



## Development Review Division

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

### MEMORANDUM

**TO:** Jeff Weeder, Galloway and Company  
**FROM:** Amber Wood Hicken, Planner I  
**DATE:** 4/27/23  
**SUBJECT:** Lincoln Professional Park L3 – Andy’s Custard, Site Plan, SP23-113  
Review Comments 03

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:** Amber Wood Hicken

**EMAIL:** ahicken@parkeronline.org

**PHONE:** 303.805.3338

#### 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. 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. 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.**
6. The Town of Parker has implemented a naming convention for all applications. For all future documents that are uploaded to TRAKiT please ensure the submittal round is first, the name of the document is second and the name of the project is third. Staff will not refer the application out with this naming convention.  
Example: “02” or “Second Submittal”

7. **Prairie Dog Management:** The Town's current land development ordinance section 13.10.250 - Prairie Dog Management requires applicants/developers to make a good faith effort to have any prairie dogs on site relocated. Documentation of this effort will be a condition of the land use application approval/site development and a certificate of compliance will be required prior to issuance of the grading permit. If relocation of the prairie dogs is not available, humane extermination may be considered. Prairie Dog management should begin as early as possible during the review process. Please coordinate with staff.

### Site Plan and Project Details

1. Please see the attached redlines for all comments.

Comment Addressed:  Yes  No  
Response:

### OUTSIDE REFERRAL AGENCY COMMENTS

The following agencies have "Advisory Comments" or "Revisions Required" listed in eTRAKiT:

- Construction plans – civil
- Fire Life Safety
- Parker Water and Sanitation
- Site plan – civil

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

- Traffic impact study

These comments are available on eTRAKiT. Please address accordingly.

Comment(s) Addressed:  Yes  No  
Response:

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

\_\_\_\_\_  
Date

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

\_\_\_\_\_  
Date









LINCOLN PROFESSIONAL PARK FILING NO.1 LOT 3

LOCATED IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

SITE PLAN DOCUMENTS

MARCH 2023



PRELIMINARY NOT FOR BIDDING NOT FOR CONSTRUCTION

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PLAZA STREET PARTNERS SITE PLAN DOCUMENTS

PARKER COLORADO

Table with 4 columns: #, Date, Issue / Description, Init. Includes submission dates and initials.

MX4IP LED 4" Ambient - IP Rated

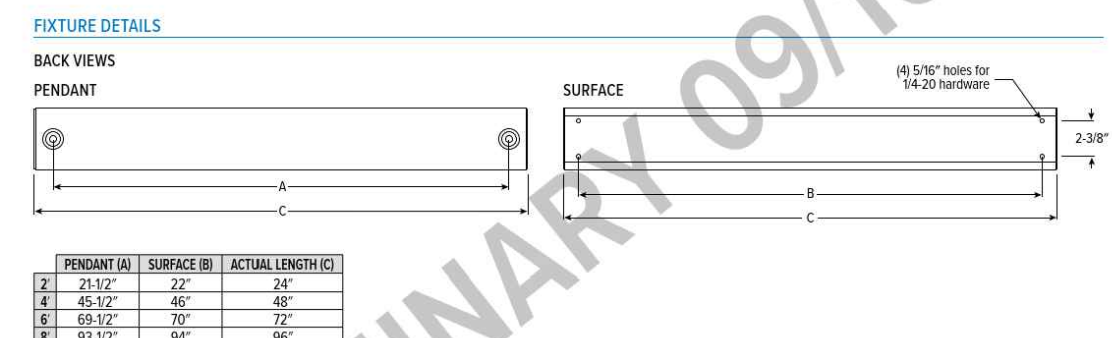
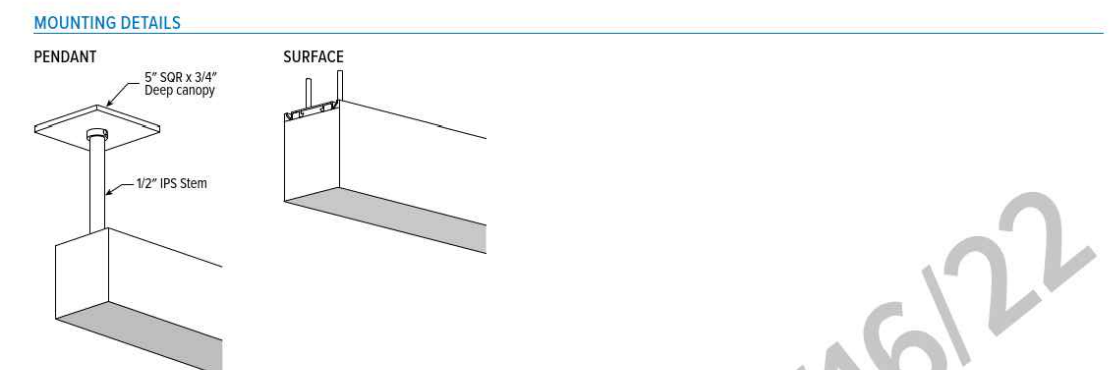


Table with 3 columns: Pendant (in), Surface (in), Actual Length (in). Lists dimensions for different models.



H.E. Williams, Inc. Carthage, Missouri. Website and contact information.

AREA & ROADWAY LIGHTING RAZAR SERIES - LED LOW PROFILE AREA LUMINAIRE

Optical Housing Heavy cast, low copper aluminum assembly (A356 alloy, <2% copper) minimum wall thickness 1.88" LED Module mounting area is machined to within a 0.002" surface flatness variance for maximum surface contact and thermal conductivity from the LED modules to the radiating fins. Positive radiating fins above the LED Optics provide superior thermal management and long LED life. The optical and electrical compartments are integrated with the support arm to create one assembly. Cast and hinged driver compartment cover allows access to the drivers and wiring.

Electrical Housing w/ Integrated Arm Heavy cast low copper aluminum (A356 alloy, <2% copper) assembly with integral cooling fins surrounding the electrical compartment and cast for surface on the top of the arm to accommodate a photoelectric receptor. Solid barrier wall separates optical and electrical compartments. The optical compartment and electrical compartment with the integrated support arm combine to create one assembly. Minimum wall thickness is 1.88". Cast and hinged driver assembly cover is integrated with wiring compartment cover.

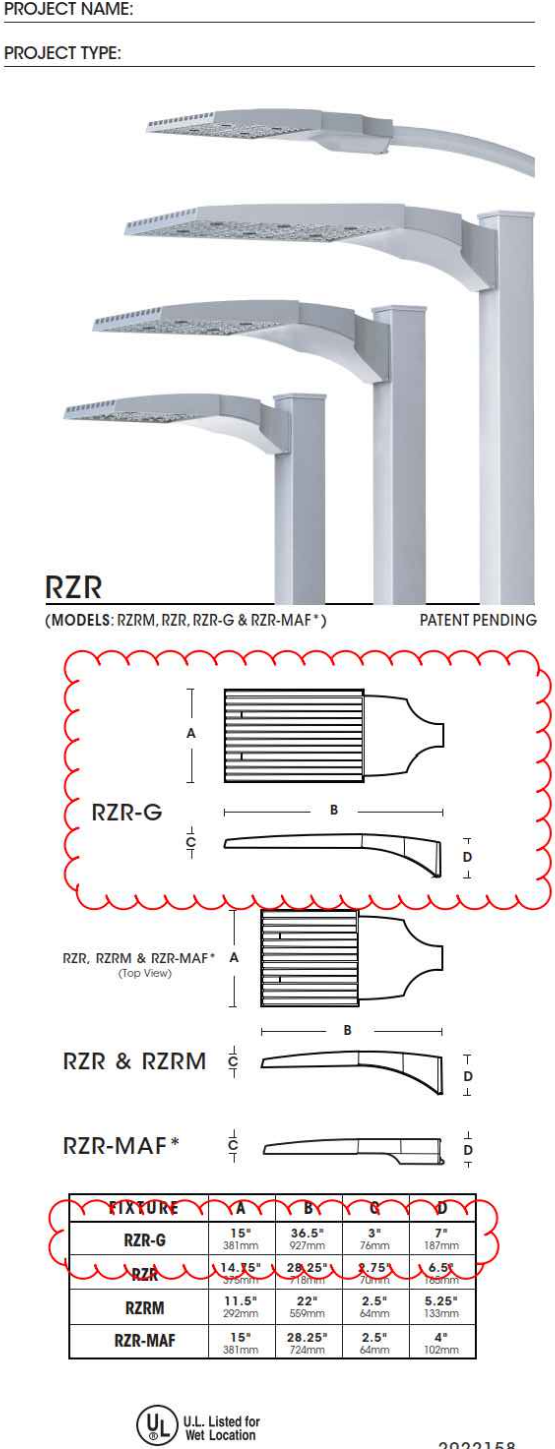
PLED Optics Emitters (LED's) are arrayed on a metal core PCB panel with each emitter located on a copper thermal transfer pad and enclosed by an LED reflector. LED optics completely seal each individual emitter to meet an IP66 rating. In asymmetric distributions, a micro-reflector inside the reflector directs the house side emitter output towards the street side and functions, as a house side shielding element. Reflectors are injection molded in 1/2" arrays. Each LED emitter is mounted on the PCB over an emitter and all reflectors are returned by an aluminum frame. Any one Panel, or group of Panels in a luminaire, have the same optical system. LED reflectors produce standard site/area distributions. Panels are field reconfigurable and field rotatable in 90° increments.

LED Drivers Electronic driver with a power factor of > .90 and a minimum operating temperature of -40°F to 40°C. Driver(s) is/are UL and cUL recognized and mounted directly against the Electrical Housing to facilitate thermal transfer. Held down by universal clamps to facilitate easy removal. In-line terminal blocks facilitate wiring between the driver and optical array. Drivers accept an input of 120-277V 50/60Hz or 347V-480V 50/60Hz @ 10W dimmable driver is standard. Drivers a minimum of 3kV internal surge protection. Luminaires supplied with 20kV surge protector for field accessible installation.

High Output LEDs are utilized with drive currents ranging from 350mA to 1650mA. 70CRI Minimum LEDs are available in standard Neutral White (5000K), or optional Cool White (5000K) or Warm White (3000K). Consult Factory for other LED options.

Amber LED's TRIA (True Amber) LED's utilize material that emits light in the amber spectral bandwidth only without the use of phosphors. Electrostatically applied TGIC Polyester Powder Coat on substrate prepared with 20 PSI power wash at 140°F. Four step media blast and top phosphate pretreatment for protection and paint adhesion. 400°F bake for maximum hardness and durability.

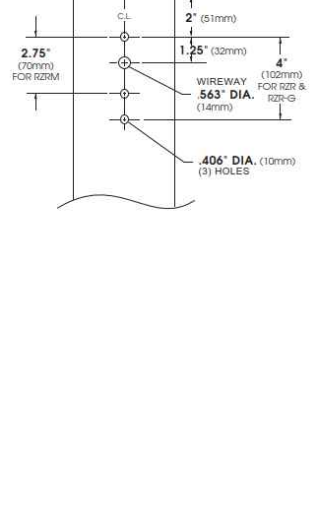
Mast Arm Filter/Electrical Housing Replaces standard Electrical Housing. Fits standard 2 3/8" O.D. horizontal lantern. (2) straps with two (2) slots each engage the lower half of the lantern. Upper half of the lantern rests on self-centering steps that position the angle of the luminaire at 0° +1.5°, +1.5° or +3° up from the horizontal. All hardware is stainless steel.



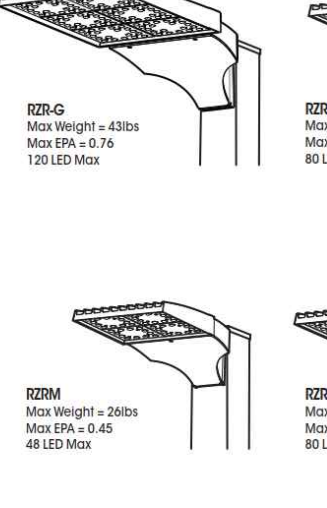
U.S. Pole Company Inc. 160 West Avenue O, Broomfield, CO 80001. Phone (941) 233-2200. www.uspole.com

RZR SERIES - LED SPECIFICATIONS

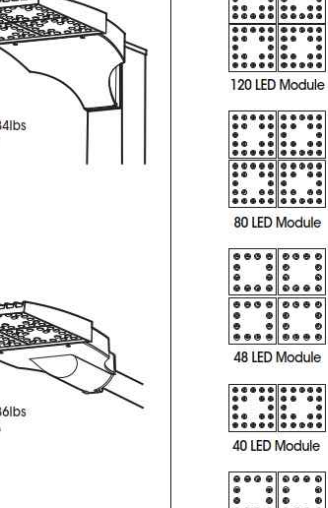
POLE DRILLING TEMPLATE



EPA & WEIGHT



PLED MODULES



ORDERING INFORMATION

Ordering information table with columns: Luminaire, Optics, LED, Voltage, Mounting, Finish, Options. Includes a 'Spec/Order Example' row.

U.S. Pole Company Inc. 160 West Avenue O, Broomfield, CO 80001. Phone (941) 233-2200. www.uspole.com

RZR SERIES - LED

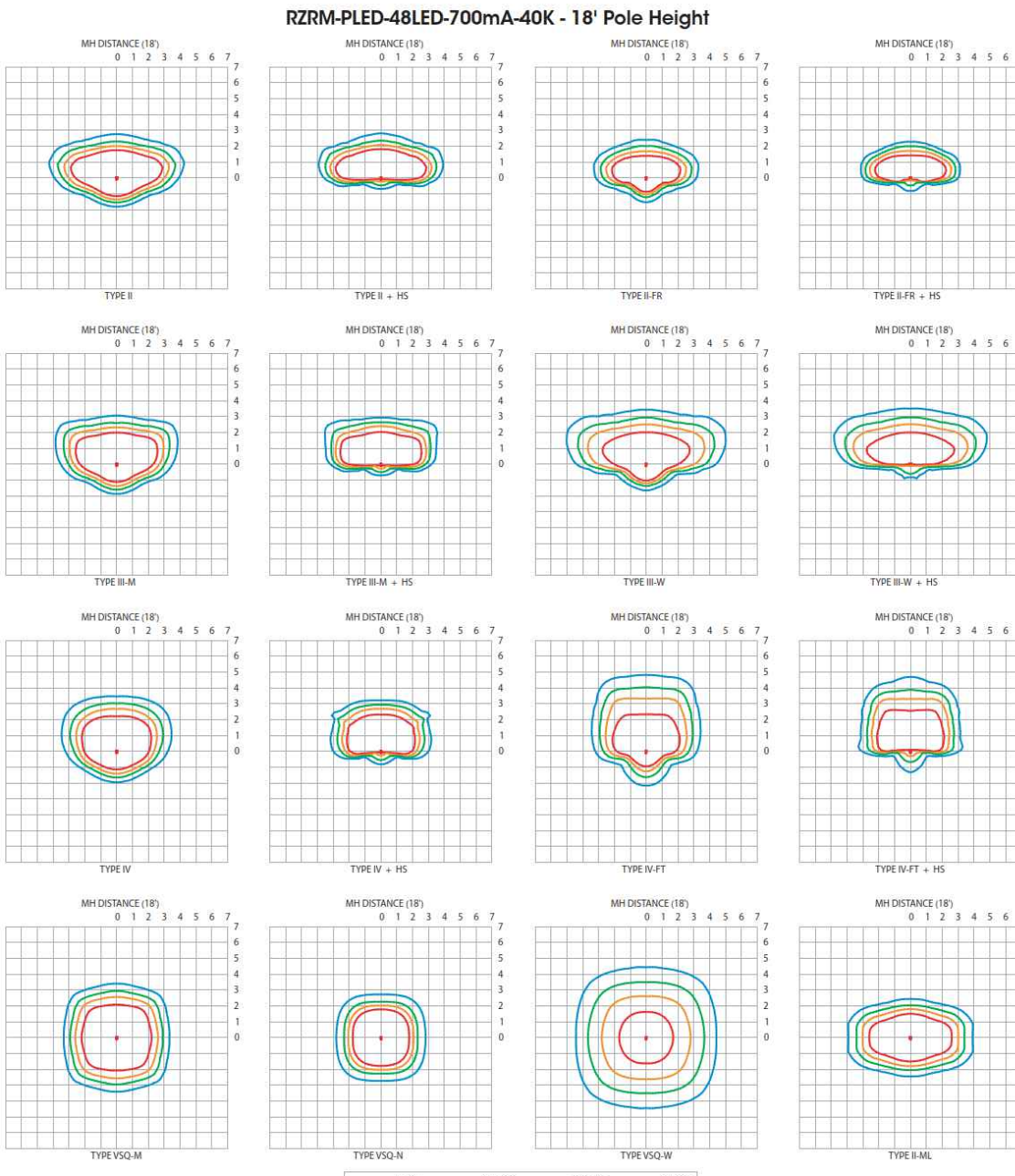
Photometric data guide table for RZR series LED, showing LED Life / Operating Hours, Lumen Depreciation, and Lumen Depreciation Factor.

ELECTRICAL DATA GUIDE - AMPERAGE CHARTS

Electrical data guide table showing amperage charts for various luminaire models and configurations.

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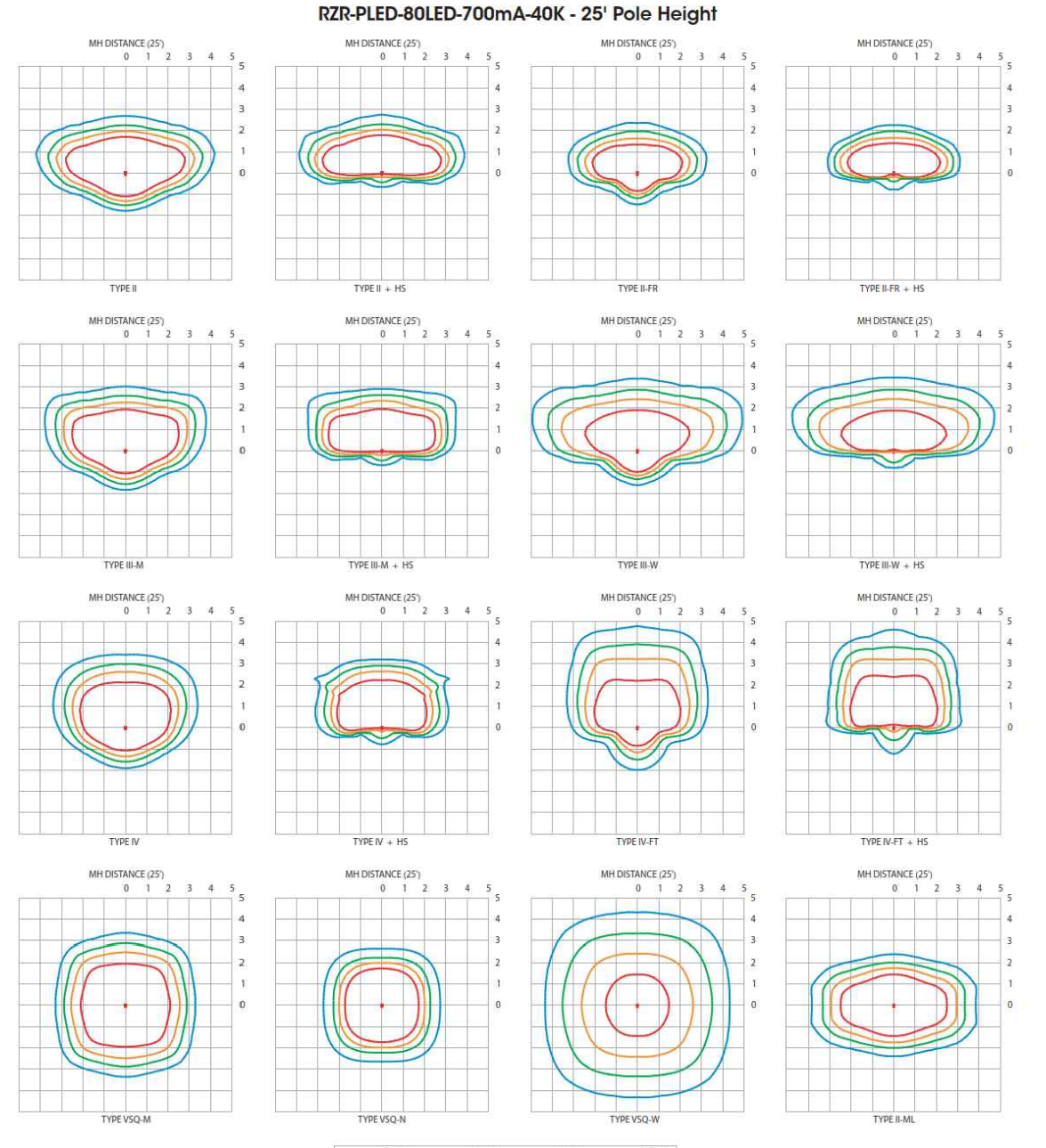
RZR SERIES - LED PHOTOMETRIC DATA GUIDE - ISOFOOTCANDLE PLOTS



IES File downloads for this product can be found at www.uspole.com/downloads/ies.html

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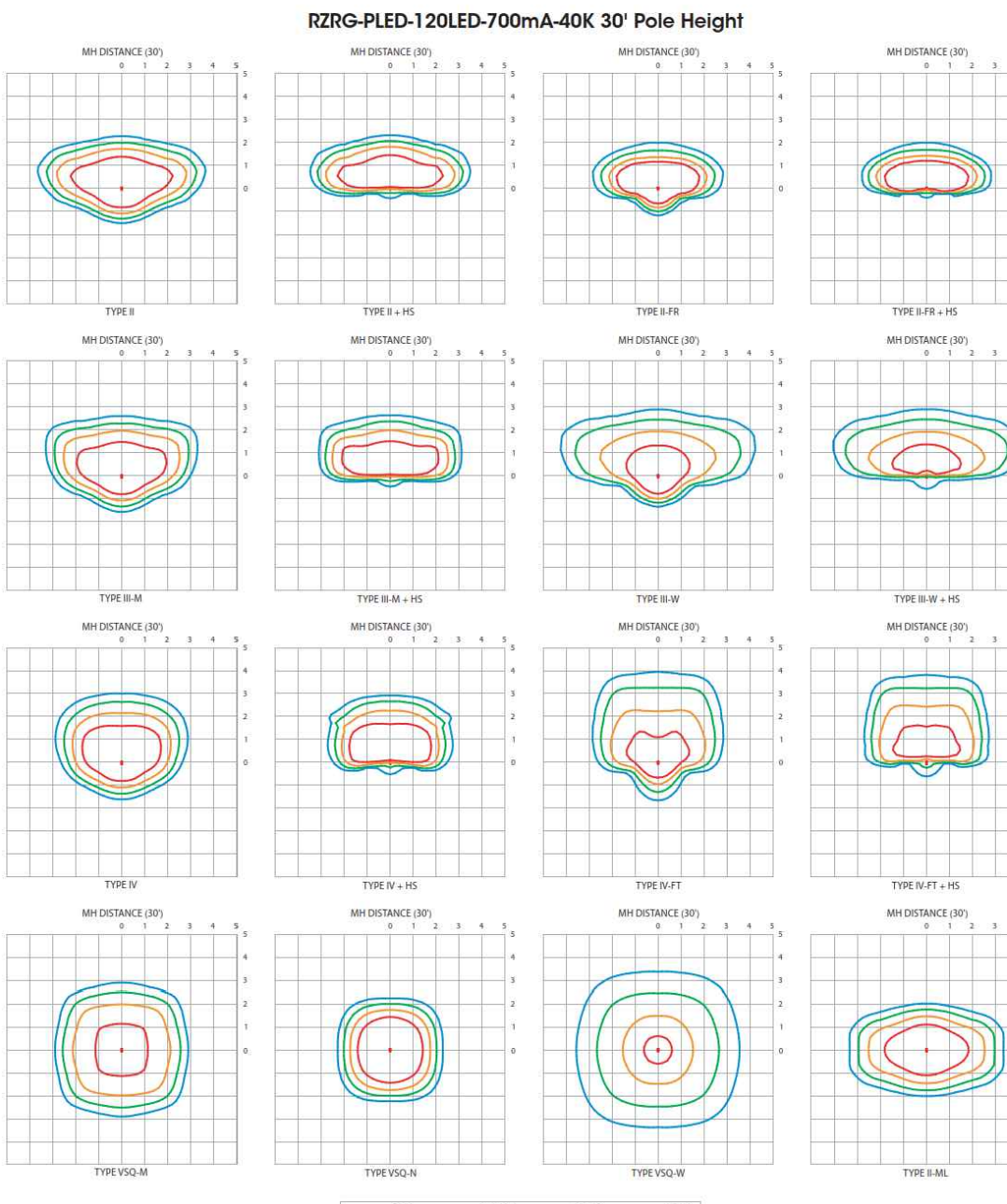
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RZR SERIES - LED PHOTOMETRIC DATA GUIDE - ISOFOOTCANDLE PLOTS



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U.S. Pole Company Inc. 160 West Avenue O, Broomfield, CO 80001. Phone (941) 233-2200. www.uspole.com

RZR SERIES - LED PHOTOMETRIC DATA GUIDE - LUMEN TABLES (RZR-PLED)

Table of photometric data for RZR series LED, showing lumen tables for various luminaire models and pole heights.

IES File downloads for this product can be found at www.uspole.com/downloads/ies.html

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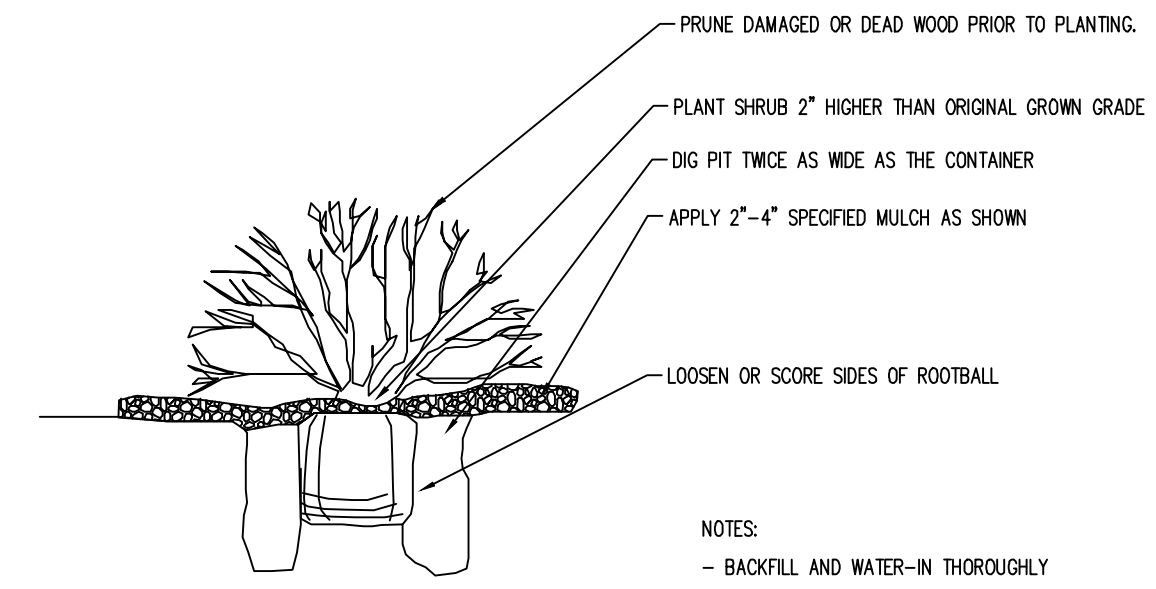


# LINCOLN PROFESSIONAL PARK FILING NO.1 LOT 3

LOCATED IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 6 SOUTH,  
RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
CITY OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

## SITE PLAN DOCUMENTS

MARCH 2023



## 2 TOWN OF PARKER SHRUB PLANTING STANDARD N.T.S.

### LANDSCAPE REQUIREMENTS

CODE SECTION	CATEGORY	FORMULA	CALCULATION	REQUIRED	PROVIDED
13.06.070 (L)(2)	MIN. SITE LANDSCAPING STANDARDS	COMMERCIAL - MIN. 15%	TOTAL AREA 30,927 SF X 0.15	4,639 SF	12,632 SF
13.06.070 (L)(2) a	MIN. SITE LANDSCAPING STANDARDS	75% LANDSCAPE AREA VEGETATION COVERAGE	TOTAL LANDSCAPE AREA 12,632 SF X 0.75	9,474 SF	9,474 SF
13.06.070 (L)(5)	MIN. SITE LANDSCAPING STANDARDS	1 TREE / 1500 SF LANDSCAPE AREA	12,632 SF / 1500	8 TREES	8 TREES
13.06.070 (L)(5)	MIN. SITE LANDSCAPING STANDARDS	5 SHRUBS / 1500 SF LANDSCAPE AREA	(12,632 SF / 1500) X 5	42 SHRUBS	42 SHRUBS
13.06.070 (M)	STREETSCAPE LANDSCAPING	TREES NO GREATER THAN 40 FT APART	520 LF / 40	13 TREES	13 TREES *
13.06.070 (O)(5)	PARKING LOT PERIMETER	PARKING LOT BUFFER SCREEN	ADJACENT TO ROADWAY	10 FT	10 FT
13.06.070 (P)(2)	INTERNAL PARKING LOT LANDSCAPING	10% OF PARKING ALLOCATED TO LANDSCAPE ISLANDS	4,050 SF X 0.10	405 SF	472 SF
13.06.070 (P)(4)	INTERNAL PARKING LOT LANDSCAPING	1 TREE / 162 SF LANDSCAPE ISLAND	472 SF / 162	3 TREES	3 TREES
13.06.070 (P)(4)	INTERNAL PARKING LOT LANDSCAPING	5 SHRUBS / 162 SF LANDSCAPE ISLAND (1 SHRUB/ADD. 15 SF)	(472 SF / 162) X 5	15 SHRUBS	15 SHRUBS
13.06.070 (Q) SCHEDULE B	SITE PERIMETER LANDSCAPE STANDARDS	COMMERCIAL ADJ. TO NON RESIDENTIAL USE (1 TREE & 5 SHRUBS / 40 LF)	NORTH 120 LF / 40	3 TREES & 15 SHRUBS	3 TREES & 15 SHRUBS
13.06.070 (Q) SCHEDULE B	SITE PERIMETER LANDSCAPE STANDARDS	COMMERCIAL ADJ. TO NON RESIDENTIAL USE (1 TREE & 5 SHRUBS / 40 LF)	EAST 200 LF / 40	5 TREES & 25 SHRUBS	5 TREES & 25 SHRUBS
13.06.070 (Q) SCHEDULE B	SITE PERIMETER LANDSCAPE STANDARDS	COMMERCIAL ADJ. TO NON RESIDENTIAL USE (1 TREE & 5 SHRUBS / 40 LF)	SOUTH 160 LF / 40	4 TREES & 20 SHRUBS	4 TREES & 20 SHRUBS
* LANDSCAPE AND TREES ALONG PRIVATE ROAD A AND B BY OTHERS PER THE LINCOLN PROFESSIONAL PARK FILING NO. 1 MASTER LANDSCAPE PLAN					

### IRRIGATION CONCEPT

1. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A QUALIFIED IRRIGATION CONTRACTOR.
2. THE IRRIGATION SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE WATER SOURCE IF APPLICABLE.
3. ALL NON-TURF/SEED PLANTED AREAS WILL BE DRIP IRRIGATED. TURF SOD/SEED SHALL RECEIVE POP-UP SPRAY IRRIGATION FOR HEAD TO HEAD COVERAGE.
4. ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
5. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND SMART MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.

### LANDSCAPE GUARANTEE AND MAINTENANCE

1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, SEEDED AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S ACCEPTANCE. THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
2. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A NEAT, CLEAN, AND HEALTHY CONDITION FOR A PERIOD OF 90 DAYS. THIS SHALL INCLUDE PROPER PRUNING, MOWING AND AERATION OF LAWNS, WEEDING, REPLACEMENT OF MULCH, REMOVAL OF LITTER, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. IRRIGATION SHALL BE MAINTAINED IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON AND TO MAXIMIZE WATER CONSERVATION. IF SITE OPENS DURING WINTER, TO AVOID FREEZE DAMAGE ON PLANTINGS, THE 90 DAYS SHOULD BEGIN AFTER ACCEPTANCE OF THE WORK.
3. DURING THE LANDSCAPE MAINTENANCE PERIOD, THE LANDSCAPE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM STRUCTURES IN ALL LANDSCAPE AREAS AT THE MINIMUM SLOPE SPECIFIED IN THE GEOTECHNICAL REPORT. LANDSCAPE AREAS WHICH SETTLE AND CREATE THE POTENTIAL FOR PONDING SHALL BE REPAIRED TO ELIMINATE PONDING POTENTIAL AND BLEND IN WITH THE SURROUNDING GRADES. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GEOTECHNICAL REPORT, THE GRADING PLANS, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND OWNER.

### UTILITY NOTES

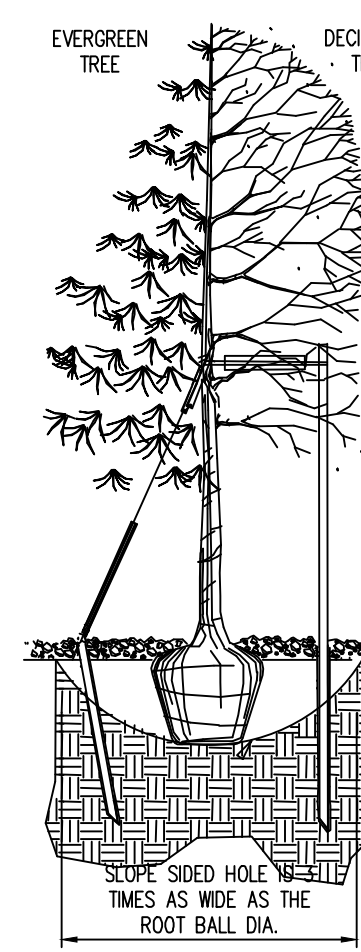
1. THE LANDSCAPE CONTRACTOR IS REQUIRED TO CONTACT THE COUNTY PUBLIC WORKS DEPARTMENT, AND ANY OTHER PUBLIC OR PRIVATE AGENCY NECESSARY FOR UTILITY LOCATION PRIOR TO ANY CONSTRUCTION.
2. THIS DRAWING IS A PART OF A COMPLETE SET OF BID DOCUMENTS, SPECIFICATIONS, ADDITIONAL DRAWINGS, AND EXHIBITS. UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED FOR CONSTRUCTION PURPOSES WITHOUT EXAMINING ACTUAL LOCATIONS OF UTILITIES ON SITE, AND REVIEWING ALL RELATED DOCUMENTS.
3. THE LOCATION OF THE ALL UNDERGROUND UTILITIES ARE LOCATED ON THE ENGINEERING DRAWINGS FOR THIS PROJECT. THE MOST CURRENT REVISION IS HERE IN MADE PART OF THIS DOCUMENT. UNDERGROUND UTILITIES EXIST THROUGHOUT THIS SITE AND MUST BE LOCATED PRIOR TO ANY CONSTRUCTION ACTIVITY. WHERE UNDERGROUND UTILITIES EXIST, FIELD ADJUSTMENT MAY BE NECESSARY AND MUST BE APPROVED BY A REPRESENTATIVE OF THE OWNER. NEITHER THE OWNER NOR THE LANDSCAPE ARCHITECT ASSUMES ANY RESPONSIBILITY WHATSOEVER, IN RESPECT TO THE CONTRACTORS ACCURACY IN LOCATING THE INDICATED PLANT MATERIAL, AND UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED WITHOUT REFERENCING THE ABOVE MENTIONED DOCUMENTS.

### PLANTING NOTES

- GENERAL
1. ANY/ALL CHANGES TO THE LANDSCAPING REQUIRES APPROVAL FROM THE TOWN OF PARKER.
  2. ALL WORK SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES, STANDARDS, AND SPECIFICATIONS.
  3. LANDSCAPE DESIGN IS DIAGRAMMATIC IN NATURE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN TAKEOFFS AND QUANTITY CALCULATIONS. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE LANDSCAPE LEGEND, THE PLAN QUANTITY AS SHOWN ON THE PLAN SHALL TAKE PRECEDENCE AND NOTIFY THE LANDSCAPE ARCHITECT OF THESE DISCREPANCIES. MINOR ADJUSTMENTS TO THE LANDSCAPE MATERIAL AND LOCATIONS MAY BE PROPOSED FOR CITY CONSIDERATION AT THE CONSTRUCTION DOCUMENT STAGE TO RESPOND TO MARKET AND FIELD CONDITIONS. HOWEVER, THERE SHALL BE NO REDUCTION IN THE NUMBER AND SIZE OF MATERIALS.
  4. CONTRACTOR SHALL MAKE HIMSELF AWARE OF THE LOCATIONS OF EXISTING AND PROPOSED UTILITIES, AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE UTILITIES AND/OR ANY INJURY TO ANY PERSON. THIS DRAWING IS PART OF A COMPLETE SET OF CONTRACT DOCUMENTS. UNDER NO CIRCUMSTANCES SHOULD THIS PLAN BE USED FOR CONSTRUCTION PURPOSES WITHOUT EXAMINING ACTUAL LOCATIONS OF UTILITIES ON SITE AND REVIEW ALL RELATED PLANS AND DOCUMENTS.
  5. ALL UTILITY EASEMENTS SHALL REMAIN UNOBTSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT.
  6. THE CONTRACTOR SHALL TAKE EXTREME CARE NOT TO DAMAGE ANY EXISTING PLANTS INDICATED AS "TO REMAIN". ANY SUCH PLANTS DAMAGED BY THE CONTRACTOR SHALL BE REPLACED WITH THE SAME SPECIES, SIZE, AND QUANTITY AT THE CONTRACTOR'S OWN EXPENSE, AND AS ACCEPTABLE TO THE OWNER. REFER TO THE TREE PROTECTION NOTES ON THE PLANS (AS APPLICABLE).
  7. LANDSCAPE CONTRACTOR SHALL EXAMINE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND NOTIFY THE GENERAL CONTRACTOR IN WRITING OF UNSATISFACTORY CONDITIONS. IF SITE CONDITIONS OR PLANT AVAILABILITY REQUIRE CHANGES TO THE PLAN, THEN AN APPROVAL WILL BE OBTAINED FROM THE CITY. DO NOT PROCEED UNTIL CONDITIONS HAVE BEEN CORRECTED.
  8. ALL CONSTRUCTION DEBRIS AND MATERIAL SHALL BE REMOVED AND CLEANED OUT PRIOR TO INSTALLATION OF TOPSOIL, TREES, SHRUBS, AND TURF.
  9. FOR ALL INFORMATION ON SURFACE MATERIAL OF WALKS, DRIVES, AND PARKING LOTS, SEE THE SITE PLAN. SEE PHOTOMETRIC PLAN FOR FREE STANDING LIGHTING INFORMATION.
  10. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT ONE WEEK PRIOR TO BEGINNING CONSTRUCTION.
  11. WINTER WATERING SHALL BE AT THE EXPENSE OF THE CONTRACTOR UNTIL SUCH TIME AS FINAL ACCEPTANCE IS RECEIVED.
  12. ALL LANDSCAPE CONSTRUCTION PRACTICES, WORKMANSHIP, AND ETHICS SHALL BE IN ACCORDANCE WITH INDUSTRY STANDARDS SET FORTH IN THE CONTRACTORS HANDBOOK PUBLISHED BY THE COLORADO LANDSCAPE CONTRACTORS ASSOCIATION.
  13. LANDSCAPE AND IRRIGATION WORK SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY.
- FINISH GRADING AND SOIL PREPARATION
14. CONTRACTOR SHALL CONSTRUCT AND MAINTAIN FINISH GRADES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GEOTECHNICAL REPORT, THE GRADING PLANS, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND OWNER.
  15. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, IT IS RECOMMENDED THAT THE CONTRACTOR SHALL HAVE SOIL SAMPLES TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY FOR THE FOLLOWING: GENERAL SOIL FERTILITY, PH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT. EACH SAMPLE SUBMITTED SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL. CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): GENERAL SOIL PREPARATION AND BACKFILL MIXES, PRE-PLANT FERTILIZER APPLICATIONS, AND ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
  16. THE CONTRACTOR SHALL RECOMMEND INSTALLATION OF SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT FOR THE THE OWNER/OWNERS' REPRESENTATIVE CONSIDERATION.
  17. AT A MINIMUM, ALL TOPSOIL SHALL BE AMENDED WITH NITROGEN STABILIZED ORGANIC AMENDMENT COMPOST AT A RATE OF 5.0 CUBIC YARDS AND AMMONIUM PHOSPHATE 16-20-0 AT A RATE OF 15 POUNDS PER THOUSAND SQUARE FEET OF LANDSCAPE AREA. COMPOST SHALL BE MECHANICALLY INTEGRATED INTO THE TOP 6" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING. GROUND COVER & PERENNIAL BED AREAS SHALL BE AMENDED AT A RATE OF 8 CUBIC FEET PER THOUSAN SQUARE FEET OF NITROGEN STABILIZED ORGANIC AMENDMENT AND 10 LBS. OF 12-12-12 FERTILIZER PER CU. YD., ROTOTILLED TO A DEPTH OF 8". NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED FOR ORGANIC AMENDMENTS.

### PLANTING

18. ALL DECIDUOUS TREES SHALL HAVE FULL, WELL-SHAPED HEADS/ALL EVERGREENS SHALL BE UNSHEARED AND FULL TO THE GROUND; UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
  19. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT SHALL BE THE SOLE JUDGE AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
  20. ALL TREES SHALL BE GUYED AND WOOD STAKED AS PER DETAILS. NO "T-STAKES" SHALL BE USED FOR TREES.
  21. ALL PLANT MATERIALS SHALL BE TRUE TO TYPE, SIZE, SPECIES, QUALITY, AND FREE OF INJURY, BROKEN ROOT BALLS, PESTS, AND DISEASES, AS WELL AS CONFORM TO THE MINIMUM REQUIREMENTS DESCRIBED IN THE "AMERICAN STANDARD FOR NURSERY STOCK". FOLLOW GREENCO TREE PLANTING RECOMMENDATIONS FOR MINIMUM QUALITY REQUIREMENTS FOR TREES.
  22. ALL TREE AND SHRUB BED LOCATIONS ARE TO BE STAKED OUT ON SITE FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
  23. ALL TREES PLANTED ADJACENT TO PUBLIC AND/OR PEDESTRIAN WALKWAYS SHALL BE PRUNED CLEAR OF ALL BRANCHES BETWEEN GROUND AND A HEIGHT OF EIGHT (8) FEET FOR THAT PORTION OF THE PLAN LOCATED OVER THE SIDEWALK AND/OR ROAD.
  24. ALL PLANT MATERIAL SHALL NOT BE PLANTED PRIOR TO INSTALLATION OF TOPSOIL.
  25. ALL PLANT BEDS SHALL BE CONTAINED WITH STEEL EDGER. STEEL EDGER IS NOT REQUIRED ALONG CURBS, WALKS OR BUILDING FOUNDATIONS. ALL EDGING SHALL OVERLAP AT JOINTS A MINIMUM OF 6-INCHES, AND SHALL BE FASTENED WITH A MINIMUM OF 4 PINS PER EACH 10 FOOT SECTION. THE TOP OF ALL EDGING MATERIAL SHALL BE A ROLLED TOP AND 1/2 INCH ABOVE THE FINISHED GRADE OF ADJACENT LAWN OR MULCH AREAS. COLOR: GREEN.
  26. THE DEVELOPER, HIS SUCCESSOR, OR ASSIGNEE SHALL BE RESPONSIBLE FOR ESTABLISHING AND CONTINUING A REGULAR PROGRAM OF MAINTENANCE FOR ALL LANDSCAPED AREAS. SEE LANDSCAPE GUARANTEE AND MAINTENANCE NOTE.
  27. A 3-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF ALL FIRE HYDRANTS.
  28. LANDSCAPE CONTRACTOR TO SUBMIT SAMPLES OF MISCELLANEOUS LANDSCAPING MATERIALS TO THE LANDSCAPE ARCHITECTS' AND OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION, IE: MULCH, EDGER, LANDSCAPE FABRIC, ETC.
- MULCHING
29. AFTER ALL PLANTING IS COMPLETE, THE CONTRACTOR SHALL INSTALL A MINIMUM 4" THICK LAYER OF ROCK OR WOOD MULCH AS SPECIFIED IN THE PLANTING LEGEND. INSTALL A 4" THICK RING OF DOUBLE SHREDDED CEDAR BARK MULCH AROUND ALL PLANT MATERIAL IN ROCK MULCH BEDS WHERE LANDSCAPING IS SHOWN ON THE PLANS. WOOD MULCH RING SIZE SHALL BE THE CONTAINER SIZE OF THE SHRUBS, PERENNIALS, AND ORNAMENTAL GRASSES. TREE RING SIZE SHALL BE GREEN INDUSTRIES OF COLORADO INDUSTRY STANDARD WIDTH.
  30. ROCK MULCH TO BE 1.5" DIAMETER MIN. 4" DEPTH. ROCK COBBLE TO BE XXX MIN. 4" DEPTH.
  31. WOOD MULCH TO BE GORILLA HAIR SHREDDED CEDARWOOD MIN. 4" DEPTH.
  32. ALL MULCH SHALL BE HARVESTED IN A SUSTAINABLE MANNER FROM A LOCAL SOURCE.
  33. INSTALL DEWITT PRO-5 WEED BARRIER FABRIC UNDER ALL ROCK MULCH SHRUB BEDS SPECIFIED ON THE PLANS ONLY. NO LANDSCAPE FABRIC SHALL BE USED IN WOOD MULCH AREAS. NO PLASTIC WEED BARRIERS SHALL BE SPECIFIED.
  34. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED.
  35. ALL PLANTING AREAS WITH LESS THAN A 4:1 GRADIENT SHALL RECEIVE A LAYER OF MULCH, TYPE AND DEPTH PER PLANS. SUBMIT 1 CUBIC FOOT SAMPLE OF MULCH (ONE SAMPLE PER TYPE) TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. THE MULCH SHALL BE SPREAD EVENLY THROUGHOUT ALL PLANTING AREAS EXCEPT SLOPES 4:1 OR STEEPER, OR AS OTHERWISE DENOTED ON THE PLAN. ABSOLUTELY NO EXPOSED GROUND SHALL REMAIN IN AREAS TO RECEIVE MULCH AFTER MULCH HAS BEEN INSTALLED.
  36. ALL PLANTING AREAS ON SLOPES OVER 4:1 SHALL RECEIVE COCONUT FIBER EROSION CONTROL NETTING FROM ROLLS. NETTING SHALL BE #CT-125, AS MANUFACTURED BY NORTH AMERICAN GREEN (OR EQUAL). INSTALL AND STAKE PER MANUFACTURER'S SPECIFICATIONS. SEE ALSO THE CIVIL ENGINEER'S EROSION CONTROL PLAN.



### NOTES:

1. EXCAVATE PLANTING HOLES WITH SLOPING SIDES. MAKE EXCAVATIONS AT LEAST THREE TIMES AS WIDE AS THE ROOT BALL DIAMETER AND NO DEEPER THAN THE DISTANCE FROM THE TOP MOST ROOTS IN THE ROOT BALL TO THE BOTTOM OF THE ROOT BALL TO ALLOW FOR SETTLING. DO NOT DISTURB SOIL AT BOTTOM OF PLANTING HOLES, BUT DO SCORE THE SIDES OF THE PLANTING HOLE. THE PLANTING AREA SHALL BE LOOSEND AND AERATED AT LEAST THREE TIMES THE DIAMETER OF THE ROOT BALL. BACKFILL SHALL CONSIST OF EXISTING ON SITE TOPSOIL - NO AMENDMENTS SHALL BE USED UNLESS OTHERWISE SPECIFIED.
2. TREES SHALL BE PLANTED WITH THE ROOT COLLAR/FLARE VISIBLE ABOVE GRADE AND TWO OR MORE STRUCTURAL ROOTS LOCATED WITHIN THE TOP 1" TO 2" OF THE ROOT BALL/FINISHED GRADE MEASURED 3" TO 4" FROM TRUNK. THIS INCLUDES TREES THAT ARE SET ON SLOPES (SEE SLOPE PLANTING DETAIL). TREES THAT DO NOT HAVE A VISIBLE ROOT COLLAR SHALL BE REJECTED. DO NOT COVER THE ROOT BALL WITH SOIL.
3. WHEN ROOT BALL WILL REMAIN INTACT, CUT OFF BOTTOM 1/4 OF WIRE BASKET BEFORE PLACING TREE IN HOLE, CUT OFF REMAINDER OF BASKET AFTER TREE IS SET IN HOLE, REMOVE BASKET COMPLETELY. AT A MINIMUM, THE TOP 2/3 OF THE BURLAP AND BASKET SHALL BE REMOVED FROM THE ROOT BALL ON ALL TREES. REMOVE ALL NYLON TIES, TWINE, ROPE AND BURLAP. REMOVE UNNECESSARY PACKING MATERIAL.
4. FORM SOIL INTO A 3" TO 5" TALL WATERING RING (SAUCER) AROUND PLANTING AREA. THIS IS NOT NECESSARY IN IRRIGATED TURF AREAS. APPLY 2" TO 4" DEPTH OF SPECIFIED MULCH OVER PLANTING AREA AND INSIDE SAUCERS, AWAY FROM TRUNK.
5. STAKING AND GUYING OF TREES IS OPTIONAL IN MOST PLANTING SITUATIONS. IN AREAS OF EXTREME WINDS, OR ON STEEP SLOPES, STAKING MAY BE REQUIRED TO STABILIZE TREES. STAKING AND GUYING MUST BE REMOVED WITHIN 1 YEAR OF PLANTING DATE.
6. TREE WRAP IS NOT TO BE USED ON ANY NEW PLANTINGS, EXCEPT IN LATE FALL PLANTING SITUATIONS, AND ONLY THEN AFTER CONSULTATION WITH THE TOWN ARBORIST.
7. RESETTING OF IMPROPERLY PLANTED TREES WILL ONLY BE ALLOWED IF IT IS DETERMINED THAT DOING SO WILL IN NO WAY COMPROMISE THE ROOT BALL, AND SHALL ONLY BE DONE WITH APPROVAL OF THE TOWN ARBORIST.

## 1 TOWN OF PARKER TREE PLANTING STANDARD N.T.S.

**PRELIMINARY**  
NOT FOR BIDDING  
NOT FOR CONSTRUCTION

### COPYRIGHT

THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF GALLOWAY, AND MAY NOT BE DUPLICATED, DISCLOSED, OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF GALLOWAY. COPYRIGHTS AND INFRINGEMENTS WILL BE ENFORCED AND PROSECUTED.



PLAZA STREET PARTNERS  
SITE PLAN DOCUMENTS

PARKER COLORADO

#	Date	Issue / Description	Init.
1	08/23/22	1ST SUBMITTAL	SHB
2	12/14/22	2ND SUBMITTAL	SHB
3	03/08/23	3RD SUBMITTAL	SHB
4			
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6			
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36			

Project No: PSP000001  
Drawn By: BH  
Checked By: JR  
Date: 08/11/2022

### LANDSCAPE NOTES & DETAILS

# L1.1

Sheet 7 of 13

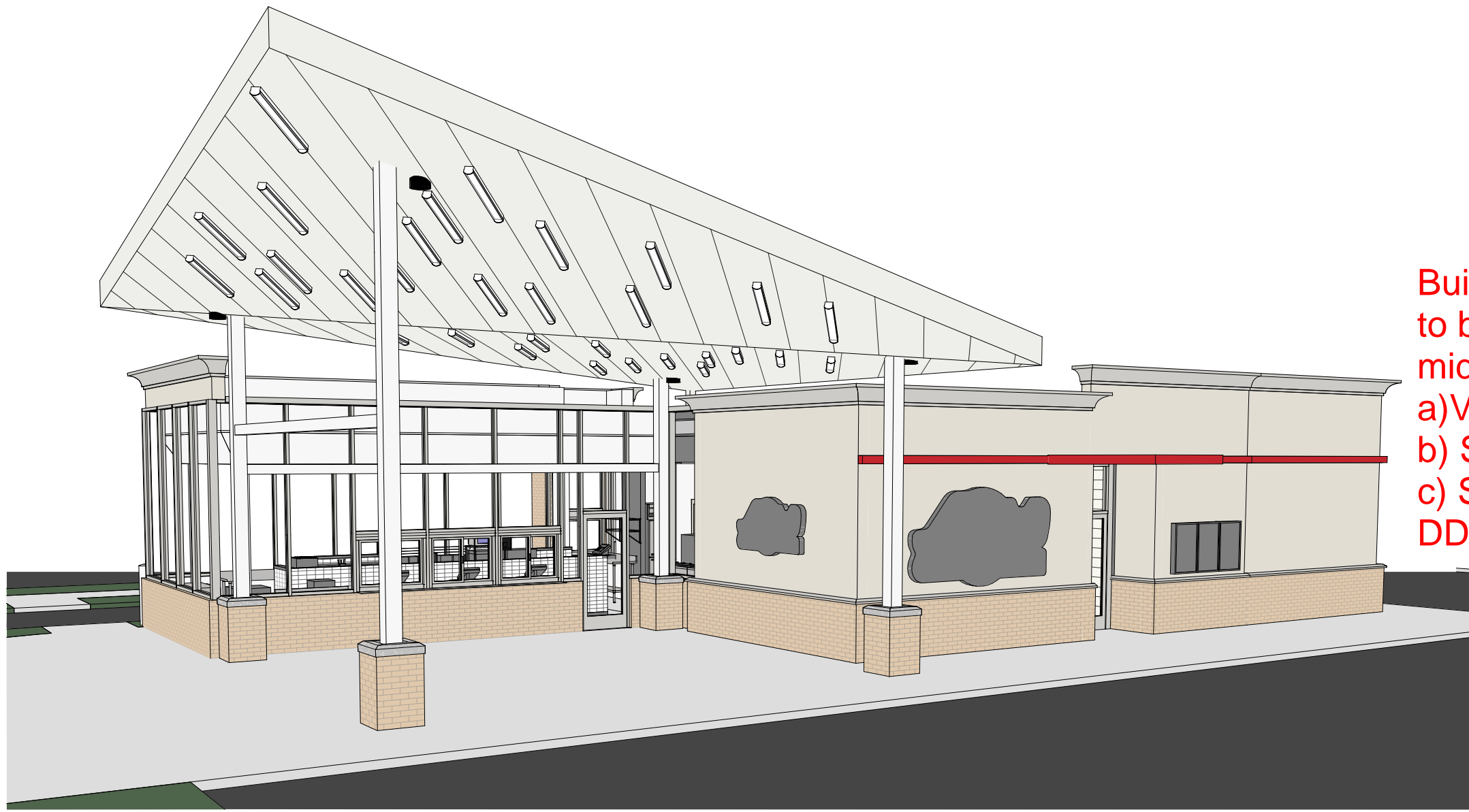
PLAZA STREET PARTNERS  
**LINCOLN PROFESSIONAL PARK FILING NO.1 LOT 3**

LOCATED IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 6 SOUTH,  
 RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
 CITY OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

ARCHITECTURE CONSTRUCTION DRAWINGS

MARCH 2023

Building must be broken down horizontally (top to bottom) with a base, middle, and top. The middle should include:  
 a) Visibly apparent material change  
 b) String courses (horizontal banding)  
 c) Stepbacks, recesses or protrusions  
 DDS, pg 52



**3D VIEW - 1**  
 R002



**BACK-LIT BANDING; REF TR-1 FOR COLORS**

NOTE: PHOTO IS INTENDED TO DISPLAY THE RED BANDING AND LIGHT SOURCE AND NOT REPRESENT THE BUILDING MATERIALS FOR THIS PROJECT LOCATION AS CHANGES MAY OCCUR AS REQ'D PER THE LOCAL AHJ.



**SURFACE MOUNTED LED CANOPY LIGHT FIXTURE:**

NOTE: PHOTO IS INTENDED TO DISPLAY THE LIGHT FIXTURE AND NOT REPRESENT THE BUILDING MATERIALS FOR THIS PROJECT LOCATION AS CHANGES MAY OCCUR AS REQ'D PER THE LOCAL AHJ.

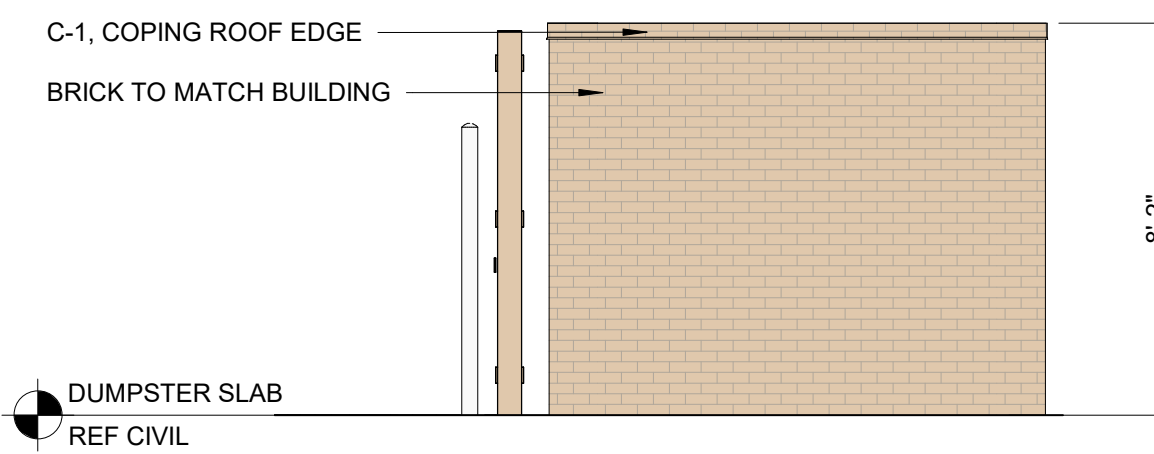
TRANSPARENCY REQUIREMENT (2'-0" TO 8'-0")

STUCCO	87SF	38.8%
MASONRY	37SF	16.6%
GLAZING	100SF	44.6%
ACM	0SF	0.0%
TOTAL	224SF	100%

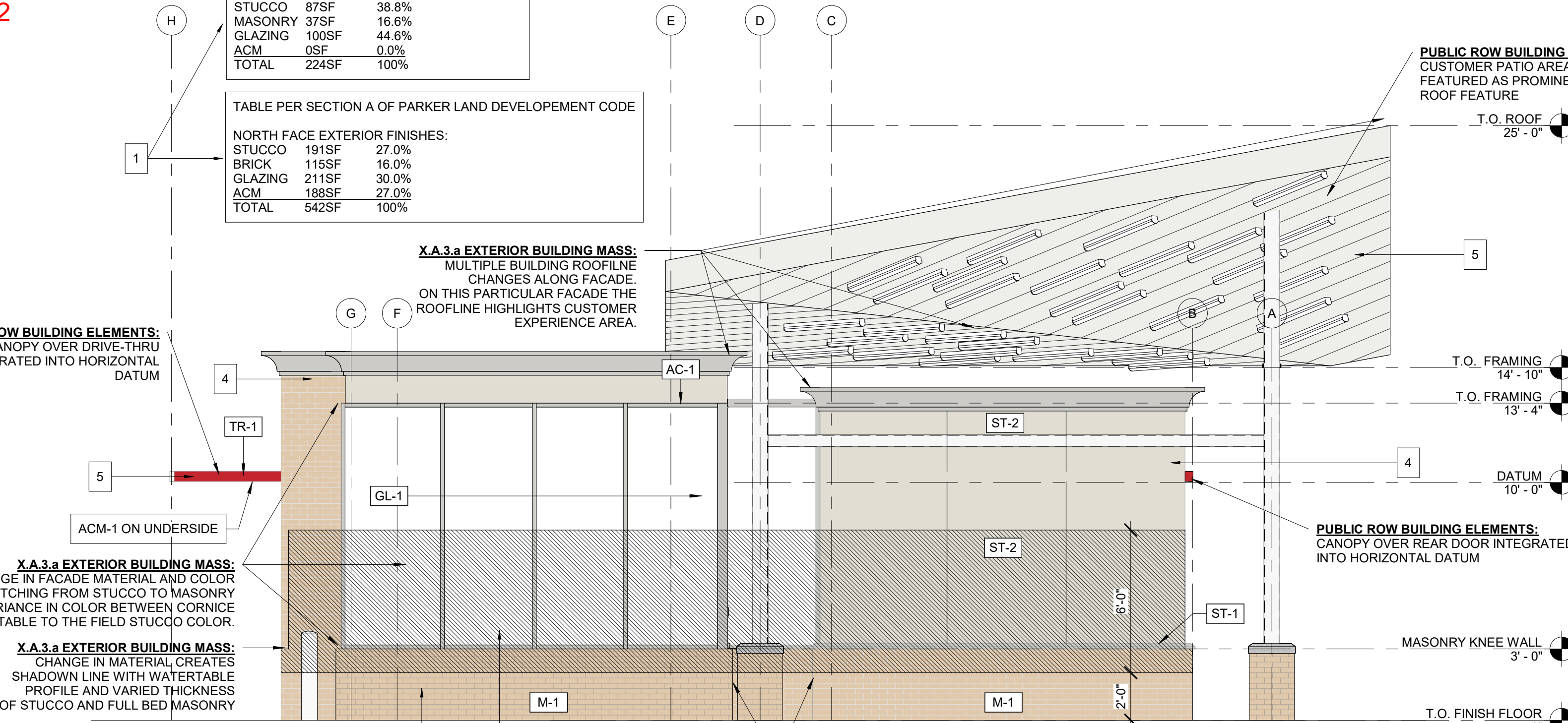
TABLE PER SECTION A OF PARKER LAND DEVELOPEMENT CODE

NORTH FACE EXTERIOR FINISHES:

STUCCO	191SF	27.0%
BRICK	115SF	16.0%
GLAZING	211SF	30.0%
ACM	188SF	27.0%
TOTAL	542SF	100%



**3 DUMPSTER ELEVATION - SIDE**  
 R002  
 1/4" = 1'-0"

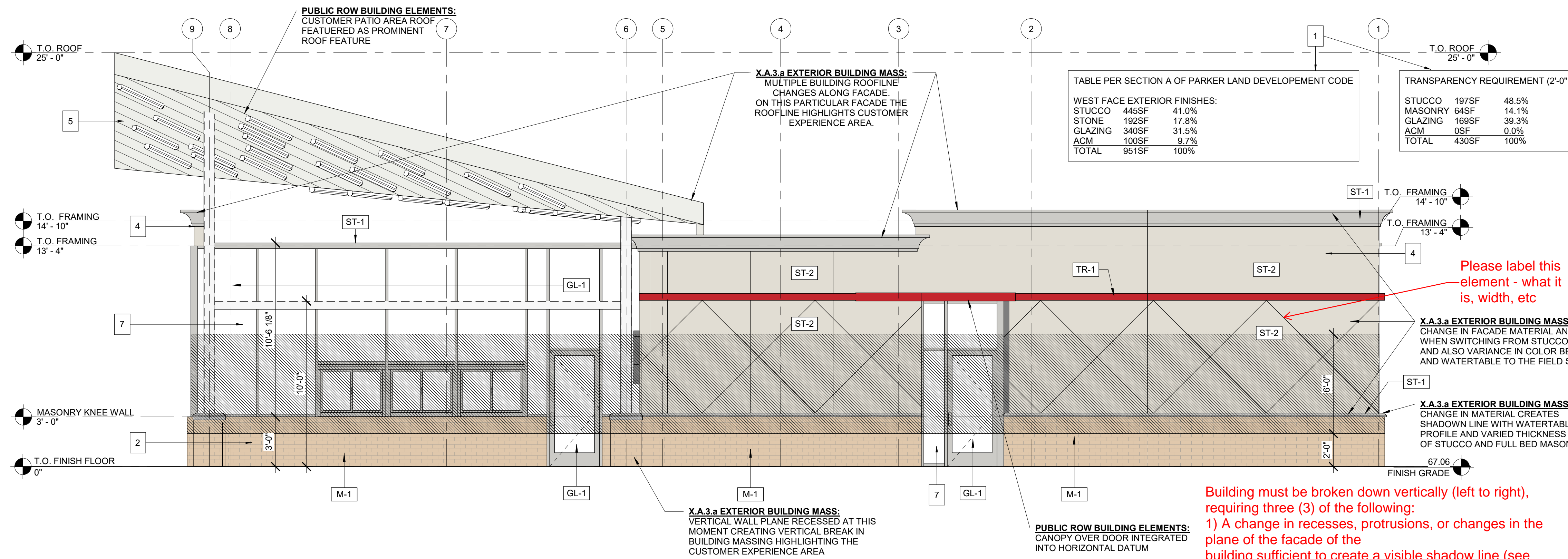


**2 BUILDING ELEVATION - NORTH FACE**  
 R002  
 1/4" = 1'-0"

**EXTERIOR FINISH SCHEDULE**

#	DESCRIPTION
ACM-1	COMPOSITE PANEL TYPE 1; COLOR: PVDF/KYNAR 500, BRITE RED
ACM-2	COMPOSITE PANEL TYPE 2: PVDF/KYNAR 500, BONE WHITE.
C-1	COPING/ROOF EDGE TYPE 1: PRE-FINISHED ALUMINUM CAP AND SILL FLASHING AT MASONRY VENEER AND, TYP. COLOR: MATCH ST-1 COLOR
C-2	COPING/ROOF EDGE TYPE 2: ANODIZED ALUMINUM CAP AND SILL FLASHING AT STOREFRONT, TYP. COLOR: MATCH STOREFRONT FRAMING
GL-1	STOREFRONT TYPE 1: STOREFRONT, KAWNEER 451T. COLOR: CLEAR ANODIZED
M-1	MASONRY TYPE 1: SUMMIT MODULAR BRICK. COLOR: LIGHT PEWTER, GROUT COLOR: GRAY
N-1	PERIMETER FASCIA & NEON LIGHTING: BY SIGNAGE VENDOR. ANODIZED ALUM. FASCIA W/ NEON LIGHTING
ST-1	PAINTED STUCCO TO MATCH PT-3 (SW 2850 - CHELSEA GREY OR EQUIVALENT)
ST-2	PAINTED STUCCO TO MATCH PT-4 (SW 7035 - AESTHETIC WHITE)
TR-1	BUILDING ACCENT TRIM: ALUM. BRAKE-METAL. COLOR: MATCH ACM-1 BRITE RED

- ELEVATION KEYNOTES**
- SECTION A, 2-C OF PARKER LAND DEVELOPEMENT CODE MET. SEE MATERIAL AND GLAZING TABLE ON ELEVATIONS.
  - SECTION A, 3-A OF PARKER LAND DEVELOPEMENT CODE MET BY BREAKING MATERIALS HORIZONTALLY FROM BRICK TO STUCCO. SEE ELEVATIONS.
  - SECTION A, 3-C OF PARKER LAND DEVELOPEMENT CODE MET. PARAPETS PROVIDED CLEARLY ARTICULATE THE TOP OF THE BUILDING AS OF A 3-C-III. ROOF IS INTEGRAL TO THE MASSING OF THE BUILDING AS OF A 3-C-IV. USING ACCEPTED FLAT ROOF AS MENTIONED IN A. 3-C-V.
  - SECTION A, 3-D OF PARKER LAND DEVELOPEMENT CODE MET. PARAPETS HAVE BEEN BROKEN UP IN HEIGHT ON THE NORTH AND EAST SIDE OF BUILDING. SEE ELEVATIONS.
  - SECTION C, 1-A OF PARKER LAND DEVELOPEMENT CODE MET. TWO REQUIRED DESIGN ELEMENTS ARE THE WING CANOPY AND DRIVE-THRU AWNING
  - SECTION C, 2 OF PARKER LAND DEVELOPEMENT CODE DOES NOT APPLY. NO PUBLIC ENTRIES.
  - SECTION C, 3 OF PARKER LAND DEVELOPEMENT CODE MET. STOREFRONT ALONG BUILDING MEETS ALL REQUIREMENTS.



**1 BUILDING ELEVATION - WEST FACE (ROAD B)**  
 R002  
 1/4" = 1'-0"

TABLE PER SECTION A OF PARKER LAND DEVELOPEMENT CODE

WEST FACE EXTERIOR FINISHES:

STUCCO	445SF	41.0%
STONE	192SF	17.8%
GLAZING	340SF	31.5%
ACM	100SF	9.7%
TOTAL	951SF	100%

TRANSPARENCY REQUIREMENT (2'-0" TO 8'-0")

STUCCO	197SF	48.5%
MASONRY	64SF	14.1%
GLAZING	169SF	39.3%
ACM	0SF	0.0%
TOTAL	430SF	100%

Building must be broken down vertically (left to right), requiring three (3) of the following:  
 1) A change in recesses, protrusions, or changes in the plane of the facade of the building sufficient to create a visible shadow line (see figure 71).  
 2) A significant break in the eave line or roof form  
 3) A change in facade material or color  
 DDS, pg 53

NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	DESCRIPTION

PLAZA STREET PARTNERS  
**LINCOLN PROFESSIONAL PARK FILING NO.1 LOT 3**

LOCATED IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 6 SOUTH,  
 RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
 CITY OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

CIVIL CONSTRUCTION DRAWINGS

MARCH 2023

NOT FOR CONSTRUCTION

REVISIONS	
NO.	DESCRIPTION

Drawing Size: 24 x 36 Project #: 22038

Drawn By: PJC Checked By: RMF

Title: PROPOSED REVIEW BOARD ELEVATIONS

Sheet Number: Sheet 9 of 13

Date: 09/12/2022 Store #: XXXXX



4 R003 3D VIEW - 2

Building must be broken down horizontally (top to bottom) with a base, middle, and top. The middle should include:  
 a) Visibly apparent material change  
 b) String courses (horizontal banding)  
 c) Stepbacks, recesses or protrusions  
 DDS, pg 52

Building must be broken down vertically (left to right), requiring three (3) of the following:  
 1) A change in recesses, protrusions, or changes in the plane of the facade of the building sufficient to create a visible shadow line (see figure 71).  
 2) A significant break in the eave line or roof form  
 3) A change in facade material or color  
 DDS, pg 53

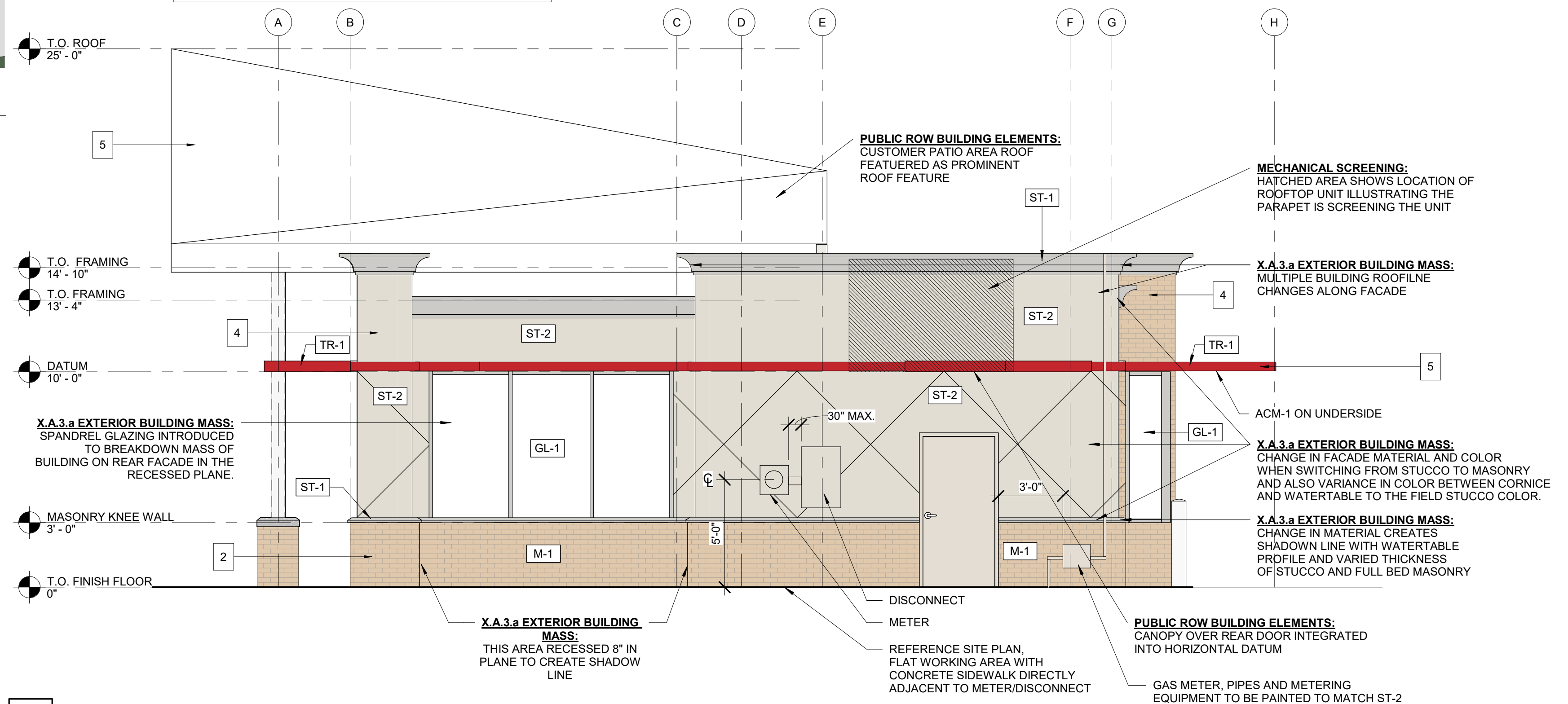
EXTERIOR FINISH SCHEDULE	
#	DESCRIPTION
ACM-1	COMPOSITE PANEL TYPE 1; COLOR: PVDF/KYNAR 500, BRITE RED
ACM-2	COMPOSITE PANEL TYPE 2: PVDF/KYNAR 500, BONE WHITE.
C-1	COPING/ROOF EDGE TYPE 1: PRE-FINISHED ALUMINUM CAP AND SILL FLASHING AT MASONRY VENEER AND, TYP. COLOR: MATCH ST-1 COLOR
C-2	COPING/ROOF EDGE TYPE 2: ANODIZED ALUMINUM CAP AND SILL FLASHING AT STOREFRONT, TYP. COLOR: MATCH STOREFRONT FRAMING
GL-1	STOREFRONT TYPE 1: STOREFRONT, KAWNEER 451T. COLOR: CLEAR ANODIZED
M-1	MASONRY TYPE 1: SUMMIT MODULAR BRICK. COLOR: LIGHT PEWTER. GROUT COLOR: GRAY
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ST-2	PAINTED STUCCO TO MATCH PT-4 (SW 7035 - AESTHETIC WHITE)
TR-1	BUILDING ACCENT TRIM: ALUM. BRAKE-METAL. COLOR: MATCH ACM-1 BRITE RED

- ELEVATION KEYNOTES**
- SECTION A. 2-C1 OF PARKER LAND DEVELOPMENT CODE MET. SEE MATERIAL AND GLAZING TABLE ON ELEVATIONS.
  - SECTION A. 3-A. OF PARKER LAND DEVELOPMENT CODE MET BY BREAKING MATERIALS HORIZONTALLY FROM BRICK TO STUCCO. SEE ELEVATIONS.
  - SECTION A. 3-C OF PARKER LAND DEVELOPMENT CODE MET. PARAPETS PROVIDED CLEARLY ARTICULATE THE TOP OF THE BUILDING AS OF A. 3-C-III. ROOF IS INTEGRAL TO THE MASSING OF THE BUILDING AS OF A. 3-C-IV. USING ACCEPTED FLAT ROOF AS MENTIONED IN A. 3-C-V.
  - SECTION A. 3-D OF PARKER LAND DEVELOPMENT CODE MET. PARAPETS HAVE BEEN BROKEN UP IN HEIGHT ON THE NORTH AND EAST SIDE OF BUILDING. SEE ELEVATIONS.
  - SECTION C. 1-A OF PARKER LAND DEVELOPMENT CODE MET. TWO REQUIRED DESIGN ELEMENTS ARE THE WING CANOPY AND DRIVE-THRU AWNING
  - SECTION C. 2 OF PARKER LAND DEVELOPMENT CODE DOES NOT APPLY. NO PUBLIC ENTRIES.
  - SECTION C. 3 OF PARKER LAND DEVELOPMENT CODE MET. STOREFRONT ALONG BUILDING MEETS ALL REQUIREMENTS.

TABLE PER SECTION A OF PARKER LAND DEVELOPMENT CODE

SOUTH FACE EXTERIOR FINISHES:

STUCCO	288SF	60.0%
BRICK	104SF	21.0%
GLAZING	93SF	19.0%
TOTAL	485SF	100%

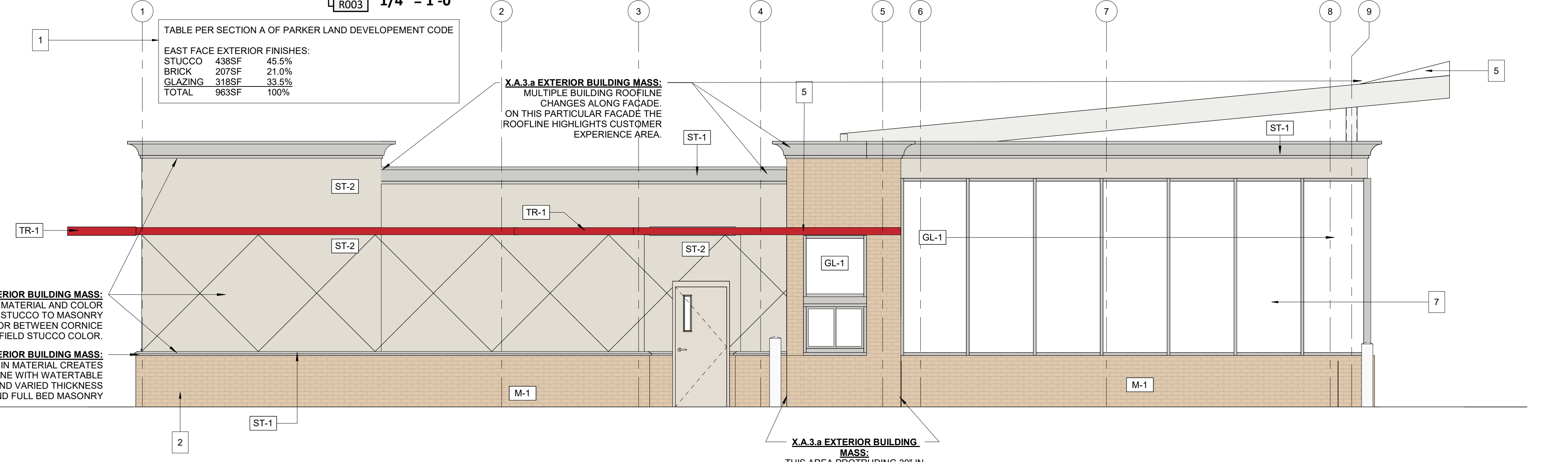


2 R003 BUILDING ELEVATION - FACING SOUTH FACE (ROAD A)  
 1/4" = 1'-0"

TABLE PER SECTION A OF PARKER LAND DEVELOPMENT CODE

EAST FACE EXTERIOR FINISHES:

STUCCO	438SF	45.5%
BRICK	207SF	21.0%
GLAZING	318SF	33.5%
TOTAL	963SF	100%



1 R003 BUILDING ELEVATION - EAST FACE  
 1/4" = 1'-0"

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**PARKER**  
COLORADO

# Project Reviews Town of Parker



**Project Number: SP22-113**

Description: **Lincoln Professional Park L3 - Andy's Custard**

Applied: **9/16/2022**

Approved:

Site Address: **18900 E LINCOLN AVE**

Closed:

Expired:

City, State Zip Code: **PARKER, CO 80134**

Status: **UNDER REVIEW 3**

Applicant: **Galloway and Company LLC**

Parent Project: **SUB21-055**

Owner: **PLAZA STREET FUND 106 LLC**

Contractor: **Galloway and Company LLC**

Details:

**The applicant, Galloway, is proposing a 1,947 sq. ft. frozen custard drive through. The site is located on the south side of Lincoln Avenue between Dransfeldt Road and Parker Road.**

## LIST OF REVIEWS

SENT DATE	RETURNED DATE	DUE DATE	TYPE	CONTACT	STATUS	REMARKS
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Review Group: ALL

9/19/2022	9/28/2022	9/26/2022	COMPLETENESS REVIEW	Stacey Nerger	REVISIONS REQUIRED	
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Notes:

Jeff,

Planning has finished the Completeness Review for the above mentioned application. Below are items needed to deem the application complete:

1. Application Fee - \$2,735.00 (An additional \$68.38 will apply if paid with credit card)
2. Chargeback Agreement – The agreement provided is out of date. The Town has amended the agreement. Please use the one attached.
3. Public Notice Sign – A sign needs to be posted on the property regarding the proposed site plan. I will send a subsequent email to FastSigns and copy you on the requirements for the sign. The sign does not need to be installed prior to the first referral, but will need to be installed prior to the second.

Please let me know if you have any questions.

Thank you,  
Stacey

Review Group: AUTO

9/16/2022			ENGINEERING ADMINISTRATIVE	Tom Williams		
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Notes:

9/16/2022	9/27/2022	9/30/2022	LAND USE COMPLETENESS REVIEW	Alex Mestdagh	COMPLETED	
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Notes:



**PARKER**  
COLORADO

# Project Reviews Town of Parker



Review Group: SP 1ST 20

10/5/2022	10/28/2022	11/2/2022	TRAFFIC IMPACT STUDY - CIVIL	Michael Walton	REVISIONS REQUIRED	See Notes
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Notes:  
Provide a traffic conformance letter specific to this application for review on future submittals.

10/5/2022	10/20/2022	11/2/2022	BUILDING 20	Randy Sale	REVISIONS REQUIRED	See notes
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Notes:  
Please see attached redlined plans named Andys Frozen Custard Building Comments. Please work with the towns planning division for clear Elevation callouts.

10/5/2022	11/2/2022	11/2/2022	CENTURYLINK COMMUNICATIONS 20	CenturyLink		
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Notes:

10/5/2022	10/21/2022	11/2/2022	CHERRY CREEK BASIN WATER QUALITY AUTHORITY 20	Rich Borchart	ADVISORY COMMENTS	See Comments
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Notes:  
1.The Authority's Control Regulation 72 requires construction and post-construction Best Management Practices (BMPs).  
2. No exceptions taken with the construction BMPs (Erosion Control Plain) submitted with the Project CDs.  
3. Please provide a drainage letter or report detailing the proposed post construction BMPs or existing post construction BMPs for the site.  
4. The authority reserves the right to review and comment on future submittals for the project.

10/5/2022		11/2/2022	COMCAST 20	Butch Buster		
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Notes:

10/5/2022	11/1/2022	11/2/2022	CONST PLANS - ENVIRONMENTAL	Michael Walton	REVISIONS REQUIRED	See Engineering Memo
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Notes:

10/5/2022	11/1/2022	11/2/2022	CONSTRUCTION PLANS - CIVIL	Michael Walton	REVISIONS REQUIRED	See Engineering Memo
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Notes:

10/5/2022	10/28/2022	11/2/2022	DRAINAGE REPORT - CIVIL	Michael Walton	REVISIONS REQUIRED	See Notes
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Notes:  
With future submittals provide a drainage conformance letter specific to this site plan application for review.

10/5/2022	10/21/2022	11/2/2022	FIRE LIFE SAFETY 20	Randy Capra	REVISIONS REQUIRED	See Notes
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Notes:  
See response letter named "" for all comments; in addition to providing new documentation for some items, respond to the response letter named "SP22-113 Lincoln Professional Park L3 Andys Custard Fire Life Safety Response Ltr [1] Submittal 102122".



**PARKER**  
C O L O R A D O

# Project Reviews Town of Parker



10/5/2022	10/31/2022	11/2/2022	IREA 20	Brooks Kaufman	REVISIONS REQUIRED	
Notes: The applicant will be required to provide transformer and EUSERC cabinet locations per the CORE clearance requirements on the attached markup drawings. See attached Builder handbook for requirements.						
10/5/2022	10/17/2022	11/2/2022	PARKER AUTHORITY FOR REINVESTMENT 20	Weldy Feazell	NO COMMENT	
Notes:						
10/5/2022	11/4/2022	11/2/2022	PUBLIC SERVICE COMPANY OF COLORADO 20	Donna George	ADVISORY COMMENTS	please see attached
Notes: please see attached						
10/5/2022	11/1/2022	11/2/2022	SITE PLAN - CIVIL	Michael Walton	REVISIONS REQUIRED	See Engineering Memo
Notes:						
10/5/2022	11/1/2022	11/2/2022	SITE PLAN - STORMWATER	Michael Walton	REVISIONS REQUIRED	See Engineering Memo
Notes:						
10/5/2022	11/3/2022	11/2/2022	SITE PLAN 20	Stacey Nerger	REVISIONS REQUIRED	
Notes: Please see Planning comments 1st referral within the attachments.						
10/5/2022		11/2/2022	SOUTH METRO FIRE 20	South Metro Fire		
Notes:						
Review Group: SP 1ST 20 ADD						
10/28/2022	11/2/2022	11/4/2022	PARKER WATER AND SANITATION DISTRICT 20	Robert Ramsey	REVISIONS REQUIRED	See Notes
Notes: Please note PWSD cannot review plans for buildings until the overall plans for the site have been approved and infrastructure is installed to PWSD specifications.						



**PARKER**  
COLORADO

# Project Reviews Town of Parker



Review Group: SP 2ND 15

1/17/2023	2/2/2023	2/7/2023	BUILDING 15	Randy Sale	APPROVED	SEE NOTES
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Notes:

We highly encourage a Building pre-application meeting before applying for the permit to discuss construction type, occupancy, allowable areas, MEP's, energy, structural, fire, etc... Please visit our website for all plan submittal requirements: Plan Review | Town of Parker - Official Website (parkeronline.org), and our most current code adoptions.

Please know the Town's Charge Back Agreement may be required for this project, specific to the building permit application. The form will be emailed to the applicant prior to the Building Pre-App meeting or upon receiving the permit application submittal. Once all required documents have been accepted and the charge back agreement form has been returned signed to the Building Division, then full plan review process may be able to begin.

General Comments to be aware of:  
 Building and/or Fire Life Safety permit application will not be accepted/reviewed until the associated site plan is approved or otherwise discussed. All plans submitted for Building's review must meet the 2021 I-Codes, ICC A117.1-2017 for accessibility, the 2020 NEC, and the referenced NFPA editions noted in the applicable codes (i.e., 2021 IFC references the 2019 edition of NFPA 72) if received by December 31, 2024. NFRC certificates, interior/exterior lighting along with the mechanical and envelope compliance path must be included with the original submittal. All Fire Permit applications and inspections will be handled through the Parker Building Division. All land use applications and the associated Grading Permit must be approved/issued per Planning and Public Works prior to the Building Permit being approved/issued.

Retaining walls greater than 4' from base of footing or bottom course requires separate building permits and plans must be stamped by qualified professional. Tiered/staggered/stepped back retaining walls all require permits no matter the height of individual wall.

Randy S

1/17/2023	2/7/2023	2/7/2023	CONST PLANS - ENVIRONMENTAL 15	Robert Seacat	REVISIONS REQUIRED	See Engineering Memo and Notes
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Notes:

SP22-113 Andy's Custard CONSTRUCTION PLANS – ENVIRONMENTAL REVIEW COMMENTS 2nd

GENERAL COMMENTS  
 Please note that the CBMP estimate will be reviewed with the Grading Permit after all CBMP comments have been addressed and the site plan is near approval.

1. Please show the proper Inlet Protection, Curb on Sump (IPCOS) for all of the type R sump inlets in Roads A and B. See the redline mark ups in the Revised Civil CDs loaded in Trakit on 12-14-22, plan sheets C3.1 and C3.2 for diagram.

1/17/2023	2/15/2023	2/7/2023	CONSTRUCTION PLANS - CIVIL 15	Alex Mestdagh	REVISIONS REQUIRED	See Engineering Memo
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Notes:

1/17/2023	2/15/2023	2/7/2023	DRAINAGE REPORT - CIVIL 15	Alex Mestdagh	REVISIONS REQUIRED	See Engineering Memo
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Notes:

1/17/2023	1/18/2023	2/7/2023	FIRE LIFE SAFETY 15	Randy Capra	REVISIONS REQUIRED	See Notes
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Notes:

See response letter named "SP22-113 Lincoln Professional Park L3 Andys Custard Fire Life Safety Response Ltr [2] Submittal 011822" and address all comments not fully satisfied.



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# Project Reviews Town of Parker



1/17/2023	2/7/2023	2/7/2023	IREA 15	Brooks Kaufman	REVISIONS REQUIRED	
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Notes:  
The applicant will be require revise landscape plan to meet CORE's transformer clearance requirements.

1/17/2023	2/6/2023	2/7/2023	PUBLIC SERVICE COMPANY OF COLORADO 15	Donna George	ADVISORY COMMENTS	please see attached
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Notes:  
please see attached

1/17/2023	2/15/2023	2/7/2023	SITE PLAN - CIVIL 15	Alex Mestdagh	REVISIONS REQUIRED	See Engineering Memo
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Notes:

1/17/2023	2/15/2023	2/7/2023	SITE PLAN - STORMWATER 15	Alex Mestdagh	APPROVED	
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Notes:

1/17/2023	2/26/2023	2/7/2023	SITE PLAN 15	Amber Wood Hicken	REVISIONS REQUIRED	
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Notes:  
See planning comments 02

1/17/2023		2/7/2023	TRAFFIC IMPACT STUDY - CIVIL 15	Alex Mestdagh		
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Notes:

1/18/2023	1/18/2023	2/7/2023	CHERRY CREEK BASIN WATER QUALITY AUTHORITY 15	Rich Borchardt	ADVISORY COMMENTS	See Notes
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Notes:  
The Cherry Creek Basin Water Quality Authority (Authority) acknowledges notification from the Town of Parker that the proposed development plans for SP22-113, Lincoln Professional Park L3 - Andy's Custard have been or will be reviewed by the Town of Parker for compliance with the applicable Regulation 72 construction and post-construction requirements. Based on the Authority's current policy, the Authority will no longer routinely conduct a technical review and instead the Authority will defer to the Town of Parker's review and ultimate determination that the proposed development plans comply with Regulation 72.  
If a technical review of the proposed development plan is needed, please contact [LandUseReferral@ccbwwa.org](mailto:LandUseReferral@ccbwwa.org). The review may include consultation with the Authority's Technical Manager to address specific questions or to conduct a more detailed Land Use Review, if warranted.

Review Group: SP 2ND 15 ADD

1/17/2023	2/6/2023	2/7/2023	PARKER WATER AND SANITATION DISTRICT 15	Robert Ramsey	REVISIONS REQUIRED	See Notes
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Notes:  
Please note Plans for this project will not be approved until the overall site plans are completed. and Approved for construction.



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# Project Reviews Town of Parker



Review Group: SP GRP 10

3/30/2023	4/17/2023	4/13/2023	CONST PLANS - ENVIRONMENTAL 10	Robert Seacat	APPROVED	
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Notes:

3/30/2023	4/24/2023	4/13/2023	CONSTRUCTION PLANS - CIVIL 10	Michael Walton	REVISIONS REQUIRED	See Notes
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Notes:

CONSTRUCTION PLANS – CIVIL

1. Response stating that the southern entry would be limited to right in/right out only, but the appropriate signage signifying this was not noted on the signing and striping plan.

CONSTRUCTION PLANS – STORMWATER

1. Please clearly identify removal of any extents of unnecessary storm sewer proposed to be stubbed on to the site. Please also note that it would be the Town’s preference for this to simply be coordinated with the master developer to shorten the proposed stub and provide the extension at the necessary slope for tie-in. If coordinated, costs should decrease for both parties.

3/30/2023	4/21/2023	4/13/2023	DRAINAGE REPORT - CIVIL 10	Michael Walton	APPROVED	
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Notes:

3/30/2023	4/5/2023	4/13/2023	FIRE LIFE SAFETY 10	Randy Capra	REVISIONS REQUIRED	See Notes
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Notes:

Unable to respond as all documents are not viewable. Planning contacted

3/30/2023	4/13/2023	4/13/2023	IREA 10	Brooks Kaufman	APPROVED	
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Notes:

3/30/2023	4/24/2023	4/13/2023	SITE PLAN - CIVIL 10	Michael Walton	REVISIONS REQUIRED	See Notes
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Notes:

SITE PLAN – CIVIL

1. Response stating tree in the tree lawn at the northern entrance would be removed noted, but indication of this coordination to remove said tree was not identified based on the proposed plan set provided. Please verify removal and update landscaping plans.

3/30/2023		4/13/2023	SITE PLAN 10	Amber Wood Hicken		
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Notes:



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# Project Reviews Town of Parker

Review Group: SP GRP 10 ADD

3/30/2023	4/10/2023	4/13/2023	PARKER WATER AND SANITATION DISTRICT 10	Robert Ramsey	UNDER REVIEW	See Notes
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Notes:

Please note the overall site has not been approved for construction.  
Until the overall site plans have met all PWSD requirements for construction and all antistructure IE: Water and San Sewer piping is installed to PWSD specifications this plan will not be approved.

Review Group: SUBMITTAL CHECKLIST

9/28/2022	10/5/2022	10/12/2022	COMPLETENESS REVIEW	Stacey Nerger	COMPLETED	
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Notes: