



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: March 4, 2021

SUBJECT: SP20-081 New Horizon Daycare Site Plan – Planning Review 2

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
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.**

Site Plan and Project Details

- Below this is an example of what we need for a data table for the landscape page, except we need one with your plantings, one for the developers planting, and one for both combined. This is one way to layout the information. Please use this example and the comments on your site plan as a guide to lay this information out and include all that is needed.

LANDSCAPE REQUIREMENTS					
MINIMUM SITE LANDSCAPE STANDARDS (PUBLIC PLAZAS INCLUDED IN CALCULATION)					
TOTAL DEVELOPED AREA	LANDSCAPE REQUIREMENTS	SITE TREES (1 TREE / 1,000 SF (% EVERGREEN))	SITE SHRUBS (5 SHRUBS / 1,000 SF)	GRASSES (3 GRASSES / 1 SHRUB)	SOD (AREA)
45,237 SF					
REQUIRED	75%	13 TREES (25%)	65 SHRUBS	N/A	15% MAX
PROVIDED	TOTAL (LANDSCAPE AREA)	10,916 SF (42%)	27 TREES (17%)	468 SHRUBS	699 GRASSES
	LANDING	15,963 SF (81%)		N/A	12.6% (2,433 SF)

SITE PERIMETER REQUIREMENTS			
ADJACENT LAND USE	PERIMETER LENGTH	REQUIRED TREES (1 TREE/40 LF) REQUIRED/PROVIDED	REQUIRED SHRUBS (5 SHRUB/40 LF) REQUIRED/PROVIDED
COMMERCIAL (NORTH PROPERTY LINE)	69 LF	2 REQ./3 PROVIDED (3 EVERGREEN TREES)	10 REQ./12 PROVIDED
COMMERCIAL (EAST PROPERTY LINE)	140 LF	4 REQ./6 PROVIDED (8 EVERGREEN TREES)	18 REQ./24 PROVIDED
STROTH ROAD (SOUTH PROPERTY LINE)	280 LF	7 REQ./7 PROVIDED (1 EVERGREEN TREE)	33 REQ./34 PROVIDED
PARKER ROAD (WEST PROPERTY LINE)	150 LF	4 REQ./11 PROVIDED (8 EVERGREEN TREES)	19 REQ./41 PROVIDED

PARKING LOT INTERIOR REQUIREMENTS			
PARKING ISLAND AREA	PROVIDED TREES	PROVIDED SHRUBS	PROVIDED GRASSES
1,307 SF	3 PROVIDED	59 PROVIDED	78 PROVIDED

NOTE: BECAUSE SITE CONTAINS LESS THAN 80 PARKING STALLS, PARKING LOT INTERIOR LANDSCAPING SHALL NOT BE APPLIED.

STREET TREE REQUIREMENTS		
STREET	STREET FRONTAGE LENGTH	REQUIRED TREES (1 TREE / 40 LINEAL FEET) REQUIRED/PROVIDED
S. PARKER ROAD	119 LF	3 REQ./3 PROVIDED
STROTH ROAD	198 LF	5 REQ./5 PROVIDED

* TREES ARE EXISTING PRIOR TO DEVELOPMENT.

NOTE: LANDSCAPE IN ROW IS NOT INCLUDED IN PLANT REQUIREMENT CALCULATIONS.



Comment Addressed: ☐ Yes ☐ No

Response:

- In your next submittal please reply to my comments on your site plan, on the same site plan.

Comment Addressed: ☐ Yes ☐ No

Response:

- Your building architecture does not meet massing or corner standards in the DDS. Please call me if you need any clarification before your next submission and referral period.

Comment Addressed: ☐ Yes ☐ No

Response:

- There are some parts of the code I cannot review your site plan against because of incomplete information in the site plan. Please be aware that new additional comments will be made in my third comment letter once the data is there to review.

Comment Addressed: ☐ Yes ☐ No

Response:

5. 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:

- Town of Parker – Stormwater (Construction Plans)
- Town of Parker – Civil (Construction Plans)
- Town of Parker – Stormwater (Drainage Report)
- Town of Parker – Civil (Drainage Report)
- Town of Parker – Fire Life Safety
- IREA
- Parker Water and Sanitation
- Town of Parker – Civil (Site Plan)
- Town of Parker – Stormwater (Site Plan)

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

- Antelope Heights HOA
- Town of Parker – Civil (Traffic Impact Study)

These comments are available on eTRAKiT. Please address accordingly.

Comment(s) Addressed: ☐ Yes ☐ No

Response:

Property Owner

Date

Project Representative

Date

Site Plan and Project Details:

1. Sheet L1.04 has been added with wall location, materials, height, and dimensions.
 1. This sheet has been labeled “sign details” and does not contain information about the maximum height, materials, or an elevation of the retaining wall.
2. “Ensure all sheets referenced in note section are submitted in sheet plan set”
 1. There are still missing sheets or mislabeled sheets in the site plan set.

Plans:

Sheet C0.0

1. Do not include civil construction information in your site plan set. (i.e. erosion control, storm control, civil details, initial CBMP plan)

Sheet C1.1

1. Setbacks and easements are shown on existing conditions drawing
 - They are requested to be put here so we can compare building location to setbacks and easements. Your building location is not on the existing conditions sheet.
 - Dimensions of building are again requested to be put on this sheet or sheet C1.2

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.
 - Show parking space dimensions ON plan. If adding a concrete strip, show that dimension as well.
4. Internal drive aisles are 24 feet in width.
 - Show dimensions on parking plan.
- 5.
6. Show fire truck turn radius

Sheet L1.01

1. North Edge complies with parking lot requirements.
 - Will the plants around your parking lot grow to a minimum of 3ft in height?
2. A new sheet was added to address sign comments, see L1.04. Site triangle has been included on Landscape plan sheet.
 - The comment requested a close up of the sign area, not the sign itself. Please provide a rendering or elevation of this area. I am looking to review the “vertical element” here.
3. New sign design proposed as vertical element.
 - Your sign cannot be the vertical element. It doesn’t matter the style of the sign. That is an advertisement for your business.
4. Existing planting design, including streetscape has been added at 50% grey.
5. Trees have been revised to accommodate canopy overlap.
 - You now have no site perimeter trees. Trees are extremely preferred to shrubs and grasses as they shade the parking lot.
6. Bike rack detail is on page L1.03 Landscape Details, rack will hold 4 bikes each, two racks are shown.
 - Include bike parking space quantity information on parking layout sheet in parking details table.
7. Parking median is now being planted with ornamental grasses and shrubs.
8. West side complies with parking lot buffer and screening requirements.
 - What is the height of the plants you are planting?
9. South edge complies with 10’ parking lot buffer and screening requirements.
 - What is the height of the plants you are planting?
10. South edge complies with site perimeter landscaping for trees and shrubs.
 - And what about your North and West edges? No data in your table.
11. Plant totals have been added to planting schedule.

- Provide over all site total trees and shrubs provided for both yourself, the developer provided, and all combined. There are numerous notes on the sheet that have been copied directly over from review one and were missed. Please provide data tables that prove you meet ALL the landscaping requirements and formulas you used to derived to get the required number of trees and shrubs to plant.
12. Proposed grass areas are specified as a seed mixture including native grasses, outside of playground turf area does not exceed 15%.
- You have to provide the ACTUAL seed mixture you will be buying, with percentage of each species it contains. Show the location of the grass. Provide square feet of area covered in grass. If some is native grass and some is turf, separate those square footages and precents into different rows. This exact comment was on review 1.
13. Landscape area table has been included on Landscape Plan, L1.01.
- The table is incomplete.
14. Table with City ordinance requirements has been added on Landscape Plan, L1.01.
- Do not write the number of the code section from the LDO. Write the formula you have to use to derive required trees and shrubs. Further comments on site plan set.

15. East edge has been planted by developer, please see developer plans.
 - We will not reference developer plans. The number of trees and shrubs here is needed to determine if you meet overall site minimum planting standards. **Please carefully review our full landscaping requirements and use data tables to show you meet site landscaping standards.**
16. Mulch areas have been labeled.
 - Please show all ground cover on separate sheet for easier review.
17. Developer landscape in buffer has been added as 50% faded gray.
 - The number of shrubs here seems to have been reduced. Has it changed between reviews? Or did you just show in less detail this round? If it hasn't changed, include ALL trees and shrubs in this area.

Sheet ES.02

1. New sheet added to show light fixture cutsheets.
 - a. Please circle the rows and columns that apply to the lights you are installing. Delete any sheets that don't contain information about lights you are installing.

Sheet ES.03

1. New sheet added to show light fixture cutsheets.
 - a. Please circle the rows and columns that apply to the lights you are installing. Delete any sheets that don't contain information about lights you are installing.

Krista Flynt
January 22, 2021
Page 4

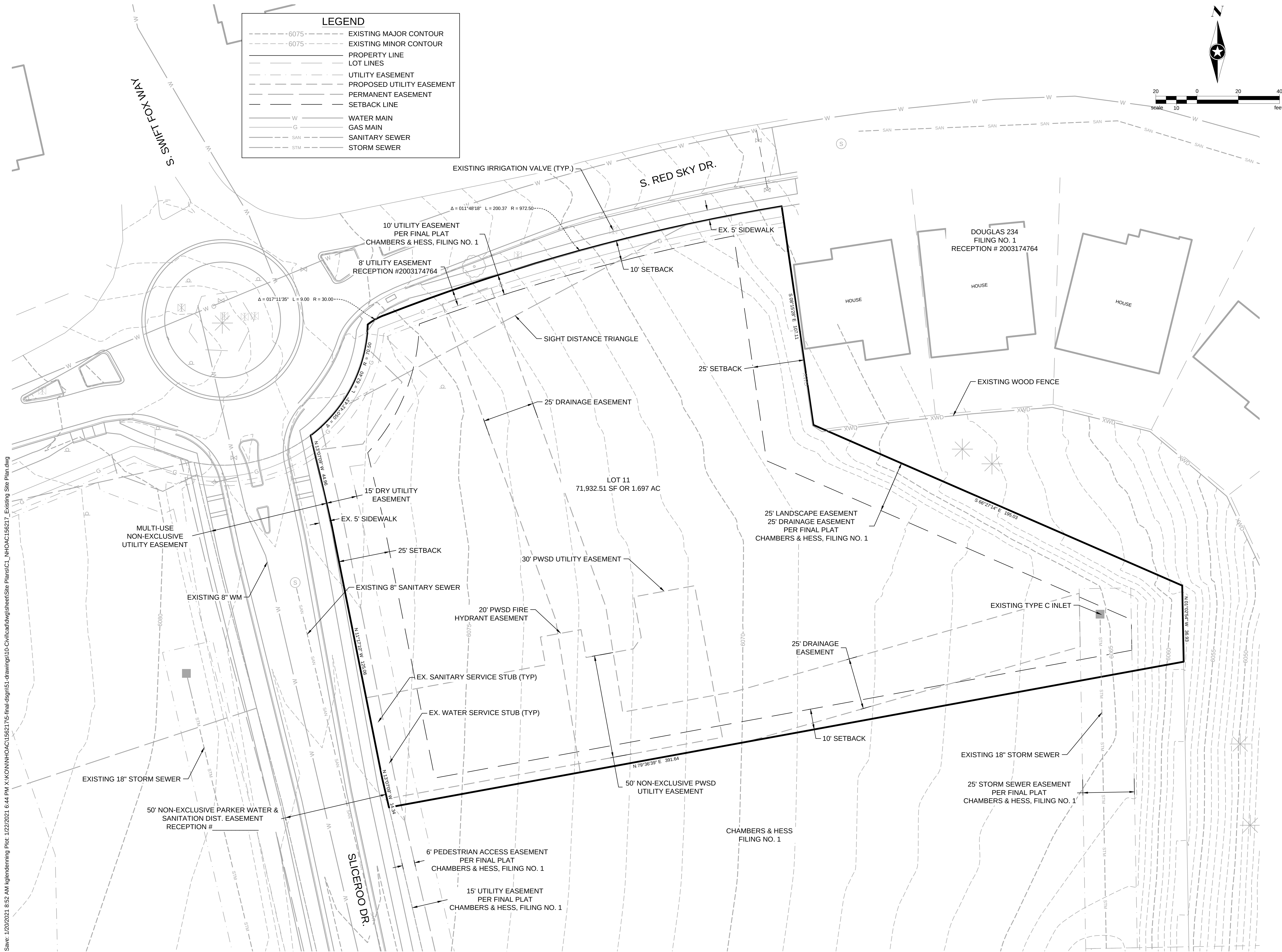
If you need further information or have any questions, please feel free to contact me at 240.682.4860 or email dswartzwelder@sehinc.com.

Sincerely,
SHORT ELLIOTT HENDRICKSON INC.

A handwritten signature in black ink, reading "David Swartzwelder". The signature is fluid and cursive, with the first name "David" being more prominent and the last name "Swartzwelder" following in a similar style.

David Swartzwelder
Lead Technician

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PARKER, CO

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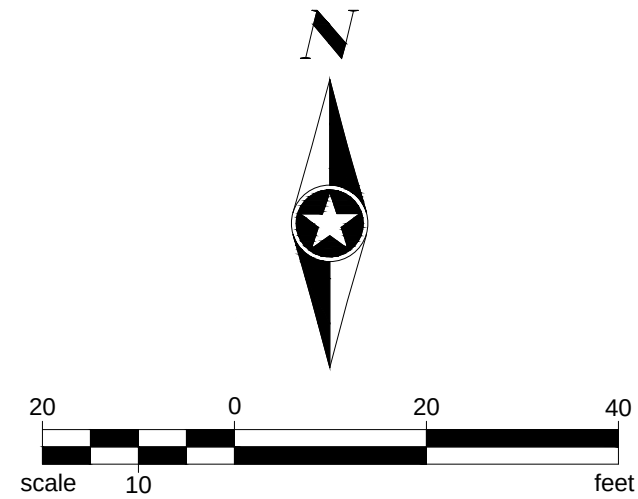
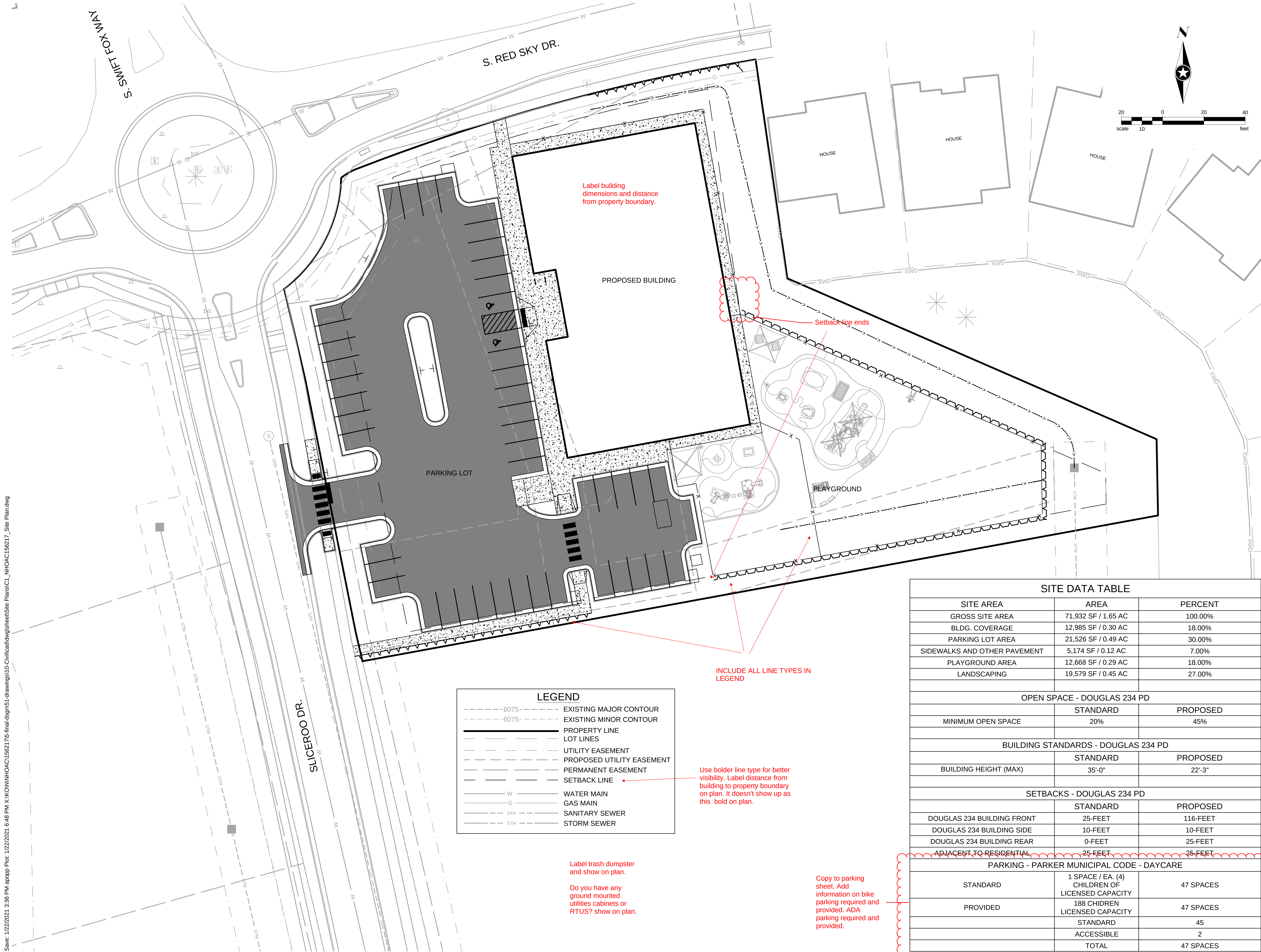
Project Status	Issue Date
TOWN REVIEW	8/26/2020
TOWN REVIEW	1/22/2021

Revision Issue		
Rev. #	Description	Date
1	TOWN COMMENTS	1/22/21

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EXISTING CONDITIONS

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LEGEND	
---	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR
---	PROPERTY LINE
---	LOT LINES
---	UTILITY EASEMENT
---	PROPOSED UTILITY EASEMENT
---	PERMANENT EASEMENT
---	SETBACK LINE
---	WATER MAIN
---	GAS MAIN
---	SANITARY SEWER
---	STORM SEWER

SITE DATA TABLE		
SITE AREA	AREA	PERCENT
GROSS SITE AREA	71,932 SF / 1.65 AC	100.00%
BLDG. COVERAGE	12,985 SF / 0.30 AC	18.00%
PARKING LOT AREA	21,526 SF / 0.49 AC	30.00%
SIDEWALKS AND OTHER PAVEMENT	5,174 SF / 0.12 AC	7.00%
PLAYGROUND AREA	12,668 SF / 0.29 AC	18.00%
LANDSCAPING	19,579 SF / 0.45 AC	27.00%
OPEN SPACE - DOUGLAS 234 PD		
	STANDARD	PROPOSED
MINIMUM OPEN SPACE	20%	45%
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	
STANDARD	1 SPACE / EA. (4) CHILDREN OF LICENSED CAPACITY	47 SPACES
PROVIDED	188 CHIDREN LICENSED CAPACITY	47 SPACES
	STANDARD	45
	ACCESSIBLE	2
	TOTAL	47 SPACES

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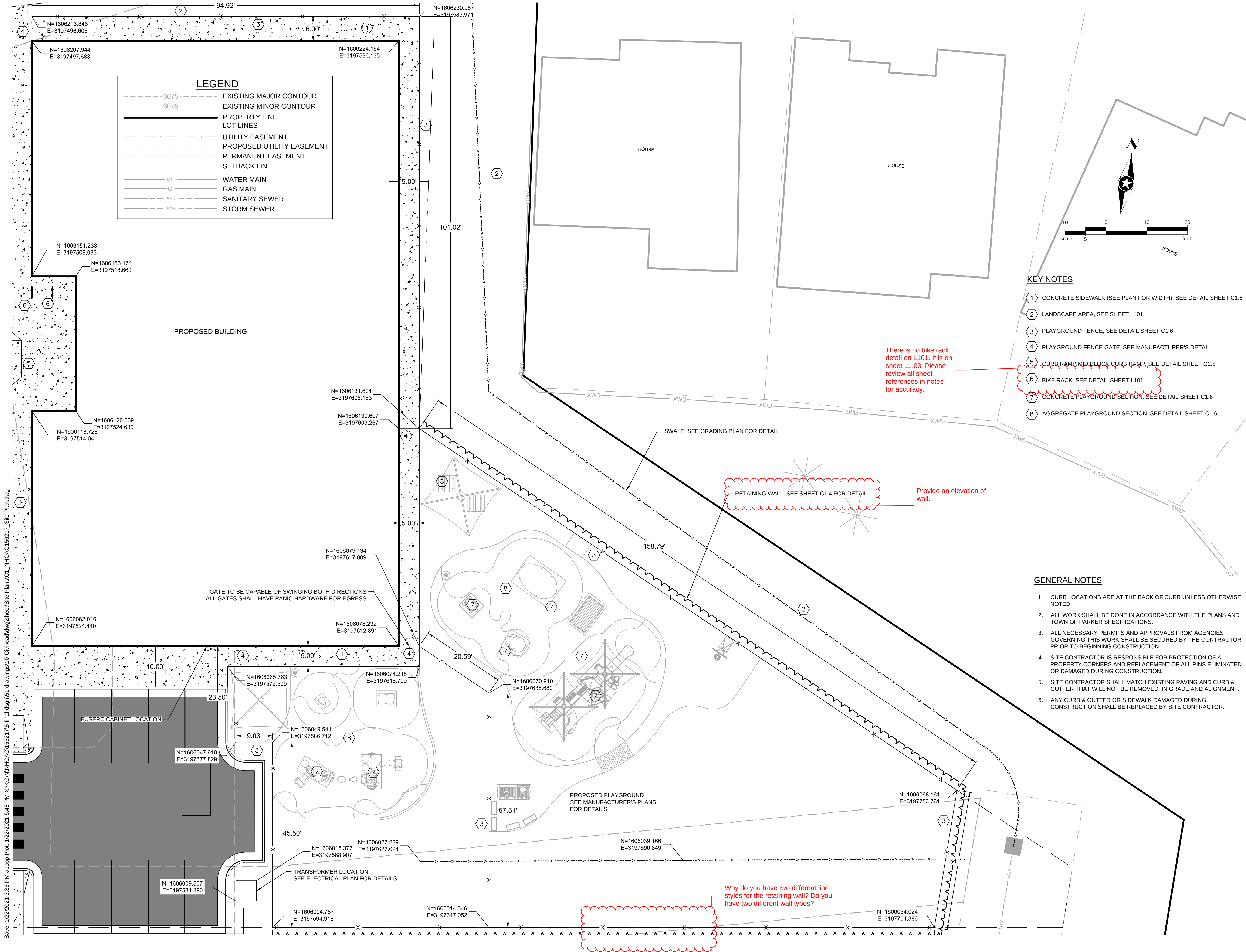
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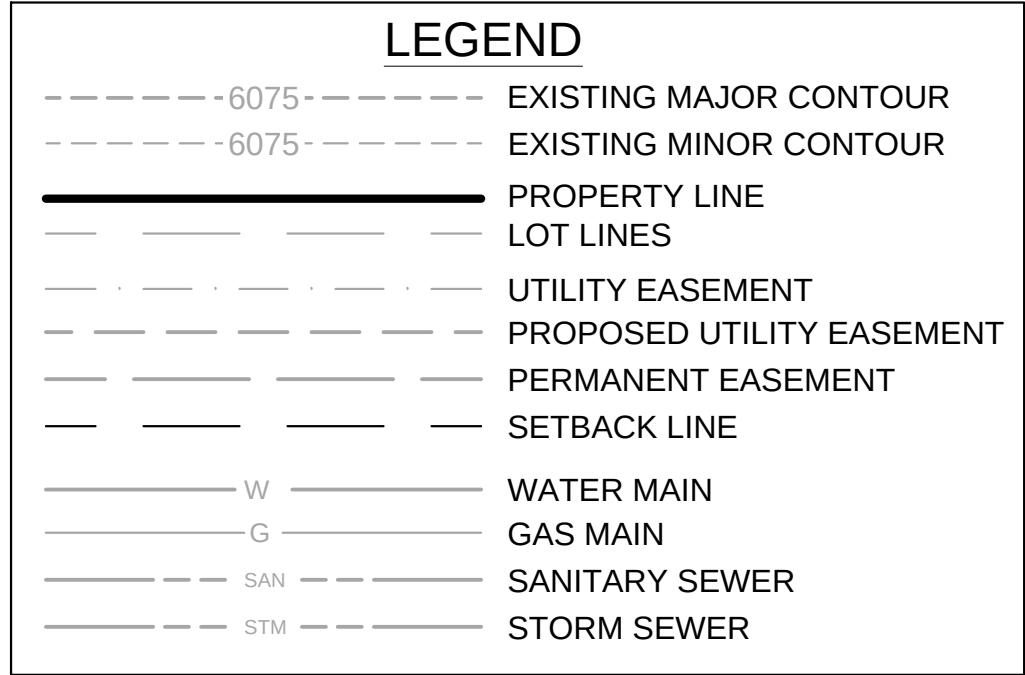
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Project Status: TOWN REVIEW
Issue Date: 8/26/2020
TOWN REVIEW: 1/22/2021

Revision Issue		
Rev. #	Description	Date
1	TOWN COMMENTS	1/22/21

KEY NOTES

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



PROPOSED BUILDING

CONNECT TO EXISTING SIDEWALK

POINT #	NORTHING	EASTING	RADIUS
1	1606004.909	3197526.268	4.5'
2	1605989.988	3197446.653	4.5'
3	1606027.163	3197433.881	4.5'
4	1606060.532	3197427.345	4.5'
5	1606157.222	3197406.08	4.5'
6	1606199.903	3197344.409	94.5'
7	1606190.568	3197476.979	4.5'
8	1606176.196	3197415.564	26.5'
9	1606083.346	3197460.281	4.5'
10	1606083.483	3197461.027	4.5'
11	1606126.604	3197453.119	0.75'
12	1606126.224	3197451.049	0.75'
13	1606017.4	3197408.364	9.5'
14	1606060.7	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'
19	1606006.172	3197533.153	1.50'
20	1606014.926	3197586.448	4.50'
21	1606048.363	3197580.287	4.50'
22	1606037.647	3197527.385	1.50'
23	1606054.09	3197517.256	19.50'
24	1606039.096	3197507.297	1.50'

S. RED SKY DR.

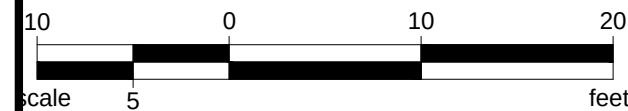
Parking spaces adjacent to landscaping shall be 10 feet in width or a concrete strip, at least eighteen (18) inches wide, shall be provided on the adjacent side of the island for pedestrians to step out of the car. LDO 13.06.050 F.1

Show all dimensions on plan.

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.

SLICEROO DR.



RETAINING WALL, SEE SHEET C1.4 FOR DETAIL

Parking that faces into a sidewalk must have stop bars if the sidewalk is less than 8 ft wide.

BACKFLOW PREVENTER ENCLOSURE

CONNECT TO EXISTING SIDEWALK



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Project Status
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TOWN REVIEW

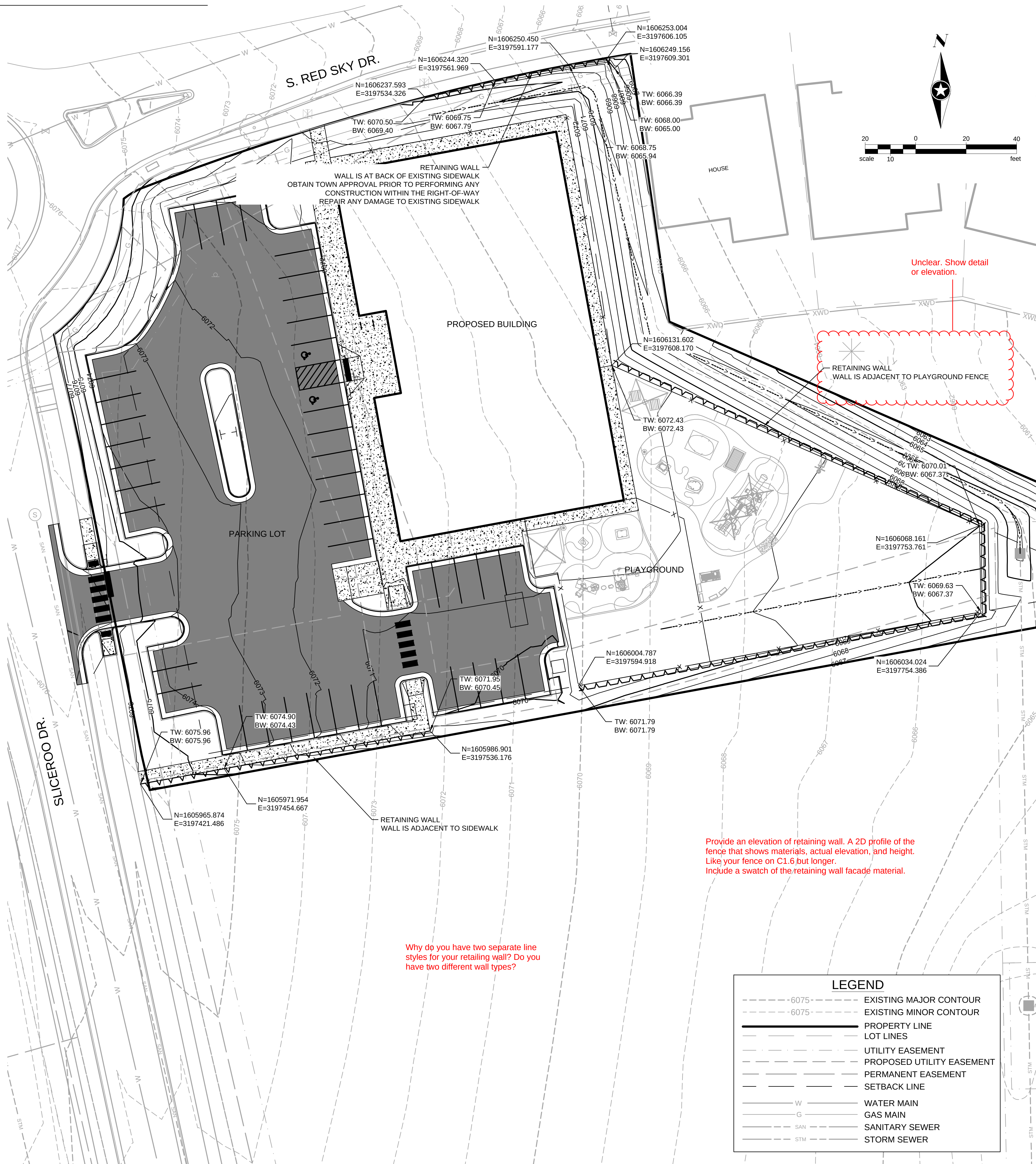
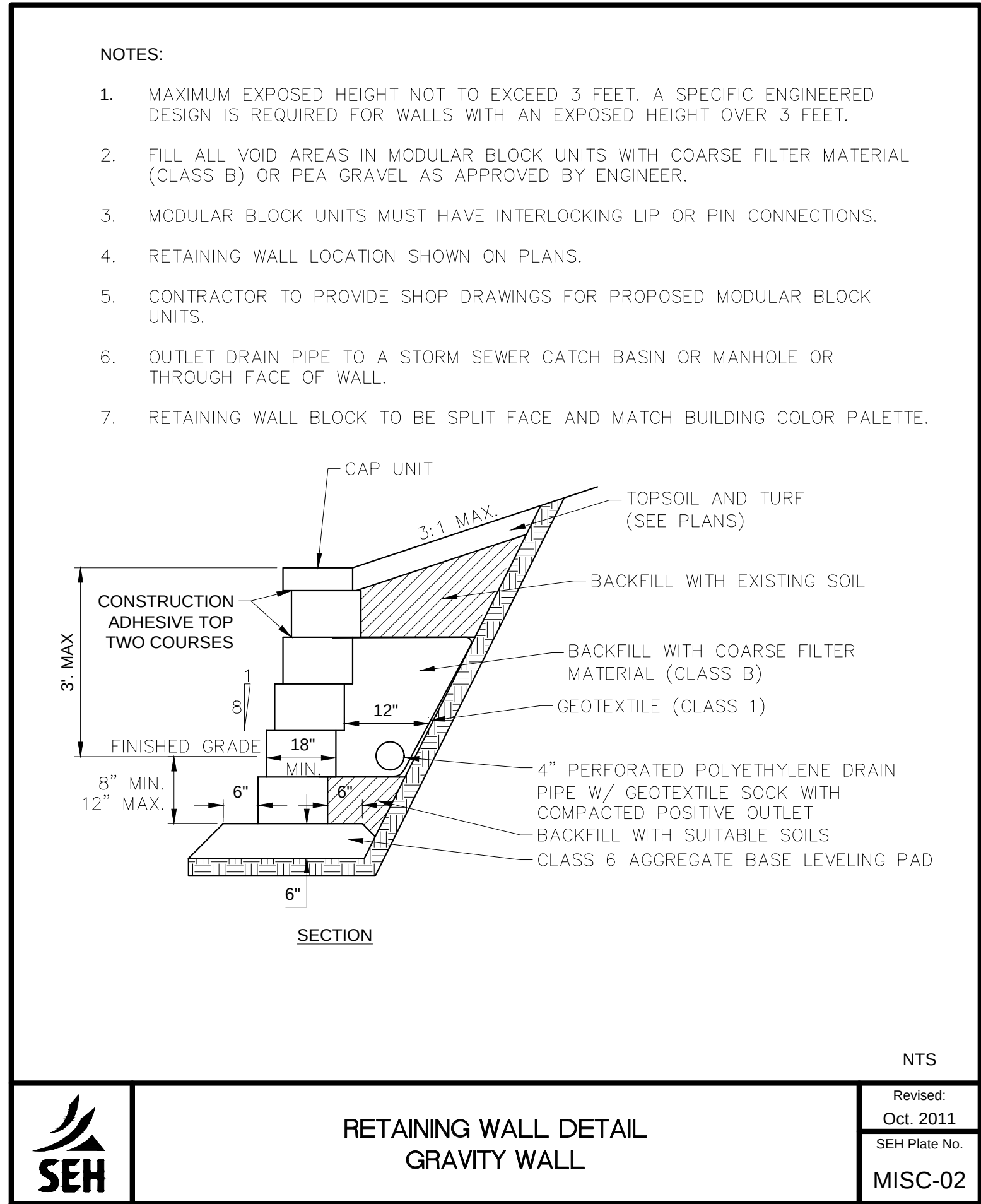
Revision Issue
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Description
TOWN COMMENTS

PARKING LOT SITE LAYOUT

1

C1.3

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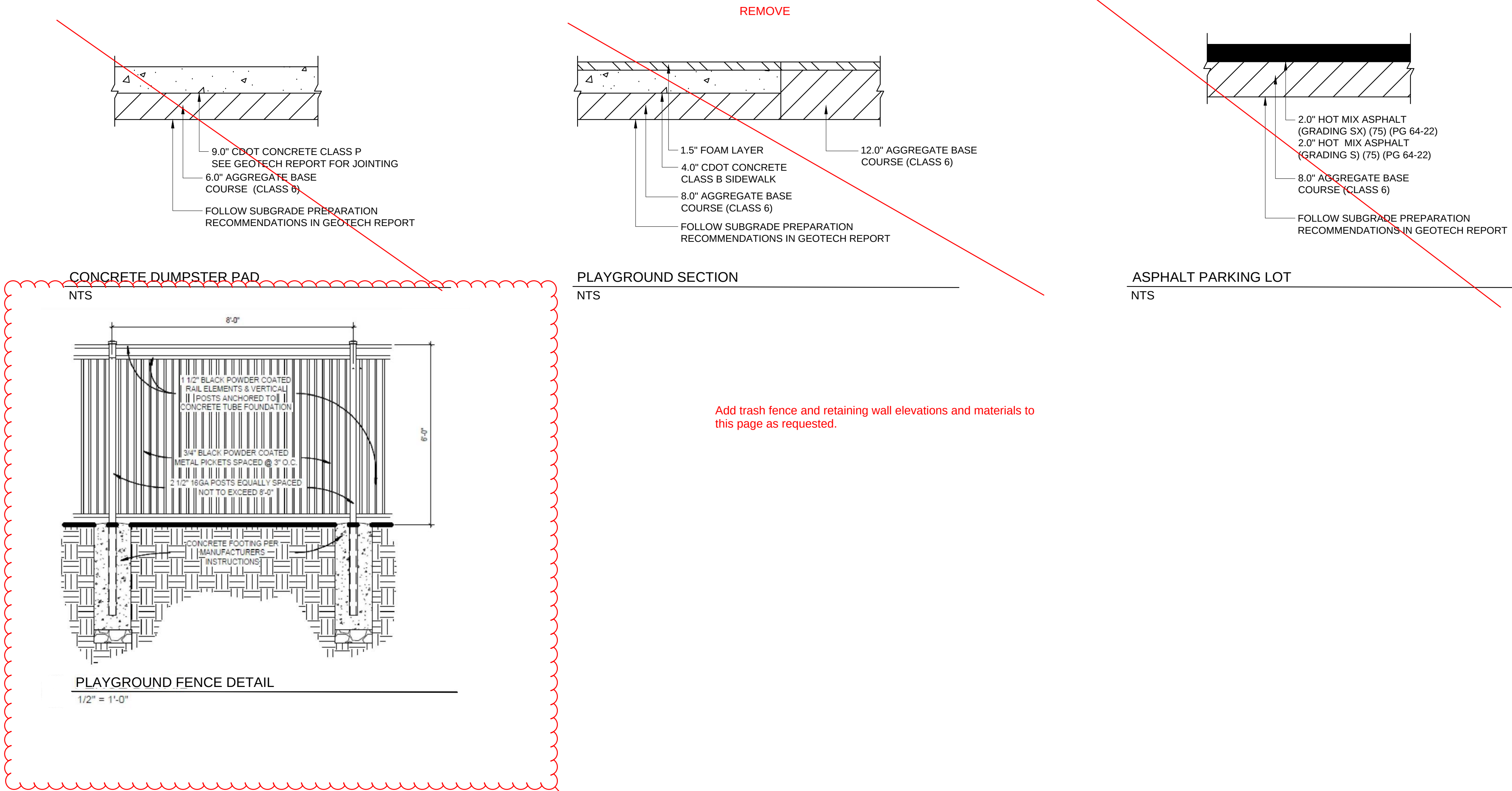
SEH Project NHOAC 156217
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Drawn By AMP

Project Status Issue Date
TOWN REVIEW 8/26/2020
TOWN REVIEW 1/22/2021

Revision Issue

Rev. #	Description	Date
1	TOWN COMMENTS	1/22/21

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NEW HORIZON ACADEMY -
DOUGLAS 234 FILING, NO. 6
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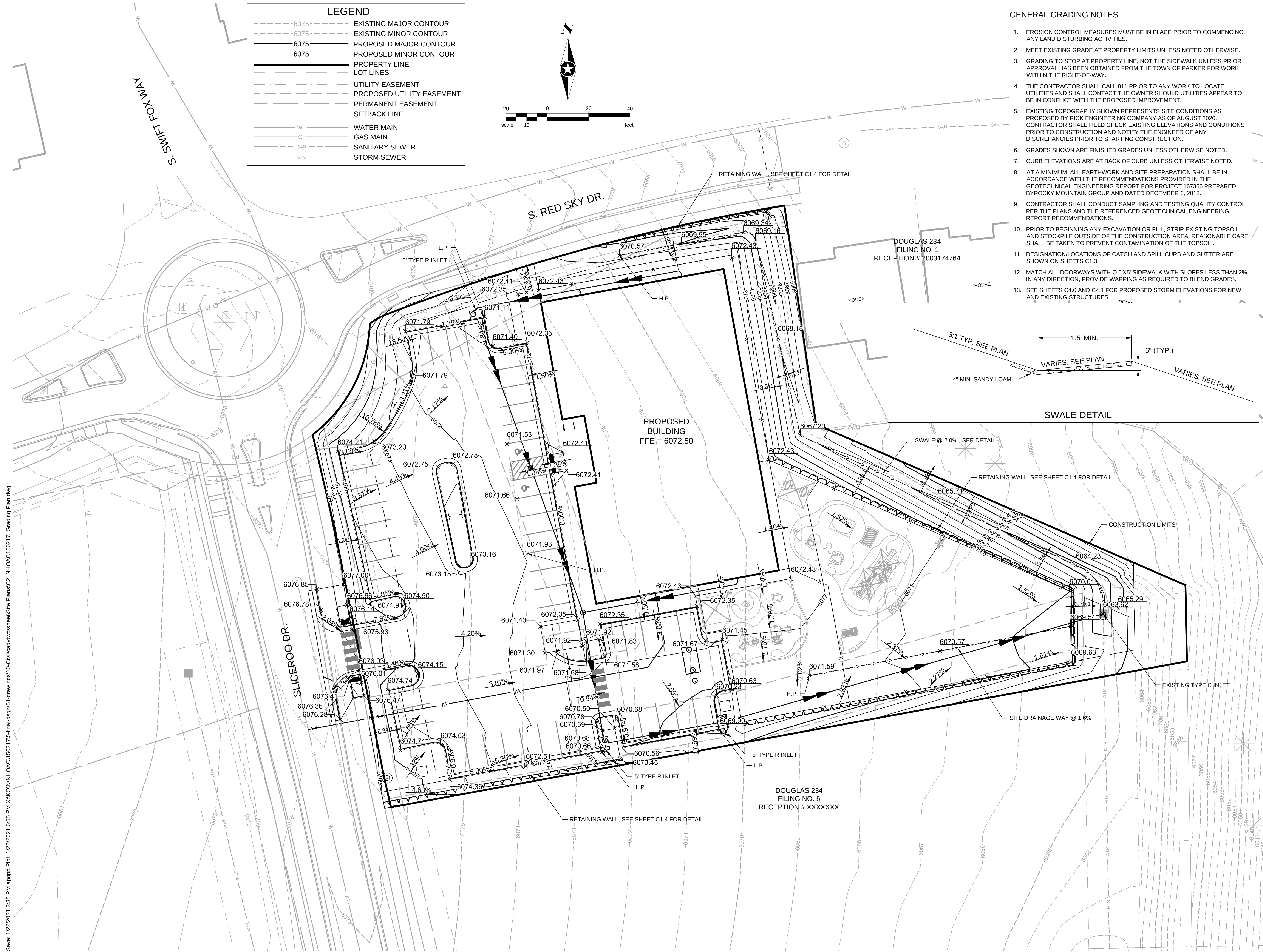
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TOWN REVIEW 1/22/2021

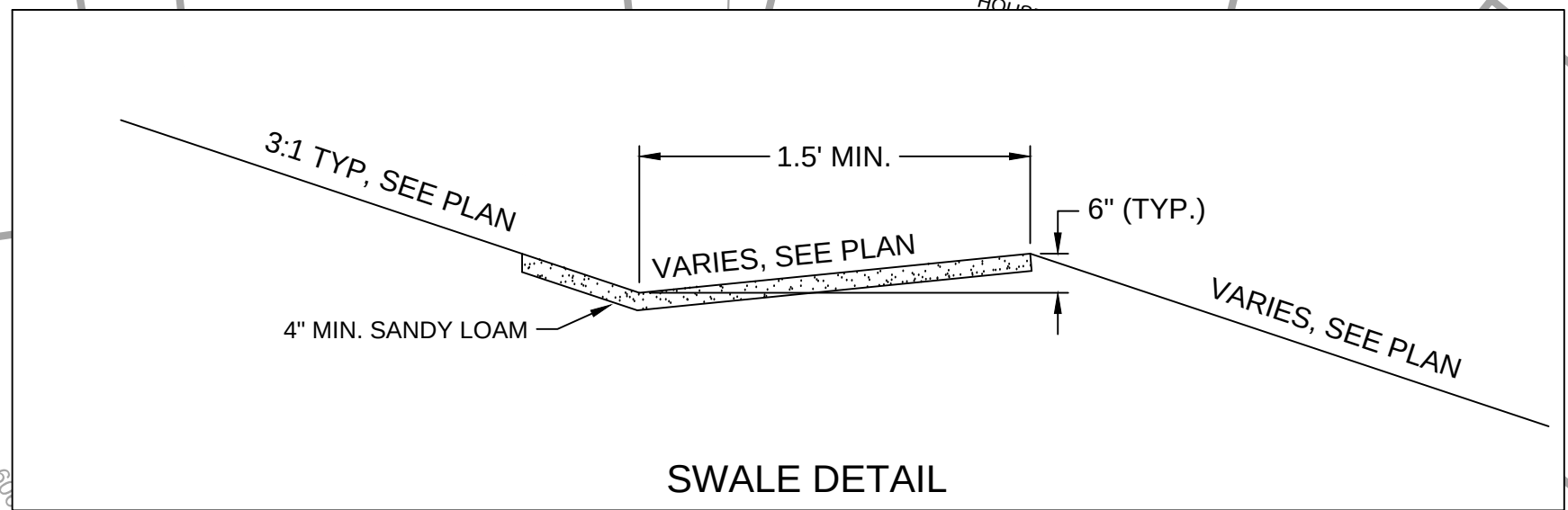
Rev. #	Description	Date
1	TOWN COMMENTS	1/22/21

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GENERAL GRADING NOTES

- EROSION CONTROL MEASURES MUST BE IN PLACE PRIOR TO COMMENCING ANY LAND DISTURBING ACTIVITIES.
- MEET EXISTING GRADE AT PROPERTY LIMITS UNLESS NOTED OTHERWISE.
- GRADING TO STOP AT PROPERTY LINE, NOT THE SIDEWALK UNLESS PRIOR APPROVAL HAS BEEN OBTAINED FROM THE TOWN OF PARKER FOR WORK WITHIN THE RIGHT-OF-WAY.
- THE CONTRACTOR SHALL CALL 811 PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.
- EXISTING TOPOGRAPHY SHOWN REPRESENTS SITE CONDITIONS AS PROPOSED BY RICK ENGINEERING COMPANY AS OF AUGUST 2020. CONTRACTOR SHALL FIELD CHECK EXISTING ELEVATIONS AND CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING CONSTRUCTION.
- GRADES SHOWN ARE FINISHED GRADES UNLESS OTHERWISE NOTED.
- CURB ELEVATIONS ARE AT BACK OF CURB UNLESS OTHERWISE NOTED.
- AT A MINIMUM, ALL EARTHWORK AND SITE PREPARATION SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL ENGINEERING REPORT FOR PROJECT 167366 PREPARED BY ROCKY MOUNTAIN GROUP AND DATED DECEMBER 6, 2018.
- CONTRACTOR SHALL CONDUCT SAMPLING AND TESTING QUALITY CONTROL PER THE PLANS AND THE REFERENCED GEOTECHNICAL ENGINEERING REPORT RECOMMENDATIONS.
- PRIOR TO BEGINNING ANY EXCAVATION OR FILL, STRIP EXISTING TOPSOIL AND STOCKPILE OUTSIDE OF THE CONSTRUCTION AREA, REASONABLE CARE SHALL BE TAKEN TO PREVENT CONTAMINATION OF THE TOPSOIL.
- DESIGNATION/LOCATIONS OF CATCH AND SPILL CURB AND GUTTER ARE SHOWN ON SHEETS C1.3.
- MATCH ALL DOORWAYS WITH Q 5'X5' SIDEWALK WITH SLOPES LESS THAN 2% IN ANY DIRECTION, PROVIDE WARPING AS REQUIRED TO BLEND GRADES.
- SEE SHEETS C4.0 AND C4.1 FOR PROPOSED STORM ELEVATIONS FOR NEW AND EXISTING STRUCTURES.



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DOUGLAS 234 FILING, NO. 6**
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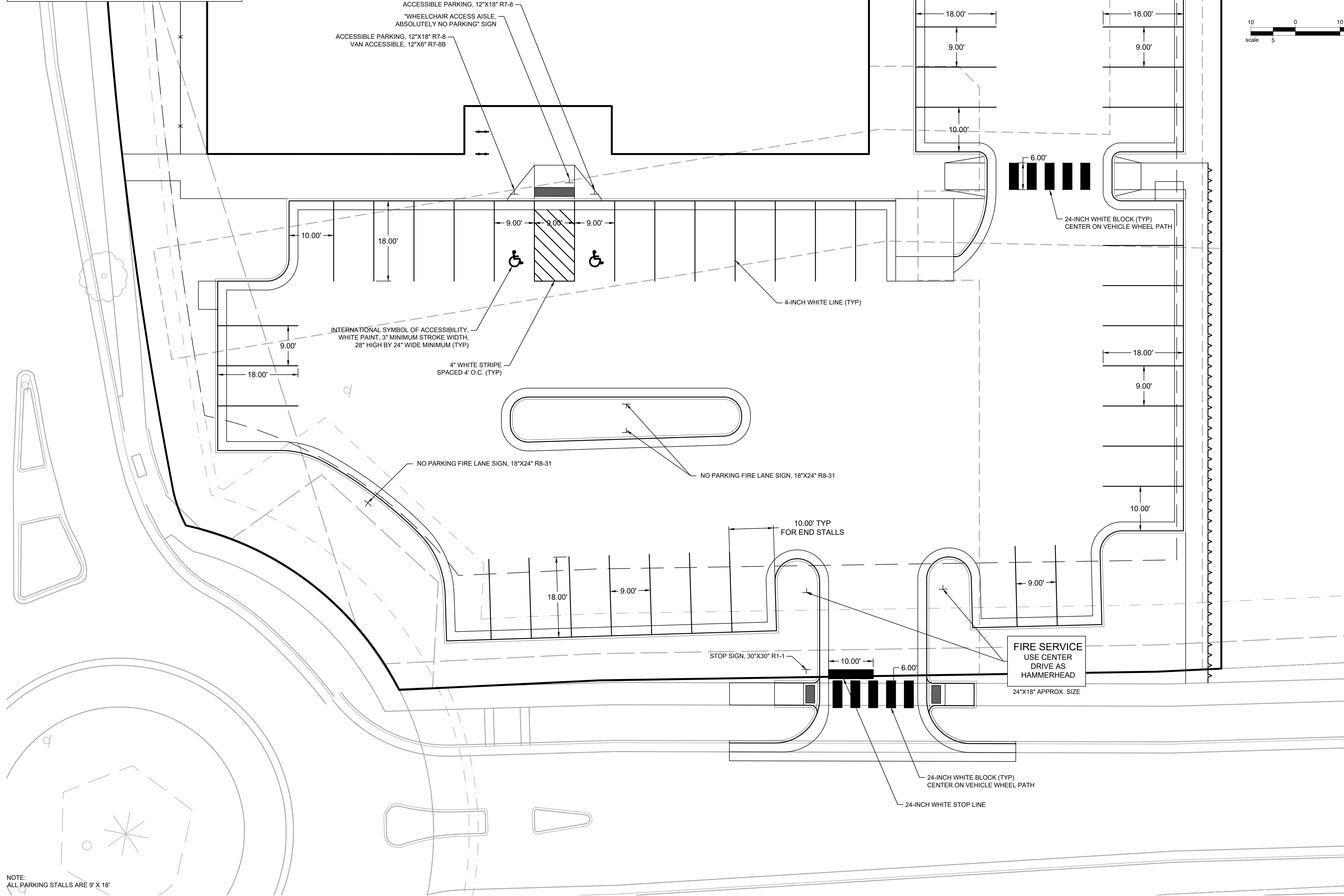
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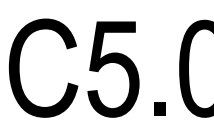
Project Status
TOWN REVIEW
TOWN REVIEW

Issue Date
8/26/2020
1/22/2021

Revision Issue		
Rev. #	Description	Date
1	TOWN COMMENTS	1/22/21



NOTE:
ALL PARKING STALLS ARE 9' X 18'



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Project Status Issue Date
REVIEW SET 02.04.2020
BUILDING PERMIT SET 08.17.2020

Rev. #	Description	Date
1	City Comments	01/15/2021

PRELIMINARY EXTERIOR
ELEVATIONS

A2.1



1 WEST ELEVATION
SCALE: 3/16" = 1'-0"
0' 2' 6' 12' 21'-4"

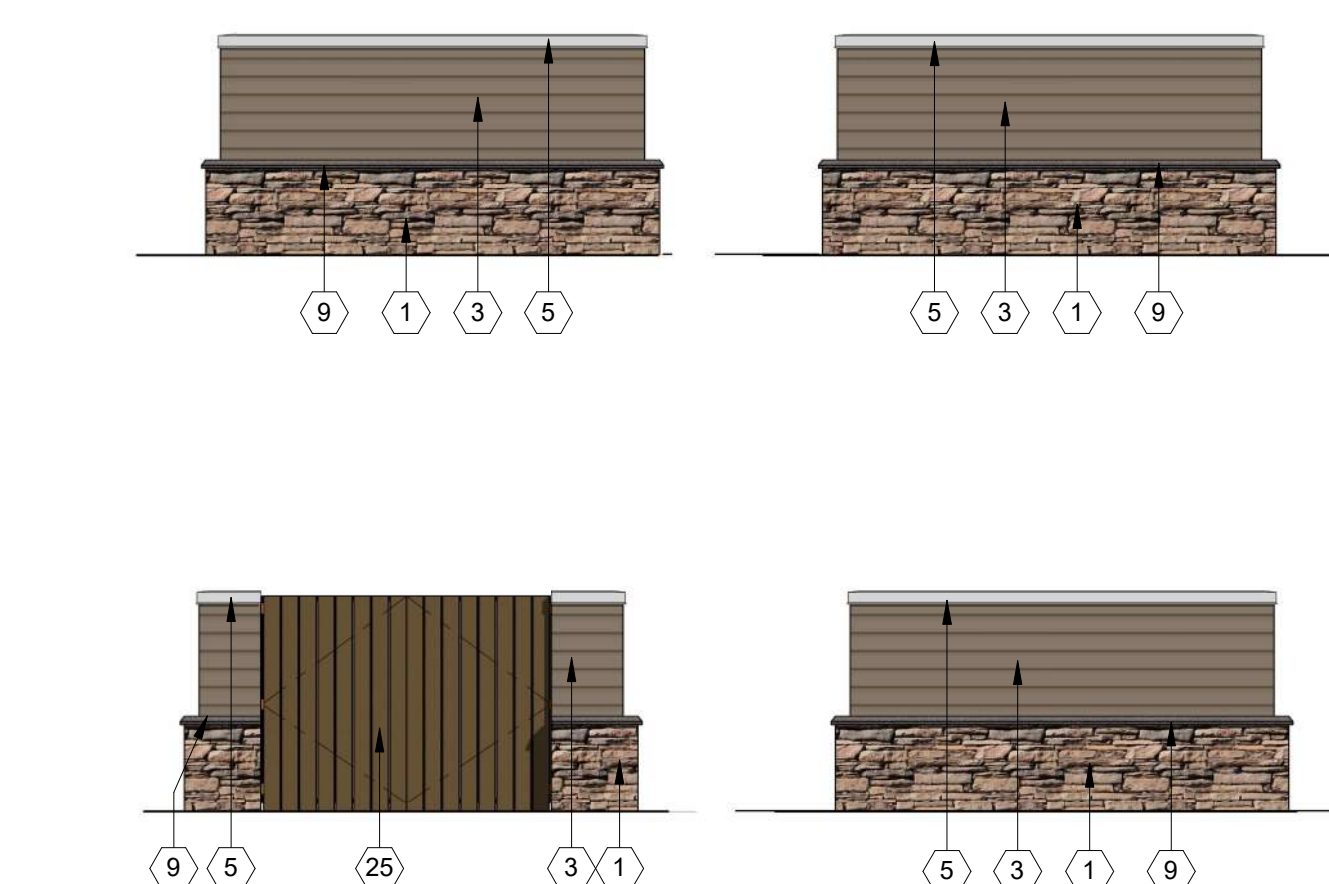


2 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"
0' 2' 6' 12' 21'-4"

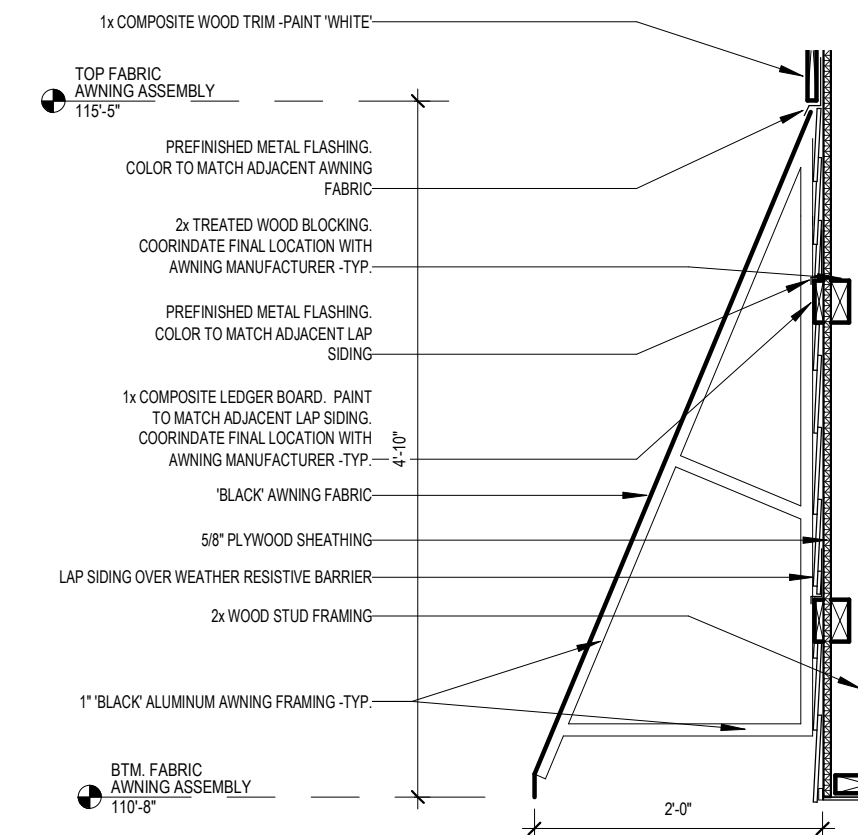


3 NORTH ENTRY ELEVATION
3/16" = 1'-0"

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



5 TRASH ENCLOSURE
3/16" = 1'-0"



6 FABRIC AWNING DETAIL
3/4" = 1'-0"

Please label the new PDF sheet of your physical materials board (and include in site plan set) with the number reference here so I can tell what corresponds to what. I am not seeing the limestone that exists on the physical materials board in this list. Was that removed between submittals?

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

- ELEVATION KEY NOTES (#)**
- STONE - SOUTHERN LEDGESTONE 'CHARDONNAY' BY CULTURED STONE
 - FIBER CEMENT BOARD AND BATTEN SIDING - HARDIEPANEL VERTICAL - SMOOTH - 'KHAKI BROWN' WITH HARDIETRIM BOARD - SMOOTH BATTEN BOARD - 'KHAKI BROWN' BY JAMES HARDIE
 - FIBER CEMENT HORIZONTAL SIDING - HARDIEPLANK - SMOOTH - 'KHAKI BROWN' BY JAMES HARDIE
 - FIBER CEMENT BOARD AND BATTEN SIDING - HARDIEPANEL VERTICAL - SMOOTH - 'COBBLESTONE' WITH HARDIETRIM BOARD - SMOOTH BATTEN BOARD - 'COBBLESTONE' BY JAMES HARDIE
 - PREFINISHED METAL COPING - 'WHITE'
 - ALUMINUM STOREFRONT FRAMING / GLAZING ASSEMBLY - INSULATED LOW-E GLASS WITH 'DARK BRONZE' ANODIZED ALUMINUM FRAMES
 - ALUMINUM DOOR / TRANSOM / GLAZING ASSEMBLY - INSULATED LOW-E GLASS WITH 'DARK BRONZE' ANODIZED ALUMINUM FRAMES
 - HOLLOW METAL DOOR AND FRAME - PAINT TO MATCH 'DARK BRONZE'
 - ARCHITECTURAL PRECAST CONCRETE SILL
 - 14'-3" x 3'-7" EXTERIOR LED 'NEW HORIZON ACADEMY' AND 'SUN' SIGNAGE. SEE ELECTRICAL DRAWINGS FOR FURTHER INFORMATION.
 - FIBER CEMENT CORNICE - PAINT 'WHITE'
 - PREFINISHED METAL SCUPPER AND 4"x6" DOWNSPOUT - 'DARK BRONZE'. CONNECT DOWNSPOUT TO UNDERGROUND STORM SEWER. SEE CIVIL DRAWINGS FOR FURTHER INFORMATION.
 - LED LIGHT FIXTURE. SEE ELECTRICAL DRAWINGS FOR FURTHER INFORMATION
 - 1x FIBER CEMENT TRIM - PAINT 'WHITE'
 - 'BLUE' FABRIC AWNING.
 - DASHED LINE DENOTES TOP OF ROOF BEYOND
 - FIBER CEMENT DENTIL MOLDING - PAINT 'WHITE'
 - ARCHITECTURAL PRECAST CONCRETE COLUMN CAP
 - 8x8 WOOD COLUMN. SEE STRUCTURAL FOR FURTHER INFORMATION
 - 4x12 WOOD BEAM
 - 1x FIBER CEMENT TRIM - PAINT 'NEW HORIZON BLUE'
 - WALL MOUNTED CT CABINET - PAINT TO MATCH ADJACENT FINISH
 - ELECTRICAL METER - PAINT TO MATCH ADJACENT FINISH
 - 1'-0" HIGH x 2'-0" WIDE SCUPPER OPENING
 - WOODEN TRASH ENCLOSURE GATE AND POST ASSEMBLY

Your building does not meet Standard #3 on page 51 of the DDS - breaking down the building horizontally or vertically. Are you trying to do top/middle/bottom breaks? Or vertical breaks along the facade of the building? Vertical breaks requires that the entire facade face either project or recede. Your roof elements that project 1 foot out do not count. Please read the standards carefully. Call me with any questions.

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NEW HORIZON ACADEMY
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REVIEW SET 02.04.2020
BUILDING PERMIT SET 08.17.2020

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1	City Comments	01/15/2021

PRELIMINARY EXTERIOR
ELEVATIONS

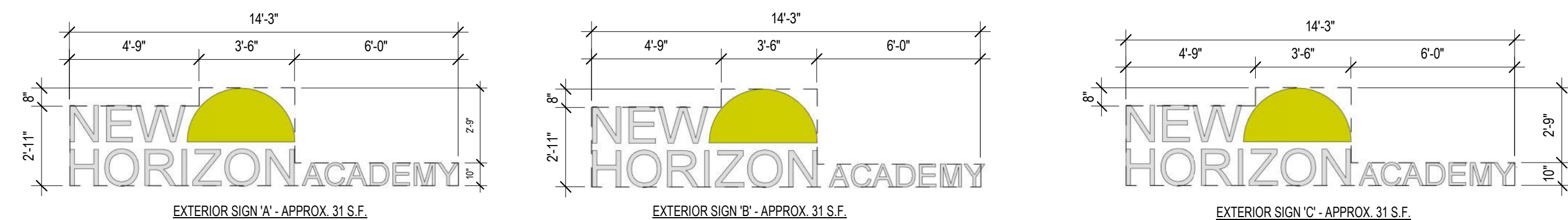
A2.2



1 EAST ELEVATION
SCALE: 3/16" = 1'-0"
0' 2' 6' 12' 21'-4"



2 NORTH ELEVATION
SCALE: 3/16" = 1'-0"
0' 2' 6' 12' 21'-4"



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

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NEW HORIZON ACADEMY

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PRELIMINARY ELEVATIONS



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



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



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



4 SOUTH ELEVATION
3/16" = 1'-0"



1 NORTHWEST PERSPECTIVE



2 NORTHEAST PERSPECTIVE

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1 SOUTHWEST PERSPECTIVE



2 SOUTHEAST PERSPECTIVE

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NEW HORIZON ACADEMY

PARKER, CO

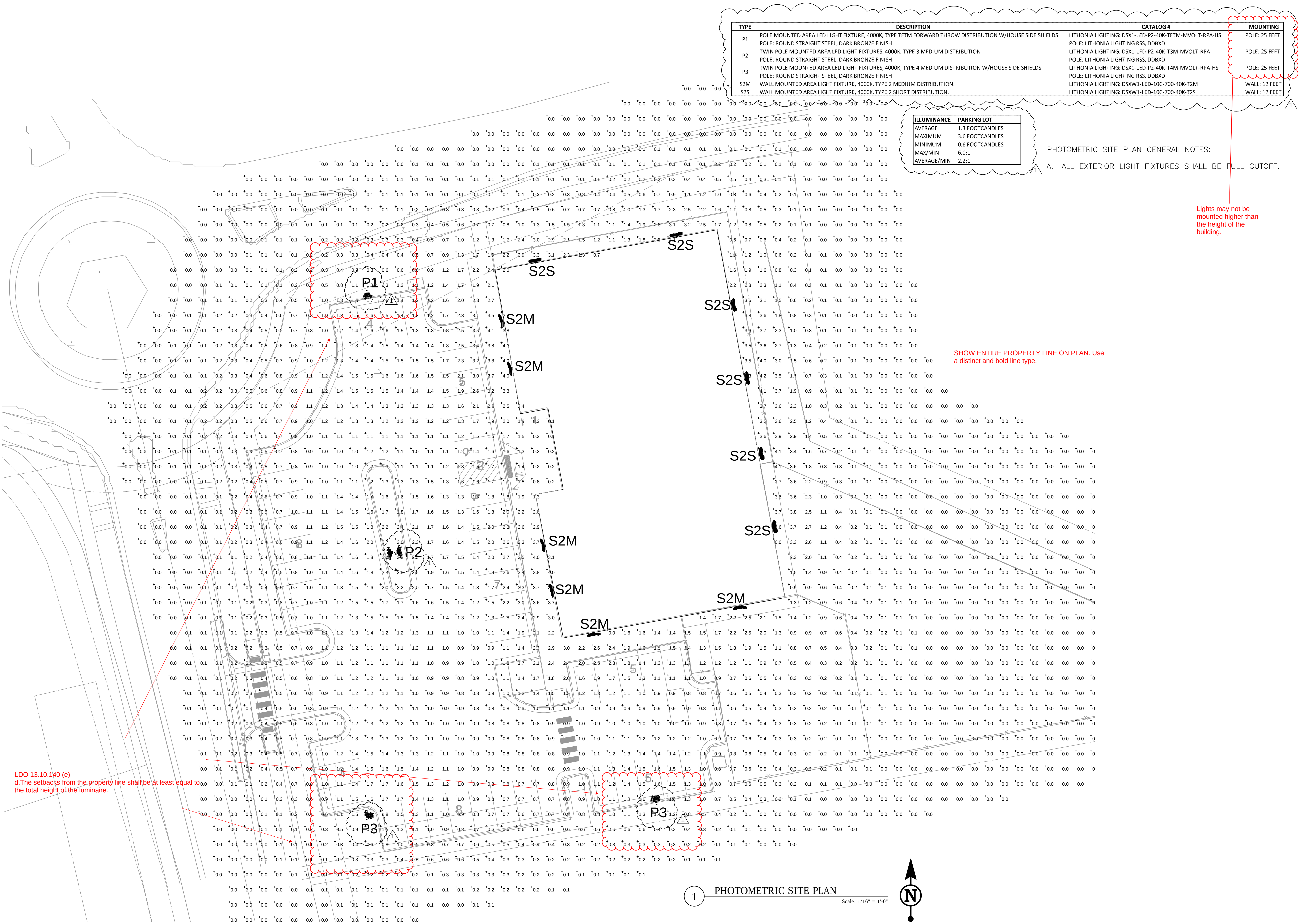
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Drawn By	DRS

Project Status	Issue Date
REVIEW SET	02.04.2020
BUILDING PERMIT SET	08.17.2020
-	-

Revision Issue		
Rev. #	Description	Date

PERSPECTIVES



TYPE	DESCRIPTION	CATALOG #	MOUNTING
P1	POLE MOUNTED AREA LED LIGHT FIXTURE, 4000K, TYPE TFTM FORWARD THROW DISTRIBUTION W/HOUSE SIDE SHIELDS	LITHONIA LIGHTING: DSX1-LED-P2-40K-TFTM-MVOLT-RPA-HS	POLE: 25 FEET
P2	POLE: ROUND STRAIGHT STEEL, DARK BRONZE FINISH	POLE: LITHONIA LIGHTING RSS, DDBXD	POLE: 25 FEET
P3	TWIN POLE MOUNTED AREA LED LIGHT FIXTURES, 4000K, TYPE 3 MEDIUM DISTRIBUTION	LITHONIA LIGHTING: DSX1-LED-P2-40K-T3M-MVOLT-RPA	POLE: 25 FEET
P3	POLE: ROUND STRAIGHT STEEL, DARK BRONZE FINISH	POLE: LITHONIA LIGHTING RSS, DDBXD	POLE: 25 FEET
P3	TWIN POLE MOUNTED AREA LED LIGHT FIXTURES, 4000K, TYPE 4 MEDIUM DISTRIBUTION W/HOUSE SIDE SHIELDS	LITHONIA LIGHTING: DSX1-LED-P2-40K-T4M-MVOLT-RPA-HS	POLE: 25 FEET
P3	POLE: ROUND STRAIGHT STEEL, DARK BRONZE FINISH	POLE: LITHONIA LIGHTING RSS, DDBXD	POLE: 25 FEET
S2M	WALL MOUNTED AREA LIGHT FIXTURE, 4000K, TYPE 2 MEDIUM DISTRIBUTION.	LITHONIA LIGHTING: DSXW1-LED-10C-700-40K-T2M	WALL: 12 FEET
S2S	WALL MOUNTED AREA LIGHT FIXTURE, 4000K, TYPE 2 SHORT DISTRIBUTION.	LITHONIA LIGHTING: DSXW1-LED-10C-700-40K-T2S	WALL: 12 FEET

ILLUMINANCE	PARKING LOT
AVERAGE	1.3 FOOTCANDLES
MAXIMUM	3.6 FOOTCANDLES
MINIMUM	0.6 FOOTCANDLES
MAX/MIN	6.0:1
AVERAGE/MIN	2.2:1

PHOTOMETRIC SITE PLAN GENERAL NOTES:
A. ALL EXTERIOR LIGHT FIXTURES SHALL BE FULL CUTOFF.

Lights may not be mounted higher than the height of the building.

SHOW ENTIRE PROPERTY LINE ON PLAN. Use a distinct and bold line type.

LDO 13.10.140 (e)
d. The setbacks from the property line shall be at least equal to the total height of the luminaire.



Building a Better World for All of Us

NOT FOR CONSTRUCTION

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NHOAC 156217
KW
VT

Project Status
Issue Date

Revision Issue
Rev. # Description Date

PHOTOMETRIC SITE PLAN

ES.01

(4)Each landscape island shall, at a minimum, meet the following standards:a.Landscaped islands shall be at least the size of one (1) full-sized parking space (one hundred sixty-two [162] square feet) and have no dimension fewer than nine (9) feet.b.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.

LDO 13.06.070 P.4

Because of this, you need to plant three trees and 15 shrubs in your parking island.

Add requirement, formula, and provided trees and shrubs to your data table.

No corresponding circle drawn for tree

Plant materials used for required screening shall obtain a solid appearance and provide a visual barrier of the required height within three (3) years of their initial planting.

This applies to your parking lot buffer planting and your trash fence screening.

Is the developer planting street trees along this edge? If not, you will need to provide street trees between the sidewalk and road.

Add shrubs or grasses along outside of fence to soften appearance.

In this table, create headings "evergreen shrubs" and "deciduous shrubs" categorize appropriately.

Add a separate table for the developer planter planting information that is the same as the table requirements for your own planting, aka, city requirement of quantity, and quantity provided, and species list.

Add column for adult height and water usage. Please select plants from the Towns Xeriscape plants list.

You need to prove you have met overall site minimum landscaping requirements.

Add three rows to table for total trees and shrubs provided on site. Daycare provided total developer provided total combined provided total

Add row for overall site minimum landscaping city requirement and formula you used to derive it.

Add row for evergreen to deciduous ratio for site perimeter landscaping AND overall site landscaping

Texture not shown on this page. Provide ACTUAL seed mixture and percentages of each species within the mixture.

Add developer information here. Do not

Add column that includes the actual city requirement for that perimeter, 1 tree and 5 shrubs for every X linear feet depending on the neighboring use.

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.

Site perimeter landscaping. 1 tree and 5 shrubs for each 40 linear feet of edge on edges bordering nonresidential use. For every 25 feet for edges bordering residential or public open space, a minimum of forty percent (40%) and a maximum of sixty percent (60%) of the trees shall be evergreen to be consistent with the local ecology and provide year-round color. 13.06.070 (Q)

Daycare provided Planting Schedule				
SYM	QTY	Botanical Name	Common Name	Size
Trees				
Deciduous				
KCT	2	Gymnocladus dioica	Kentucky Coffee Tree	2.5" Cal B&B
TCH	6	Crataegus crus-galli var. inermis	Thornless Cockspur Hawthorn	2" Cal B&B
PC	8	Malus 'Prairifire'	Prairifire Crabapple	2" Cal B&B
Coniferous				
AP	5	Pinus Nigra	Austrian Pine	6' HT
Shrubs				
RS	21	Pervoskia artilpicifolia	Rosea Sage	5 Gal
LPS	75	Spiraea japonica 'Little Princess'	Little Princess Spirea	5 Gal
ML	17	Syringa Patula 'Miss Kim'	Miss Kim Lilac	5 Gal
EF	15	Euonymus fortunei 'Emerald Gaiety'	Emerald Gaiety Euonymus	5 Gal
BJ	33	Juniperus sabina 'Broadmoor'	Broadmoor Juniper	5 Gal
Ornamental Grasses				
FRG	171	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 Gal
EBF	449	Festuca glauca 'Elija Blue'	Elijah Blue Fescue	1 Gal
MG	12	Miscanthus sinensis 'Gracillimus'	Maiden Grass	1 Gal

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

	City Ordinance	City Requirements	Proposed
Total Site Perimeter:	1187		
North Perimeter:	272	13.06.070 (Q)	10 ft buffer
East Perimeter:	339	13.06.070 (Q) 25lf req	13.5 Trees and 67.8 Shrubs Required- See Developer Plans
South Perimeter:	392	13.06.070 (Q) 40lf req	9.8 Trees and 49 Shrubs Required
West Perimeter:	184	13.06.070 (Q)	10 ft buffer

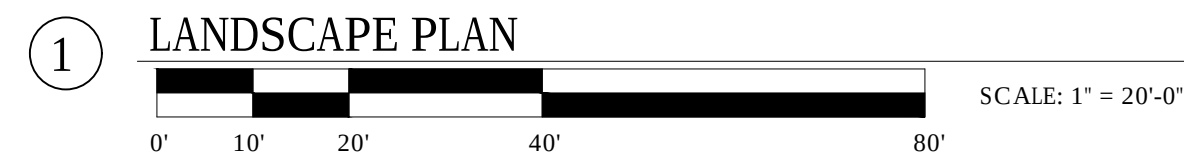
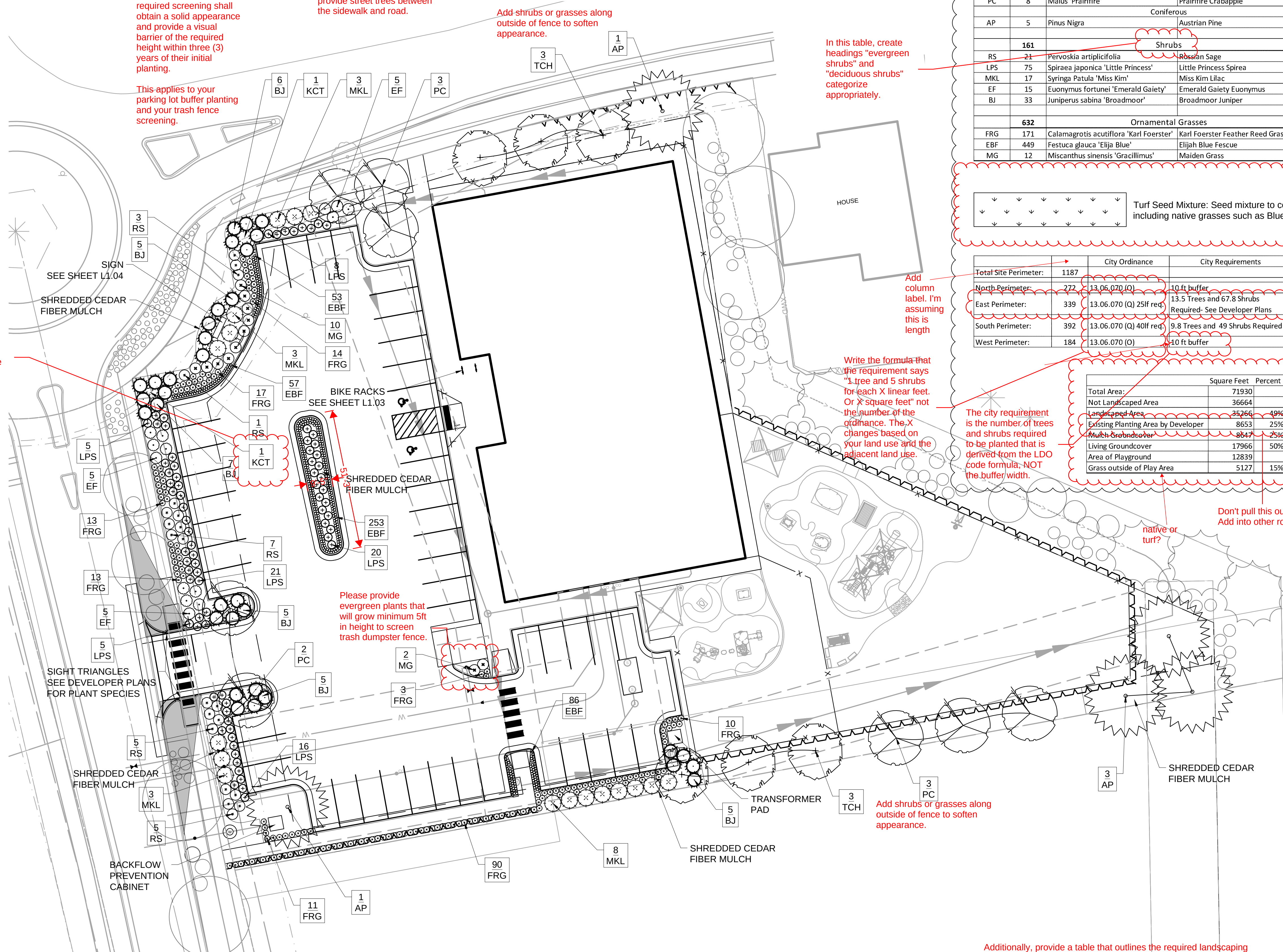
	Square Feet	Percent
Total Area:	71930	
Not Landscaped Area	36664	
Landscaped Area	35266	49%
Existing Planting Area by Developer	8653	25%
Mulch Groundcover	8647	25%
Living Groundcover	17966	50%
Area of Playground	12839	
Grass outside of Play Area	5127	15%

Create new sheet that shows location of all ground covers: mulch, rocks, sod, native, grasses etc. Use textures not arrows. Include data table AND legend on this sheet. What is the percentage of site covered in turf grass? Both inside and outside the playground

Don't pull this out. Add into other rows.

native or turf?

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(i)(5). 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. Provide a table showing the required parking lot buffer trees and shrubs verses what is being provided. For all, include the value of the area or length that you used to arrive at what was required.



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Structural Engineer:

Mechanical Engineer

Electrical Engineer

NEW HORIZON ACADEMY -
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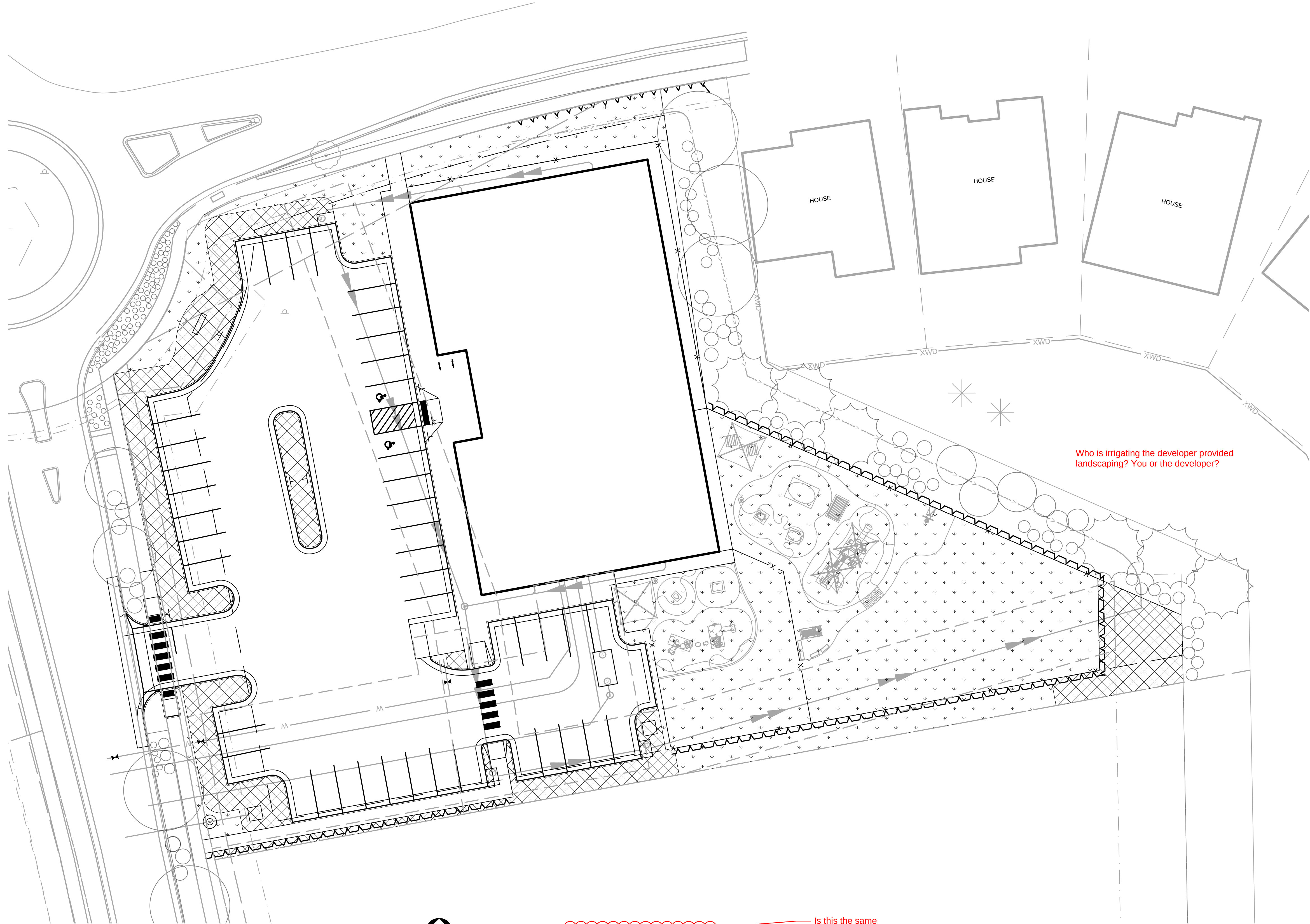
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Description
City Comments

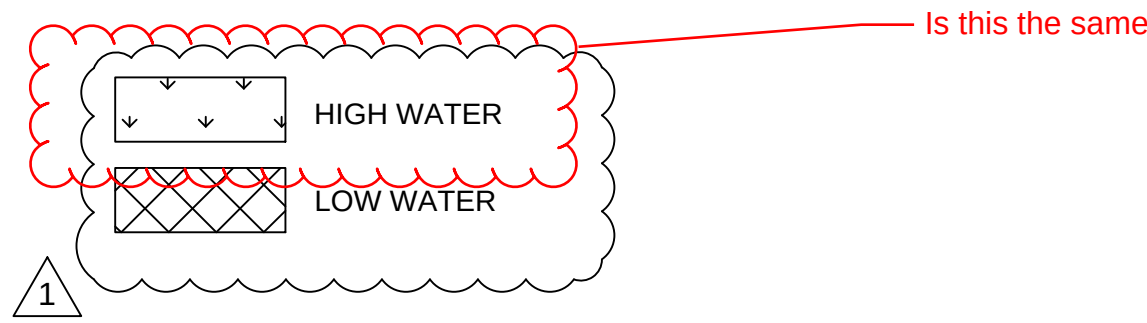
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LANDSCAPE PLAN

L1.01



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



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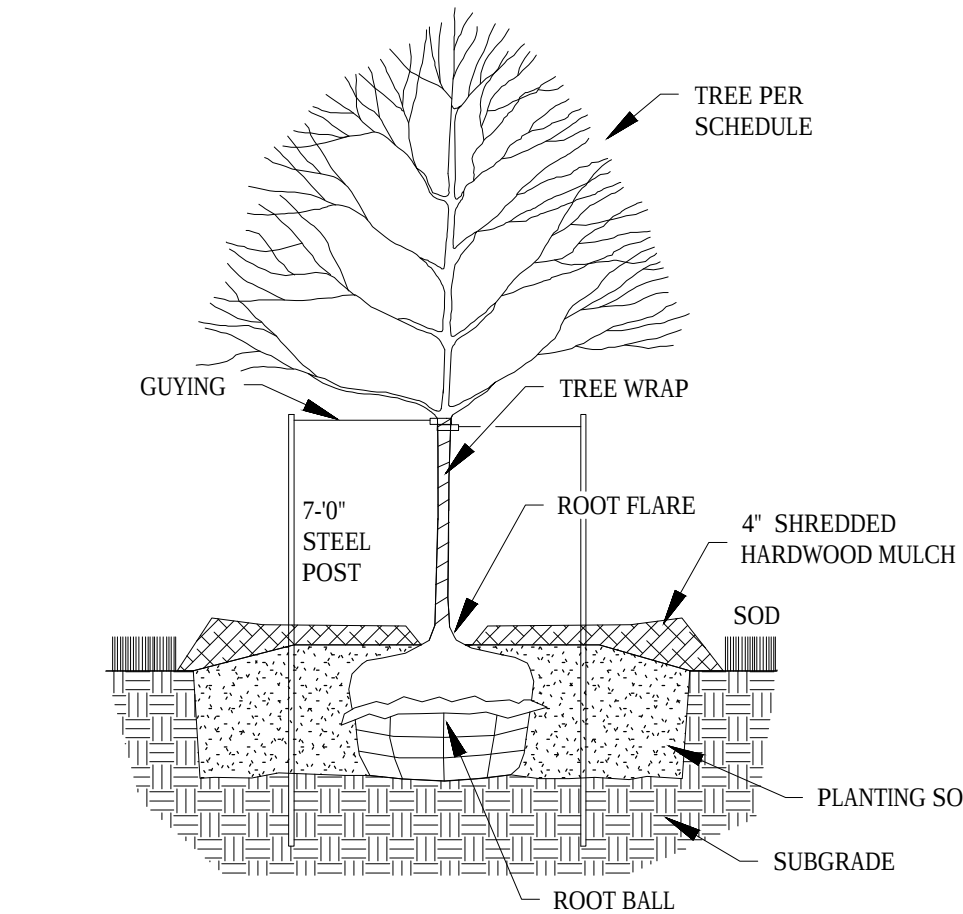
SEH Project: NHOAC 156217
Checked By: KW
Drawn By: VT

Project Status: Issue Date:

Revision Issue

Rev. # Description Date
1 City Comments 01/15/2021

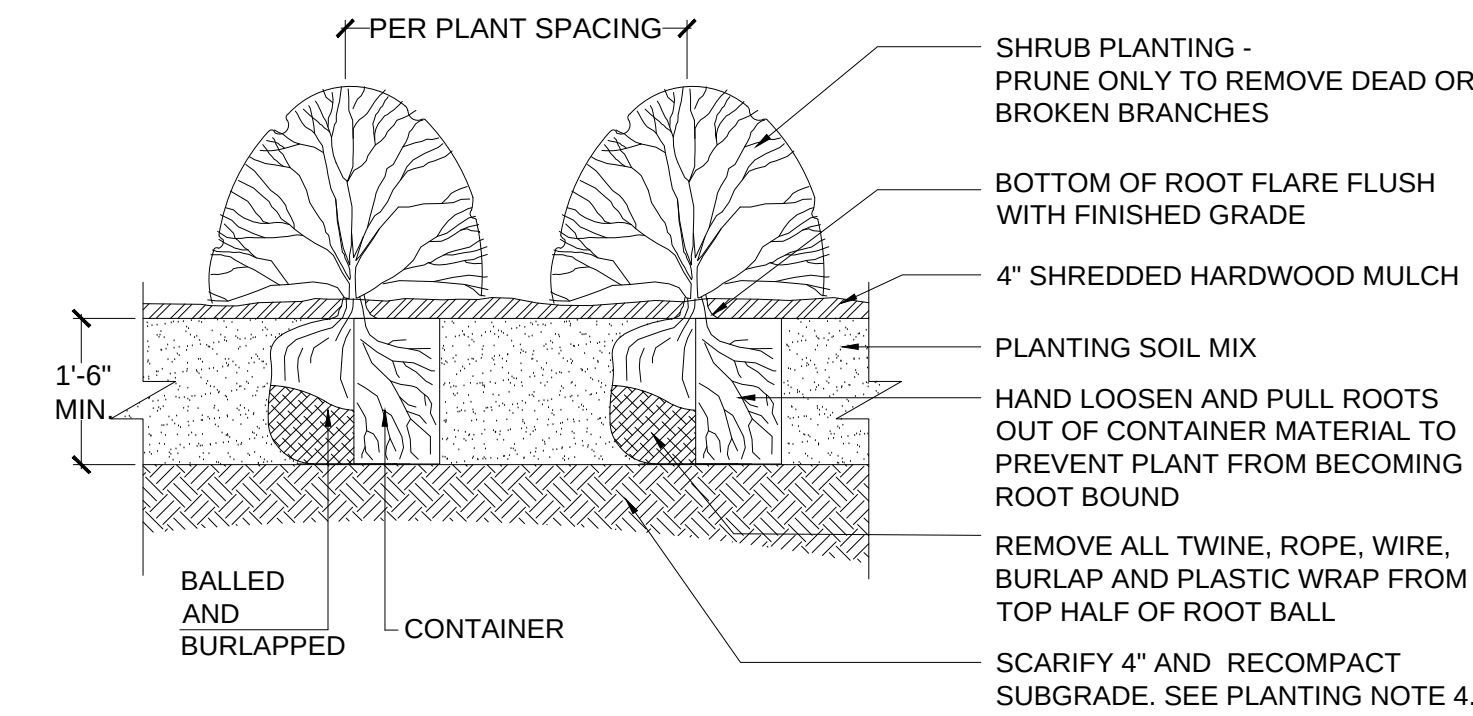
X:\KON\HORIZON\ACADEMY\DRAWINGS\252-PLANT\LANDSCAPE\252-PLANT_LANDSCAPE\252-PLANT_LANDSCAPE.dwg, 2021.1.1.1, DWG, 5/1/2020 4:28 PM



- NOTES:
1. REMOVE DEAD OR DAMAGED BRANCHES. RETAIN THE NATURAL FORM OF THE TREE. DO NOT CUT THE LEADER.
 2. WIDTH OF PLANTING HOLES: 18" MIN. LARGER THAN ROOT BALL, ON ALL SIDES.
 3. DEPTH OF HOLE: ROOT FLARE TO SIT AT OR UP TO 2" ABOVE THE TOP OF THE FINISHED SOIL ELEVATION. LEAVE SOIL UNDISTURBED BENEATH THE ROOT BALL.
 4. SCARIFY BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING.
 5. SET PLANT ON UNDISTURBED SOIL OR THOROUGHLY COMPACTED PLANTING SOIL.
 6. REMOVE TOP 1/3 OF THE BASKET OR THE TOP TWO HORIZONTAL RINGS WHICHEVER IS GREATER. COMPLETELY REMOVE ALL BURLAP FROM TOP 1/3 OF ROOT BALL. REMOVE ALL TWINE. REMOVE OR CORRECT STEM GIRDLING ROOTS.
 7. SLIT REMAINING BURLAP AT 6" INTERVALS.
 8. PLUMB & BACKFILL WITH PLANTING SOIL. THOROUGHLY WATER IN TREE WITHIN 2 HOURS TO SETTLE PLANTS AND FILL VOIDS.
 9. BACKFILL VOIDS AND WATER A SECOND TIME.
 10. PLACE 4" MULCH WITHIN 48 HOURS OF THE SECOND WATERING. NO MULCH TO BE IN CONTACT W/ TRUNK.
 11. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TREES IN A PLUMB POSITION THROUGHOUT THE GUARANTEE PERIOD. STAKE TREES IF SITE CONDITIONS, SUCH AS SOIL AND WIND, PREVENT THE TREES FROM STAYING PLUMB. USE 16" LONG, 1 5/8" WIDE STRAPS, SEE SPECS. ATTACH TO POST WITH WIRE SEE SPECS. INSTALL POST 3" INTO GROUND. REMOVE WITHIN ONE YEAR.
 12. WRAP TRUNK IN FALL REMOVE IN SPRING.
 13. REFER TO SPECS. FOR PRODUCTS AND OTHER INFORMATION.

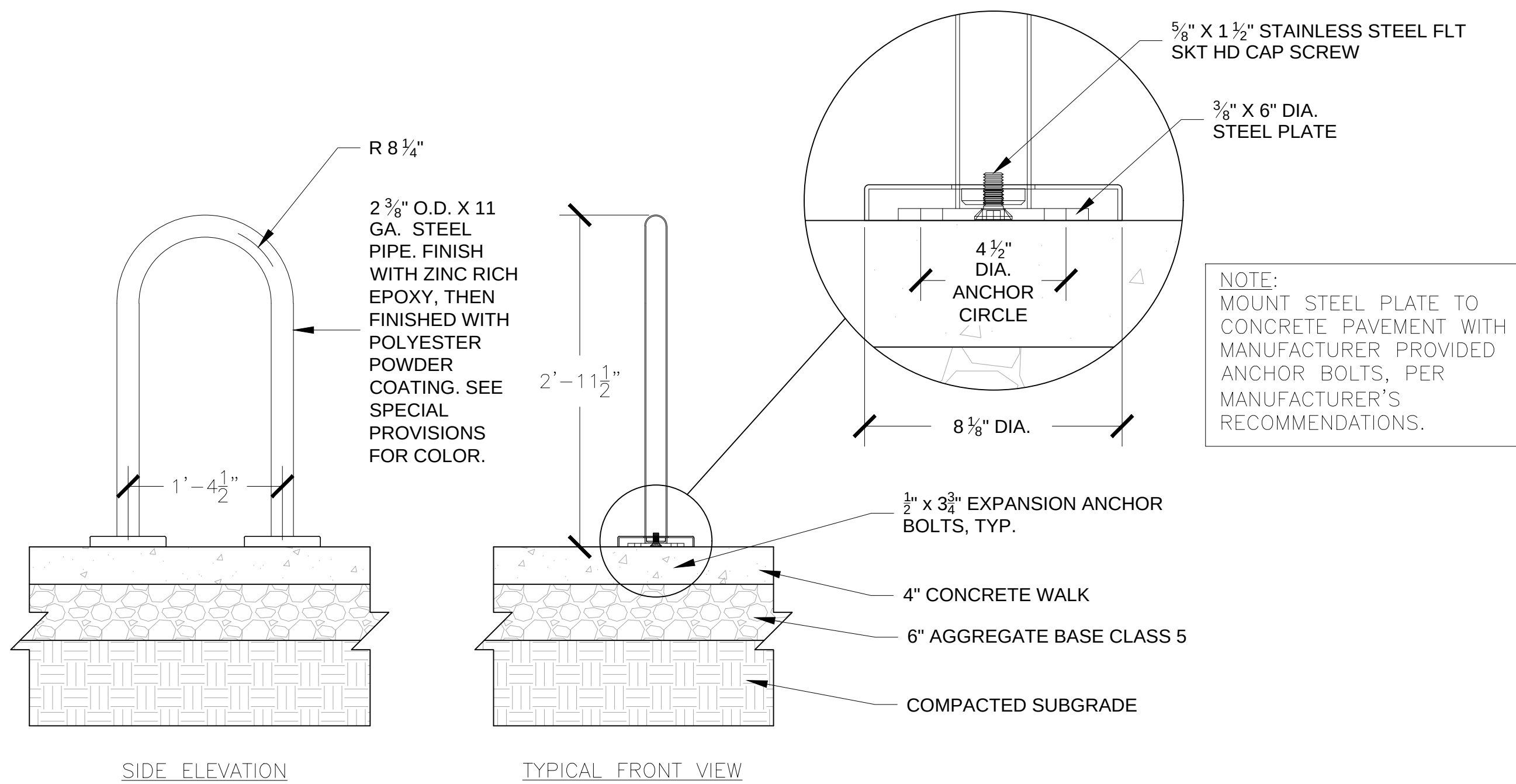
1 TREE PLANTING DETAIL

NOT TO SCALE



2 SHRUB PLANTING DETAIL

NOT TO SCALE



3 BIKE RACK DETAIL

NOT TO SCALE

LANDSCAPING SHALL BE PLANTED AND MAINTAINED IN A NEAT, CLEAN AND HEALTHY CONDITION BY THE OWNER. THIS SHALL INCLUDE PROPER PRUNING, MOVING AND AERATION OF LAWNS, REPLACEMENT OF MULCH, WEEDING, REMOVAL OF LITTER AND THE REGULAR WATERING OF ALL PLANTINGS. IRRIGATION SHALL BE MAINTAINED TO MAXIMIZE WATER CONSUMPTION. SHOULD ANY PLANT MATERIAL DIE, THE OWNER, SUCCESSOR, OR ASSIGNS SHALL BE RESPONSIBLE FOR THE REPLACEMENT OF PLANT(S) WITHIN ONE PLANTING SEASON. REPLACEMENT OF PLANT MATERIALS SHALL OCCUR AT THE FOLLOWING RATE.		
TYPE	PLANT REPLACEMENT WITHIN	
	1 YEAR	2+ YEARS
TREE- DECIDUOUS	INCREASE CALIPER BY 1"	INCREASE CALIPER BY 1.5"
TREE- CONIFEROUS	INCREASE HEIGHT BY 1.5'	INCREASE HEIGHT BY 2'
SHRUB	REPLACE WITH PLANTS OF AT LEAST 1/2 MATURE SIZE	REPLACE WITH PLANTS OF AT LEAST 1/2 MATURE SIZE

LANDSCAPE SPECIFICATIONS

TREES, SHRUBS, AND PERENNIALS

1. REFERENCES
 - A. CDOT - COLORADO DEPARTMENT OF TRANSPORTATION, 2017 EDITION.
 - B. AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1-2014.
2. QUALITY ASSURANCE
 - A. WORK SHALL BE PERFORMED BY A LANDSCAPE CONTRACTOR WITH EXTENSIVE HORTICULTURE KNOWLEDGE, AND A MIN. OF 3 YEARS EXPERIENCE.
 - B. HANDLE PLANTS IN SUCH A WAY AS TO PROTECT FROM DAMAGE EITHER PHYSICAL OR BY EXPOSURE TO SUN AND WIND. MISHANDLED PLANTS ARE SUBJECT TO REJECTION BY LANDSCAPE ARCHITECT.
 - C. PLANTS USED ON THIS PROJECT SHALL MEET THE GRADING STANDARDS RECOMMENDED BY THE ANSI Z60.1-2014.
3. PRODUCTS
 - A. PLANTS: PROVIDE AS SPECIFIED ON PLANT SCHEDULE.
 - B. EDGING: RYERSON STEEL EDGING 3/8" X 5" W/ 18" STAKES, OR EQUAL.
 - C. MULCH: SHREDDED CEDAR FIBER MULCH, APPLIED A MINIMUM OF FOUR INCHES IN DEPTH, INSTALLED OVER A BASE OF GEOTEXTILE FABRIC.
 - D. WATER: CONTRACTOR TO PROVIDE.
 - E. PLANTING SOIL MIX: RICH SANDY LOAM, FREE OF DEBRIS AND SEEDS, AND CONFORMING TO CDOT 207 (TOPSOIL).
 - F. SOIL AMENDMENTS: CONFORMING TO CDOT 212 (SEEDING, FERTILIZER, SOIL CONDITIONS AND SODDING).
 - G. TREE WRAP: TWO-PLY WEATHER RESISTANT PAPER PRODUCT.

4. PLANTING DATES: SPRING PLANTING: APR. 1- JUNE 15. THESE DATES MAY BE EXTENDED IF DAYTIME TEMPS. REMAIN BELOW 80 DEGREES. FALL: SEPT. 30 - OCT. 30TH. DAYTIME TEMPS. NEED TO DROP BELOW 80 DEGREES BEFORE PLANTING BEGINS, AND MAY CONTINUE UNTIL FREEZE UP. CONIFEROUS TREES AUG.15- OCT. 1ST. PLANT UNDER FAVORABLE WEATHER CONDITIONS, DO NO PLANT DURING DAYS OF EXTREME HEAT.

5. EXECUTION
 - A. PLANT INTO PREPARED PLANTING BEDS.
 - B. PRIOR TO DIGGING, CONTRACTOR TO HAVE UTILITIES LOCATED AND MARKED.
 - C. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT 3 DAYS IN ADVANCE OF WHEN PLANTING WORK WILL OCCUR.
 - D. INSTALL TREES, SHRUBS, AND PERENNIALS PER PLANTING DETAILS. ADJUST LOCATION IF IN CONFLICT WITH UTILITIES. VERIFY NEW LOCATION WITH LANDSCAPE ARCHITECT PRIOR TO PLANTING.
 - E. SEPARATE ALL SHRUB BEDS FROM SOD AREAS WITH METAL EDGER.
 - F. CLEAN-UP ENTIRE SITE FOLLOWING PLANTING OPERATIONS.

6. ACCEPTANCE OF PLANTING WORK
 - A. CONTRACTOR TO NOTIFY OWNER WHEN PLANTING WORK IS COMPLETE FOR REVIEW AND PUNCH LIST.
 - B. CONTRACTOR TO WATER AND MAINTAIN THE TREES, SHRUBS, AND PERENNIALS UNTIL OWNER ACCEPTANCE.
 - C. OWNER WILL GIVE ACCEPTANCE OF WORK, FOLLOWING SATISFACTORY CORRECTION OF PUNCH LIST ITEMS.
 - D. WATERING AND REGULAR LANDSCAPE MAINTENANCE OF TREES, SHRUBS, AND PERENNIALS WILL BE OWNERS RESPONSIBILITY FOLLOWING OWNER ACCEPTANCE OF WORK.

7. GUARANTEE PERIOD
 - A. CONTRACTOR TO WARRANTY TREES, SHRUBS, AND PERENNIALS FOR TWO YEARS FOLLOWING ACCEPTANCE OF WORK BY OWNER.
 - B. CONTRACTOR TO MAINTAIN THE TREES IN A PLUMB POSITION THROUGHOUT THE GUARANTEE PERIOD.
 - C. CONTRACTOR TO REMOVE ALL STAKING/ WIRING/ STRAPS FROM FREES AT THE END OF THE GUARANTEE PERIOD.
 - D. REPLACEMENTS: AT THE END OF THE GUARANTEE PERIOD, ALL PLANTS WHICH ARE UNHEALTHY, DEAD, NOT HAVING A NORMAL DENSITY, SIZE, SHAPE OR COLOR SHALL BE REPLACED. REPLACEMENTS SHALL MATCH CALIPER AND/OR HEIGHT OF THE OTHER PLANTS AT TIME OF REPLACEMENT. SELECTION OF REPLACEMENT MATERIAL AND INSTALLATION PRACTICES SHALL FOLLOW THE REQUIREMENTS OF THE DRAWINGS AND SPECIFICATIONS.

8. IRRIGATION
 - A. CONFORM TO THE REQUIREMENTS OF CDOT 107.14 (INTERRUPTION OF IRRIGATION WATER FLOW), CDOT 623 (IRRIGATION SYSTEM) AND ALL OTHER APPLICABLE CDOT IRRIGATION MATERIALS AND CONSTRUCTION REQUIREMENTS.



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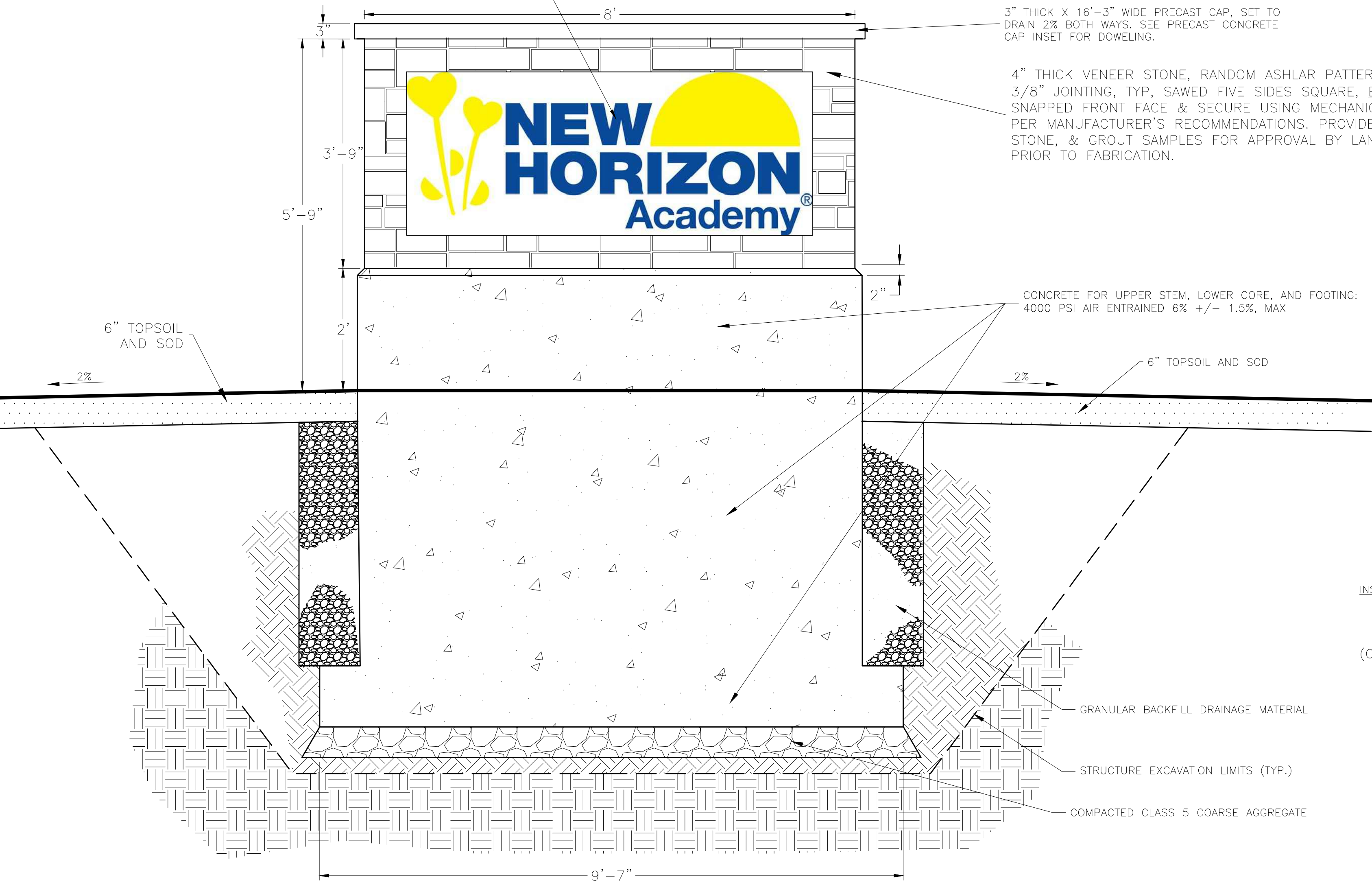
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LANDSCAPE DETAILS

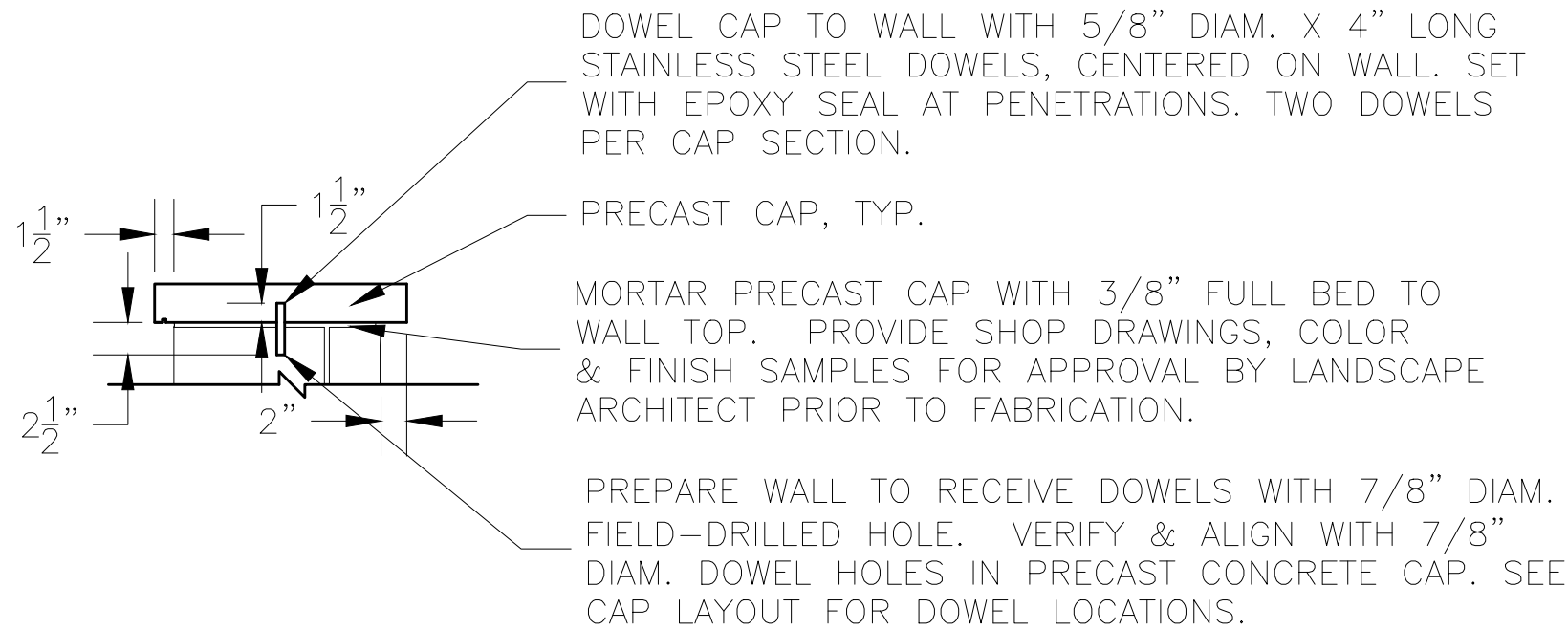
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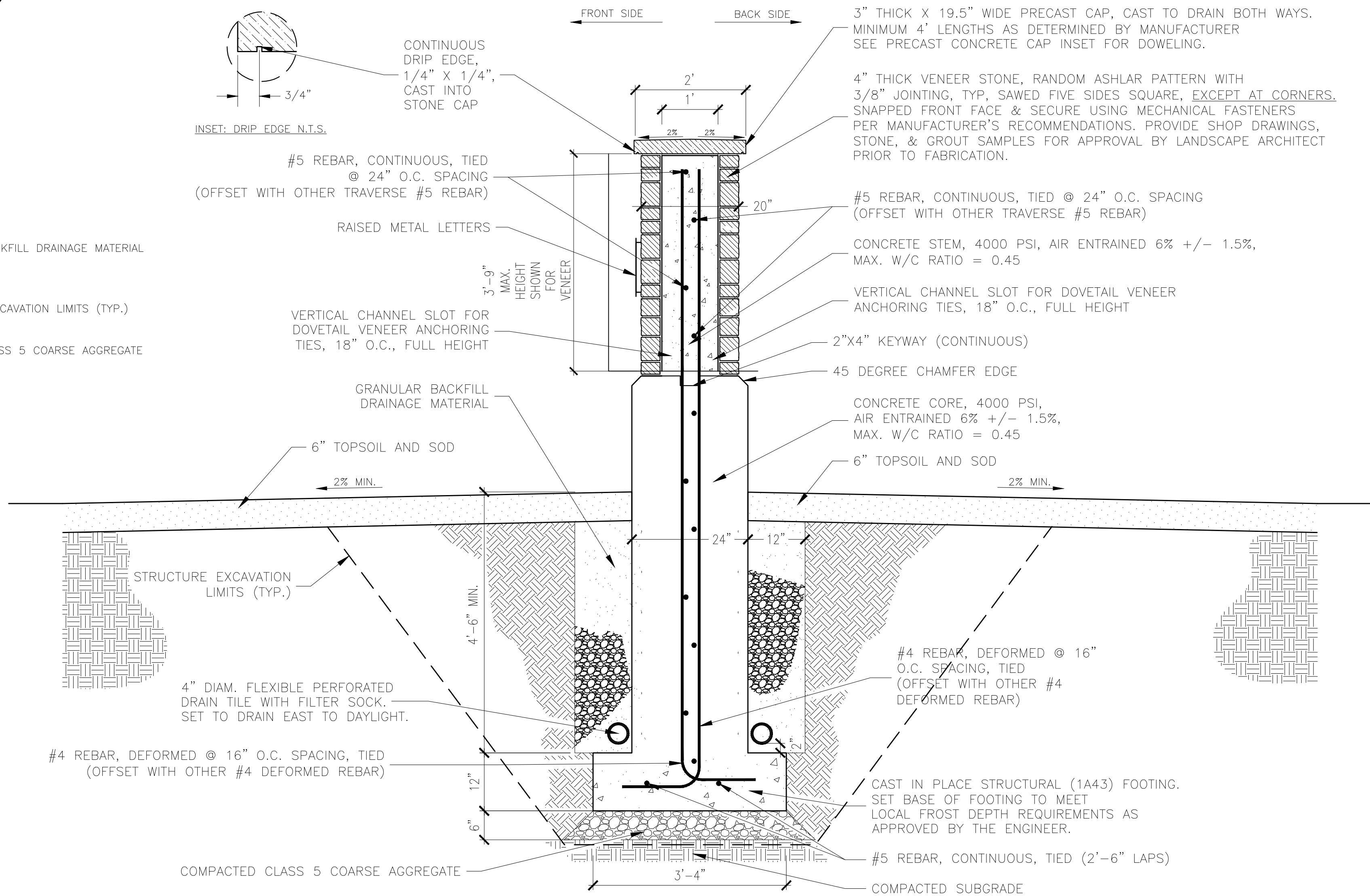
MONUMENT SIGN WITH RAISED METAL LETTERS, MIN. 8" HT. FOR "NEW HORIZON" AND MIN. 4" HT. FOR "ACADEMY". (CONTRACTOR TO SUPPLY SHOP DRAWING OF LAYOUT AND AS APPROVED BY THE ENGINEER)



1 SIGN ELEVATION
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2 PRECAST CONCRETE CAP DETAIL
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3 SIGN SECTION
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Your sign does not count as a vertical element. No other vertical element shown.



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SIGN DETAILS

L1.04

NEW HORIZON ACADEMY





Add elevation canopy to sheet with other elevations for fence and wall.

Label all ground cover in playground. Provide percents of area for each.

