospital (24% of the patient population). This specific Parker location will allow patients who are seen in the FSED to easily seek follow-up care at the future, adjoining medical offices. For those Parker patients who are having their care managed by Sky Ridge physicians (follow-up surgical care, cancer treatment, etc.) this location provides the ability to be seen in a convenient location within the same system of providers.

Once completed, this FSED will be an important addition to the Town of Parker by providing residents with high quality, responsive acute care, and is projected to employ a total of 40 people. Please note that while there will be 40 staff members hired, there will

not be 40 staff members on site at one time. The following daily staffing model is anticipated for this FSED:

<i>Anticipated Daily Staffing</i>		
Occupation	Number of Employees	Hours Staffed
Medical Doctor (MD)	1	24/7
Registered Nurses (RNs)	2	24/7
Security Office	1	24/7
Emergency Medical Technician (MT)	1	24/7
MEDIC	1	24/7
Registration staff	1	9AM-9PM (remainder will be covered by Skyridge Hospital implementing "tele-registration").
Lab Member	1	9AM-9PM, remainder of the time, staff is performing all labs; remainder of labs are couriered to Sky Ridge Hospital.
CT/X-ray (Imaging) Staff	1	24/7
Environmental Services (EVS)	1	10AM-10PM, staff cover EVS duties when no coverage.
No respiratory support. All staff are cross-trained in respiratory therapy (RT) duties.		
No pharmacy support. A pharmacy is not a part of this facility.		
After 9PM, staff is decreased from to 7 staff members. After 10PM, staff is decreased to 6 staff members.		

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

Response: The proposed FSED is a commercial use in a commercial zone district. The building will be in compliance with the Pine Bluffs Development Guide Amendment 1 Design Standards for a Commercial Use Area:

	Front Setback	Side Setback from Public Street	Side Setback from Parker Rd	Rear Setback from Public Street	Rear Setback from Parker Rd	Max Building Height
Required	10'	20'	40' from edge of ROW	35'	40' from edge of ROW	35'
*Anticipated FSED	79'	50' from property line	50' from edge of ROW	57' from property line	N/A	21'-4"
*Note: Building setbacks and height will be finalized during Site Plan Process.						

The building's architecture will meet the goals and objectives for Commercial Development, per the Town of Parker Commercial, Industrial and Multifamily Residential Design Standards in that the rear building façade (north side) will have a simplified expression of the same materials and patterns used on the south, west and east sides of the building.

The facility will provide 21 standard parking spaces and 4 ADA parking spaces, and will be designed per Town standards and all of the Design Standards found in the Pine Bluffs PD Zone document.

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

Response: The proposed use will not have a material adverse effect on the Town's capital improvement program, as no improvements from the CIP funds are needed for this development.

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

Response: The proposed use will not require a level of community facilities or services greater than that which is available. The infrastructure required to serve the project is adjacent to the site, and the proposed use does not require any additional infrastructure beyond that which would be typical for a Neighborhood Center use.

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

Response: The proposed project will provide adequate and appropriate ingress and egress for patients, ambulances, and other vehicles. Site circulation will provide safe and efficient movement with and between adjacent properties. The proposed project would include a limited number of driveways as approved by the Town of Parker Engineering Division to provide adequate site access for emergency vehicles, employees and emergency department patrons.

The "Traffic Impact Analysis for the Pine Ridge Development", dated September 1999 and prepared by Felsburg Holt & Ullevig, anticipated neighborhood retail use for the project site. The neighborhood retail use correlated to 57 daily trips per 1,000 square-feet of building. For a 10,800 square-foot building, the neighborhood retail use anticipated 615 daily trips.

The "Evaluation of Proposed Retail Access along Pine Bluffs Way", dated April 7, 2005 and prepared by Felsburg Holt & Ullevig, anticipated retail use for the project site. The retail use correlated to 43 daily trips per 1,000 square-feet of building. For a 10,800 square-foot building, the retail use anticipated 464 daily trips.

According to the latest Traffic Impact Study for Pine Bluff Filing 4, conducted by SM Rocha, LLC in October 2017; the anticipated trips generated from the proposed 10,800 square-foot free standing emergency building (FSED) is 32 daily trips with a hospital use, which correlates to approximately 3 daily trips per 1,000 square-feet of building. This is a 95% reduction in daily trips compared to the neighborhood retail use anticipated in the 1999 Analysis and a 93% reduction in daily trips compared to the retail use anticipated in the 2005 Evaluation.

<i>Traffic Impact Analysis Comparison</i>			
STUDY YEAR	USE	TRIPS / 1,000 SF	ANTICIPATED DAILY TRIPS
1999	Neighborhood Retail	57	615
2005	Retail	43	464
2017	FSED	3	32

Both the “Traffic Impact Analysis for Pine Ridge Development” and the “Evaluation of Proposed Retail Access along Pine Bluffs Way” planned for a proposed access to the retail/medical office area from East Shady Ridge Road. The site plan for the proposed FSED utilizes this anticipated access; therefore, this proposed development complies with the previously approved Master Traffic Studies.

Further, upon the Town of Parker’s request, the developer of the commercial development to the south of the FSED site has had prepared a “Traffic Impact Study for Pine Bluff Filing 4”, dated October 2017, prepared by SM Rocha for the proposed development area which includes the FSED. This study states the following in its conclusion: “Upon built-out of proposed development, it should be noted that the addition of traffic volumes to Shady Ridge Road are minimal. Moreover, Town standards indicate that, pursuant to roadway classification, Shady Ridge Road is designed to allow up to 8,000 vehicles per day... future daily total traffic volumes on Shady Ridge Road are anticipated to be 640 vehicles per day, well below Town standards.”

The site access being proposed from Shady Ridge Parkway will accommodate traffic to and from future commercial land uses. It is understood that the proposed special “T-intersection configuration” will provide interconnecting site access with Shady Ridge Parkway and Shady Ridge Road, and is still under review with Town Staff.

The intent of the intersection design is to direct traffic from Parker Road as free-flow movements to and from the proposed commercial area, avoiding the use of Shady Ridge Road. The design will give Shady Ridge Road a side road characteristic, essentially only being used by residents, as patrons will not have access to the commercial area via Shady Ridge Road. This isolates the adjacent neighborhood from future commercial traffic. From a numbers perspective, the proposed access is anticipated to reduce approximately 85% of site-generated traffic that would otherwise use Shady Ridge Road; a 50% reduction of overall total traffic. It is anticipated that some residents will still wish to access the commercial area, and the proposed intersection design will allow for this. A preliminary analysis of proposed access configuration concludes that traffic operations are within Town standards, and that safety is not being negatively impacted.

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

Response: The proposed FSED will be a commercial use within a commercial development, and will comply with all current applicable state and federal regulations and standards concerning air quality, water quality and waste disposal. This commercial use will not constitute a significant new source of air pollution, and will not directly emit significant amounts of air pollutants, or attract motor vehicle trips that produce significant emissions.

The proposed site is located on undeveloped land which currently drains north to an existing detention and water quality pond. The design of the existing pond is documented in the "Pine Bluffs Filing No. 1 and Future Pine Bluffs Development Final Drainage Report", dated November 15, 2004, prepared by Carroll & Lange Inc. The future developed site will also drain to the existing detention and water quality pond via new curb and gutter, inlets and storm sewers. Based on the previously mentioned Report, the existing pond was designed to accept runoff from developed conditions on the proposed Site, and has adequate stormwater detention and water quality volumes and outlet controls to be in conformance with the Town's "Storm Drainage and Environmental Criteria Manual"; therefore, no improvements to the existing pond will be required to accommodate the development of this project.

Unlike hospital-based emergency departments, which receive 10% to 40% of their patients by ambulance, the majority of these FSED patients will be walk-ins. Due to South Metro Fire and Rescue EMS Protocols, the likelihood of this FSED receiving emergent ambulances would be rare—as ambulances are required to deliver patients to hospital Emergency Departments, not FSEDs. The only time an ambulance would deviate from South Metro Fire and Rescue EMS protocols, and have to deliver a patient to this FSED would be if the Parker Adventist Hospital Emergency Department was on "divert status," which is a very rare occasion. In this occurrence, ambulances would be coming in with lights and sirens.

While South Metro Fire and Rescue EMS Protocols prevent ambulances from bringing emergent patients to this FSED, it does not prevent ambulances from delivering non-emergent patients. If an ambulance has to bring a non-emergent patient to the FSED, lights and sirens would not be used for the delivery.

In the event of an emergent transfer from the FSED, an EMS will transfer the patient to their hospital of choice with lights and sirens turning on once the ambulance reaches Parker Road per South Metro Fire Rescue EMS Protocols. Patients in non-emergent situations who require a transfer from the FSED to a hospital via ambulance would be transported without lights and sirens. Noise pollution from EMS will be a rare occurrence at this FSED location. Further, because this FSED is not a hospital, there is no associated helipad or flight for life operations at this location.

8. Will be adequately landscaped, buffered and screened;

Response: The proposed project will make use of landscaping and setbacks which provide buffers between the project site and adjacent uses. All screen walls and retaining walls will complement the architecture of the facility. Screen walls will be strategically placed to conceal the onsite generator, along with both the ambulance entry and patient drop-off areas to provide privacy for incoming patients, and to mitigate noise and nuisance. HVAC equipment, utility meters, generator,

and trash will be screened and integrated into the overall design of the building, so that the visual and acoustic impacts of these functions are out of view from adjacent properties and from Parker Road, E. Shady Ridge Road and Pine Bluffs Way. The design of the screening walls will conform to the predominant materials and colors of the building, and will be as high as the equipment they conceal, in compliance with the Town's screening requirements.

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

Response: As stated previously, the FSED has taken the emergency room out of the hospital and placed it in the neighborhood, because emergencies happen where people live, not near the hospital. This FSED being conveniently located within the Town of Parker community will save lives.

This FSED is part of a larger HCA health care system which ensures that their patients stay within the continuum of care. FSEDs can efficiently connect patients with needed care closer to where they live. For the patients who do require hospital care, this FSED will be able to get patients to the right hospital for their needs, rather than whichever one is closest to home. This leads to an overall improvement and well-being of community health and welfare, when healthcare systems are integrated and easily accessible by the people they serve.

FOR REFERENCE ONLY.



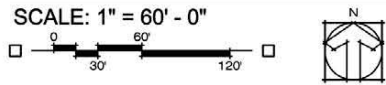
DATE: 01/16/2018
G3 JOB #: 16-056

Site Plan

Parker & Hess
Parker, CO

KOELBEL AND COMPANY

5291 E Yale Avenue
Denver, Colorado 80222
T. 303.300.8850



GRAPHICS SHOWN ARE CONCEPTUAL
AND ARE SUBJECT TO CHANGE

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NOTE: This information is conceptual in nature and is subject to adjustments pending further verification and Client, Tenant, and Governmental Agency approvals. No warranties or guarantees of any kind are given or implied by the Architect.



Planning Commission Staff Report

Planning Commission Date: 3/8/2018

Town Council Date: 3/19/2018

Hearing Type: Public Hearing
SP17-044 TWENTY MILE INDUSTRIAL PARK
FILING NO. 2, FIRST AMENDED SUBDIVISION
EXEMPTION LOT 2A, Parker Racquet Club - Site
Plan

Location: South of Plaza Drive and between Twenty Mile Road and
Championship Drive

Project Planner: Paul Workman, Senior Planner

Applicant: Christa Plaza, Essenza Architecture for Parker Tennis

Executive Summary: The Town of Parker and Parker Tennis Club request a
site plan to develop an indoor-tennis complex at the
southeast corner of Twenty Mile Road and Plaza Drive
in the Twenty Mile Industrial Park Development.

Staff Recommendation: Approval with Conditions

RECOMMENDED MOTION

"I move that the Planning Commission recommend that Town Council approve the Site Plan request, subject to the two (2) conditions contained in this staff report."

- 1. The applicant shall be required to work with the Town's Cultural staff to incorporate public art at the northwest corner of the site prior to issuance of a Certificate of Occupancy.**
- 2. Any substantial changes to the approved Site Plan, as determined by Town staff, shall require approval by Town Council after recommendation from Planning Commission.**

ALTERNATIVE MOTIONS

"I move the Planning Commission recommend Town Council approve the Site Plan."

"I move that the Planning Commission recommend that Town Council deny the Site Plan as the request does not meet the following approval criteria:"

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

"I move that the Planning Commission vote to continue the Site Plan to a future date."

I. BACKGROUND/DISCUSSION

The Town of Parker, as the property owner, and Parker Tennis as the operator, are proposing a new indoor and future outdoor racquet and activities facility. The facility will include six-indoor tennis courts, a welcome center with social area, locker rooms and offices. The subject property is owned by the Town of Parker and per the Land Development Ordinance, all site plans on Town owned property are required to receive approval from Town Council after a recommendation from Planning Commission. The site is roughly 4.9 acres of undeveloped land and located directly west of the Town's Fieldhouse facility.

Vicinity Map



II. PRIOR ACTIONS

Date	Action
1985	Town Council approved the Clarke PD Zoning
2010	Town Council approved the subdivision exemption plat that created the subject property.

III. CURRENT SITE DATA

Existing Zoning	PD - Planned Development		
Overlay District	Light Industrial Conservation Industrial District		
PD & Plan Area	Clarke PD – Mixed Use Commercial/Light Industrial		
Master Plan Area	Light Industrial		
Site Acreage	4.9 +/- acres		
Subdivision	Twenty Mile Industrial Park Filing No. 2 First Amended Subdivision Exemption Plat		
Existing Use	Undeveloped		
Surrounding Uses			
	Master Plan Land Use	Zoning	Existing Use
North	Light Industrial	PD - Planned Development	Alpine Lumber
South	Light Industrial	PD - Planned Development	Multi-Tenant Light Industrial
East	Light Industrial	PD - Planned Development	Parker Fieldhouse
West	Mixed Use	PD - Planned Development	Railbender Park

IV. LAND DEVELOPMENT ORDINANCE

ZONING CONSISTENCY (Site Plan/UBSR/Sketch/Prelim Plan/MDP)			
Provisions	Existing/Required	Proposed	Analysis
Setbacks	Front – None Side – None Rear – None Corner – None	Front – 187' Side – N/A Rear – 25' Corner – 157' to the west and 40' to the east	☒ Consistent ☐ Inconsistent ☐ N/A
Density	N/A	The request is for non-residential development.	☐ Consistent ☐ Inconsistent ☒ N/A
Height/Stories	40'	39'	☒ Consistent ☐ Inconsistent ☐ N/A
Lot Size	None	4.9 +/- acres	☒ Consistent ☐ Inconsistent ☐ N/A
Lot Coverage	None	22%	☒ Consistent ☐ Inconsistent ☐ N/A

Landscaping	Title 13.06.070	99,775 square feet required/133,034 square feet	☒ Consistent ☐ Inconsistent
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		provided 145 trees required/139 trees provided* 595 shrubs required/665 shrubs provide (*excess shrubs used for tree substitution on a 10 shrubs equals 1 tree basis as allowed by 13.06.070.1.5)	☐ N/A
Off-Street Parking	Two (2) spaces per tennis court (12 total)	47 spaces proposed	☒ Consistent ☐ Inconsistent ☐ N/A
Miscellaneous	N/A	N/A	☐ Consistent ☐ Inconsistent ☒ N/A
Staff Analysis	After performing an analysis of the Land Development Ordinance and Clarke PD development requirements, staff has determined that the request has satisfied the applicable standards.		

V. DESIGN REVIEW

Color Elevations



The proposed building is similar to a version of the building that was seen by Town Council in a 2017 Study Session where Council provided positive feedback on the design. The

proposed design is for a multi-colored, pre-engineered, metal building with reverse-tapered columns, creative color, angled changes of the metal siding and monitor roof elements (the raised structure on the top of the roof with the north facing windows). The building design and colors are intended to be complimentary, but not identical, to the existing Fieldhouse, east of Championship Drive. The main entrance is located on the north side of the building and is articulated with roof-lines, windows, and an awning feature. To the west of the entrance is a patio area that will have shade sails for weather relief.

The exterior of the building will utilize external tapered-structural steel-frame work from the ground up and away from the wall panels. The use of this design element reduces the scale and context of the walls by providing framed sections of wall. The framed sections offer a change in wall color and material orientation in order to create a pedestrian scale to the large building.

Specific clearances for wall heights and angled-roof planes are necessary to accommodate the tennis use. For example, the north roof section vaults in height to allow for an interior viewing mezzanine and additional mechanical spaces within the welcome center. The planes of the roof are broken by monitor roofs and fenestration to reduce the uninterrupted elements of the roof. The vertical sections of the monitors include glazed elements as well as louvered components. While the glazed elements provide for daylighting opportunities the louvered components provide an opportunity to introduce fresh and cool air which increases the buildings energy efficiency by reducing the heating and cooling loads.

Based on the proposed articulation techniques, the variety in color and the treatments around the entrance, staff has concluded that the proposed design meets the requirements of the Commercial, Industrial and Multi-Family Design Standards.

VI. ACCESS, CIRCULATION & TRAFFIC ANALYSIS

The proposed development will have vehicular access from Championship Drive on the east side of the subject property. This access will align with the existing access for the Parker Fieldhouse. Once patrons enter the site via automobile they will circulate counter-clockwise through the parking lot or through the one-way drop-off zone just north of the building. Patrons arriving to the site by foot will be able to access the building through a network of sidewalk connections that lead to the front entrance. The proposed development will provide bike racks in accordance with the Town's development requirements for those who choose to ride their bike to this facility.

VII. SUMMARY REFERRAL AGENCY COMMENTS AND CONDITIONS

Agency	Comments
Parker Engineering	Approved
Fire and Life Safety	Approved
Building Division	Advisory comments
Parker Water	Advisory comments
Cherry Creek Basin Water Quality Authority	No comment
Xcel	Advisory comments
IREA	Advisory comments
CenturyLink	No comment

VIII. CONCLUSION

As discussed in detail in Sections IV, V and VI above, staff has evaluated the proposal against the development requirements of the Town and determined that the proposal meets those requirements.

In addition to the development requirements, the Town's recently adopted Parks, Recreation and Open Space Master Plan anticipates this facility being open and supplementing recreation opportunities provided by the Town. Specifically, this Plan states; *"There are many independent clubs that organize sporting events using department facilities and those of other recreation providers throughout Parker. Some examples include: Parker Tennis, a long-time collaborator with the Department, is partnering to build a new tennis center in Parker. When complete, the center will offer lessons based on age and skill level."*

After reviewing the request by the applicant, staff has determined that the request meets the development requirements of the Town and is consistent with the Parks, Recreation and Open Space Master Plan.

IX. RECOMMENDED CONDITIONS

1. The applicant shall be required to work with the Town's Cultural staff to incorporate public art at the northwest corner of the site prior to issuance of a Certificate of Occupancy.
2. Any substantial changes to the approved Site Plan, as determined by Town staff, shall require approval by Town Council after recommendation from Planning Commission.

X. ATTACHMENTS

1. Site Plan
2. Project Narrative

Report Approved By: Bryce Matthews, Planning Manager

Through: Jason Rogers, Deputy Community Development Director

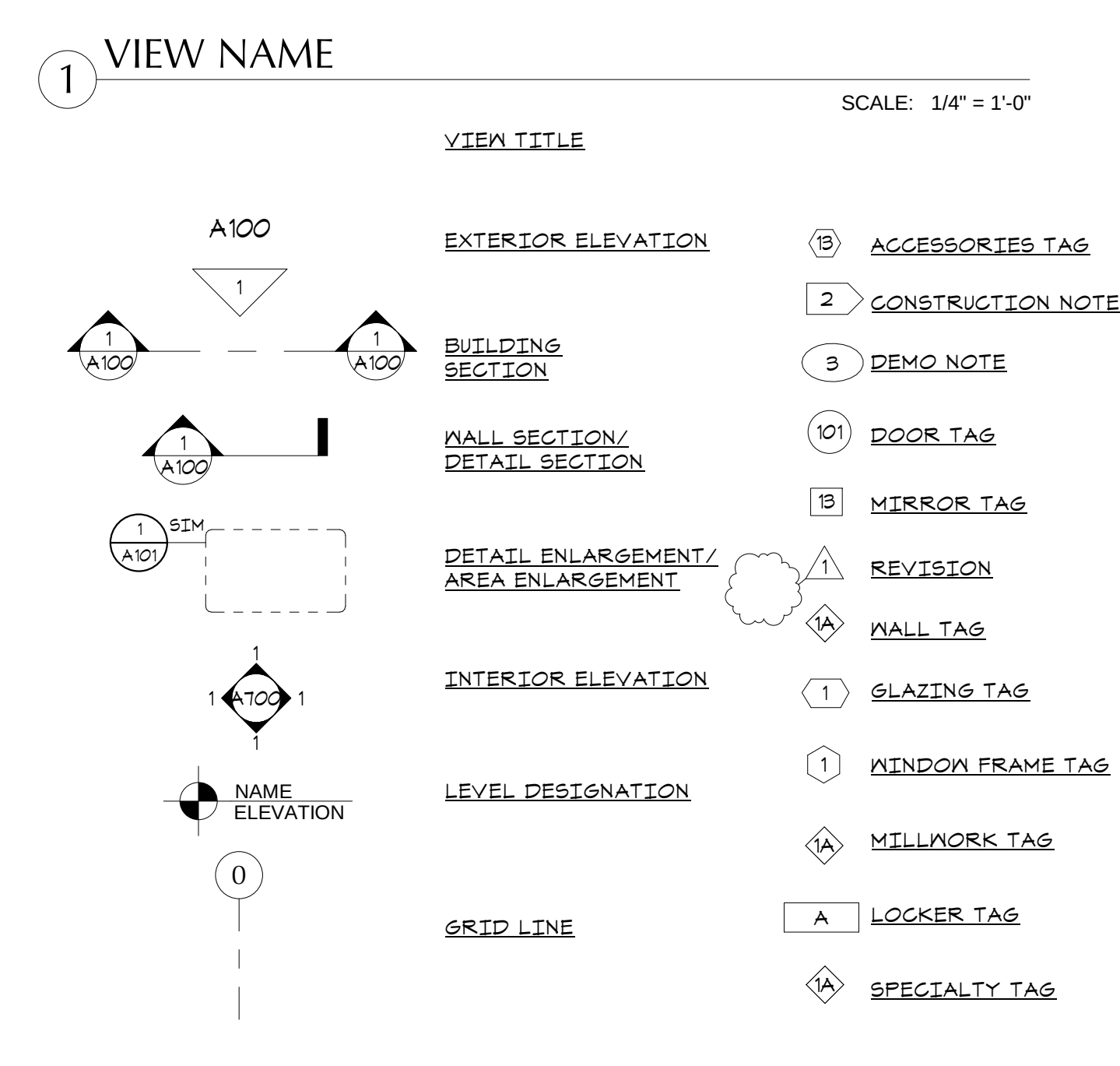
PARKER RACQUET CLUB

SITE PLAN SUBMITTAL

LIST OF ABBREVIATIONS

@	AT	M.O.	MASONRY OPENING
4	AND	M.R.	MOISTURE RESISTANT
ACT	ACOUSTIC CEILING TILE	MTL	METAL
ADJ	ADJACENT		
ARCH	ARCHITECTURAL	N.I.C.	NOT IN CONTRACT
APPROX	APPROXIMATE	NO	NUMBER
AL	ALUMINUM	N.T.S.	NOT TO SCALE
AFF	ABOVE FINISH FLOOR		
AV	AUDIO VISUAL	O.C.	ON CENTER
		O.D.	OUTSIDE DIAMETER
BD	BOARD	OH	OVERHEAD
B.O.	BOTTOM OF	OPNG	OPENING
BRG	BEARING		
BUR.	BUILT UP ROOF	PLAM	PLASTIC LAMINATE
		PT	PAINT
		PTD	PAINTED
C.I.P.	CAST IN PLACE		
CLG	CEILING	Q.T.	QUARRY TILE
C.M.U.	CONCRETE MASONRY UNIT		
C.O.	CENTER OF		
CONC	CONCRETE	R.A.G.	RETURN AIR GRILLE
CPT	CARPET	R.C.P.	REFLECTED CEILING PLAN
C.T.	CERAMIC TILE	R.D.	ROOF DRAIN
		RE	REFER TO
D.F.	DRINKING FOUNTAIN	REF	REFER / REFERENCE
DIA	DIAMETER	REQD	REQUIRED
DIM	DIMENSION	REV	REVISION
DN	DOWN	R.O.	ROUGH OPENING
DTL	DETAIL		
DNG	DRAWING(S)	S.A.G.	SUSPENDED ACOUSTICAL GRID
		S.A.T.	SUSPENDED ACOUSTICAL TILE
EA	EACH	S.C.	SOLID CORE
ELEG	ELECTRICAL	SIM	SIMILAR
EQ	EQUAL	SPEC	SPECIFICATIONS
E.T.S.	EXPOSED TO STRUCTURE	S.S.	STAINLESS STEEL
EXG	EXISTING		
EXT	EXTERIOR	T.C.	TOP OF CURB
ELEV	ELEVATION	TEL	TELEPHONE
		TEMP	TEMPORARY
FDN	FOUNDATION	T.O.	TOP OF
F.O.	FINISH OPENING	T.O.C.	TOP OF CONCRETE
F.O.C.	FACE OF CONCRETE	T.O.F.	TOP OF FLOOR
F.R.	FIRE RESISTANT	T.O.M.	TOP OF MASONRY
F.R.P.	FIBERGLASS REINFORCED	T.O.S.	TOP OF STEEL
	POLYESTER	T.O.M.	TOP OF MALL
F.V.	FIELD VERIFY	T.S.	TUBE STEEL
		TYP	TYPICAL
GA	GAUGE		
G.I.	GALVANIZED IRON	U.N.O.	UNLESS NOTED OTHERWISE
GYP	GYPSON		
GYP. BD.	GYPSON BOARD	V.C.T.	VINYL COMPOSITION TILE
		VERT	VERTICAL
HG	HANDICAP	VEST	VESTIBULE
H.M.	HOLLOW METAL	V.I.F.	VERIFY IN FIELD
HVAC	HEATING, VENTILATING & AIR CONDITIONING	V.T.R.	VENT THROUGH ROOF
		W/	WITH
INFO	INFORMATION	W.C.	WATER CLOSET
		WD	WOOD
LAV	LAVATORY	WDM	WINDOW
		W.H.	WATER HEATER
MATL	MATERIAL	W/O	WITHOUT
MAX	MAXIMUM	W.R.	WATER RESISTANT
M.D.F.	MEDIUM DENSITY FIBERBOARD		
MECH	MECHANICAL		
MFR	MANUFACTURER		
MIN	MINIMUM		
MISC	MISCELLANEOUS		

SYMBOLS LEGEND



MATERIALS KEY

ACOUSTIC TILE	GYPSON BOARD
ALUMINUM	METAL STUD WALL
BATT INSULATION	PARTICLE BOARD
BRICK	PLYWOOD
CERAMIC TILE	RIGID INSULATION & EIFS
CONCRETE	ROUGH WOOD FRAMING
CONCRETE MASONRY UNIT ("CMU")	SAND/MORTAR/PLASTER /CEMENT
EARTH	STEEL
FINISH WOOD	WOOD BLOCKING OR SHIMMING
GRAVEL	

INDEX & PRINTING RECORD

ISSUED SET DESCRIPTION & DATE:		SITE PLAN SUBMITTAL MAY 4, 2017	SITE PLAN SUBMITTAL MAY 4, 2017	SITE PLAN SUBMITTAL MAY 4, 2017	SITE PLAN SUBMITTAL MAY 4, 2017	SITE PLAN SUBMITTAL MAY 4, 2017	SITE PLAN SUBMITTAL MAY 4, 2017
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A000.	COVER	●	●	●	●	●	●
AS100	ARCHITECTURAL SITE PLAN	●	●	●	●	●	●
AS500	BUILDING ELEVATIONS	●	●	●	●	●	●
AS500-P	COLORLED BUILDING ELEVATIONS 11X17	●	●	●	●	●	●
A010-P	COLORLED 3D VIEWS 11X17	●	●	●	●	●	●
L100	LANDSCAPE MATERIALS PLAN	●	●	●	●	●	●
L200	LANDSCAPE PLANTING PLAN	●	●	●	●	●	●
L300	LANDSCAPE NOTES	●	●	●	●	●	●
L400	LANDSCAPE DETAILS	●	●	●	●	●	●
L500	LANDSCAPE DETAILS	●	●	●	●	●	●
I100	IRRIGATION PLAN	●	●	●	●	●	●
I200	IRRIGATION PLAN	●	●	●	●	●	●
I300	IRRIGATION DETAILS	●	●	●	●	●	●
I400	IRRIGATION DETAILS	●	●	●	●	●	●
I500	IRRIGATION DETAILS	●	●	●	●	●	●
E100	PHOTOMETRIC SITE PLAN	●	●	●	●	●	●
E200	EXTERIOR LIGHTING CUTSHEETS	●	●	●	●	●	●
E201	EXTERIOR LIGHTING COMCHECK	●	●	●	●	●	●
1 OF 19	CIVIL COVER SHEET	●	●	●	●	●	●
2 OF 19	HORIZ. CONTROL & STRIPING PLAN	●	●	●	●	●	●
3 OF 19	GRADING PLAN	●	●	●	●	●	●
4 OF 19	GRADING DETAIL PLAN	●	●	●	●	●	●
5 OF 19	SITE CROSS SECTIONS	●	●	●	●	●	●
6 OF 19	CBMP PLAN	●	●	●	●	●	●
7 OF 19	STORM DRAIN PLAN AND PROFILE	●	●	●	●	●	●
8 OF 19	ROOF DRAIN PLAN AND PROFILE	●	●	●	●	●	●
9 OF 19	ROOF DRAIN PLAN AND PROFILE	●	●	●	●	●	●
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INDEX & PRINTING RECORD

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18 OF 19	DETAILS	●	●	●	●	●	●
19 OF 19	DETAILS	●	●	●	●	●	●
1 OF 8	WATER & SANITARY SEWER COVER SHT.	●	●	●	●	●	●
2 OF 8	NOTES AND OTHER	●	●	●	●	●	●
3 OF 8	MASTER UTILITY PLAN	●	●	●	●	●	●
4 OF 8	UTILITY PLAN & PROFILE	●	●	●	●	●	●
5 OF 8	DETAILS	●	●	●	●	●	●
6 OF 8	DETAILS	●	●	●	●	●	●
7 OF 8	DETAILS	●	●	●	●	●	●
8 OF 8	DETAILS	●	●	●	●	●	●

PROJECT TEAM

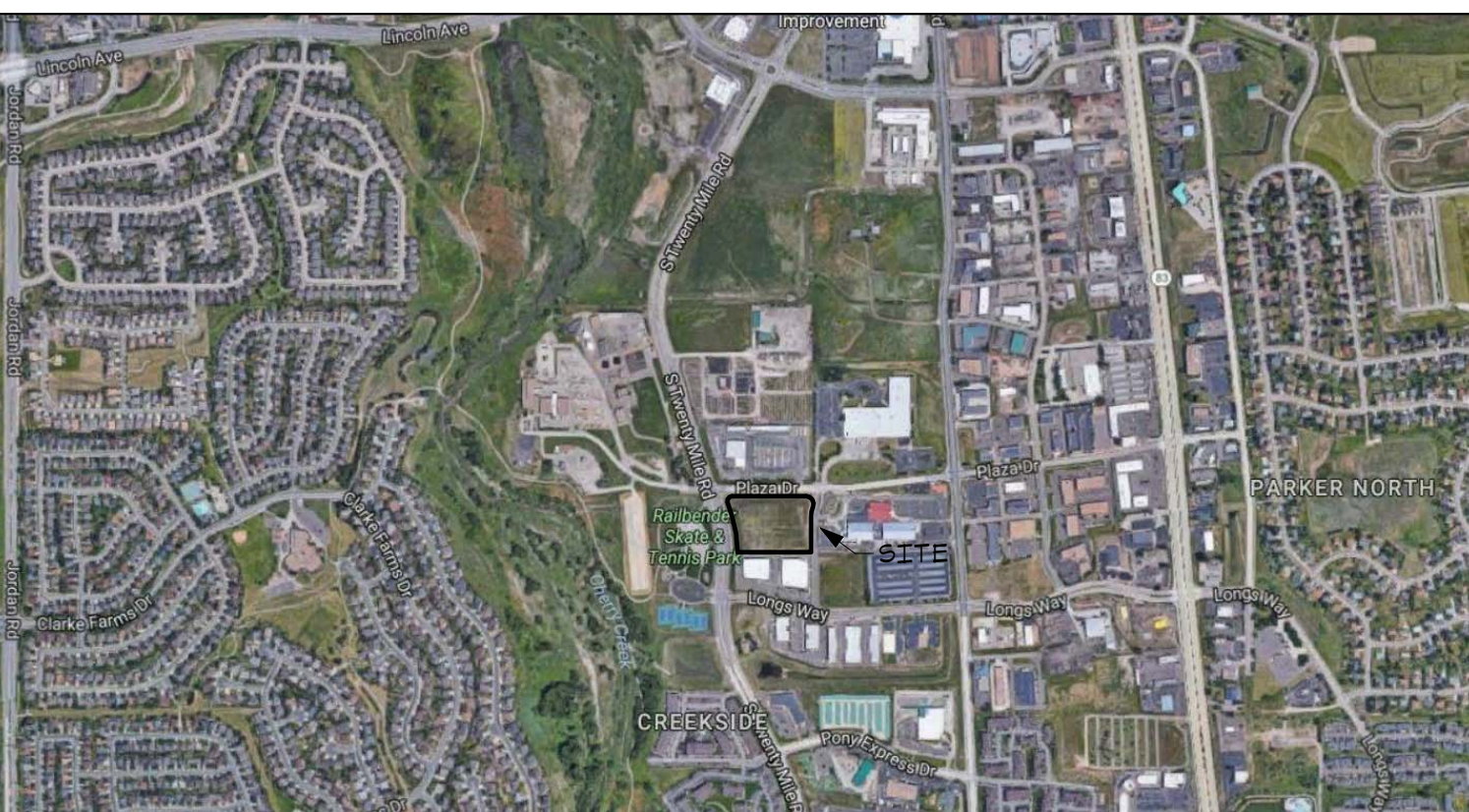
BUILDING OWNER: PARKER TENNIS PARKER RACQUET CLUB 10651 CLARKEVILLE WAY PARKER, CO 80134 T: 720.914.6880 CONTACT: BARRY RIDDLE EMAIL: parkertennis@gmail.com	MECHANICAL/PLUMBING ENGINEER: THE BALLARD GROUP, INC. 2525 S. WADSWORTH BLVD., STE. 200 LAKEWOOD, CO 80227 T: 303.988.4514 CONTACT: PETER FAILLA EMAIL: pfailla@theballardgroup.com
PROPERTY OWNER: TOWN OF PARKER 20120 E. MAIN STREET PARKER, CO 80138 T: 303.841.0953	ELECTRICAL ENGINEER: ARCHITECTURAL ENGINEERING DESIGN GROUP, INC. 1400 WAZEE STREET, SUITE 350 DENVER, CO 80202 T: 303.296.3094 CONTACT: JEFF MULLIKIN EMAIL: jmulikin@aedeign-inc.com
ARCHITECT: ESSENZA ARCHITECTURE 685 S. ARTHUR AVE., UNIT 12-B LOUISVILLE, CO 80027 T: 303.952.5080 F: 303.952.5080 M: 303.946.1238 CONTACT: CHRISTA PLAZA EMAIL: christa@essenza-arch.com	STRUCTURAL ENGINEER: GEBAU, INC. 1121 BROADWAY, SUITE 201 BOULDER, CO 80302 T: 303.444.2545 CONTACT: PAUL GALLAGHER EMAIL: paul@gebau.com
CIVIL ENGINEER: JLB CIVIL ENGINEERING 743 PEAR COURT LOUISVILLE, CO 80027 T: 303.647.5423 CONTACT: JIM BLANKENSHIP EMAIL: jlbcivil@earthlink.net	CONTRACTOR: CENTRE CONSTRUCTION 4100 E MISSISSIPPI AVENUE SUITE 1225 DENVER, CO 80246 T: 303.220.9400 CONTACT: CARLIN BARTLETT EMAIL: carlin@centerdesign.com
LANDSCAPE ARCHITECT: THREE SIXTY DESIGN 1553 PLATTE STREET SUITE 303 DENVER, CO 80202 T: 720.360.0080 CONTACT: CARLIN BARTLETT EMAIL: carlin@threesixtydesign.com	

NOTES

FOR SHEETS C10 TO C10.0 SEE THE CIVIL SET, DOCUMENT 8- CIVIL
CONSTRUCTION DRAWINGS

FOR SHEETS AS500 - P AND A010 - P SEE THE 11X17 SET, DOCUMENT 10- COLORED
BUILDING ELEVATIONS

VICINITY MAP



SITE MAP



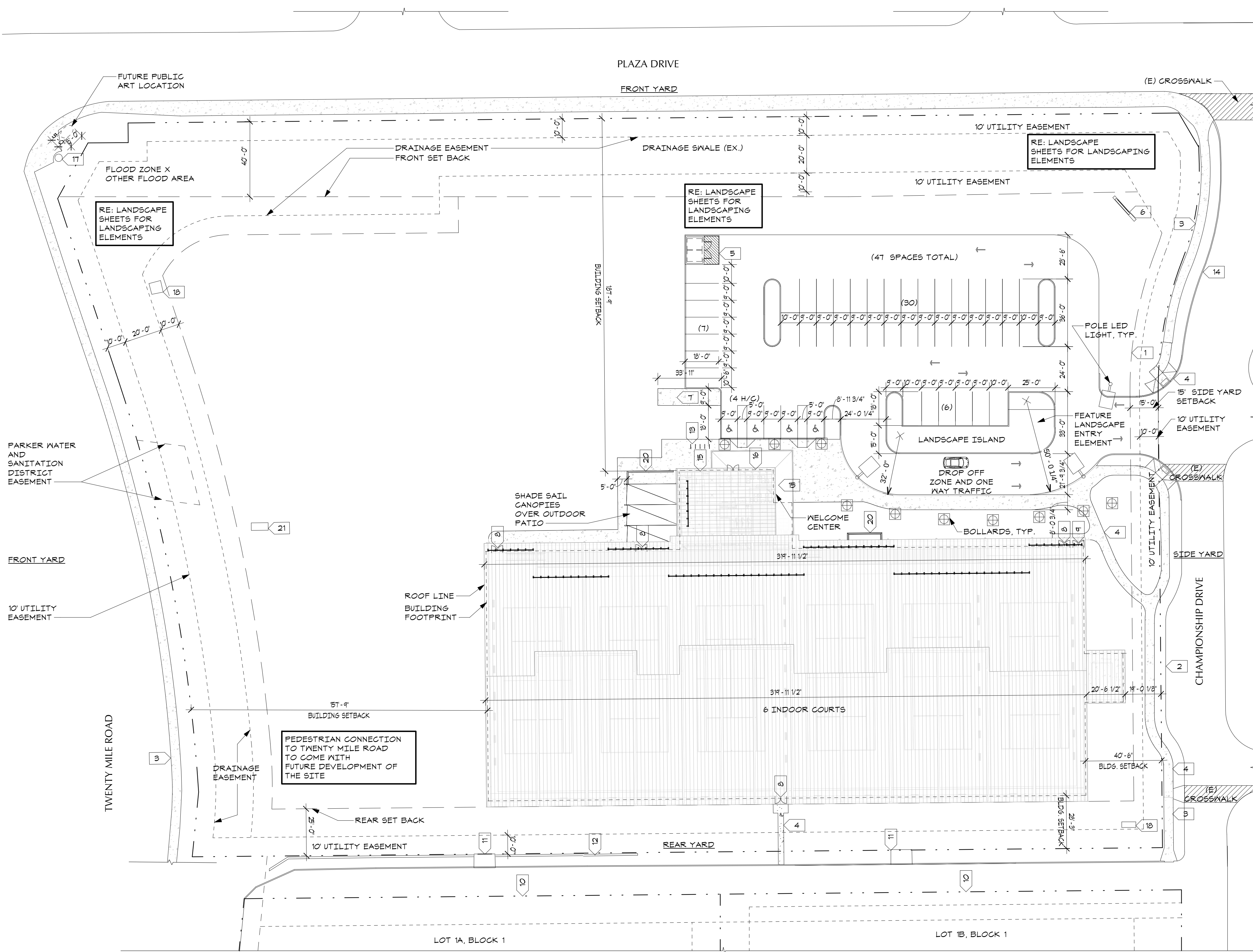
PARKER RACQUET CLUB



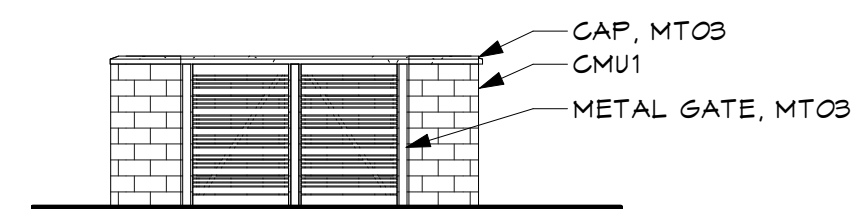
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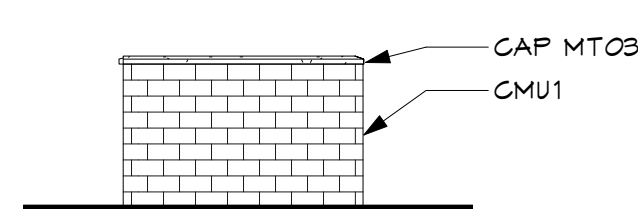


1 SITE PLAN



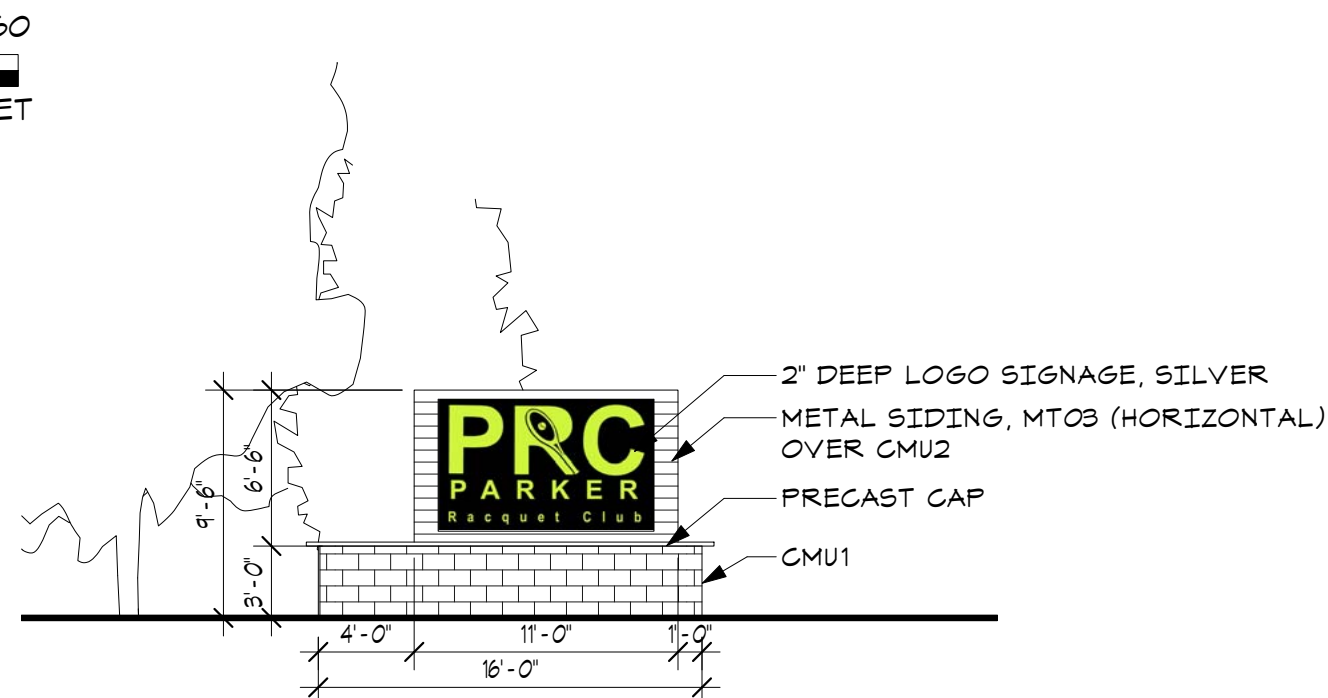
2 TRASH ENCLOSURE EAST

SCALE: 1/8" = 1'-0"



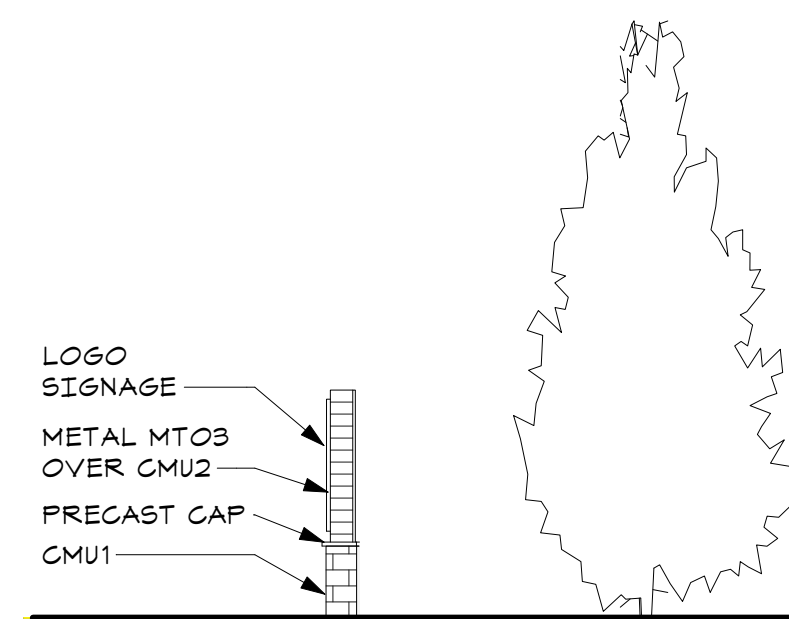
3 TRASH ENCLOSURE NORTH

SCALE: 1/8" = 1'-0"



4 MONUMENT SIGN FRONT

SCALE: 1/8" = 1'-0"



5 MONUMENT SIGN SIDE

SCALE: 1/8" = 1'-0"

SITE GENERAL NOTES

1. REFER TO CIVIL PLANS FOR SITE DEMOLITION
2. THE BUILDING AND PRIMARY WORK OF THESE CONTRACT DOCUMENTS OCCURS IN THE AREA INDICATED IN WHITE. GRAY AREAS ARE NOT TO BE DISTURBED. DO NOT DISTURB, DAMAGE OR DISRUPT ANY CONDITION OUTSIDE THE WORK AREA LINE UNLESS SPECIFICALLY DIRECTED. IF IT IS NECESSARY TO WORK OR ACCESS THE NON - WORK AREA, SEEK WRITTEN PERMISSION FROM THE PROPERTY OWNER FIRST.
3. THE BUILDING CORNER LAYOUT REFERENCE POINT IS DIMENSIONED FROM THE WEST PROPERTY LINE AND FROM THE NORTHWEST CORNER OF THE PROPERTY AS INDICATED. SEE CIVIL CIVIL FOR ANY REQUIRED DIMENSIONS NOT SHOWN ON THIS PLAN. VERIFY THE LAYOUT DIMENSIONS SHOWN PRIOR TO CONSTRUCTION AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
4. CONSTRUCTION VEHICLES, EQUIPMENT, AND TRAFFIC TO ACCESS THE SITE FROM CHAMPIONSHIP DRIVE. PROVIDE TEMPORARY ACCESS OVER AND PROTECTION TO THE EXISTING SIDEWALK, CURB, AND GUTTER. DO NOT DISTURB, DAMAGE OR DISRUPT CHAMPIONSHIP DRIVE IN ANY WAY. ACCESS TO CHAMPIONSHIP DRIVE AND RULES AND RESTRICTIONS PERTAINING TO THIS ACCESS TO BE DETERMINED BY THE OWNER. REFER ALSO TO THE PROJECT SPECIFICATIONS FOR REQUIREMENTS PERTAINING TO USE OF THE SURROUNDING SITE AREA.
5. A PORTION OF THE SITE CAN BE USED FOR STORAGE AND LAY DOWN AREA. EXACT SIZE AND LOCATION TO BE DETERMINED BY GENERAL CONTRACTOR. OTHER AREAS MAY BE AVAILABLE AS DETERMINED BY THE OWNER. GENERAL CONTRACTOR TO SEEK OWNER'S RULES AND RESTRICTIONS REGARDING USE AND ACCESS OF SUCH AREAS.
6. GENERAL CONTRACTOR TO PROVIDE CONSTRUCTION FENCE ON THE SITE.
7. EXISTING SIDEWALK ADJACENT TO PARKING LOT AND AT ENTRY TO REMAIN.
8. RE: LANDSCAPE PLANS FOR ALL PLANTING REQUIREMENTS

SITE KEY NOTES

1. ENTRY DRIVE
2. FIRE TRUCK PULL OUT (CONCRETE)
3. (E) EXISTING SIDEWALK
4. (N) NEW SIDEWALK
5. TRASH ENCLOSURE - COLORED SPLIT FACE CMU AND MTL PANEL ENCLOSURE
6. MONUMENT SIGN - COLORED SPLIT FACE CMU AND MTL PANEL WITH FACE MOUNTED LETTERS
7. FOOD TRUCK PARKING AREA (CONCRETE)
8. EXIT DOORS
9. DOORS TO FIRE RISER ROOM
10. ADJACENT PROPERTY
11. (E) EXISTING TRASH ENCLOSURE
12. (E) EXISTING RETAINING WALL
13. BIKE RACKS
14. (E) EXISTING GRASS SEPARATION STRIP
15. BUILDING NUMBER SIGN
16. PARKER RACQUET CLUB SIGN
17. (E) EXISTING LIGHT POLE - (N) NEW POLE COORD. N/ ELEC.
18. (E) EXISTING GAS MAIN
19. (N) NEW LIGHT POLE
20. CMU SCREEN WALL
21. (N) NEW TRANSFORMER

SITE INFO

GROSS ACREAGE: 4.2 ACRES
GROSS FLOOR AREA: 46,948 SF
LEASABLE FLOOR AREA: 45,843 SF

BIKE PARKING INFO

PROVIDED:
2 RACKS, 7 SPACES EA = 14 SPACES
BASED ON SCHEDULE 13.06.060A BY
ADMINISTRATIVE
DETERMINATION - COMBINED
BLDG. TYPE = 2 SPACES PER 10,000
S.F., THUS 10 SPACES ARE NEEDED

PARKING ANALYSIS

TOTAL PARKING SPACES: 47 SPACES

*REFER TO EXHIBIT 6b PARKING ANALYSIS SPREADSHEET FOR FURTHER INFORMATION.

TOWN APPROVAL SIGNATURE BLOCK

THE PLANS ARE REVIEWED FOR CONCEPT ONLY AND THE REVIEW DOES NOT IMPLY RESPONSIBILITY BY THE REVIEWING DEPARTMENT. THE DESIGNATED TOWN AUTHORITY OR OTHER APPOINTED PERSON, OR THE TOWN OF PARKER FOR ACCURACY AND CORRECTNESS OF CALCULATIONS, ENGINEERING OR DESIGN. THE REVIEW DOES NOT IMPLY THAT QUANTITIES OF ITEMS INDICATED ON THE PLANS ARE THE FINAL QUANTITIES REQUIRED. THE REVIEW WILL NOT BE CONSTRUED FOR ANY REASON AS ACCEPTANCE OF FINANCIAL RESPONSIBILITY BY THE TOWN OR REVIEWING DEPARTMENTS FOR ANY COSTS, LABOR, OR MATERIAL THAT MAY BE REQUIRED DURING THE CONSTRUCTION PHASE. REVIEW IS EXCLUSIVELY LIMITED TO TOWN OF PARKER PUBLIC IMPROVEMENTS.

TOWN OF PARKER, PUBLIC WORKS DIRECTOR	DATE
TOWN OF PARKER, DESIGNATED TOWN AUTHORITY	DATE
TOWN OF PARKER, DESIGNATED TOWN AUTHORITY	DATE

PARKER RACQUET CLUB

18396 PLAZA DRIVE,
PARKER, CO 80134



ISSUE:
Site Plan Submittal

DATE:
5/4/2017

REVISIONS:
11/6/2017

12/28/2017

1/25/2018

DRAWN BY:
EK, VW

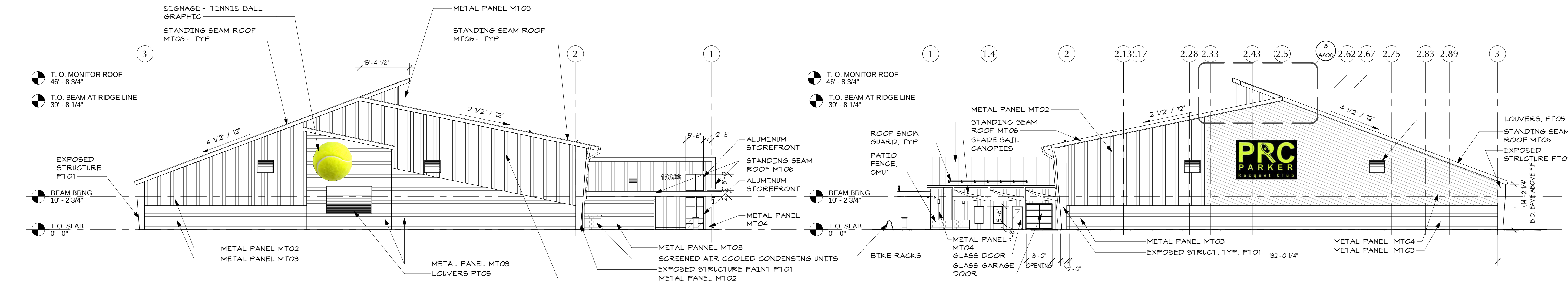
REVIEWED BY:
PT, CP

PROJECT #:
1402

DRAWING TITLE:
ARCHITECTURAL SITE PLAN

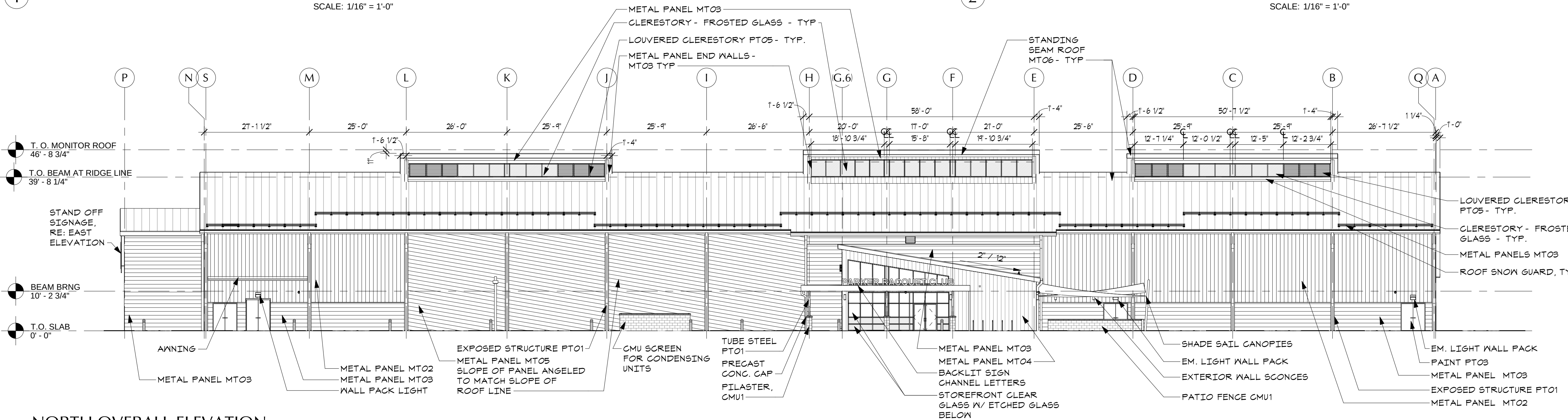
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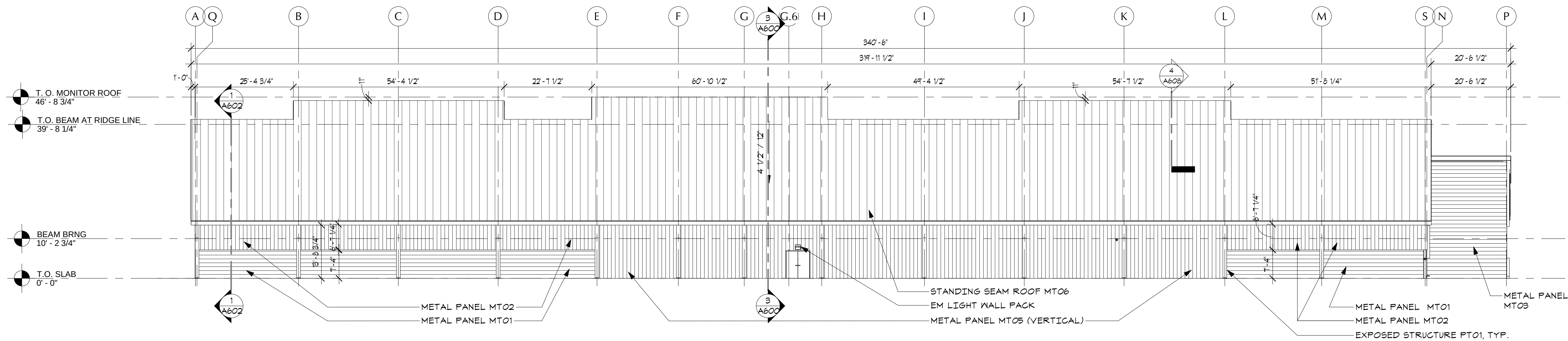


1 EAST OVERALL ELEVATION

2 WEST OVERALL ELEVATION



3 NORTH OVERALL ELEVATION



4 SOUTH OVERALL ELEV.

MATERIALS LEGEND

- METAL PANELS**
- MT01- MISTY GRAY - HORIZONTAL
 - MT02- CHARCOAL - VERTICAL
 - MT03- COPPER PENNY
 - MT04- SUNSET RED
 - MT05- LIGHT BLUE
 - MT06- GALVALUME
 - MT07- PERFORATED COPPER PENNY RAIL
- PAINT**
- PT01- SATIN SILVER
 - PT02- MISTY GRAY
 - PT03- COPPER PENNY
 - PT04- SUNSET RED
 - PT05- CHARCOAL

ELEVATION NOTES

1. TYPICAL ROOF - STANDING SEAM METAL ROOFING ON STANDARD METAL BUILDING SYSTEM PANELS
2. TYPICAL METAL SIDING - 3 TYPES OF STANDARD METAL BUILDING SYSTEM PANELS.
3. G.I. FLASHING - AT ALL ROOF TO WALL LOCATIONS, SADDLE, AND CRICKET LOCATIONS, AND WINDOW AND DOOR HEAD OPENINGS, TYP.
4. TYPICAL WINDOWS - CLEAR ANODIZED ALUMINUM STOREFRONT
5. AREA OF WALL AT WELCOME CENTER = 1,835 SF. AREA OF GLAZING AT WELCOME CENTER = 524 SF. THEREFORE PERCENT OF GLAZING AT WELCOME CENTER = 31%

TOWN APPROVAL SIGNATURE BLOCK

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TOWN OF PARKER, PUBLIC WORKS DIRECTOR

DATE _____

TOWN OF PARKER, DESIGNATED TOWN AUTHORITY

DATE _____

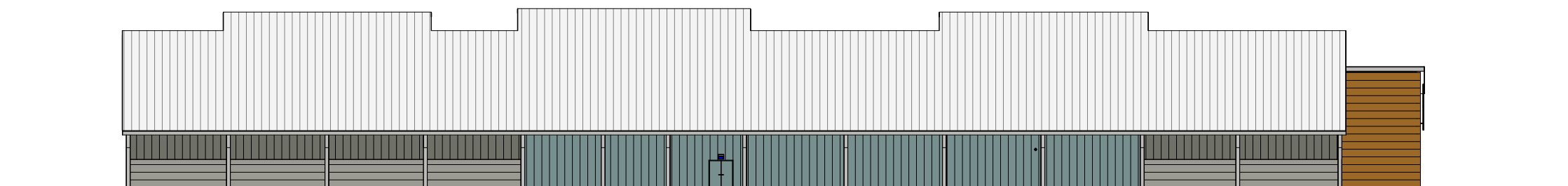
TOWN OF PARKER, DESIGNATED TOWN AUTHORITY

DATE _____



NORTH OVERALL ELEVATION

SCALE 1/32" = 1' - 0"



SOUTH OVERALL ELEVATION

SCALE 1/32" = 1' - 0"



WEST OVERALL ELEVATION

SCALE 1/32" = 1' - 0"



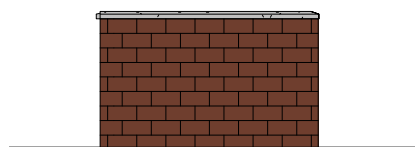
EAST OVERALL ELEVATION

SCALE 1/32" = 1' - 0"



TRASH ENCLOSURE FRONT

SCALE 1/8" = 1' - 0"



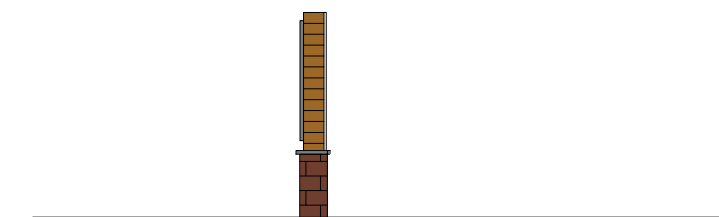
TRASH ENCLOSURE SIDES-TYPICAL

SCALE 1/8" = 1' - 0"



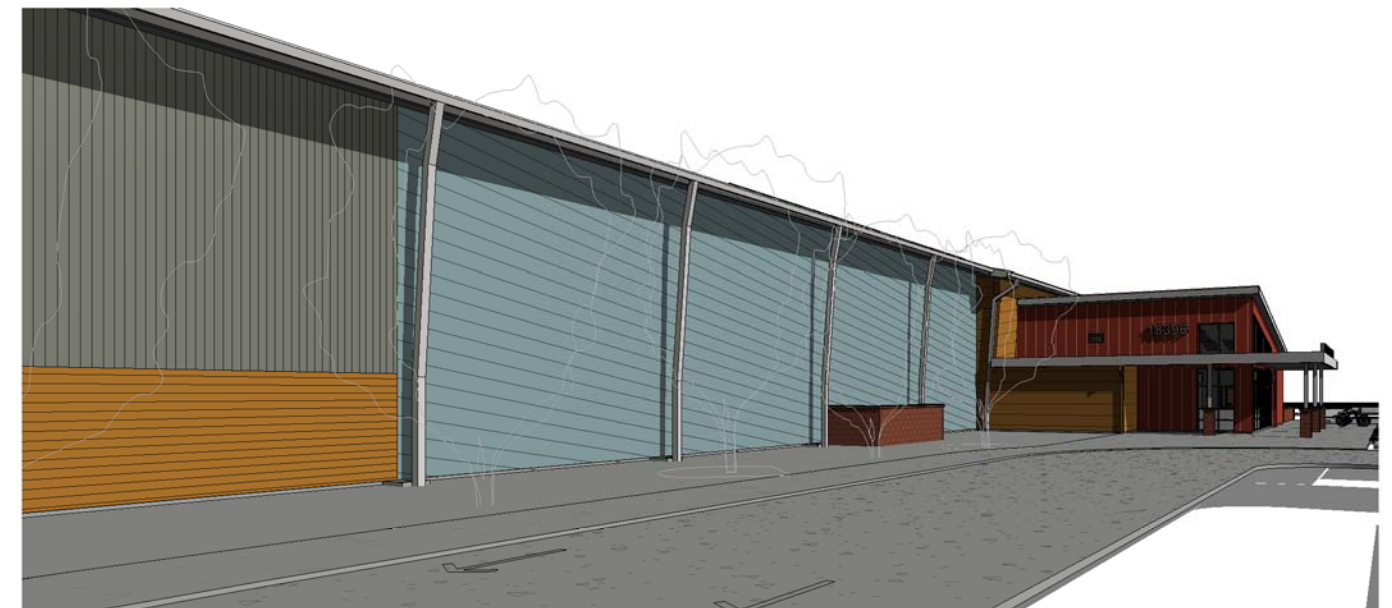
MONUMENT SIGN FRONT ELEVATION

SCALE 1/8" = 1' - 0"



MONUMENT SIGN SIDE ELEVATION

SCALE 1/8" = 1' - 0"



VIEWS FOR ARCHITECTURAL
MASSING ONLY - REFER TO MATERIAL BOARD
FOR ACTUAL COLORWAYS

GROUND MATERIALS LEGEND

- 1

CONCRETE PAVING, RE: CIVIL
- 2

ASPHALT, RE: CIVIL
- 3

NOT USED
- 4

CRUSHER FINES, RE: DTL 3, SHEET L500
- 5

2'-4" RIVER ROCK, RE: DTL 3, SHEET L500
- 6

NOT USED
- 7

BLUE GRAMA NATIVE GRASS SEED
- 8

TOWN OF PARKER, NATIVE SEED MIX 3 (LOW-GROWTH MIX)
- 9

PLANTING AREA WITH 3" DEPTH WOOD MULCH

SIGHT TRIANGLE NOTES:

- A

PEDESTRIAN SIGHT TRIANGLES: NO ITEMS THAT ARE WIDER THAN 18" MAY BE TALLER THAN 30" WITHIN THE PEDESTRIAN SIGHT TRIANGLE.
- B

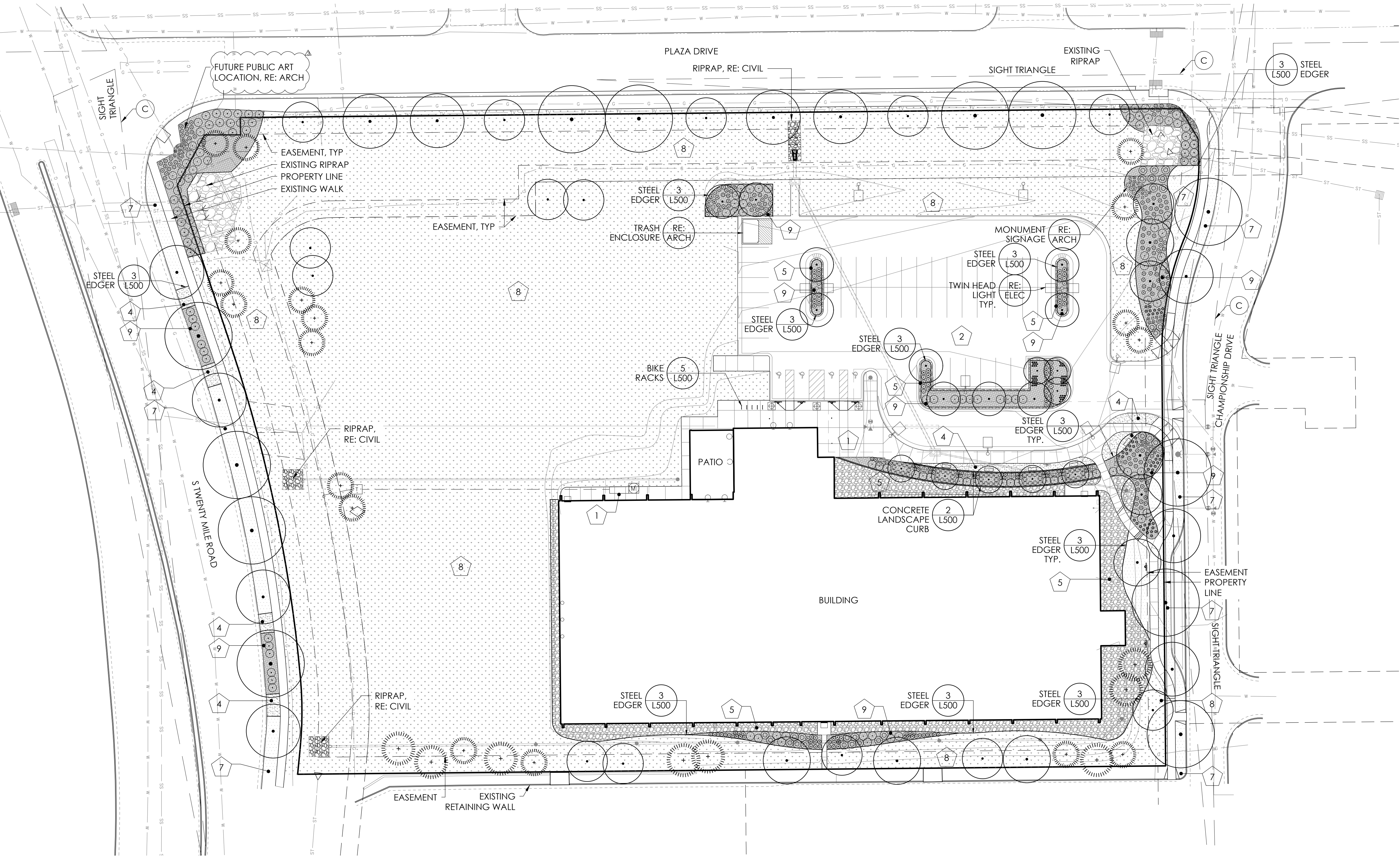
CORNER SIGHT TRIANGLES: NO ITEMS TALLER THAN 30" MAY BE PLACED WITHIN THE CORNER SIGHT TRIANGLE, EXCEPT FOR TRAFFIC CONTROL DEVICES AND EQUIPMENT.
- C

ROADWAY SIGHT TRIANGLES: NO ITEMS THAT ARE WIDER THAN 18" MAY BE TALLER THAN 30" WITHIN THE ROADWAY SIGHT TRIANGLE EXCEPT FOR STREET TREES AND TRAFFIC CONTROL DEVICES AND EQUIPMENT.

NOTE:

No substantial change from the approved landscape plan may occur without prior review of the Town of Parker and the Water and Sanitation District, which may require additional irrigation taps for changes due to more water intensive landscaping.

applicant signature



1 LANDSCAPE MATERIALS PLAN
SCALE: 1"=30'-0"





16550 TLEAZA DRIVE,
PARKER, CO 80134



DATE: _____

REVISIONS:

11/06/2017

12/22/2017

1/25/2019

DRAWN BY:

REVIEWED BY:

KH

1402

LANDSCAPE PLANTING

TEXT

SHEET #:

1000



SITE QUANTITIES:

TOTAL SITE AREA: 213,458 SF
BUILDING: 45,424 SF
PATIO: 1,065 SF
PARKING: 28,179 SF
WALKS: 5,756 SF

LANDSCAPE AREA:

213,458 SF (TOTAL SITE)
- 80,424 SF (BLDG, PARKING, PATIO, WALKS)
133,034 SF TOTAL LANDSCAPE AREA

The Town of Parker review constitutes general compliance with the Town's Standards and approved variances, subject to these plans being stamped, signed, and dated by the professional engineer of record. Review by the Town does not constitute approval of the plan design or accuracy and correctness of engineering calculations. Errors in the design or calculations remain the responsibility of the registered professional engineer whose stamp and signature are affixed to this document.

This review does not constitute approval of any private on-site improvements which may be shown. Construction cannot commence until all required drainage/traffic report(s), final development plan(s), special review(s), grading permit, and/or other permits are complete, approved and on file with the Town of Parker.

Town of Parker, Director of Engineering

Date

PLANT MATERIALS SCHEDULE

QUAN.	SYM.	LATIN NAME	COMMON NAME	SIZE	SPACING
DECIDUOUS TREES					
4	BOA	QUERCUS MACROCARPA	BUR OAK	2.5" CAL.	SEE PLAN
10	CAL	CATALPA SPECIOSA	WESTERN CATALPA	2.5" CAL.	SEE PLAN
7	EOA	QUERCUS ROBUR	ENGLISH OAK	2.5" CAL.	SEE PLAN
4	HAC	CELTIS OCCIDENTALIS	COMMON HACKBERRY	2.5" CAL.	SEE PLAN
12	IMP	GLEDITSIA TRIACANTHOS 'INERMIS 'IMPERIAL'	IMPERIAL LOCUST	2.5" CAL.	SEE PLAN
8	KCT	GYMNOCLADUS DIOICUS	KENTUCKY COFFEETREE	2.5" CAL.	SEE PLAN
5	SKY	GLEDITSIA TRIACANTHOS 'SKYCOLE'	SKYLINE LOCUST	2.5" CAL.	SEE PLAN
6	SHA	GLEDITSIA TRIACANTHOS 'INERMIS 'SKYLINE'	SHADEMASTER LOCUST	2.5" CAL.	SEE PLAN
ORNAMENTAL TREES					
3	GMC	ACER GINNALA	AMUR MAPLE	10" CLUMP	SEE PLAN
5	HWM	ACER TATARICUM 'GARANN'	HOT WINGS MAPLE	2" CAL. 2.5" CAL.	SEE PLAN
EVERGREEN TREES					
19	AUS	PINUS NIGRA	AUSTRIAN PINE	6' HT.	SEE PLAN
7	PON	PINUS PONDEROSA	PONDEROSA PINE	6' HT.	SEE PLAN
DECIDUOUS SHRUBS					
61	BMS	CARYOPTERIS X CLANDONENSIS	BLUE MIST SPIREA	#5 CONT.	30"-36" O.C.
52	PBS	PRUNUS BESSEYI 'PAWNEE BUTTES'	PAWNEE BUTTES SAND CHERRY	#5 CONT.	54" O.C.
EVERGREEN SHRUBS					
29	BAR	JUNIPERUS HORIZONTALIS 'BAR HARBOR'	BAR HARBOR JUNIPER	#5 CONT.	54" O.C.
47	MMO	PINUS MUGO MUGHUS	MUGO PINE	#5 CONT.	30" O.C.
93	SBR	CYTISUS SCOPARIUS 'MOONLIGHT'	MOONLIGHT BROOM	#5 CONT.	54" O.C.
PERENNIALS					
33	CFW	ECHINEACEA PURPUREA 'ALBA'	WHITE CONEFLOWER	#1 CONT.	30" O.C.
50	GAY	LIATRIS SPICATA	GAYFEATHER	#1 CONT.	36" O.C.
34	PPN	PENSTEMON PINIFOLIUS	RED BEARDSTONGUE	#1 CONT.	30" O.C.
ORNAMENTAL GRASSES					
186	AVG	HELICTOTRICHON SEMPERVIRENS	BLUE AVENA GRASS	#1 CONT.	24"-42" O.C.
46	BFE	FESTUCA GLAUCA 'ELIJAH BLUE'	BLUE FESCUE GRASS	#1 CONT.	12"-30" O.C.
60	BLB	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION BLUE GRAMA	#1 CONT.	12"-18" O.C.

BLUE GRAMA NATIVE GRASS SEED (4,882 SF)	TOWN OF PARKER, NATIVE SEED MIX 3 - LOW-GROWTH MIX (117,320 SF) 25% EPHRAIM CRESTED WHEATGRASS 23% SHEEP FESCUE 18% PERENNIAL RYEGRASS 13% CANADA BLUEGRASS 12% BARLEY OR OATS 9% BLUE FESCUE
---	---

MAINTENANCE REQUIREMENTS:

- ALL PLANTINGS SHALL BE MAINTAINED IN A HEALTHY AND ATTRACTIVE MANNER, AS DETERMINED BY THE TOWN. MAINTENANCE SHALL BE CONDUCTED BY THE PROPERTY OWNER OF RECORD, THE PROPERTY OWNER'S AGENT OR TENANT OR A HOMEOWNERS' ASSOCIATION WHICH HAS ASSUMED LANDSCAPE MAINTENANCE RESPONSIBILITY. ALL ORNAMENTAL LANDSCAPING SHALL BE MAINTAINED FREE FROM DISEASE, PESTS, WEEDS AND LITTER. MAINTENANCE SHALL INCLUDE, BUT NOT BE LIMITED TO, WATERING, FERTILIZING, WEEDING, CLEANING, MOWING, EDGING, MULCHING, PRUNING, TRIMMING, SPRAYING, CULTIVATING OR OTHER MAINTENANCE AS NEEDED AND IN ACCORDANCE WITH ACCEPTABLE HORTICULTURAL PRACTICES. AREAS OF NATIVE OR NATURALIZED LANDSCAPE ARE EXEMPT FROM THIS LEVEL OF MAINTENANCE. ACCEPTABLE MAINTENANCE OF NATIVE PLANTS INCLUDES, BUT IS NOT LIMITED TO, REMOVAL OF DEAD OR DISEASED PLANTS, WEED CONTROL AND SEASONAL MOWING.
- DEAD PLANT MATERIALS SHALL BE REMOVED AND REPLACED WITH HEALTHY PLANTING MATERIALS OF COMPARABLE SIZE AND SPECIES THAT MEET THE ORIGINAL INTENT OF THE APPROVED LANDSCAPE DESIGN WITHIN FORTY-FIVE (45) DAYS OF THEIR DEATH, UNLESS SEASONAL CONDITIONS PROHIBIT REMOVAL AND REPLACEMENT. IN SUCH CASE, THE REMOVAL AND REPLACEMENT SHALL OCCUR WITHIN A REASONABLE PERIOD OF TIME APPROVED BY THE TOWN.
- NONLIVING LANDSCAPE MATERIALS SUCH AS ROCK, STONE, BARK CHIPS AND SHAVINGS WHICH NO LONGER COVER THE AREA IN WHICH THEY WERE ORIGINALLY DEPOSITED SHALL BE REGULARLY REPLISHED TO MAINTAIN THE FULL COVERAGE TO A MINIMUM DEPTH OF THREE (3) INCHES FOR ROCK MULCHES AND FOUR (4) INCHES FOR WOOD MULCH.
- LANDSCAPING STRUCTURAL FEATURES (E.G., FENCING, WALLS, PLANTER BOXES) AND SITE FURNISHINGS SHALL BE MAINTAINED IN A SOUND, STRUCTURAL AND ATTRACTIVE CONDITION.
- IRRIGATION SYSTEMS ARE TO BE MONITORED AND ADJUSTED PERIODICALLY TO ENSURE THAT THE WATER DEMANDS OF ALL PLANT MATERIALS ARE BEING MET.
- IRRIGATION SYSTEM REPAIRS SHALL BE MADE WITHIN SEVEN (7) DAYS OF DISCOVERY OF DAMAGE, UNLESS SEASONAL CONDITIONS PROHIBIT REPAIRS.
- LANDSCAPED AREAS SHALL BE FREE FROM TRASH AND DEBRIS.
- FAILURE TO REPLACE DEAD LANDSCAPE MATERIALS WITHIN A REASONABLE PERIOD OF TIME, AS SPECIFIED IN PARAGRAPH (2) ABOVE, SHALL BE CONSIDERED A VIOLATION OF THE SITE PLAN APPROVAL AND IS SUBJECT TO THE ENFORCEMENT AND PENALTY PROVISIONS OF THIS TITLE.

TABLE OF LANDSCAPE REQUIREMENTS

REQUIREMENT REFERENCE	REQUIREMENT	QUANTITY	LIVE LANDSCAPE AREA REQUIRED	LANDSCAPE AREA PROVIDED	PLANTS REQUIRED	PLANTS PROVIDED
13.06.070.I.2.a Minimum Site Landscaping Standards	At maturity, at least seventy-five percent (75%) of the landscaped area shall have a ground cover of living plant material, including, but not limited to, trees, shrubs, ground cover, turf or seed and other recognized perennial ground covering plant materials. Deciduous tree canopies shall not be included in the calculation.	133,034 SF	99,775 SF	5,905 SF BLUE GRAMA 117,015 SF NATIVE SEED MIX 3 11,029 SF PLANTING 134,254 SF TOTAL		
13.06.070.I.5 Plant Quantities	In all required landscaped areas, except within public rights-of-way, one (1) tree and five (5) shrubs shall be planted for each one thousand and five hundred (1,500) square feet of lot area not covered by a building or required parking.	133,034 SF			89 TREES 445 SHRUBS	90 TREES 282 SHRUBS 97 ORN. GRASSES (SEE BELOW) 379 SHRUBS TOTAL**
13.06.070.I.5.b Ornamental Grass Substitution	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.				SUBSTITUTIONS:	62 AVG (186 #1's) 15 BFE (46 #1's) 20 BLB (60 #1's) 97 TOTAL
13.06.070.I.5.c Evergreen Trees	A minimum of twenty-five (25%) and maximum of fifty percent (50%) shall be evergreen trees.				23-45	26
13.06.070.m Streetscape Landscaping	One (1) tree every 40' linear feet S Twenty Mile Plaza Drive Championship Drive	350 LF 555 LF 330 LF			9 TREES 14 TREES 8 TREES	8 TREES* 13 TREES* 7 TREES*
13.06.070.n Perimeter Landscaping	One (1) tree and five (5) shrubs every 40' linear feet	516 LF			13 TREES 65 SHRUBS	17 TREES 82 SHRUBS
13.06.070.o.4.b Parking Island Landscape	One (1) tree and five (5) shrubs shall be planted for each incremental one hundred sixty-two (162) square feet. For each incremental fifteen (15) square feet, an additional shrub shall be planted. One (1) tree may be substituted for ten (10) shrubs when approved during the site plan process.	1,556 SF 266 SF 266 SF			10 TREES, 57 SHRUBS 1 TREE, 14 SHRUBS 1 TREE, 14 SHRUBS	7 TREES*, 59 SHRUBS ORN. GRASS SUBSTITUTION: 20 BLB (60 #1's) 2 TREES, 14 SHRUBS 2 TREES, 14 SHRUBS

NOTES:

- *THE REQUIRED MINIMUM CANNOT BE MET BECAUSE OF UTILITIES OR BECAUSE OF A SIGHT TRIANGLE. THESE REQUIRED TREES HAVE BEEN RELOCATED TO OTHER AREAS ON-SITE.
- **NO LANDSCAPING REQUIREMENT HAVE BEEN REDUCED, BUT RATHER REALLOCATED OR REMOVED AND THE PLAN STILL MEETS THE TOWN'S REQUIREMENTS.

GENERAL NOTES:

- CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES AND REGULATIONS.
- CONTRACTOR TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO BEFORE DIGGING, INCLUDING BUT NOT LIMITED TO, TRENCHING, SHRUB AND TREE PLANTING PITS. IF UTILITIES OCCUR WITHIN (3) THREE FEET OF PROPOSED FOOTINGS, THE CONTRACTOR SHALL REPORT SUCH CONDITIONS TO THE OWNER.
- CONTRACTOR IS RESPONSIBLE FOR FULL ON-SITE INVESTIGATIONS AS NEEDED IN ORDER TO GAIN A FULL UNDERSTANDING OF EXISTING CONDITIONS PRIOR TO CONSTRUCTION. FAILURE TO INSPECT THE SITE PRIOR TO CONSTRUCTION SHALL NOT BE CAUSE FOR REQUESTING ADDITIONAL MONIES BY THE CONTRACTOR.
- THE CONTRACTOR SHALL OBTAIN, AT HIS EXPENSE, ALL PERMITS WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK.
- THE LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR FOR SAFETY PRECAUTIONS OR PROBLEMS UTILIZED IN CONNECTION WITH THE WORK, AND HE/SHE WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- VERIFY ALL CONDITIONS AT THE JOB SITE AND NOTIFY LANDSCAPE ARCHITECT AND THE OWNER'S REP. IMMEDIATELY OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES PRIOR TO ANY DEMOLITION OR CONSTRUCTION.

LANDSCAPE NOTES:

- ALL NEW LANDSCAPE AND IRRIGATION SHALL BE UNDER WARRANTY FOR A PERIOD OF (1) ONE YEAR. THE WARRANTY PERIOD SHALL COMMENCE ONCE ALL PUNCH LIST ITEMS ARE SATISFACTORY COMPLETED AND A LETTER OF FINAL COMPLETION IS PROVIDED FROM THE OWNER'S REPRESENTATIVE. ALL LANDSCAPE AND IRRIGATION MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR 1 YEAR AFTER THE FINAL COMPLETION IS PROVIDED IN WRITING.
- PLANT MATERIAL AND BED LOCATIONS TO BE STAKED BY THE LANDSCAPE CONTRACTOR FOR REVIEW BY THE OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT. ALL ADJUSTMENTS SHALL BE MADE BY THE CONTRACTOR. THE CONTRACTOR SHALL NOT DIG PLANT PITS UNTIL LOCATIONS ARE APPROVED. ROUGH GRADING TO PLUS OR MINUS ONE TENTH OF A FOOT BY GENERAL CONTRACTOR. LANDSCAPE CONTRACTOR TO PROVIDE FINISH GRADING IN ALL LANDSCAPE AREAS. LANDSCAPE CONTRACTOR TO APPROVE ROUGH GRADES PRIOR TO MOBILIZATION. MOBILIZATION ON THE PART OF THE LANDSCAPE CONTRACTOR WILL INDICATE THAT ROUGH GRADING IS ACCEPTABLE TO THE LANDSCAPE CONTRACTOR, AND THEREFORE BE RESPONSIBLE FOR PROVIDING ALL FINISHED GRADES TO MEET THE CIVIL GRADING PLANS.
- NOTIFY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION FOR TREE AND SHRUB INSPECTION ON-SITE. LANDSCAPE PLANT MATERIALS MAY BE REJECTED AT ANY TIME DUE TO ISSUES OF QUALITY.
- ALL NEW LANDSCAPE AREAS SHALL BE IRRIGATED BY A COMMERCIAL GRADE, FULLY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. TREES, SHRUBS, AND DECORATIVE GRASSES SHALL BE IRRIGATED BY A SEPARATE ZONE FROM SOD/GRASS; THIS INCLUDES TREES PLANTED IN SOD/GRASS AREA. THE IRRIGATION SYSTEM IS TO HAVE A RAIN SENSOR SHUTOFF INSTALLED. IRRIGATION TO BE DESIGN/BUILD. CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH ARCHITECT, LANDSCAPE ARCHITECT, AND MECHANICAL AND FOR GENERATION OF AN IRRIGATION PLAN FOR REVIEW WITH AS BUILT PLAN AS REQUIRED.
- ALL PLANT MATERIAL SHALL MEET OR EXCEED CURRENT AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1 AND THE COLORADO NURSERY ACT AND ACCOMPANYING RULE AND REGULATIONS. TRUNK-WRAP TAPE: TWO LAYERS OF CRINKLED PAPER CEMENTED TOGETHER WITH BITUMINOUS MATERIAL, 4 INCHES (102 MM) WIDE MIN.
- WRAPPING TREE TRUNKS: WRAP TREES WITH TRUNK-WRAP TAPE. START AT BASE OF TRUNK AND SPIRAL COVER TRUNK TO HEIGHT OF FIRST BRANCHES. OVERLAP WRAP, EXPOSING HALF THE WIDTH, AND SECURELY ATTACH WITHOUT CAUSING GIRDLING. DO NOT USE STAPLES. INSPECT TREE TRUNKS FOR INJURY, IMPROPER PRUNING, AND INSECT INFESTATION AND TAKE CORRECTIVE MEASURES REQUIRED BEFORE WRAPPING. DO NOT WRAP ROUGH BARK, POPULUS OR GLEDITSIA TREES. REMOVE WRAP IN SPRING.
- NO TREE SHALL BE WRAPPED AFTER MAY 21 OR BEFORE NOVEMBER 1.
- ALL DECIDUOUS TREES SHALL BE WRAPPED BY NOV. 15. REMOVE TREE WRAP BY MAY 15.
- CONTRACTOR SHALL BE RESPONSIBLE FOR WRAPPING AND UNWRAPPING TREES DURING THE WARRANTY PERIOD.
- MULCH AT PLANTING BEDS: ORGANIC MULCH FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS, CONSISTING OF SHREDDED CEDAR NOT LARGER THAN FOUR INCHES (4") IN LENGTH. SUBMIT 1.0 CF SAMPLE FOR APPROVAL.

SOIL CONDITIONER:

- COMPOSTED MATERIAL SHALL BE FREE FROM CLAY SUBSOIL, MOUNTAIN PEAT, SAND, GYPSUM, STONES, LUMPS, PLANTS OR THEIR ROOTS, STICKS, WEED STOLONS, AND SEEDS, HIGH SALT CONTENT AND OTHER MATERIALS 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: 25% MINIMUM.
 - SALT CONTENT: 6.0 MMHOS/CM MAXIMUM.
 - PH: 8.0 MAXIMUM.
 - CARBON TO NITROGEN RATIO OF 15:1 TO 30:1.
 - PARTICLE SIZE NO PARTICLE SMALLER THAN SILT OR CLAY SIZE, OR LARGER THAN 1/2" DIAMETER
- APPLICATION RATE SHALL BE 4 CUBIC YARDS PER 1000 SQUARE FEET. ACCEPTABLE PRODUCT: CLASS I COMPOST, SUCH AS ECOGRO OR BIO-COMP, AS PROVIDED BY A1 ORGANICS, EATON, CO, OR APPROVED EQUAL.
- FINISH GRADE TO BE BELOW THE EDGE OF PAVEMENT PRIOR TO SODDING OR PLANTING:
 - SEEDED/SODDED AREAS: ALLOW 1 INCH FOR SOD.
 - PLANTED AREAS: ALLOW 3 INCHES FOR MULCH.
- SOIL ANALYSIS, BULK DENSITY TESTING AND REMEDIATION REQUIRED WHEN REMOVING HARDSCAPE TO PLANT TREES; INCLUDING BUT NOT LIMITED TO CONCRETE, ASPHALT, PAVERS, BRICK.
 - DEEP SOIL ANALYSIS TO 24" DEPTH REQUIRED FROM CREDITED, LOCAL SOIL ANALYSIS LABORATORY WITH EXPERIENCE IN LOCAL URBAN SOILS.
 - ANALYSIS MUST DETERMINE SOIL TEXTURE AND TYPE, PH BALANCE, SOIL SALINITY, ORGANIC MATTER (OM) PERCENTAGE, AND PLANT AVAILABLE NUTRIENTS.
 - SOIL REMEDIATION REQUIRED BASED ON SOIL ANALYSIS.

SOIL PREPARATION IN TURF GRASS AREAS AND PLANTING BEDS:

- APPLY AMENDMENTS AT THE FOLLOWING RATES:
 - SOIL CONDITIONER: 4 CUBIC YARDS PER 1000 SQUARE FEET
 - DIAMMONIUM PHOSPHATE: 2 LBS. OF NITROGEN PER 1000 SQUARE FEET UNLESS OTHERWISE INDICATED BY THE SOILS TEST.
- AFTER APPLYING SOIL CONDITIONER AND FERTILIZER, THOROUGHLY TILL AREA TO DEPTH OF 6" MINIMUM BY PLOWING, HARROWING, OR DISKING UNTIL SOIL IS WELL PULVERIZED AND THOROUGHLY MIXED.



ESSENZA
ARCHITECTURE

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LOUISVILLE, CO 80027
P# 303.952.5080
www.essenza-arch.com

ISSENZA ARCHITECTURE, LLC 2014



three sixty design

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Denver, CO 80202
t) 720.360.0080
e) info@threesixtydesign.com

PARKER RACQUET CLUB

18396 PLAZA DRIVE,
PARKER, CO 80134



ISSUE:
SITE PLAN SUB.

DATE:
5/4/2017

REVISIONS:
11/06/2017

12/22/2017

1/25/2018

DRAWN BY:
CB/KM

REVIEWED BY:
KH

PROJECT #:
1402

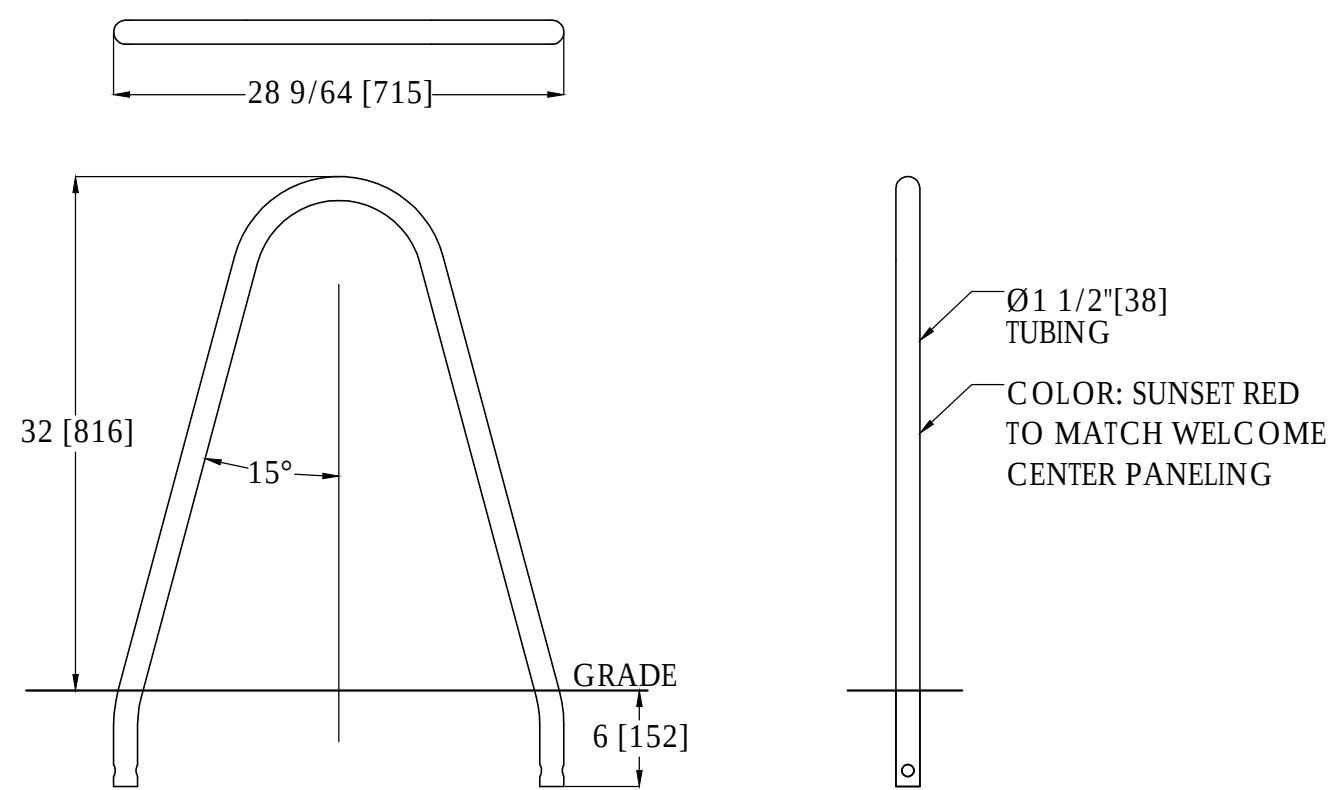
DRAWING TITLE:
LANDSCAPE NOTES

SHEET #:

L300

1 NOT USED

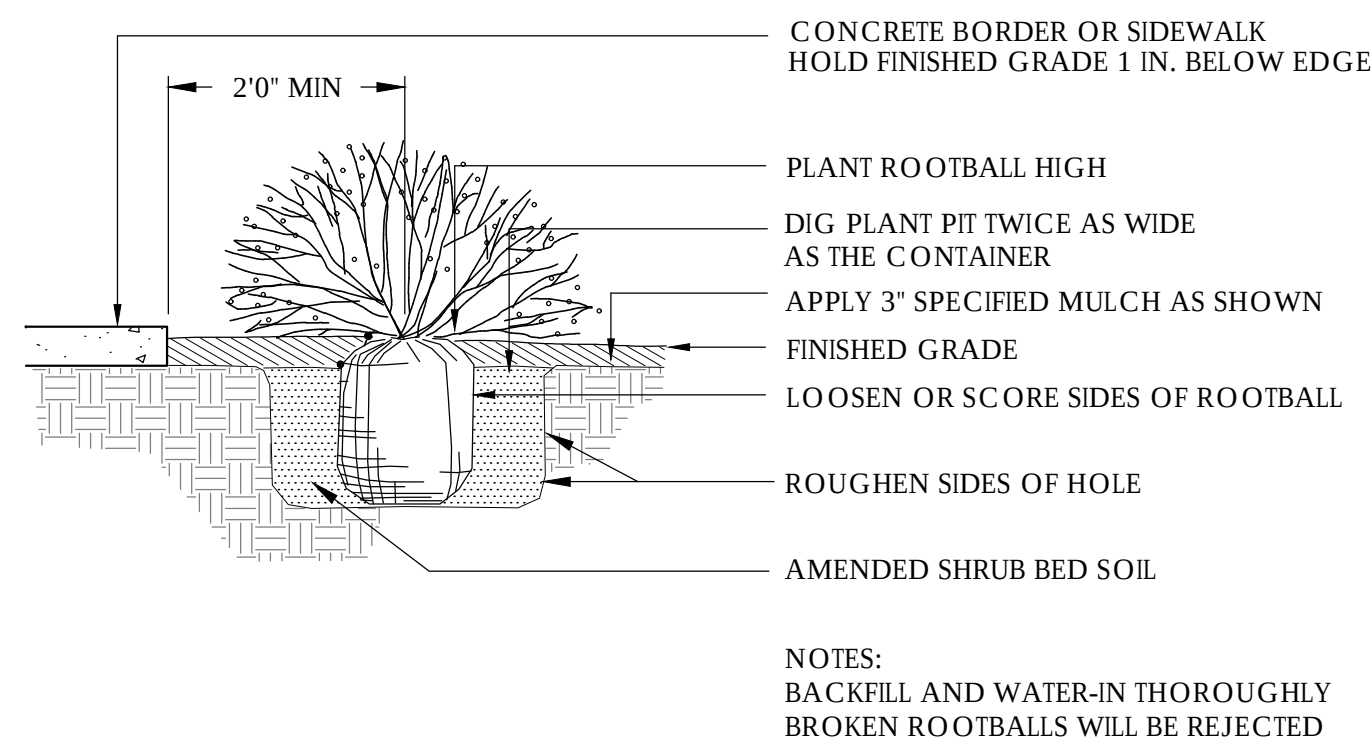
BOLA
BIKE RACK, EMBEDDED
Product Drawing
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Drawing: BO661-01
Dimensions are in inches [mm]
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4 BIKE RACK
SCALE: N.T.S.

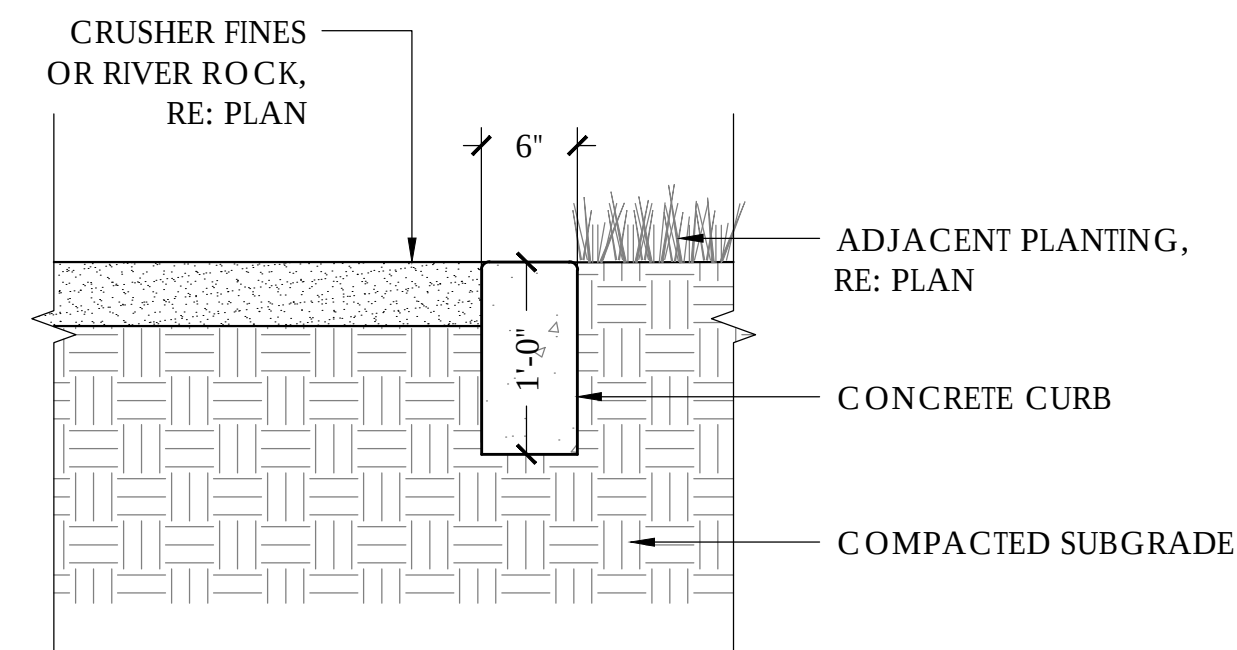
PRUNE ALL DAMAGED OR DEAD WOOD IMMEDIATELY PRIOR TO PLANTING



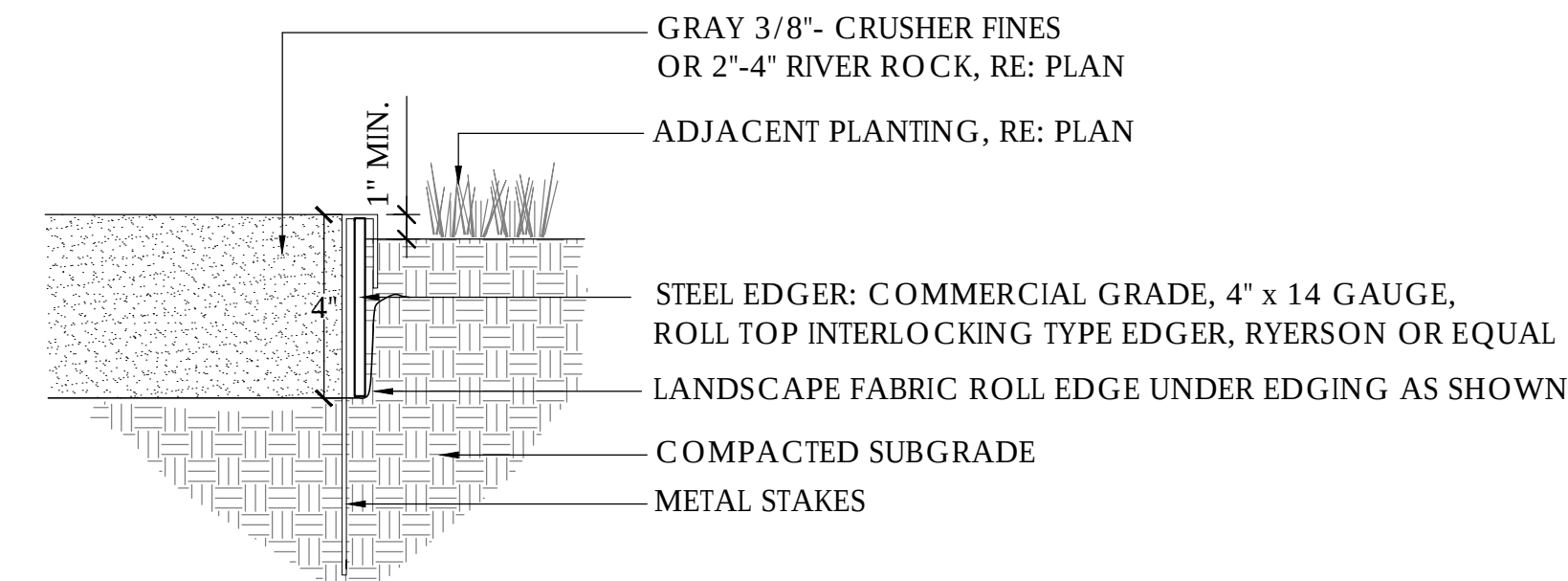
5 SHRUB PLANTING DETAIL
SCALE: 3/4"=1'-0"

- 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 THE 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" - 4" FROM TRUNK. THIS INCLUDES TREES THAT ARE SET ON SLOPES (SEE SLOPE PLANTING DETAIL). TREES THAT DO NOT HAVE A VISIBLE ROOT COLLAR SHALL BE REJECTED. DO NOT COVER THE ROOT BALL WITH SOIL.
- WHEN ROOT BALL WILL REMAIN INTACT, CUT OFF BOTTOM 1/4 OF WIRE BASKET BEFORE PLACING TREE IN HOLE, CUT OFF REMAINDER OF BASKET AFTER TREE IS SET IN HOLE, REMOVE BASKET COMPLETELY. AT A MINIMUM, THE TOP 2/3 OF THE BURLAP AND BASKET SHALL BE REMOVED FROM THE ROOT BALL ON ALL TREES. REMOVE ALL NYLON TIES, TWINE, ROPE AND BURLAP. REMOVE UNNECESSARY PACKING MATERIAL.
- FORM SOIL INTO A 3" TO 5" TALL WATERING RING (SAUCER) AROUND PLANTING AREA. THIS IS NOT NECESSARY IN IRRIGATED TURF AREAS. APPLY 2" TO 4" DEPTH OF SPECIFIED MULCH OVER PLANTING AREA AND INSIDE SAUCERS, AWAY FROM TRUNK.
- STAKING AND GUYING OF TREES IS OPTIONAL IN MOST PLANTING SITUATIONS. IN AREAS OF EXTREME WINDS, OR ON STEEP SLOPES, STAKING MAY BE REQUIRED TO STABILIZE TREES. STAKING AND GUYING MUST BE REMOVED WITHIN 1 YEAR OF PLANTING DATE.
- TREE WRAP IS NOT TO BE USED ON ANY NEW PLANTINGS, EXCEPT IN LATE FALL PLANTING SITUATIONS, AND ONLY THEN AFTER CONSULTATION WITH THE TOWN ARBORIST.
- RESETTING OF IMPROPERLY PLANTED TREES WILL ONLY BE ALLOWED IF IT IS DETERMINED THAT DOING SO WILL IN NO WAY COMPROMISE THE ROOT BALL, AND SHALL ONLY BE DONE WITH APPROVAL OF THE TOWN ARBORIST.

6 TREE PLANTING
SCALE: N.T.S.

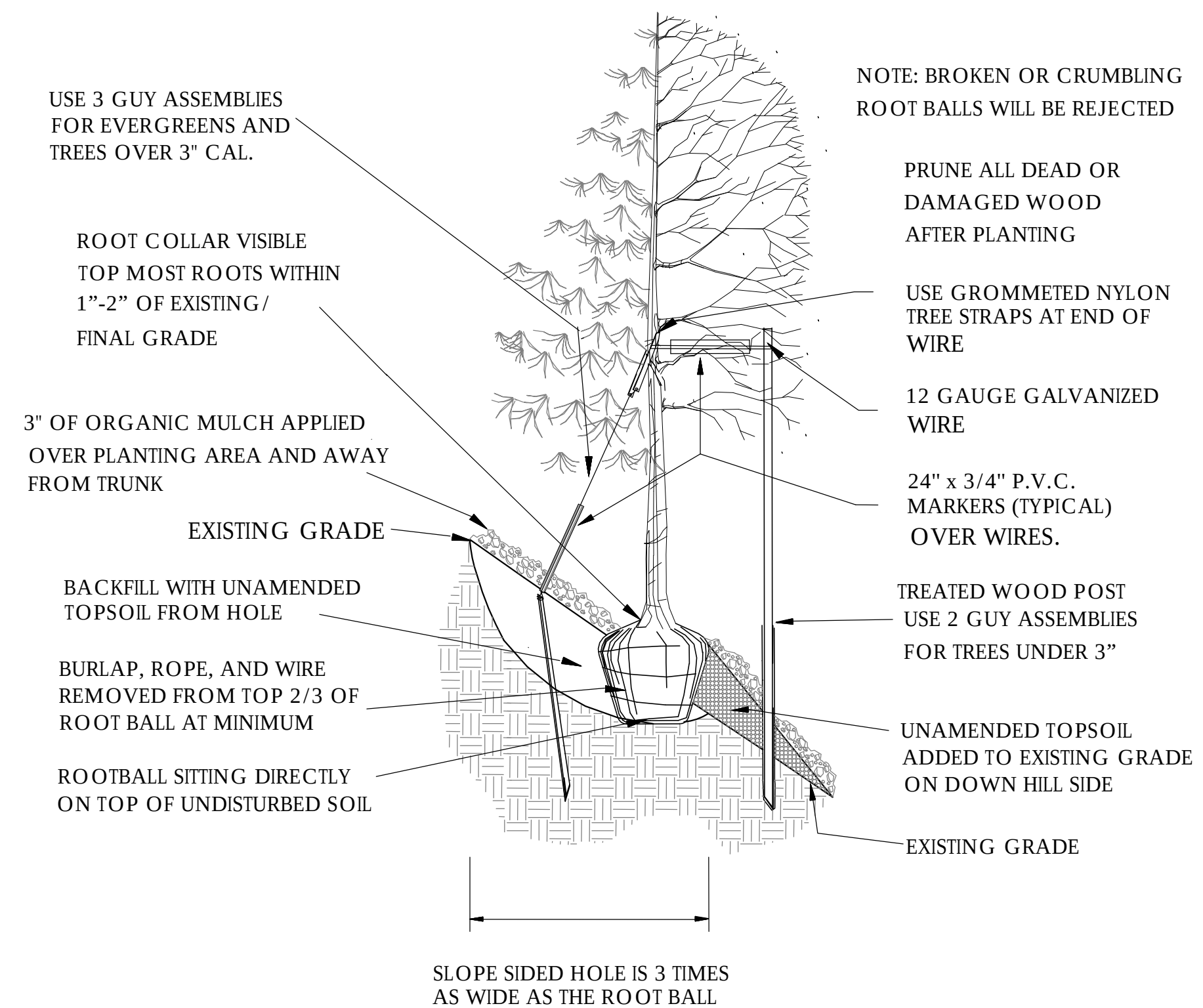


2 CONCRETE LANDSCAPE CURB
SCALE: 1"=1'-0"

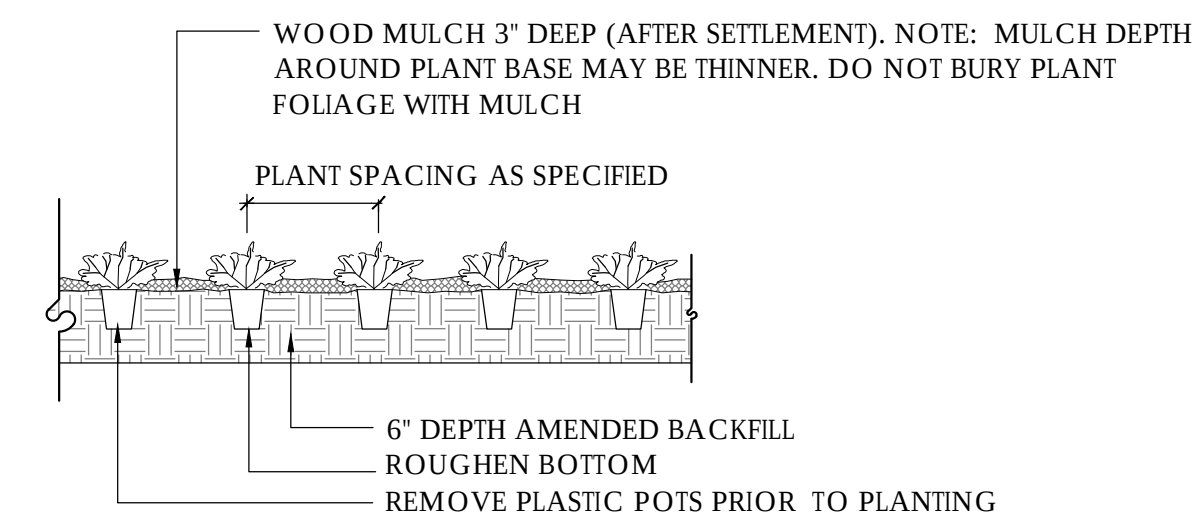


- NOTES:
- CONTRACTOR TO SUBMIT SAMPLE PRIOR TO ORDERING MATERIAL OR DELIVERING TO SITE.
 - NO EDGER REQUIRED WHEN CRUSHER FINES IS ADJACENT TO PAVEMENT, BORDER, OR WALLS.
 - SET ALL EDGING 1" ABOVE FINISH GRADE AS SHOWN.
 - EDGING SHALL ABUT ALL CONCRETE CURBS AND WALKS PERPENDICULAR, AND FLUSH W/ GRADES OF CONCRETE
 - ALL JOINTS TO BE SECURELY STAKED.
 - CONTRACTOR SHALL CUT TOP EDGE(S) AS NEEDED TO BE PARALLEL WITH GRADE.

3 CRUSHER FINES & STEEL EDGER
SCALE: 1"=1'-0"



7 TREE PLANTING ON SLOPE
SCALE: N.T.S.



8 PERENNIAL PLANTING DETAIL
SCALE: N.T.S.

LIGHTING FIXTURE SCHEDULE											
TYPE	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	VOLTAGE	LAMP QTY	LAMP WATT	LAMP TYPE	LUMEN OUTPUT	MAX WATTS	MOUNTING LOCATION	NOTES
EA1	THIN-HEAD, FULL CUTOFF, TYPE 4 DIST. PARKING AREA LUMINAIRE	PHILIPS-GARDCO	6L13-2-4-85LA-8035-NH-UNV-XXX	UNIV	2	86	LED	16346	112	POLE GROUND TOF	25'-0" TOF
EA2	SINGLE-HEAD, FULL-CUTOFF, TYPE 3 DIST. PARKING AREA LUMINAIRE	PHILIPS-GARDCO	6L13-1-3-85LA-8035-NH-UNV-XXX	UNIV	1	86	LED	8173	86	POLE GROUND TOF	25'-0" TOF
EA3	SINGLE-HEAD, FULL-CUTOFF, TYPE 4 DIST. PARKING AREA LUMINAIRE	PHILIPS-GARDCO	6L13-1-4-85LA-8035-NH-UNV-XXX	UNIV	1	86	LED	8173	86	POLE GROUND TOF	25'-0" TOF
EA4	PEDESTRIAN SCALE DECORATIVE LIGHT POLE	LANDSCAPE FORMS	6L-048L3-035F-30K-UVI-12-NTN	UNIV	1	50	LED	3103	50	POLE GROUND OFH	12'-6" OFH
EB1	LED PEDESTRIAN BOLLARD	LANDSCAPE FORMS	6L-006L4-035-30K-UVI-5M	UNIV	1	8	LED	312	8	POLE GROUND OFH	3'-3" OFH
EB2	LED SLOW ORB BOLLARD, 21" TALL	SLV LIGHTING	3232035U-143432U	UNIV	1	6	LED	300	6	POLE GROUND OFH	21'56" OFH
EB3	LED SLOW ORB BOLLARD, 17" MEDIUM	SLV LIGHTING	3232025U-143432U	UNIV	1	6	LED	300	6	POLE GROUND OFH	17'32" OFH
EB4	LED SLOW ORB BOLLARD, 10" TALL	SLV LIGHTING	3232015U-143432U	UNIV	1	6	LED	300	6	POLE GROUND OFH	10'63" OFH
ED1	EXTERIOR LED DOWNLIGHT	RAYON DOWNLIGHTING	RVC6-10-30-UNV-ID-50-6R4-XXX-FN-NL	UNIV	1	15	LED	1000	15	RECESSED CEILING	1-1/2" RFD
ED2	EXTERIOR LED DOWNLIGHT, HIGH OUTPUT	RAYON DOWNLIGHTING	RVC6-28-30-UNV-ID-50-6R4-XXX-FN-NL	UNIV	1	36	LED	2800	36	RECESSED CEILING	1-1/2" RFD
EN1EM	EXTERIOR WALLPACK WITH EMERGENCY	PHILIPS-GARDCO	10TL-16L-530-WHSG-3-EBPC-UNV-DD-FI-XX	UNIV	1	28	LED	2681	28	SURFACE WALL	10'-0" BOF
EW2	EXTERIOR DECORATIVE WALLSCONCE	HINKLEY LIGHTING, INC.	LUNA 1660BZ-LED	120	2	15	LED	600	15	SURFACE WALL	8'-0" BOF

ABBREVIATIONS: BOF - BOTTOM OF FIXTURE, RFD - RECESSED FIXTURE DEPTH, OFH - OVERALL FIXTURE HEIGHT, AFF(AGS) - ABOVE FINISHED FLOOR (GRADE), WFD - WALL FIXTURE DEPTH

GENERAL NOTES:

A. ALL FLUORESCENT AND LED LAMPS TO BE 3500K COLOR TEMPERATURE AND A MINIMUM OF 82CRI, UNLESS NOTED OTHERWISE.

B. ALL REFLECTOR LAMPS TO BE PROVIDED AS WIDE FLOOD DISTRIBUTION, UNLESS NOTED OTHERWISE.

C. ALL FLUORESCENT LUMINAIRES THAT UTILIZE DOUBLE-ENDED LAMPS AND CONTAIN BALLASTS THAT CAN BE SERVICED IN PLACE SHALL HAVE A DISCONNECTING MEANS AS DESCRIBED IN NEC 410.3(G).

D. PROVIDE LUMINAIRES SHOWN AS SHADED WITH EMERGENCY BATTERY BALLASTS, UNLESS OTHERWISE NOTED. EMERGENCY LUMINAIRES SHALL SENSE UN-SWITCHED POWER TO THE SPACE AND OPERATE AUTOMATICALLY UPON LOSS OF NORMAL POWER. ALL SHADED LUMINAIRES WITH 2FT AND 4FT LAMPS SHALL HAVE ONE (1) 90 MINUTE RATED, TWO LAMP, 1400 LUMEN EMERGENCY BALLAST. ALL SHADED LUMINAIRES WITH COMPACT FLUORESCENT LAMPS SHALL HAVE A FACTORY INSTALLED 90 MINUTE EMERGENCY BALLAST. ALL EMERGENCY LUMINAIRES SHALL HAVE REMOTE TEST SWITCHES AND VISIBLE INDICATING LIGHTS. CONNECT THE EMERGENCY BATTERY BALLAST TO THE UN-SWITCHED LEG OF THE LIGHTING CIRCUIT INDICATED.

SPECIFIC NOTES:

DISTRIBUTION AND RACEWAY

- MDG MAIN DISTRIBUTION CENTER (MDC)
- T TRANSFORMER
- CONDUIT CONCEALED IN FLOOR OR UNDERGROUND
- M METER

LIGHTING FIXTURES

- A LUMINAIRE TYPE, REFERENCING LUMINAIRE SCHEDULE, TYPICAL ALL FIXTURES. SUBSCRIPT, IF SHOWN, REFERENCES WALL SWITCH.
- HALL MOUNTED LUMINAIRE
- DOWNLIGHT LUMINAIRE
- EMERGENCY LUMINAIRE - SHADED PROVIDE WITH INTEGRAL BATTERY BACKUP
- ⊞ BOLLARD OR POST TOP LUMINAIRE
- EXTERIOR AREA LIGHT

Statistics

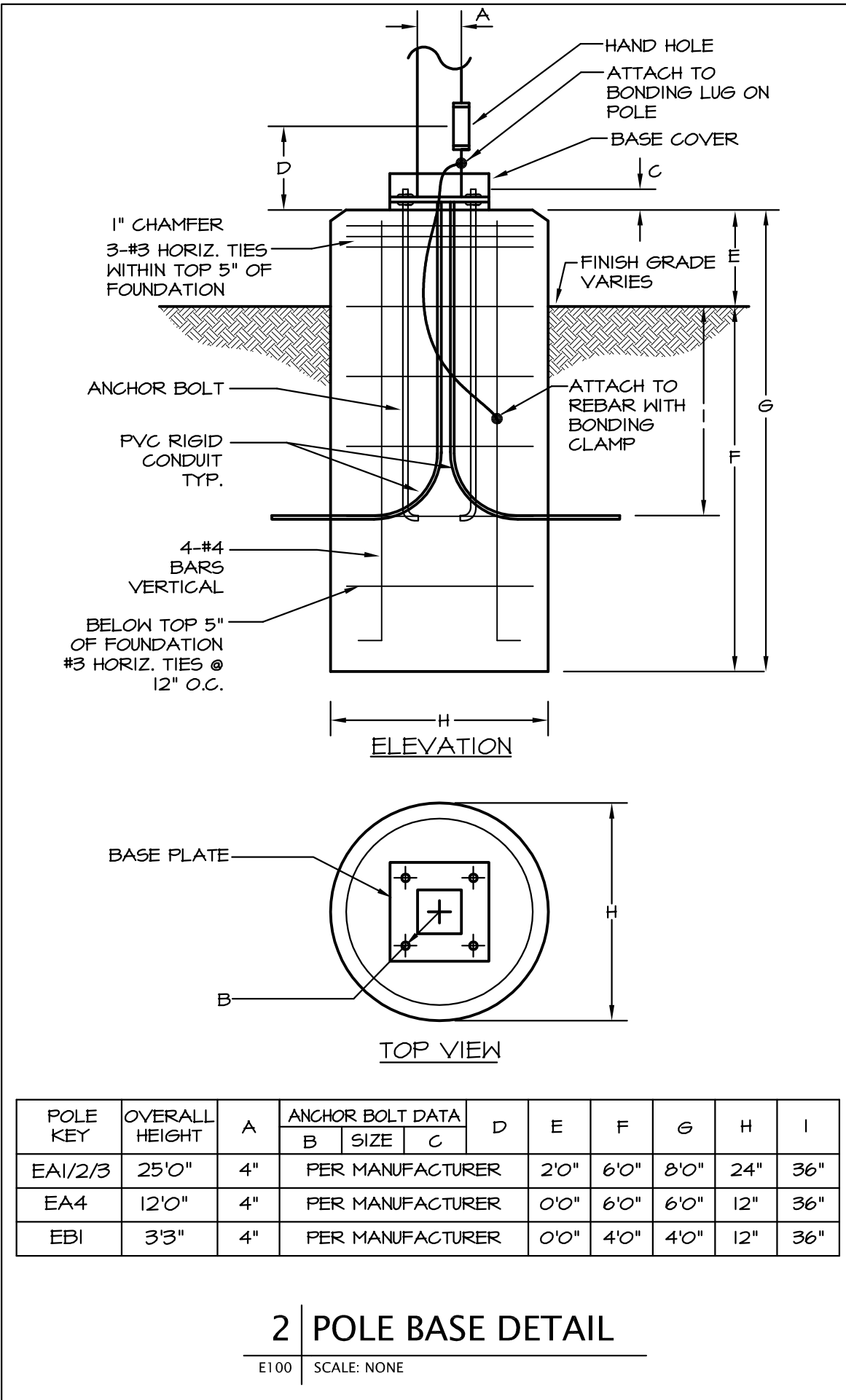
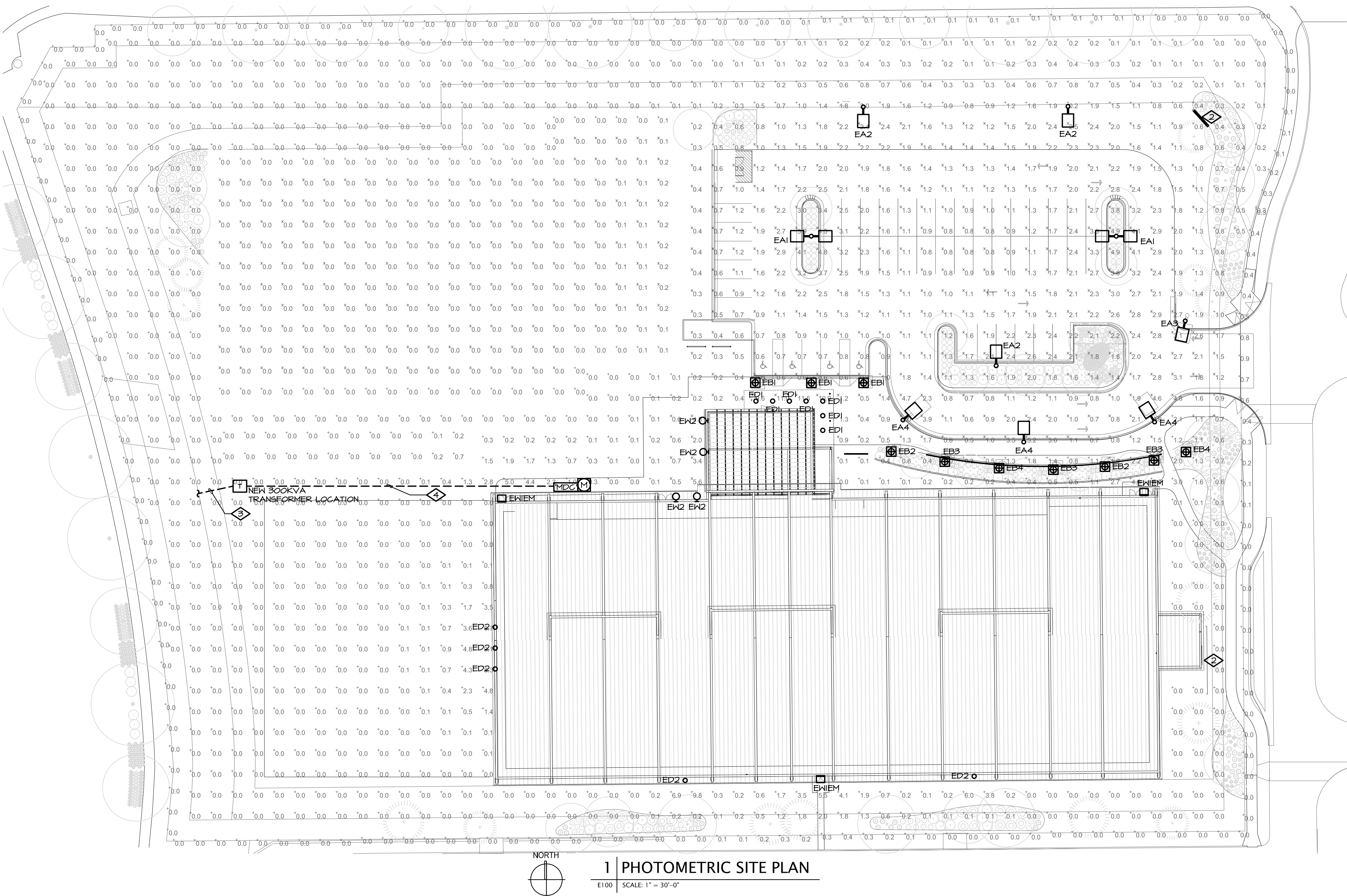
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Outdoor Patio	X	2.3 fc	5.6 fc	0.5 fc	11.2:1	4.6:1
Parking Lot	X	1.8 fc	4.9 fc	0.6 fc	8.2:1	3.0:1
Property Line	+	0.1 fc	0.9 fc	0.0 fc	N/A	N/A
Site	+	0.7 fc	11.5 fc	0.0 fc	N/A	N/A
Walkways	X	1.6 fc	11.5 fc	0.2 fc	57.5:1	8.0:1

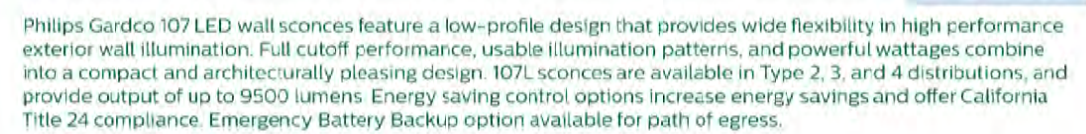
GENERAL NOTES

- A. LIGHTING CALCULATIONS WERE MADE USING A LIGHT LOSS FACTOR OF 1.0.
- B. CALCULATION POINTS WERE TAKEN AT GRADE LEVEL ON A 10'X10' GRID. CALCULATIONS DO NOT REPRESENT ANY SLOPE OF ELEVATION CHANGE.
- C. ILLUMINANCE CONTRIBUTIONS FROM STREET LIGHTING AND ADJACENT PROPERTIES ARE NOT INCLUDED IN CALCULATIONS.
- D. UNLESS OTHERWISE NOTED, ALL EXTERIOR LIGHTING SHALL OPERATE 30 MINUTES PRIOR TO DUSK UNTIL 1 HOUR AFTER BUSINESS CLOSE AND 1 HOUR PRIOR TO BUSINESS OPEN UNTIL DAWN.
- E. ALL LIGHT FIXTURES ON SITE NOT TO EXCEED 30' IN OVERALL FIXTURE HEIGHT. REFER TO DETAIL 2/E201 FOR POLE HEIGHT DETAILS OF SPECIFIED FIXTURES.

KEYNOTE LEGEND

- KEY VALUE
1. NOT USED.
2. ILLUMINATED SIGNAGE NOT INCLUDED IN PHOTOMETRIC CALCULATION, CONTRIBUTION IS NEGLIGIBLE AT GRADE.
3. APPROXIMATE ROUTING OF PRIMARY ELECTRICAL LINE BETWEEN UTILITY CONNECTION CABINET AND NEW BUILDING TRANSFORMER.
4. APPROXIMATE ROUTING OF SECONDARY ELECTRICAL LINE BETWEEN NEW BUILDING TRANSFORMER AND BUILDING MAIN SWITCH CABINET.





1. 150mm only available with Emergency Brake / Pack Cool Rated (EUPC) option 2. 32L, rated for 90°C at 1000mm 3. Available for use with 277V (LVC) line, is 150mm or 600mm only. Rated for 240V to 312V 4. Available in 10 to 277V only 5. Not available with Direct Cool Control (DCC) option 6. Not available with Draining Option (DO) or with blocking configurations 330, 350 and 375mm in 10 to 240V only 7. Not available with Draining Control (DC) option	8. Available in 32L with 150mm. Custom technical support center for use with protocol and CSM/CED/DA 9. Available in 10 to 277V (LVC) only 10. Not available with LLC and DCC 11. Not available with delay 12. Must specify input voltage 13. Not available with DCC, DCC or LLC 14. LLC(2) / not available with PCB, BMS, CSM/CED/DA. Shuts with WPS resources attached to sensors module. Not for use with LLC/Accessories
---	---

1	EW1
E201	SCALE: NTS

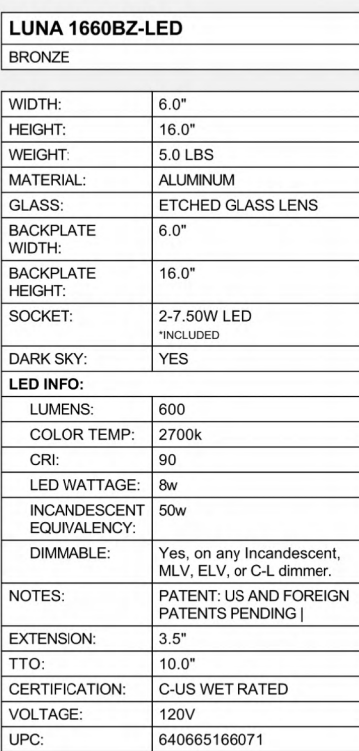


(b) A supplemental allowance equal to 600 watts may be applied toward compliance of both non-tradable and tradable areas/surfaces.

Proposed Exterior Lighting Power				
A	B	C	D	E
Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	Lamps/ Fixture	# of Fixtures	Fixture Watt.	(C X D)

Project Title: Parker Tennis Report date: 12/15/1
Data filename: J:\3337.00 - Parker Tennis\Itg Calc\3337.00_2015 IECC ComCheck.cck Page 3 of

HINKLEY LIGHTING, INC.
33000 FIN OAK PARKWAY | AVON LAKE, OHIO 44012
[PH] 440.653.5500 [F] 440.653.5555
HINKLEYLIGHTING.COM | FREDRICKRAMOND.COM



lifeAGLOW®

2	EW2
E201	SCALE: NTS

Exterior Lighting PASSES: Design 60% better than code

Exterior Lighting PASSES: Design 60% better than code

Exterior Lighting Compliance Statement

Compliance Statement: The proposed exterior lighting design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed exterior lighting systems have been designed to meet the 2015 IECC requirements in COMcheck Version 4.0.5.4 and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Mio Stanley - Designer		12/15/2017
Name - Title	Signature	Date

Project Title: Parker Tennis
Data filename: J:\3337.00 - Parker Tennis\LTg Calcs\3337.00_2015 IECC ComCheck.cck

Report date: 12/15/15
Page 4 of 4

Project Title: Parker Tennis
Data filename: J:\3337.00 - Parker Tennis\LTg Calcs\3337.00_2015 IECC ComCheck.cck

Report date: 12/15/15
Page 4 of 4



PARKER RACQUET CLUB
TWENTY MILE ROAD AND PLAZA DRIVE,
PARKER, CO 80134

DRAWN BY:
MJS,MRM

REVIEWED BY:
JEB

PROJECT #:
1402

DRAWING TITLE:

E201

SITE PLAN/ARCHITECTURAL REVIEW SUBMITTAL

NARRATIVE

May 4, 2017

Parker Racquet Club

The Town of Parker and Parker Tennis Co. has joined together to create a new indoor and future outdoor racquet and activities facility for community members of all ages. The Tennis facility will include six indoor tennis courts, a welcome center with social area, locker rooms, and offices. Located across from the existing fieldhouse, the Parker Tennis teams' goal is to add to the athletic campus, create a place for people to work out, and a place for community members to gather.

Building Character and Design:

In 2014, the Parker Tennis team proposed this project to the City Council. The original structure proposed was a membrane structure. After requests made by the town, the membrane bubble was changed to a pre-engineered metal building structure. The new building that houses the tennis courts is a unique metal structure with its reverse tapered columns, creative color, angle changes of the metal siding, and monitor roof elements. The building design is intended to be complimentary to the existing Fieldhouse to the east of Championship Drive. The colors of the building were designed to be modern, yet stand the test of time. Classic copper, charcoal gray, blue and red were selected to be complimentary to the Field house while not becoming its twin.

Unique Design Elements:

The new facility is located in an Industrial zoned section of Parker and is co-located with the Fieldhouse and other adjacent recreational facilities, trails, and activity centers. The building is located at the south side of the site with the back of the building along the industrial property to the south.

The main entrance on the north side of the building greets visitors as they enter from the east and opens visually with glazing to the north allowing natural daylight to enter the building. The entrance is centered on the north side providing a single point of entry and access to the site parking, social patio and future tennis and activity centers to the north-east and westerly portions of the site. The welcome center portion of the building stands out a distinct structure with rotated and sloped roof forms, glazed walls, and a colorful accent palette. On the west side of the welcome center we are providing a patio for social activities. The patio will serve as a connection point to the rest of the sites future activity points.

The main portion of the building is designed to break up the mass and to bring down the scale of the facades and roof planes. The exterior utilizes external structural steel frame work, which is tapered from the ground up and away from the wall panels. The use of this design element reduces the scale and context of the wall by providing framed sections of wall. The framed sections offer a change in wall color and material orientation. Again, this brings the scale of the wall planes down without becoming overburdened with decorative applications. The clean and simple lines of the building frame vault upwards and away from the north and south wall planes to the roofs which extend out over the structure providing protected walls and building elements below.

The east and west façade of the building have a similar treatment of material color and textural changes which facilitate the reduction of the massing. In addition, the east façade has a tower element which houses the main HVAC supply unit. The unit that is housed is over twenty feet in height and approximately 300 square feet in foot print. To house the unit, we have utilized a tower element that includes a material color and textural change. Additionally, the tower provides a location for an iconic signage element.

The interior areas for playing tennis require specific clearances of wall heights and angled roof planes. The south roof sections are held low to the grade which helps sit the building into the topography as the adjacent side to the south rises in elevation. The north roof section vaults in height to allow for an interior viewing mezzanine and additional mechanical spaces within the welcome center. The planes of the roof are broken by an adaptation of monitor roofs and fenestration. The vertical sections of the monitors include glazed elements as well as louvered components. While the glazed elements provide for daylighting opportunities the louvered components provide an opportunity to introduce fresh and cool air. This latter part of the design increases the buildings energy efficiency by reducing the heating and cooling loads.

Energy Efficiency Design Elements:

As part of the goals of the design and ownership team, we are working toward an energy efficient design for this building. This is both better for the sustainable environment as well as greatly beneficial for the operations costs of the building. The design will include walls and roofs that meet a higher “R-value” than the minimum code requirements. The vents in the monitor roof will also add to the natural air intake providing better environmental air quality and better cooling

capabilities in the hot summer months. The air rotational unit being used in this facility will use evaporative cooling, which is far more efficient than the standard dx system. This is similar to the system used in the Broncos practice facility, which we visited to confirm that this would be the right fit for the Parker Racquet Club. Finally, the lighting in the facility will be all LED, with improved optics and color value to enhance the tennis play areas as well as the indoor welcome center spaces. This will help reduce the electrical use for the entire facility. Our team will be applying for the Xcel Energy Design Assist Program, which rewards teams for reducing the overall demand on the energy grid. Essenza Architecture has designed to this program for other facilities and achieved results better than the estimated goals. This will be of great benefit to the Parker Tennis team as operational costs will be much lower than the typical buildings would be.

Site Characteristics:

The site is approximately five acres that slopes from the east to the west side where there is a drainage ditch. Already part of the site topography, the drainage ditch winds around the west and across the north side of the property.

To the west side of Twenty Mile road you will find Railbender tennis courts and skate park. To the east is the Parker Fieldhouse. The proposed building on this site is approximately 45,000 s.f. The site will be phased. The first phase will have new parking, a food truck area, and drop off zones, as well as handicapped parking spaces. The first phase will also include an outdoor patio area for gatherings and social events. In addition to the main site elements, there will be low water landscaping that enhances all of the site and building elements. Connections to and from the Fieldhouse are also part of the site plan goals.

Phase two is being planned to include additional outdoor athletic amenities that are described later in this document. A unique feature of phase two is the tiered outdoor seating area just to the east of the outdoor courts. The design goal of the courts is to have them recessed to match the lower west contours of the site.

Tennis Features:

The new tennis facility will house six indoor tennis courts, welcome center, and viewing mezzanine in a 45,000 s.f. new building. The tennis courts will be made of post tensioned slabs and provide the minimum play area for tennis based on USTA standards. The structure will span from the north to the south without any central columns, which will be a great benefit to those who play on the courts.

Parking

The parking requirements for tennis buildings are explained to be up for administrative review. As part of a comparison study, we have reviewed the building sizes and available parking for similar facilities to understand how many parking spaces are reasonable for this type of a facility. Please see the attachment for the comparison chart. For phase one there will be 47 spaces provided and for the final build out for phase two there will be 74 total spaces.

Future Goals

The future of the Parker Tennis facility provides opportunities for growth and expansion. The facility will begin life with 6 indoor courts, a welcome center, exterior social area and ample site facilities for parking. The future of the site is currently being planned and could locate an assortment of additional 6 exterior tennis courts, pickleball courts and sand volleyball courts. The current design has been tested against these future opportunities and has proven to be able to provide the spatial areas for the courts as well as the additional on-site parking. While not formally within the initial phase of the project it is assumed that the additional growth will occur within a 5 to 10-year span.

Design and Construction Schedule:

The design and engineering work is underway and we will soon be moving into the construction documents phase.

Traffic Report:

The data has been gathered for this site and is being provided with the submittal. The report takes into consideration the current and expected traffic on Championship Drive as well as the location of the entrance to the Parker Tennis facility directly across from that of the Field House.

It is our intention to create a design that provides a unique destination point for the community of Parker which engages the adjacent facilities and activities. Please let us know if there are any questions or comments on the submittal and the design.



Sincerely,
Christa Plaza, AIA

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Planning Commission Staff Report

Planning Commission Date: 3/8/2018

Town Council Date: 3/19/2018

Hearing Type: Public Hearing
SP17-107 Salisbury Equestrian Park Lot 1 – Parker
Water & Sanitation District Bulk Water Station

Location: 12010 Motsenbocker Rd.

Project Planner: Carolyn Parkinson, Planner

Applicant: Lela Perkins, Black and Veatch for Parker Water and
Sanitation District

Executive Summary: The applicant is proposing the construction of a bulk potable water fill station within an approximately 40 square foot pre-fabricated building that will be located near the south property boundary of Salisbury Equestrian Park and east of the Town's Operations Maintenance Facility.

Staff Recommendation: Approval with Conditions

RECOMMENDED MOTION

"I move that the Planning Commission recommend that Town Council approve the Site Plan Amendment to Salisbury Equestrian Park Lot 1 for a bulk potable water fill station, subject to the eight (8) conditions contained in staffs report."

ALTERNATIVE MOTIONS

"I move the Planning Commission recommend Town Council approve the Site Plan Amendment to Salisbury Equestrian Park Lot 1 for a bulk potable water fill station."

"I move that the Planning Commission recommend that Town Council deny the Site Plan Amendment to Salisbury Equestrian Park Lot 1 for a bulk potable water fill station as the request does not meet the following approval criteria:"

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

"I move that the Planning Commission vote to continue the Site Plan Amendment to Salisbury Equestrian Park Lot 1 for a bulk potable water fill station to a future date."

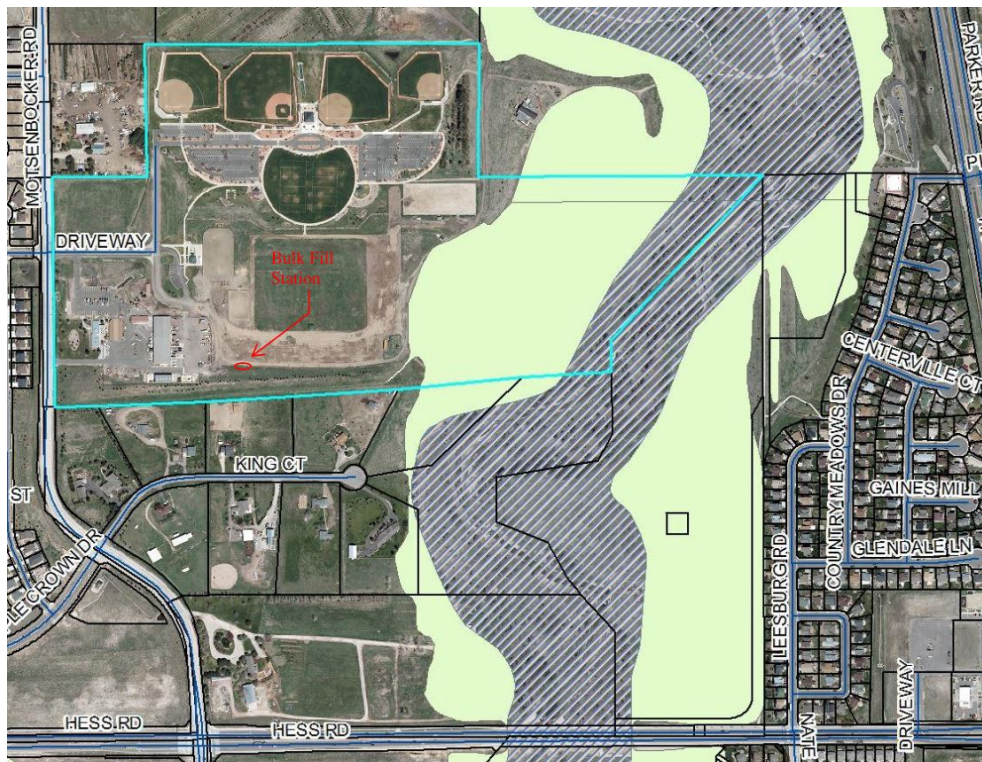
I. BACKGROUND/DISCUSSION

Parker Water & Sanitation District (PWSD) is proposing to construct a bulk potable water fill station to provide an option for their bulk water customers and reduce the number of District customers using hydrants for their bulk water needs. Hydrant use can stir up sediment in the distribution system, resulting in “brown water” events.

A land use proposal located on Town owned property requires a public hearing before the Planning Commission and Town Council per Land Development Ordinance 13.06.040. The proposed facility will be located east of the Towns Operations Maintenance Facility at Salisbury Equestrian Park. The approximately 40 square foot structure will be located adjacent to a dirt access road currently used by Town vehicles for maintenance activities.

The District envisions that this facility will be utilized by customers with small water trucks (approximately 1,500 gallons or smaller) that use 30,000 gallons per month or less. Currently there are 118 existing District customers that are bulk fill users. This fill station will also be used by various Town departments, including Public Works and Parks and Recreation. These customers will have an account with the District that will enable them to access the station water. The unit will be monitored by District staff as well as equipped with security cameras to ensure proper operation and care. Hours of operation will be 5am to 7pm.

The total disturbed area is less than .1 acres and no tree removal will be required. Due to the location and scale of the proposal, no landscaping, lighting or parking improvements are proposed. The structure will not be visible from the adjacent residential properties due to the height of the structure and an existing intervening berm. The metal structure is a pre-fabricated building that measures approximately 8 feet by 5 feet. The finish is a neutral beige color.



II. PRIOR ACTIONS

Date	Action
	None

III. CURRENT SITE DATA

Existing Zoning	Public Facilities District		
Overlay District	N/A		
PD & Plan Area	Public Facility		
Master Plan Area	Medium Density Residential		
Site Acreage	Approximately 92 acres total – Subject area is less than .1 acres		
Subdivision	Public Facility		
Existing Use	Salisbury Equestrian Park – Recreation and Operations Maintenance Facility		
Surrounding Uses			
	Master Plan Land Use	Zoning	Existing Use
North	Medium Density Residential	Public Facilities District	Open Space
South	Douglas County	Douglas County Zoning	Large Acreage Residential
East	Medium Density Residential	Public Facilities District	Open Space
West	Medium Density Residential	PD - Planned Development	Single Family Detached

IV. PARKER 2035 MASTER PLAN

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

V. OTHER MASTER PLANNING DOCUMENTS

OTHER PLANNING DOCUMENTS CONSISTENCY	
Other Planning Documents	Salisbury Estates Neighborhood Objective Choose an item.
Policies/Guidelines/Strategies	N/A Choose an item.
Consistency Review	☒ Consistent ☐ Inconsistent ☐ N/A
Staff Analysis	The proposal is not in conflict with the Salisbury Estates Neighborhood Objective.

VI. LAND DEVELOPMENT ORDINANCE

ZONING CONSISTENCY (Site Plan/UBSR/Sketch/Prelim Plan/MDP)			
Provisions	Existing/Required	Proposed	Analysis
Setbacks	Setback requirements for Public Facilities are determined at site plan except that the setback shall be a	The proposed structure is approximately 115 feet from the nearest property line.	☒ Consistent ☐ Inconsistent ☐ N/A

	minimum of 25 feet when adjoining a residential district.		
Height/Stories	Height requirements for Public Facilities are to be determined at site plan.	The structure is 7 feet in height and will not be visible from the adjacent residential properties.	☒ Consistent ☐ Inconsistent ☐ N/A
Lot Coverage		The total site is approximately 92 acres. The disturbed area associated with this proposal is less than .1 acres.	☐ Consistent ☐ Inconsistent ☒ N/A
Landscaping	Title 13.06.070	The location of the proposed structure is in an area currently used by large maintenance vehicles and equipment and is comprised of an open dirt access and staging area. This area does not currently contain landscaping. The size and scope of this proposal does not warrant the addition of landscaping for this area or use.	☐ Consistent ☐ Inconsistent ☒ N/A
Off-Street Parking	Title 13.06.050	This facility is not manned and does not require off street parking.	☐ Consistent ☐ Inconsistent ☒ N/A
Staff Analysis	The proposal is consistent with the Land Development Ordinance as proposed.		

VII. SUMMARY REFERRAL AGENCY COMMENTS AND CONDITIONS

Agency	Comments
Parker Engineering	Engineering provided two comments regarding environmental protection for a portable toilet and a concrete washout area. Compliance with these comments will be a condition of approval.
South Metro Fire & Rescue Authority	No Comment
Public Service Company of Colorado	No Conflict
IREA	Advisory comment regarding IREA diagram requirements
Fire Life Safety	Approved
Douglas County Planning	This structure will not receive a unique address unless requested by the applicant.

Comcast	No comment
Century Link	No Comment
Building Department	Advisory comment regarding compliance with building code

VIII. CONCLUSION

Approval of this proposal will allow a bulk water station facility at the Town's Operational Maintenance Facility at Salisbury Equestrian Park. This option for bulk water customers will reduce the use of hydrants and the "brown water" events that can result from their use. The facility is located in an area currently used by large maintenance vehicles and equipment. The structure itself is screened from view of adjacent residential properties and will have a footprint of approximately 40 square feet when completed.

Town Council will consider a request for approval of an easement for the facility on March 3, 2018.

IX. RECOMMENDED CONDITIONS

1. The Site Plan Amendment exhibit dated July 10, 2017 and submitted to the Community Development Department (via Trakit) on December 20, 2017, together with the prefabricated building specifications submitted (via Trakit) on February 23, 2018, shall be the approved plans. **ANY ALTERATION, MODIFICATION, SUBSTITUTION, OR REVISION INCLUDING (BUT NOT LIMITED TO) COLORS, MATERIALS, OR PLACEMENT SHALL BE AT THE DISCRETION OF THE COMMUNITY DEVELOPMENT DIRECTOR, WHO RESERVES THE RIGHT TO REQUIRE SAID PROPOSED CHANGES TO BE REVIEWED AND APPROVED BY THE PLANNING COMMISSION.**
2. This approval has been based upon the review of information submitted to our office as part of your request for an administrative site plan amendment approval and **SHALL REMAIN IN EFFECT FOR TWELVE (12) MONTHS FROM THE DATE OF TOWN COUNCIL APPROVAL.** If a Grading Permit or Building Permit is not obtained within the twelve months, this approval becomes null and void. The Community Development Director, upon written request, may grant a ninety (90) day extension.
3. 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 may require a separate sign permit application submittal.
4. The applicant will be required to comply with eTRAKiT comments from Engineering dated January 22, 2018 prior to the issuance of a building permit. These comments pertain to the addition of protection for the portable toilet and a concrete washout.
5. A Building Permit is required prior to the start of any work on site.
6. An Electrical Permit is required prior to the start of any work on site.
7. All conditions of the original Site Plan approval shall remain in effect.

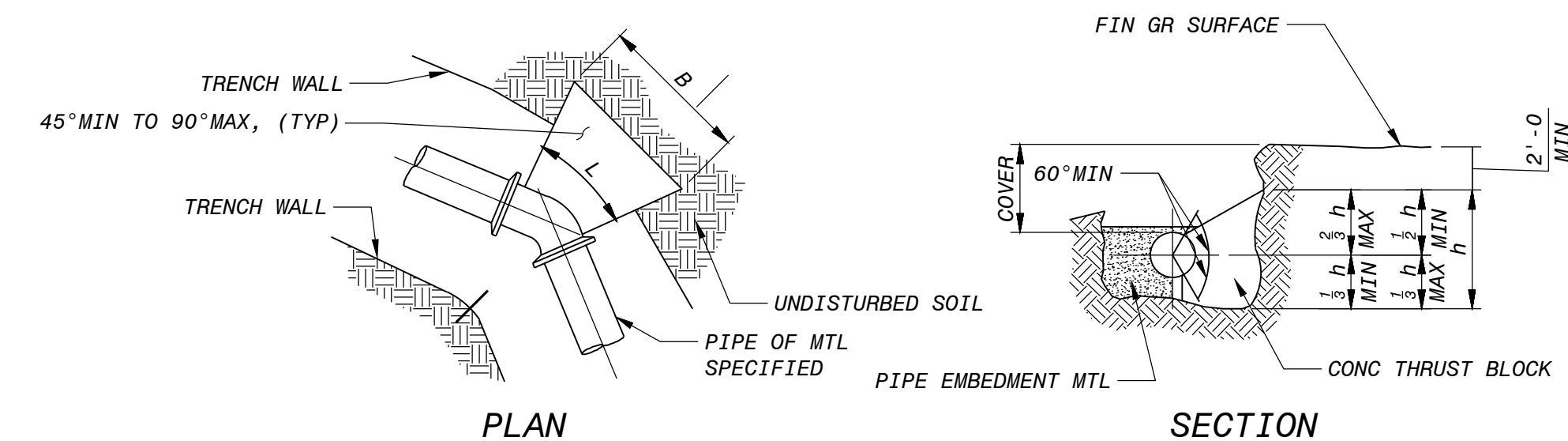
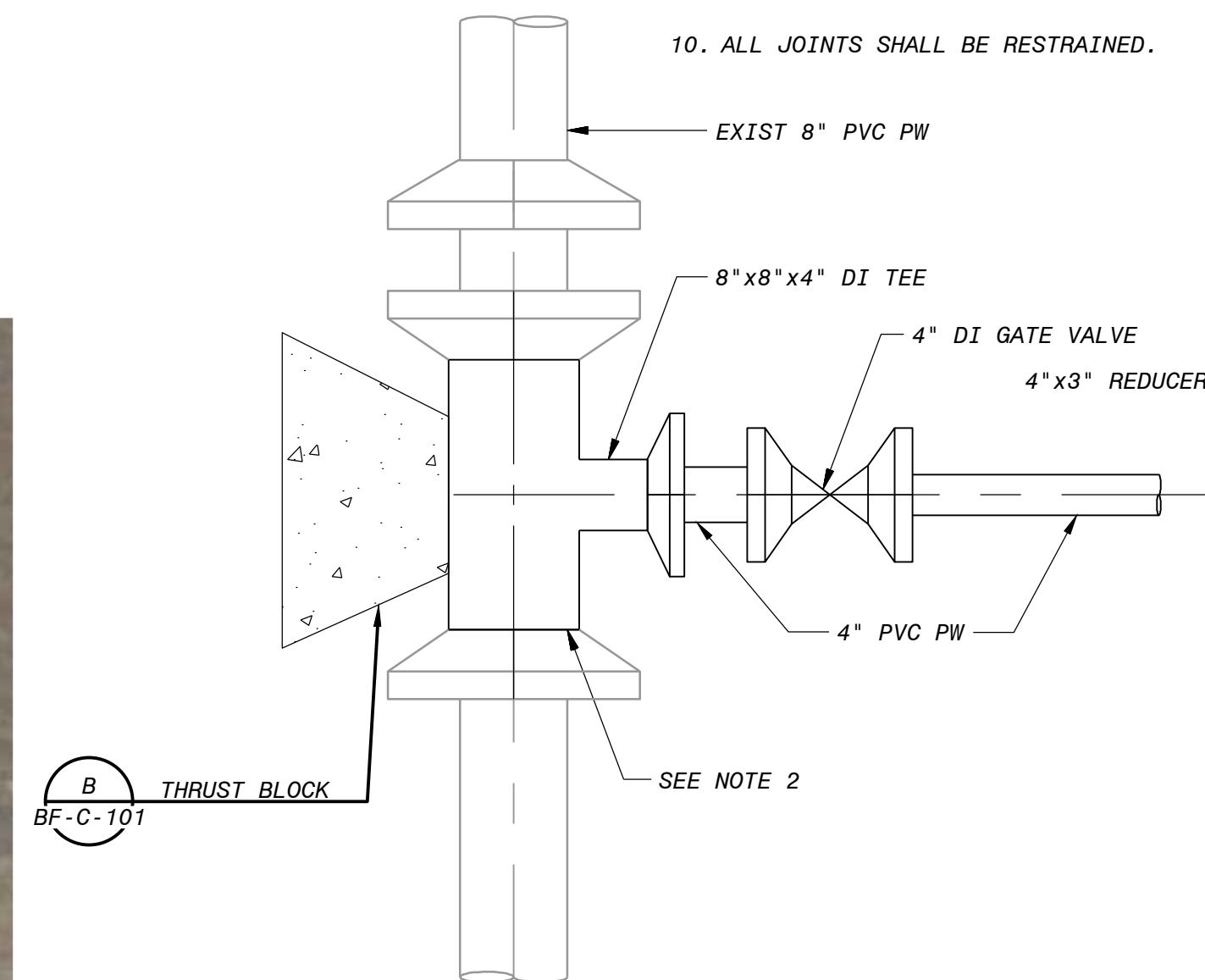
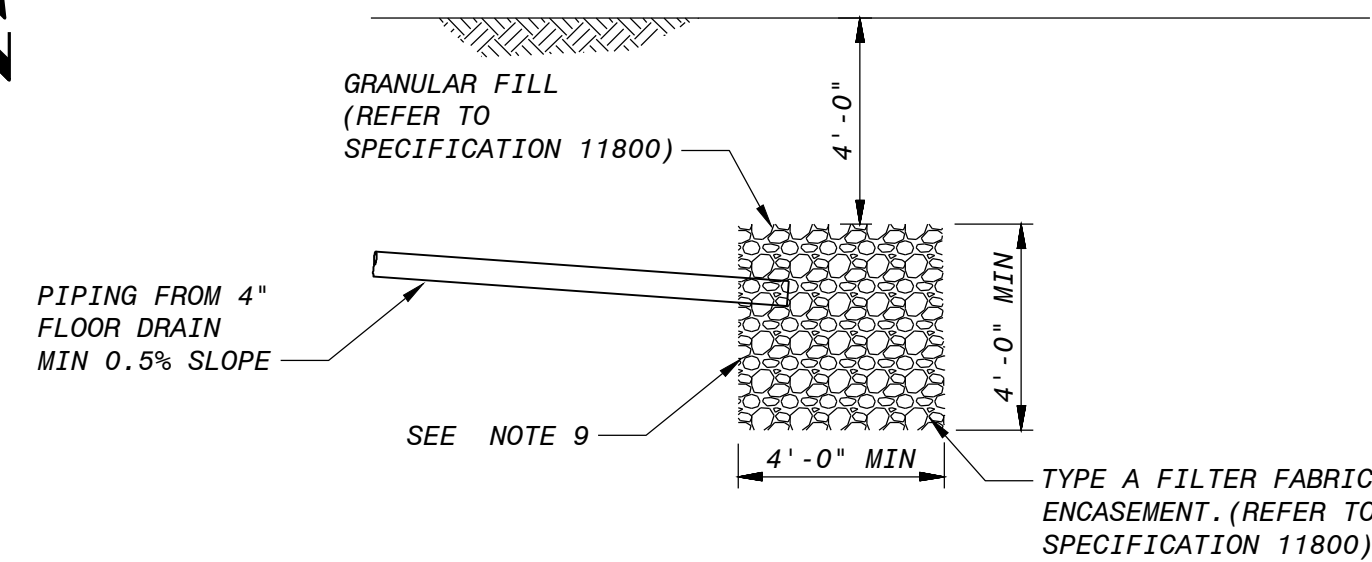
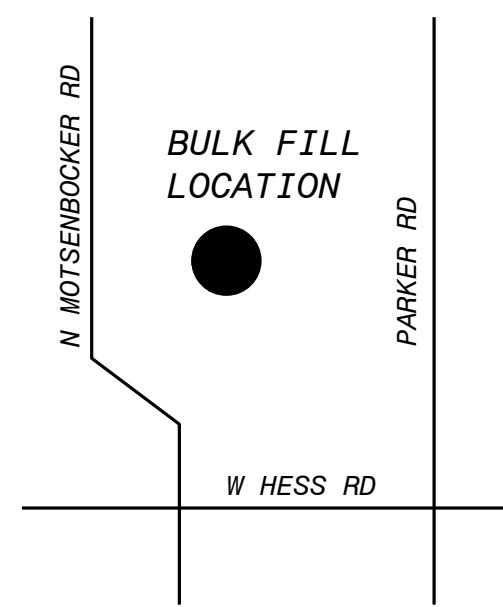
8. All Public Notice signs posted on the property must be removed with ten (10) business days from the date of this letter.

X. ATTACHMENTS

1. Referral Agency Comments
2. Site Plan Exhibit and Prefabricated building specifications

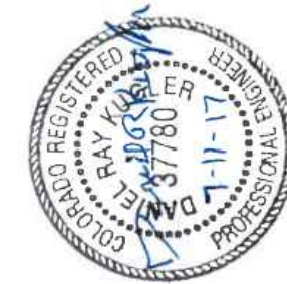
Report Approved By: Bryce Matthews, Planning Manager

Through: Jason Rogers, Deputy Community Development Director



- NOTES:
1. SUBCONTRACTOR SHALL VERIFY EXISTING 8" PW PIPE LOCATION AND DEPTH.
 2. CONNECT TO EXISTING 8" PVC PIPE WITH 8"X8"X4" DUCTILE IRON TEE W/ MEGA LUGS OR EQUAL. REPLACE ASPHALT WITH 6" THICK PATCH.
 3. NEW 4" PW SHALL BE BURIED TO A MINIMUM DEPTH OF 4' FROM TOP OF PIPE.
 4. CONSTRUCTION STORMWATER BMPs REQUIRED TO MEET ALL DOUGLAS COUNTY STANDARDS FOR EARTH DISTURBING ACTIVITIES.
 5. AREA OF DISTURBANCE SHALL BE LESS THAN 1/2 ACRE.
 6. BULK FILL DESIGN CONCEPT DEVELOPED PER FLOWPOINT STANDARD SHOP DRAWINGS AND ARE TO BE USED AS A GUIDE. FINAL LAYOUT SHALL BE DETERMINED BY SELECTED MANUFACTURER STANDARD.
 7. SEE SHEET BF-E-101 FOR ELECTRICAL EQUIPMENT RACK DETAILS.
 8. SEE SHEET BF-E-101 FOR DIRECT BURIED CONDUIT DETAILS. ONE CONDUIT SHALL BE PROVIDED AS SPARE AND SHALL BE SUPPLIED WITH PULL STRING FOR FUTURE USE.
 9. GRANULAR FILL DRAIN SHALL HAVE AN AREA OF 4' X 4'
 10. ALL JOINTS SHALL BE RESTRAINED.

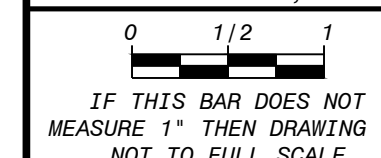
DATE	REVIEWS AND RECORD OF TISSUE	NO.	BY	CHK	APPR
11/22/17	ISSUED FOR CONSTRUCTION	0	DKK	DKK	
				1	ELM
					DKK



**PARKER WATER AND SANITATION DISTRICT
WATER RESOURCES CONSOLIDATION PROJECT
PHASE 1A**

CIVIL
SITE PLAN AND CONNECTION DETAIL

DESIGNED:	VRO
DETAILED:	SPS
CHECKED:	BJM
APPROVED:	DRK
DATE:	JULY 10, 2017



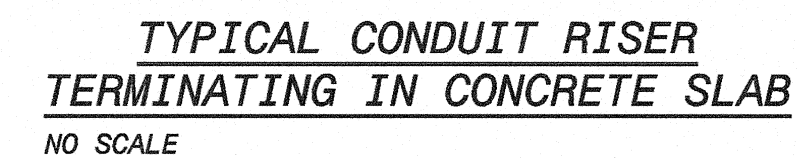
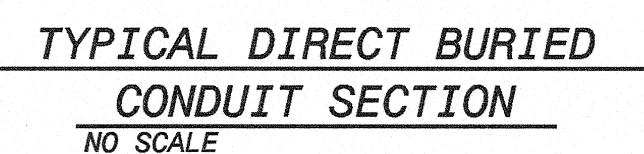
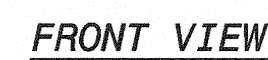
PROJECT NO.
195183

BF-C-101
SHEET
OF

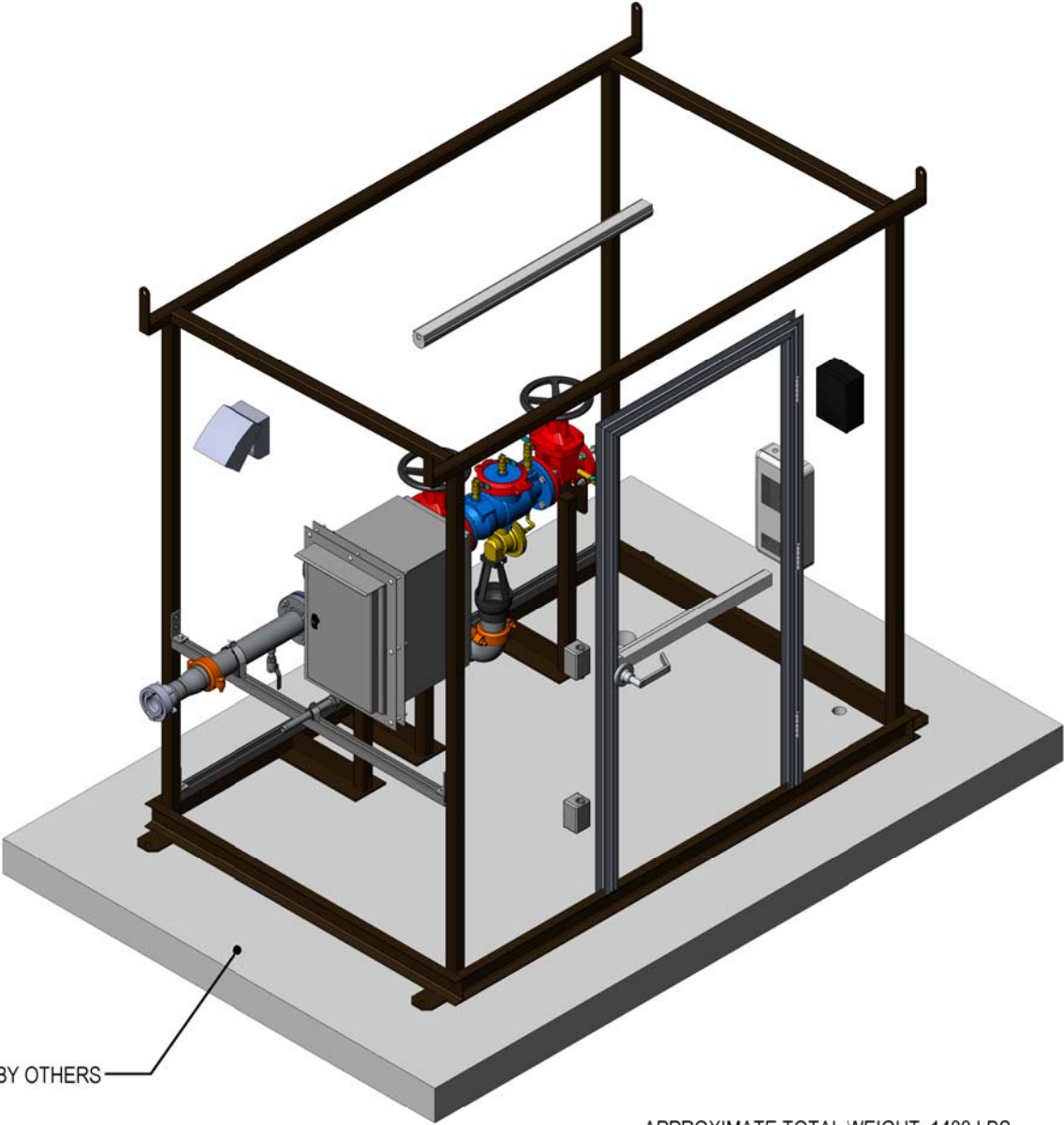
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STRUCTURAL FOUNDATION PLAN, SECTIONS AND DETAIL

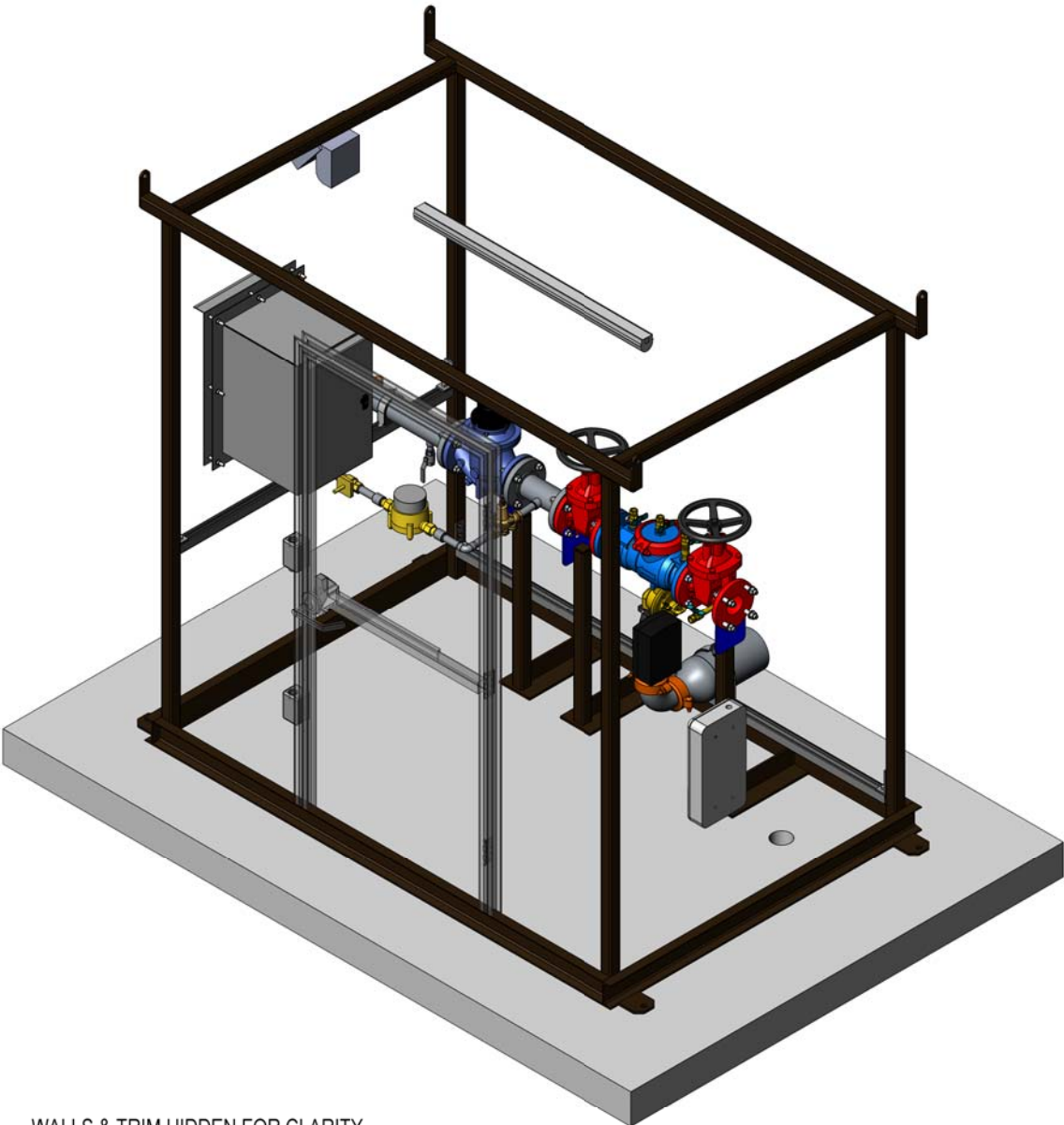
PROJECT NO. 195183
BF-S-101 SHEET OF



1. SEE DRAWING GN-E-001 & GN-E-002 FOR ELECTRICAL LEGENDS & ABBREVIATIONS AND GENERAL REQUIREMENTS.
2. SEE BF-C-101 FOR UNDERGROUND CONDUIT ROUTING.

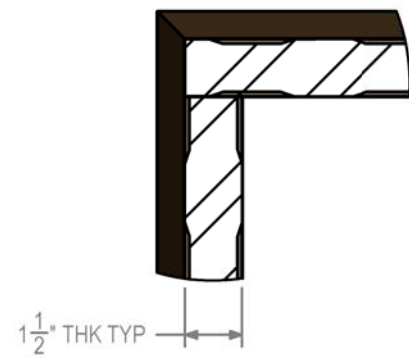


APPROXIMATE TOTAL WEIGHT: 1480 LBS

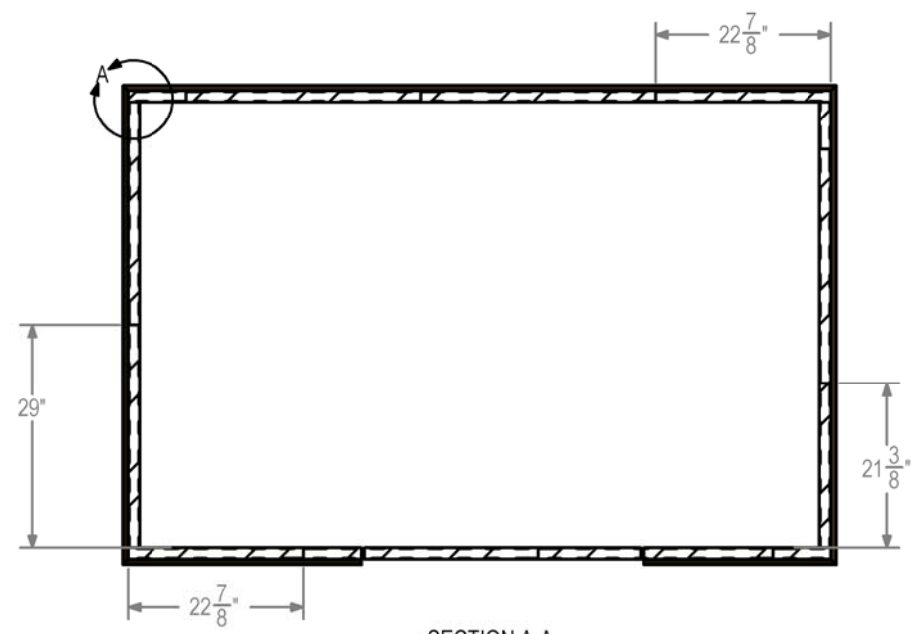


WALLS & TRIM HIDDEN FOR CLARITY
VIEW ROTATED 90 DEGREES
OVERHEAD PIPING CROPPED

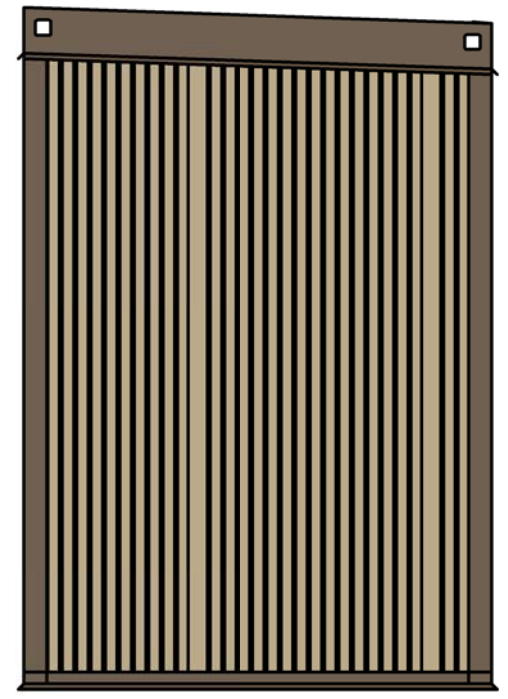
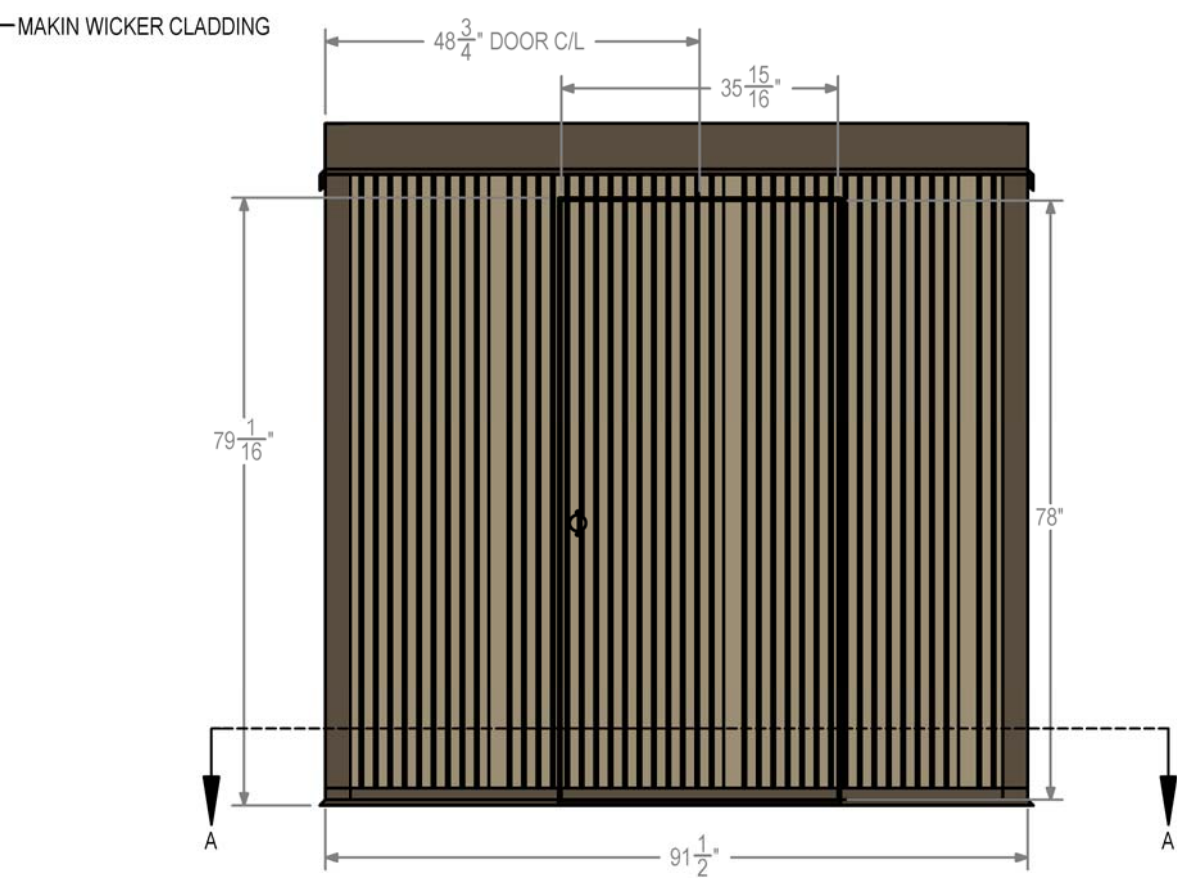
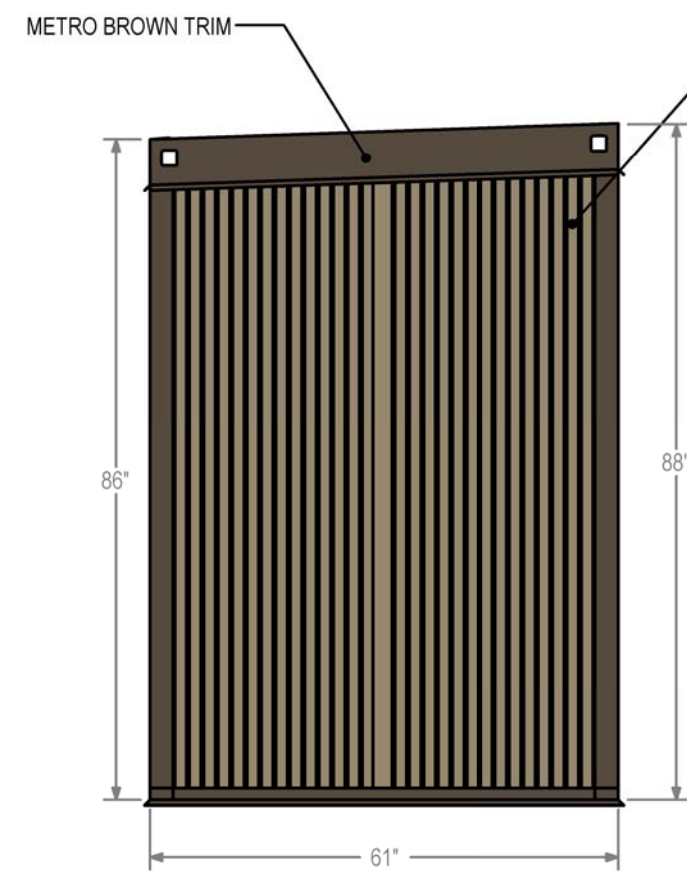
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1	SL		CHANGES AS PER 2016-344-CCO1		2017-11-10				DURING FAB			PARKER CO DB WRCP	TITLE		
									FINAL QC			BULK FILL STATION	GENERAL ARRANGEMENT		
												195183.67.5111	DRAWING NO.	REV	
									ALL DIMENSIONS IN INCHES	2016-344-FULL ASSEMBLY-1		1			



DETAIL A
SCALE 1 : 5



SECTION A-A



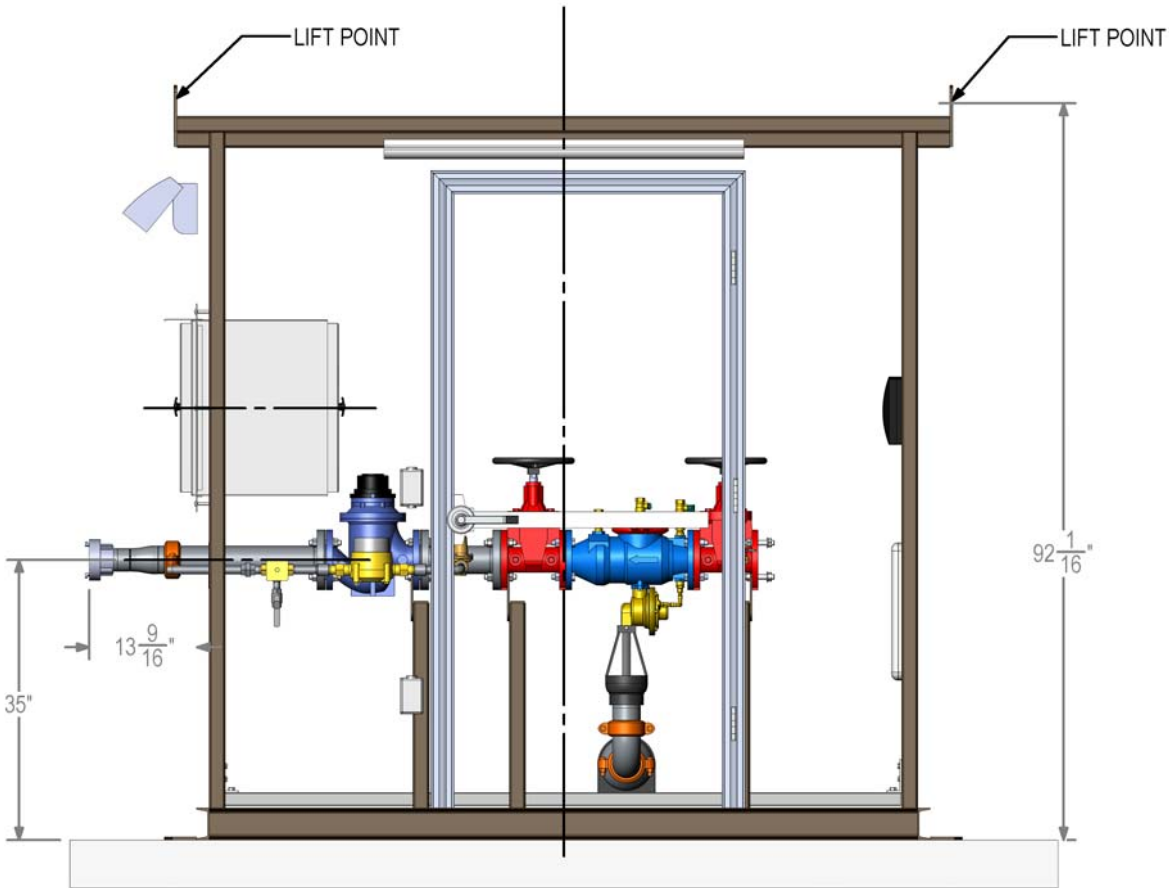
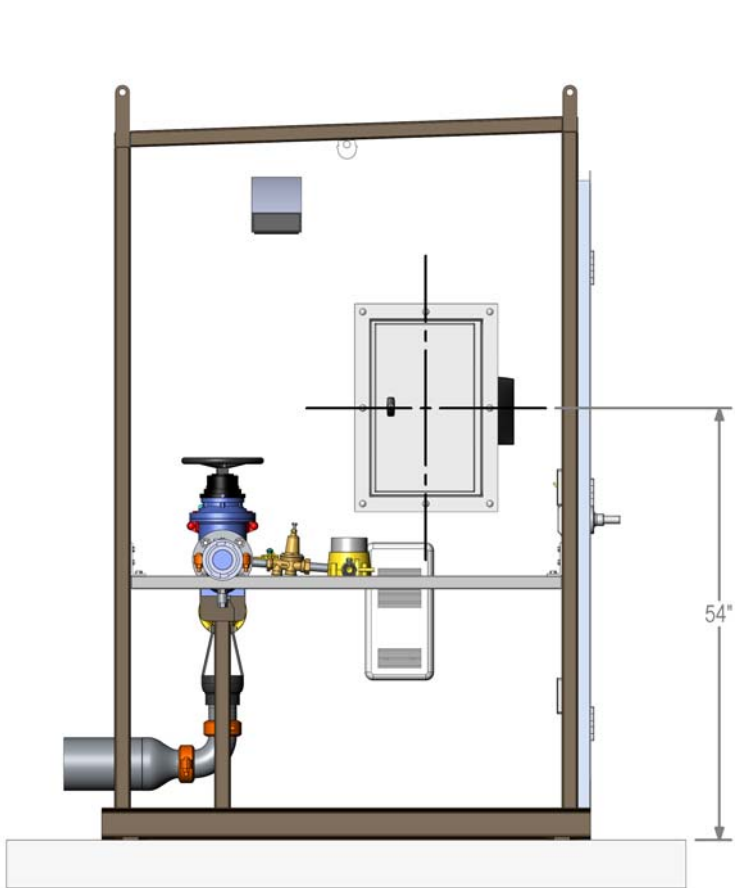
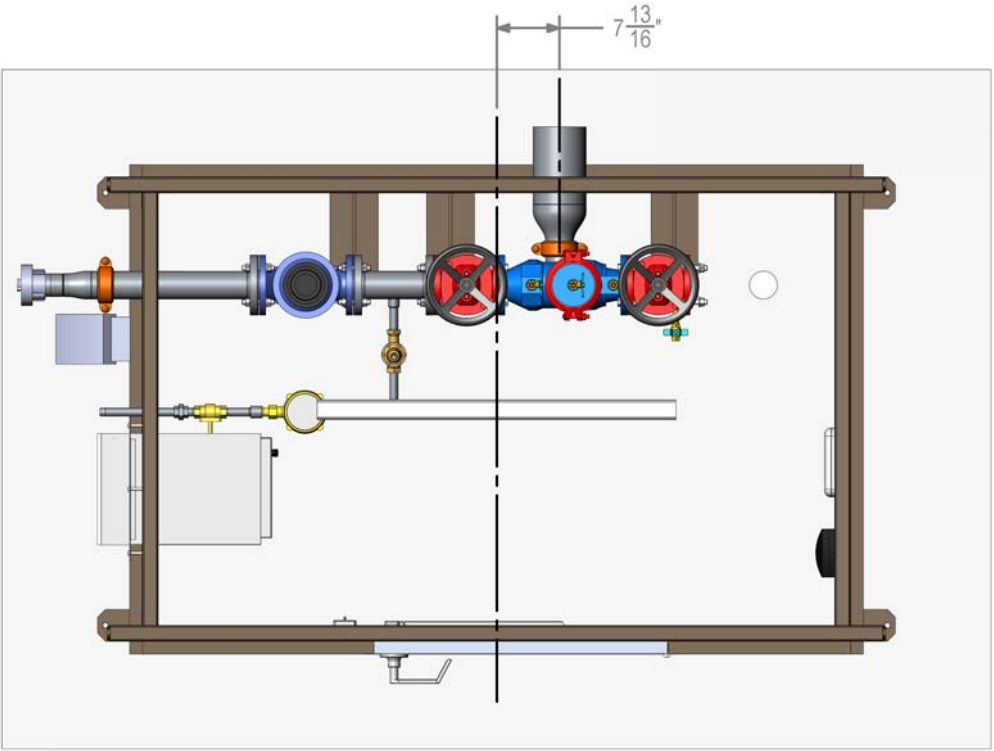
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1	SL		CHANGES AS PER 2016-344-CCO1		2017-11-10				DURING FAB			PARKER CO DB WRCP	TITLE	
									FINAL QC			BULK FILL STATION	BUILDING LAYOUT	
												195183.67.5111	DRAWING NO.	
									ALL DIMENSIONS IN INCHES			2016-344-FULL ASSEMBLY-2	REV 1	

BUILDING INSTALLATION INSTRUCTIONS

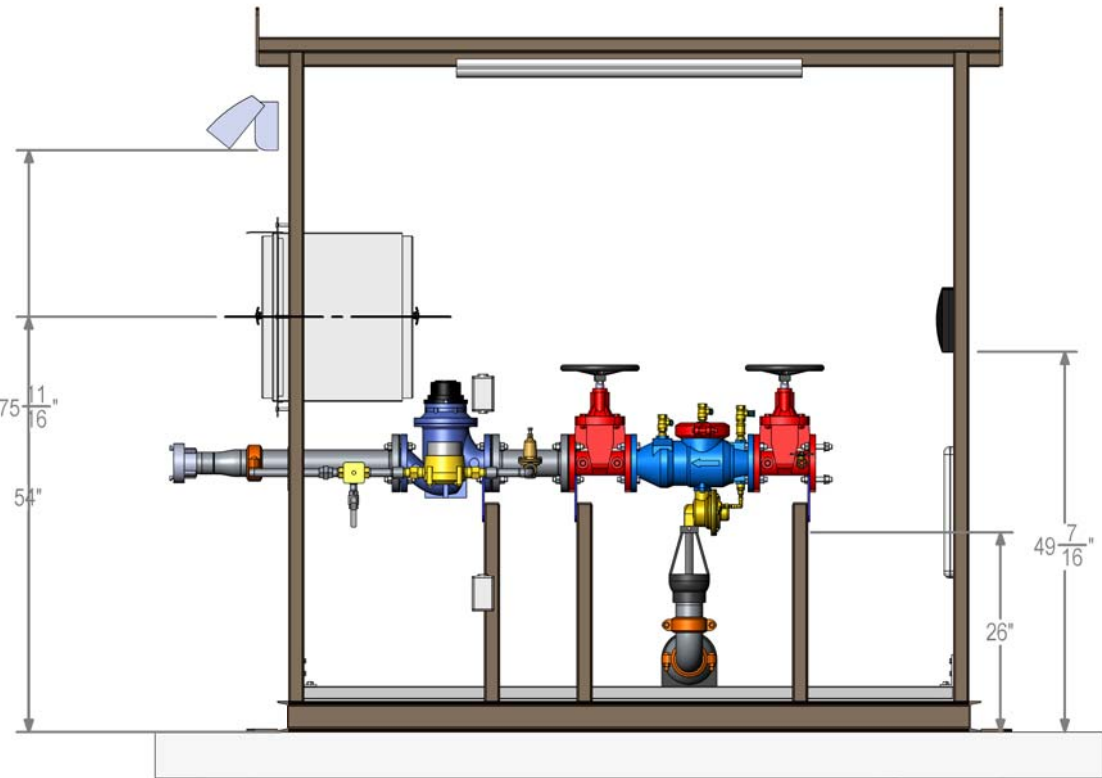
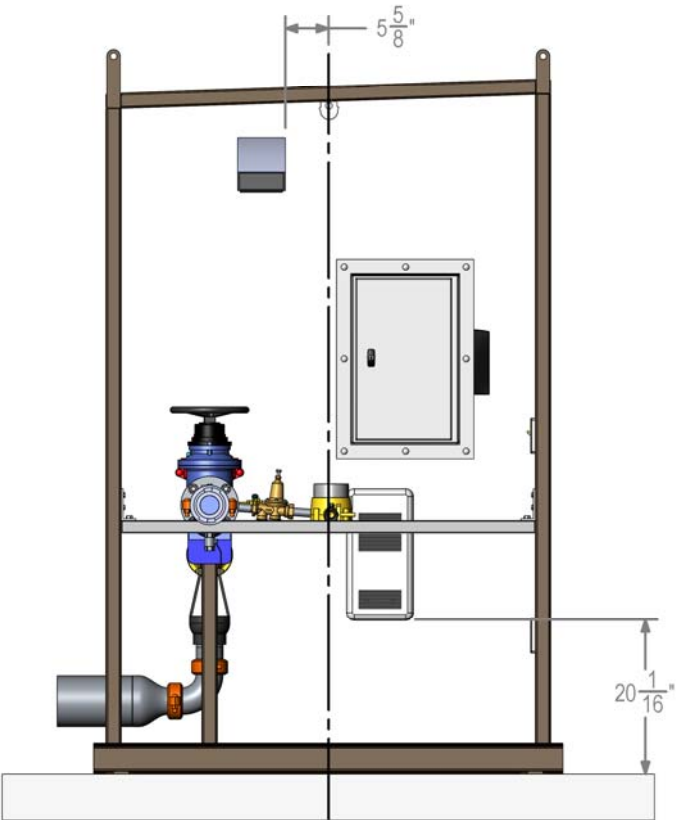
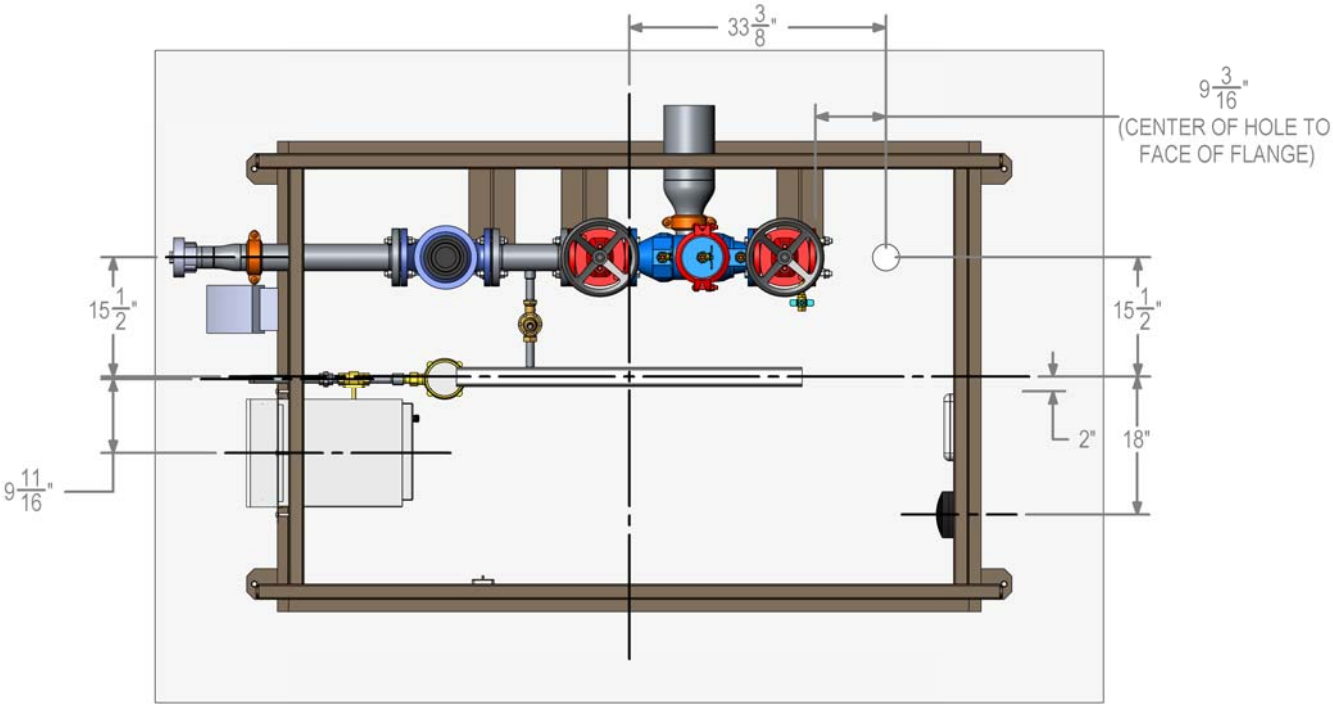
- 1. BUILDING WILL BE OFFLOADED FROM TRUCK USING A CRANE AND THE 4 LIFT POINTS ON THE BUILDING.
- 2. WHILE THE BUILDING IS ATTACHED TO THE CRANE AND LOWERED ONTO APPROPRIATE SUPPORTS THE 2" WIDE X 3/4" TALL BUILDING GASKET CAN BE INSTALLED ON THE UNDERSIDE OF THE BASE FRAME ON THE C4X5.4 CHANNEL.
- 3. ONCE THE GASKET IS INSTALLED THE BUILDING CAN BE LOWERED OVER THE LOCATION TAKING NOTE OF THE ORIENTATION THE BUILDING RELATIVE TO THE SITE LAYOUT.
- 4. ONCE THE BUILDING IS IN PLACE THE 3" SUPPLY PIPING CAN BE CONNECTED TO THE PIPING IN THE BUILDING AND THE 3" DRAIN LINE CAN BE CONNECTED TO THE OUTLET OF THE WILKINS AG-6 AIR GAP
- 5. THE BUILDING CAN BE ANCHORED TO THE GROUND. (ANCHORS SUPPLIED BY OTHERS)

ELECTRICAL CONNECTION

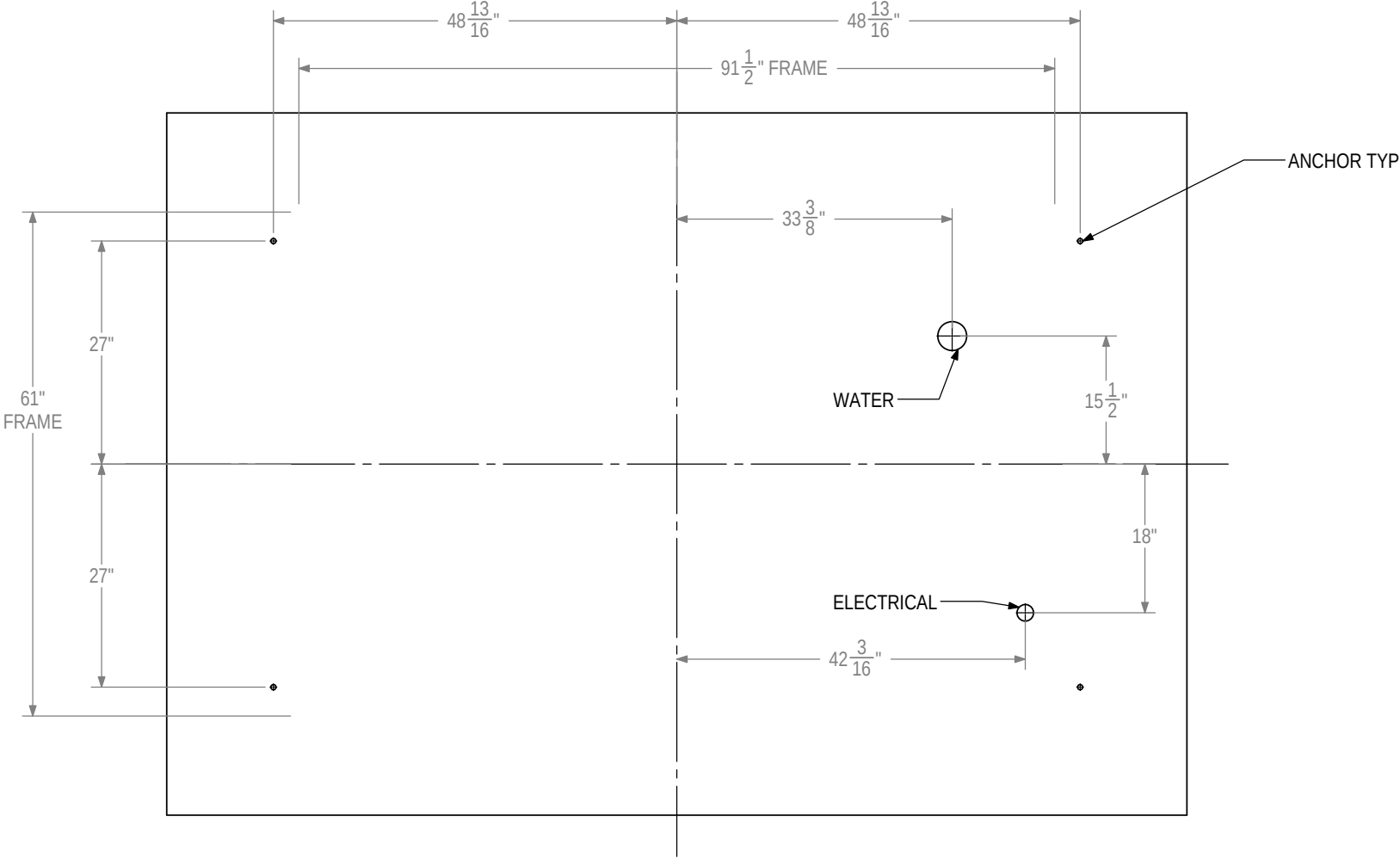
- 1. ONCE THE ABOVE STEPS ARE COMPLETE, POWER CAN BE HOOKED UP TO THE LOAD CENTER (NOT SERVICE ENTRANCE RATED) AS PER ELECTRICAL DRAWINGS AND ACCORDING TO LOCAL ELECTRICAL CODE REQUIREMENTS.



NO	DR	CH	REVISION	APPD	DATE	SCALE: 1:24	UNITS: IN, LBS		INSPECTION	DATE	SIGNATURE	PROJECT	CLIENT		
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									FINAL QC			BULK FILL STATION	EXTERIOR LAYOUT		
												195183.67.5111	DRAWING NO.		
												ALL DIMENSIONS IN INCHES	2016-344-FULL ASSEMBLY-3	REV 1	



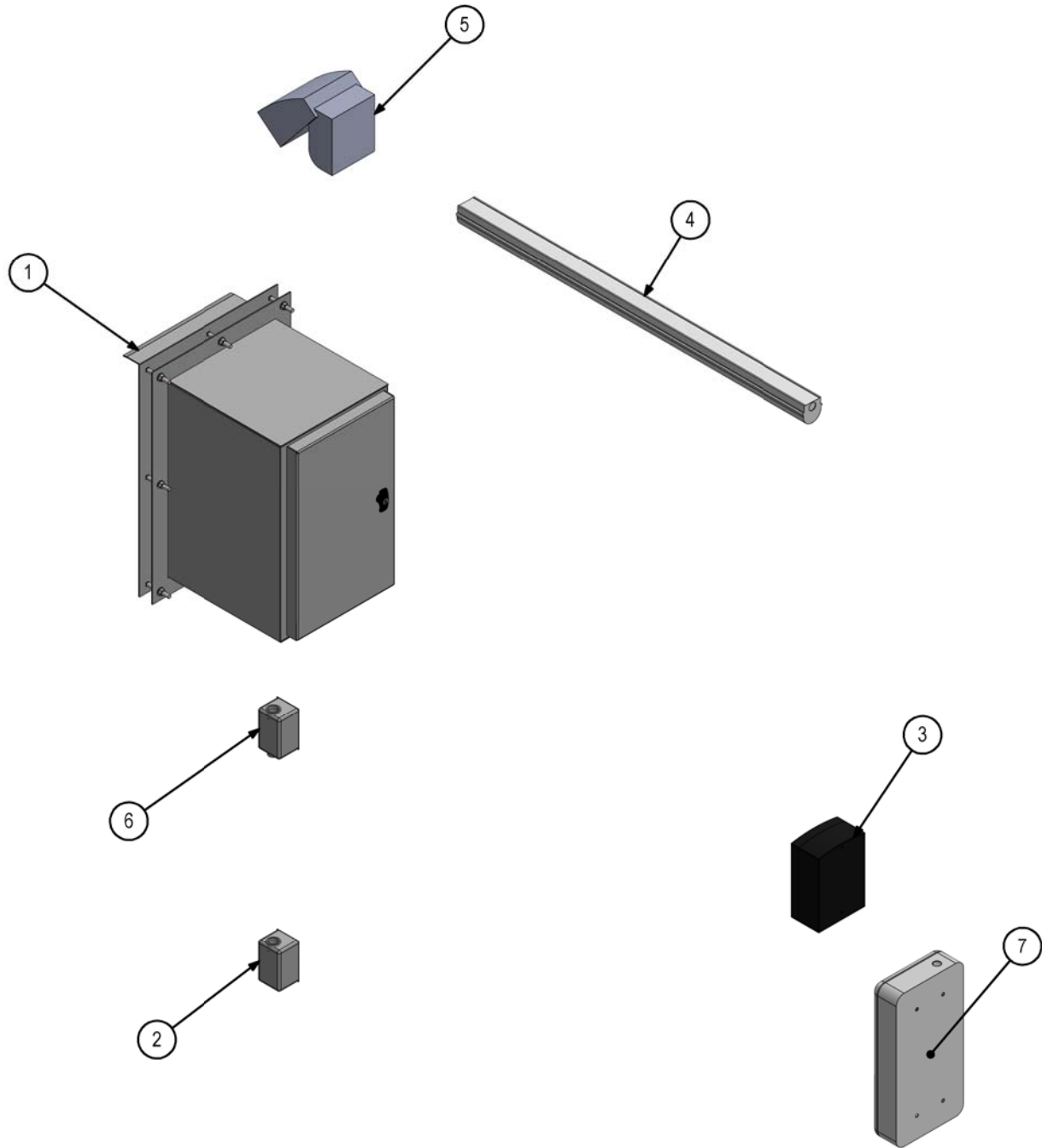
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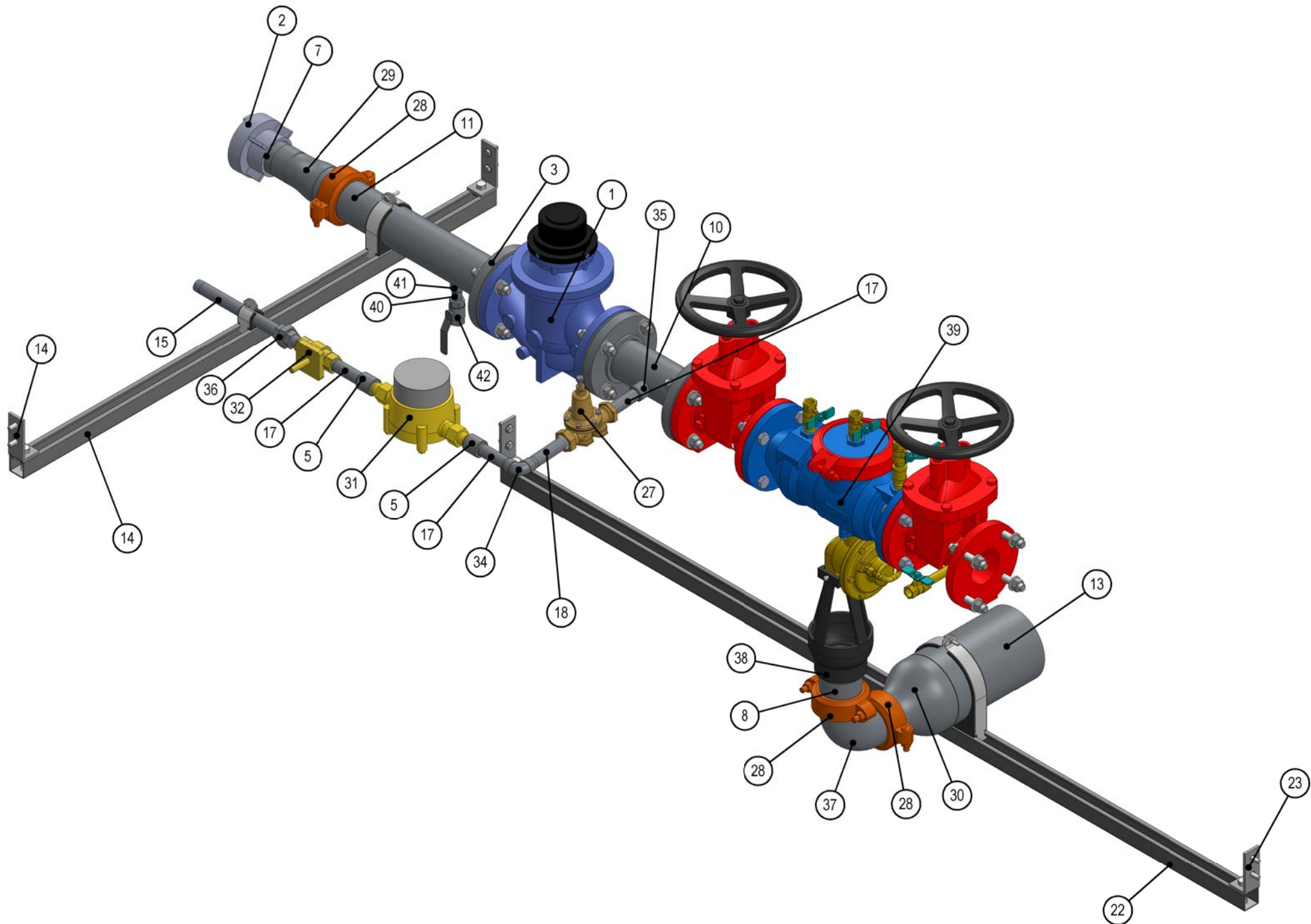
SLAB DESIGN AND ANCHORS BY OTHERS
CONTRACTOR TO CONFIRM PENETRATION LOCATIONS AND SIZES

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									FINAL QC			ALL DIMENSIONS IN INCHES	DRAWING NO. 2016-344-FULL ASSEMBLY-5	REV 1

ITEM	QTY.	DESCRIPTION
1	1	ACCESS TERMINAL
2	1	DOUBLE WALL RECEPTICLE IN PVC SINGLE GANG BOX 3/4" FS
3	1	PANEL LOAD CENTER
4	1	PHILIPS DAY-BRITE CFI FLUXSTREAM LED LINEAR LF4
5	1	RAB AWL-LED14W LIGHT FIXTURE
6	1	WALL SWITCH IN PVC SINGLE GANG BOX 3/4" FSC
7	1	1500W ELECTRIC HEATER - GFR1500T2

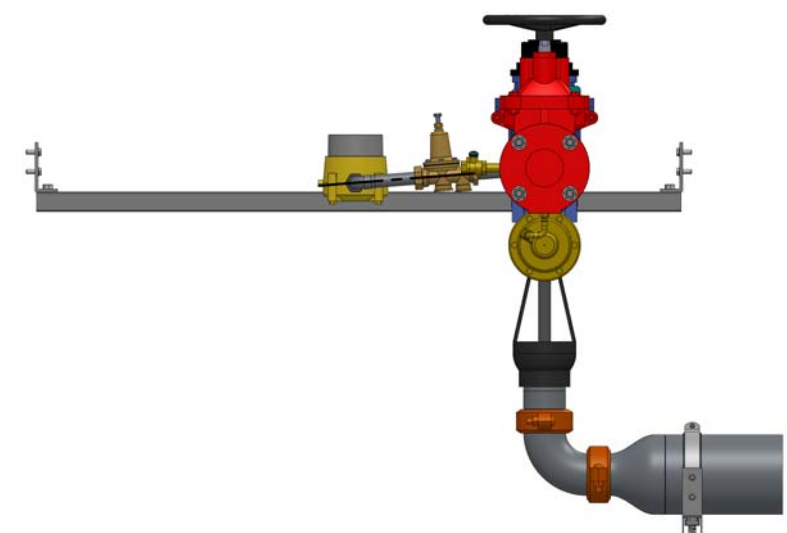
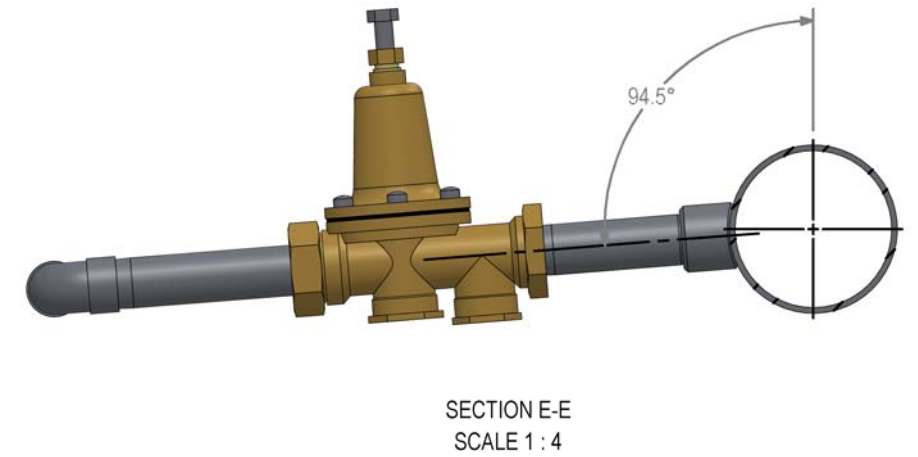


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1	SL		CHANGES AS PER 2016-344-CCO1		2017-11-10				DURING FAB			PARKER CO DB WRCP	TITLE	
												BULK FILL STATION	ELECTRICAL COMPONENTS	
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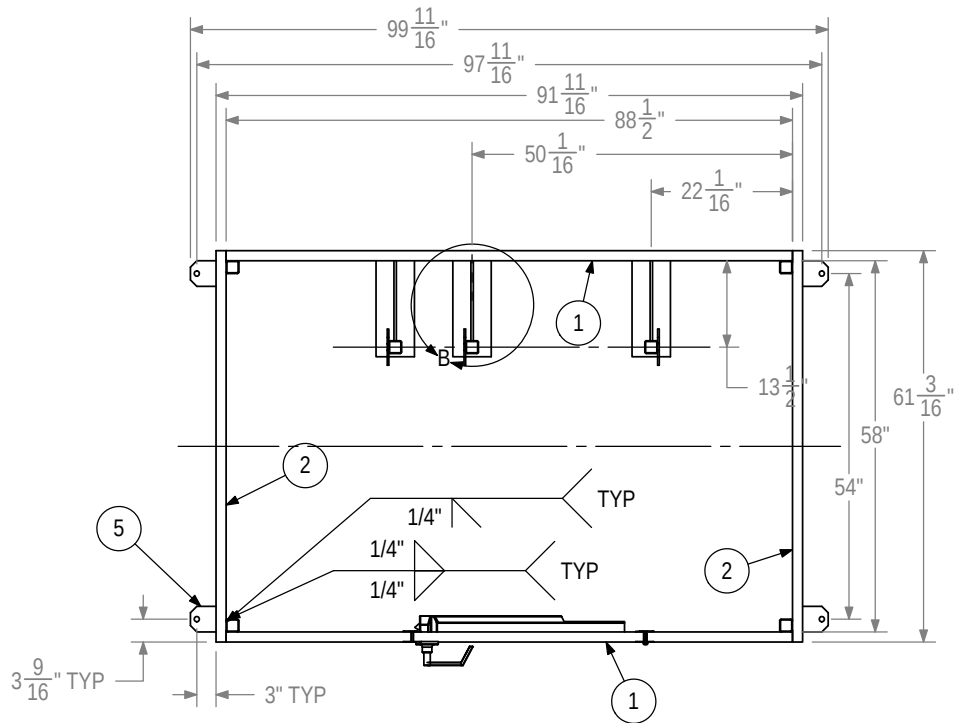
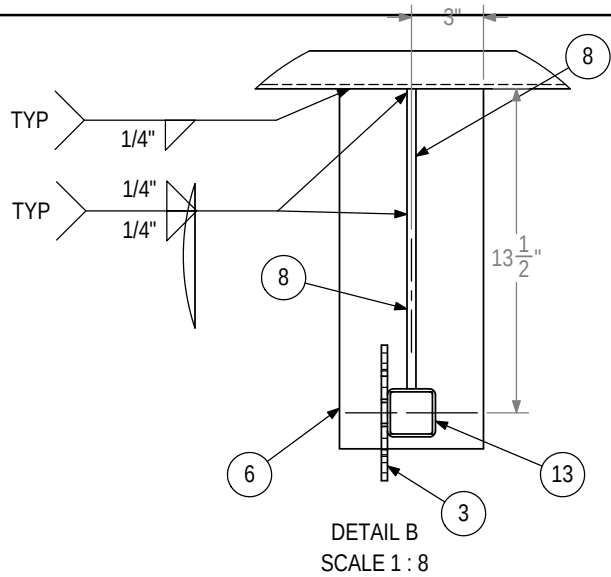


ITEM	QTY	DESCRIPTION	LENGTH	MATERIAL
1	1	BERMAD HYDROMETER WW-910-MV 3" 150#	11 13/16"	DI W/ EPOXY
2	1	DIXON - SFSA2525S		
3	3	FLANGE SORF 3" 150# SCH 10S		SS304/304L
4	32	FLAT WASHER 0.625		
5	2	FULL COUPLING 3/4" CLASS 150		
6	3	GASKET FF 3" x 1/8" THK 150#		NEOPRENE
7	1	HALF NIPPLE 2-1/2" x 3" SCH 40, BEV x MNPT	3"	SS304/304L
8	1	HALF NIPPLE 3" x 4" SCH 40, GRV x MNPT	4"	SS304/304L
9	32	HEX NUT 0.625-11 NC		
10	1	PIPE 3" SCH 10S, GRV x GRV	9.13in	SS304/304L
11	1	PIPE 3" SCH 10S, GRV x GRV	18.5in	SS304/304L
12	1	PIPE 3" SCH 10S, GRV x PLN	1.68in	SS304/304L
13	1	PIPE 6" SCH 10, PLN x PLN	9.75in	SS304/304L
14	1	SUPPORT F		
15	1	PIPE NIPPLE 3/4" x 10" SCH 40	10"	SS304/304L
16	1	PIPE NIPPLE 3/4" x 2" SCH 40	2"	SS304/304L
17	3	PIPE NIPPLE 3/4" x 4" SCH 40	4"	SS304/304L
18	1	PIPE NIPPLE 3/4" x 5" SCH 40	5"	SS304/304L
19	1	SUPPORT E		
20	2	SPRING NUT 0.5 NC P1010		
21	2	HBOLT 0.5 - 13NC x 1.25		
22	1	UNISTRUT P1000 - E	84 1/2"	
23	2	UNISTRUT P1326		
24	1	UNISTRUT CUSH-A-CLAMP 6" PIPE		
25	1	HBOLT 0.25 - 20NC x 1.25		
26	4	SELF TAPING SCREW 0.375 - 16NC x 1		
27	1	PRESSURE REDUCING VALVE - 3/4" LF25AUB-Z3		
28	3	QUICKVIC RIGID COUPLING STYLE 107H, 3"		DI / EPDM
29	1	REDUCER CONC 3" x 2-1/2" SCH 10S	3 1/2"	SS304/304L
30	1	REDUCER CONC 6" x 3" SCH 10S	5 1/2"	SS304/304L
31	1	SEAMETRICS MJN FLOW METER 3/4"		
32	1	SOLENOID VALVE 3/4" 120VAC		BRASS
33	16	STUD 0.625 - 11NC x 4		
34	1	THREADED ELBOW 3/4" 90 150#		SS304/304L
35	1	THREADED HALF COUPLING 3/4"		SS304/304L
36	1	THREADED UNION 0.75"		
37	1	VIC 90 DEG ELBOW #410-SS, 3"		SS304/304L
38	1	WILKINGS AIR GAP AG-6		CI
39	1	WILKINS 375 RP 3" NRS	32"	DI
40	1	PIPE NIPPLE 1/2" x 2" SCH 40	2"	SS304/304L
41	1	THREADED HALF COUPLING 1/2"		SS304/304L
42	1	BALL VALVE 0.5" NPT		

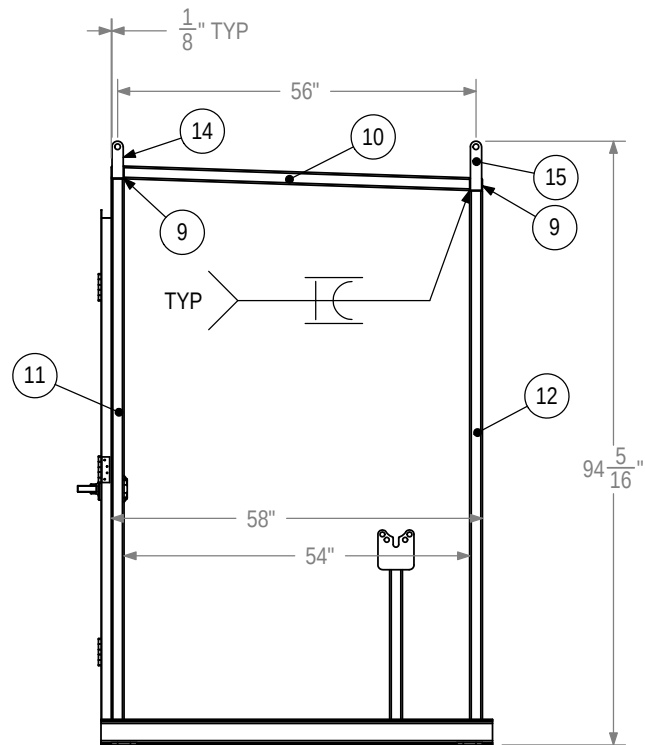
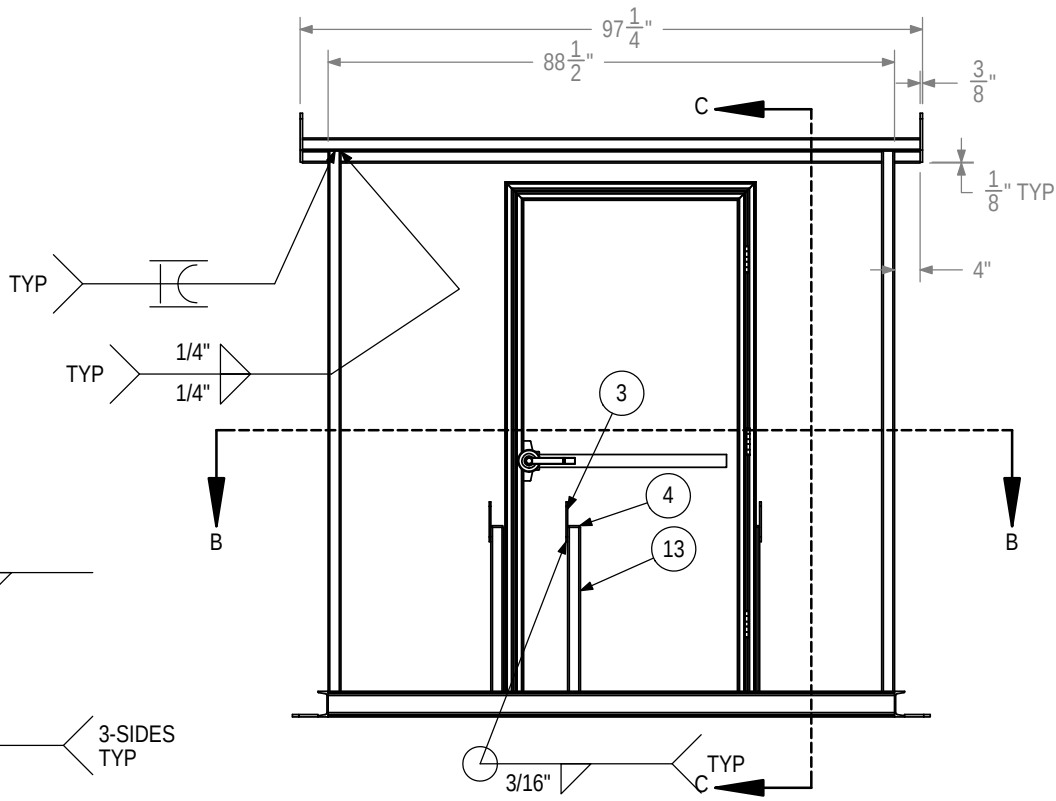
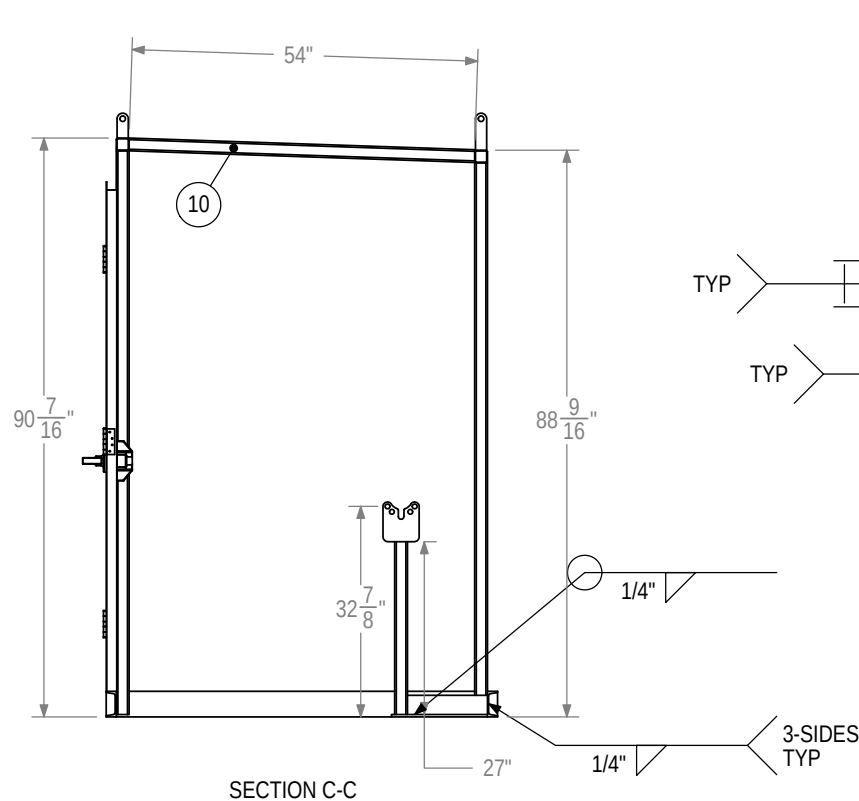
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0	SL		ISSUED FOR REVIEW		2017-08-17	THIS DOCUMENT IS FOR THE SOLE USE OF FLOWPOINT. THE DOCUMENT CONTAINS PROPRIETARY AND CONFIDENTIAL INFORMATION THAT SHALL NOT BE REPRODUCED IN ANY MANNER WITHOUT THE EXPRESSED WRITTEN PERMISSION OF FLOWPOINT. INFORMATION ON THIS DOCUMENT IS TO BE CONSIDERED THE INTELLECTUAL PROPERTY OF FLOWPOINT IN ACCORDANCE WITH CANADIAN COPYRIGHT LAW.			BEFORE FAB				TITLE MECHANICAL COMPONENTS			
1	SL		CHANGES AS PER 2016-344-CCO1		2017-11-10				DURING FAB				DRAWING NO. 2016-344-FULL ASSEMBLY-7		REV	
									FINAL QC					1		



NO	DR	CH	REVISION	APPD	DATE	SCALE: 1:16	UNITS: IN, LBS		INSPECTION	DATE	SIGNATURE	PROJECT OVERLAND CONTRACTING INC. OVERLAND CONTRACTING PARKER CO DB WRCP BULK FILL STATION 195183.67.5111 ALL DIMENSIONS IN INCHES	CLIENT OVERLAND CONTRACTING	
0	SL		ISSUED FOR REVIEW		2017-08-17	THIS DOCUMENT IS FOR THE SOLE USE OF FLOWPOINT. THE DOCUMENT CONTAINS PROPRIETARY AND CONFIDENTIAL INFORMATION THAT SHALL NOT BE REPRODUCED IN ANY MANNER WITHOUT THE EXPRESSED WRITTEN PERMISSION OF FLOWPOINT. INFORMATION ON THIS DOCUMENT IS TO BE CONSIDERED THE INTELLECTUAL PROPERTY OF FLOWPOINT IN ACCORDANCE WITH CANADIAN COPYRIGHT LAW.			BEFORE FAB				TITLE MECHANICAL LAYOUT	
1	SL		CHANGES AS PER 2016-344-CCO1		2017-11-10				DRAWING NO. 2016-344-FULL ASSEMBLY-8		REV			
										1				



SECTION B-B



ITEM	QTY	DESCRIPTION	LENGTH	WEIGHT	MATERIAL
1	2	C 4" x 5.4	88 1/2"	39.37	44W
2	2	C 4" x 5.4	61 3/16"	27.21	44W
3	3	FLANGE BRACKET WELDED 3" & 4" 150#		2.01	44W
4	3	FLAT BAR, 1/4" x 1-3/4"	1 3/4"	0.22	44W
5	4	FLAT BAR, 3/8" x 4"	4"	1.53	44W
6	3	FLAT BAR, 3/8" x 6"	15"	9.51	44W
7	1	ENERPAN DOOR ASSEMBLY 36"x78" RH REVERSE		18.47	
8	3	FLAT BAR, 3/8"x3"	12 1/2"	3.96	44W
9	2	HSS 2" x 2" x .125"	96 1/2"	24.40	50W
10	2	HSS 2" x 2" x .125"	54 1/8"	13.66	50W
11	2	HSS 2" x 2" x .125"	88 1/16"	22.27	50W
12	2	HSS 2" x 2" x .125"	86 3/16"	21.79	50W
13	3	HSS 2" x 2" x .125"	29 1/4"	7.40	50W
14	2	PLATE, 3/8" x 1 3/4" x 5 3/4"	5 3/4"	0.97	44W
15	2	PLATE, 3/8" x 1 3/4" x 7 5/8"	7 5/8"	1.32	44W

APPROXIMATE TOTAL WEIGHT: 396 LBS

NO	DR	CH	REVISION	APPD	DATE
0	SL		ISSUED FOR REVIEW		2017-08-17
1	SL		CHANGES AS PER 2016-344-CCO1		2017-11-10

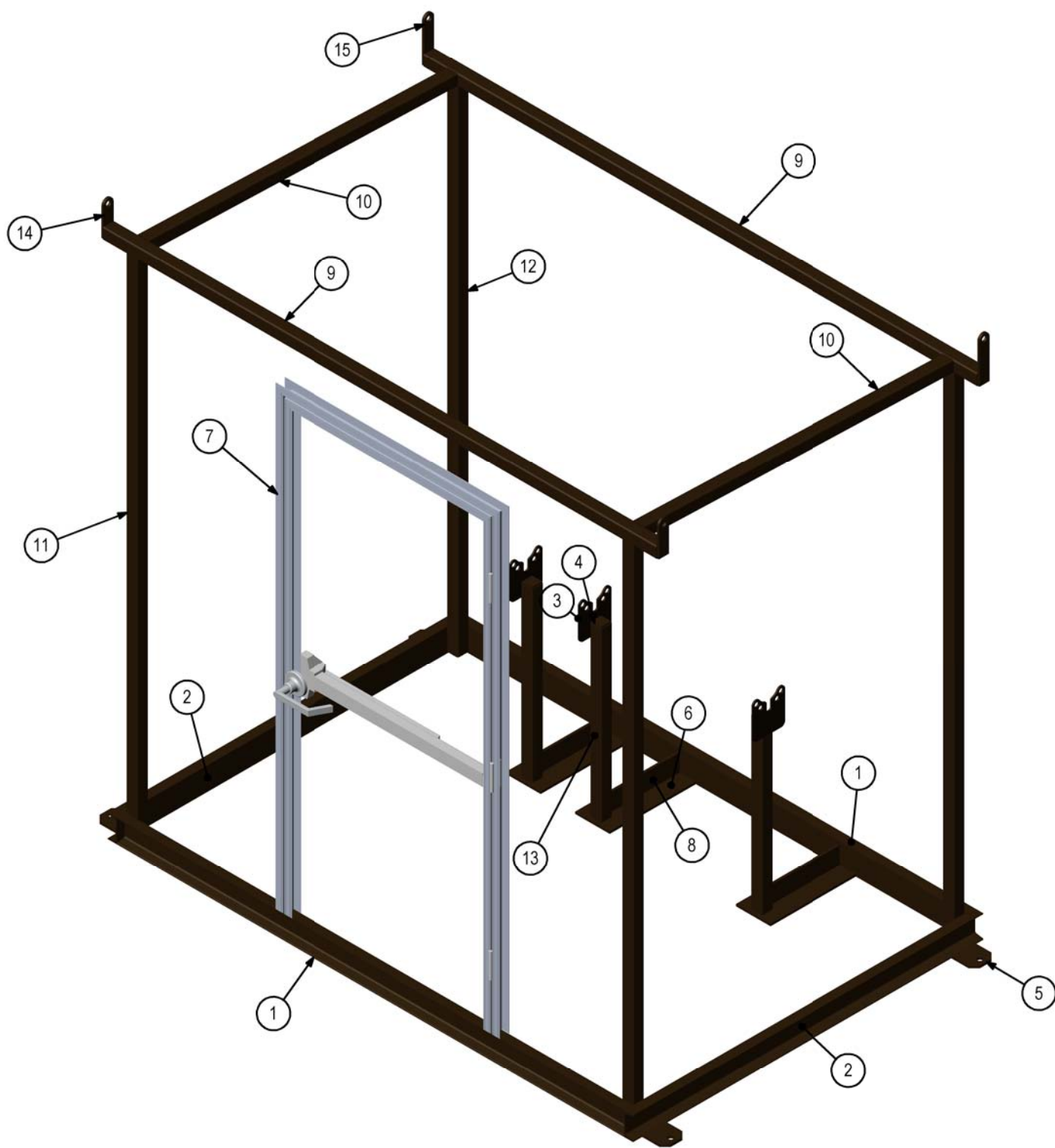
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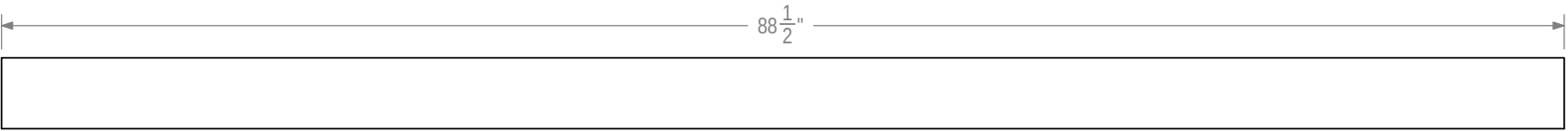
INSPECTION	DATE	SIGNATURE
BEFORE FAB		
DURING FAB		
FINAL QC		

PROJECT
OVERLAND CONTRACTING INC.
PARKER CO DB WRCP
BULK FILL STATION
195183.67.5111
ALL DIMENSIONS IN INCHES

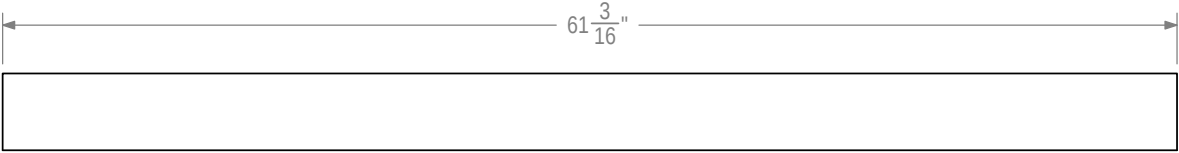
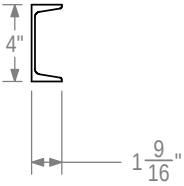
CLIENT	TITLE	DRAWING NO.	REV
OVERLAND CONTRACTING	STRUCTURAL LAYOUT	2016-344-FULL ASSEMBLY-9	1



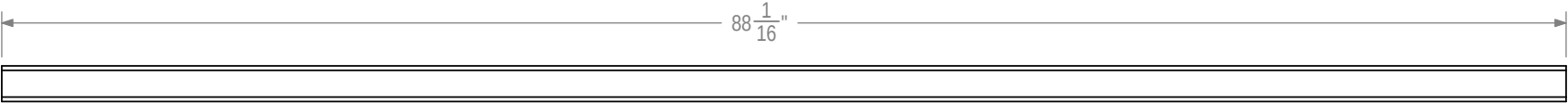
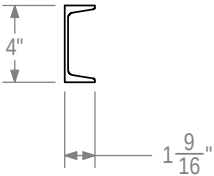
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1	SL		CHANGES AS PER 2016-344-CCO1		2017-11-10				DURING FAB			PARKER CO DB WRCP BULK FILL STATION 195183.67.5111	TITLE STRUCTURAL ISOMETRIC		
									FINAL QC			ALL DIMENSIONS IN INCHES	DRAWING NO. 2016-344-FULL ASSEMBLY-10		REV 1



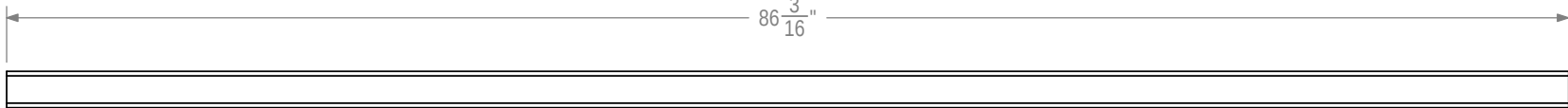
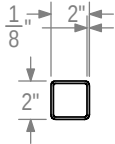
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C 4" x 5.4
QTY: 2



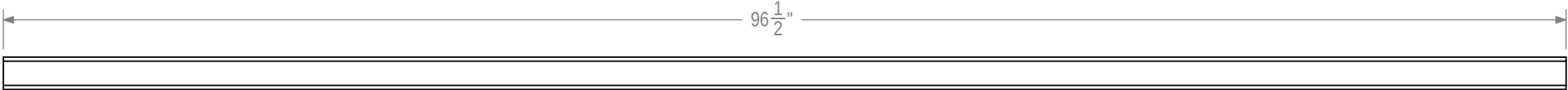
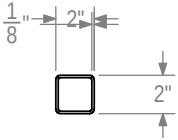
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C 4" x 5.4
QTY: 2



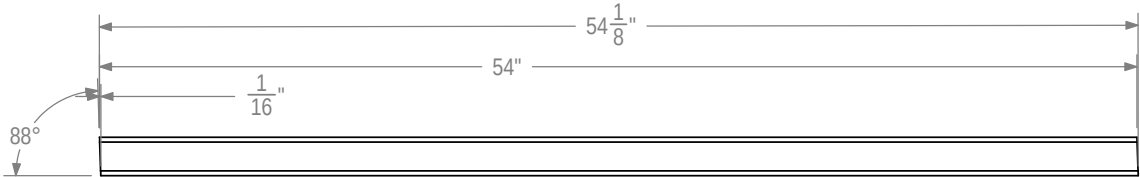
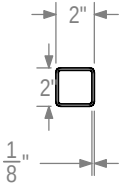
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HSS 2" x 2" x .125"
QTY: 2



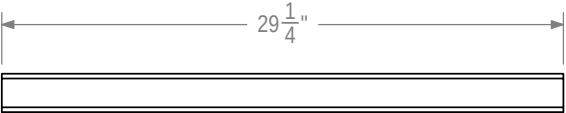
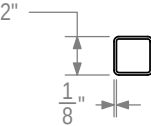
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HSS 2" x 2" x .125"
QTY: 2



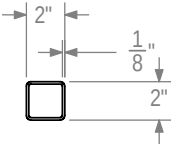
ITEM: 9
HSS 2" x 2" x .125"
QTY: 2



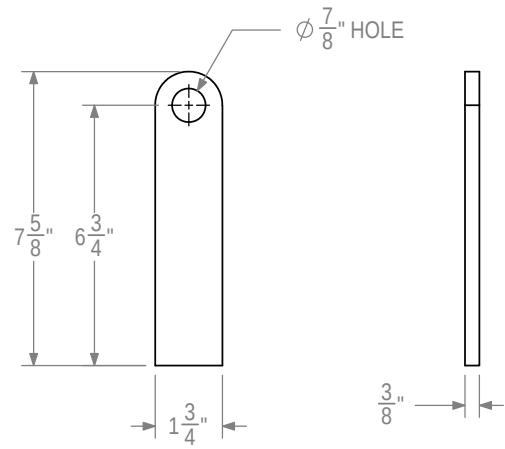
ITEM: 10
HSS 2" x 2" x .125"
QTY: 2



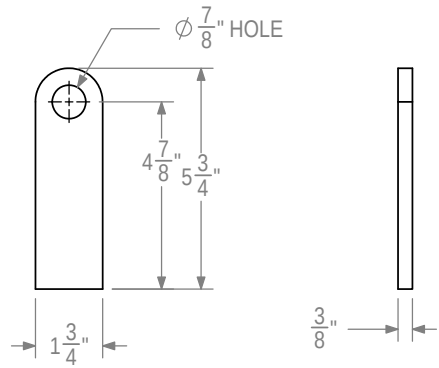
ITEM: 13
HSS 2" x 2" x .125"
QTY: 3



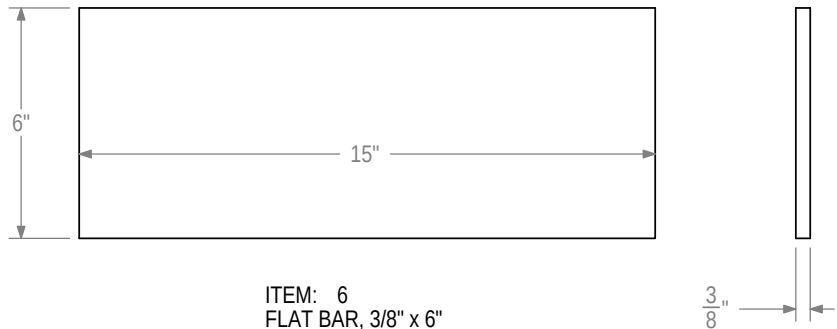
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1	SL		CHANGES AS PER 2016-344-CCO1		2017-11-10				DURING FAB			PARKER CO DB WRCP	TITLE		
									FINAL QC			BULK FILL STATION	STRUCTURAL PARTS 1		
												195183.67.5111	DRAWING NO.		
												ALL DIMENSIONS IN INCHES	2016-344-FULL ASSEMBLY-11	REV	
														1	



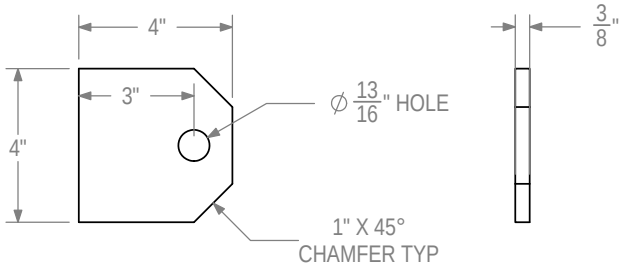
ITEM: 15
PLATE, 3/8" x 1 3/4" x 7 5/8"
QTY: 2



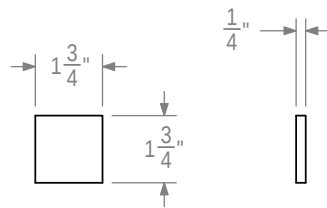
ITEM: 14
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QTY: 2



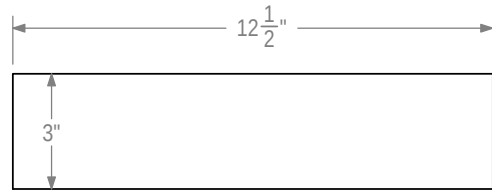
ITEM: 6
FLAT BAR, 3/8" x 6"
QTY: 3



ITEM: 5
FLAT BAR, 3/8" x 4"
QTY: 4



ITEM: 4
FLAT BAR, 1/4" x 1-3/4"
QTY: 3



ITEM: 8
FLAT BAR, 3/8"x3"
QTY: 3

NO	DR	CH	REVISION	APPD	DATE	SCALE: 1:5	UNITS: IN, LBS	 FLOWPOINT ENVIRONMENTAL SYSTEMS	INSPECTION	DATE	SIGNATURE	PROJECT	CLIENT		
0	SL		ISSUED FOR REVIEW		2017-08-17	THIS DOCUMENT IS FOR THE SOLE USE OF FLOWPOINT. THE DOCUMENT CONTAINS PROPRIETARY AND CONFIDENTIAL INFORMATION THAT SHALL NOT BE REPRODUCED IN ANY MANNER WITHOUT THE EXPRESSED WRITTEN PERMISSION OF FLOWPOINT. INFORMATION ON THIS DOCUMENT IS TO BE CONSIDERED THE INTELLECTUAL PROPERTY OF FLOWPOINT IN ACCORDANCE WITH CANADIAN COPYRIGHT LAW.			BEFORE FAB			OVERLAND CONTRACTING INC. PARKER CO DB WRCP BULK FILL STATION 195183.67.5111 ALL DIMENSIONS IN INCHES	OVERLAND CONTRACTING		
1	SL		CHANGES AS PER 2016-344-CCO1		2017-11-10				DURING FAB			DRAWING NO. 2016-344-FULL ASSEMBLY-12	REV 1		
									FINAL QC						

