



Development Review Division

Community Development Department: *Town Hall / 20120 East Mainstreet Parker, CO 80138* Phone: 303.841.2332 Fax: 303.841.3223

MEMORANDUM

TO: Jeanne Shaffer, Groundwork Entitlement Services, LLC

FROM: BrieAnna Simon, Associate Planner

DATE: May 20, 2020

SUBJECT: SP19-061, Site Plan, Horseshoe Ridge Block 1 Lot 1 – Learning Center Review Comments v4

Listed below are the Planning Division’s comments related to your application, which must be responded to. If you wish to discuss a comment, please contact your Case Planner. Upon resubmittal, please sign and return this memo. A follow-up meeting with the reviewing agencies can be scheduled to provide additional guidance by contacting the Case Planner.

TOWN OF PARKER PLANNING DEPARTMENT CASE PLANNER: BrieAnna Simon
EMAIL: bsimon@parkeronline.org
PHONE: 303.805.3338

GENERAL PROJECT COMMENTS:

- The Planning Division has referenced certain sections of the Town Master Plan (TMP). A copy of this document is available at:
[Commercial Design Standards](#)
[Land Development Ordinance](#)
- The Planning Division has made every effort to make this comment letter as comprehensive as possible. However, additional comments that have not been provided as part of this comment letter may be identified as part of future submittals, based on revisions to the project.

General Comments

- Please note, that any additional referrals past the fourth referral period will result in a 50 percent fee of the application fee. This is per the Resolution 18-004, which can be found attached.**

Comment Addressed: Yes No

Response:

Site Plan and Color Elevations

2. Please reference the redlines for additional comments/clarification.

Comment Addressed: Yes No

Response:

OUTSIDE REFERRAL AGENCY COMMENTS

Please address all outside referral agency comments with a written response. The following agencies have provided comments for review:

- Parker Water and Sanitation
- Town of Parker – Civil (Site Plan)
- Town of Parker – Stormwater (Drainage Report)

These comments are available on eTRAKiT. Please address accordingly.

Comment(s) Addressed: Yes No

Response:

Property Owner

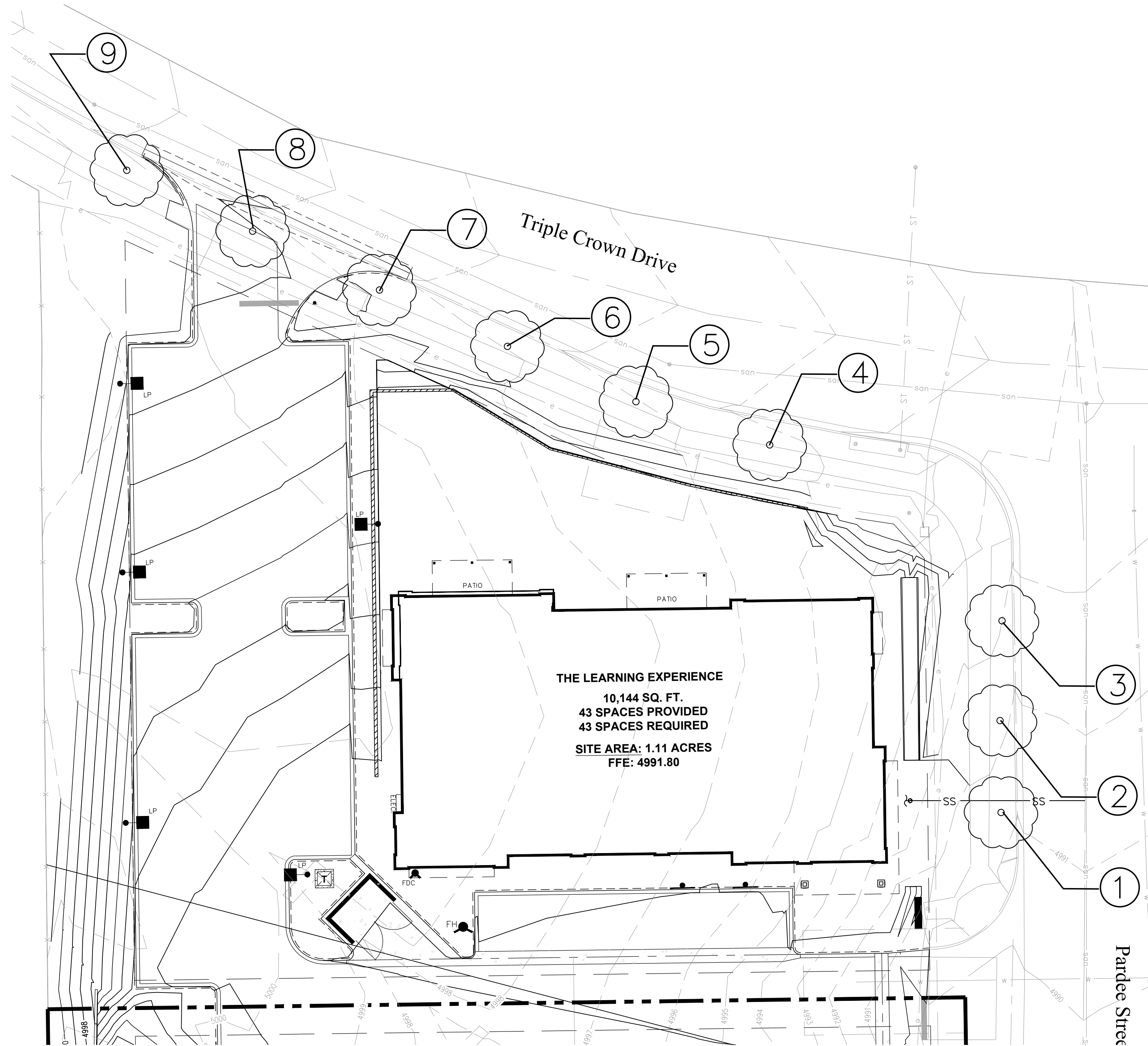
Date

Project Representative

Date

HORSESHOE RIDGE SUBDIVISION 1ST AMENDMENT

LOT 1, BLOCK 1, HORSESHOE RIDGE SUBDIVISION 1ST AMENDMENT
 A PARCEL OF LAND LOCATED IN THE SE 1/4 OF SECTION 28, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF
 THE 6TH PRINCIPAL MERIDIAN
SITE PLAN REVIEW



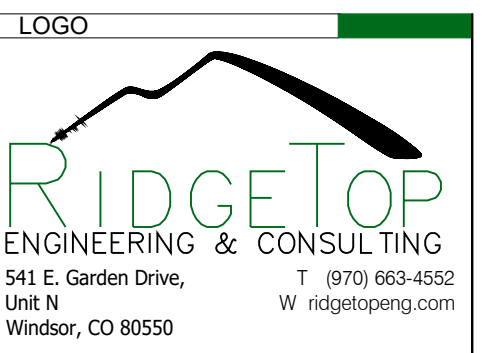
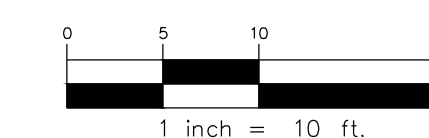
NOTES

1. THE TREE PRESERVATION PLAN WAS DONE IN ACCORDANCE WITH THE TOWN OF PARKER MUNICIPAL CODE 13.10.110. VALUATION WAS DONE ON THE EXISTING 59 TREES LOCATED AT THE PARKER COUNTRY MARKET SITE ON SOUTH PARKER ROAD.
2. VALUATION WAS BASED ON THE WIDELY ACCEPTED FORMULA METHOD FOUND IN "THE GUIDE FOR PLANT APPRAISAL, 9TH EDITION"
3. THE TREES ON SITE WERE IDENTIFIED, MEASURED AND EVALUATED FOR CONDITION AND LOCATION ON APRIL 17, 2020 BY ROBERT MOLLOY PLA.
4. SIZE OF TREE WERE MEASURED AT DBH AND CONVERTED TO CROSS SECTION AREA IN SQUARE INCHES. SPECIES CLASS VALUES WERE TAKEN FROM "THE GUIDE FOR PLANT APPRAISAL, 9TH EDITION". CURRENT WHOLESALE VALUES OF MATCHING TREE SPECIES WERE TAKEN FROM FOSSIL CREEK NURSERY WHOLESALE TREE CATALOG. FOSSIL CREEK NURSERY IS LOCATED IN FORT COLLINS COLORADO.
5. TREES DESIGNATED AS "RETAIN" ON THE CONSERVATION PLAN SHALL BE PROTECTED FROM DAMAGE CAUSED CONSTRUCTION RELATED ACTIVITIES IN ACCORDANCE WITH SPECIFICATIONS SET FORTH BY THE ISA OR THE TCIA.
6. LOCATIONS FOR TREES TO BE RETAINED HAVE BEEN INCLUDED IN THE PROPOSED LANDSCAPE PLAN FOR THE NEW DEVELOPMENT

THE LEARNING CENTER

TREE INVENTORY DATA AND VALUATION					
TREE #	SPECIES	CONDITION	SIZE	MITIGATION	VALUATION
1	Green Spire Linden	Good	13	Transplant	\$ 590.00
2	Green Spire Linden	Poor	3	Remove	\$ 0.01
3	Green Spire Linden	Good	13	Transplant	\$ 590.00
4	Elm	Good	20	Retain	\$ 605.00
5	Elm	Good	20	Retain	\$ 605.00
6	Elm	Good	20	Retain	\$ 605.00
7	Elm	Good	28	Retain	\$ 847.00
8	Elm	Good	20	Transplant	\$ 605.00
9	English Oak	Very Good	13	Retain	\$ 973.00
				Total	\$ 5,420.01
				Remove	\$ 0.01
				Retain	\$ 3,620.01
				Transplanted	\$ 1,785.00
				Mitigation Cost	\$ 0.01

Per Section 13.10.110(f)(1)(b) Trees and shrubs proposed for relocation shall be credited at fifty percent (50%) of the replacement plant requirement. Please update the mitigation cost to include 50% of the value for each of the transplanted trees.

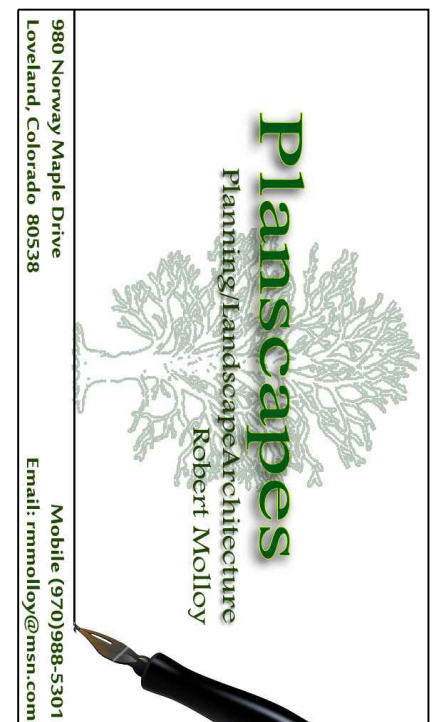


PROJECT TITLE
THE LEARNING EXPERIENCE

LOT 1, BLOCK 1
 HORSESHOE RIDGE
 PARKER, CO 80134

PREPARED FOR
BRYTAR COMPANIES

8117 PRESTON RD. #300
 DALLAS, TX 75225



SUBMITTAL
 SITE PLAN REVIEW

DRAWN BY: BSA
 CHECKED BY: MRB
 PROJECT NO.: 18-075-001

REVISIONS

DATE
 5/28/2019

SHEET TITLE
CONSERVATION PLAN

SHEET INFORMATION
 LS 1.3

Of