



Development Review Division

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

MEMORANDUM

TO: Troy Kelts, Galloway & Company
FROM: Stacey Nerger, Senior Planner
DATE: February 22, 2024
SUBJECT: The Exchange Lot 1 – Site Plan
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: Stacey Nerger
EMAIL: snerger@parkeronline.org
PHONE: 303.805.3199

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. 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.
 - a. Example: "04 Site Plan"

General Comments

1. Please reference the redlines for additional comments/clarification.

Comment Addressed: Yes No

Response:

Attached redlines have been completed

Parking

1. Please add a table to page three that outlines the existing parking spaces sizes and what is proposed. A note should also be added to demonstrate that the proposed parking space size still does not meet Town Code but is better than what is existing.

Comment Addressed: Yes No

Response:

Table has been added to page 3 to show requested parking information

Landscaping

1. Please see the redlines for clarification information to be added to the plan.

Comment Addressed: Yes No

Response:

Redlines have been addressed

Lighting

Staff has no additional comments on the photometric plan.

Building Elevations

Staff has no additional comments on the building elevations.

OUTSIDE REFERRAL AGENCY COMMENTS

Please address all outside referral agency comments with a written response. The following agencies have provided comments for review:

- Fire Life Safety
- Parker Water and Sanitation District
- Town of Parker Engineering and Stormwater

Attached to the Planning comments is a printout of all review comments on the project. These comments include all comments from the first submittal to the most recent. They are organized from oldest to most recent. Therefore, the comments from this referral can be found at the end of the document.

Comment(s) Addressed: Yes No

Response:

Property Owner

Date

Project Representative

Date

EXCHANGE LOT 1 SITE DEVELOPMENT PLAN

LOCATED IN THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
19590 E MAINSTREET

PROJECT CONTACTS

PROPERTY OWNER

PARKER MAINSTREET EXCHANGE LLC
19501 E MAINSTREET, SUITE 200
PARKER, CO 80138
TEL: 303-210-4417
ATTN: TONY MANGO

APPLICANT/DEVELOPER

PARKER MAINSTREET EXCHANGE LLC
19501 E MAINSTREET, SUITE 200
PARKER, CO 80138
TEL: 303-210-4417
ATTN: TONY MANGO

CIVIL ENGINEER

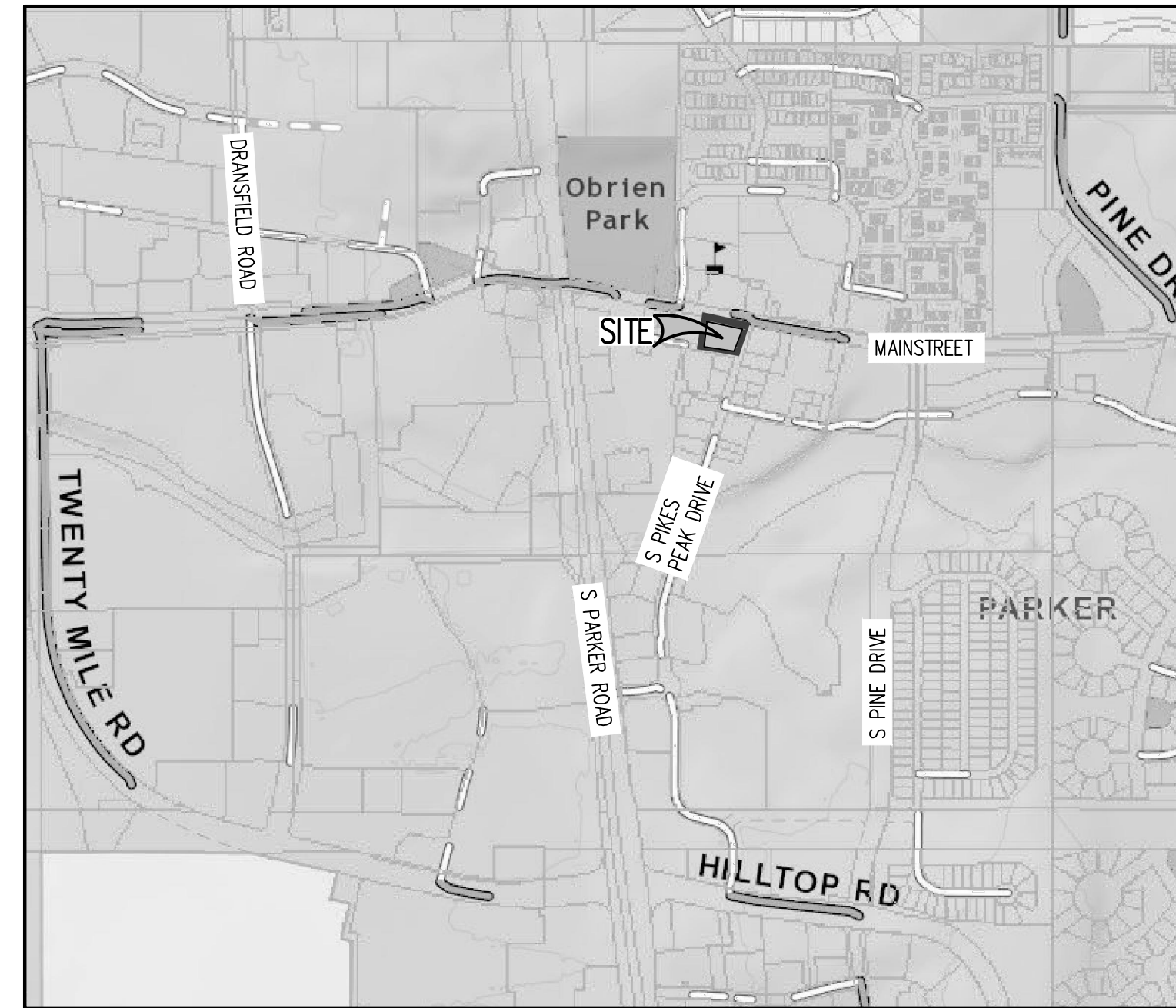
GALLOWAY & COMPANY, INC.
5500 GREENWOOD PLAZA BLVD, SUITE 200
GREENWOOD VILLAGE, CO 80111
TEL: (303) 770-8884
ATTN: TROY KELTS, PE

ARCHITECT

GALLOWAY & COMPANY, INC.
5500 GREENWOOD PLAZA BLVD, SUITE 200
GREENWOOD VILLAGE, CO 80111
TEL: (303) 770-8884
ATTN: CHRISTIAN ARNDT

LANDSCAPE ARCHITECT

GALLOWAY & COMPANY, INC.
5500 GREENWOOD PLAZA BLVD, SUITE 200
GREENWOOD VILLAGE, CO 80111
TEL: (303) 770-8884
ATTN: JONAH WEISS



VICINITY MAP
SCALE: 1" = 1000'

LEGAL DESCRIPTION

PARCEL I:

A TRACT OF LAND SITUATED IN THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 22; THENCE SOUTH 0 DEGREES 13 MINUTES 03 SECONDS EAST, ALONG THE WEST LINE OF SAID NORTHEAST 1/4 1276.34 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF EAST

PARKER ROAD; THENCE SOUTH 79 DEGREES 16 MINUTES 30 SECONDS EAST ALONG SAID RIGHT OF WAY LINE 860.80 FEET TO THE NORTHEAST CORNER OF A PARCEL OF LAND DESCRIBED AS PARCEL 3 IN BOUNDARY SURVEY OF A PORTION OF PARKER, COLORADO, JOB NO. 272-3985, DATED JUNE 18, 1981 AND RECORDED JULY 16, 1981 AT RECEPTION NO. 271187 OF THE DOUGLAS COUNTY RECORDS AND THE TRUE POINT OF BEGINNING; THENCE SOUTH 79 DEGREES 22 MINUTES 30 SECONDS EAST ALONG THE SOUTHERLY RIGHT OF WAY LINE OF EAST PARKER ROAD A DISTANCE OF 108.00 FEET TO THE NORTHWEST CORNER OF A PARCEL OF LAND DESCRIBED AS PARCEL 9 IN ABOVE DESCRIBED BOUNDARY SURVEY; THENCE SOUTH 10 DEGREES 37 MINUTES 30 SECONDS WEST ALONG THE WEST LINE OF SAID PARCEL 9 A DISTANCE OF 150.00 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF EAST UNIVERSITY PLACE AND THE SOUTHWEST CORNER OF THE AFOREMENTIONED PARCEL 9; THENCE NORTH 79 DEGREES 22 MINUTES 30 SECONDS WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE OF EAST UNIVERSITY PLACE A DISTANCE OF 108.00 FEET TO THE SOUTHEAST CORNER OF AFOREMENTIONED PARCEL 3; THENCE NORTH 10 DEGREES 37 MINUTES 30 SECONDS EAST ALONG THE EASTERLY LINE OF SAID PARCEL 3 A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING.

PARCEL II:

A TRACT OF LAND SITUATED IN THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 22; THENCE SOUTH 00 DEGREES 13 MINUTES 03 SECONDS EAST, ALONG THE WEST LINE OF SAID NORTHEAST 1/4 1276.34 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF EAST PARKER ROAD; THENCE SOUTH 79 DEGREES 16 MINUTES 30 SECONDS EAST, ALONG SAID RIGHT OF WAY LINE 860.80 FEET; THENCE SOUTH 79 DEGREES 22 MINUTES 30 SECONDS EAST, ALONG SAID SOUTH RIGHT OF WAY LINE 108.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 79 DEGREES 22 MINUTES 30 SECONDS EAST, ALONG SAID SOUTH LINE, 102.43 FEET TO THE WEST RIGHT OF WAY LINE OF PIKES PEAK DRIVE; THENCE SOUTH 17 DEGREES 31 MINUTES 30 SECONDS WEST, ALONG SAID WEST RIGHT OF WAY LINE, 151.09 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF EAST UNIVERSITY PLACE; THENCE NORTH 79 DEGREES 22 MINUTES 30 SECONDS WEST, ALONG SAID NORTH RIGHT OF WAY LINE, 84.28 FEET; THENCE NORTH 10 DEGREES 37 MINUTES 30 SECONDS EAST, 150.00 FEET TO THE POINT OF BEGINNING.

BENCHMARK

DOUGLAS COUNTY GIS CONTROL MONUMENT 1.085042; A 3.25" ALUMINUM CAP AT THE GROUND SURFACE APPROXIMATELY 92' SOUTH OF THE CENTERLINE OF PIKES PEAK AVENUE AND APPROXIMATELY 433' EAST OF THE CENTERLINE OF PACE CENTER DRIVE, ALSO BEING 42' WEST BY 21' NORTH OF THE CENTERLINES OF THE ADJACENT CONCRETE PATHS, APPROXIMATE POSITION LAT. 39.516689 N, LONG. -104.754294 W, ELEVATION=5889.09

BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY IS N89°33'17"E ALONG THE NORTH LINE OF LOT 1 AND LOT 2 BETWEEN THE FOUND MONUMENTS AS SHOWN HEREON. THIS BEARING IS ASSUMED AS DOES NOT MATCH THE BEARING FOR THE NORTH BOUNDARY OF THE SUBDIVISION.

Numbers have been updated to reflect the plaza included in the landscape, and drive aisles and parking, etc. included in a separate table row

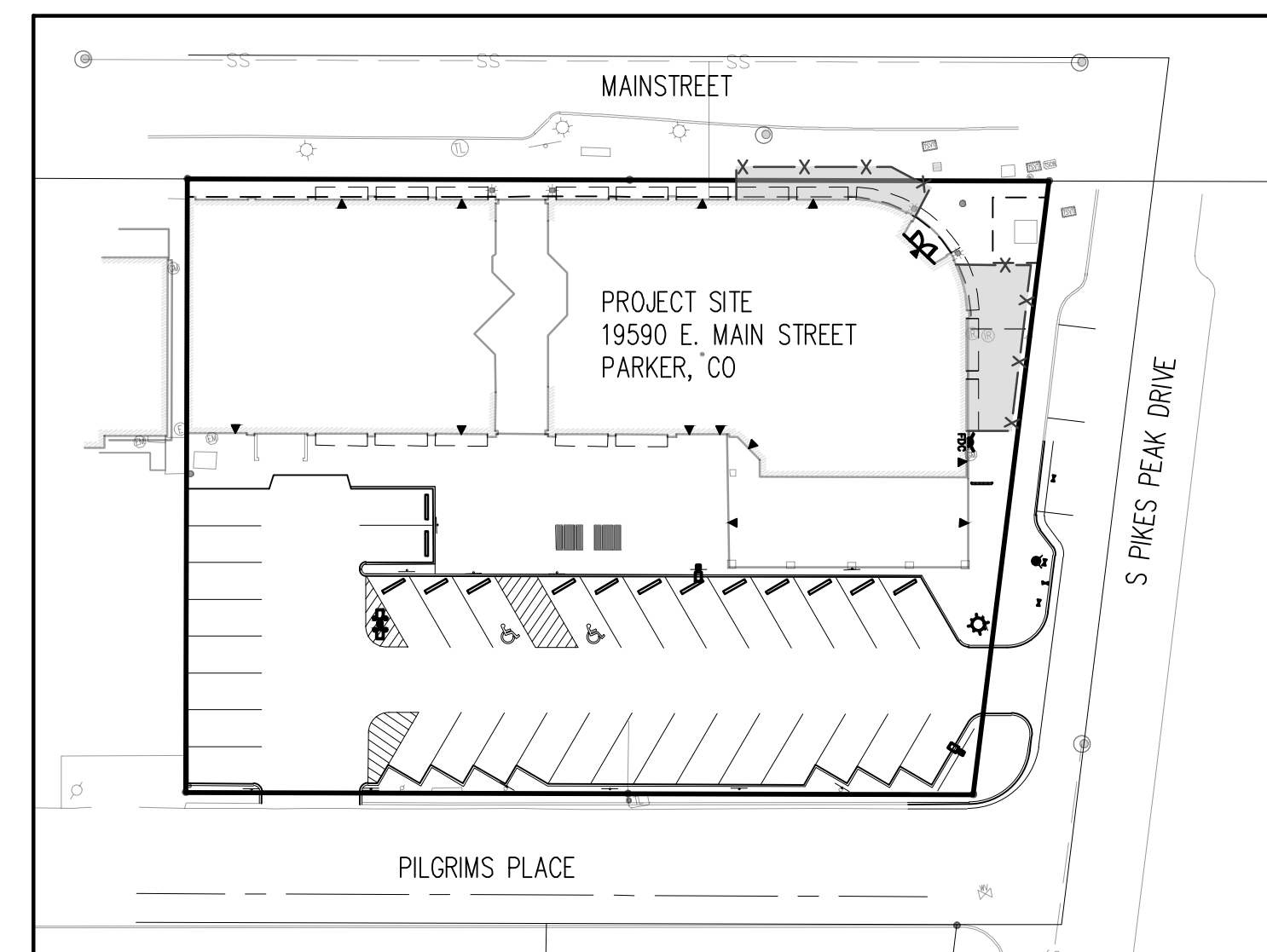
This is labeled hardscape. Does this number reflect parking and access aisles only, or does it include hard surface landscaping as well? If the former, this number is correct to use in your trees and shrubs per 1500 ft calculations. However, if it also includes hard surface landscaping, your calculations are incorrect.

SITE STATISTICS			
ZONING	CO		
LOT AREA	SF	ACRES	% OF TOTAL
GROSS	30,203	0.693	100%
NET	30,203	0.693	100%
SITE DATA - EXISTING	SF	ACRES	% OF TOTAL
BUILDING AREA	11,264	0.259	37.3%
HARDSCAPE AREA	17,727	0.406	58.7%
LANDSCAPE AREA	1,212	0.028	4.0%
TOTAL:	30,203	0.693	100%
SITE DATA - PROPOSED	SF	ACRES	% OF TOTAL
BUILDING AREA	12,446	0.286	41.2%
HARDSCAPE AREA	16,343	0.375	54.1%
LANDSCAPE AREA	1,414	0.032	4.7%
TOTAL:	30,203	0.693	100%
BUILDING HEIGHT	EXISTING	PROPOSED	
	40'	40'	
SETBACKS	FRONT - NORTH	REAR - SOUTH	SIDE - EAST & WEST
REQUIRED	0'	0'	0'
PROPOSED	5'	55'	EAST - 7.7' WEST - 0'
BUILDING ADDITION	SE	LAND USE	
	1,182	OFFICE/RETAIL	
PARKING	EXISTING PROVIDED	PROPOSED PROVIDED	REQUIRED PARKING*
COMMERCIAL MIXED USE	46	39	23
ACCESSIBLE SPACES	1	2	1
BICYCLE PARKING	0	2	2

The table on sheet 4 has been updated to match the site statistics table data

This calculation does not match up with the same measurement on sheet 4, which is 3340. Staff believes this number is correct and sheet 4 is incorrect. Either way, they must match.

* PER SECTION 13.06.050 (1) (2) THE BUILDING EXPANSION ASSOCIATED WITH THIS PROJECT IS LESS THAN 3,000 SQUARE FEET AND IS EXEMPT FROM ADDITIONAL PARKING REQUIREMENTS.



LOCATION MAP
SCALE: 1" = 40'

SHEET INDEX	
SHEET NO.	TITLE
1	COVER SHEET
2	EXISTING CONDITIONS PLAN
3	SITE PLAN
4	LANDSCAPE PLAN
5	LANDSCAPE DETAILS
6	LANDSCAPE DETAILS
7	IRRIGATION PLAN
8	IRRIGATION DETAILS
9	PHOTOMETRIC PLAN
10	PHOTOMETRIC DETAILS
11	FIRST FLOOR PLAN - EXISTING CONDITIONS
12	SECOND FLOOR PLAN - EXISTING CONDITIONS
13	FIRST FLOOR PLAN - PROPOSED CONSTRUCTION
14	SECOND FLOOR PLAN - PROPOSED CONSTRUCTION
15	ROOF PLAN - PROPOSED CONSTRUCTION
16	PLANNING ELEVATIONS
17	PLANNING ELEVATION DETAILS
18	PLANNING ELEVATION DETAILS
19	EXISTING SITE IMAGES

LIST OF ABBREVIATIONS

SHT - SHEET
Δ - DEFLECTION ANGLE
L - LENGTH
R - RADIIUS
CB - CHORD BEARING
C - CHORD LENGTH
N - NORTH/NORTHING
W - WEST
E - EAST/EASTING
S - SOUTH
DET - DETAIL
EX - EXISTING
W/ - WITH
PC - POINT OF CURVATURE/PORTLAND CEMENT
WWF - WELDED WIRE FABRIC
VERT - VERTICAL
OC - ON CENTER
FDC - FIRE DEPARTMENT CONNECTION
CT - COURT
DR - DRIVE
TYP - TYPICAL
REC - RECEPTION NUMBER
Ø, DIA - DIAMETER
PT - POINT OF TANGENCY
MIN - MINIMUM
MAX - MAXIMUM
HDPE - HIGH DENSITY POLYETHYLENE

PREPARED BY:

Galloway

5500 Greenwood Plaza Blvd., Suite 200
Greenwood Village, CO 80111
303.770.8884 | Galloway.com

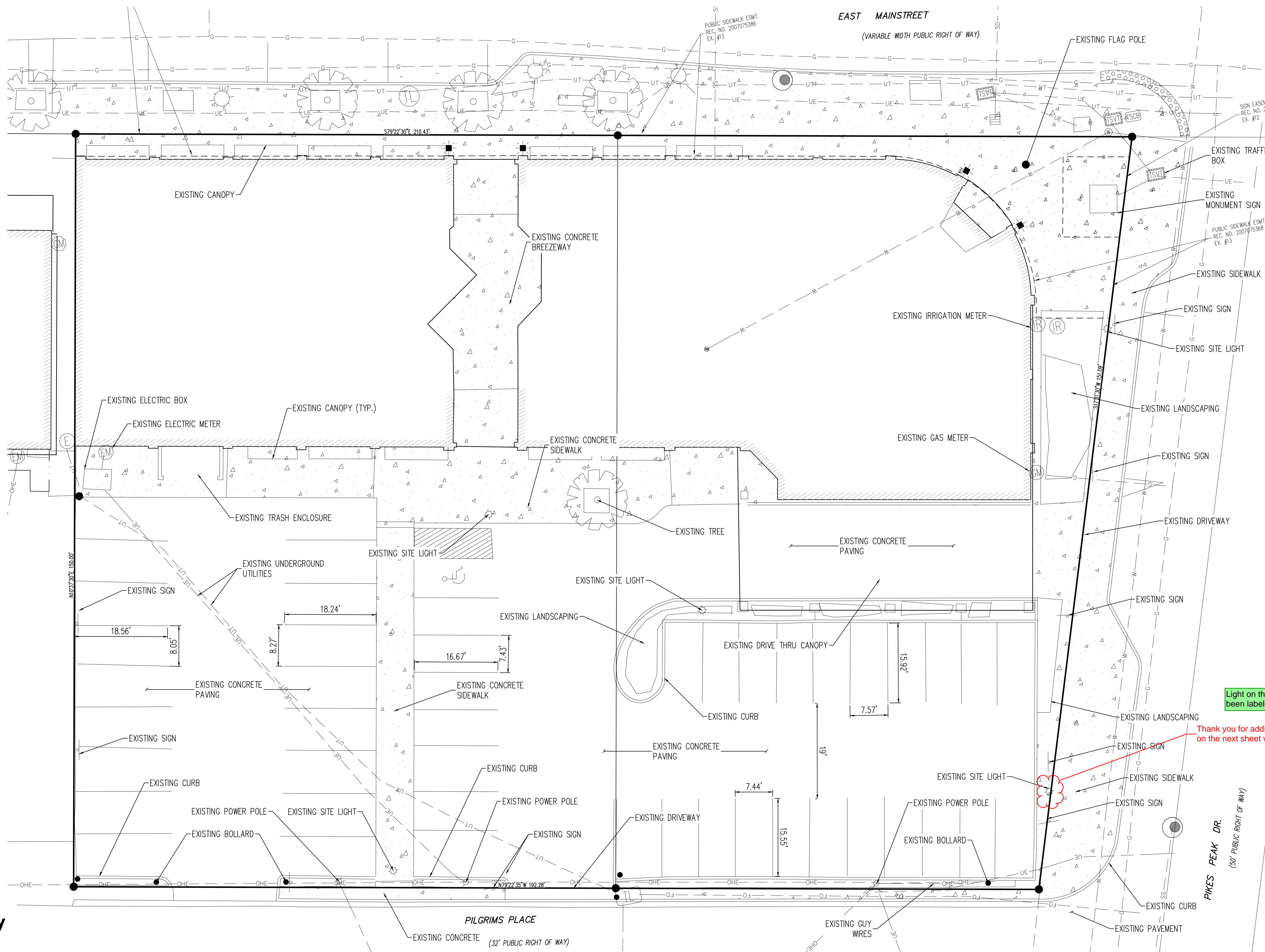
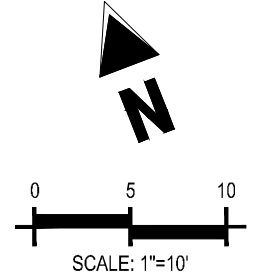
COVER SHEET

1

1 OF 19

EXCHANGE LOT 1 SITE DEVELOPMENT PLAN

LOCATED IN THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
19590 E MAINSTREET



SITE LEGEND

- PROPERTY BOUNDARY LINE
- ADJACENT PROPERTY BOUNDARY LINE
- - - EXISTING TO REMAIN
- - - EXISTING EASEMENT
- - - EXISTING CURB AND GUTTER
- - - UE - EXISTING UNDERGROUND ELECTRIC LINE
- - - G - EXISTING GAS LINE
- - - SS - EXISTING SANITARY LINE
- - - W - EXISTING WATER LINE
- - - OHE - EXISTING OVERHEAD ELECTRIC LINE
- - - SD - EXISTING STORM LINE
- - - FO - EXISTING FIBER OPTIC LINE
- EXISTING SIGN
- ⊙ EXISTING SANITARY MANHOLE
- ⊙ EXISTING TELEPHONE POLE
- ⊙ EXISTING SITE LIGHT
- EXISTING CONCRETE SIDEWALK

Light on the next sheet has been labeled as requested

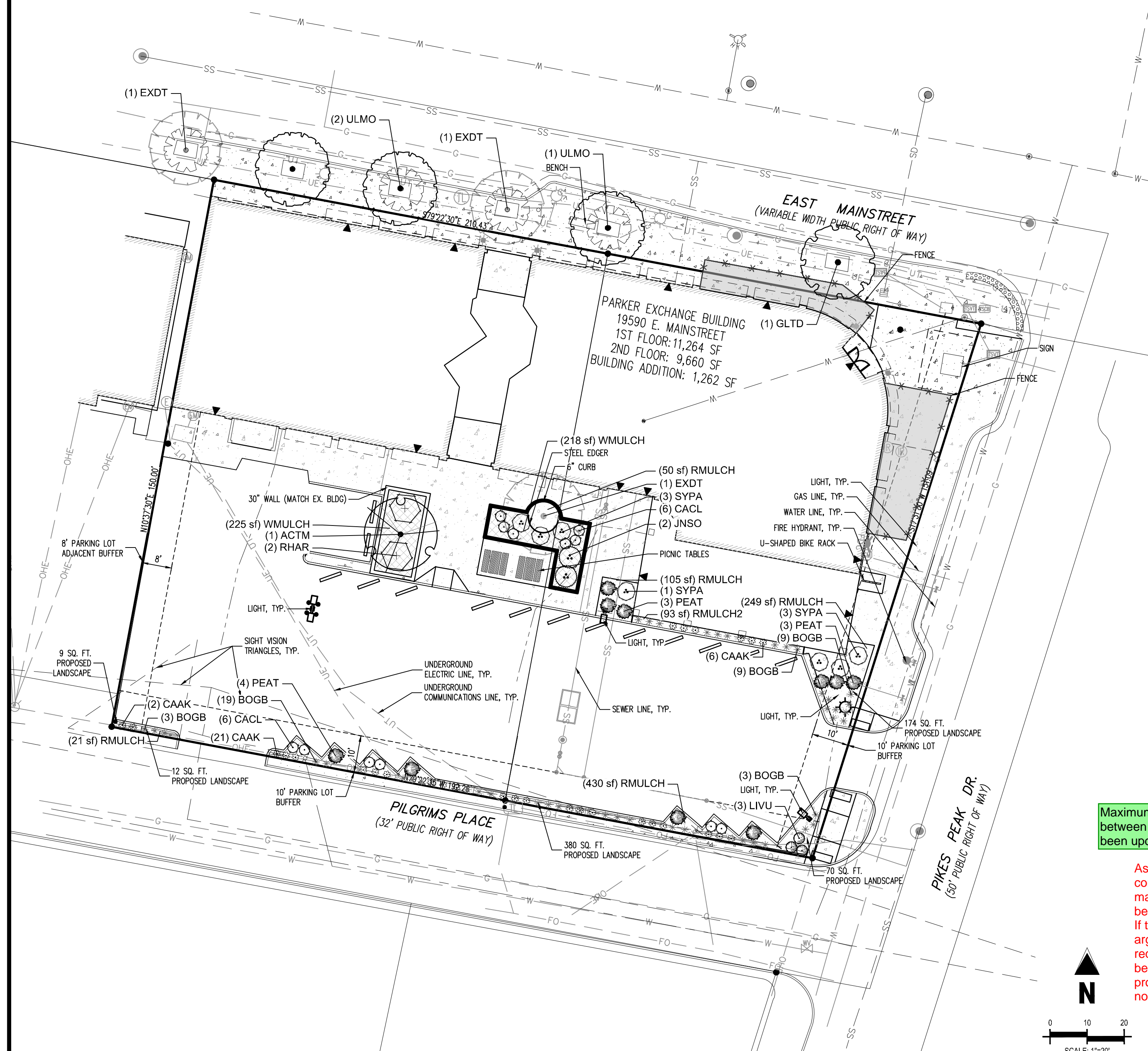
Thank you for adding this to this sheet. Please also label on the next sheet where this will be relocated to.

PREPARED BY:
Galloway
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303.770.8884 • gallowayinc.com

EXISTING
CONDITIONS PLAN
2
2 OF 19

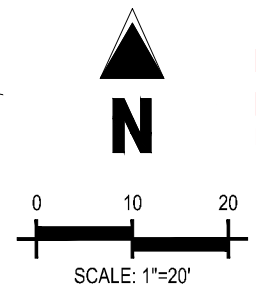
EXCHANGE LOT 1 SITE DEVELOPMENT PLAN

LOCATED IN THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
19590 E MAINSTREET



Maximum distance between trees has been updated

As noted in previous comments the maximum distance between trees is 35'. If there is an argument for why this requirement cannot be met, please provide a detailed note explaining why.



CAUTION - NOTICE TO CONTRACTOR

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.

2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POT-HOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.



Double star has been relocated to the individual items in the "Existing" column instead of just the title for clarity

Staff does not see where this double star is used in this table. If it is used and staff just missed it, disregard. If it does not appear on this table, please delete.

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	CAL / SIZE	HT. X SPD.	WATER USE	LIGHT REQ.
TREES									
	ULMO	3	TRIUMPH™ ELM	ULMUS X 'MORTON GLOSSY'	B&B	2" CAL	50' X35'	MODERATE	SUN/PART SHADE
DECIDUOUS TREES									
	GLTD	1	STREET KEEPER HONEY LOCUST	GLEDITSIA TRIACANTHOS INERMIS 'DRAVES' TM	B&B	2" CAL	45' X20'	LOW	SUN
ORNAMENTAL TREES									
	ACTM	1	HOT WINGS TATARIAN MAPLE	ACER TATARICUM 'GARANN' TM	B&B	1.5" CAL	25' X20'	MODERATE	SUN/PART SHADE
EXISTING TREES									
	EXDT	3	EXISTING DECIDUOUS TREE	TO REMAIN	EXISTING				
SYMBOL CODE QTY COMMON NAME BOTANICAL NAME CONT. HT. X SPD. WATER USE LIGHT REQ.									
DECIDUOUS SHRUBS									
	CACL	12	BLUE MIST SPIREA	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	#5 CONT.	3'X3'	VERY LOW	SUN	
	LIVU	3	LODENSE PRIVET	LIGUSTRUM VULGARE 'LODENSE'	#5 CONT.	3'X3'	VERY LOW	SUN/PART SHADE	
	PEAT	10	RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA	#5 CONT.	4'X4'	VERY LOW	SUN	
	RHAR	2	GRO-LOW FRAGRANT SUMAC	RHUS AROMATICA 'GRO-LOW'	#5 CONT.	3'X8'	LOW	SUN	
	SYPA	7	MISS KIM KOREAN LILAC	SYRINGA PATULA 'MISS KIM'	#5 CONT.	5'X5'	VERY LOW	SUN/PART SHADE	
EVERGREEN SHRUBS									
	JNSO	3	BUFFALO JUNIPER	JUNIPERUS SABINA 'BUFFALO'	#5 CONT.	1'X6'	VERY LOW	SUN/PART SHADE	
ORNAMENTAL GRASSES									
	BOGB	44	BLONDE AMBITION BLUE GRAMA	BOUTELOUA GRACILIS 'BLONDE AMBITION'	#1 CONT.	2'X2'	LOW	SUN/PART SHADE	
	CAAK	29	KARL FOERSTER FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	#1 CONT.	5'X2'	LOW	SUN	
SYMBOL CODE QTY COMMON NAME BOTANICAL NAME TYPE									
MULCH									
	RMULCH	855 SF	2"-4" ROCK COBBLE MULCH 3" REQUIRED DEPTH, WITH WOOD MULCH RING AROUND ALL PLANT MATERIAL. SEE PLANTING NOTES & DETAILS	2"-4" ROCK COBBLE MULCH					
	RMULCH2	93 SF	3" REQUIRED DEPTH, WITH WOOD MULCH RING AROUND ALL PLANT MATERIAL. SEE PLANTING NOTES & DETAILS	4"-6" ROCK COBBLE MULCH					
	WMULCH	443 SF	WOOD MULCH 4" REQUIRED DEPTH, DARK BROWN SHREDDED HARDWOOD MULCH	WOOD MULCH					

NOTE: EXISTING IRRIGATION SYSTEM TO BE MODIFIED AS REQUIRED.

LANDSCAPE REQUIREMENTS

CODE SECTION	CATEGORY	FORMULA	CALCULATION	REQUIRED	EXISTING**	PROVIDED
13.06.070 (L)(2) a	MIN. SITE LANDSCAPING STANDARDS	10% OF THE SITE SHOULD BE LANDSCAPING/ PLAZA OR OPEN SPACE	30,203 x 10%	3,020 SF	921 SF	1,391 SF (LANDSCAPING) + 1,569 SF (PATIO) + 930 (FRONT PATIO) = 3,890 SF
13.06.070 (L)(2) a	MIN. SITE LANDSCAPING STANDARDS	75% LANDSCAPE AREA VEGETATION COVERAGE	TOTAL LANDSCAPE AREA 1,391 SF X 0.75	1,043SF	N/A	1,112 SF (80% VEGETATION COVERAGE)
13.06.070 (L)(5)	MIN. SITE LANDSCAPING STANDARDS	1 TREE / 1500 SF NOT COVERED BY BLDG OR REQ. PARKING	3,340 SF / 1500	2 TREES	1 EXISTING TREE TO REMAIN	1 PROPOSED TREE + 1 EXISTING TREE
13.06.070 (L)(5)	MIN. SITE LANDSCAPING STANDARDS	5 SHRUBS / 1500 SF NOT COVERED BY BLDG OR REQ. PARKING	3,340 SF / 1500 X 5	11 SHRUBS	N/A	34 SHRUBS
13.06.070 (L)(5)	MIN. SITE LANDSCAPING STANDARDS	N/A	N/A	N/A	N/A	73 GRASSES
13.06.070 (M)	STREETSCAPE LANDSCAPING (E. MAINSTREET)	TREES NO GREATER THAN 40 FT APART	210 LF / 40	5 TREES	1 EXISTING TREE	4 REPLACEMENT TREES
13.06.070 (M)	STREETSCAPE LANDSCAPING (PIKES PEAK)	TREES NO GREATER THAN 40 FT APART	150 LF / 40	4 TREES	0 EXISTING TREE	0 NEW TREES*
13.06.070 (o) 3.	PARKING LOT BUFFER REQUIREMENT (PIKES PEAK)	10' MINIMUM BUFFER OR SAME AS EXISTING	60 LF x 10 SQ. FT.	600 SQ. FT.	86 SQ. FT.	174 + 70 = 244 SQ. FT.
13.06.070 (o) 3.	PARKING LOT BUFFER REQUIREMENT (PILGRIMS PLACE)	10' MINIMUM BUFFER OR SAME AS EXISTING	192 LF x 10 SQ. FT.	1,920 SQ. FT. OF BUFFER	220 + 14 + 9 = 243 SQ. FT.	380 + 12 + 9 = 401 SQ. FT.
13.06.070 (o) 6.	PARKING LOTS ADJACENT TO PARKING LOTS (WEST OF PARKING LOT)	8' MINIMUM BUFFER	72 LF x 8 SQ. FT.	576 SQ. FT.	Note has been updated to add clarity	9 SQ. FT. + NO ADDITIONAL BUFFER IS PROPOSED*

*WE ARE UNABLE TO PROVIDE THE REQUIRED AMOUNT DUE TO THE NATURE OF THIS PROJECT BEING A RENOVATION
**REFERENCE EXISTING CONDITION PLAN

Please improve the clarity of this note to provide the reason the requirement cannot be met. May require two notes, one for streetscape and one for adjacent Parking lots

Staff recognizes the note at the bottom of the table, but the note is not clear. Please expand to explain why this requirement cannot be met (Utilities, existing hardscape, ect.)
Note has been updated to provide more clarity

For the parking lot perimeter, please add an additional column that outlines the additional shrubs and grasses proposed.

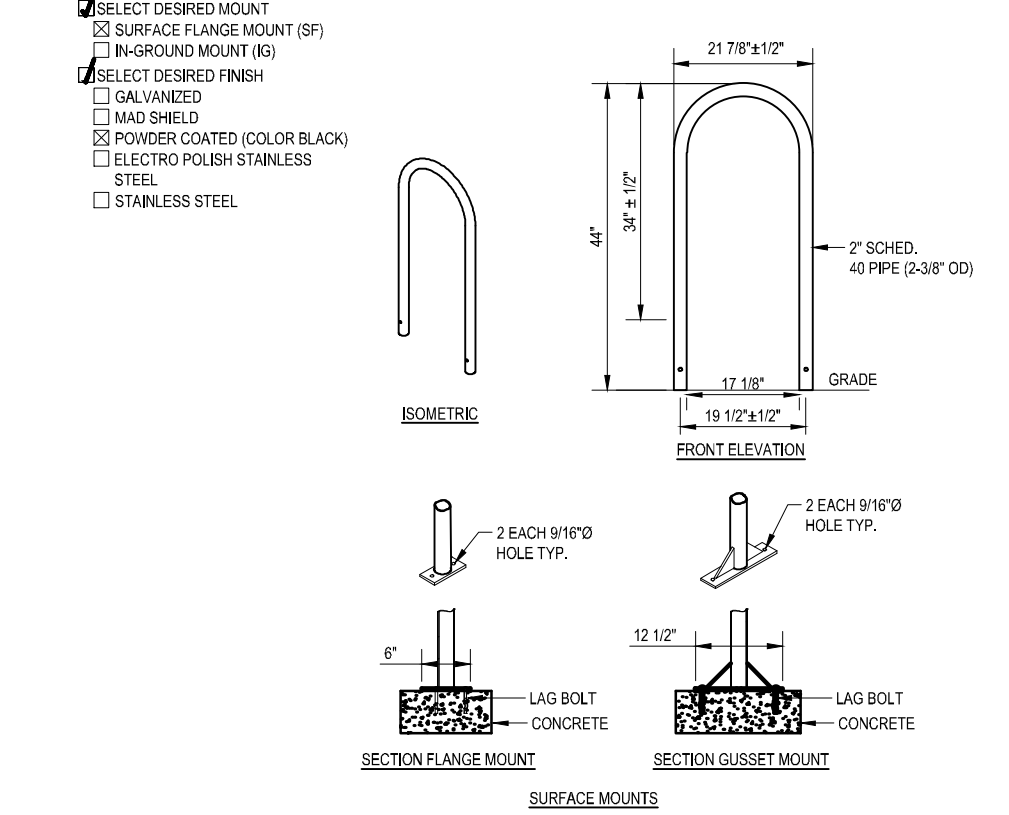
New rows added to show the additional shrubs and grasses

PREPARED BY:
Galloway
1533 Greenwood Plaza Blvd., Suite 200
Greenwood Village, CO 80111
303.770.8884 | Galloway@G.com

EXCHANGE LOT 1 SITE DEVELOPMENT PLAN

LOCATED IN THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
19590 E MAINSTREET

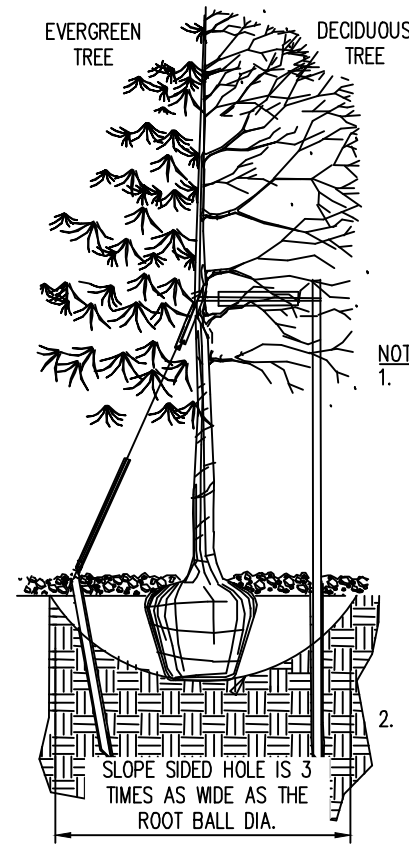
MADRAX
MADRAX DIVISION,
GRABER MANUFACTURING, INC.
1080 UNIEK DRIVE
WAUKESHA, WI 53150
TOLL FREE: 1-800-448-7931
PHONE: (608) 849-1080
FAX: (608) 849-1081
www.madrax.com



- NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 2. DO NOT SCALE DRAWINGS.
 3. CONSULTANT TO SELECT COLOR (FINISH). SEE MANUFACTURER'S SPECIFICATIONS.
 4. SEE SITE PLAN FOR LOCATION OR CONSULT OWNER.
 5. OR APPROVED EQUAL MAY BE USED.

4 U-BIKE RACK, SURFACE MOUNT
N.T.S.

NOTE: BROKEN OR CRUMBING ROOTBALLS WILL BE REJECTED
PRUNE ALL DEAD OR DAMAGED WOOD AFTER PLANTING

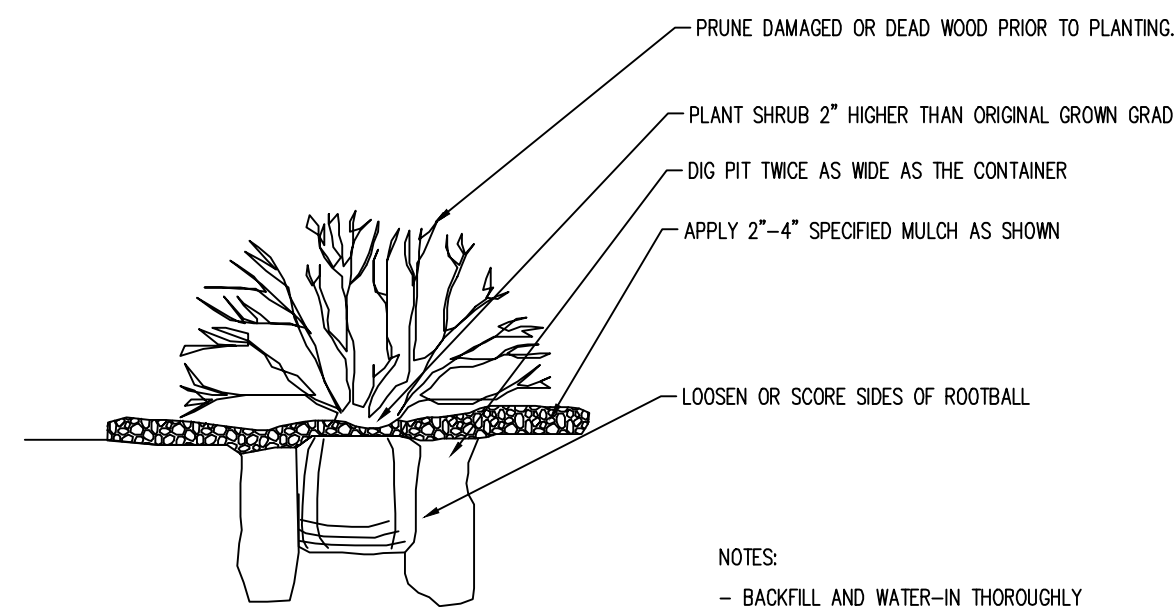


NOTES:

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.

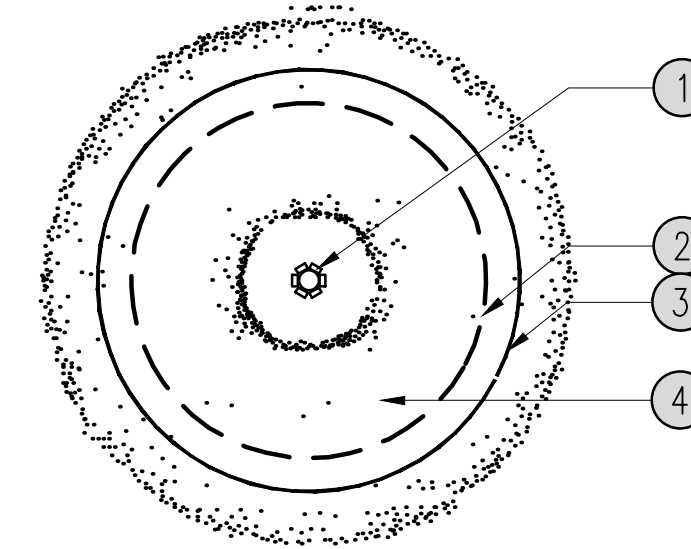
4. FORM SOIL INTO A 3' TO 5' TALL WATERING RING (SAUCER) AROUND PLANTING AREA. THIS IS NOT NECESSARY IN IRRIGATED TURF AREAS. APPLY 2" TO 4" DEPTH OF SPECIFIED MULCH OVER PLANTING AREA AND INSIDE SAUCERS, AWAY FROM TRUNK.
5. STAKING AND GUYING OF TREES IS OPTIONAL IN MOST PLANTING SITUATIONS. IN AREAS 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. RESETING 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
N.T.S.



- NOTES:
- BACKFILL AND WATER-IN THOROUGHLY
 - BROKEN ROOTBALLS WILL BE REJECTED

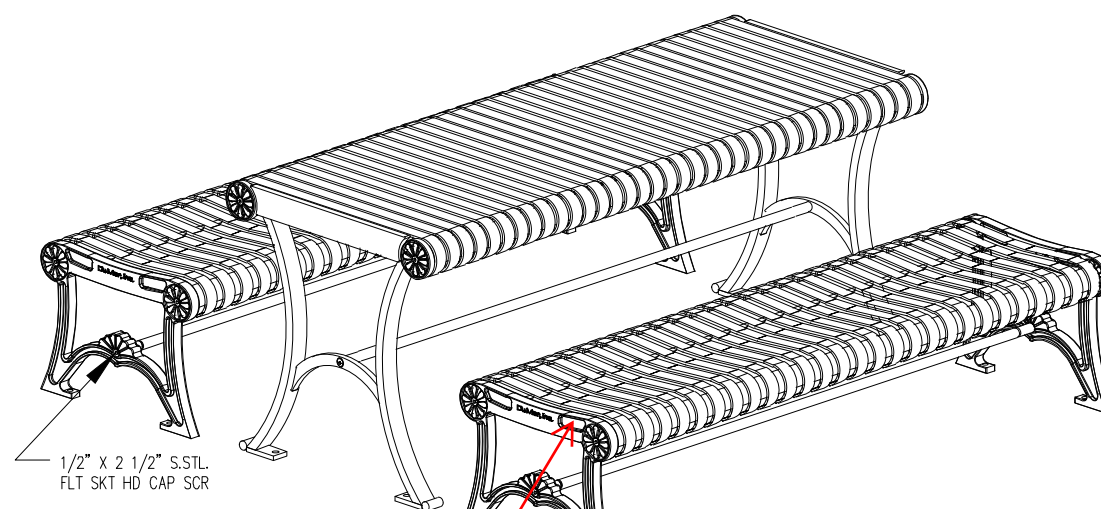
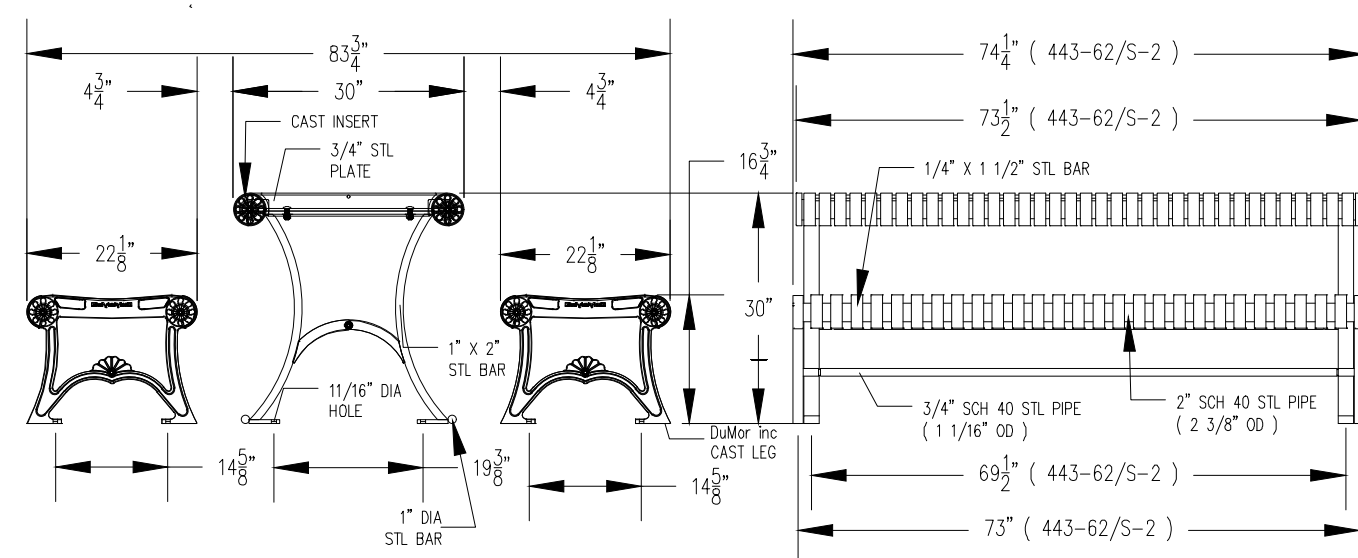
2 TOWN OF PARKER SHRUB PLANTING STANDARD
N.T.S.



- 1 TRUNK PROTECTION BOARDS MIN. 2" THICK. BENEATH BOARDS ARE 3-4 LAYERS OF BURLAP AROUND TRUNK. THE BOARDS SECURELY AT TOP, BOTTOM & CENTER WITH DUTY CORD, WIRE, OR CABLE CHOCKERS.
- 2 OUTLINE OF TREE CROWN (EDGE OF DRIFLINE) CORRESPONDS WITH ROOT SPREAD.
- 3 CONSTRUCTION FENCING (MIN. 4' HEIGHT)
- 4 WOOD MULCH - SEE MULCH
- 5 PLASTIC ORANGE CONSTRUCTION FENCE TIED TO T-POST
- 6 T-POST AT 8'-0" O.C. (TYP.)
- 7 EXISTING TREE
- 8 DRIFLINE

3 TREE PROTECTION DETAIL
N.T.S.

DuMor, inc. TABLE 443 SERIES-2



Please add color

Color specification has been added to note 3

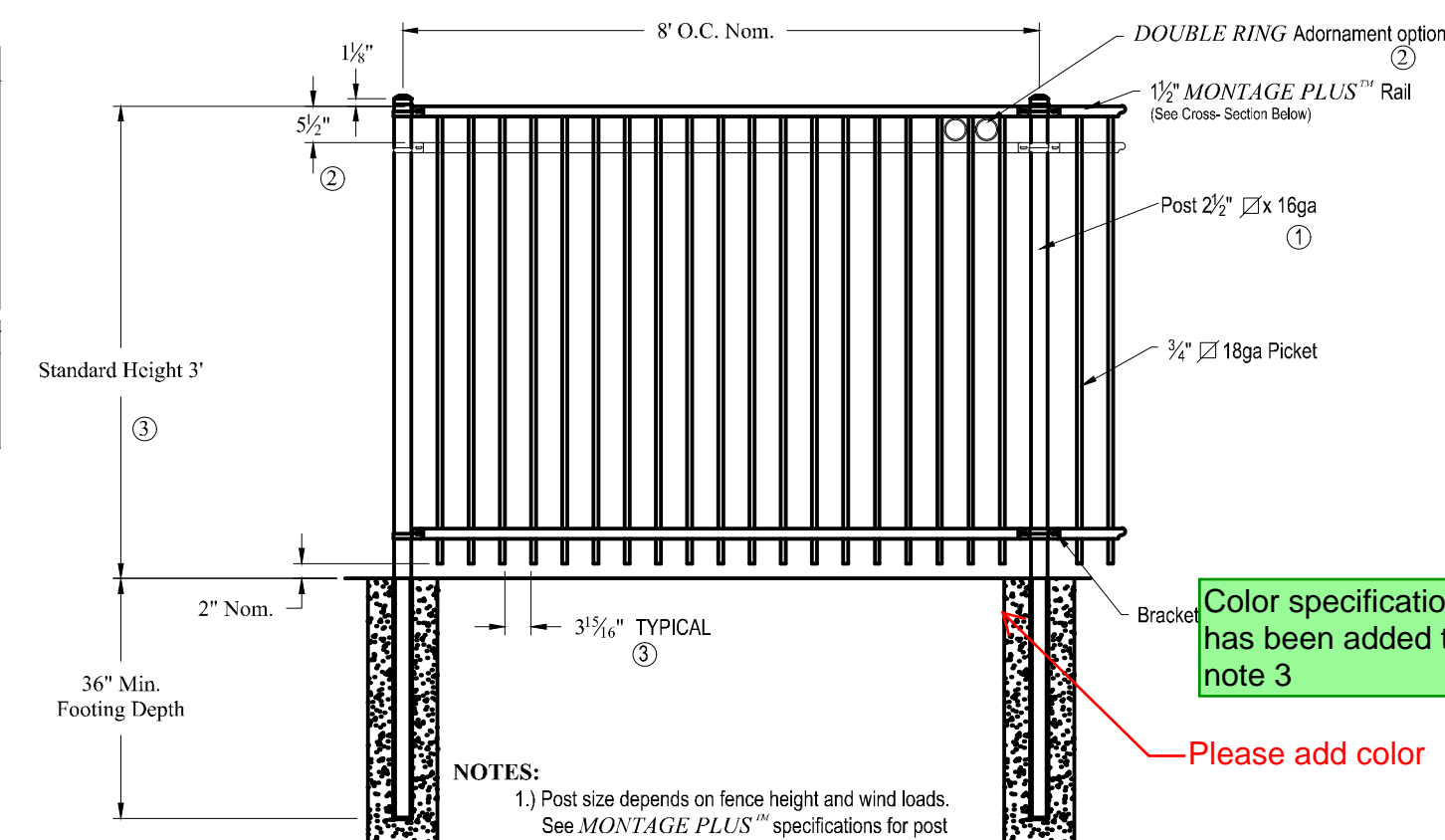
NOTES:

1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWINGS.
3. CONSULTANT TO SELECT COLOR (FINISH). SEE MANUFACTURER'S SPECIFICATIONS.
4. SEE SITE PLAN FOR LOCATION OR CONSULT OWNER.
5. OR APPROVED EQUAL MAY BE USED.

LENGTH OPTIONS
 6' TABLE
 8' TABLE

5 6' PICNIC TABLE DETAIL
N.T.S.

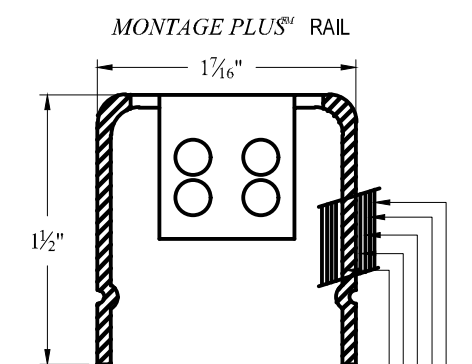
AMERISTAR 1555 N. Mingo
Tulsa, OK 74116
1-800-333-3422
www.ameristarfence.com



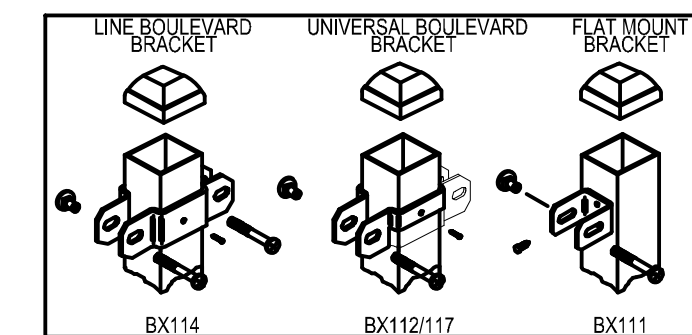
NOTES:

- 1) Post size depends on fence height and wind loads. See MONTAGE PLUS™ specifications for post sizing chart.
- 2) Third rail required for Double Rings.
- 3) Available in 3' air space and/or Flush Bottom on most heights.

RAKING DIRECTIONAL ARROW
Welded panel can be raked 30° over 8' with arrow pointing down grade.



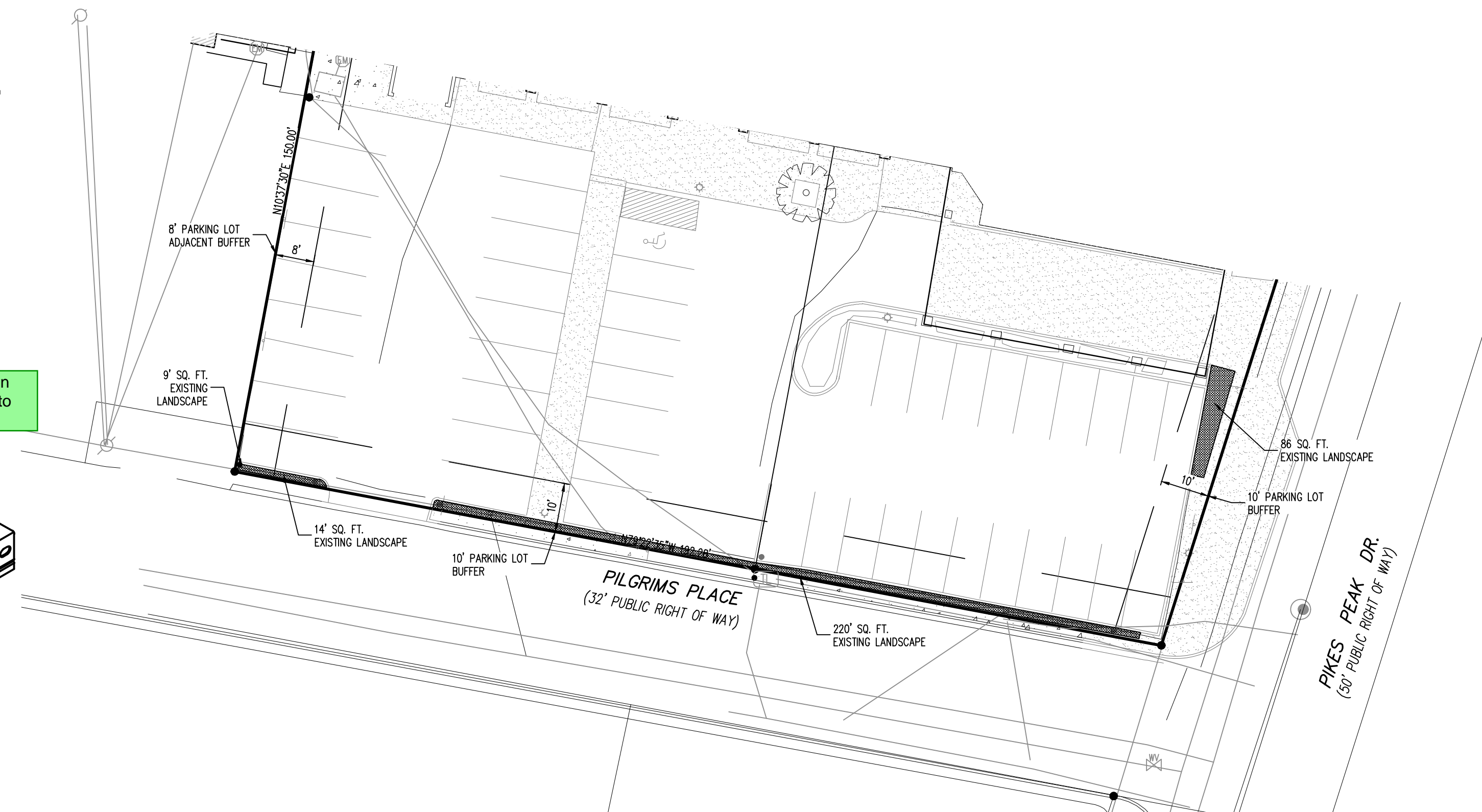
PROFUSION™ WELDING PROCESS
No exposed welds.
Good Neighbor profile - Same appearance on both sides.



NOTES:

1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWINGS.
3. CONSULTANT TO SELECT COLOR (FINISH). SEE MANUFACTURER'S SPECIFICATIONS.
4. SEE SITE PLAN FOR LOCATION OR CONSULT OWNER.
5. OR APPROVED EQUAL MAY BE USED.

6 3' FENCE DETAIL
N.T.S.



7 EXISTING LANDSCAPE
1"=20'

PREPARED BY:
Galloway

1500 Greenwood Plaza Blvd., Suite 200
Greenwood Village, CO 80111
303.770.8888 • gallowayllc.com

LANDSCAPE DETAILS

6

6 OF 19



PARKER
COLORADO

Project Reviews Town of Parker



Project Number: SP23-080

Description: **The Exchange L1 - Site Plan Amendment Addition and Remodel**

Applied: **9/22/2023**

Approved:

Site Address: **19590 MAINSTREET**

Closed:

Expired:

City, State Zip Code: **PARKER, CO 80138**

Status: **UNDER REVIEW 3**

Applicant: **Galloway and Company LLC**

Parent Project: **4363**

Owner: **PARKER MAINSTREET EXCHANGE LLC**

Contractor: **Galloway and Company LLC**

Details:

The applicant, Galloway and Company, is proposing a Site Plan Amendment to add 1182 sq. ft. to an existing building, make changes to the existing elevation and amend the parking and landscaping, The site is located on the southwest corner of Mainstreet and Pikes Peak Drive.

LIST OF REVIEWS

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

9/28/2023	10/5/2023	10/6/2023	COMPLETENESS REVIEW	Stacey Nerger	REVISIONS REQUIRED	
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Notes:

Jeff,

The above Site Plan Amendment application has been assigned to me. I have finished the Completeness Review and the following items are still needed:

1. Application Fees: \$2,1090.00 (An additional \$54.75 will apply if paid by credit card)
2. Physical Materials Board
3. Public Notice Requirements – Two public notice signs will be required for the property. These signs will need to be installed on the property no later than 2nd referral. I will send a subsequent email to FastSigns for the placement of the signs.

Please let me know if you have any questions.

Thank you,
Stacey

Review Group: AUTO

9/22/2023			ENGINEERING ADMINISTRATIVE	Tom Williams		
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Notes:

9/22/2023	10/4/2023	10/6/2023	LAND USE COMPLETENESS REVIEW	Alex Mestdagh	COMPLETED	
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Notes:



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Project Reviews Town of Parker



Review Group: SP 1ST 20

10/17/2023	11/15/2023	11/15/2023	TRAFFIC IMPACT STUDY - CIVIL	Michael Walton	NOT APPLICABLE	See Notes
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Notes:
The scope of the change proposed does not require a revised traffic study.

10/17/2023		11/15/2023	SOUTH METRO FIRE 20	South Metro Fire		
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Notes:

10/17/2023	11/15/2023	11/15/2023	SITE PLAN 20	Stacey Nerger	REVISIONS REQUIRED	
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Notes:
See Planning Comments 1st Referral within the attachments.

10/17/2023	11/15/2023	11/15/2023	SITE PLAN - CIVIL	Michael Walton	APPROVED	
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Notes:

10/17/2023	11/3/2023	11/15/2023	PUBLIC SERVICE COMPANY OF COLORADO 20	Donna George	COMPLETED	please see attached
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Notes:
please see attached; no resubmittals necessary

10/17/2023		11/15/2023	POLICE 20	Greg Epp		
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Notes:

10/17/2023	10/19/2023	11/15/2023	PARKER AUTHORITY FOR REINVESTMENT 20	Weldy Feazell	NO COMMENT	
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Notes:

10/17/2023	11/15/2023	11/15/2023	IREA 20	Brooks Kaufman	REVISIONS REQUIRED	Provide EUSERC Cabinet location
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Notes:
The applicant will be required to meet CORE's metering requirements and provide EUSERC cabinet location on the utility plan per CORE Builder Handbook.
The applicant will be required to provide a 1-foot separation between curb and existing power poles. In addition, install curb stops in front of existing CORE power poles.

10/17/2023	11/3/2023	11/15/2023	FIRE LIFE SAFETY 20	Randy Capra	REVISIONS REQUIRED	See Notes
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Notes:
A response letter has been provided that requires an applicant response; the letter has been provided in both a PDF format and a word document... with the word document provided to allow the applicant and easy way to respond.



PARKER
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Project Reviews Town of Parker



10/17/2023	10/19/2023	11/15/2023	ECONOMIC DEVELOPMENT 20	Weldy Feazell	NO COMMENT	
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Notes:

10/17/2023	11/15/2023	11/15/2023	DRAINAGE REPORT - CIVIL	Michael Walton	REVISIONS REQUIRED	See Engineering Memo
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Notes:

10/17/2023	11/15/2023	11/15/2023	CONSTRUCTION PLANS - CIVIL	Michael Walton	REVISIONS REQUIRED	See Engineering Memo
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Notes:

10/17/2023	11/8/2023	11/15/2023	CONST PLANS - ENVIRONMENTAL	Robert Seacat	REVISIONS REQUIRED	See Engineering Memo and Notes
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Notes:

SP23-080 – The Exchange L1 – Parker Mainstreet Exchange - 1st Environmental Review, 11-8-23

GENERAL COMMENTS (Initial and Interim/Final Plan Sheets)

Please note that a CBMP Cost Estimate will be required and reviewed with the Grading Permit after all CBMP comments have been addressed and the final site plan is near approval.

1. Please add a note stating – “THE VTC PAD FOR A CWA DOES NOT NEED TO CONFORM TO THE FORMAL VTC DETAIL”.
2. Please add a note stating – “THE TRUE LOCATION OF THE CWA MAY BE DETERMINED BY THE TOWN AND THE ECS”.
3. Please add a note stating – “THE TRUE LOCATION OF THE PORTABLE TOILET PROTECTION (PTP) MAY BE DETERMINED BY THE TOWN AND THE ECS”.
4. Please add a note stating – “MASONRY WORK PROTECTION IS REQUIRED FOR CONSTRUCTION OF BUILDINGS”.
5. Please add the following note to the Initial and Interim/Final CBMP plan sheets: “LOT PROTECTION (LP) IS REQUIRED ON COMMERCIAL LOTS WHEN COMPLETION OF LANDSCAPING IS NOT POSSIBLE and PRIOR TO ISSUANCE OF A TEMPORARY CERTIFICATE OF OCCUPANCY.”
6. Please add a note stating – “ANY ONSITE BULK FUEL STORAGE REQUIRES A FIRE LIFE SAFETY PERMIT FROM THE TOWN OF PARKER PRIOR TO INSTALLATION”. Contact Randy Capra at 303-805-3136 or rcapra@parkeronline.org for FLS Permit questions.
7. Please add a callout/label on all properties adjacent to the project stating: “NO WORK SHALL OCCUR IN THIS AREA”. These areas must be shaded for easy identification.
8. Please provide a callout outside the perimeter controls along the public sidewalk(s) to be modified/replaced with the project that states the following: “ALL WORK WITHIN PUBLIC RIGHT-OF-WAY (ROW) WILL REQUIRE A TOWN ROW PERMIT. INITIAL AND INTERIM CBMPS FOR WORK WITHIN THE TOWN’S ROW SHALL BE COORDINATED WITH THE TOWN’S ENVIRONMENTAL INSPECTOR PRIOR TO THE BEGINNING OF ANY ROW WORK.”
9. Please show multiple Portable Toilet Protections (PTP), a site this size must have at least 2 at initial phase. Addition PTPs may be needed in the interim and final phases.
10. Please include within the plans, immediately following the Final Erosion Control plan sheet, ALL 71 pages of the Town of Parker’s CBMP Legends/Symbols, General Notes & CBMP Details.
11. Please provide and identify Masonry Work Protection (MWP) on the plans for construction on the building.
12. Provide and identify Debris and Trash Control (DTC) for the construction site and surrounding areas.

10/17/2023		11/15/2023	COMCAST 20	Butch Buster		
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Notes:



PARKER
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Project Reviews Town of Parker



10/17/2023	10/24/2023	11/15/2023	CHERRY CREEK BASIN WATER QUALITY AUTHORITY 20	Val Endyk	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 SP23-080, The Exchange L! - Site Plan Amendment Addition and Remodel 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@ccbwwqa.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.

10/17/2023		11/15/2023	CENTURYLINK COMMUNICATIONS 20	CenturyLink		
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Notes:

10/17/2023	11/3/2023	11/15/2023	BUILDING 20	Randy Capra	REVISIONS REQUIRED	See Notes and respond
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Notes:
The new parking area indicates that there are two accessible parking spots proposed; the applicant shall provide documentation that with the increase in building size and with the increase in occupant load (for the proposed group A-2 occupancy) that adequate accessible parking has been provided. The Town of Parker currently has adopted the 2017 edition of the A117.1 Code. Provide an analysis on how the applicant has arrived at the determination that only two accessible parking spots are required.

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.

Note - reach out to Jon Nelson (Senior Plans examiner) specific to EV parking requirement issues that could arise should a building permit for this project not be pulled prior to December. 31, 2024. Apparently, a House Bill (House Bill HB - 1233) has been signed into law that has the potential to affect commercial parking once a municipality adopts the next versions of the code.

Review Group: SP 1ST 20 ADD

10/17/2023	10/26/2023	11/15/2023	PARKER WATER AND SANITATION DISTRICT 20	Drayton Sanderson	REVISIONS REQUIRED	See Notes
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Notes:
Please refer to PWSD comment letter and redline plans for revisions required prior to plan approval.

Review Group: SP 2ND 15

12/14/2023	1/10/2024	1/8/2024	BUILDING 15	Randy Sale	COMPLETED	
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Notes:



PARKER
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Project Reviews Town of Parker



12/14/2023	1/2/2024	1/8/2024	CONST PLANS - ENVIRONMENTAL 15	Robert Seacat	REVISIONS REQUIRED	See Engineering Memo and Comments
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Notes:
 SP23-080 – The Exchange L1 – Parker Mainstreet Exchange – 2nd Environmental Review, 1-2-24

GENERAL COMMENTS (Initial and Interim/Final Plan Sheets)

Please note that a CBMP Cost Estimate will be required and reviewed with the Grading Permit after all CBMP comments have been addressed and the final site plan is near approval.

1. Please include within the plans, immediately following the Final Erosion Control plan sheet, ALL 71 pages of the Town of Parker’s CBMP Legends/Symbols, General Notes & CBMP Details. These must be on the CDs (6-8 pages per sheet) so they can be printed with the plan set. See examples below.

12/14/2023	1/3/2024	1/8/2024	CONSTRUCTION PLANS - CIVIL 15	Michael Walton	REVISIONS REQUIRED	See Engineering Memo
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Notes:

12/14/2023	1/3/2024	1/8/2024	DRAINAGE REPORT - CIVIL 15	Michael Walton	APPROVED	
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Notes:

12/14/2023	12/21/2023	1/8/2024	FIRE LIFE SAFETY 15	Randy Capra	REVISIONS REQUIRED	See Notes
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Notes:
 The applicant is required to respond (in writing) to the fire life safety letter provided. To assist the applicant, the response is provided in a word document, along with the pdf, so that the applicant can easily and quickly respond using the provided word document.

The document provided is named “SP23-080 The Exchange L1 - SP Amendment Addition and Remodel [2] Fire Life Safety Response Ltr 122123”

12/14/2023	1/8/2024	1/8/2024	IREA 15	Brooks Kaufman	APPROVED	
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Notes:

12/14/2023	1/10/2024	1/8/2024	SITE PLAN 15	Stacey Nerger	REVISIONS REQUIRED	
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Notes:
 See Planning Comments 2nd Referral within the attachments.

Review Group: SP 2ND 15 ADD

12/14/2023	1/2/2024	1/8/2024	PARKER WATER AND SANITATION DISTRICT 15	Drayton Sanderson	REVISIONS REQUIRED	See Notes
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Notes:
 Please refer to PWSD comment letter 2nd referral for revisions required prior to PWSD utility plan approval.



PARKER
COLORADO

Project Reviews Town of Parker



Review Group: SP GRP 10

2/6/2024	2/6/2024	2/21/2024	CONST PLANS - ENVIRONMENTAL 10	Robert Seacat	APPROVED	
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Notes:
Revisions completed.

2/6/2024	2/14/2024	2/21/2024	CONSTRUCTION PLANS - CIVIL 10	Michael Walton	REVISIONS REQUIRED	See Notes
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Notes:
Provide a public improvement cost estimate for any proposed improvements within Town right-of-way extents. Please note this includes any restoration work required for proposed utility connections.

2/6/2024	2/8/2024	2/21/2024	FIRE LIFE SAFETY 10	Randy Capra	REVISIONS REQUIRED	See Notes
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Notes:
The applicant is required to respond (in writing) to the fire life safety letter provided. To assist the applicant, the response is provided in a word document, along with the pdf, so that the applicant can easily and quickly respond using the provided word document. In this case a red lined drawing has been provided for addressing more information on the required stamp with the document provided being named "SP23-080 The Exchange L1 - SP Amendment Addition and Remodel Redlined Utility Drawings [3] Fire Life Safety Response 020824 and a fire response letter named SP23-080 The Exchange L1 - SP Amendment Addition and Remodel [3] Fire Life Safety Response Ltr 020824". Address comments fully; this information has now been provided three times.

2/6/2024		2/21/2024	SITE PLAN 10	Stacey Nerger		
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Notes:

Review Group: SP GRP 10 ADD

2/6/2024	2/14/2024	2/21/2024	PARKER WATER AND SANITATION DISTRICT 10	Drayton Sanderson	REVISIONS REQUIRED	
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Notes:

Review Group: SUBMITTAL CHECKLIST

10/5/2023	10/17/2023	10/19/2023	COMPLETENESS REVIEW	Stacey Nerger	COMPLETED	
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Notes:
The materials board and public notice signs can be posted no later than the 2nd referral.