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April 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 2

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.

General Project Comments:

1. Comment is noted.
2. Comment is noted.
3. Comment is noted.
4. Comment is noted.
5. Comment is noted.
6. Comment is noted.
7. Comment is noted.

Site Plan and Project Details:

1. Information has been formatted accordingly, thank you for the examples.
2. Responses have been made on the same site plan instead of this document.
3. Building massing and corner standards have been updated per conversations with the City of Parker.
4. Comment is noted.
5. Comment is noted.

Outside Referral Agency Comments:

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 have been adjusted according to Appendix A of the RDCCM.
2. All trees have been moved 7ft from storm sewer lines.

Site Plan

3. Storm sewer was shifted to provide separation requested. Easement line was adjusted to avoid obstructions while complying with Town requirements.
4. Comment is noted and will be addressed following layout approval.
5. Plans have been provided to the overall site developer to allow for coordination of access points.

Construction Plans

6. The Town's signature block has been added.

Traffic Study

7. A traffic conformance letter was included in the previous submittal and has been resubmitted with this one as well.

Stormwater Review Comments

Road and Storm Construction Plans

8. Inlets have been moved to provide appropriate clearances for the drainage easement to the retaining walls.
9. 18" of clearance is provided and noted on the plans.
10. Storm sewer was shifted to provide separation requested.
11. Duplicate comment.
12. Duplicate comment.

Drainage Report

Appendix A

13. Basin delineation line has been made bolder.

Appendix B

14. Swale analysis has been added to the appendix.

Town of Parker – Fire Life Safety

Unresolved Comments

1. Comment is noted and will be addressed at the building permit stage.
2. Fire hydrant has been connected to a water main with a dedicated line.
3. Comment is noted.
4. Fire hydrant has been connected to a water main with a dedicated line.
5. Comment is noted.
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. Comment is noted.
9. Gates were previously called out and shown on the plans. Additional detail was added to show the gate swing area to the plan sheets.
10. Autoturn analysis is included with this submittal.
11. Comment is noted.

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.

Parker Water and Sanitation District – Drayton Sanderson - Engineering Technician

1. The proposed easements have been updated in this submittal to reflect the direction provided in the comments. The plat and District's standard easement agreement will be completed following approval of utility locations.
2. A Standard Improvement Agreement will be submitted following site plan approval.
3. An Engineer's estimate will be submitted following site plan approval.
4. Plans have been updated to reflect the changes proposed in the comments.
5. A 1.5" tap has been shown on the plans to serve the building.
6. A plan note was added to call out the sampling manhole.
7. Landscape worksheet has been revised.
8. Comment is noted. Site plan approval will be sought pending approval of Douglas 234, Filing 6 Sub20-002 Master Development Plan 11 Commercial lots.
9. Comment is noted. Site plan approval will be sought but documents will be provided prior to building permit approval.

Intermountain Rural Electric Association

Parking Lot Site Layout C1.3

1. Transformer is properly labeled on sheet C1.2, sheet C1.3 shows the backflow preventer enclosure as noted.

Landscape Plan L1.01

1. Plants around the proposed transformer location have been moved to meet required clearances.

General Comments

1. Retaining walls have been removed from the existing utility easements at the northeast and southwest corners of the site.
2. Comment is noted. Easements will be generated at electrical design.
3. Plant beds around utility transformer were removed per IREA comment and clearance requirements.

Site Plan and Project Details

1. Comment is noted.
2. Missing sheets or mislabeled sheets have been addressed in the revised site plan set.

Plans:

Sheet C0.0

1. These sheets have been removed from this set.

Sheet C1.1

1. Dimensions of the building and from the building to the lot lines have been added to sheet C1.1.

Sheet C5.0

1. Parking space dimensions have been added to plan.
2. All dimensions have been added to parking plan.
3. Fire truck turn radius has been added to this sheet.

Sheet L1.01

1. Plant height and spread have been added to Planting Schedule table, plants will reach a minimum of 3 ft in height where required.
2. Sign has been replaced by decorative boulders, see sheet L1.03 for section and plan view details.
3. Sign has been replaced by decorative boulders to accommodate vertical element.
4. *No comments received*
5. Site Perimeter table has been added.
6. Bike parking information has been added to the parking site details table on sheet C5.0
7. *No comments received*
8. Plant height and spread have been added to Planting Schedule table.
9. Plant height and spread have been added to Planting Schedule table.
10. Site Perimeter table has been added.
11. Information now provided in Landscape Requirements table.
12. Information has been added to Sheet L1.02.
13. Comment is noted.

14. Comment is noted.
15. Planting information from Developer- Rick Engineering Company- has been added and differentiated.
16. Groundcovers are shown on Sheet L1.02.
17. All proposed plants from New Horizon Academy and from Developer are shown on Landscape Plan, sheet L1.01.

Sheet ES.01

1. Exterior pole mounted lighting layout was updated to account for setback requirements from the property line.
2. Light pole heights were reduced to be in line with the top of the building .
3. Illuminance data was updated in accordance with light fixture layout.
4. Light fixture schedule has been updated to reflect new fixture specifications.

Sheet ES.02

1. Light fixture cutsheets are shown with identified data pertaining to the specified fixtures.
2. Unused pages from cutsheets are removed.

Sheet ES.03

1. This sheet is no longer needed and has been removed from the set.

Plan Redlines

Sheets C0.0 – C5.0

1. Comments have been responded to using red text boxes next to each comment in the plan. See New Horizon Parker CO Plan Sheet Responses_V4.pdf

Sheets A2.1 – C2.5

1. Comments have been responded to using blue text boxes next to each comment in the plan. See New Horizon Parker CO Plan Sheet Responses_V4.pdf

Sheets ES.01 – ES.03

1. Comments have been responded to using blue text boxes next to each comment in the plan. See New Horizon Parker CO Plan Sheet Responses_V4.pdf

Sheets L1.01-L1.03

1. Comments have been responded to using green text boxes next to each comment in the plan. See New Horizon Parker CO Plan Sheet Responses_V4.pdf
2. Sheet L1.04- Sign has been replaced by decorative boulders to fulfill vertical element, see sheet L1.03.

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.

Krista Flynt
April 22, 2021
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A handwritten signature in black ink, reading "David Swartzwelder". The signature is written in a cursive style with a large, looped initial "D".

David Swartzwelder
Lead Technician