



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: July 25, 2019 **(RESPONSE TO STAFF COMMENTS CREATED NOVEMBER 4, 2019)**
SUBJECT: SP19-061, Site Plan, Horseshoe Ridge Block 1 Lot 1 – Learning Center

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.

PROJECT NARRATIVE

General Comment(s):

- Access & Traffic: The proposed traffic and daycare size increase does not meet the definition of marginal. Please adjust accordingly.**

Comment Addressed: Yes No

Response:

The narrative has been addressed. An updated traffic study will be provided 2-3 weeks after the submittal of the second review documents. The traffic engineer is behind.

2. Landscaping: Section 13.06.070(o)(4)(a) requirement cannot be waved or varied. Please adjust accordingly.

Comment Addressed: Yes No

Response:

The 25-foot setback for landscaping from the residential uses to the west is now included on the site plan.

3. Site Development and Sensitivity to Adjacent Uses: Remove all references to the uses and layout of Lot 2 Block 1 as this application is focusing on the Learning Center on Lot 1.

Comment Addressed: Yes No

Response:

Narrative has been amended.

4. Building Location and Orientation: Replace "feeder" with "collector".

Comment Addressed: Yes No

Response:

Narrative has been amended.

5. Building Location and Orientation: Why is the north facade a more appropriate location for the play area?

Comment Addressed: Yes No

Response:

The north façade is the most appropriate location based on the functionality of the facility and the site layout. Locating the playground to the north moves it away from the adjacent residences to the west, so as to reduce the direct sound impact. The playground use also fits with the existing park to the north across Triple Crown Drive. Since the building is located to the south of the playground, it provides a visual screening of the playground from the main Hess Road and Pardee Street view corridors. Additionally, a playground location south of the building cannot be accommodated due to the shared access drive with the property to the south. Because of the requirements to locate the building adjacent to Pardee, the playground cannot be located here either. The location of the playground is the most appropriate location based on other site constraints with access, parking, and building orientation.

6. Building Materials: Please indicate the type of EIFS being used.

Comment Addressed: Yes No

Response:

EIFS will be drainable and is detailed on the elevations.

7. Please update the narrative as appropriate based on the comments below.

Comment Addressed: Yes No

Response:

Narrative has been updated

Commercial Design Standards

III.1.A. Adjacent Sensitivity:

- 8. Development shall be buffered and screened from adjacent open space and/or recreational areas across Triple Crown Drive in the same manner as from an adjacent sensitive use, i.e. single family residential. See Section III.1.H. for detailed screening standards. Provide additional screening and enhanced landscaping from adjacent open space.**

Comment Addressed: Yes No

Response:

This section does not exist in the CIRM Design Standards. The development is screened by landscaping and fencing from the park to the north across from Triple Crown.

- 9. Provide an elevation of all facades that shows the proposed fence included.**

Comment Addressed: Yes No

Response:

Elevations have been added that include the playground and perimeter sidewalk fencing.

- 10. Development sites adjacent to open space and/or recreational areas shall limit the height of retaining walls to 4'-0". Please adjust accordingly.**

Comment Addressed: Yes No

Response:

Retaining wall along the north façade has been corrected to be no more than 4' in height.

- 11. No structures, including retaining walls can be located within a utility easement. Please adjust accordingly. Please more clearly show all easements on the property.**

Comment Addressed: Yes No

Response:

The proposed utility easement along the north property line is an existing sanitary stub easement. Since this stub cannot be used, we will vacate this easement by a separate document.

- 12. No structures, including retaining walls can be located within a utility easement. Please adjust accordingly. Please more clearly show all easements on the property.**

Comment Addressed: Yes No

Response:

The proposed utility easement along the north property line is an existing sanitary stub easement. Since this stub cannot be used, we will vacate this easement by a separate document.

III.1.C. Building Location and Orientation:

- 13. Entry facades shall orient towards the primary street. Enhance a corner element of the building to have the primary entrance face a primary street and enhance the corner architectural element.**

Comment Addressed: Yes No

Response:

The building entry has been relocated to the southeast corner of the building, providing direct visibility from Pardee Street. The entrance location must remain oriented towards the parking lot to provide a clear path into the building for parents.

Town of Parker Follow Up Comment Provided for Amended Elevations prior to 2nd submittal: This looks great on the south elevation. To enhance the “appearance” of an entrance on the primary face (i.e., east elevation), enhance the awning feature on the east elevation to mimic the south.

We have incorporated a gable roof feature to East Elevation.

- 14. Corners shall be identified with significant landscaping. Enhance the landscaping provided at the primary corner.**

Comment Addressed: Yes No

Response:

The corner landscaping has been enhanced.

III.1.D. Pedestrian Access:

- 15. Pedestrian connections to adjacent developments shall be provided. Provide and enhance pedestrian connections throughout these two adjacent lots.**

Comment Addressed: Yes No

Response:

A pedestrian connection has been added between the adjacent developments, internal to the site, connecting the primary facades of both buildings.

III.1.F. Screening:

- 16. Retaining wall needs to be extended the entire length of parking adjacent to residential. Please increase the height to be between 6-4 feet to block headlights into neighboring properties. All parking adjacent to residential must meet the screening requirements outlined in III.1.F. See Figure 3.12 found on the site plan.**

Comment Addressed: Yes No

Response:

The retaining wall along the west side is no longer needed within this lot. The site has been pushed to the East. The site will be significantly lower than the adjacent residential so screening should not be necessary. Proposed 6' shrubs for buffer requirements.

III.2.A. Mass and Scale:

- 17. Significant change in the building corners should be provided to emphasize entries. The primary entry should be located adjacent to a public street. Please adjust accordingly. See Figure 3.13 on the site plan.**

Comment Addressed: Yes No

Response:

The building entry has been relocated to the southeast corner of the building, providing direct visibility from Pardee Street. The parapet at entry tower has been raised above all the other parapets to provide a clear distinction and emphasis that this is the entry location.

Town of Parker Follow Up from plans submitted before 2nd submittal: Looks great! Please note signage is not being reviewed with this application. Please add a note after the “internally lit LED sign” that states “Signage to be reviewed under separate sign permit”. This will help avoid any confusion related to signs.

Rogue Response: Revised Signage Note accordingly.

- 18. The architectural features shall incorporate wall plane projections or recesses having a depth of at least 3 percent of length of the façade. Please adjust accordingly. See examples Figure 3.14 and Figure 3.15 on the site plan.**

Comment Addressed: Yes No

Response:

In response to Town Standard Section III.2.A.2., the proposed design has incorporated requirements of Standards III.2.A.2(a) and III.2.A.3(b) by providing wall projections with significant depth and extending at least 20 percent of the length of the façade (see articulation exhibits on the Elevations Page of the plan set). We have also incorporated a repeating pattern, i.e. masonry pilasters, that includes at least three instances of color change, texture change and material module change on all the facades. The standards indicate that the required articulation only applies to wall facades greater than 100 feet, however articulation has been incorporated on both the east and west facades which normally would not be required by this section of the design standards. We feel we have provided a design that exceeds the required standard.

III.2.B. Architectural Elements and Articulation:

- 19. Areas fronting the street shall be architecturally enhanced (reduce the amount of EIFS being used). This should include enhanced corners and plane projections. Building facades facing a public street must meet the architectural elements and articulation details same as the entry facade.**

Comment Addressed: Yes No

Response:

Additional articulation has been incorporated along the east and north elevations, including additional plan projections, repetitive masonry pilasters, additional masonry to help reduce the amount of EIFS proposed.

20. Patio areas shall include a high degree of transparency, articulation and architectural detail.

Please update accordingly.

Comment Addressed: Yes No

Response:

Functionally the patios are not intended to be integral with the interior spaces, as would be the case on a retail or restaurant use. The requested additional transparency would create a distraction for the interior spaces. The revised design does include enhanced design of these areas, including larger window areas and additional masonry.

Town of Parker Follow Up response to elevations submitted prior to the 2nd submittal: The intent of the patio is not just for retail/restaurant use but also for break areas for employees. Creating a safe place for employees (also students in the case), to be outside without the enhanced security that comes from being visible to those inside the building. The larger windows are good. Staff recommends removing the masonry from under the middle awning and adding it to the two projects on the north elevation. This will enhance the architecture along the public right-of-way and will be more visible element due to the opaque fence.

Applicant Follow Up Response: Masonry under middle awning on the North elevation has been removed and additional masonry has been added to the two bump-outs as noted. The patios are specific to the playground use and are not used for break areas, as these functions are provided internally inside the building.

21. At least 30 percent of the front/office portion of the building shall be of transparent materials to create an inviting customer area.

Comment Addressed: Yes No

Response:

Rogue Response: Additional glazing has been added at the office / reception area that exceeds 30% wall surface for this area.

Town of Parker Follow Up from elevations submitted prior to 2nd submittal: Were you able to consider adding “second floor” windows? If the architecture is enhanced and broken up enough, we can potentially remove this requirement. This will be determined and discussed further during the second submittal. Please see architectural comments in the color elevation documents. Please note, the intent of my architectural comments is to enhance the architecture enough to remove this requirement. Please let me know if you would like to discuss this further before your second submittal.

Applicant Response to follow up comments: The “second floor” window element is not in the written Commercial Design Standards, therefore should not apply to this project. The overall architecture has been enhanced with additional gable roof feature on the east wall and brick masonry on the north elevation. Additional glazing was already provided at the office/vestibule area. These enhancements should eliminate the need for “second floor” windows which will take away from the proposed functionality, design and intent of the building.

22. Remove fence along east and west façade.

Comment Addressed: Yes No

Response:

The fencing along the sidewalks on the east and west sides are required for security and safety of the kids. The fencing design has been revised to be a decorative open rail metal fencing, which maintains visibility of the building.

Town of Parker Follow Up Comment response to elevations submitted prior to 2nd submittal: The decorative open rail is acceptable for areas not utilized by the outdoor play area.

III.2.C. Building Materials:

23. Indicate if the EIFS being used is water managed or barrier type.

Comment Addressed: Yes No

Response:

The proposed EIFS will be a drainable system.

24. Add masonry columns to provide architectural feature and additionally safety feature from the children's play area.

Comment Addressed: Yes No

Response:

Masonry columns have been added to the playground fencing design.

Town of Parker Follow Up response from elevations submitted prior to 2nd submittal: Posts should be close enough to stop a vehicle. Please provide more frequent masonry posts. This will enhance the appearance and provide increased safety along the public right-of-way.

Applicant Response to follow up comments: As noted on the building elevations, the fence posts are being designed to include structural post / bollards inside the fencing system to provide the required safety.

25. Material and color of the fence not included on the material board provided. Please provided material and color samples.

Comment Addressed: Yes No

Response:

Fencing material shall be provided with the official resubmittal.

III.2.D. Colors:

26. Accent color is limited to a maximum chroma of 8. The proposed "Watermelon Red" (chroma of 12) and "Twilight Blue" (chroma of 10) exceed the allotted color limitation. Please adjust accordingly.

Comment Addressed: Yes No

Response:

The accent colors have been modified to a green color that fits within the chroma requirements.

Town of Parker Follow Up response from elevations submitted prior to 2nd submittal: Can you provide a color sample of this to Town Hall? Also please paint the faucets on the north elevation the same color as the wall. These should blend into the building. This comment applies to all facades if they are on any other elevation.

Applicant Response to follow up comments: A color sample of "Prairie Green" color used for the blocks is included with the supplemental color board provided with this submittal.

What faucets are being referenced? Hose bibb color plates can be painted same color as adjacent surface. Fire Department Connections can't be painted and are bound by requirements of the fire department, i.e. they will be red.

III.2.E. Roofing:

- 27. Buildings with flat roofs shall be designed to create visual interest by using variations in parapet height, articulation of cornice lines, decorative scuppers or other features. Provide a greater variation in the parapet heights to enhance the overall image of high quality and permanence.**

Comment Addressed: Yes No

Response:

The design incorporates parapets of varying heights, with the entry tower extended higher to provide clear visual distinction of the entrance location.

Land Development Ordinance

Section 13.06.050 – Parking Regulations:

- 28. All measurements should be taken from asphalt to asphalt. The curb and gutter does not count towards the parking space width and depth. Please update all measurements.**

Comment Addressed: Yes No

Response:

Understood, all measurements shall be taken from edge of asphalt to edge of asphalt.

- 29. All measurements should be taken from asphalt to asphalt. The curb and gutter does not count towards the drive isle width. Please update all measurements.**

Comment Addressed: Yes No

Response:

Understood, all measurements shall be taken from edge of asphalt to edge of asphalt.

Section 13.06.050 – Bicycle Parking Regulations:

- 30. Please indicate on the site plan where the eight bicycle parking spaces will be provided. Bicycle parking facilities shall be located near building entrances, shall be visible from the primary entrance of the land use they serve and shall not be located in automobile parking lots.**

Comment Addressed: Yes No

Response:

Bicycle parking location has been added to the site plan. Bike rack is located along the south building wall.

- 31. Please provide a bicycle parking detail in order to determine if the proposed structure meets the requirements outlined in Section 13.06.060.**

Comment Addressed: Yes No

Response:

Detail is provided in the civil construction plans.

Section 13.06.070 – Landscape Regulations:

32. Traditional turf grasses shall only make up fifteen percent (15%) of any required on-site landscaping for commercial uses. Please provide the total percentage of turf grass being used for on-site landscaping.

Comment Addressed: Yes No

Response:

No onsite turf is proposed. There is existing turf in the ROW

33. Provide a table that indicates the following: total percent of developed area for landscaping; total percent of ground cover of living plant material; percent of required landscaping to be covered with mulch or stone. Please refer to Section 13.06.070(l)(3).

Comment Addressed: Yes No

Response:

Table has been provided

34. Additionally, provide a table that outlines the required landscaping verses what is being provided for shrubs, grasses and trees. Please refer to Section 13.06.070(l)(5).

Comment Addressed: Yes No

Response:

Table has been added

35. No trees or groups of trees shall be farther apart than forty (40) feet. Please adjust accordingly.

Comment Addressed: Yes No

Response:

Perimeter trees are existing as part of the original development

36. Parking lots adjoining residential zones shall provide a twenty-five-foot-wide buffer area. This buffer shall include either plant material or a screening wall a minimum of four (4) feet in height for the entire length of the parking lot intended to buffer the view of parked cars and reduce the impact of headlights on nearby development.

Comment Addressed: Yes No

Response:

Landscaping will be provided in this area. Site has been moved east to be outside of this buffer area. The site however is significantly lower than the adjacent residential lots, screening should not be necessary but is provided.

37. Provided landscaped area adjacent to residential shall be enhanced to meet the screening requirements outlined for parking and drive isles adjacent to residential zones. Such as, screening materials shall provide a minimum opacity of seventy-five percent (75%) during the summer

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months. Ensure the provided landscape meets the screening and irrigation requirements outlined in Section 13.06.090. Please show an elevation for how the retaining wall and screening will be provided.

Comment Addressed: Yes No

Response:

Screen is provided with 6' minimum hedge row located at the edge of the property which is also the highest point of the property. Retaining wall does not exist with this plan.

38. Landscaped Islands shall contain 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. Please adjust accordingly.

Comment Addressed: Yes No

Response:

Parking lot islands meet or exceed required plants

39. Provide a table showing the required site perimeter trees and shrubs verses what is being provided. Include the total percent of evergreens being provided. Please refer to Section 13.06.070(p). Please note street trees are not included in the site perimeter requirements.

Comment Addressed: Yes No

Response:

Tables have been added

40. Site perimeter groupings shall be a minimum of five (5) trees for each grouping.

Comment Addressed: Yes No

Response:

Perimeter trees are existing as part of the original development

41. Plant material shall be located at building corners and along all commercial building sides. Please adjust accordingly. Please enhance building entryways with ornamental plant material.

Comment Addressed: Yes No

Response:

Entryway has been enhanced.

Section 13.06.090 – Screening Regulations:

- 42. The proposed residential uses to the west of the building are within the outlined requirements for meeting these standards. Ensure the provided landscape meets the screening and irrigation requirements outlined in Section 13.06.090. Please adjust accordingly.**

Comment Addressed: Yes No

Response:

Table has been provided to show landscaping exceeds requirements

- 43. Plant material shall be located at building corners and along all commercial building sides. Please adjust accordingly. Please enhance building entryways with ornamental plant material.**

Comment Addressed: Yes No

Response:

Corners have been improved with plant materials.

Section 13.10.140 – Lighting Regulations:

- 44. A maximum of one (1) foot-candle is allowed at the lot line of any site. Please adjust accordingly.**

Comment Addressed: Yes No

Response:

Plan adjusted.

- 45. There must be a numeric value associate with the Uniformity Ratios (Max/Min and Avg/Min). If the ratios are zero please remove the zero values from the area and recalculate.**

Comment Addressed: Yes No

Response:

This has been updated on the site photometric plan.

- 46. Remove the Monument Sign Lighting from the Site Luminaire Schedule if not being used on this lot or update the proposed photometric plan to include this type of lighting/symbol.**

Comment Addressed: Yes No

Response:

All signage lighting has been removed from the site photometric plan

47. Staff provided additional comments on the redlined plan set that were not included in this comment letter. The responses to those redlines are listed below.

Comment Addressed: Yes No

Response:

<p>Sheet A-1:</p> <ul style="list-style-type: none">• Added masonry to South Elevations as noted.• The comment to provide additional awnings at public entrances is not applicable in this case. All the exterior doors are not public entrances, these are emergency exit doors only. They will not be provided with entry hardware on the exterior side of the doors. The only public entrance into the facility is the main entrance as this is a secured facility. For this reason, providing awnings at these locations have not been incorporated into the design so as to make it clear these are not entry points into the facility.• Adjusted the brick and EIFS materials on East Elevation as noted. <p>Sheet A-2:</p> <ul style="list-style-type: none">• Refer to previous comment on Sheet A-1 for entry door / awnings.• Replaced brick with EIFS and added masonry at the projections as noted.• Added masonry to West Elevation as noted.
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OUTSIDE REFERRAL AGENCY COMMENTS

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

- Cherry Creek Basin Water Quality Authority
- Fire Life Safety
- IREA
- Parker Water and Sanitation
- Public Service Company of Colorado
- Town of Parker – Building
- Town of Parker – Stormwater (Construction Plans)
- Town of Parker – Stormwater (Drainage Report)
- Town of Parker – Stormwater (Site Plan)
- Town of Parker – Environmental (Construction Plans)
- Town of Parker – Civil (Site Plan)

Cherry Creek Basin Water Quality Authority

Comment(s) Addressed: Yes No

Response:

<p>No comments were provided. Sign off on etrakit says “Advisory” but there are not comments included or attached to the etrakit file.</p>
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Fire Life Safety

Comment(s) Addressed: Yes No

Response:

Five comments were provided, below are the responses to each of those comments:

1. We are aware of the limitations on vertical construction timing.
2. We understand the updated of the ICC code year.
3. An auto turn analysis has been provided.
4. The access roads meet the clear-width and weight bearing requirements.
The riser room is located in the SW corner of the building and is sized 11' x 14'9"

IREA

Comment(s) Addressed: Yes No

Response:

IREA asked for 15' easement (7' additional to existing 8' easement) on the east property line and 10' easements on the north. In a meeting with IREA, we were informed that paving, curb, gutter, drive lanes, sidewalk, are all allowed within the IREA easements. We are also aware of the electrical infrastructure shown on the survey redlined by IREA. IREA asked for 15' easements (7' additional to existing 8' easement). We can potentially meet this requirement in some areas, but in others it significantly constrains the site, does the location or relocation of existing lines on the east side of the property impact the need for additional easement area?

Parker Water & Sanitation

Comment(s) Addressed: Yes No

Response:

See comment responses attached to the end of this letter and responses to redlined plans attached as separate document.

Public Service Company of Colorado

Comment(s) Addressed: Yes No

Response:

The comments instructed us to complete the application process for any new natural gas lines via Xcel Energy website. We will begin this process after the 2nd review of the site plan by the Town.

Town of Parker - Building

Comment(s) Addressed: Yes No

Response:

Comment provided by Randy Capra: Building permit application will not be accepted/reviewed until the associated site plan is approved. All plans submitted for Building's review must meet the 2018 I-Codes, the 2017 NEC, and the correctly referenced NFPA editions noted in applicable codes (i.e. 2018 IFC references the 2016 edition of NFPA 72). NFRC certificates, interior/exterior lighting along with the mechanical and envelope compliance path must be included with the original submittal. All Fire Permit applications and inspections will be handled through the Parker Building Division. All land use applications and the associated Grading Permit must be approved/issued per Planning and Public Works prior to the Building Permit being approved/issued. Note - a building permit is required for commercial fencing, pergolas, outbuildings, outdoor lighting, and for retaining walls that are four feet or taller... as measured from the base of the retaining wall footing.

Response: Comment is noted and will be addressed as we move through the process.

Town of Parker – Stormwater (Construction Plans)

Comment(s) Addressed: Yes No

Response:

See comment responses to engineering comments attached to the end of these comment responses. See responses to redlined plans included with this resubmittal.

Town of Parker – Stormwater (Drainage Report)

Comment(s) Addressed: Yes No

Response:

Drainage Report redlines have been addressed. See responses to redlined report included with this resubmittal.

Town of Parker – Stormwater (Site Plan)

Comment(s) Addressed: Yes No

Response:

Site Plan redlines have been addressed. See responses to redlined plans included with this resubmittal.

Town of Parker – Environmental (Construction Plans)

Comment(s) Addressed: Yes No

Response:

Construction plan redlines have been addressed. See responses to redlined plans included with this resubmittal.

Town of Parker – Civil (Site Plan)

Comment(s) Addressed: Yes No

Response:

See comment response letter attached to the end of these comment responses. See responses to redlined plans included with this resubmittal.

Comment(s) Addressed: Yes No

Response:

We have addressed all comments provided to us for the first review. Responses to comments are located in this letter or attached as supplemental responses. Attached plans incorporate requested redline changes.

Property Owner

Date

Jeanne M Shaffer

11/4/2019

Project Representative

Date

Additional Comment Responses

Town of Parker – Civil Engineering Comments dated July 18, 2019

Civil Construction Plans

1. Please consider revisiting the parking lot configuration. Cars backing out of the spaces at the southeast corner of the site may create an unsafe condition due to the proximity Pardee.
Response: Site has been redesigned. The parking south of the building has been moved further west due to the building entrance being located at the SE corner. The backing up of vehicles should not be interfering with entrance traffic.
2. As mentioned in the Multi-Tenant review, the access on the east side of the access drive to the multi-tenant lot will need to be shifted west to preserve intersection sight distance.
Response: Access points have been adjusted
3. The curb return radii shown at the site's north access are insufficient and need to be revised to at least 25-feet.
Response: Curb Return has been adjusted

PWSD Construction Plans

4. Remove the Town's engineering signature block from all sheets with the exception of the Overall Utility Plan.
Response: signature block removed except from utility plan.
5. Add the following note to the overall utility plan:

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"The proposed utility connection will require a Town right-of-way permit prior to commencing work. The Town prefers connections to be bored to the extent possible, and any street cut allowed by the Town will be required to be patched according to the Town's construction standards and details. The limits of patching will be determined by the Town at the time of construction. The Town of Parker does not allow roadway closures for utility work."

Response: Note has been added.

Public Improvements Cost Estimate

6. The public improvements associated with this project are less than \$5,000 and do not need to be secured.

Response: Understood.

Site Plan

7. The proposed drainage infrastructure will need to be covered by drainage easements. On future submittals, provide a legal description and exhibit for the entire pond area. Please also provide the legal descriptions and exhibits for the proposed storm pipe and structures

Response: Proposed Easements are shown on the site plan for the storm infrastructure. Once reviewed by the town, we can proceed with drawing up legals and exhibits. Same goes for the temporary construction easement for the pond updates.

8. Show sight triangles on the landscape plan and ensure no trees, landscape, or solid structures above 2-feet are proposed within the sight triangles.

Response: Sight triangles are shown

9. Show storm sewer on the landscape plan and ensure no trees are proposed within 7-feet of the storm sewer.

Response: Storm sewer lines are shown.

10. The applicant must provide a copy of the access easement covering the shared access road prior to approval.

Response: Noted.

Traffic Conformance Letter

11. On future submittals, provide a queuing analysis for the drive through.

Response: Traffic engineer has reached out to the Town with regards to updating the study. Traffic is extremely behind with regards to work, and we will provide the necessary study at it's completion.

12. This site is proposing 722 more trips than initially approved. The Town does not see this increase as "marginal". The applicant will need to provide a more detailed analysis including intersection calculations as well as discussion on any mitigation required.

Response: Traffic engineer is aware of the comment and the report is being revised with a more detailed analysis of the site.

13. The Fast Casual Restaurant Land use does not appear to be appropriate for a building with a drive through. Please replace this with the Fast Food with Drive Through use and adjust the counts accordingly.

Response: The current tenant for this drive thru would be considered Fast Casual. However, we understand that this may not always be the tenant at this location and that a Fast Food tenant could be there in future. Traffic engineer is aware of this and will be included in updated report.

Road and Storm Construction Plans

14. The Town would prefer that a Type R inlet be provided at the "Curb Scupper to Area Inlet".

Response: Type R added.

15. On future submittals, provide plan views for the storm profiles.

Response: XXXX

16. The minimum pipe size and material for storm sewer that carries developed runoff is 18-inch RCP. Please revise the plans accordingly.

Response: Plan view included.

17. Storm Drainage Infrastructure Notes on sheet CV-1 appear to be out of date. Include current notes provided in the SDECM on the Town's website (<http://parkeronline.org/577/Storm-Drainage-and-Environmental-Criteri>)

Response: Storm Drainage notes have been updated and corrected on CV-1

18. Provide HGLs on the storm profiles for the minor and major storm events.

Response: HGLs have been added to storm profiles for the 10yr and 100yr storm events.

19. The off-site pond improvements are located within Tract C, owned by the Diocese of Colorado Springs. A temporary construction easement with the Diocese will be needed to perform the pond modifications. In the event that the proposed modifications extend the pond past the boundaries of Tract C, then a drainage easement will be needed over the encroachment to Lot 1 of Block 2.

Response: A proposed temporary construction easement has been added to the design of the pond. After the town has reviewed, legals and exhibits will be drawn up and approval from property owner will be sought.

Drainage Report

20. The length used in the Travel Time calculations for sub-basin 2.0 appears incorrect. Please revise as necessary.

Response: The site has been redesigned. Please see updated calcs for this lot.

21. The proposed analysis of the existing Pond III is insufficient. Please revise the UDFCD detention spreadsheet to include all contributing basins to Pond III (pull basin characteristics from Appendix D of the original drainage report). Complete the routing portion of the spreadsheet utilizing the

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existing outlet structure. Modifications to the outlet structure may be required to meet the current UDFCD release rates.

Response: Additional calculations have been added to Appendix H of the drainage report, showing modifications to the outlet structure.

22. Provide a maintenance access road to the pond from the roadway stub of Tack Drive.

Response: Access Drive has been added to this portion of the pond.

Grading and Erosion Control Plans

23. Due to the shared private drive with Lot 2 to the north, the Town recommends setting up a coordination meeting/call to discuss the erosion control and phasing coordination with the Town, contractors, and ownership of the two projects.

Response: Understood. Both building will be under the same ownership. The plan is to construct both projects at the same time. If in any case these projects will be separated at time of construction, we will reach out to Town with regards to recommended BMP installation.

24. Include the off-site pond improvements as a part of the CBMP plans.

Response: Off-Site Pond improvements have been added to the CBMP plans.

25. Omit all existing and proposed utilities from the CBMP Drawings, except those relating to stormwater.

Response: All other utilities have been removed from plans.

26. Provide arrows to indicate the direction of flow.

Response: Slope arrows have been added to the design plans.

27. Show the ratio of all slopes that are 4:1 or greater.

Response: Slope arrows have been added to the design plans.

28. Add a note on all land adjacent to the project stating that no work shall occur in these areas.

Response: All slopes greater than 4:1 have been called out on plan.

29. Add a note stating that lot protection (LP) is required on commercial lots when landscaping is not possible.

Response: Note has been added.

30. Provide sediment control log (SCL) along the back of curb around all landscape islands. Also provide along the back of curb where any adjacent landscape areas drain onto the pavement.

Response: SCL has been added along back of curb adjacent to all landscaped areas.

31. Provide TSB sizing and drainage information on the plan. Also identify the location and outfall of the spillway and outlet pipe.

Response: Temporary Sediment basin is no longer part of this design.

32. Extend the ECB along the west edge of the site farther north and then east through the CWA and to the end of the 4:1 slope.

Response: ECB has been updated with site changes.

Additional Comment Responses

Town of Parker – Parker Water & Sanitation District Comments dated July 1, 2019

1. Please add PWSD's current contact information to the cover sheet.
Response: Address added.
2. Due to the addition of the fire hydrant please submit an executed Standard Improvement Agreement with all required exhibits.
Response: Standard improvement agreement will be added to this submittal
3. For all PWSD infrastructure, a wet stamp and signed Engineer's Estimate with a 20% contingency must be submitted for verification and District approval. The approved document will be an Exhibit for the Standard Improvement Agreement and Letter of Credit.
Response: Cost estimate will be included within the standard improvement agreement.
4. There must be 10-foot separation between water and sanitary services. The plans show only 5-foot please revise.
Response: 10-foot of separation has been maintained between water and sanitary.
5. Submit the plumbing plans for the building for verification and calculation of tap size (include engineer's fixture county worksheet). The District uses the 2009 IPC for sizing water taps.
Response: Plans will be submitted.
6. No more than one fire hydrant and/or 15 lots may be out of service with the closing of two or more valves. PWSD feels the Town of Parker's Life Safety Official may required additional hydrants after their first review. Please note if more than one hydrant is required on each lot (1&2) PWSD will require the water main to be looped.
Response: One hydrant is proposed on this lot. This hydrant will serve both lots 1 and 2.
7. PWSD will require an additional gate valve on our existing main to prevent more than one hydrant from being out of service with the closing of two or more valves. We may require additional gate valves on this lot or lot 2 once Life Safety has reviewed the plans.
Response: We are connecting into the existing 8" stub within the shared access. Gate valve will be installed at tie in location.
8. If one fire hydrant satisfies the Life Safety reviewer requirements, PWSD recommends adding an 8"x6" tee and supplying the hydrant off of the existing 8" stub-out into the lot (see redline plans).
Response: Understood. We will see what Life Safety has for comments after this review.

Response to Staff Comments

SP19-061; Horseshoe Ridge L1 B1

Learning Center Site Plan

November 4, 2019 (original comments from staff dated July 23, 2019)

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9. Submit landscape/irrigation plans for verification and calculation of tap size(s) (include completed PWSD landscape worksheet-one worksheet per tap). Approved worksheet must be shown on the approved landscape plans.

Response: Landscape plans will be added to the PWSD set.

10. Is the irrigation system going to be supplied off the building tap? If it is supplied off the domestic tap PWSD will require a tee off of the 1.5" domestic service line with a cub stop valve and a ¾" meter pit for the irrigation system. PWSD only allows a maximum of a ¾" irrigation demand (1SFE) to be supplied off a domestic service line.

Response: Correct, irrigation will be rant during non-business hours off the domestic tap.

11. Provide a physical address for all proposed irrigation taps on the Landscape/Irrigation Worksheet in the space provided.

Response: Addresses have not yet been assigned by the Town.

12. SIA, Letter of Credit, wet stamped and signed engineers estimate, engineering review fees, irrigation review fees, domestic tap fees, and electronic PDF utility plans signed by a Town of Parker life safety official are required to be submitted before PWSD approval. Review fees and tap fees will be generated after the next submittal.

Response: Understood, we will check these items off as they are completed.