



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

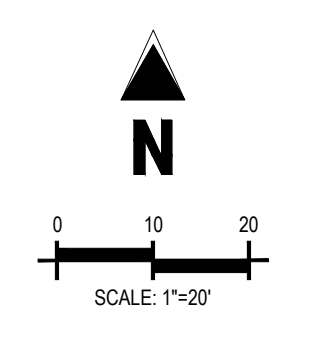
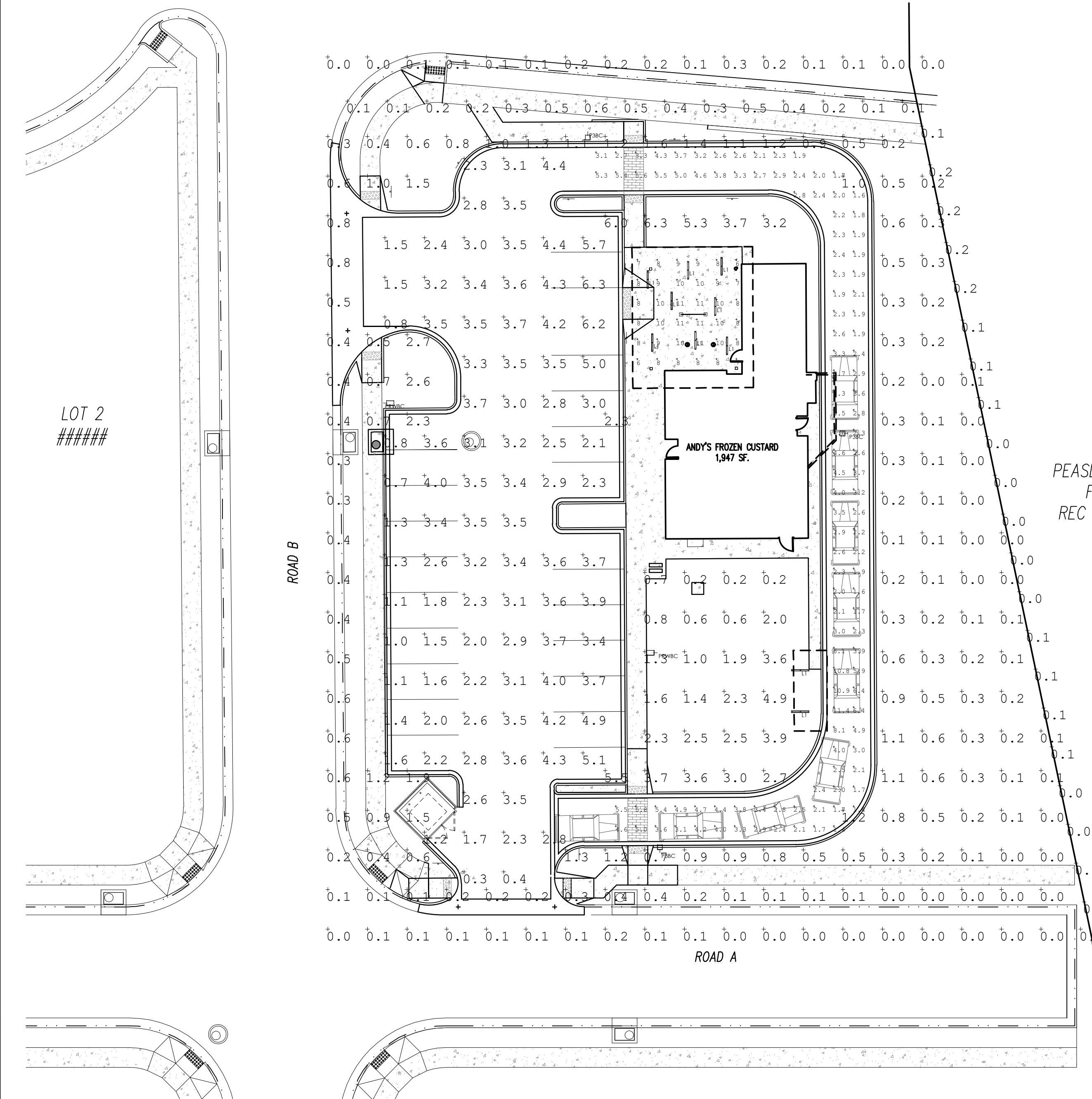
Date

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



LOT 1
PEASLEE SUBDIVISION
FILING NO. 1
REC NO. 199104313

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Canopy Surface	Illuminance	Fc	8.81	11	6	1.47	1.83
Drive Surface	Illuminance	Fc	3.41	11.4	1.4	2.44	8.14
Parking Surface	Illuminance	Fc	2.96	6.3	0.3	9.87	21.00
Property Line Surface	Illuminance	Fc	0.16	0.6	0.0	N.A.	N.A.
Site Surface	Illuminance	Fc	0.74	6.3	0.0	N.A.	N.A.

Symbol	Qty	Label	[MANUFAC]	Description	Luminaire Lumens	Luminaire Waits	LLF
[Symbol]	10	L1	WILLIAMS INDOOR	MX4IP-4-00-L7-840-F-(L6)-DIM-UNV	3296	25	0.675
[Symbol]	3	P3BC	U.S. ARCHITECTURAL LIGHTING	RZR-G-PLED-III-W-80LED-525ma-40K-HS	13604	129	0.900
[Symbol]	2	PRWBC	U.S. ARCHITECTURAL LIGHTING	RZR-G-PLED-IV-FT-80LED-525ma-40K-HS	13568	129	0.900

Please provide height and color of luminaires
Height and color added

Revised
average/min should be 3/1

Revised
Min/max should be 10/1

Product in development. Information contained herein is subject to change. Valid for 30 days from date provided. Extended lead times apply. Expect 8-10 week lead time upon receipt of order.

MX4IP LED
4" Ambient - IP Rated

Williams

CATALOG #:
TYPE:
PROJECT:

Surface Mounting Type Shown

FEATURES

QuickLock™

- Ensure a simple and secure installation with QuickLock™ surface mount technology
- Lens opens the entire fixture for clean aesthetic
- Welded aluminum enclosure provides for watertight service
- Custom designed one-piece gasket to prevent water intrusion
- Pressure equalization vent to eliminate vacuum that can draw in moisture
- Diffuse acrylic lens provides uniform illumination for visual comfort
- Made Right Here! in the USA

ORDERING EXAMPLE: MX4IP - 8 - L8/835 - P - F - OPTIONS - DIM - UNV

SERIES	LENGTH	LUMENS™	CRI	CCT	MOUNTING TYPE	SHIELDING
MX4IP	Stand alone - 2', 4', 6' & 8' nominal lengths. Fixture ships assembled. Example: 4'-4"	L4 400lm L7 700lm L8 900lm L9 1500lm	8 80 9 90	27 2700K 30 3000K 35 3500K 40 4000K 50 5000K	S Surface P Pendant	F Flat, diffuse acrylic

OPTIONS
See page 3 for FINISH OPTIONS. Custom colors available upon request.

CONTROL
DIM Dimming driver
DRV Non-dimming driver

VOLTAGE
120 120V
277 277V
UNV 120-277V

SPECIFICATIONS

- HOUSING** - Extruded aluminum housing and end caps comprise welded enclosure.
- SHIELDING** - Extruded, flat, diffuse acrylic lens.
- GASKETING** - Continuous extruded silicone with molded corners.
- FINISH** - Super durable polyester powder coat bonded to phosphate-free multi-stage anodized metal. Meets and exceeds AAMA 2604 specification for outdoor durability.
- ELECTRICAL** - High quality mid-power LED boards. L70 >60,000 hours per IES TM-21. Temperature rated from -20°C - 40°C.
- MOUNTING** - Surface or pendant.
- LISTINGS** - cULus certified as luminaire suitable for wet locations.
- IP65 rated
- WARRANTY: 5-year limited warranty, see www.williams.com

NOTES

- * Lumens per foot output based on 3500K CCT and F shielding. Actual lumens may vary ± 5%.
- * Extended lead times may apply. Consult factory for availability.

H.E. Williams, Inc. • Carthage, Missouri • www.hew.com • 417-358-4065 • Designed and Manufactured in the USA
Information contained herein is subject to change without notice. REVISION:22, PRELIMINARY, A. Garage Page 1 of 3

MX4IP LED
4" Ambient - IP Rated

FIXTURE PERFORMANCE DATA

LENGTH	DELIVERED LUMENS	WATTAGE	EFFICACY (lm/w)
2'	895	7.6	107.4
4'	1631	16.1	101.3
6'	2447	23.3	105.0
8'	3295	29.6	111.2
10'	4159	37.8	109.7
12'	5019	47.0	106.8
14'	5877	57.2	102.8
16'	6823	68.1	100.1
18'	7805	79.9	97.6
20'	8808	93.6	94.0
22'	9811	108.8	90.2
24'	10855	125.2	86.6
26'	11955	142.6	83.8
28'	13105	161.0	81.4
30'	14305	180.4	79.3
32'	15555	200.8	77.4
34'	16855	222.2	75.8
36'	18205	244.6	74.4
38'	19605	268.0	73.1
40'	21055	292.4	72.0
42'	22555	317.8	71.0
44'	24105	344.2	70.1
46'	25705	371.6	69.3
48'	27355	399.0	68.6
50'	29055	427.4	68.0

MULTIPLIER TABLE

CCT	CONVERSION FACTOR
2700K	0.97
3000K	0.99
3500K	1.00
4000K	1.03
5000K	1.06

PHOTOMETRY

MX4IP-4-L15/835-S-F-DIM-UNV Total Luminaire Output: 5990 lumens; 53 Watts | Efficacy: 113 lm/W | 83 CRI | 3438K CCT

VERTICAL ANGLE	HORIZONTAL ANGLE	ZONAL LUMENS
0°	0°	2438
0°	45°	2438
0°	90°	2438
5°	0°	2448
5°	45°	2452
5°	90°	2455
10°	0°	2321
10°	45°	2285
10°	90°	2207
15°	0°	2096
15°	45°	2053
15°	90°	2023
20°	0°	1791
20°	45°	1744
20°	90°	1785
25°	0°	1439
25°	45°	1396
25°	90°	1373
30°	0°	1072
30°	45°	1028
30°	90°	999
35°	0°	672
35°	45°	661
35°	90°	639
40°	0°	312
40°	45°	327
40°	90°	329
45°	0°	61
45°	45°	62
45°	90°	62
50°	0°	0
50°	45°	0
50°	90°	0

CROSS SECTIONS

PENDANT: 4" x 4" x 4.13"

SURFACE: 4" x 4" x 4.13"

H.E. Williams, Inc. • Carthage, Missouri • www.hew.com • 417-358-4065 • Designed and Manufactured in the USA
Information contained herein is subject to change without notice. REVISION:22, PRELIMINARY, A. Garage Page 2 of 3



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	SMB
2	12/14/22	2ND SUBMITTAL	SMB
3	03/06/23	3RD SUBMITTAL	SMB
4			
5			
6			
7			
8			
9			
10			

Project No: PSP000001
Drawn By: JRC
Checked By: SMB
Date: 07/08/2022

PHOTOMETRIC CUT SHEETS

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

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

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

MX4IP LED 4" Ambient - IP Rated

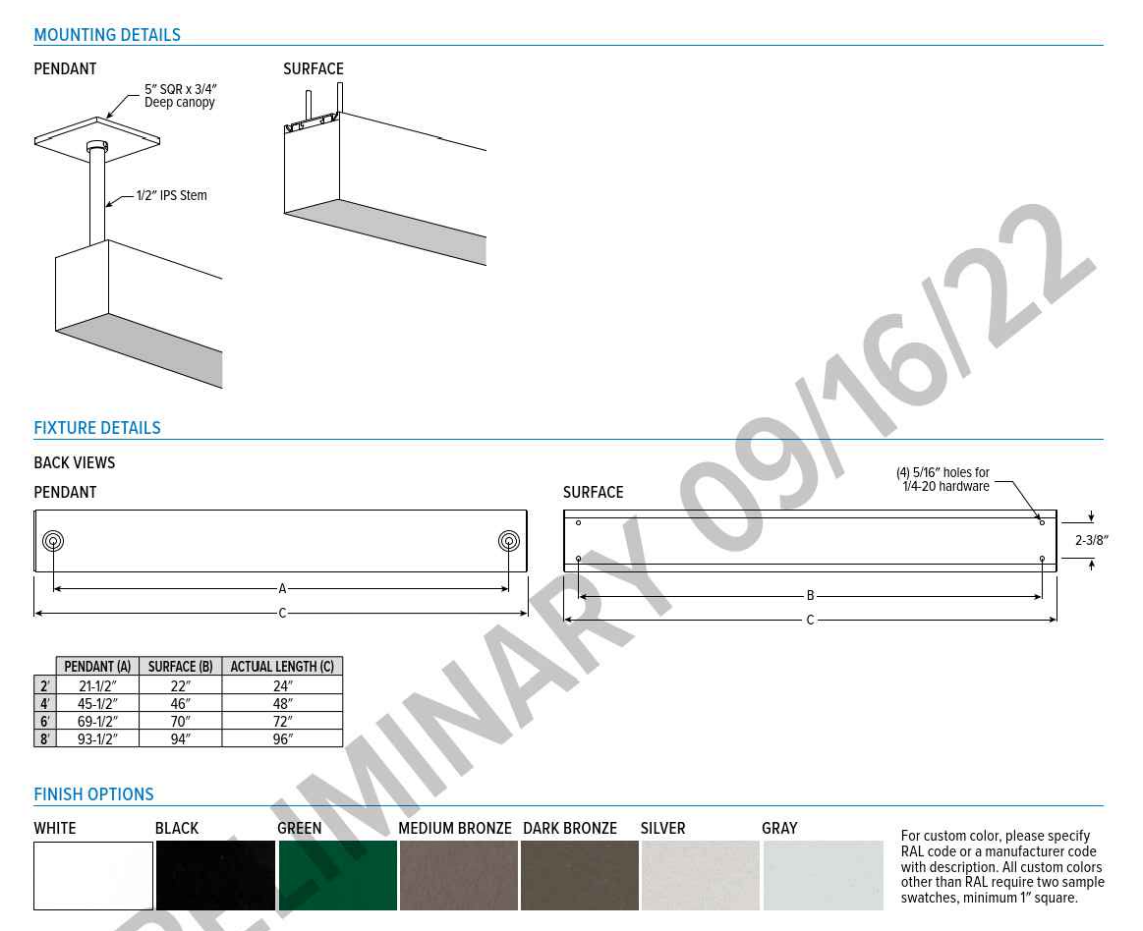
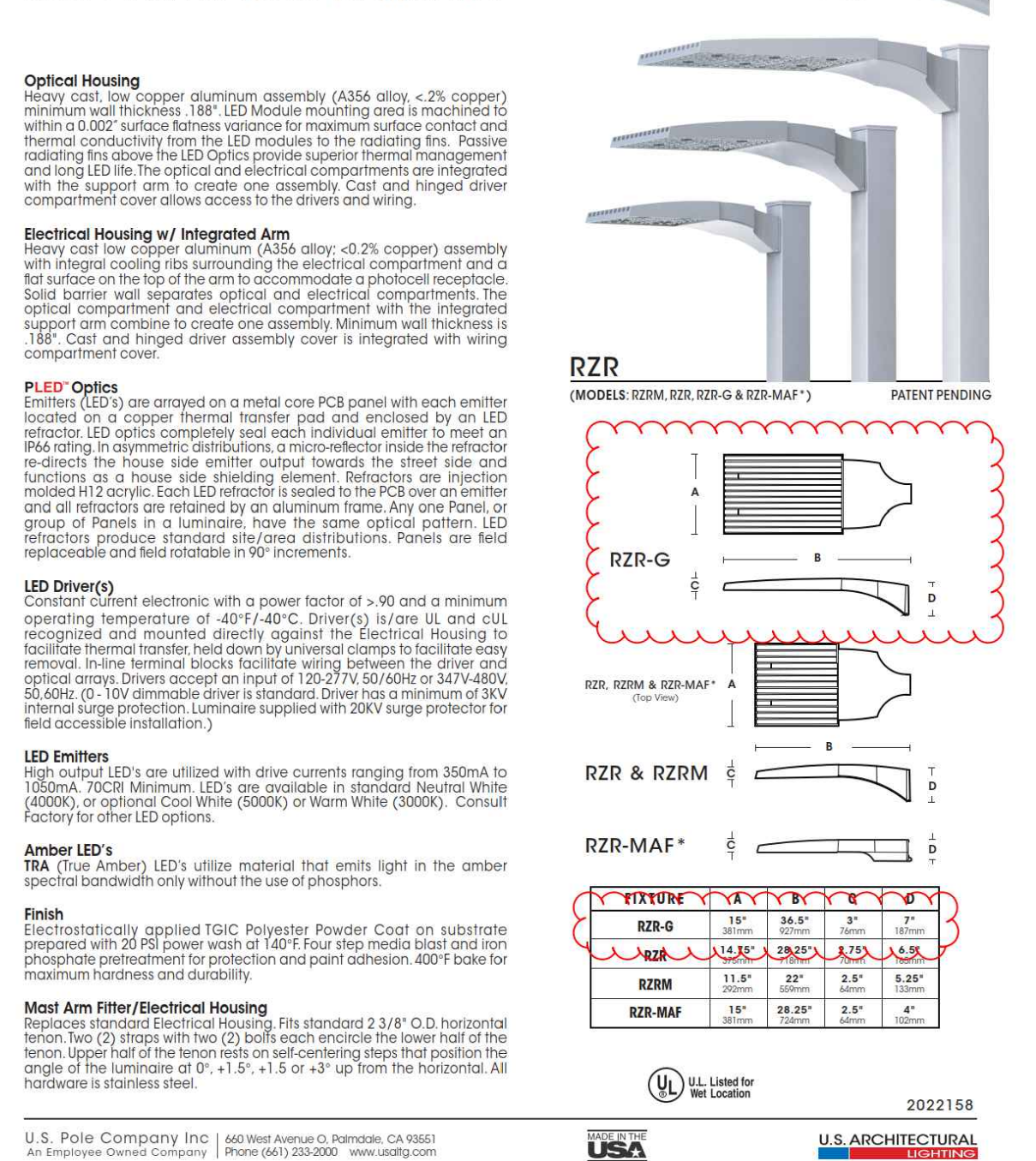


Table with columns: Finish Options (White, Black, Green, Medium Bronze, Dark Bronze, Silver, Gray) and dimensions for pendant and surface views.

U.S. Pole Company Inc. 480 West Avenue C, Broomfield, CO 80001

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



U.S. Pole Company Inc. 480 West Avenue C, Broomfield, CO 80001

RZR SERIES - LED SPECIFICATIONS

Specifications including Pole Drilling Template, EPA & Weight, PLED Modules, and Ordering Information table.

U.S. Pole Company Inc. 480 West Avenue C, Broomfield, CO 80001

RZR SERIES - LED

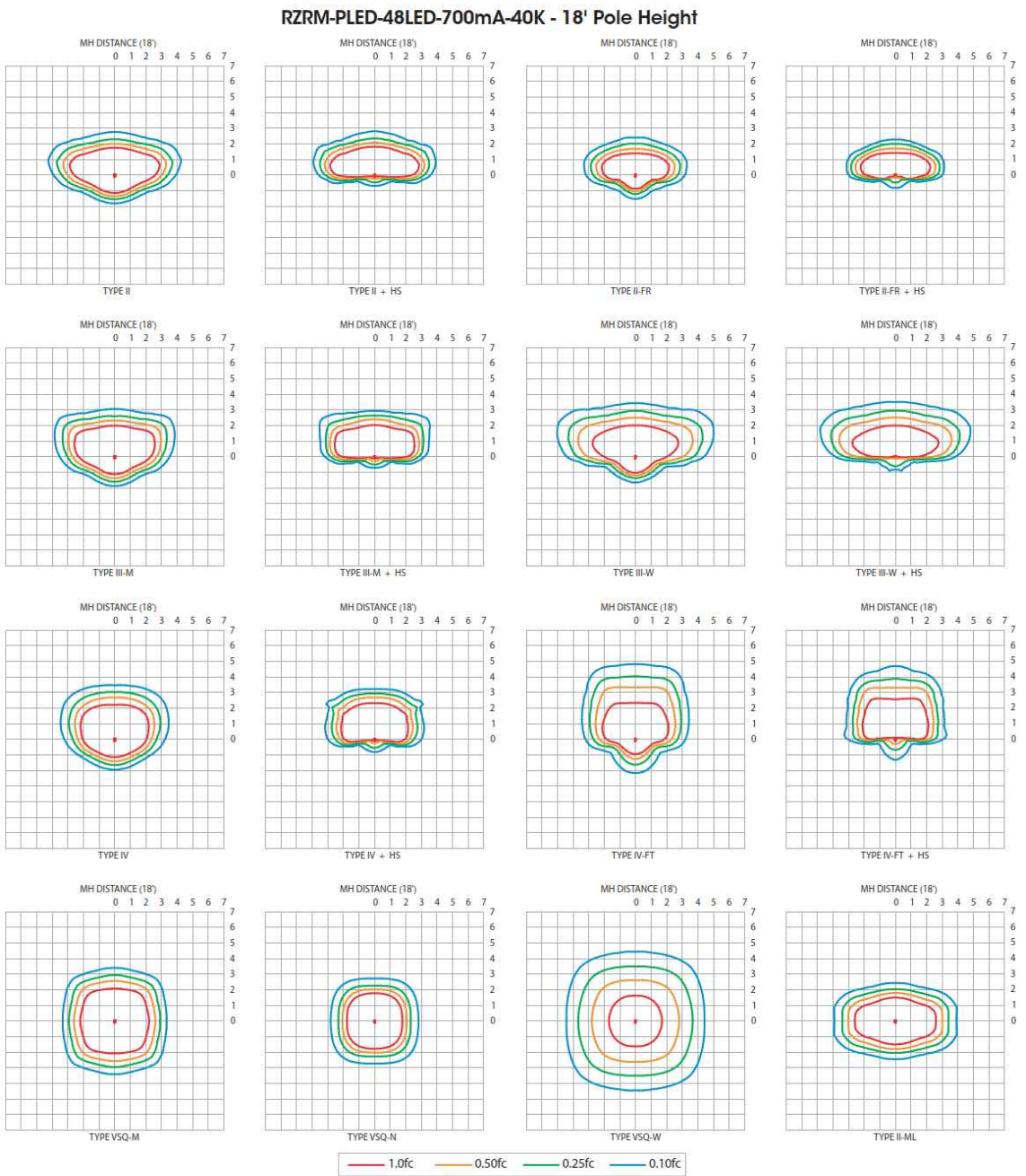
Photometric Data Guide - LM-80 Lumen Maintenance table showing LED life and lumen depreciation.

ELECTRICAL DATA GUIDE - AMPERAGE CHARTS

Amperage charts table showing current draw for various LED configurations at different voltages.

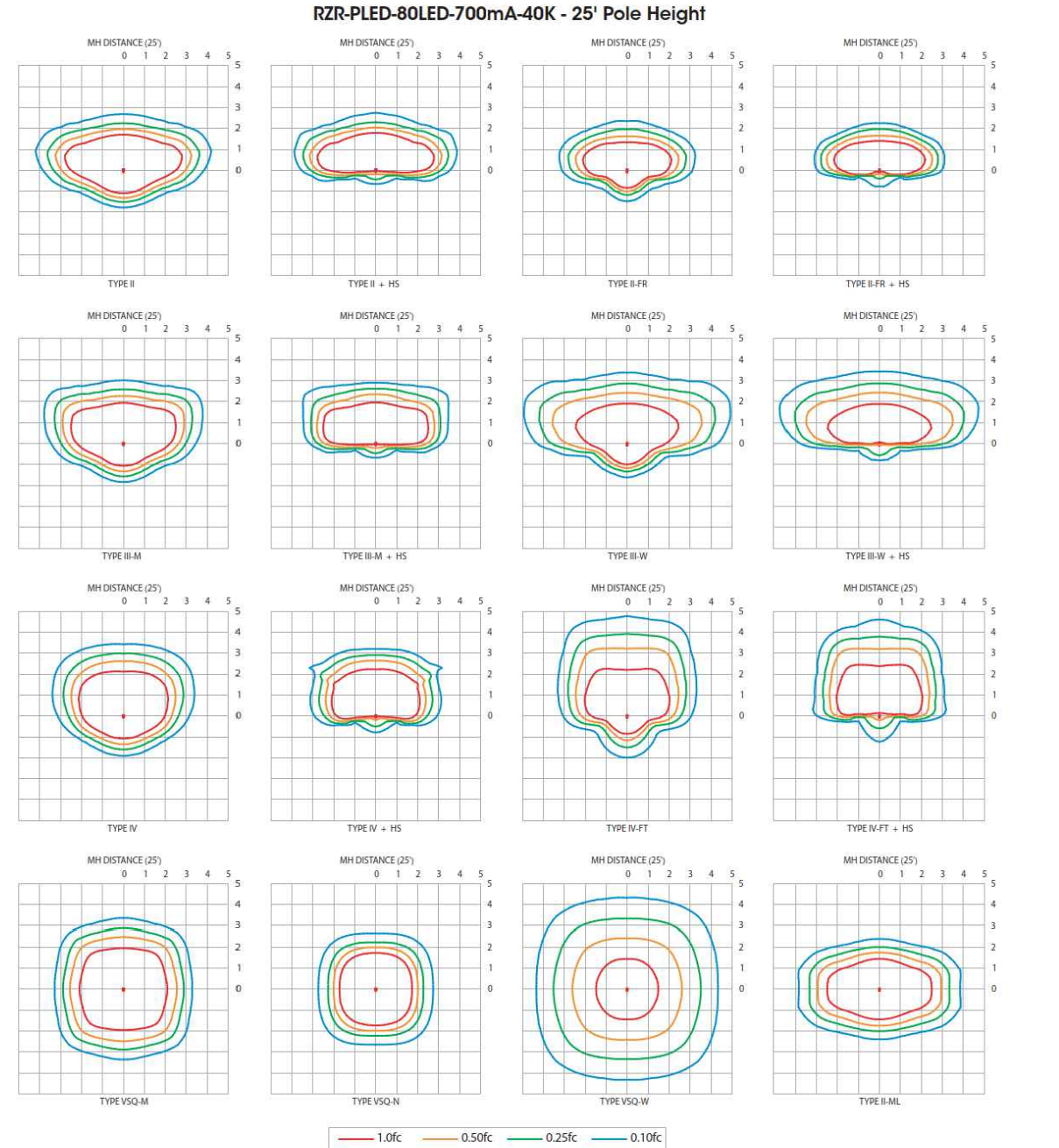
U.S. Pole Company Inc. 480 West Avenue C, Broomfield, CO 80001

RZR SERIES - LED PHOTOMETRIC DATA GUIDE - ISOFOOTCANDLE PLOTS



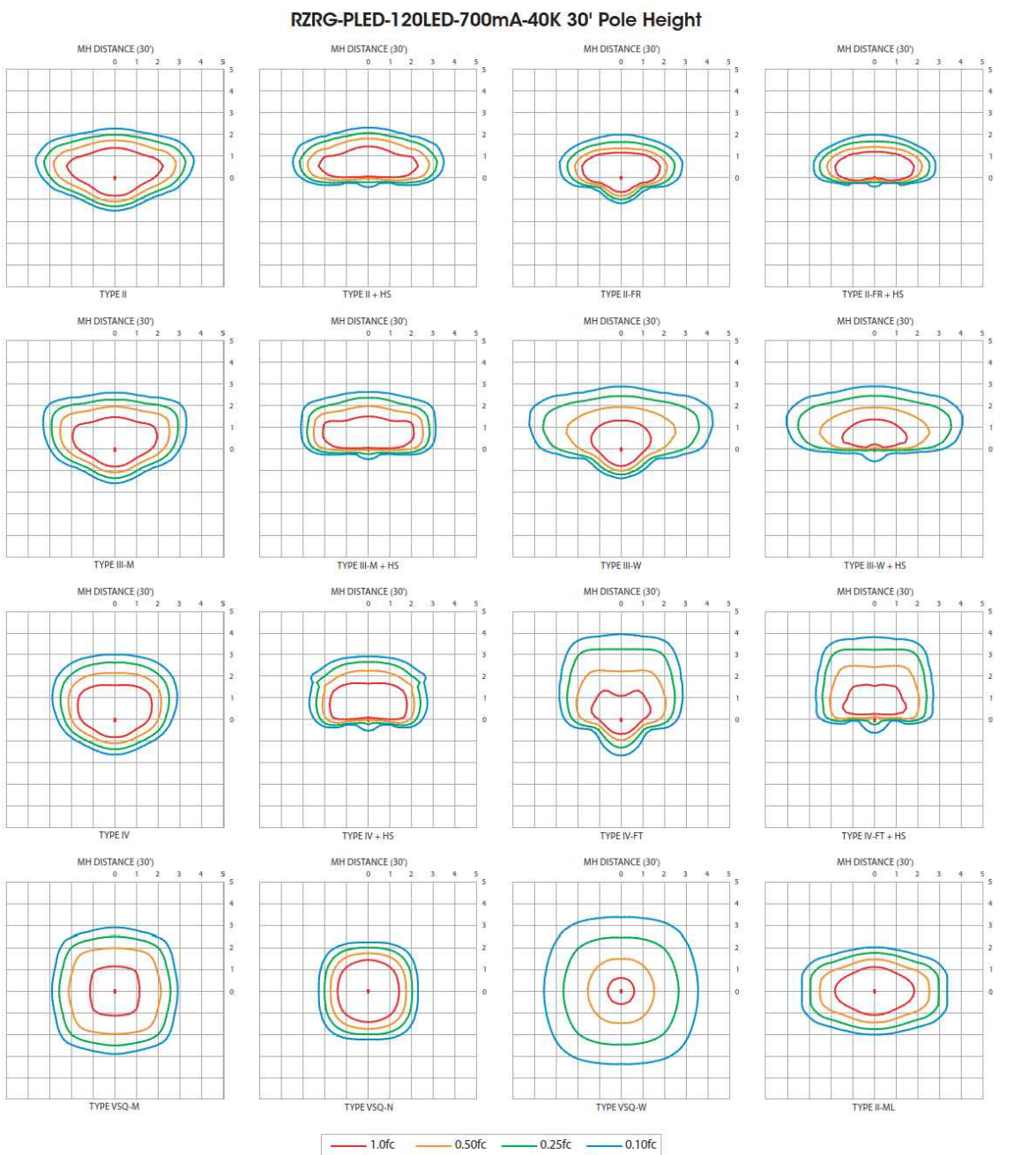
IES File downloads for this product can be found at www.usallg.com/downloads/ies.html

RZR SERIES - LED PHOTOMETRIC DATA GUIDE - ISOFOOTCANDLE PLOTS



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

RZR SERIES - LED PHOTOMETRIC DATA GUIDE - ISOFOOTCANDLE PLOTS



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

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

Lumen tables for RZR-G-PLED fixtures showing lumens and beam diameter at various distances.

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

Vertical text on the left edge of the page.

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

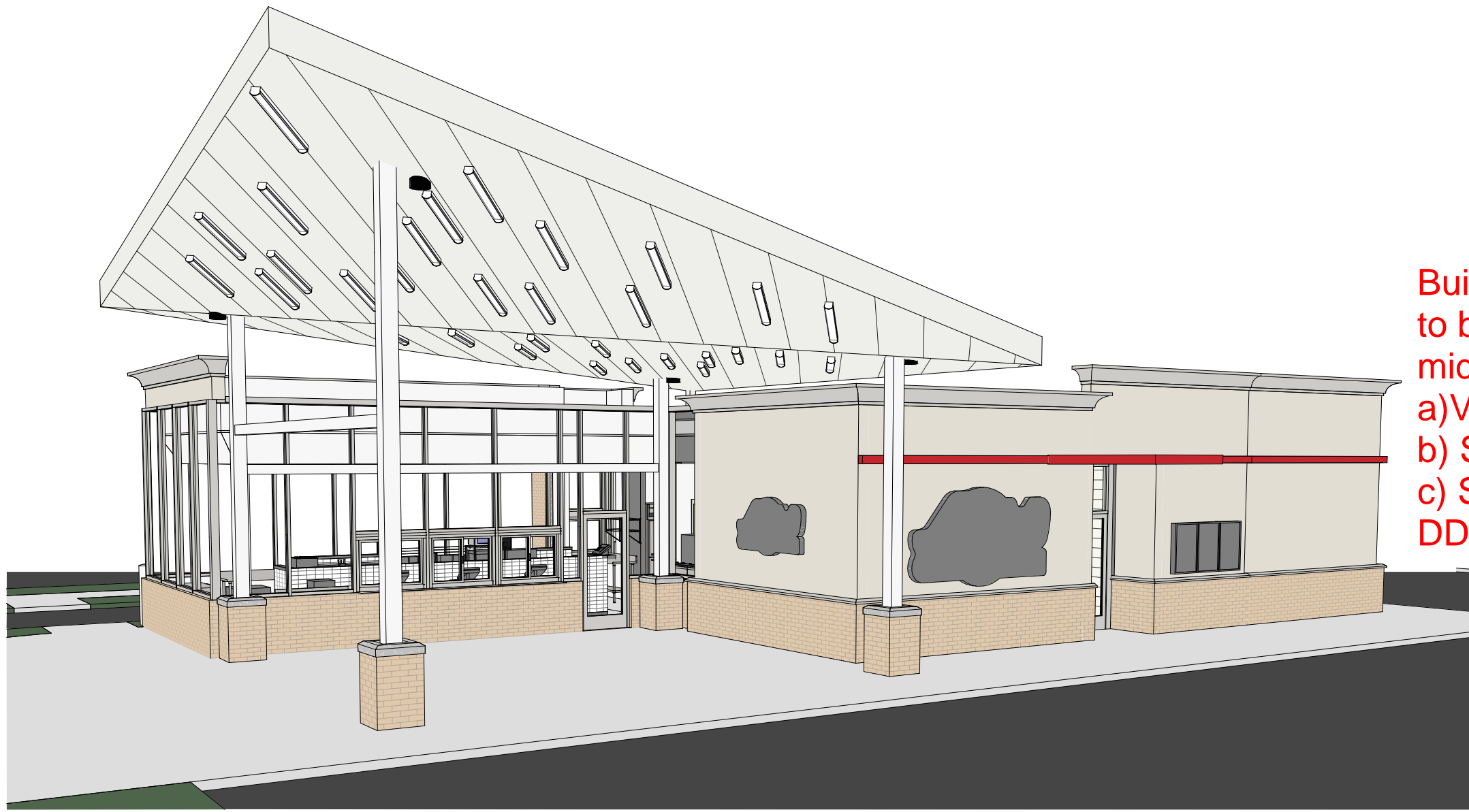
LOCATED IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 6 SOUTH,
 RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
 CITY OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

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) Step courses (horizontal banding)
 - c) Stepped, recesses or protrusions
- DDS, pg 52



4
R002
3D VIEW - 1



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.

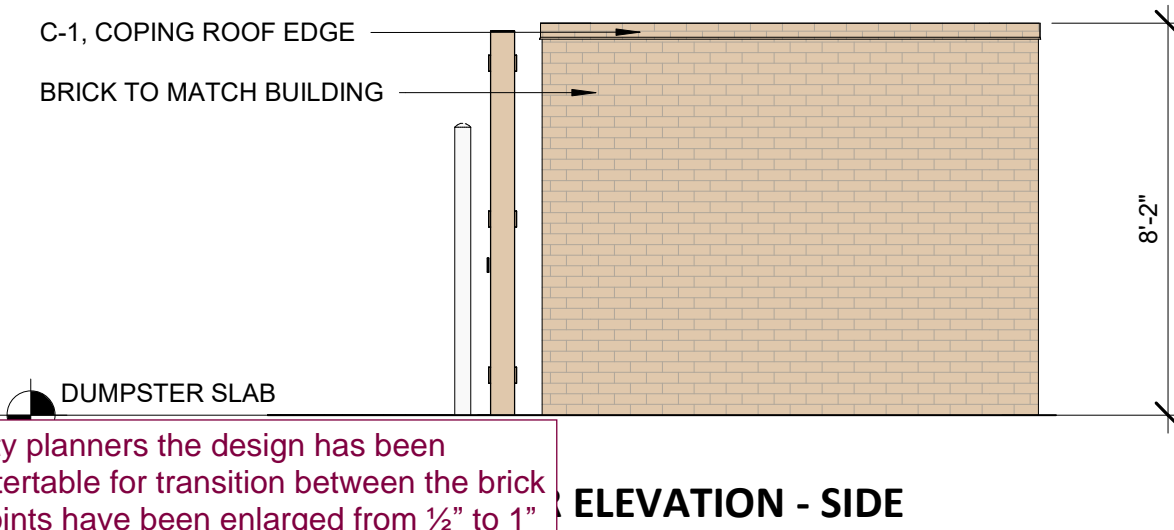
TRANSPARENCY REQUIREMENT (2'-0" TO 8'-0")

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

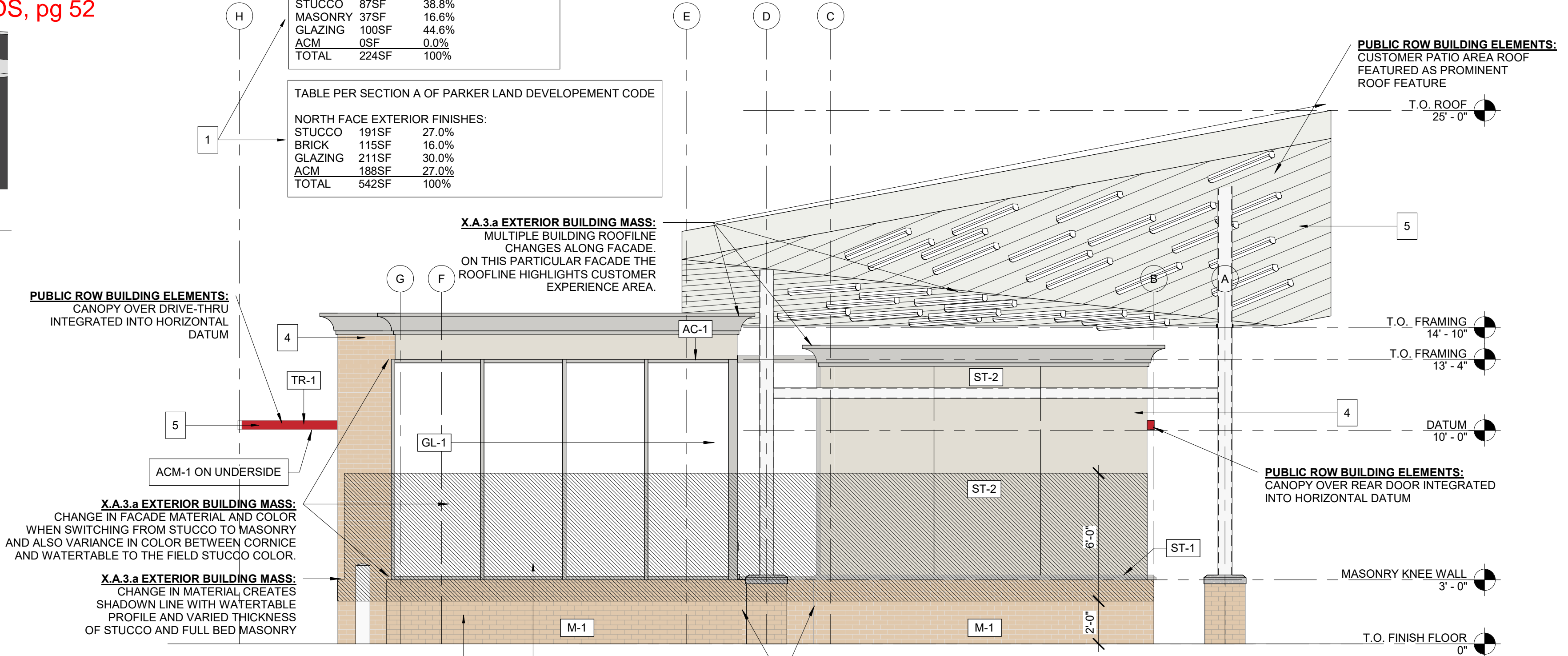
TABLE PER SECTION A OF PARKER LAND DEVELOPEMENT CODE

NORTH FACE EXTERIOR FINISHES:

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



ELEVATION - SIDE

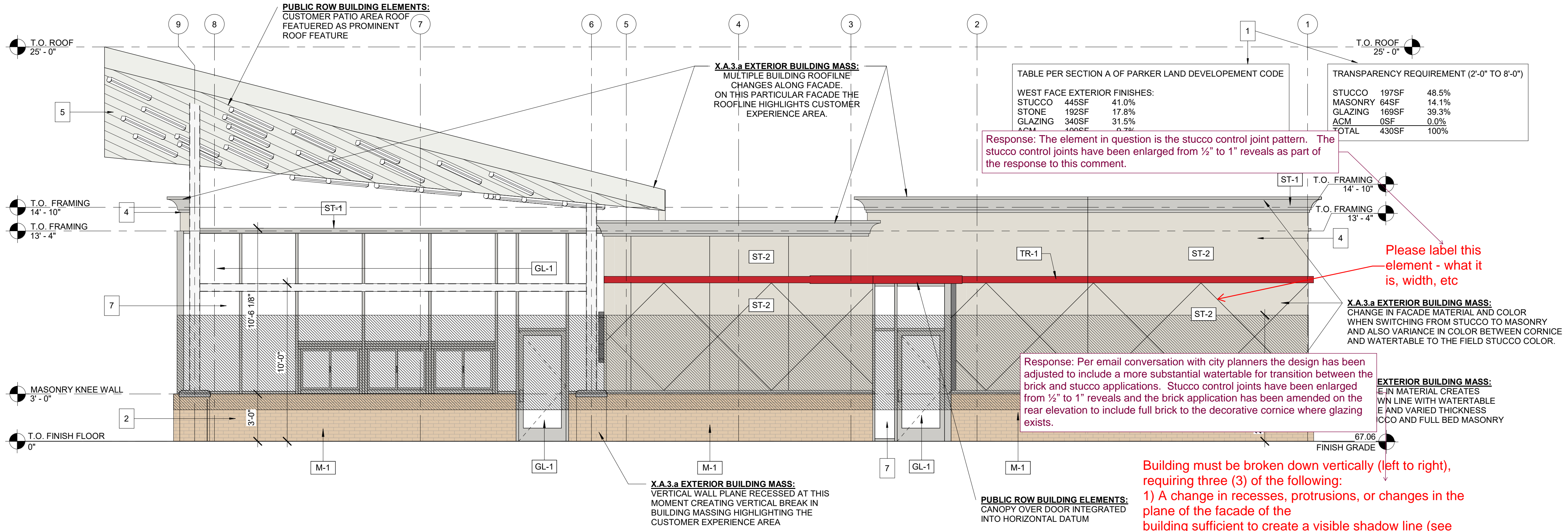


2
R002
BUILDING ELEVATION - NORTH FACE
1/4" = 1'-0"

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-II. 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
R002
BUILDING ELEVATION - WEST FACE (ROAD B)
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	0SF	0.0%
TOTAL	977SF	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%

Response: The element in question is the stucco control joint pattern. The stucco control joints have been enlarged from 1/2" to 1" reveals as part of the response to this comment.

Please label this element - what it is, width, etc

Response: Per email conversation with city planners the design has been adjusted to include a more substantial watertable for transition between the brick and stucco applications. Stucco control joints have been enlarged from 1/2" to 1" reveals and the brick application has been amended on the rear elevation to include full brick to the decorative cornice where glazing exists.

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



702 SE 5TH ST STE 30
 BENTONVILLE, AR 72712
 TEL. 479.579.9959

Drawings & Specifications as instruments of service are & shall remain the property of the Architect. They are not to be used on other projects or extensions to this project except by agreement in writing & with appropriate compensation to the Architect.
 Contractor is responsible for confirming and correlating dimensions at job site. The Architect will not be responsible for construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the project.
 ©Copyright 2022

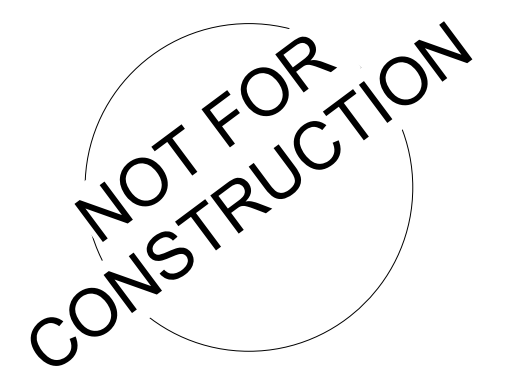
CLIENT NAME
 PLAZA STREET PARTNERS

TENANT
 ANDY'S FROZEN CUSTARD
 211 E. WATER STREET SPRINGFIELD, MO 65806

MEP CONSULTANT
 702 SE 5TH ST, SUITE 30,
 BENTONVILLE, AR 72712
 CONTACT-ANDREW FINNEGAN, P.E.

PROTO.REF. SET: 05/18/2021

ANDY'S FROZEN CUSTARD
 PARKER, COLORADO



Architect Name - RYAN M. FAUST
 Architect Number - ARC.00404846

REVISIONS

NO.	DATE	DESCRIPTION

Drawing Size: 24 x 36
 Project #: 22038
 Drawn By: PJC
 Checked By: RMF

Title:
 PROPOSED REVIEW BOARD ELEVATIONS

Sheet Number:

Sheet 8 of 13

Date: 09/12/2022 Store #: XXXXX

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

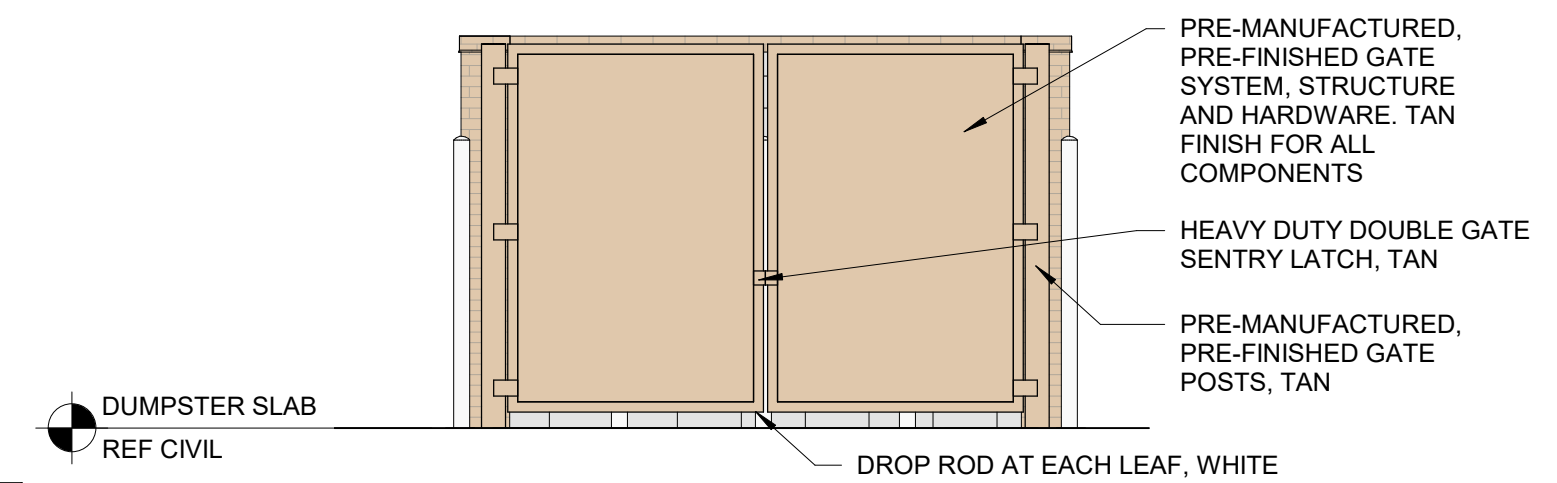
MARCH 2023

Response: Per email conversation with city planners the design has been adjusted to include a more substantial watertable for transition between the brick and stucco applications. Stucco control joints have been enlarged from 1/2" to 1" reveals and the brick application has been amended on the rear elevation to include full brick to the decorative cornice where glazing exists.

TABLE PER SECTION A OF PARKER LAND DEVELOPEMENT CODE

SOUTH FACE EXTERIOR FINISHES:		
STUCCO	288SF	60.0%
BRICK	104SF	21.0%
GLAZING	93SF	19.0%
TOTAL	485SF	100%

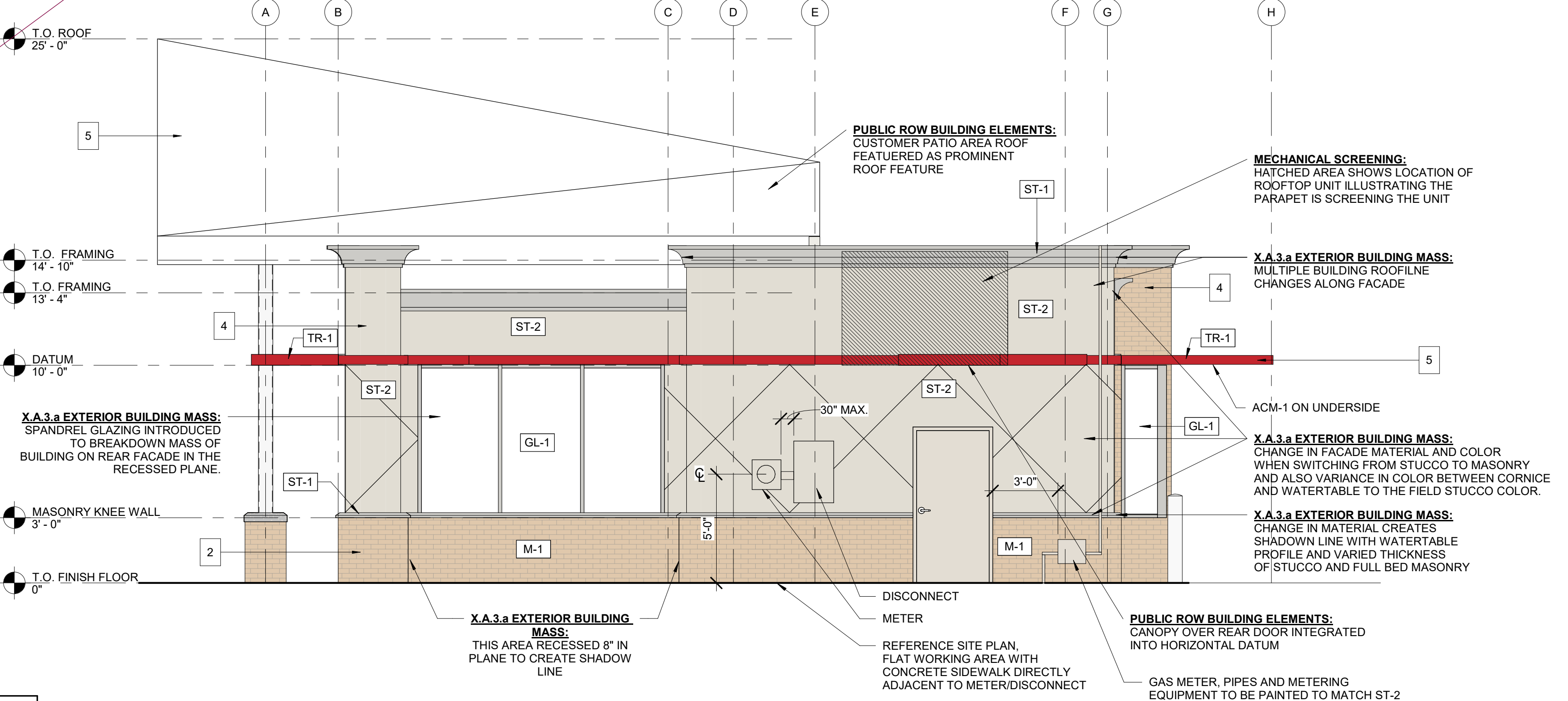
3 DUMPSTER ELEVATION - GATES
 1/4" = 1'-0"



4 3D VIEW - 2
 R003

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

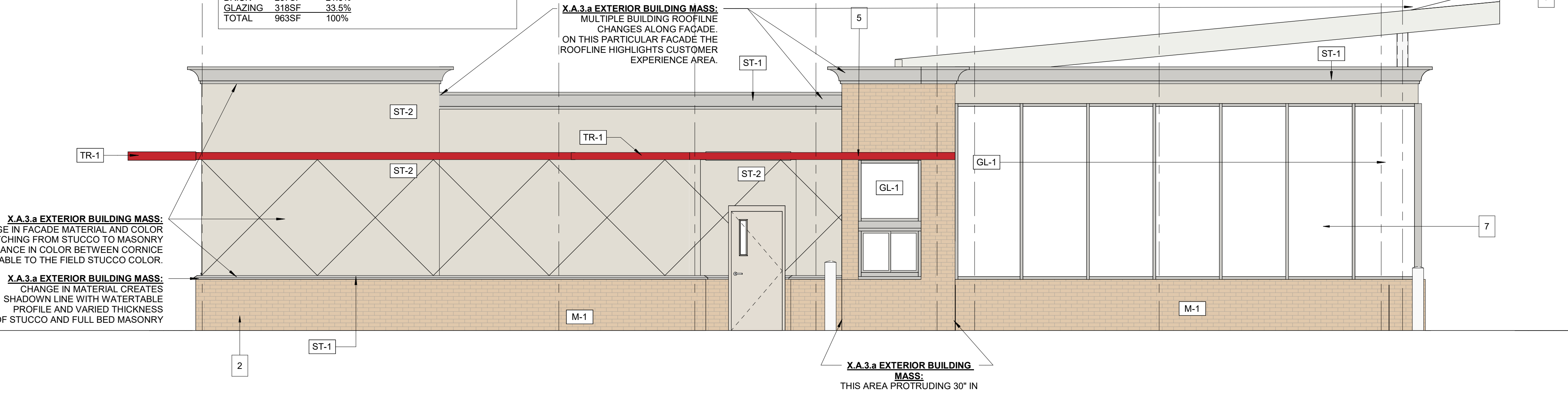
Building must be broken down vertically (left to right), requiring three (3) of the following:
 1) A change in recesses, protrusions, or changes in the plane of the facade of the building sufficient to create a visible shadow line (see figure 71).
 2) A significant break in the eave line or roof form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



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

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

Response: Per email conversation with city planners the design has been adjusted to include a more substantial watertable for transition between the brick and stucco applications. Stucco control joints have been enlarged from 1/2" to 1" reveals and the brick application has been amended on the rear elevation to include full brick to the decorative cornice where glazing exists.



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

#	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-C1 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.

702 SE 5TH ST STE 30
 BENTONVILLE, AR 72712
 TEL. 479.579.9959

Drawings & Specifications as instruments of service are & shall remain the property of the Architect. They are not to be used on other projects or extensions to this project except by agreement in writing & with appropriate compensation to the Architect.
 Contractor is responsible for confirming and correlating dimensions at job site. The Architect will not be responsible for construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the project.
 ©Copyright 2022

CLIENT NAME
 PLAZA STREET PARTNERS

TENANT
 ANDY'S FROZEN CUSTARD
 211 E. WATER STREET SPRINGFIELD,
 MO 65806

MEP CONSULTANT
 702 SE 5TH ST. SUITE 30,
 BENTONVILLE, AR 72712
 CONTACT: ANDREW FINNEGAN, P.E.

PROTO.REF. SET: 05/18/2021

ANDY'S FROZEN CUSTARD
 PARKER, COLORADO

NOT FOR CONSTRUCTION

Architect Name - RYAN M. FAUST
 Architect Number - ARC.00404846

THE SEAL & SIGNATURE APPLY ONLY TO THE DOCUMENT TO WHICH THEY ARE AFFIXED & WE EXPRESSLY DISCLAIM ANY RESPONSIBILITY FOR ALL OTHER PLANS, SPECIFICATIONS, ESTIMATES, REPORTS OR OTHER DOCUMENTS OR INSTRUMENTS RELATING TO OR INTENDED TO BE USED FOR ANY PART OR PARTS OF THE PROJECT.

REVISIONS

NO.	DATE	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



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
-----------	---------------	----------	------	---------	--------	---------

Review Group: ALL

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

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		
-----------	--	--	----------------------------	--------------	--	--

Notes:

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

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
-----------	------------	-----------	------------------------------	----------------	--------------------	-----------

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
-----------	------------	-----------	-------------	------------	--------------------	-----------

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		
-----------	-----------	-----------	-------------------------------	-------------	--	--

Notes:

10/5/2022	10/21/2022	11/2/2022	CHERRY CREEK BASIN WATER QUALITY AUTHORITY 20	Rich Borchart	ADVISORY COMMENTS	See Comments
-----------	------------	-----------	---	---------------	-------------------	--------------

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		
-----------	--	-----------	------------	--------------	--	--

Notes:

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

Notes:

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

Notes:

10/5/2022	10/28/2022	11/2/2022	DRAINAGE REPORT - CIVIL	Michael Walton	REVISIONS REQUIRED	See Notes
-----------	------------	-----------	-------------------------	----------------	--------------------	-----------

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
-----------	------------	-----------	---------------------	-------------	--------------------	-----------

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
-----------	----------	----------	-------------	------------	----------	-----------

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
-----------	----------	----------	--------------------------------	---------------	--------------------	--------------------------------

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
-----------	-----------	----------	-------------------------------	---------------	--------------------	----------------------

Notes:

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

Notes:

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

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.



PARKER
COLORADO

Project Reviews Town of Parker



1/17/2023	2/7/2023	2/7/2023	IREA 15	Brooks Kaufman	REVISIONS REQUIRED	
-----------	----------	----------	---------	----------------	-----------------------	--

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
-----------	----------	----------	---	--------------	----------------------	---------------------

Notes:
please see attached

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

Notes:

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

Notes:

1/17/2023	2/26/2023	2/7/2023	SITE PLAN 15	Amber Wood Hicken	REVISIONS REQUIRED	
-----------	-----------	----------	--------------	-------------------	-----------------------	--

Notes:
See planning comments 02

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

Notes:

1/18/2023	1/18/2023	2/7/2023	CHERRY CREEK BASIN WATER QUALITY AUTHORITY 15	Rich Borchardt	ADVISORY COMMENTS	See Notes
-----------	-----------	----------	---	----------------	----------------------	-----------

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@ccbwqa.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
-----------	----------	----------	--	---------------	-----------------------	-----------

Notes:
Please note Plans for this project will not be approved until the overall site plans are completed. and Approved for construction.



PARKER
COLORADO

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	
-----------	-----------	-----------	--------------------------------	---------------	----------	--

Notes:

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

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.

Added to signage 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 CIVIL			
-----------	-----------	-----------	----------------	--	--	--

Notes:

The overall developer and developer of this site are the same. It is the intent to contract with one contractor to construct both projects simultaneously. The coordination of correct pipe lengths will be handled directly with the contractor since the overall development plans are approved.

3/30/2023	4/5/2023	4/13/2023	FIRE LIFE S			
-----------	----------	-----------	-------------	--	--	--

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	
-----------	-----------	-----------	---------	----------------	----------	--

Notes:

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

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 PL			
-----------	--	-----------	---------	--	--	--

Notes:

Tree at the northern entrance is removed and landscaping updated to match the master development



PARKER
COLORADO



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
-----------	-----------	-----------	---	---------------	--------------	-----------

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	
-----------	-----------	------------	---------------------	---------------	-----------	--

Notes: