



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: March 13, 2020

SUBJECT: SP19-062, Site Plan, Horseshoe Ridge Block 1 Lot 2 - Multi-Tenant Commercial Review Comments v3

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:

Noted

Site Plan and Color Elevations

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

Comment Addressed: Yes No

Response:

See responses to redlines below

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

Please keep an eye out in eTRAKiT for the comment to the following reviews:

- Town of Parker – Civil (Construction Plans)
- Town of Parker – Civil (Drainage Report)
- Town of Parker – Civil (Site Plan)
- Town of Parker – Civil (Traffic Impact Study)
- Town of Parker – Stormwater (Construction Plans)
- Town of Parker – Stormwater (Drainage Report)
- Town of Parker – Stormwater (Site Plan)
- Town of Parker – Environmental (Construction Plans)

These comments are available on eTRAKiT. Please address accordingly.

Comment(s) Addressed: Yes No

Response:

Responses to PWSD and engineering are provided in the attached comment response and response to redlines documents included with this submittal



Property Owner

April 22, 2020

Date

Project Representative

Date

NEW CONSTRUCTION:

PARKER MIXED-USE RETAIL

HESS ROAD & PARDEE
STREET
PARKER, COLORADO



8111 Preston Road, Suite 300
Dallas, Texas 75225

DATE: 05.22.2019
05.28.2019
10.30.2019
02.18.2020

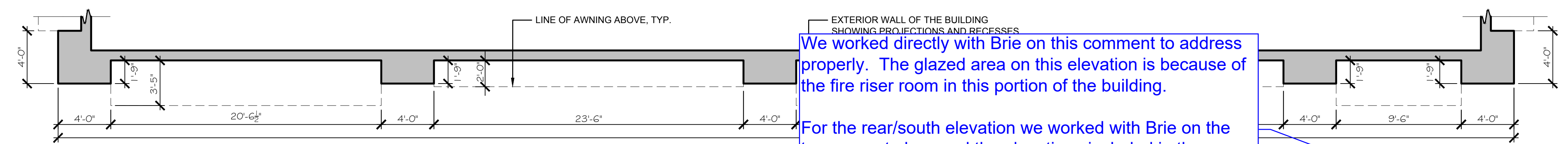
ISSUE:
PROGRESS REVIEW
SITE PLAN SUBMITTAL
2nd SITE PLAN SUBMITTAL
3rd SITE PLAN SUBMITTAL

4100
Wadsworth Boulevard
Suite 300
Wheat Ridge
CO 80033
720-599-3330 - P
303-987-2304 - X

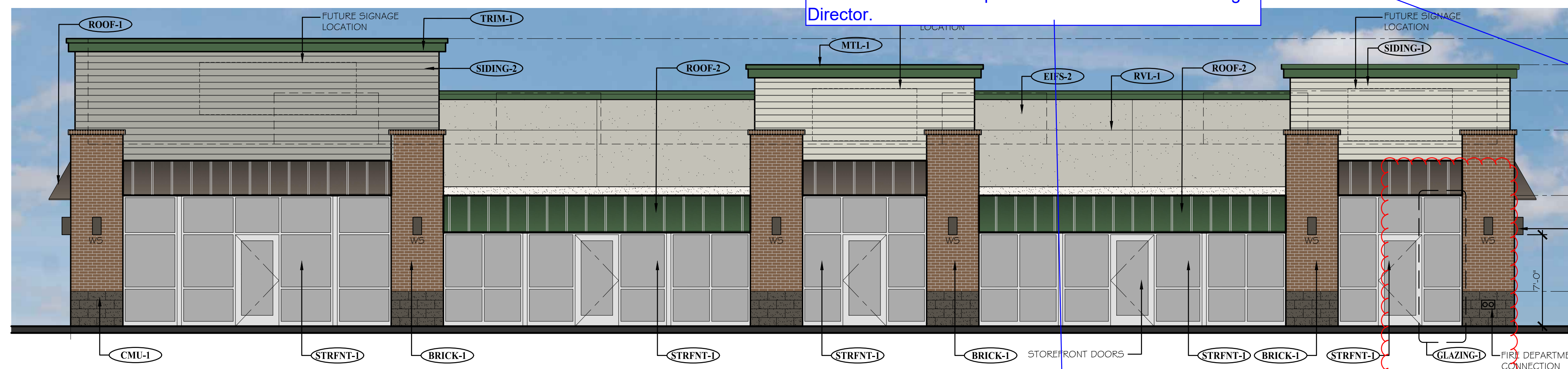
ROGUE
ARCHITECTURE
CHALLENGING THE STATUS QUO

DATE: 05.28.19
DRAWN: ROGUE
CHECKED: SAB
ROGUE PROJECT NO.: 2019.30

PROPOSED EXTERIOR
ELEVATIONS
SHEET: **A-1**
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We worked directly with Brie on this comment to address properly. The glazed area on this elevation is because of the fire riser room in this portion of the building.
For the rear/south elevation we worked with Brie on the transparent glass and the elevations included in the submittal reflect the requests from Brie and the Planning Director.



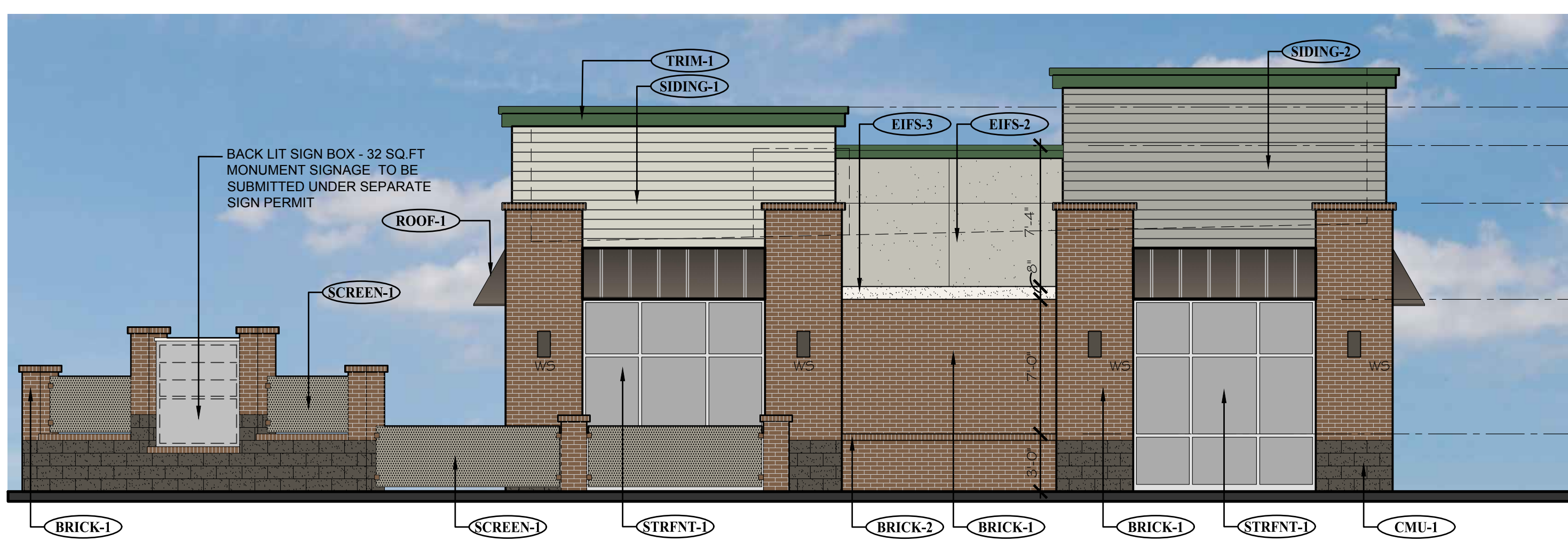
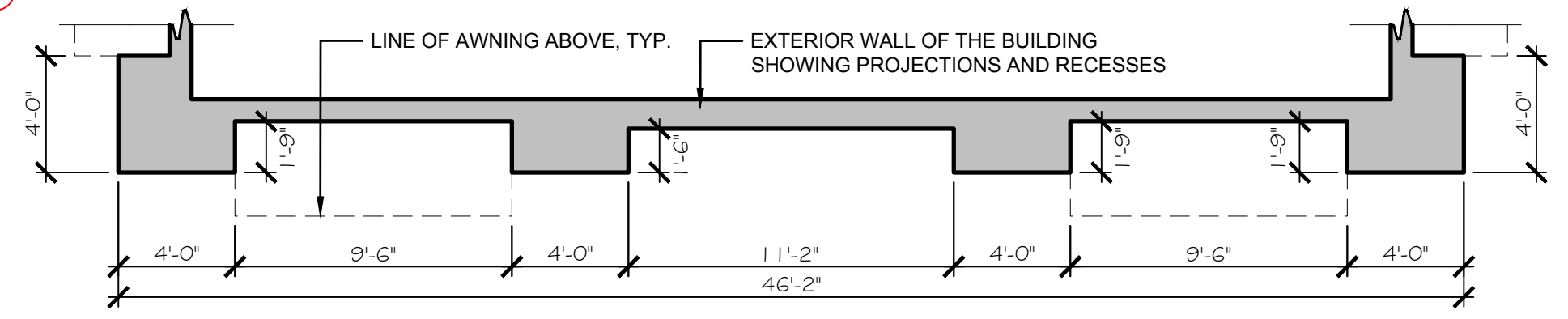
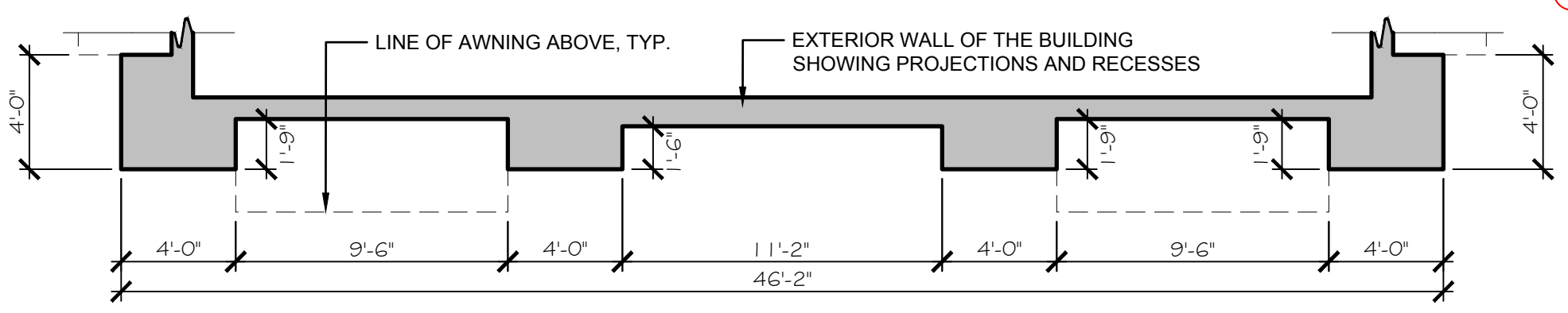
- T.O. PARAPET EL. 22'-0"
- T.O. PARAPET EL. 20'-0"
- T.O. PARAPET EL. 18'-0"
- T.O. PILASTER EL. 15'-0"
- T.O. STOREFRONT EL. 10'-0"
- WALL SCOSCE - COLOR: BRONZE (TYP.)
- T.O. CMU EL. 2'-10"
- FLOOR LEVEL EL. 0'-0"

Remove comment. Do you have a floor plan for these tenant spaces? Will this proposed elevation work for kitchens, bathrooms, storage, etc.? Please call staff to discuss this elevation before resubmitting.

NOTE: GLASS TREATMENT FOR STOREFRONT DOORS AND WINDOWS NOTED AS "GLAZING-1" SHALL BE COMPLETED BY THE TENANT BASED ON THE FLOOR PLAN DESIGN. PROPOSED OPTIONS FOR THESE STOREFRONT DOORS AND WINDOWS WOULD BE:
1. OPEN GLASS DISPLAY WALL FOR VISIBILITY IN THE STORE
2. NON-SIGNAGE BASED GRAPHICS/ARTWORK APPLIED TO GLASS.
3. FROSTED/TRANSLUCENT FILM.

1
A-1
PROPOSED NORTH ELEVATION (FRONT)
SCALE: 3/16" = 1'-0"

No glazing will be permitted on the north elevation for consistency.



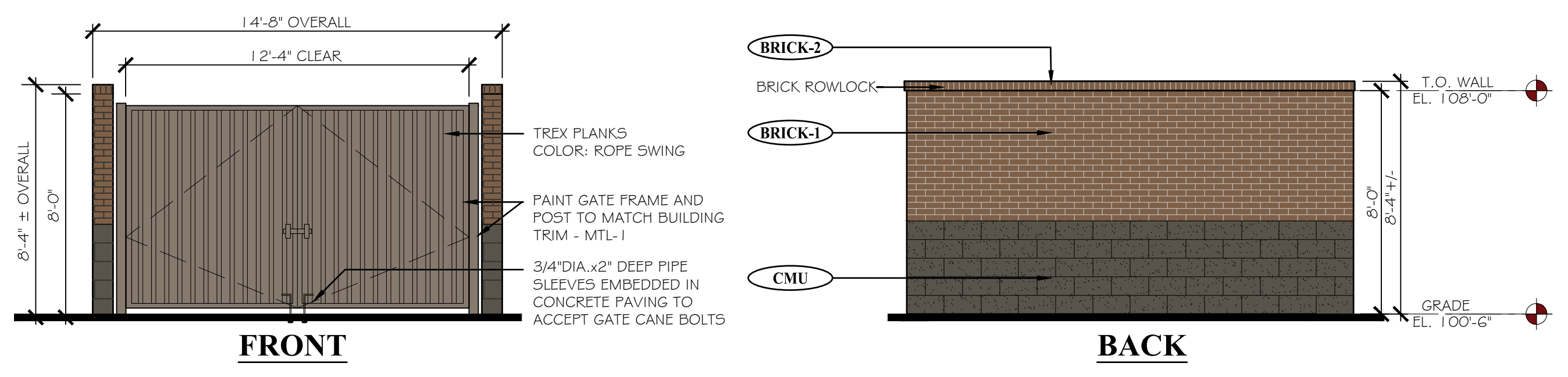
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- T.O. PILASTER EL. 15'-0"
- T.O. STOREFRONT EL. 10'-0"
- T.O. WAJNSCOT EL. 3'-0"
- FLOOR LEVEL EL. 0'-0"

2
A-1
PROPOSED EAST ELEVATION (RIGHT SIDE)
SCALE: 3/16" = 1'-0"



- T.O. PARAPET EL. 22'-0"
- T.O. PARAPET EL. 20'-0"
- T.O. PARAPET EL. 18'-0"
- T.O. PILASTER EL. 15'-0"
- T.O. STOREFRONT EL. 10'-0"
- T.O. WAJNSCOT EL. 3'-0"
- FLOOR LEVEL EL. 0'-0"

3
A-1
PROPOSED WEST ELEVATION (LEFT SIDE)
SCALE: 3/16" = 1'-0"



4
A-1
PROPOSED TRASH ENCLOSURE ELEVATIONS
SCALE: 1/4" = 1'-0"

EXTERIOR MATERIAL SCHEDULE				EXTERIOR MATERIAL SCHEDULE			
LABEL	MANUFACTURER	SIZE/TYPE	FINISH COLOR	LABEL	MANUFACTURER	SIZE/TYPE	FINISH COLOR
STRENT-1	KAWNEER	TRIFAB 451	CLEAR ANODIZED W/ CLEAR GLASS	SIDING-1	JAMES HARDIE	HARDIEPLANK LAP SIDING	COLOR: BENJAMIN MOORE FEATHER GRAY 2127-60
BRICK-1	SUMMIT BRICK (OR EQUIV.)	MODULAR	GRAPHITE GRAIN	SIDING-2	JAMES HARDIE	HARDIEPLANK LAP SIDING	COLOR: COBBLESTONE
BRICK-2	SUMMIT BRICK (OR EQUIV.)	ROWLOCK SILL	GRAPHITE GRAIN	TRIM-1	JAMES HARDIE	HARDIETRIM BOARDS	PRODUCT: 5/4 SMOOTH COLOR: SW #7048 URBANE BRONZE
CMU-1	BASALITE (OR EQUIV.)	INTEGRAL COLOR W/ ASSOCIATED CAP	CHARCOAL #605	ROOF-1	MBCI	AWNING	BURNISHED SLATE
EIFS-1	DRYVIT OR SIMILAR	FIELD (DARK)	DRYVIT, SUEDE #105 PEBBLE TEXTURE	ROOF-2	MBCI	AWNING	HUNTER GREEN
EIFS-2	DRYVIT OR SIMILAR	BANDING (LIGHT)	DRYVIT LIGHT SERENITY #300 PEBBLE TEXTURE	MTL-1	MBCI	METAL TRIM # DOWNSPOUTS	HUNTER GREEN
EIFS-3	DRYVIT OR SIMILAR	FIELD (MEDIUM)	DRYVIT PRAIRIE CLAY #111 PEBBLE TEXTURE	PAINT-1	BENJAMIN MOORE	DOORS & FRAMES	SHERWIN WILLIAMS #6073 PERFECT GREIGE
RVL-1	DRYVIT OR SIMILAR	3/4" ROUTED REVEAL	COLOR TO MATCH ADJACENT FINISH	SCREEN-1	ACCURATE PERFORATING (OR EQUIV.)	RS234	BENJAMIN MOORE #2108-05 SILVER FOX
GLAZING-1	---	SEE STOREFRONT NOTE THIS PAGE	---				

R:\Projects\2019.30 - Brytar - Parker, CO Retail\CAD\Site Submittal\2019.30 - A-1 - Proposed Elevations (Colored).dwg

SITE PLAN SUBMITTAL 02.18.2020

NEW CONSTRUCTION:

PARKER MIXED-USE RETAIL

HESS ROAD & PARDEE STREET
PARKER, COLORADO



8111 Preston Road, Suite 300
Dallas, Texas 75225



JCAA
4100 Wadsworth Blvd.
Wheat Ridge, CO 80033
p 303.985.3260
219.066

DATE: 05.22.2019
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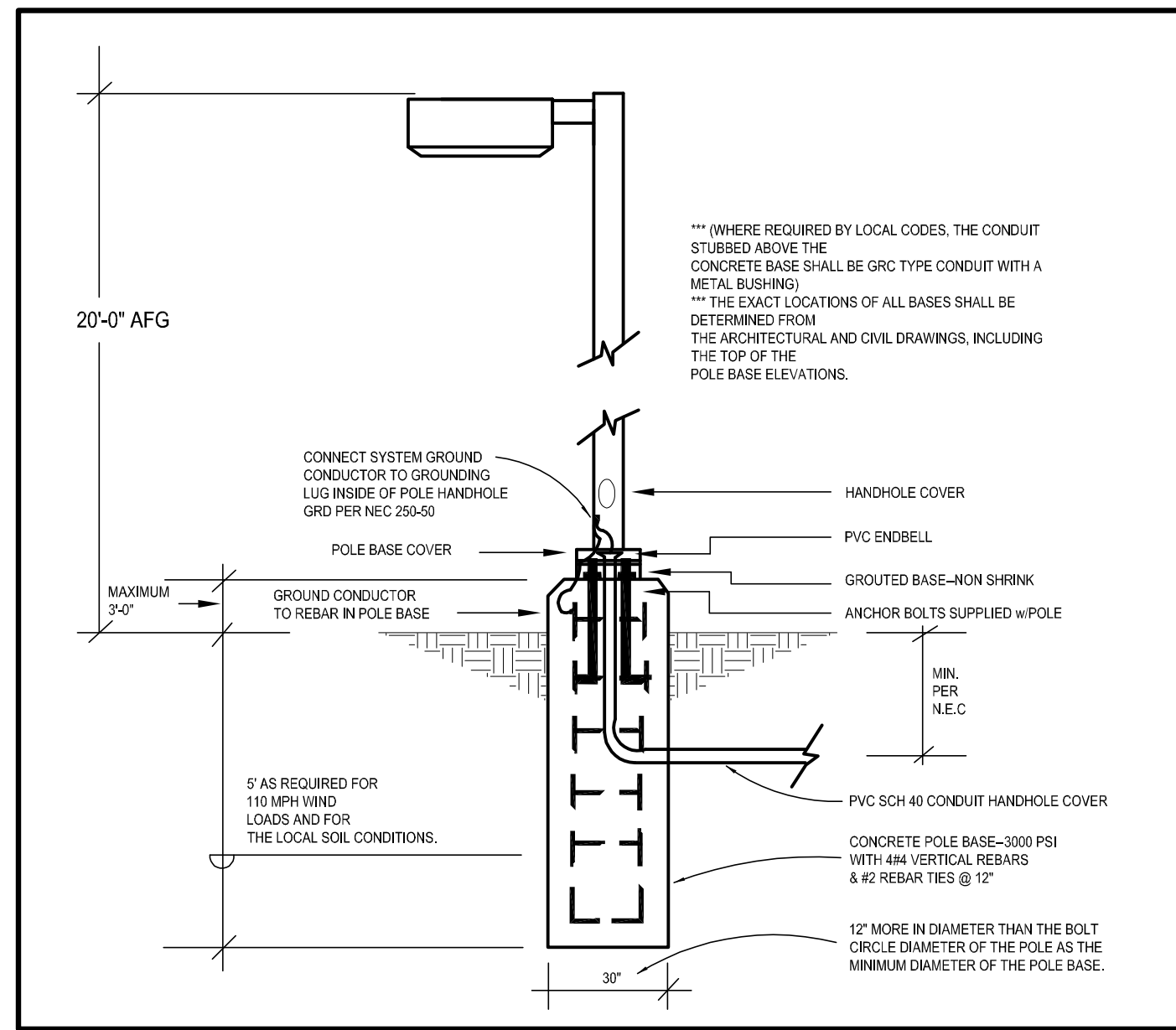
ROGUE

ARCHITECTURE
CHALLENGING THE STATUS QUO

DATE: 05.28.19
DRAWN: ATE
CHECKED: JCAA
ROGUE PROJECT NO.: 2019.30

PHOTOMETRIC PLAN
SHEET: **ESP1.1**

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2 TYPE "AA, AA1 & AA2" POLE BASE DETAIL
scale: N.T.S.

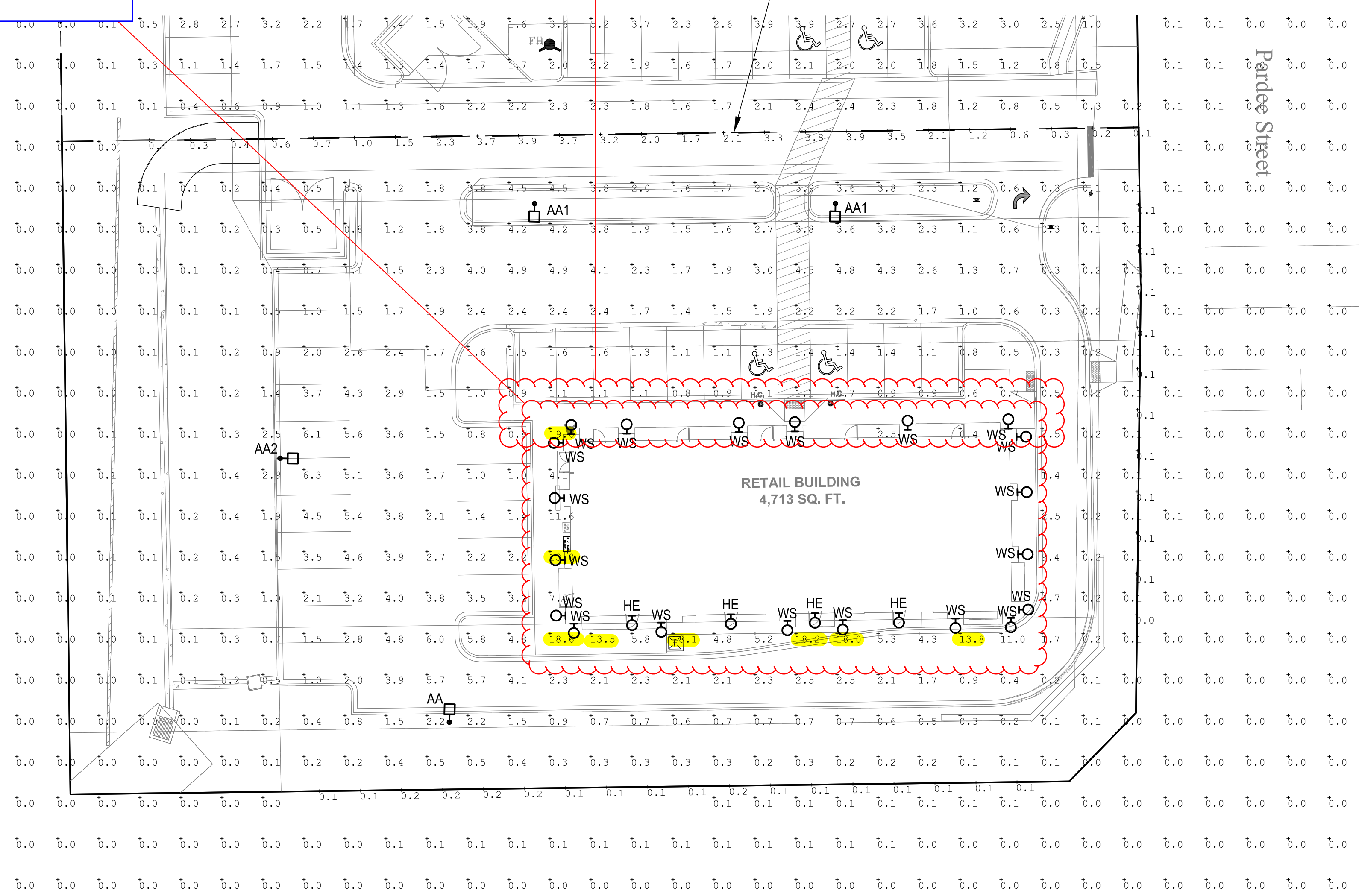
Per Section 13.10.140 (e)(14) The maximum illuminance on any residential or nonresidential site (not including any site with a qualifying principal display area) is twelve point zero (12.0) foot-candles, maximum installed illuminance. Please adjust accordingly.

This has been corrected in the updated plans

Provided on the updated plans

Provide the foot candles along the pedestrian walk way.

THE LIGHT LEVELS EXCEED AT THE PROPERTY LINE FOR THE SHARED ACCESS ISLE ONLY TO PROVIDE ADEQUATE LIGHTING FOR VEHICLE AND PEDESTRIAN SECURITY BETWEEN BOTH PROPERTIES. ALONG THE PROPERTY LINE, THE MINIMUM FOOT CANDLE PROVIDED IS 0.1 AND MAXIMUM FOOT CANDLE PROVIDED IS 3.9. THIS MEETS THE MAXIMUM ALLOWED ILLUMINANCE FOR NON-RESIDENTIAL SITE



1 PHOTOMETRIC SITE PLAN
scale: 1"=20'-0"
NORTH

Per Section 13.10.140 for pedestrian safety and orientation, medium activity lots the maximum Uniformity Ratio (average to minimum) is 3:1. Please adjust accordingly.

Both comments have been addressed

Per Section 13.10.140 for pedestrian safety and orientation, medium activity lots the maximum Uniformity Ratio (maximum to minimum) is 10:1. Please adjust accordingly.

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PROPERTY LINE	Illuminance	Fc	0.92	3.9	0.1	9.20	39.00
RETAIL PARKING AREA	Illuminance	Fc	2.53	6.3	0.7	3.29	9.00

SITE LUMINAIRE SCHEDULE									
FIXT. TYPE	NAME	MANUFACTURER CATALOG NUMBER	FINISH	LAMP DATA	LAMP WATTS	MOUNTING METHOD	MTG HEIGHT	DESCRIPTION	VOLTS
AA	LSI INDUSTRIES	XGBM-FT-SS-128-NW-UJE-BLK-SSQB5-S07G-20-S-B LK-SF-DGP	BLK	LED	188	POLE	20'-0"	SITE LIGHTING SINGLE HEAD TYPE FT WITH HOUSE SIDE SHIELD	UNV
AA1	LSI INDUSTRIES	XGBM-5-SS-128-NW-UJE-BLK-SSQB5-S07G-20-S-BL K-SF-DGP	BLK	LED	188	POLE	20'-0"	SITE LIGHTING SINGLE HEAD TYPE 5	UNV
AA2	LSI INDUSTRIES	XGBM-3-SS-128-NW-UJE-BLK-SSQB5-S07G-20-S-BL K-SF-DGP	BLK	LED	188	POLE	20'-0"	SITE LIGHTING SINGLE HEAD TYPE 3 WITH HOUSE SIDE SHIELD	UNV
HE	WILLIAMS	WVPH-L30740 TFT-WHT-SDGL-EM/10WC-DIM-UNV	BLK	LED	72	SURFACE	5'-0"	WALL PACK	UNV
WS	CONTECH	CYL6230MM/DUDXWCLR-BZ-RDB	BRZ	LED	14	SURFACE	5'-0"	WALL SCONCE	UNV

SITE PLAN SUBMITTAL 02.18.2020

PLANT NOTES

- ALL PLANT MATERIAL SHALL MEET SPECIFICATIONS OF THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN) FOR NUMBER ONE GRADE. ALL TREES SHALL BE BALLED AND BURLAPPED OR EQUIVALENT.
- ALL LOW PERENNIAL AND GROUND COVER PLANTING AREA SHALL BE MULCHED WITH WESTERN RED CEDAR WOOD MULCH AT A DEPTH OF 2". WEED FABRIC BARRIER IS NOT REQUIRED.
- NO SHRUBS SHALL BE PLANTED WITHIN FIVE (5) FEET OR TREES WITHIN (10) FEET OF POTABLE AND NONPOTABLE WATER METERS, FIRE HYDRANTS, SANITARY SEWER MAINHOLES, OR POTABLE WATER, SANITARY SEWER, AND NON POTABLE IRRIGATION MAINS AND SERVICES.
- DEVELOPER SHALL ENSURE THAT THE LANDSCAPE PLAN IS COORDINATED WITH THE PLANS DONE BY OTHER CONSULTANTS SO THAT THE PROPOSED GRADING, STORM DRAINAGE, OR OTHER CONSTRUCTION DOES NOT CONFLICT NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS ON THIS PLAN.
- ALL LANDSCAPE AREAS WITHIN THE SITE SHALL BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
- ALL TURF AREAS TO BE SODDED AND IRRIGATED WITH AN AUTOMATIC POP-UP IRRIGATION SYSTEM. ALL SHRUB BEDS AND TREES ARE TO BE IRRIGATED WITH AN AUTOMATIC IRRIGATION (TRICKLE) IRRIGATION SYSTEM, OR ACCEPTABLE ALTERNATIVE. THE IRRIGATION SYSTEM IS TO BE ADJUSTED TO MEET THE WATER REQUIREMENTS OF THE INDIVIDUAL PLANT MATERIAL.
- ALL SHRUB BEDS TO BE MULCHED 3" DEEP WITH 3/4" - 2" RIVER ROCK PLACED ON WEED BARRIER FABRIC.
- EDGING BETWEEN GRASS AND SHRUB BEDS SHALL BE 1/2" X 4" STEEL SET LEVEL WITH TOP OF GRADE.
- TOPSOIL. TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTIVITY SHALL BE CONSERVED FOR LATER USE.
- SOIL AMENDMENTS. PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENEED. 4 CU.YRDS./1000 SQ.FT. OF ORGANIC AMENDMENTS SUCH AS COMPOST, PEAT, OR AGED MANURE SHALL BE THOROUGHLY INCORPORATED INTO THE SOIL.

HORSESHOE RIDGE SUBDIVISION 1ST AMENDMENT

LOT 2, 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

MINIMUM STANDARDS

ROW LANDSCAPING CALCULATIONS					
TYPE BASE STANDARD (PLANTS PER # LINEAR FEET)	LINEAR FRONTAGE	TREES REQUIRED	SHRUBS REQUIRED	TREES PROPOSED	SHRUBS PROPOSED
SOUTH 1 TREE/40'	242 LF	6	N/A	7	N/A
EAST 1 TREE/40'	126 L.F.	3	N/A	3 EXISTING	N/A

PERIMETER LANDSCAPING CALCULATIONS					
TYPE BASE STANDARD (PLANTS PER # LINEAR FEET)	LINEAR FRONTAGE	TREES REQUIRED	SHRUBS REQUIRED	TREES PROPOSED	SHRUBS PROPOSED
WEST 1 TREE-5 SHRUBS/25LF	159 L.F.	6.36	31.8	7 TREES	34 SHRUBS
EAST 1 TREE - 5 SHRUBS/40LF	126 LF	3	16	1 + 2 (20 SHRUBS) = 3 TREES <small>100 SHRUBS - 1 TREE - 2 ADDITIONAL TREES</small>	20 shrubs = 60 perennials provided
NORTH 1 TREE-5 SHRUBS/40LF	263 LF	7	33	7 TREES	34 SHRUBS
SOUTH 1 TREE-5 SHRUBS/40LF	242 LF	6	31	15 TREES	32 SHRUBS
TOTALS		23	112	30 (32 counting shrubs)	120

(1) Due to the shared drive aisle, these plantings are not possible, benches and landscaping has been added to the SE corner of the building to enhance this southern property line.
(2) Trees proposed do not include the ROW trees existing or proposed

PLANT REQUIREMENTS

MINIMUM SITE LANDSCAPE CALCULATIONS FOR 41,412 sq ft LOT		
DESCRIPTION	REQUIRED	PROVIDED
LANDSCAPE AREA 15% of Lot	6,211 sq ft	15,471 sq ft
TREES 1/1,500 sq ft	12	34 (not including ROW trees)
SHRUBS 5/1,500 sq ft	58	137 Plus 142 Perennials = 47 Shrubs Not Part of 139 Total
MAX. IRRIGATED TURF = 15%	7,256	New turf area in ROW along Hess Street 2,190 sq ft = 5%
EVERGREEN TREES	25% - 50% OVERALL 40%-60% PERIMETER	15 EVERGREEN / 34 TREES 44% 15 EVERGREEN / 30 TREES 50%
75% OF LIVE COVER	11,603 sq ft	13,693 sq ft

Note is clarified in updated plans

This note is confusing. Only show the number of shrubs being provided and do not count perennials towards the number of shrubs provided.

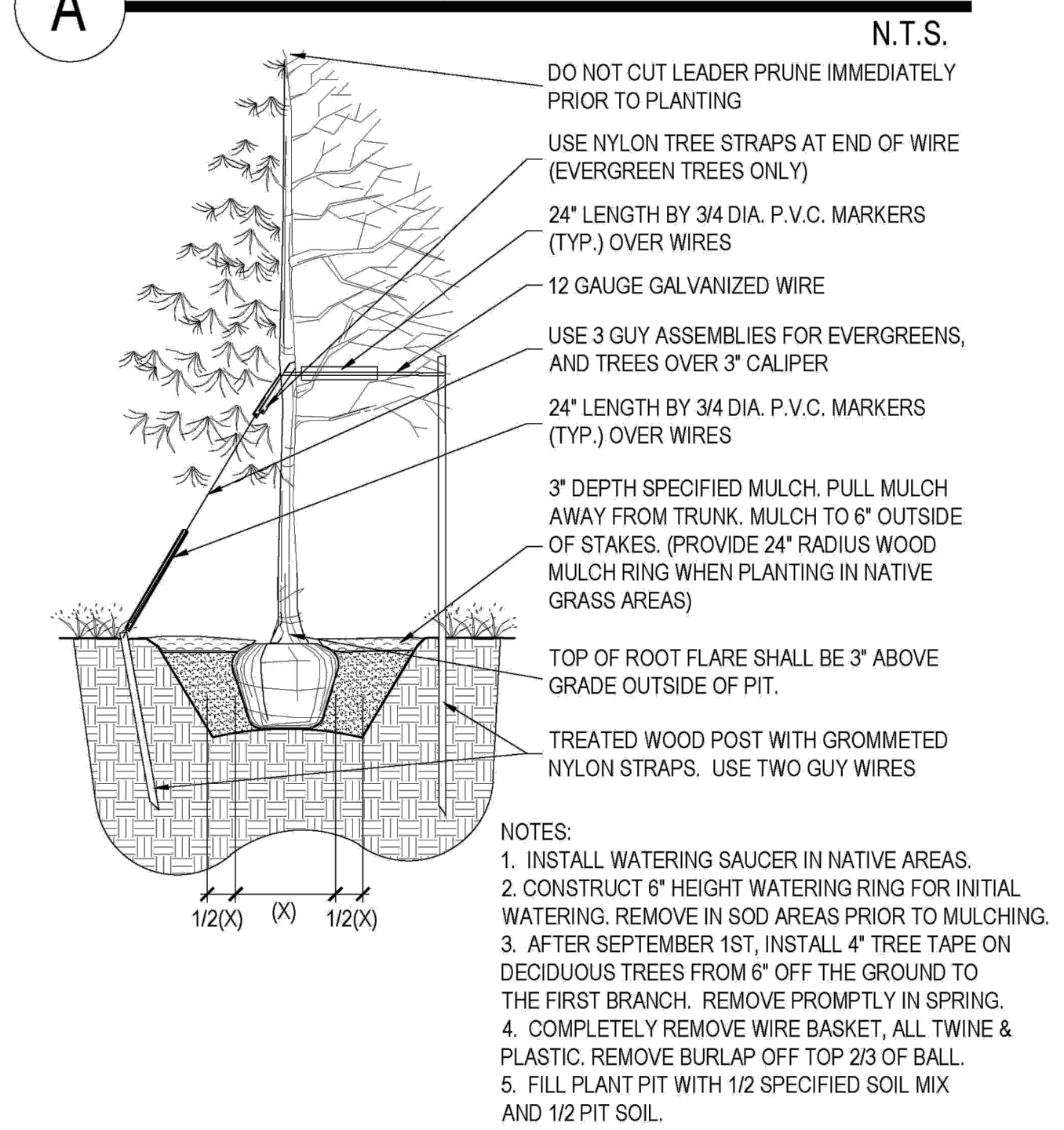
This line item in the table is confusing. It might be more clear if for the trees and shrubs provided only show what is being provided. Add a column from ornamental grasses if those are being provided in lieu of shrubs. Then add a foot note to explain what is being substituted for what in each column.

Note is clarified in updated plans

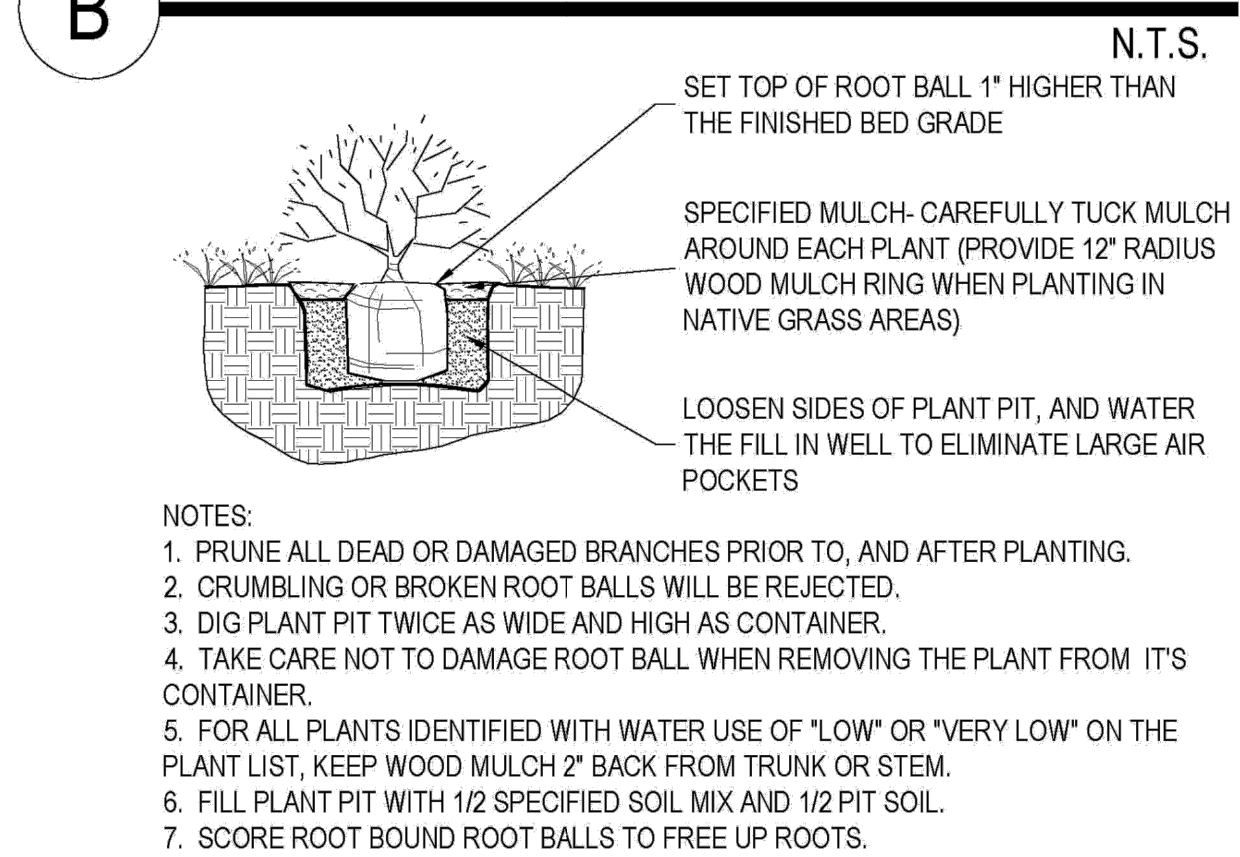
One (1) ornamental grass in a five-gallon container or three (3) ornamental grasses in one-gallon containers may be substituted for one (1) shrub per Section 13.06.070. Please update accordingly.

Note is clarified/updated in updated plans

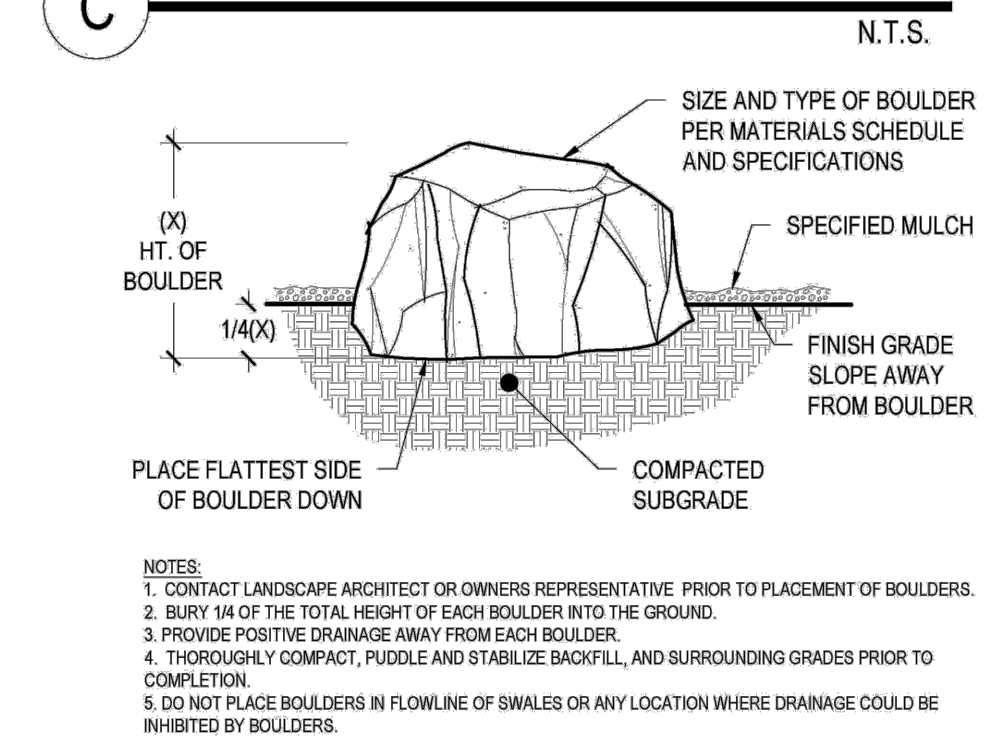
A PLANTING DETAIL FOR ALL TREES & B&B SHRUBS



B PLANTING DETAIL FOR SHRUBS, AND ALL CONTAINER PLANTS LARGER THAN 1 GALLON



C LANDSCAPE BOULDER



PWSD WATER CALCULATIONS							
LANDSCAPE AREA	HIGH WATER TURF (6,000 SF) = 1 SFE	LOW WATER NAT. GRASS & TREES 10,000 SF = 1 SFE	DRIP IRRIG. AREA (20,000 SF = 1 SFE)	NON-IRRIG. AREAS	SUB-TOTAL OF AREAS	PWSD ONE SFE PER 6000	SFE REQ. (SUB-TOTAL CALC. DIV. BY 6000 = REQ.)
15,471 sq ft	2,190 SF x 1 = 2,190	0 SF x 1 = 0	10,288 SF x .3 = 3,086.4	5,183 SF x 0 = 0	3,086.4	5277	.9 SFE's

