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January 22, 2021

RE: Response to City Comments
New Horizon Academy – Parker, CO
SEH No.: NHOAC 156217
Case No.: SP20-081 New Horizon Daycare Site Plan –
Planning Review 1

Krista Flynt
Planner
City of Parker
Community Development Department
20120 East Mainstreet
Parker, CO 80138
Ph: 303.805.3331
kflynt@parkeronline.org

Dear Krista,

Please find below a list of our written response to each of the comments or further clarifications to the documents for the New Horizon Academy Daycare Facility located in Parker, CO.

Narrative:

1. The narrative has been revised to correctly identify the subdivision as 'Douglas 234'. A word document has been provided and labeled as 'legal description.'

Site Plan and Project Details:

2. Playground plans have been combined with the site plan set along with additionally requested sheets. The file has been labeled 'Site Plan Set v3.'
3. Sheet L1.04 has been added with wall location, materials, height, and dimensions.
4. Comment is noted
5. A revised narrative has been provided as a separate file.

Outside Referral Agency Comments:

Antelope Heights HOA

1. The developer will be installing a traffic signal to regulate traffic when the need is warranted.

Town of Parker – Stormwater (Drainage Report), Environmental (Construction Plans), Civil (Drainage Report), Civil (Traffic Impact Study), Civil (Construction Plans), Civil (Site Plan), Stormwater (Construction Plans) – Tyler Sandt – Development Review Engineer; Michael Walton – Project Engineer

Traffic and Roadway Review Comments

Landscape Plan

1. Sight triangles are shown, no trees or landscape are proposed within.
2. Storm sewer is shown, no trees are proposed within seven feet.

Engineers | Architects | Planners | Scientists

Short Elliott Hendrickson Inc., 3535 Vadnais Center Drive, St. Paul, MN 55110-5196

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Site Plan

3. Proposed storm sewer easements are shown on this plan submittal, final plat revisions will be made to incorporate them following site approval.
4. Plans have been provided to the overall site developer to allow for coordination of access points.

Traffic Study

5. A traffic conformance letter is included in this submittal.

Stormwater Review Comments

Road and Storm Construction Plans

6. Underdrain pipe was removed from the design after increasing the swale slope.
7. Drainage easements are shown on plans, following site plan approval the plat will be revised with the final easement locations.
8. Sanitary sewer service line was changed to remove concrete encasement requirement.
9. Profile labels are shown.
10. Storm sewer profile was modified to remove material change need.
11. Detail is included in the plan set.
12. Storm sewer design will be coordinated with master developer to include penetration for the proposed pipe.
13. Swale was modified to remove need for underdrain.
14. Both HGL lines are shown on the plans.

Drainage Report

Narrative

15. Certification statement was updated.
16. These areas are now accounted for.
17. Site specific sub-basin descriptions were added to the report.
18. Updated the reference information.

Appendix A

19. Site location is shown on the FIRM.
20. Masking was added to basin labels.
21. Drainage plan was fully redesigned for this submittal.
22. Site was regraded to capture the majority of the water that is described in this comment.
23. Site and Utility plans are included in this submittal.

Appendix B

24. All StormCAD analysis was redone for this submittal.
25. 4:1 slopes are provided wherever feasible, however some steeper slopes are required due to site constraints.
26. Broke out swale contributions to inlet. Maximum depth in swale during 100-year event is 0.39'.
27. All StormCAD analysis was redone for this submittal.
28. All StormCAD analysis was redone for this submittal.
29. All StormCAD analysis was redone for this submittal.

Grading and Erosion Control Plans

General Comments

30. Comment is noted.
31. Text was centered in CBMP labels.
32. Steep slopes are identified on plans.
33. All Town CBMP Notes & Details are in the plans.
34. Added note to plans.

Initial CBMP Plans

35. Added proposed grading contours to plan.
36. Added existing storm utilities to plan.

Interim/Final CBMP Plans

37. Added proposed and existing storm utilities to plan.
38. Sediment control logs have been added to the plan.

Town of Parker – Fire Life Safety

1. Comment is noted
2. Fire hydrant has been added in the approximate location shown in the comment file. The exact location shown is within the concrete dumpster pad and other site layout changes have occurred as well. Hydrant is located in landscaped area to the south of the dumpster pad.
3. Fire truck turning diagrams were provided to Life Safety as part of the site layout redesign and were approved at that time. The building will be equipped throughout with an automatic sprinkler suppression system installed in accordance with section 903.1.1, 903.1.2, or 903.1.3. A fire suppression plan will be designed by a licensed professional and provided with the building permit plans.
4. Fire hydrant has been added in the approximate location shown in the comment file. The exact location shown is within the concrete dumpster pad and other site layout changes have occurred as well. Hydrant is located in landscaped area to the south of the dumpster pad.
5. Signature block has been updated with the one included with the comments.
6. Lengths were added to the fire line.
7. Exterior access is provided to the riser room. Interior utility room design has yet to be completed, a separate building permit will be sought for interior design.
8. The sprinkler riser room will not be located behind a fence. The fence line has been revised to ensure that direct access is provided without passing through a fence.
9. (2) egress points have been provided out of each of the play areas. Those (2) egress locations for each play area are separated by more than ½ the diagonal distance across the play area. The gates within the play areas will be provided with panic / fire egress hardware. A door schedule indicating this will be provided with the building permit plans.
10. Autoturn analysis was provided to Life Safety during the site redesign process.
11. Fire lane signage has been added.

General Comments

1. Final plans and other engineering documents will have a wet signature and seal prior to final approval.
2. Comment is noted.

Underground Fire Lines – Submittal Requirements

- 4.1.1 Comment is noted.
- 4.1.2 Comment is noted.
- 4.1.3 All items in this list are included in the site plan submittal.
- 4.1.4 PWSD standard details are used for this site plan and are included with the plan sheets. Separate building permit approval will be sought for the interior building design.

Public Service Company of Colorado's Right of Way & Permits – Donna George

- 39. This gas line was not surveyed in the field. An approximate location was determined as the center of the utility easement and the line is shown there on the plans.
- 40. Application will be completed and submitted prior to construction.
- 41. Comment noted, one call information is included in plan.

Parker Water and Sanitation District – Drayton Sanderson - Engineering Technician

- 42. The PWSD Plan Requirements Checklist is included with this submittal.
- 43. Proposed easements are shown on the plans in this submittal. The plat and District's standard easement agreement will be completed following approval of utility locations.
- 44. A Standard Improvement Agreement will be submitted following site plan approval.
- 45. An Engineer's estimate will be submitted following site plan approval.
- 46. This building has not had a plumbing plan completed at this time as the Owner's workflow requires that site approval is obtained prior to investing in building design. There have been several recently constructed facilities in the area however that are substantially the same and the information from those plans can be assumed to be what will be constructed here. A fixture count worksheet has been provided in this submittal.
- 47. Water and Sanitary profiles are shown in the plans.
- 48. Water and sanitary services have been separated and no longer cross.
- 49. The general notes have been added from the PWSD manual.
- 50. A materials list has been added to the cover sheet.
- 51. A fire hydrant has been added to the site and an 8" water main has been run to serve it.
- 52. The PWSD easement shown on the plan encompasses the fire hydrant.
- 53. Irrigation tap is shown on the plans.
- 54. All details are included in the plans.
- 55. A 1600 gallon grease interceptor has been added to the site plans.
- 56. The plans have been revised to show direct connections to the main line infrastructure.
- 57. Comment is noted. Site plan approval will be sought but documents will be provided prior to building permit approval.

Intermountain Rural Electric Association

Sheet C1.1

- 1. Transformer location has been added to this sheet.
- 2. EUSERC cabinet has been added to this sheet.
- 3. 10' utility easement has been added to this sheet.
- 4. 10' utility easement has been added to this sheet.

Sheet L1.01

- 1. Transformer location cabinet has been added.

Sheet A2.2

- 1. EUSERC Cabinet location will not be located within fenced area.

Plans:

Sheet C0.0

1. Playground plans are included in this submittal
2. Screening note has been added.
3. Space was added for legal description.
4. Approval note was removed from the plan set.

Sheet C1.1

1. Setbacks and easements are shown on existing conditions drawing
2. Separated parking lot area in table.
3. Separated playground area in table.
4. Added child capacity to table.
5. Hatched sidewalks to provide better visibility.
6. Removed approval note.

Sheet C1.2

1. Added surrounding building outlines to sheet.
2. All detail sheets are included in this submittal.

Sheet C1.3

1. All detail sheets are included in this submittal.
2. References to other discipline plan sheets have been updated.
3. Architectural sheets have the elevation of the trash enclosure.
4. Removed approval note.

Sheet C5.0

1. Connected sidewalk to the sidewalk along Red Sky Drive.
2. Parking lot has been redesigned to meet requirements listed in this comment.
3. Parking lot has been redesigned to meet requirements listed in this comment.
4. Internal drive aisles are 24 feet in width.
5. Connected sidewalk to the sidewalk along Slicearoo Dr.

Sheet L1.01

1. North Edge complies with parking lot requirements.
2. A new sheet was added to address sign comments, see L1.04. Site triangle has been included on Landscape plan sheet.
3. New sign design proposed as vertical element.
4. Existing planting design, including streetscape has been added at 50% grey.
5. Trees have been revised to accommodate canopy overlap.
6. Bike rack detail is on page L1.03 Landscape Details, rack will hold 4 bikes each, two racks are shown.
7. Parking median is now being planted with ornamental grasses and shrubs.
8. West side complies with parking lot buffer and screening requirements.
9. South edge complies with 10' parking lot buffer and screening requirements.
10. South edge complies with site perimeter landscaping for trees and shrubs.
11. Plant totals have been added to planting schedule.
12. Proposed grass areas are specified as a seed mixture including native grasses, outside of playground turf area does not exceed 15%.
13. Landscape area table has been included on Landscape Plan, L1.01.
14. Table with City ordinance requirements has been added on Landscape Plan, L1.01.

15. East edge has been planted by developer, please see developer plans.
16. Mulch areas have been labeled.
17. Developer landscape in buffer has been added as 50% faded gray.

Sheet A2.1

1. 3D perspective views have been provided from each of the 4 corners of the building.
2. Transparency percentages have been provided for each elevation along with façade length.
3. The word 'veneer' has been removed from keyed note #1
4. The North East corner of the building has been adjusted to meet the requirements of a corner treatment. The corner element has been raised higher than the adjacent roof structure, the cornice on that corner has been enhanced, the use of stone has increased, and the transparency percentage of that corner has been increased. The North façade has been enhanced similarly.
5. All doors exterior doors have projections of a min. 1'-2" above them to offer protection from weather.
6. Graphic scale has been added to the elevations. Distances between setbacks and vertical breaks has been added to the elevations along with their depths
7. The doors shown on 2/A2.1 – North Elevations open directly into classrooms and are not an entrance.
8. Shake siding has been removed and the quantity of stone has been increased on all elevations to provide greater color variety and contrast on all facades. The fabric awnings have been revised to the 'blue' accent color to increase the quantity of its use.
9. Comment regarding signage being reviewed under separate submittal and the review of these plans does not infer approval is noted.
10. Keyed note #18 is used on 1/A2.2. It is noting the precast concrete cap located on top of the front entry columns.

Sheet A2.2

1. All 4 corners of the building have been revised to be symmetrical.
2. Transparency percentages have been provided for each elevation along with façade length.
3. A second set of elevations has been provided with the fencing shown.
4. Keyed note #18 is used on 1/A2.2. It is noting the precast concrete cap located on top of the front entry columns.
5. The EUSR cabinet is identified with keyed note #22 and is located on the wall of the South Elevation. The cabinet is noted to be painted to match the adjacent finish.

Sheet ES.01

1. Light fixture layout revised to accommodate new parking lot layout. Site expanded to show property line.
2. Additional lighting illuminance information has been added to show parking lot lighting statistics.
3. Light fixture schedule updated to show mounting height of fixtures.

Sheet ES.02

1. New sheet added to show light fixture cutsheets.

Sheet ES.03

1. New sheet added to show light fixture cutsheets.

Krista Flynt
January 22, 2021
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If you need further information or have any questions, please feel free to contact me at 240.682.4860 or email dswartzwelder@sehinc.com.

Sincerely,
SHORT ELLIOTT HENDRICKSON INC.

A handwritten signature in black ink, appearing to read "David Swartzwelder". The signature is written in a cursive, flowing style with a large initial "D".

David Swartzwelder
Lead Technician