



## Development Review Division

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

### MEMORANDUM

**TO:** Alan Ruth, New Horizon Academy  
David Scharzwelder, SEH Inc.

**FROM:** Krista Flynt, Planner 1

**DATE:** Dec. 9, 2020

**SUBJECT:** SP20-081 New Horizon Daycare Site Plan – Planning Review 1

Listed below are the Planning Division's comments related to your land use 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:** Krista Flynt  
**EMAIL:** [kflynt@parkeronline.org](mailto:kflynt@parkeronline.org)  
**PHONE:** 303.805.3331

#### GENERAL PROJECT COMMENTS:

1. The Planning Division references certain sections of the Parker 2035 Master Plan, the Land Development Ordinance (LDO) and the Development Design Standards (DDS). Copies of these documents are available at:  
[Parker 2035 Master Plan](#)  
[Development Design Standards](#)  
[Land Development Ordinance](#)
2. 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.
3. Please contact the referral agencies if you have questions regarding their review comment(s).
4. A redlined plan is included with this memorandum and is intended to supplement and clarify the review comments of this memorandum.
5. If any comments in the redline file are unclear you may ask staff for an example of what they are looking for.
6. Due to the large amount of missing information. The second review will contain many new comments to address that are not contained in this review.
7. Final Plans submitted to the Building Department, Engineering Department and Parker Water and Sanitation District **must be exactly the same as the approved Site Plan set.**

### Narrative

- 1. Your narrative refers to “Douglas 1 subdivision.” The subdivision name is Douglas 234. The rest of your description is correct. Please edit and resubmit your narrative with the correct location. Also submit this information in a separate word document labeled “legal description”.**

Comment Addressed:  Yes  No

Response:

### Site Plan and Project Details

- 2. In your next submittal include your playground plans in with your site plan set, as well as all additional sheets requested by planning staff in the redline comments (like trash enclosure fence elevations, etc.) Please include all in ONE PDF document labeled “Site plan set V3”**

Comment Addressed:  Yes  No

Response:

- 3. In your next submittal include a sheet with the retaining wall location, materials, height, and dimensions all on one sheet.**

Comment Addressed:  Yes  No

Response:

- 4. Ensure all sheets referenced in notes section are submitted in sheet plan set.**

Comment Addressed:  Yes  No

Response:

- 5. Submit your revised narrative as a separate file from your application. You do not need to resubmit your application.**

Comment Addressed:  Yes  No

Response:

**6. 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:

- Antelope Heights HOA
- Town of Parker – Stormwater (Drainage Report)
- Town of Parker – Environmental (Construction Plans)
- Town of Parker – Civil (Drainage Report)
- Town of Parker – Civil (Traffic Impact Study)
- Town of Parker – Fire Life Safety
- Town of Parker – Civil (Construction Plans)
- Town of Parker – Civil (Site Plan)
- PSCO of Colorado
- Parker Water and Sanitation
- IREA

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

- Town of Parker – Stormwater (Construction Plans)

These comments are available on eTRAKiT. Please address accordingly.

Comment(s) Addressed:  Yes  No

Response:

\_\_\_\_\_  
Property Owner

\_\_\_\_\_  
Date

\_\_\_\_\_  
Project Representative

\_\_\_\_\_  
Date



Building a Better World for All of Us®

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Owner: New Horizon Academy, 3405 Annapolis Lane N., Suite 100, Plymouth, MN 55447, 763.557.1111. Architect: Short Elliott Hendrickson, Inc., 2000 South Colorado Boulevard, Tower One, Suite 6000, Denver, Colorado 80222, 720.540.6800. Landscape Architect: Short Elliott Hendrickson, Inc., 15901 Red Circle Drive, Suite 300, Minnetonka, MN 55343, 952.912.2600. Civil Engineer: Short Elliott Hendrickson, Inc., 418 West Superior Street, Suite 200, Duluth, MN 55802, 218.279.3000. Structural Engineer:

Mechanical Engineer

Electrical Engineer

NEW HORIZON ACADEMY - DOUGLAS 234 FILING, NO. X PARKER, CO

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SEH Project Checked By: DRH Drawn By: AMP NHOAC 156217

Project Status: TOWN REVIEW Issue Date: 8/26/2020

Revision Issue: Rev. # Description Date

COVER SHEET

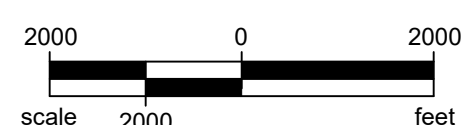
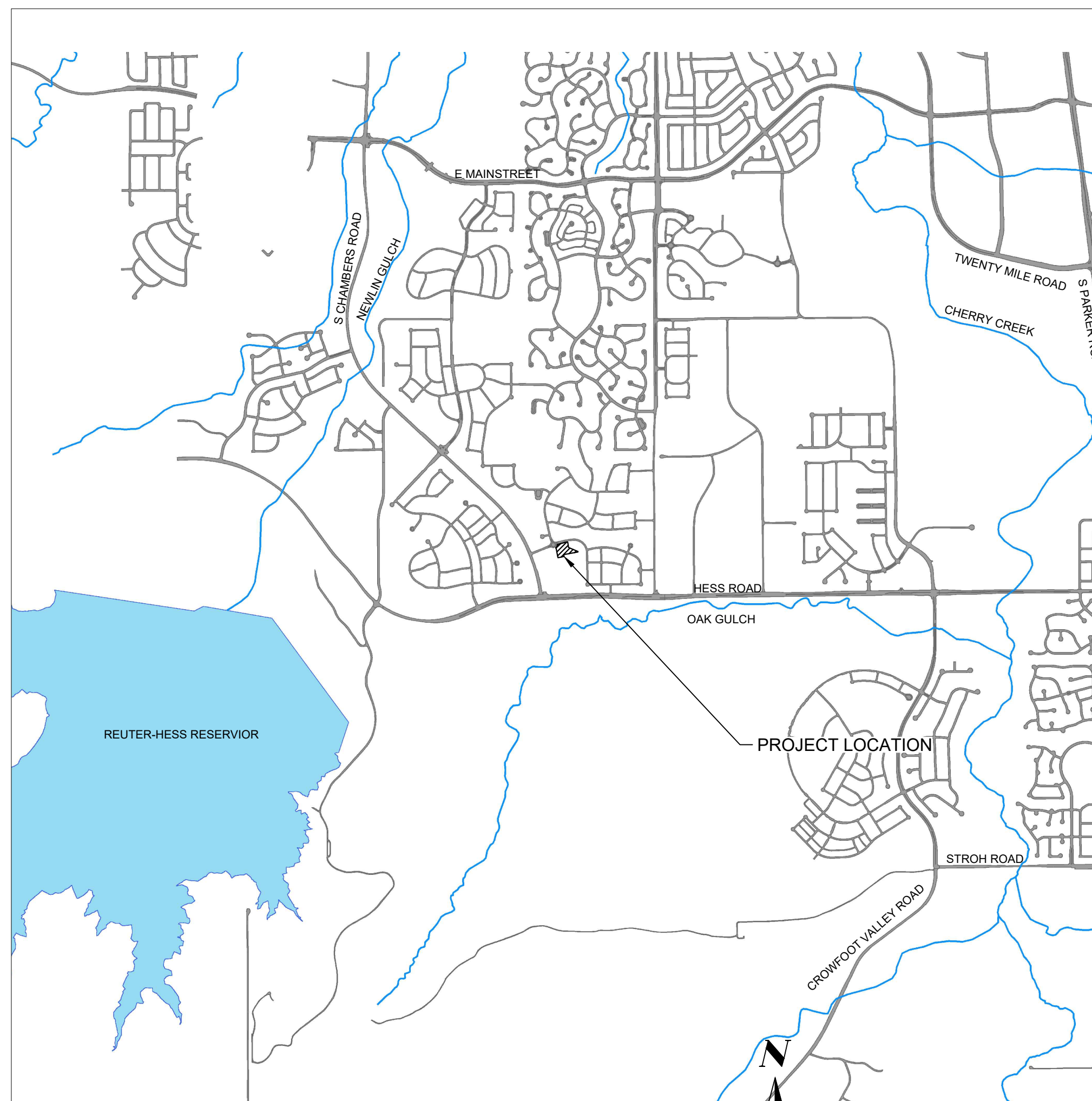
C0.0

DOUGLAS 234, FILING NO. X

A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO 1.518 ACRES

On second submittal include the playground plans in with the site plan set.

SITE PLANS FOR NEW HORIZON ACADEMY



PLAN SHEET INDEX table with columns SHEET NUMBER and SHEET TITLE. Rows include C0.0 COVER SHEET, C1.1 OVERALL SITE, C1.2 BUILDING SITE LAYOUT, C1.3 PARKING LOT SITE LAYOUT, C5.0 SIGNAGE PLAN, L1.01 LANDSCAPE PLAN, L1.02 IRRIGATION DIAGRAM, L1.03 LANDSCAPE DETAILS, A2.0 EXTERIOR ELEVATIONS, A2.1 EXTERIOR ELEVATIONS, ES.01 PHOTOMETRIC SITE PLAN.

CONTACT LIST

PARKER PUBLIC WORKS 20120 E MAINSTREET PARKER, CO 80138 STREETS - MIKE WAUGH STORM WATER - JACOB JAMES 303-840-9546

TOWN OF PARKER POLICE DEPARTMENT 196000 E PARKER SQUARE DR. PARKER, CO 80134 303-841-9800

PARKER WATER AND SANITATION DISTRICT 18100 E. WOODMAN DR. PARKER, CO 80134 303-841-4627

FIRE & LIFE SAFETY RANDALL CAPRA 20120 E. MAINSTREET CENTENNIAL, CO 80138 303-205-3169

UTILITY NOTIFICATION COMPANY OF COLORADO 2801 S. YOUNGFIELD ST. SUITE 301 GOLDEN, CO 80401 LOCAL CALLS 800-922-1987 (811)

XCEL ENERGY MICHELLE O'NAN 5909 E. 38TH AVE. DENVER, CO 80207 303-329-1618

COMCAST KEVIN YOUNG 6859 S. TUCSON WAY ENGLEWOOD, CO 80112 720-490-3867

CENTURY LINK WILLIAM BENSON 9750 E. COSTILLA AVE. ENGLEWOOD, CO 80220 303-792-6069

COLORADO DEPARTMENT OF HEALTH 4210 E. 11TH AVE. DENVER, CO 303-320-8333

INTERMOUNTAIN RURAL ELECTRIC ASSOCIATION JASON JENKS 5496 NORTH US HWY 85 P.O. BOX DRAWER A SEDALIA, CO 80135 303-688-3100

URBAN DRAINAGE FLOOD CONTROL DISTRICT (UDFCD) MIKE SARMENTO 2480 W 26TH AVE. SUITE 156-B DENVER, CO 80211 303-455-6277

SITE DISTANCE CERTIFICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE PROPOSED SUBDIVISION IS DESIGNED IN ACCORDANCE WITH THE TOWN OF PARKER SIGHT DISTANCE CRITERIA AND WITH AASHTO POLICY ON GEOMETRIC DESIGN OF HIGHWAY & STREETS.

"COLORADO LICENSED ENGINEER" LICENSE NO.

TOWN OF PARKER APPROVAL

THE TOWN OF PARKER REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE TOWN'S STANDARDS AND APPROVED VARIANCES, SUBJECT TO THESE PLANS BEING STAMPED, SIGNED, AND DATED BY THE PROFESSIONAL ENGINEER OF RECORD. REVIEW BY THE TOWN DOES NOT CONSTITUTE APPROVAL OF THE PLAN DESIGN OR ACCURACY AND CORRECTNESS OF ENGINEERING CALCULATIONS. ERRORS IN THE DESIGN OR CALCULATIONS REMAIN THE RESPONSIBILITY OF THE REGISTERED PROFESSIONAL ENGINEER WHOSE STAMP AND SIGNATURE ARE AFFIXED TO THIS DOCUMENT.

THIS REVIEW DOES NOT CONSTITUTE APPROVAL OF ANY PRIVATE ON-SITE IMPROVEMENTS WHICH MAY BE CONSTRUCTION CANNOT COMMENCE UNTIL ALL REQUIRED DRAINAGE/TRAFFIC REPORT(S), FINAL DEVELOPMENT PLAN(S), SPECIAL REVIEW(S), GRADING PERMIT, AND/OR OTHER PERMITS ARE COMPLETE, APPROVED AND ON FILE WITH THE TOWN OF PARKER.

TOWN OF PARKER, DIRECTOR OF ENGINEERING/PUBLIC WORKS DATE

EXISTING

- RIGHT OF WAY, PERMANENT EASEMENT, PROPERTY LINE, HORIZONTAL CONTROL POINT, BENCHMARK, SURVEY MARKER, SOIL BORING, SANITARY SEWER AND MANHOLE, FORCE MAIN AND LIFT STATION, SANITARY SEWER SERVICE & CLEANOUT, WATER MAIN, HYDRANT, VALVE AND MANHOLE, WATER SERVICE AND CURB STOP BOX, STORM SEWER, MANHOLE AND CATCH BASIN, CULVERT AND APRON ENDWALL, GAS MAIN, VALVE, VENT AND METER, HANDHOLE, BURIED FIBER OPTIC CABLE AND MANHOLE, BURIED PHONE CABLE, PEDESTAL AND MANHOLE, BURIED TV CABLE, PEDESTAL AND MANHOLE, BURIED ELECTRIC CABLE, PEDESTAL, MANHOLE, TRANSFORMER AND METER, OVERHEAD WIRE, POLE AND GUY WIRE, LIGHT POLE, TRAFFIC SIGNAL, STREET NAME SIGN, SIGN (NON STREET NAME), RAILROAD TRACKS, DECIDUOUS AND CONIFEROUS TREE, BUSH / SHRUB AND STUMP, EDGE OF WOODED AREA, WETLAND, BUILDING, FENCE (UNIDENTIFIED), BARBED WIRE FENCE, CHAIN LINK FENCE, ELECTRIC WIRE FENCE, WOOD FENCE, WOVEN WIRE FENCE, PLATE BEAM GUARDRAIL, CABLE GUARDRAIL, POST / BOLLARD, RETAINING WALL.

PROPOSED

- STREET CENTERLINE, RIGHT-OF-WAY, PERMANENT EASEMENT, TEMPORARY EASEMENT, CONSTRUCTION LIMITS, SANITARY SEWER, BULKHEAD AND MANHOLE, FORCE MAIN, SANITARY SERVICE AND CLEANOUT, WATER MAIN, TEE, HYDRANT, BULKHEAD AND VALVE, WATER VALVE MANHOLE, REDUCER, BEND AND CROSS, WATER SERVICE AND CURB STOP BOX, STORM SEWER, MANHOLE AND CATCH BASIN, CULVERT AND APRON ENDWALL, DRAIN TILE, DITCH / SWALE, RIPRAP, STREET NAME SIGN, SIGN (NON STREET NAME), RETAINING WALL.

SOIL PREPARATION AND PAVEMENT DESIGN NOTE

SOIL PREPARATION AND PAVEMENT DESIGN SHALL BE PER RECOMMENDATIONS FROM A GEOTECHNICAL REPORT PREPARED FOR THIS SITE AS FOLLOWS.

GEOTECHNICAL ENGINEER: ROCKY MOUNTAIN GROUP. PROJECT NO. 167366

THE CONTRACTOR MUST FULLY REVIEW THIS REPORT AND BRING ANY CONFLICTS BETWEEN IT AND THE CONSTRUCTION PLANS AND SPECIFICATIONS TO THE ENGINEER'S ATTENTION PRIOR TO BEGINNING WORK.

BASIS OF BEARINGS:

THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 29 TOWNSHIP 6 SOUTH, RANGE 66 WEST, 6TH P.M. BEARING SOUTH 89°15'13" WEST AS SHOWN ON FINAL PLAT DOUGLAS 234 FILING NO. 1.

BENCHMARK

BENCHMARK IS BY GPS OBSERVATION NAVD 88. SET SITE BENCHMARK AT NORTHWEST CORNER OF INLET ON CHAMBERS RD. APPROXIMATELY 200'+/- NORTH OF HESS RD.

Add this note to cover page per LDO 13.16.050 (M) A plan note stating that all mechanical equipment shall be screened from view from a public right of way. Final location and screening measures shall be determined at time of final site plan under Chapter 13.06 of this Title.

Add space on sheet for legal description.

remove on every page this appears

**NOT FOR  
CONSTRUCTION**

**Owner**  
New Horizon Academy  
3405 Annapolis Lane  
N., Suite 100  
Plymouth, MN 55447  
763.557.1111

**Architect**  
Short Elliott Hendrickson, Inc.  
2000 South Colorado Boulevard  
Tower One, Suite 6000  
Denver, Colorado 80222  
720.540.6800

**Landscape Architect**  
Short Elliott Hendrickson, Inc.  
10901 Red Circle Drive  
Suite 300  
Minnetonka, MN 55343  
952.912.2800

**Civil Engineer**  
Short Elliott Hendrickson, Inc.  
418 West Superior Street  
Suite 200  
Duluth, MN 55802  
218.279.3000

**Structural Engineer**

**Mechanical Engineer**

**Electrical Engineer**

**NEW HORIZON ACADEMY -  
DOUGLAS 234 FILING, NO. X**  
PARKER, CO

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**SEH Project** NHOAC 156217  
**Checked By** DRH  
**Drawn By** AMP

**Project Status** TOWN REVIEW  
**Issue Date** 8/26/2020

**Revision Issue**

Rev. #	Description	Date

OVERALL SITE

C1.1

Draw setbacks on plan, and easements. label ALL. include line legend for relevant line styles used on EACH page.  
Include dimensions of all elements, including facade length, and square foot area of all elements.

what is the sq ft area of the parking lot?

Please call out the SQ Ft of playground area. It looks like you are including this in your open 'landscaping' area.

Identify child capacity, necessary to determine parking ratio.

Show sidewalks in a different line style for better visibility.

SITE DATA TABLE		
SITE AREA	AREA	PERCENT
GROSS SITE AREA	66,116 SF / 1.52 AC	100.00%
BLDG. COVERAGE	12,985 SF / 0.30 AC	20.00%
SIDEWALKS AND PAVEMENT	22,923 SF / 0.52 AC	34.00%
LANDSCAPING	30,208 SF / 0.70 AC	46.00%
OPEN SPACE - DOUGLAS 234 PD		
	STANDARD	PROPOSED
MINIMUM OPEN SPACE	20%	46%
BUILDING STANDARDS - DOUGLAS 234 PD		
	STANDARD	PROPOSED
BUILDING HEIGHT (MAX)	35'-0"	22'-3"
SETBACKS - DOUGLAS 234 PD		
	STANDARD	PROPOSED
DOUGLAS 234 BUILDING FRONT	25- FEET	116- FEET
DOUGLAS 234 BUILDING SIDE	10- FEET	10- FEET
DOUGLAS 234 BUILDING REAR	0- FEET	25- FEET
ADJACENT TO RESIDENTIAL	25- FEET	25- FEET
PARKING - PARKER MUNICIPAL CODE - DAYCARE		
STANDARD	1 SPACE / EA. (4) CHILDREN OF LICENSED CAPACITY	47 SPACES
PROVIDED		
	STANDARD	45
	ACCESSIBLE	2
	TOTAL	47 SPACES

**TOWN OF PARKER APPROVAL**  
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TOWN OF PARKER, DIRECTOR OF ENGINEERING/PUBLIC WORKS      DATE

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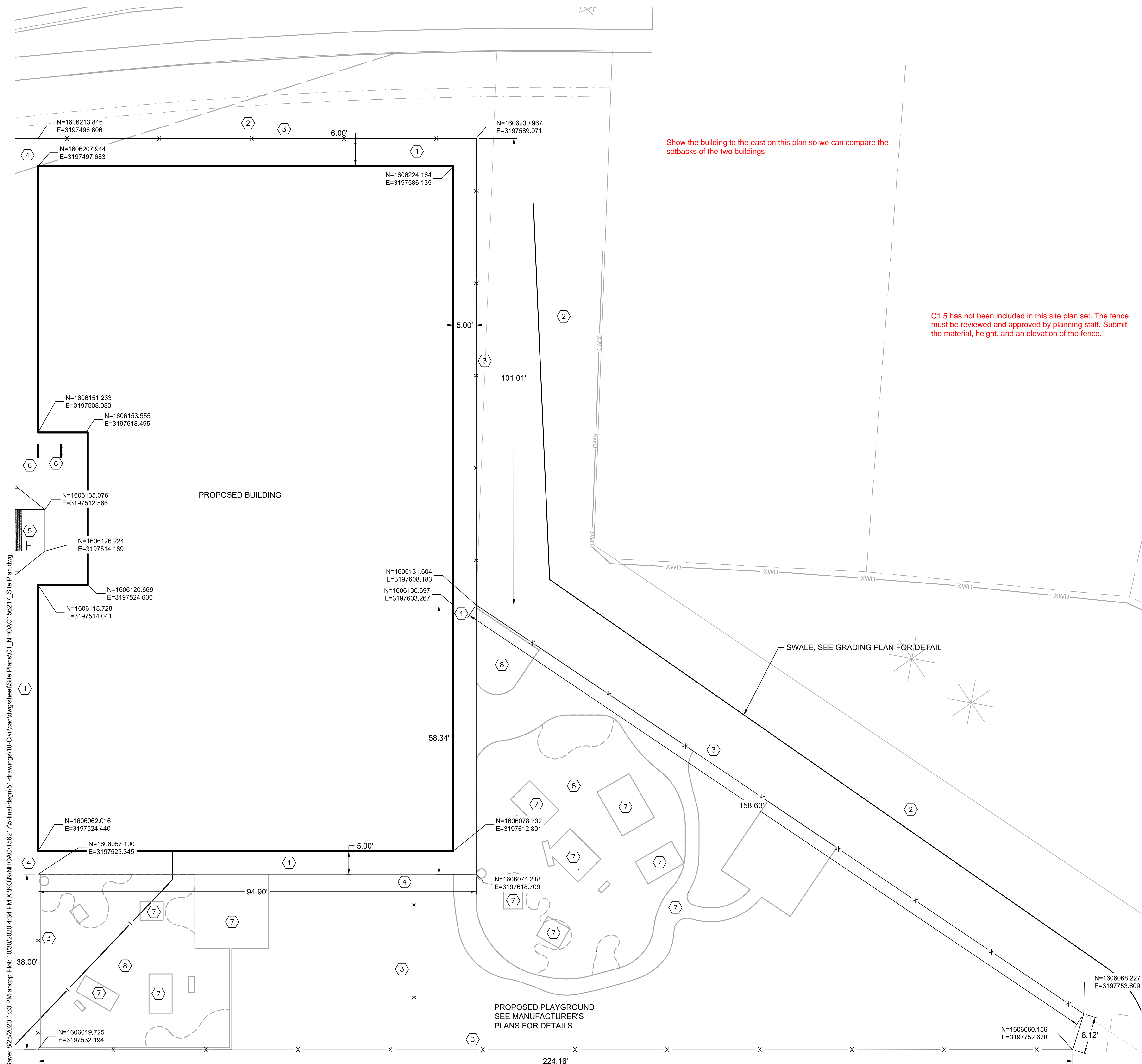
SEH Project: NHOAC 156217  
Checked By: DRH  
Drawn By: AMP

Project Status: TOWN REVIEW  
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Rev. #	Description	Date

BUILDING SITE LAYOUT

C1.2



**KEY NOTES**

- ① CONCRETE SIDEWALK (SEE PLAN FOR WIDTH), SEE DETAIL SHEET C1.5
- ② LANDSCAPE AREA, SEE SHEET L101
- ③ PLAYGROUND FENCE, SEE DETAIL SHEET C1.5
- ④ PLAYGROUND FENCE GATE, SEE MANUFACTURER'S DETAIL
- ⑤ CURB RAMP MID BLOCK CURB RAMP, SEE DETAIL SHEET C1.4
- ⑥ BIKE RACK, SEE DETAIL SHEET L101
- ⑦ CONCRETE PLAYGROUND SECTION, SEE DETAIL SHEET C1.5
- ⑧ AGGREGATE PLAYGROUND SECTION, SEE DETAIL SHEET C1.5

**GENERAL NOTES**

1. CURB LOCATIONS ARE AT THE BACK OF CURB UNLESS OTHERWISE NOTED.
2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE PLANS AND TOWN OF PARKER SPECIFICATIONS.
3. ALL NECESSARY PERMITS AND APPROVALS FROM AGENCIES GOVERNING THIS WORK SHALL BE SECURED BY THE CONTRACTOR PRIOR TO BEGINNING CONSTRUCTION.
4. SITE CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS AND REPLACEMENT OF ALL PINS ELIMINATED OR DAMAGED DURING CONSTRUCTION.
5. SITE CONTRACTOR SHALL MATCH EXISTING PAVING AND CURB & GUTTER THAT WILL NOT BE REMOVED, IN GRADE AND ALIGNMENT.
6. ANY CURB & GUTTER OR SIDEWALK DAMAGED DURING CONSTRUCTION SHALL BE REPLACED BY SITE CONTRACTOR.

**TOWN OF PARKER APPROVAL**

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TOWN OF PARKER, DIRECTOR OF ENGINEERING/PUBLIC WORKS \_\_\_\_\_ DATE \_\_\_\_\_

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**Structural Engineer**

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New Horizon Academy  
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PARKING LOT SITE LAYOUT

C1.3

**KEY NOTES**

- ① CONCRETE SIDEWALK (SEE PLAN FOR WIDTH), SEE DETAIL SHEET C1.5
- ② LANDSCAPE AREA, SEE LANDSCAPE PLANS
- ③ PLAYGROUND FENCE, SEE DETAIL SHEET C1.5
- ④ PLAYGROUND FENCE GATE, SEE MANUFACTURER'S DETAIL
- ⑤ CURB RAMP MID BLOCK CURB RAMP, SEE DETAIL SHEET C1.4
- ⑥ BIKE RACK, SEE LANDSCAPE PLANS
- ⑦ ASPHALT PARKING LOT, SEE DETAIL SHEET C1.5
- ⑧ CONCRETE DUMPSTER PAD, SEE DETAIL SHEET C1.5
- ⑨ DUMPSTER ENCLOSURE FENCE, SEE SHEET A202
- ⑩ DUMPSTER ENCLOSURE FENCE GATE, SEE SHEET A202
- ⑪ VERTICAL CURB AND GUTTER SECTION (ACCEPT), SEE DETAIL SHEET C1.4
- ⑫ VERTICAL CURB AND GUTTER SECTION (REJECT), SEE DETAIL SHEET C1.4
- ⑬ MEDIAN CURB AND GUTTER SECTION, SEE DETAIL SHEET C1.4
- ⑭ DIRECTIONAL CURB RAMP WITHIN RADIUS, SEE DETAIL SHEET C1.4
- ⑮ INTERSECTION CROSS PAN, SEE DETAIL SHEET C1.4

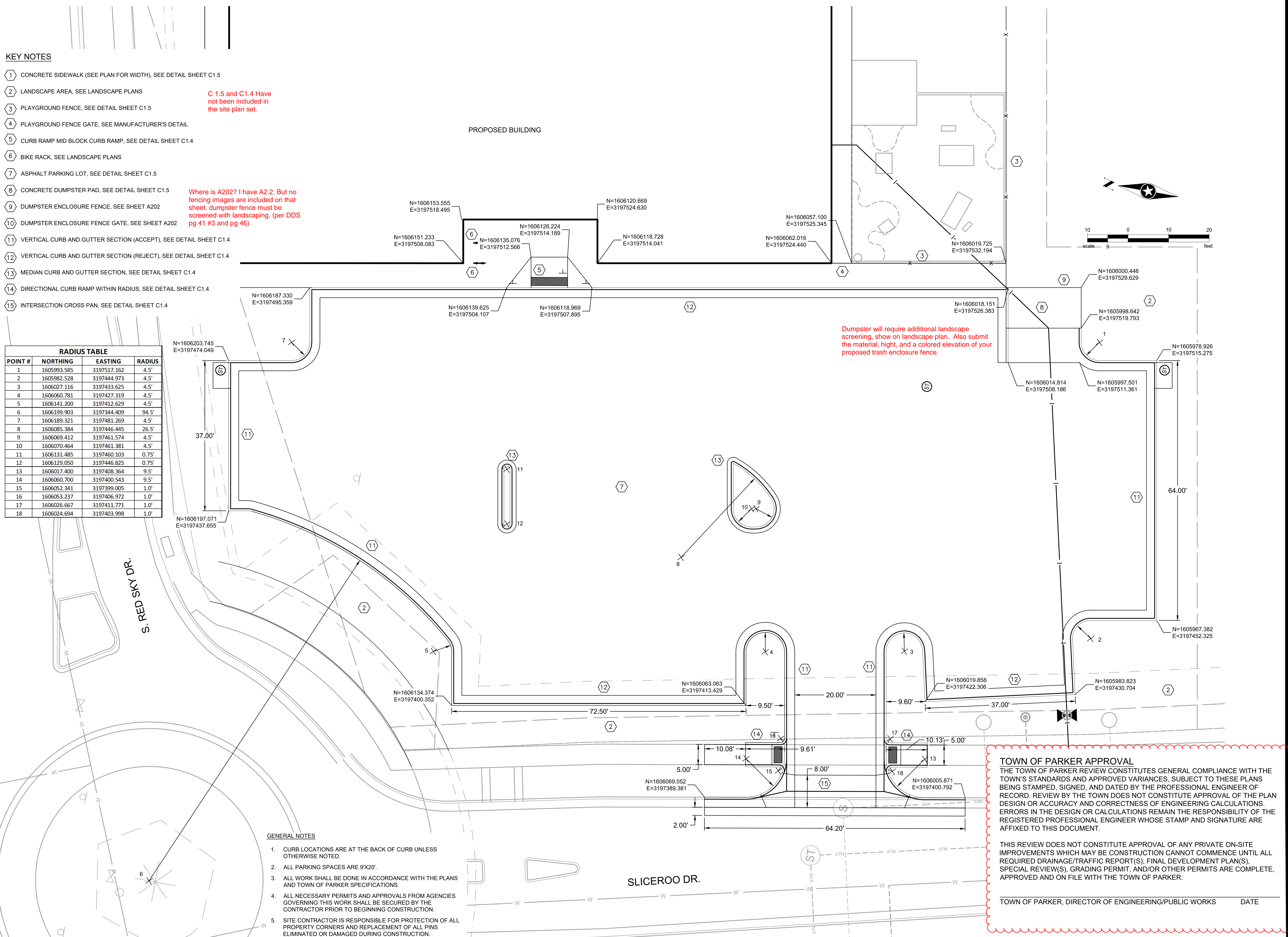
C 1.5 and C1.4 Have not been included in the site plan set.

Where is A202? I have A2.2. But no fencing images are included on that sheet. dumpster fence must be screened with landscaping. (per DDS pg 41 #3 and pg 46)

Dumpster will require additional landscape screening, show on landscape plan. Also submit the material, height, and a colored elevation of your proposed trash enclosure fence.

RADIUS TABLE			
POINT #	NORTHING	EASTING	RADIUS
1	1605993.585	3197517.162	4.5'
2	1605982.528	3197444.973	4.5'
3	1606027.116	3197433.625	4.5'
4	1606060.781	3197427.319	4.5'
5	1606141.200	3197412.629	4.5'
6	1606199.903	3197344.409	94.5'
7	1606189.321	3197481.269	4.5'
8	1606085.384	3197446.445	26.5'
9	1606069.412	3197461.574	4.5'
10	1606070.464	3197461.381	4.5'
11	1606131.485	3197460.103	0.75'
12	1606129.050	3197446.825	0.75'
13	1606017.400	3197408.364	9.5'
14	1606060.700	3197400.543	9.5'
15	1606052.341	3197399.005	1.0'
16	1606053.237	3197406.972	1.0'
17	1606026.667	3197411.771	1.0'
18	1606024.694	3197403.998	1.0'

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**GENERAL NOTES**

1. CURB LOCATIONS ARE AT THE BACK OF CURB UNLESS OTHERWISE NOTED.
2. ALL PARKING SPACES ARE 9'X20'.
3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE PLANS AND TOWN OF PARKER SPECIFICATIONS.
4. ALL NECESSARY PERMITS AND APPROVALS FROM AGENCIES GOVERNING THIS WORK SHALL BE SECURED BY THE CONTRACTOR PRIOR TO BEGINNING CONSTRUCTION.
5. SITE CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS AND REPLACEMENT OF ALL PINS ELIMINATED OR DAMAGED DURING CONSTRUCTION.

**TOWN OF PARKER APPROVAL**  
THE TOWN OF PARKER REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE TOWN'S STANDARDS AND APPROVED VARIANCES, SUBJECT TO THESE PLANS BEING STAMPED, SIGNED, AND DATED BY THE PROFESSIONAL ENGINEER OF RECORD. REVIEW BY THE TOWN DOES NOT CONSTITUTE APPROVAL OF THE PLAN DESIGN OR ACCURACY AND CORRECTNESS OF ENGINEERING CALCULATIONS. ERRORS IN THE DESIGN OR CALCULATIONS REMAIN THE RESPONSIBILITY OF THE REGISTERED PROFESSIONAL ENGINEER WHOSE STAMP AND SIGNATURE ARE AFFIXED TO THIS DOCUMENT.

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TOWN OF PARKER, DIRECTOR OF ENGINEERING/PUBLIC WORKS DATE

**NOT FOR  
CONSTRUCTION**

Owner  
New Horizon Academy  
3405 Annapolis Lane  
N., Suite 100  
Plymouth, MN 55447  
763.557.1111

Architect  
Short Elliott Hendrickson, Inc.  
2000 South Colorado Boulevard  
Tower One, Suite 6000  
Denver, Colorado 80222  
720.540.6800

Landscape Architect  
Short Elliott Hendrickson, Inc.  
10901 Red Circle Drive  
Suite 300  
Minnetonka, MN 55343  
952.912.2600

Civil Engineer  
Short Elliott Hendrickson, Inc.  
418 West Superior Street  
Suite 200  
Duluth, MN 55802  
218.279.3000

Structural Engineer

Mechanical Engineer

Electrical Engineer

NEW HORIZON ACADEMY -  
DOUGLAS 234 FILING, NO. X  
PARKER, CO

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Checked By  
Drawn By

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NHOAC 156217  
DRH  
AMP

Project Status  
TOWN REVIEW

Issue Date  
8/26/2020

Revision Issue

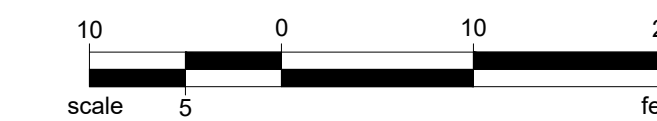
Rev. # Description Date

SIGNAGE PLAN

C5.0

Connect the sidewalk in front of the building to the sidewalk along Red Sky Dr.

Connect the sidewalk in front of the building around the parking lot to the south to Sliceraroo Dr.



R7-8 HANDICAP PARKING SIGN  
"WHEELCHAIR ACCESS AISLE,  
ABSOLUTELY NO PARKING" SIGN  
R7-8 AND R7-8A HANDICAP PARKING SIGN

HANDICAP SYMBOL (TYP)  
HANDICAP ACCESS AISLE  
4-INCH WHITE STRIPES AT A 45° ANGLE

4-INCH WHITE LINE (TYP)

Each off-street parking space, other than parallel spaces, shall be nine (9) feet in width and eighteen (18) feet in length, with an unobstructed front-end overhang. Parking spaces adjacent to landscape islands shall be ten (10) feet in width or a concrete strip, at least eighteen (18) inches wide, shall be provided on the adjacent side of the island for pedestrians to step out of the car. LDO 13.06.050 F.1

Show all dimensions on plan.

East to west this parking lot is an uninterrupted 64 ft. from stall to stall.

Internal drive widths. a. When two-way traffic is proposed, the drive shall be designed to be between twenty-four (24) and twenty-six (26) feet in width (excepting meeting Fire truck turning radius needs) LDO 13.06.050 G.2

A building may front a public roadway with a maximum of one double loaded bay of parking in the front as per DDS pg 25 #4.

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NOTE:  
ALL PARKING STALLS ARE 9' X 18'

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TOWN OF PARKER, DIRECTOR OF ENGINEERING/PUBLIC WORKS DATE

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Duluth, MN 55802  
218.279.3000

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**NEW HORIZON ACADEMY -  
CHAMBERS & HESS**  
PARKER, CO

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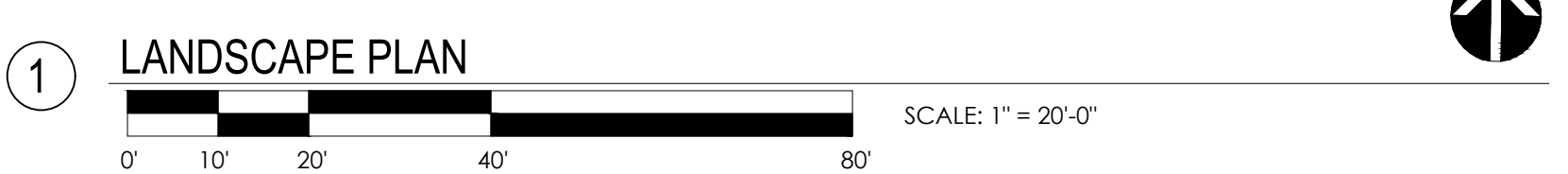
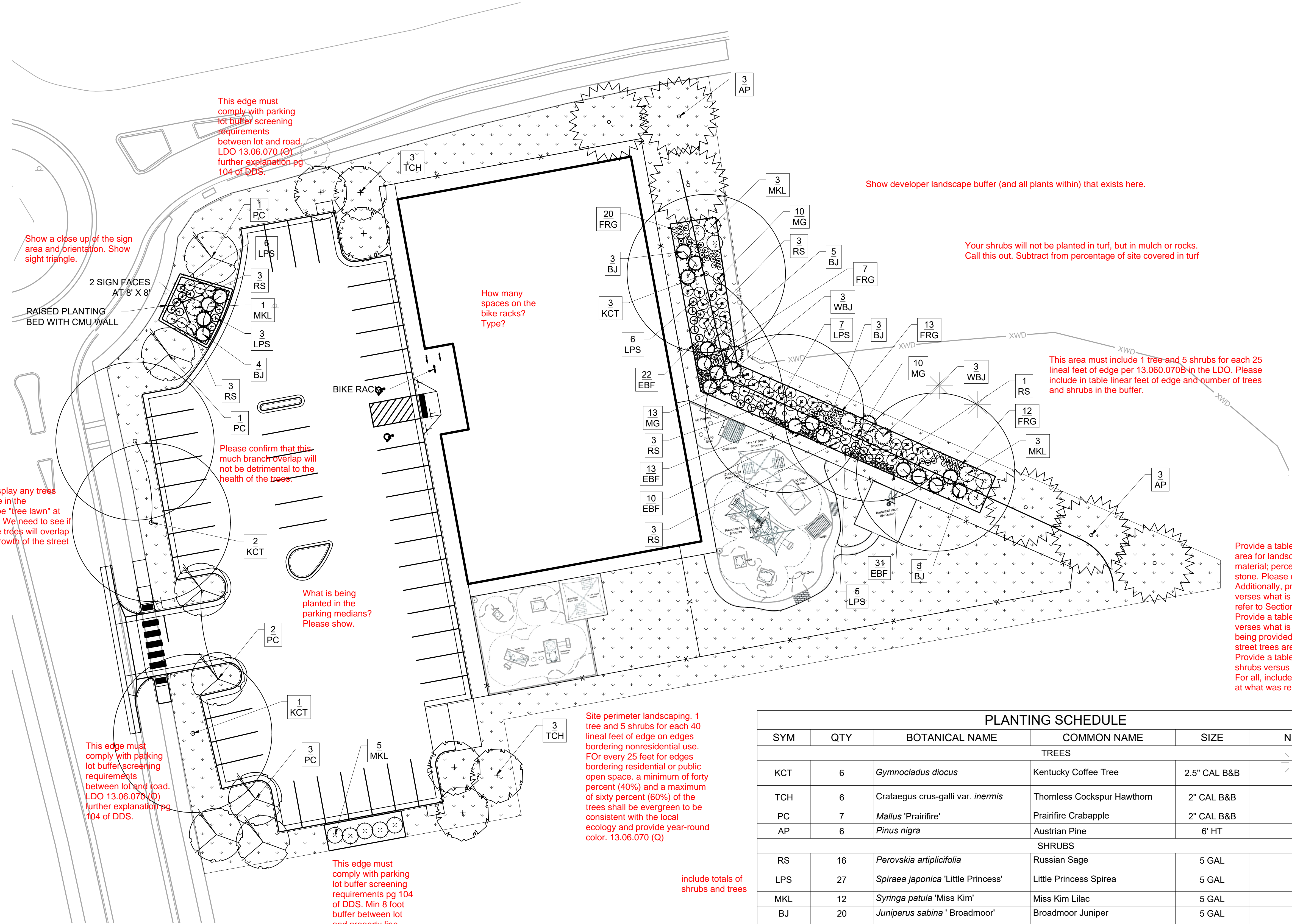
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Checked By: KW  
Drawn By: VT

Project Status: Issue Date:

Revision Issue  
Rev. # Description Date

LANDSCAPE PLAN

**L1.01**



PLANTING SCHEDULE					
SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
TREES					
KCT	6	<i>Gymnocladus dioica</i>	Kentucky Coffee Tree	2.5" CAL B&B	
TCH	6	<i>Crataegus crus-galli</i> var. <i>inermis</i>	Thornless Cockspur Hawthorn	2" CAL B&B	
PC	7	<i>Mallus</i> 'Prairifire'	Prairifire Crabapple	2" CAL B&B	
AP	6	<i>Pinus nigra</i>	Austrian Pine	6' HT	
SHRUBS					
RS	16	<i>Perovskia artemisiifolia</i>	Russian Sage	5 GAL	
LPS	27	<i>Spiraea japonica</i> 'Little Princess'	Little Princess Spirea	5 GAL	
MKL	12	<i>Syringa patula</i> 'Miss Kim'	Miss Kim Lilac	5 GAL	
BJ	20	<i>Juniperus sabina</i> 'Broadmoor'	Broadmoor Juniper	5 GAL	
WBJ	6	<i>Juniperus scopulorum</i> 'Wichita Blue'	Wichita Blue Juniper	5 GAL	
ORNAMENTAL GRASSES					
FRG	52	<i>Calamagrostis acutiflora</i> 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 GAL	
EBF	76	<i>Festuca glauca</i> 'Elijah Blue'	Elijah Blue Fescue	1 GAL	
MG	33	<i>Miscanthus sinensis</i> 'Gracillimus'	Maiden Grass	1 GAL	

Turf Seed Mixture: Seed mixture to contain native grasses such as Blue Grama and Buffalo Grass

If you are specifying actual turf and not native seed areas with this. A maximum of 15% of your landscaped area may be turf (13.06.060 F.1.A). You can subtract the area of the playground from that ratio. If you wish to go that way, please call out the square feet of site that contain the playground. List the square feet of site that will be covered in turf and what proportion of the landscaped area that is. Specify the full list of species in the turf mix. This is the exact language from our code, so I can't tell if this is what you are actually planting.

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**Owner**  
New Horizon Academy  
3405 Annapolis Lane  
N., Suite 100  
Plymouth, MN 55447  
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Denver, Colorado 80222  
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Suite 200  
Duluth, MN 55802  
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**Structural Engineer**

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**NEW HORIZON ACADEMY -  
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**Checked By** KW  
**Drawn By** VT

**Project Status** Issue Date

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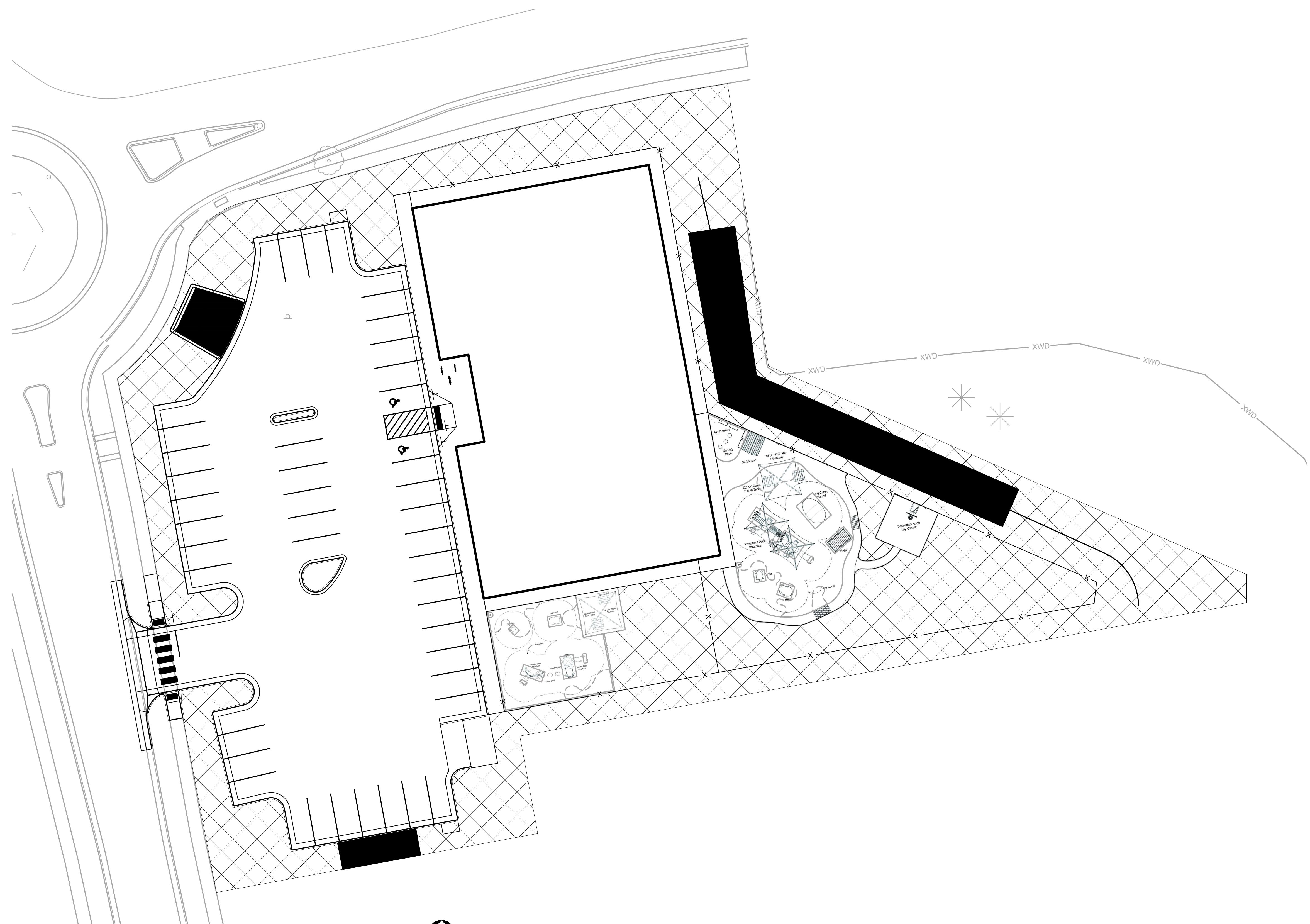
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1 IRRIGATION DIAGRAM  
SCALE: 1" = 20'-0"

DRIP IRRIGATION  
SPRINKLER HEADS

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IRRIGATION DIAGRAM  
**L1.02**



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In the next site plan set, include a 3D representation from 3-point perspective. Show the building as seen from the NorthWest perspective in particular, but from other points as well would also be helpful.

reviewed under standards for a building side



What percentage of your facade is transparent? See DDS pg 50 for transparency requirements. List length of facade when reporting transparency percentage. requirements are different for a building "front" vs building "side"

**1 EAST ELEVATION**  
3/16" = 1'-0"

The NorthEast corner of the building must meet the requirements of the DDS page 21 section "corner treatment" and page 55 "corner treatments." Options include, roof differentiation, raising the use of stone, increasing the transparency percentage, etc. The goal is for this corner to be visually interesting from both streets this building fronts. As well, the North facade must be designed to equal visual interest as the West facade as it fronts Red Sky Dr. Requirements for a building front are in DDS pg 57. This facade needs more architectural elements, the addition of awnings here would be helpful. Our code does require weather protection over doors. If you need to discuss this with me, feel free to reach out. As well, if you have multiple redesign options you would like feedback on, you can email them to me before resubmitting for review 2.

Increase contrast of colors between materials 3, 2, and 4. Other hues are also acceptable and encouraged. You are also encouraged to find more locations/uses for your accent blue.

wood shake siding is not permitted. However hardboard made to look like shake siding is permitted, please ensure a large accurate sample is included on materials board to clarify which is proposed.

remove word veneer on this sheet and next

reviewed under standards for a building front



What do these doors open into? Is this a real entrance?

windows must be transparent. see DDS pg 49 #2.

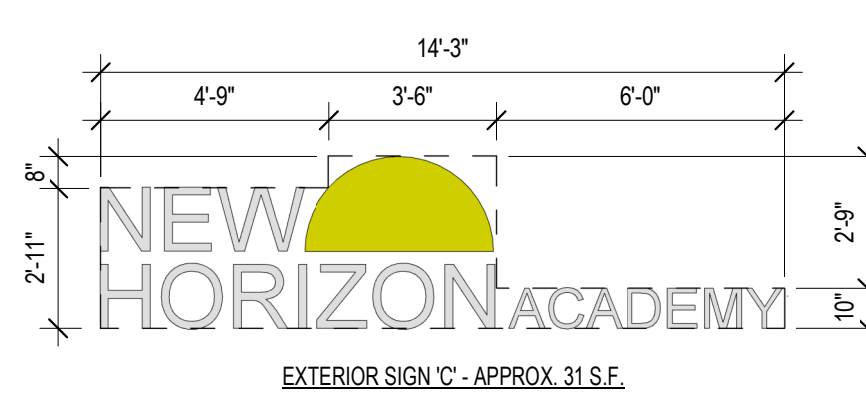
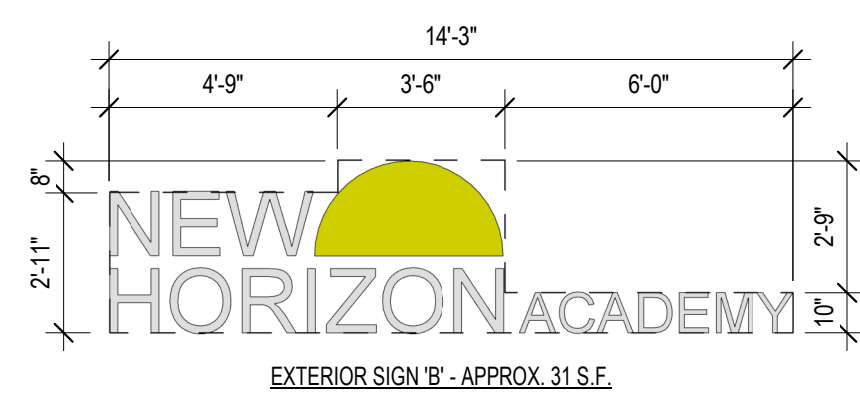
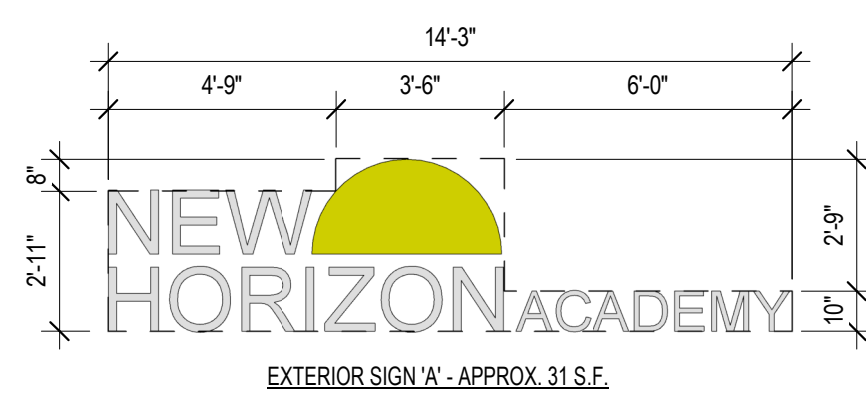
**ELEVATION KEY NOTES (#)**

1. STONE VENEER - SOUTHERN LEDGESTONE 'CHARDONNAY' BY CULTURED STONE
2. WOOD SHAKE SIDING - HARDIESHINGLE - STRAIGHT EDGE PANEL 'NAVAJO BEIGE' BY JAMES HARDIE
3. HORIZONTAL SIDING - HARDIEPLANK - SMOOTH - 'KHAKI BROWN' BY JAMES HARDIE
4. BOARD AND BATTEN SIDING - HARDIEPANEL VERTICAL SIDING - SMOOTH - 'COBBLESTONE' WITH HARDIETRIM BOARD - SMOOTH BATTEN BOARD - 'COBBLESTONE' BY JAMES HARDIE.
5. PREFINISHED METAL COPING - 'WHITE'
6. ALUMINUM STOREFRONT FRAMING / GLAZING ASSEMBLY - TINTED INSULATED LOW-E GLASS WITH 'DARK BRONZE' ANODIZED ALUMINUM FRAMES
7. ALUMINUM DOOR / GLAZING ASSEMBLY - TINTED INSULATED LOW-E GLASS WITH 'DARK BRONZE' ANODIZED ALUMINUM FRAMES
8. HOLLOW METAL DOOR AND FRAME - PAINT TO MATCH 'DARK BRONZE'.
9. ARCHITECTURAL PRECAST CONCRETE SILL
10. EXTERIOR LED SIGNAGE. SEE ELECTRICAL DRAWINGS FOR FURTHER INFORMATION.
11. DECORATIVE COMPOSITE WOOD CORNICE - PAINT 'WHITE'
12. PREFINISHED METAL SCUPPER AND DOWNSPOUT - 'DARK BRONZE'. CONNECT DOWNSPOUT TO UNDERGROUND STORM SEWER. SEE CIVIL DRAWINGS FOR FURTHER INFORMATION.
13. LIGHT FIXTURE. SEE ELECTRICAL DRAWINGS FOR FURTHER INFORMATION.
14. 1x COMPOSITE WOOD TRIM - PAINT 'WHITE'
15. 'BLACK' FABRIC AWNING.
16. DASHED LINE DENOTES TOP OF ROOF BEYOND
17. DECORATIVE WOOD DENTAL - PAINT 'WHITE'.
18. ARCHITECTURAL PRECAST CONCRETE COLUMN CAP.
19. 8x8 COMPOSITE WOOD COLUMN. SEE STRUCTURAL FOR FURTHER INFORMATION.
20. 4x12 COMPOSITE WOOD BEAM.
21. 1x COMPOSITE WOOD TRIM - PAINT 'BLUE'
22. WALL MOUNTED CT CABINET - PAINT TO MATCH ADJACENT FINISH
23. ELECTRICAL METER - PAINT TO MATCH ADJACENT FINISH

No callout for 18 on elevations. Show a rendering in 3 point perspective if needed.

**2 NORTH ELEVATION**  
3/16" = 1'-0"

all signage is reviewed under an application for a separate sign permit. review and approval of these site plans does not infer approval of site signage.



**3 EXTERIOR SIGN SCHEDULE**  
1/4" = 1'-0"

ADD SCALE. Show length of each facade. Show distance between stepbacks or vertical breaks and their depth as described in DDS pg 53 and 54 show depth of eave line. This representation can be a second set of elevations if needed for clarity.

Owner  
New Horizon Academy  
3405 Annapolis Lane  
N., Suite 100  
Plymouth, MN 55447  
763.557.1111

Architect  
Short Elliott Hendrickson, Inc.  
2000 South Colorado Boulevard  
Tower One, Suite 6000  
Denver, Colorado 80222  
720.540.6800

Landscape Architect  
Short Elliott Hendrickson, Inc.  
10901 Red Circle Drive  
Suite 300  
Minnetonka, MN 55343  
952.912.2600

Civil Engineer  
Short Elliott Hendrickson, Inc.  
418 West Superior Street  
Suite 200  
Duluth, MN 55802  
218.279.3000

Structural Engineer

Mechanical Engineer

Electrical Engineer

NEW HORIZON ACADEMY -  
DOUGLAS XXX FILING, NO. X  
PARKER, CO

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Checked By:  
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Issue Date: 8/26/2020

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Rev. # Description Date

EXTERIOR ELEVATIONS

**NOT FOR  
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New Horizon Academy  
3405 Annapolis Lane  
N., Suite 100  
Plymouth, MN 55447  
763.557.1111

**Architect**  
Short Elliott Hendrickson, Inc.  
2000 South Colorado Boulevard  
Tower One, Suite 6000  
Denver, Colorado 80222  
720.540.6800

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Short Elliott Hendrickson, Inc.  
15901 Red Circle Drive  
Suite 300  
Minnetonka, MN 55343  
952.912.2600

**Civil Engineer**  
Short Elliott Hendrickson, Inc.  
418 West Superior Street  
Suite 200  
Duluth, MN 55802  
218.279.3000

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Rev. #	Description	Date

EXTERIOR ELEVATIONS

reviewed under standards for a building front



**1 WEST ELEVATION**  
3/16" = 1'-0"

Need to see the profile of this canopy. How deep is it?

show transparency percentages.

Before second review, I will need a physical copy of the materials Board.

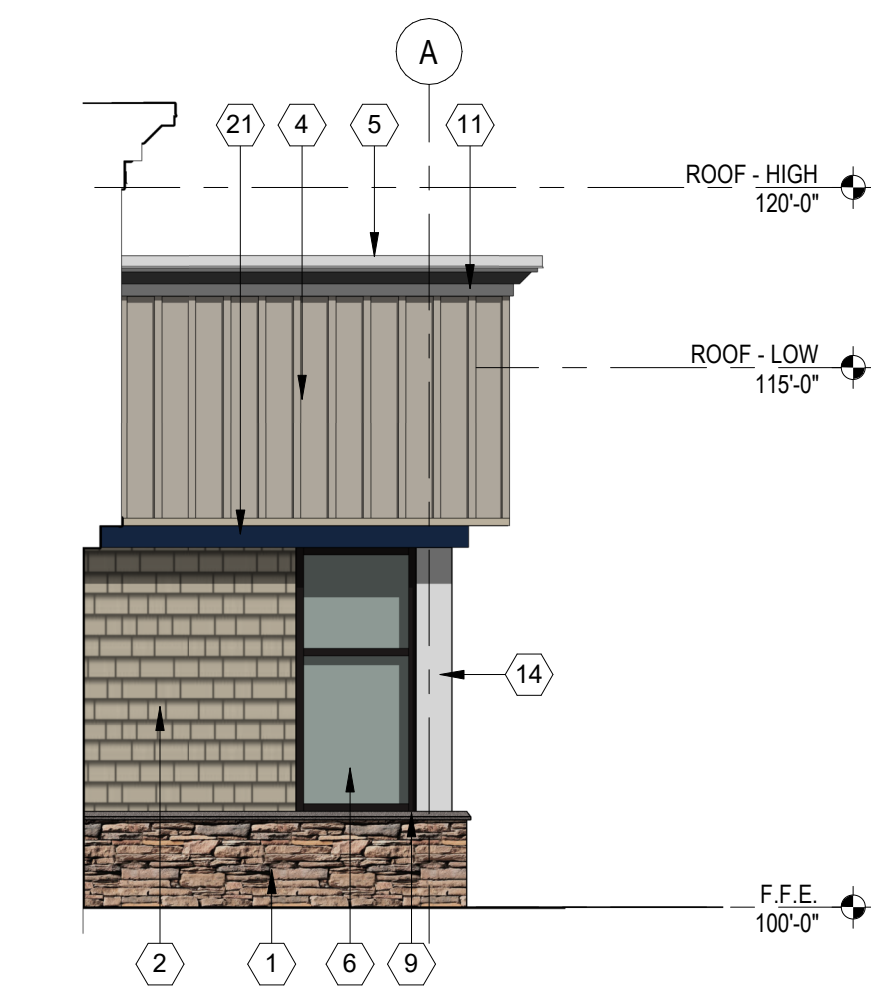
reviewed under standards for a building rear



**2 SOUTH ELEVATION**  
3/16" = 1'-0"

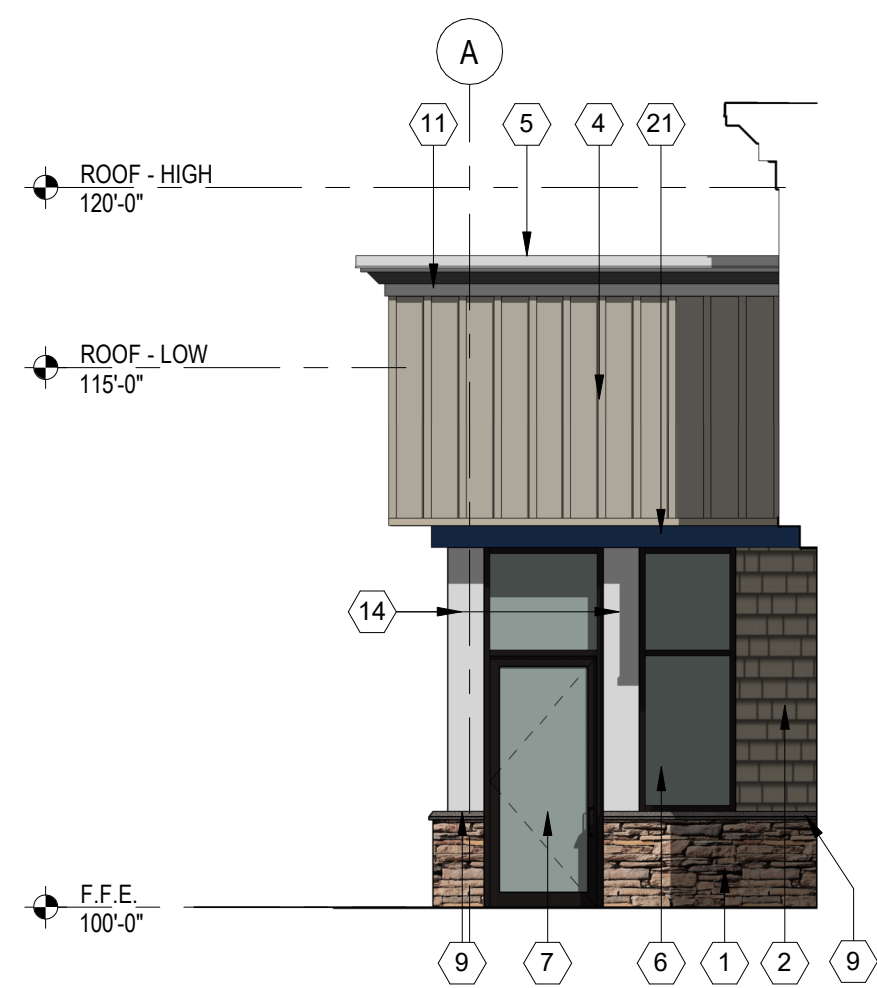
Where is the Electrical (EUSR) cabinet going to be? Show on site plan. Also show on building elevations. Will need to be screened or be painted to match building.

No call out for 18 appears on the elevations.



**3 SOUTH ENTRY ELEVATION**  
3/16" = 1'-0"

Create a second set of elevations for all building facades that includes the fencing that surrounds some sides of the building. Include in plan set.



**4 NORTH ENTRY ELEVATION**  
3/16" = 1'-0"

**ELEVATION KEY NOTES**

- STONE VENEER - SOUTHERN LEDGESTONE 'CHARDONNAY' BY CULTURED STONE
- WOOD SHAKE SIDING - HARDIESHINGLE - STRAIGHT EDGE PANEL 'NAVAJO BEIGE' BY JAMES HARDIE
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- ALUMINUM STOREFRONT FRAMING / GLAZING ASSEMBLY - TINTED INSULATED LOW-E GLASS WITH 'DARK BRONZE' ANODIZED ALUMINUM FRAMES
- ALUMINUM DOOR / GLAZING ASSEMBLY - TINTED INSULATED LOW-E GLASS WITH 'DARK BRONZE' ANODIZED ALUMINUM FRAMES
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- EXTERIOR LED SIGNAGE. SEE ELECTRICAL DRAWINGS FOR FURTHER INFORMATION.
- DECORATIVE COMPOSITE WOOD CORNICE - PAINT 'WHITE'
- PREFINISHED METAL SCUPPER AND DOWNSPOUT - 'DARK BRONZE'. CONNECT DOWNSPOUT TO UNDERGROUND STORM SEWER. SEE CIVIL DRAWINGS FOR FURTHER INFORMATION.
- LIGHT FIXTURE. SEE ELECTRICAL DRAWINGS FOR FURTHER INFORMATION.
- 1x COMPOSITE WOOD TRIM - PAINT 'WHITE'
- 'BLACK' FABRIC AWNING.
- DASHED LINE DENOTES TOP OF ROOF BEYOND
- DECORATIVE WOOD DENTAIL - PAINT 'WHITE'.
- ARCHITECTURAL PRECAST CONCRETE COLUMN CAP.
- 8x8 COMPOSITE WOOD COLUMN. SEE STRUCTURAL FOR FURTHER INFORMATION.
- 4x12 COMPOSITE WOOD BEAM.
- 1x COMPOSITE WOOD TRIM - PAINT 'BLUE'
- WALL MOUNTED CT CABINET - PAINT TO MATCH ADJACENT FINISH
- ELECTRICAL METER - PAINT TO MATCH ADJACENT FINISH



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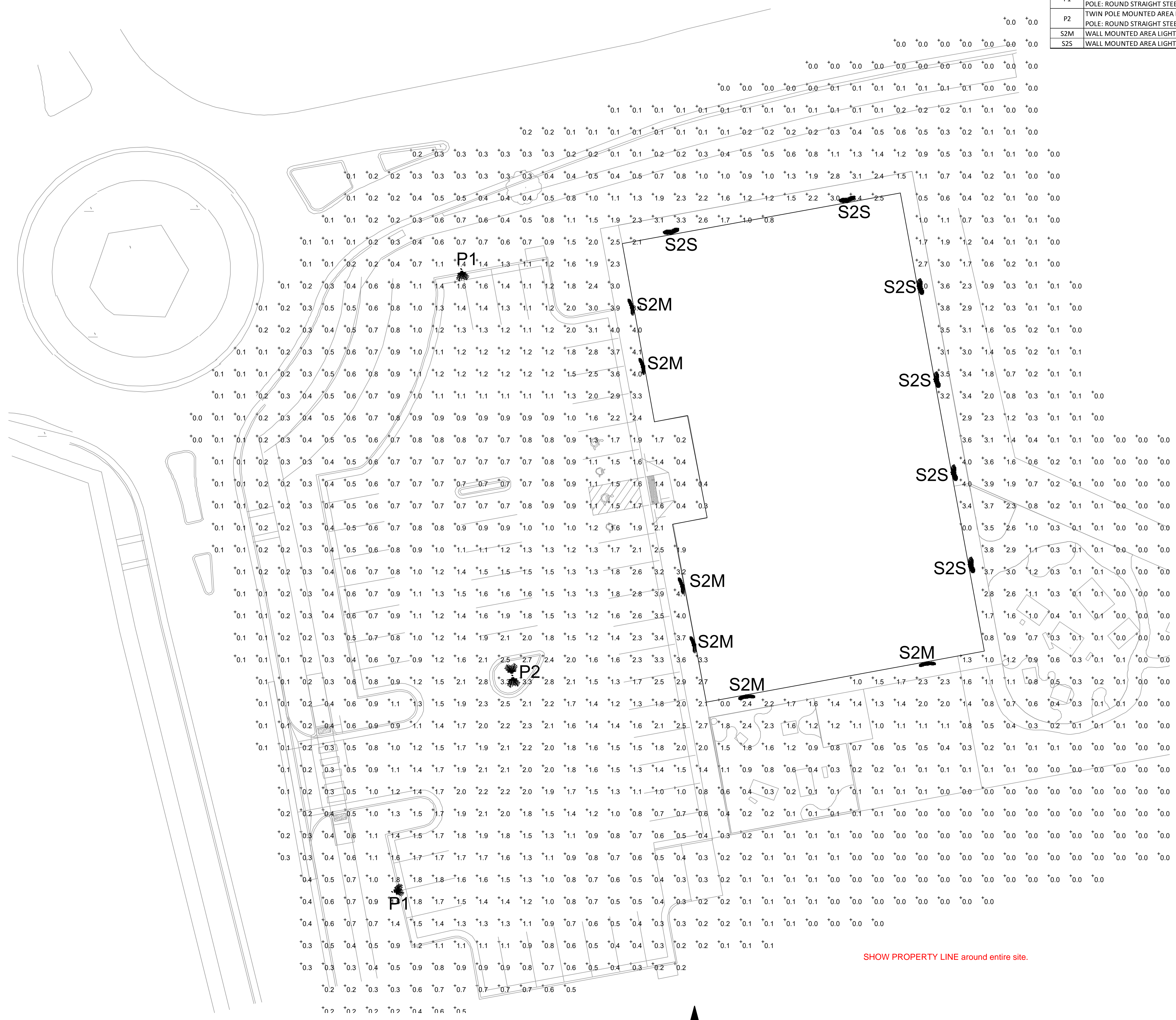
TYPE	DESCRIPTION	CATALOG #
P1	POLE MOUNTED AREA LED LIGHT FIXTURE, 4000K, TYPE TFTM FORWARD THROW DISTRIBUTION	LITHONIA LIGHTING: DSX1-LED-P2-40K-TFTM
	POLE: ROUND STRAIGHT STEEL, DARK BRONZE FINISH	POLE: LITHONIA LIGHTING RSS, DDBXD
P2	TWIN POLE MOUNTED AREA LED LIGHT FIXTURES, 4000K, TYPE TFTM FORWARD THROW DISTRIBUTION	LITHONIA LIGHTING: DSX1-LED-P2-40K-TFTM
	POLE: ROUND STRAIGHT STEEL, DARK BRONZE FINISH	POLE: LITHONIA LIGHTING RSS, DDBXD
S2M	WALL MOUNTED AREA LIGHT FIXTURE, 4000K, TYPE 2 MEDIUM DISTRIBUTION.	LITHONIA LIGHTING: DSXW1-LED-10C-700-40K-T2M
S2S	WALL MOUNTED AREA LIGHT FIXTURE, 4000K, TYPE 2 SHORT DISTRIBUTION.	LITHONIA LIGHTING: DSXW1-LED-10C-700-40K-T2S

PHOTOMETRIC SITE PLAN GENERAL NOTES:

A. ALL EXTERIOR LIGHT FIXTURES SHALL BE FULL CUTOFF.

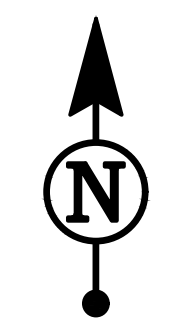
WILL NEED:

- Add the manufacturer cutsheets of each light type to be installed (on this page or a secondary in the site plan set). What warmth/color are the lights?
- What height will each light be installed at?
- The photometric plan shall provide computer printout information that shows that the proposed feature meets the requirements of the Code and shall include, but not be limited to, the following: maximum installed illuminance, uniformity ratio (average as compared to the minimum) and maximum and minimum illuminance. see code section 13.10.140 for the full lighting standards that must be met.
- will your sign include any lighting elements?



SHOW PROPERTY LINE around entire site.

1 PHOTOMETRIC SITE PLAN Scale: 1/16" = 1'-0"



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