



Development Review Division

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

M E M O R A N D U M

TO: Casey Adragna, Adragna Architecture
FROM: Amber Wood Hicken, Planner I
DATE: 5/5/25
SUBJECT: Douglas 234 Multitenant, Site Plan
Review Comments 01

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@parkerco.gov

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 send the application for referral without with this naming convention.
Example: "02" or "Second Submittal"

Site Plan and Project Details

1. Please see the attached redlines for all planning comments.

Comment Addressed: Yes No

Response:

See redline responses.

OUTSIDE REFERRAL AGENCY COMMENTS

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

- Building
- Construction plans – environmental
- Construction plans – civil
- Douglas county planning
- Drainage report
- Fire life safety
- IREA (CORE)
- Parker water and sanitation
- Public service company of Colorado (Xcel)
- Site plan – civil
- Traffic impact study – civil

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

- Douglas county assessor's office

These comments are available on eTRAKiT. Please address accordingly.

Comment(s) Addressed: Yes No

Response:

See redline responses.



Property Owner

10/3/25

Date



Project Representative

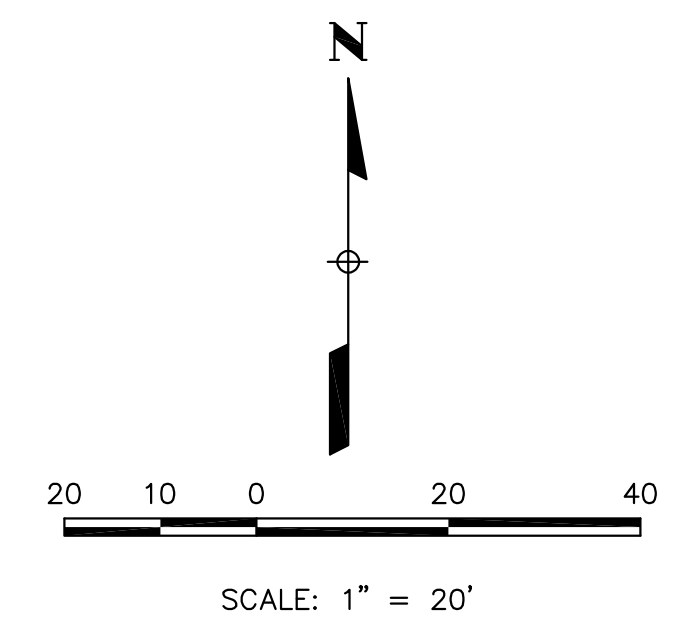
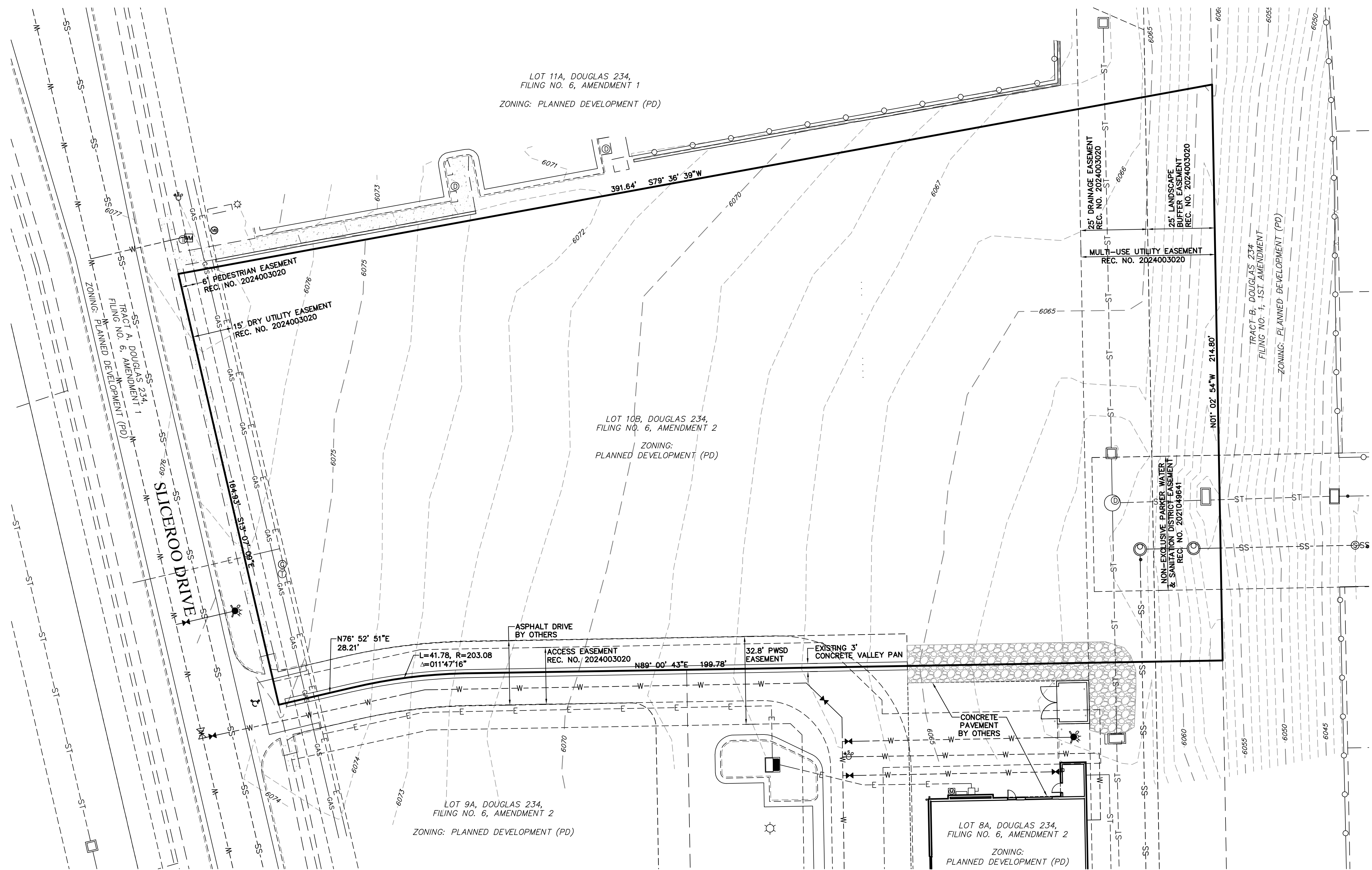
10/3/25

Date

SITE PLAN

HORSE CREEK COMMERCIAL

LOT 10B, DOUGLAS 234, FILING NO. 6, AMENDMENT 2
 A PORTION OF THE SW 1/4, SE 1/4, SECTION 29, T6S, R66W, 6TH P.M.
 TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO



LEGEND

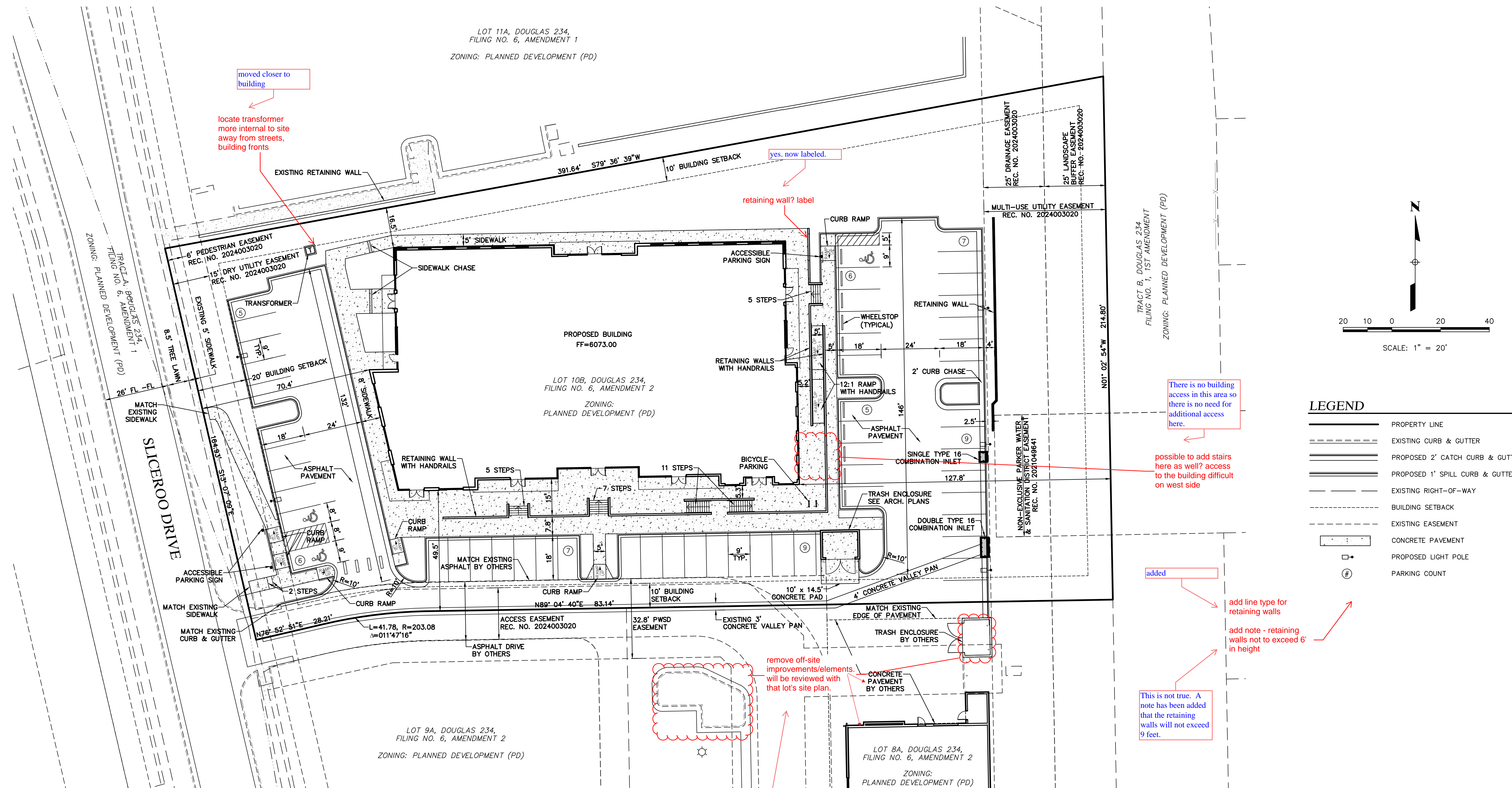
	PROPERTY LINE
	EXISTING CURB & GUTTER
	EXISTING RIGHT-OF-WAY
	EXISTING EASEMENT
	EXISTING CONTOUR
	EXISTING SANITARY SEWER
	EXISTING WATERLINE
	EXISTING GAS PIPE
	EXISTING STORM SEWER
	EXISTING ELECTRIC

EXISTING CONDITIONS MAP
 DOUGAS 234 FILING NO. 6, AMD. 2
 JOB NO. 24020
 DATE: FEBRUARY 12, 2025
 SHEET C2



SITE PLAN HORSE CREEK COMMERCIAL

LOT 10B, DOUGLAS 234 FILING NO. 6, AMENDMENT 2
A PORTION OF THE SW 1/4, SE 1/4, SECTION 29, T6S, R66W, 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO



LEGEND

	PROPERTY LINE
	EXISTING CURB & GUTTER
	PROPOSED 2' CATCH CURB & GUTTER
	PROPOSED 1' SPILL CURB & GUTTER
	EXISTING RIGHT-OF-WAY
	BUILDING SETBACK
	EXISTING EASEMENT
	CONCRETE PAVEMENT
	PROPOSED LIGHT POLE
	PARKING COUNT

moved closer to building

locate transformer more internal to site away from streets, building fronts

yes, now labeled.

retaining wall? label

There is no building access in this area so there is no need for additional access here.

possible to add stairs here as well? access to the building difficult on west side

added

add line type for retaining walls
add note - retaining walls not to exceed 6' in height

This is not true. A note has been added that the retaining walls will not exceed 9 feet.

remove off-site improvements/elements will be reviewed with that lot's site plan.

removed

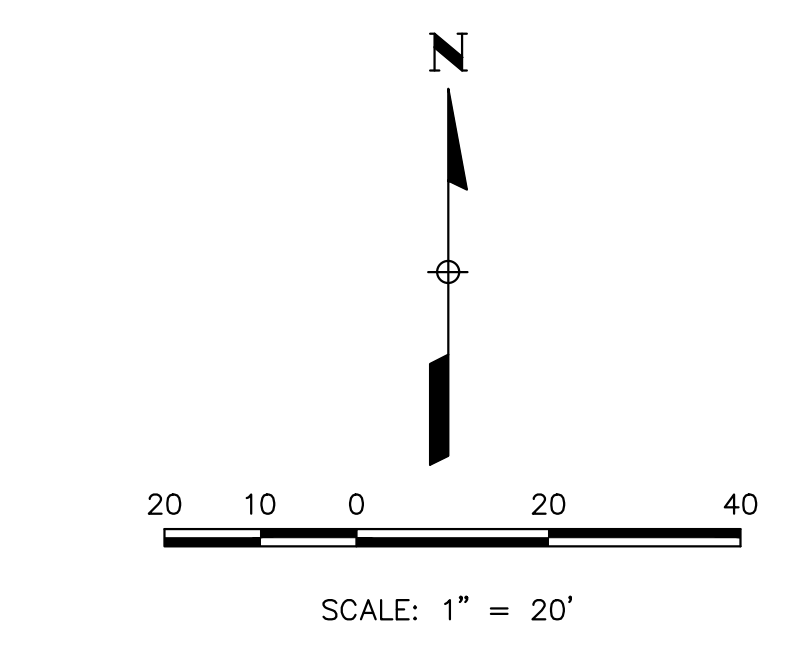
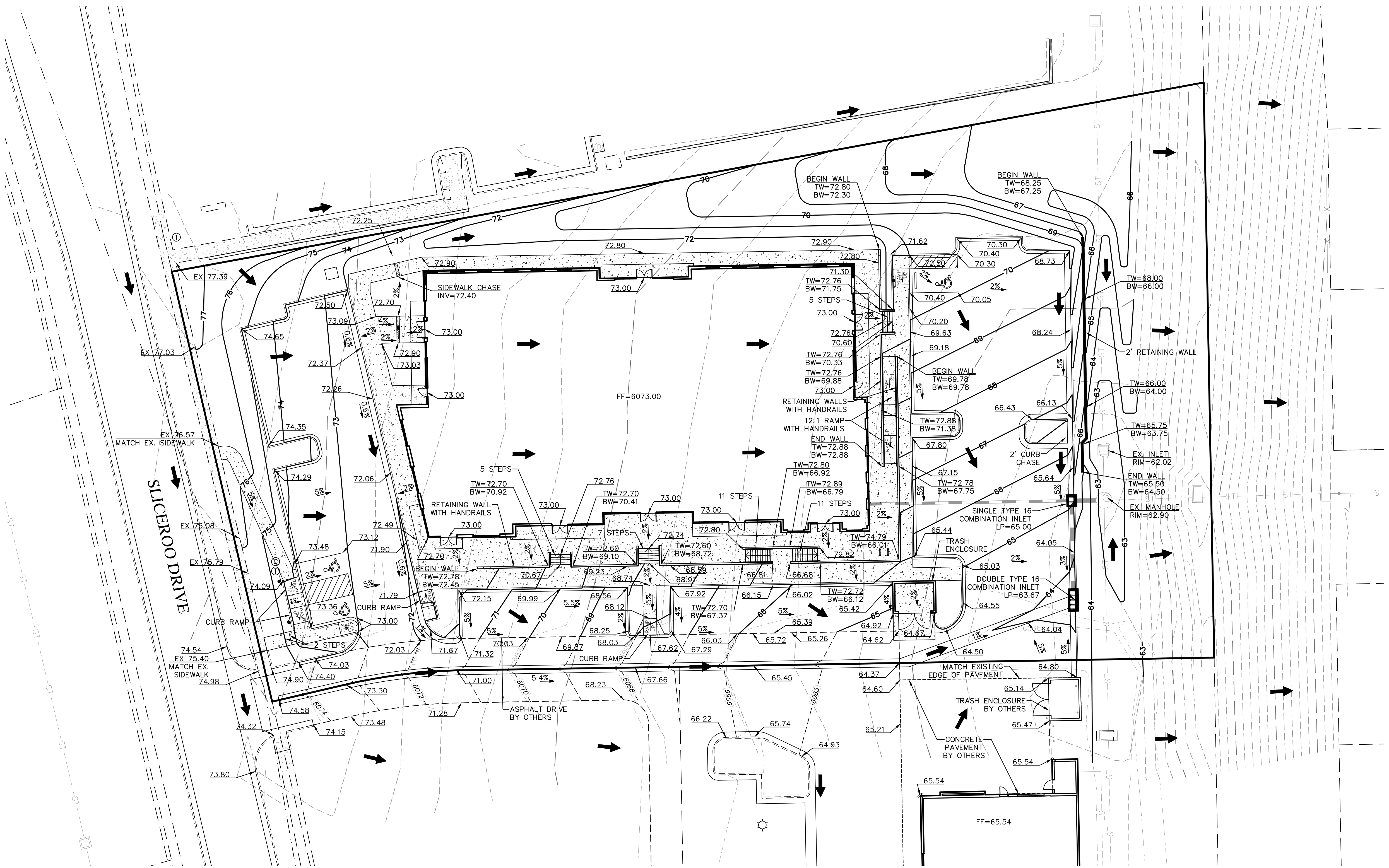
SITE PLAN
DOUGLAS 234 FILING NO. 6, AMD. 2
JOB NO. 24020
DATE: FEBRUARY 12, 2025
SHEET C3



SITE PLAN

HORSE CREEK COMMERCIAL

LOT 10B, DOUGLAS 234 FILING NO. 6, AMENDMENT 2
 A PORTION OF THE SW 1/4, SE 1/4, SECTION 29, T6S, R66W, 6TH P.M.
 TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO



LEGEND

	PROPERTY LINE
	EXISTING CONTOUR
	PROPOSED CONTOUR
	DRAINAGE FLOW DIRECTION
	EXISTING CURB & GUTTER
	1' SPILL CURB
	2' CATCH CURB
	PROPOSED RETAINING WALL
	EXISTING STORM SEWER
	PROPOSED STORM SEWER
	CONCRETE PAVEMENT

NOTES
 1. ALL SPOT ELEVATIONS ARE AT FLOWLINE UNLESS OTHERWISE NOTED.

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

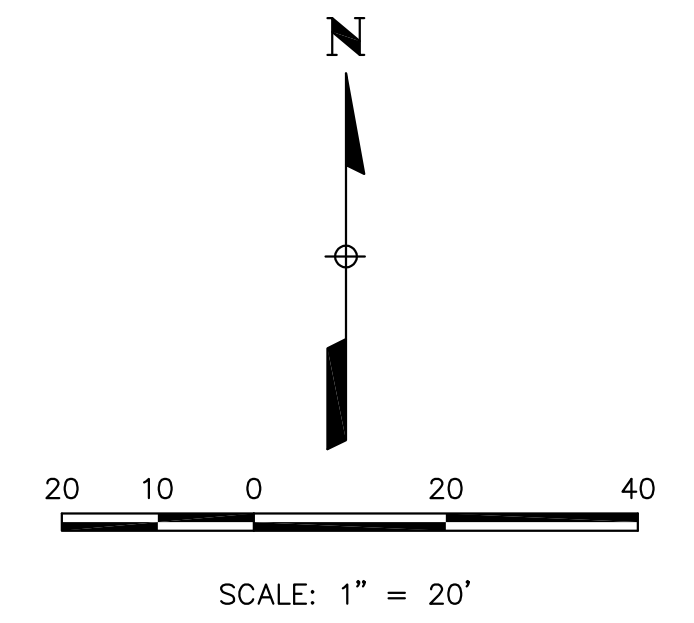
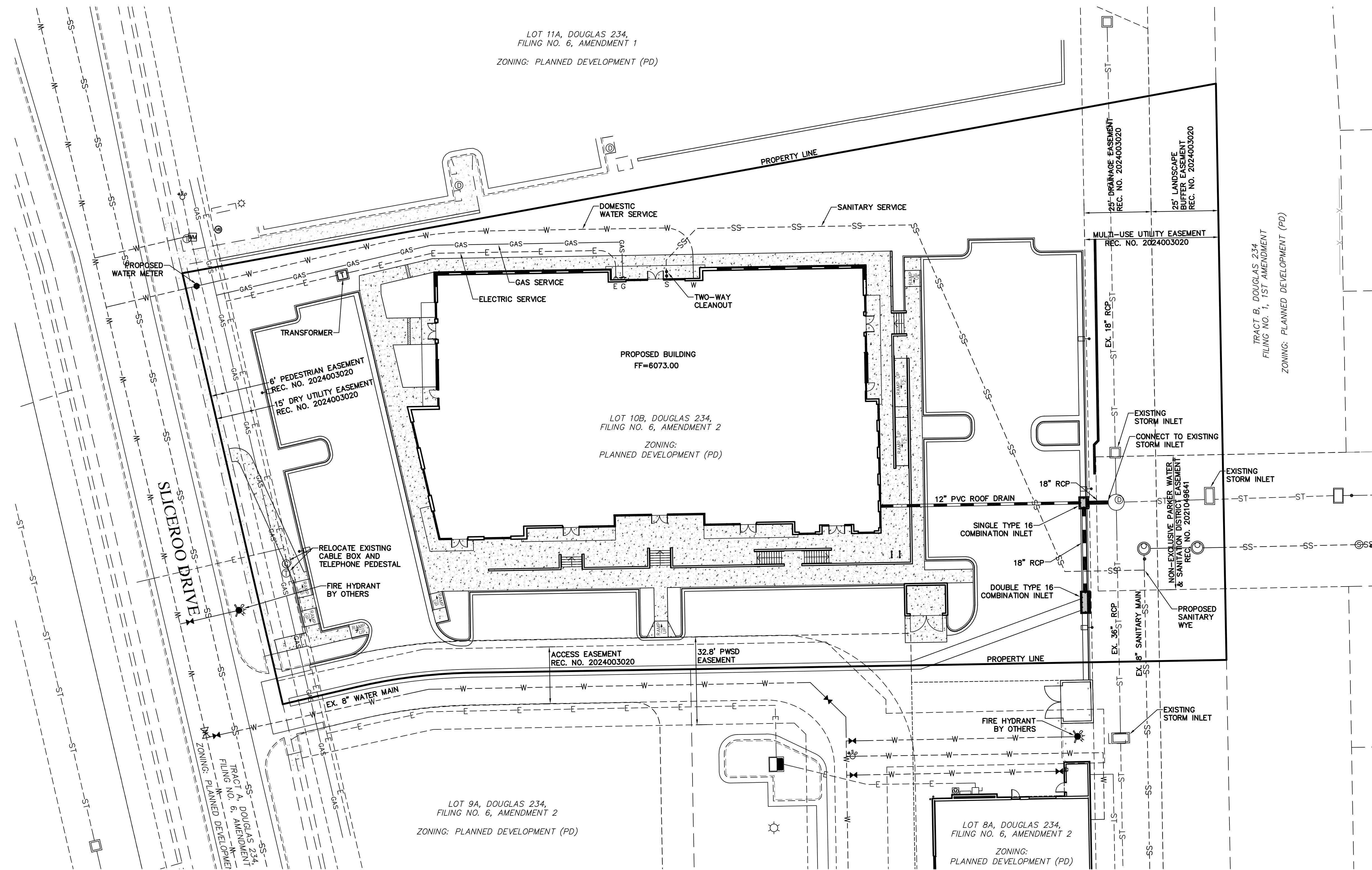
GRADING PLAN
 DOUGAS 234 FILING NO. 6, AMD. 2
 JOB NO. 24020
 DATE: FEBRUARY 12, 2025
 SHEET C4



SITE PLAN

HORSE CREEK COMMERCIAL

LOT 10B, DOUGLAS 234 FILING NO. 6, AMENDMENT 2
 A PORTION OF THE SW 1/4, SE 1/4, SECTION 29, T6S, R66W, 6TH P.M.
 TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO



LEGEND

	PROPERTY LINE
	EXISTING CURB & GUTTER
	PROPOSED 2' CATCH CURB & GUTTER
	PROPOSED 1' SPILL CURB & GUTTER
	EXISTING RIGHT-OF-WAY
	EXISTING SANITARY SEWER
	EXISTING WATERLINE
	EXISTING GAS PIPE
	EXISTING STORM SEWER
	EXISTING ELECTRIC
	PROPOSED ELECTRIC
	PROPOSED STORM SEWER
	PROPOSED CURB & GUTTER
	PROPOSED WATER SERVICE
	PROPOSED SANITARY SERVICE
	CONCRETE PAVEMENT
	EXISTING EASEMENT
	PROPOSED RETAINING WALL
	PROPOSED LIGHT POLE

FIRE FLOW

FIRE FLOW REQUIREMENTS ARE 2,750 GPM MINIMUM @ 20 PSI RESIDUAL PRESSURE. THIS FLOW MUST BE PROVIDED FROM A MINIMUM OF 1 FIRE HYDRANT. INDIVIDUALLY, EACH FIRE HYDRANT MUST SUPPLY 1500 GPM MINIMUM @ 20 PSI RESIDUAL PRESSURE.

CODE USED FOR ANALYSIS: 2021 IFC
 OCCUPANCY GROUP(S): B, M
 CONSTRUCTION TYPE(S): IIB
 FIRE FLOW CALCULATION AREA: 15,877 SF
 THIS BUILDING IS NOT FULLY SPRINKLERED

~~**TOWN OF PARKER FIRE/LIFE SAFETY**~~

~~ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO WATER UTILITY STANDARDS. THE NUMBER AND LOCATIONS OF THE FIRE HYDRANTS AS SHOWN ON THE OVERALL UTILITY PLAN ARE CORRECT AS SPECIFIED BY THE TOWN OF PARKER, COMMUNITY DEVELOPMENT DEPARTMENT.~~

BY: _____ DATE _____
FIRE CODE OFFICIAL OR DESIGNATED REPRESENTATIVE

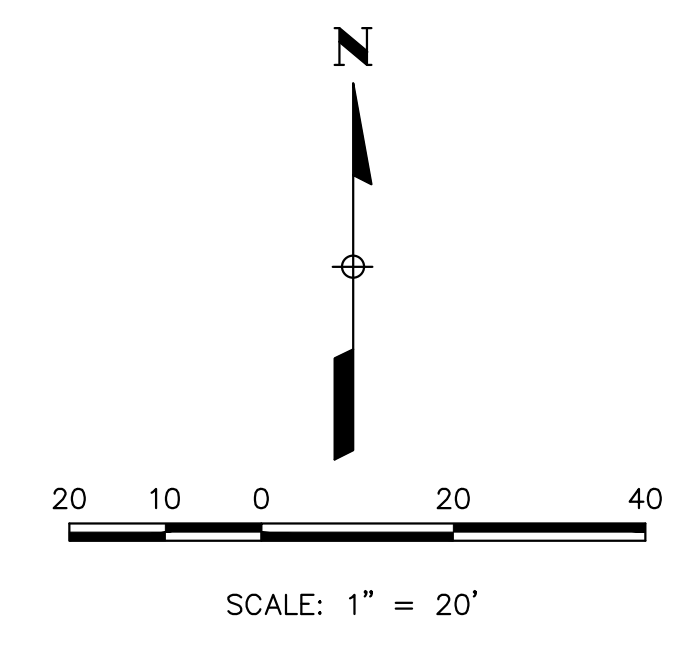
~~(NOTE - UNDERGROUND FIRE LINE (UFL) SUBMITTAL DOCUMENTS MUST MEET THE REQUIREMENTS OF NFPA 24 WHEN SUBMITTING FOR REVIEW.)~~

UTILITY PLAN
 DOUGLAS 234 FILING NO. 6, AMD. 2
 JOB NO. 24020
 DATE: FEBRUARY 12, 2025
 SHEET C5

Vermilion Peak Engineering
 Civil Engineering & Land Surveying
 1745 Shea Center Drive, 4th Floor
 Highlands Ranch, CO 80129
 720-402-6070 / vermillionpeak.com

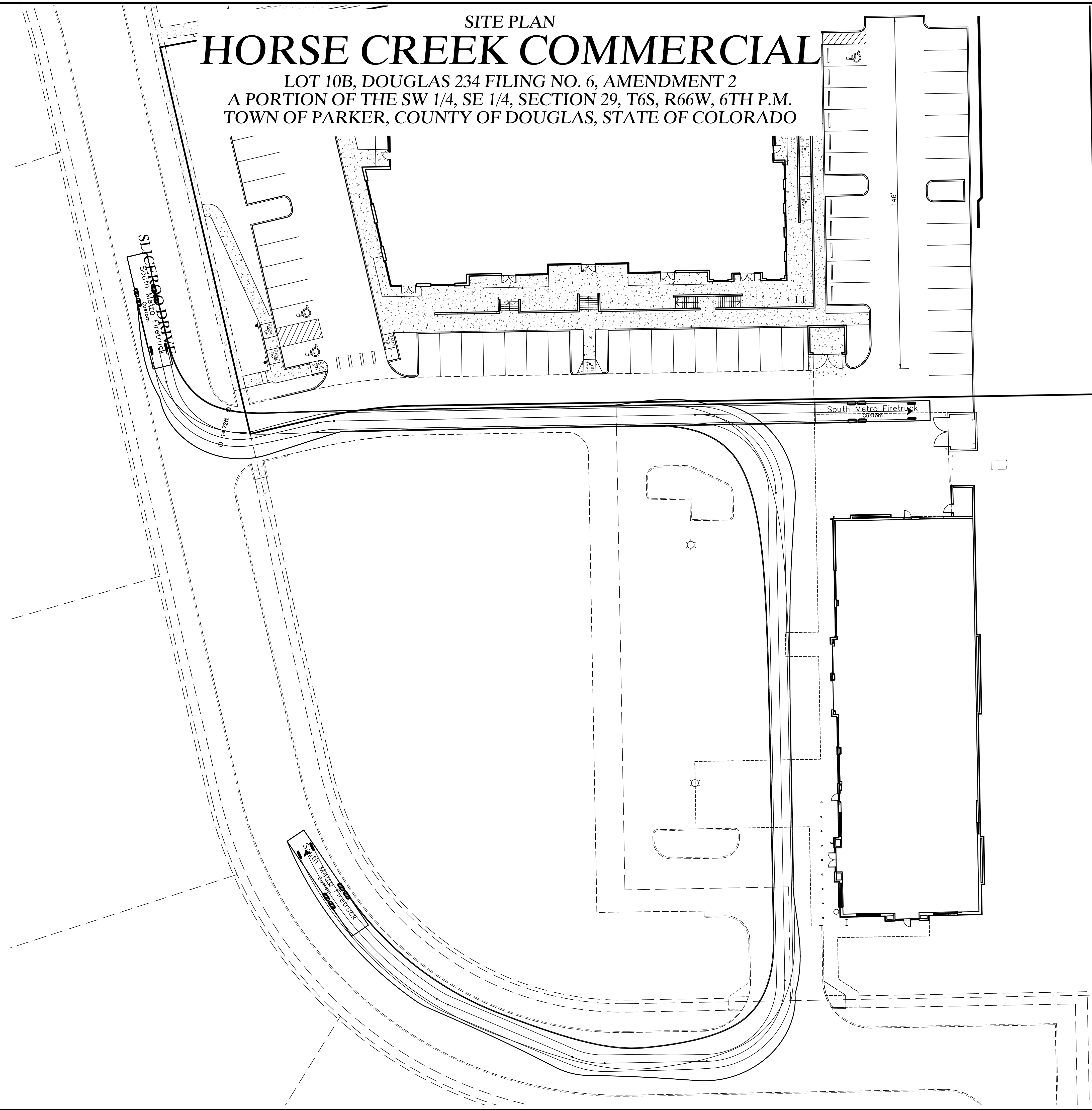
SITE PLAN
HORSE CREEK COMMERCIAL

LOT 10B, DOUGLAS 234 FILING NO. 6, AMENDMENT 2
A PORTION OF THE SW 1/4, SE 1/4, SECTION 29, T6S, R66W, 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO



LEGEND

	PROPERTY LINE
	EXISTING CURB & GUTTER
	PROPOSED CURB & GUTTER
	EXISTING RIGHT-OF-WAY
	CONCRETE PAVEMENT



FIRETRUCK ACCESS PLAN
DOUGAS 234 FILING NO. 6, AMD. 2
JOB NO. 24020
DATE: FEBRUARY 12, 2025
SHEET C6

Vermilion Peak Engineering
Civil Engineering & Land Surveying
1745 Shea Center Drive, 4th Floor
Highlands Ranch, CO 80129
720-402-6070 / vermillionpeak.com

SITE PLAN

HORSE CREEK COMMERCIAL

LOT 10B, DOUGLAS 234 FILING NO. 6, AMENDMENT 2
A PORTION OF THE SW 1/4, SE 1/4, SECTION 29, T6S, R66W, 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

PLANT NOTES

- ALL PLANT MATERIAL SHALL MEET SPECIFICATIONS OF THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN) FOR NUMBER ONE GRADE. ALL TREES SHALL BE BALLED AND BURLAPPED OR EQUIVALENT.
- SOIL AMENDMENTS. PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENEED. 4 CU. YRDS./1000 SQ. FT. OF ORGANIC AMENDMENTS SUCH AS COMPOST, PEAT, OR AGED MANURE SHALL BE THOROUGHLY INCORPORATED INTO THE SOIL.
- NO SHRUBS SHALL BE PLANTED WITHIN FIVE (5) FEET OR TREES WITHIN (10) FEET OF POTABLE AND NONPOTABLE WATER METERS, FIRE HYDRANTS, SANITARY SEWER MANHOLES, OR POTABLE WATER, SANITARY SEWER, AND NON POTABLE IRRIGATION MAINS AND SERVICES.
- DEVELOPER SHALL ENSURE THAT THE LANDSCAPE PLAN IS COORDINATED WITH THE PLANS DONE BY OTHER CONSULTANTS SO THAT THE PROPOSED GRADING, STORM DRAINAGE, OR OTHER CONSTRUCTION DOES NOT CONFLICT NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS ON THIS PLAN.
- ALL LANDSCAPE AREAS WITHIN THE SITE SHALL BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
- ALL TURF AREAS TO BE SODDED AND IRRIGATED WITH AN AUTOMATIC POP-UP IRRIGATION SYSTEM. ALL SHRUB BEDS AND TREES ARE TO BE IRRIGATED WITH AN AUTOMATIC IRRIGATION (TRICKLE) IRRIGATION SYSTEM, OR ACCEPTABLE ALTERNATIVE. THE IRRIGATION SYSTEM IS TO BE ADJUSTED TO MEET THE WATER REQUIREMENTS OF THE INDIVIDUAL PLANT MATERIAL.
- ALL SHRUB BEDS TO BE MULCHED 3" DEEP WITH 3/4" - 2" RIVER ROCK PLACED ON WEED BARRIER FABRIC.
- EDGING BETWEEN GRASS AND SHRUB BEDS SHALL BE 1/2" X 4" STEEL SET LEVEL WITH TOP OF GRADE.
- TOPSOIL TO THE MAXIMUM EXTENT FEASIBLE. TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTIVITY SHALL BE CONSERVED FOR LATER USE.

MINIMUM STANDARDS

ROW LANDSCAPING CALCULATIONS			
TYPE BASE STANDARD (PLANTS PER # LINEAR FEET)	LINEAR FRONTAGE	TREES REQUIRED	TREES PROPOSED
WEST 1 TREE /40'	150 LF	4	4

show 75% required (% and sq footage)

A TOTAL LANDSCAPE REQUIREMENTS TABLE HAS BEEN ADDED.

PERIMETER LANDSCAPING CALCULATIONS					
TYPE BASE STANDARD (PLANTS PER # LINEAR FEET)	LINEAR FRONTAGE	TREES REQUIRED	SHRUBS REQUIRED	TREES PROPOSED	SHRUBS PROPOSED
EAST 1 TREE 5 SHRUBS/30'	210 LF	7	35	7	35*

* 18 of which are perennials due to utility conflicts.

grasses may substitute for shrubs (One ornamental grass in a five-gallon container or three ornamental grasses in one-gallon containers may be substituted for one shrub)

CALCULATIONS UPDATED.

perimeter landscaping applies to all sides except south. show buffer widths, tree/shrub count

north - P1
east - P3 (fence, evergreen requirements)
west - P2 (parking lot adjacent to ROW)

THE ADDITIONAL PERIMETER AREAS HAVE BEEN ADDED TO THE TABLE.

parking lot interior landscape table needed. break out LS islands, show square footage and tree/shrub requirements. 10% of parking lot must be landscaped.

PARKING LOT TABLE ADDED.

REVISED. cover sheet shows 23,768sf of landscaping

plant schedule shows 36 trees, 89 shrubs
CALCULATIONS UPDATED.

PLANT REQUIREMENTS

MINIMUM SITE LANDSCAPE CALCULATIONS FOR 68,488 sq ft		
DESCRIPTION	REQUIRED	PROVIDED
LANDSCAPE AREA 15% of Lot	10,273 sq ft	28,507 sq ft
TREES 1/1,500 sq ft	7	22
SHRUBS 5/1,500 sq ft	35	79
MAX. IRRIGATED TURF = 15%	1,541 sq ft max.	934 sq ft
EVERGREEN TREES	25% - 50% OVERALL 40% - 60% PERIMETER	5 EVERGREEN / 22 TREES 25% OVERALL 4 EVERGREEN / 7 TREES 57% PERIMETER
75% OF LIVE COVER	7,704 sq ft	15,700 sq ft

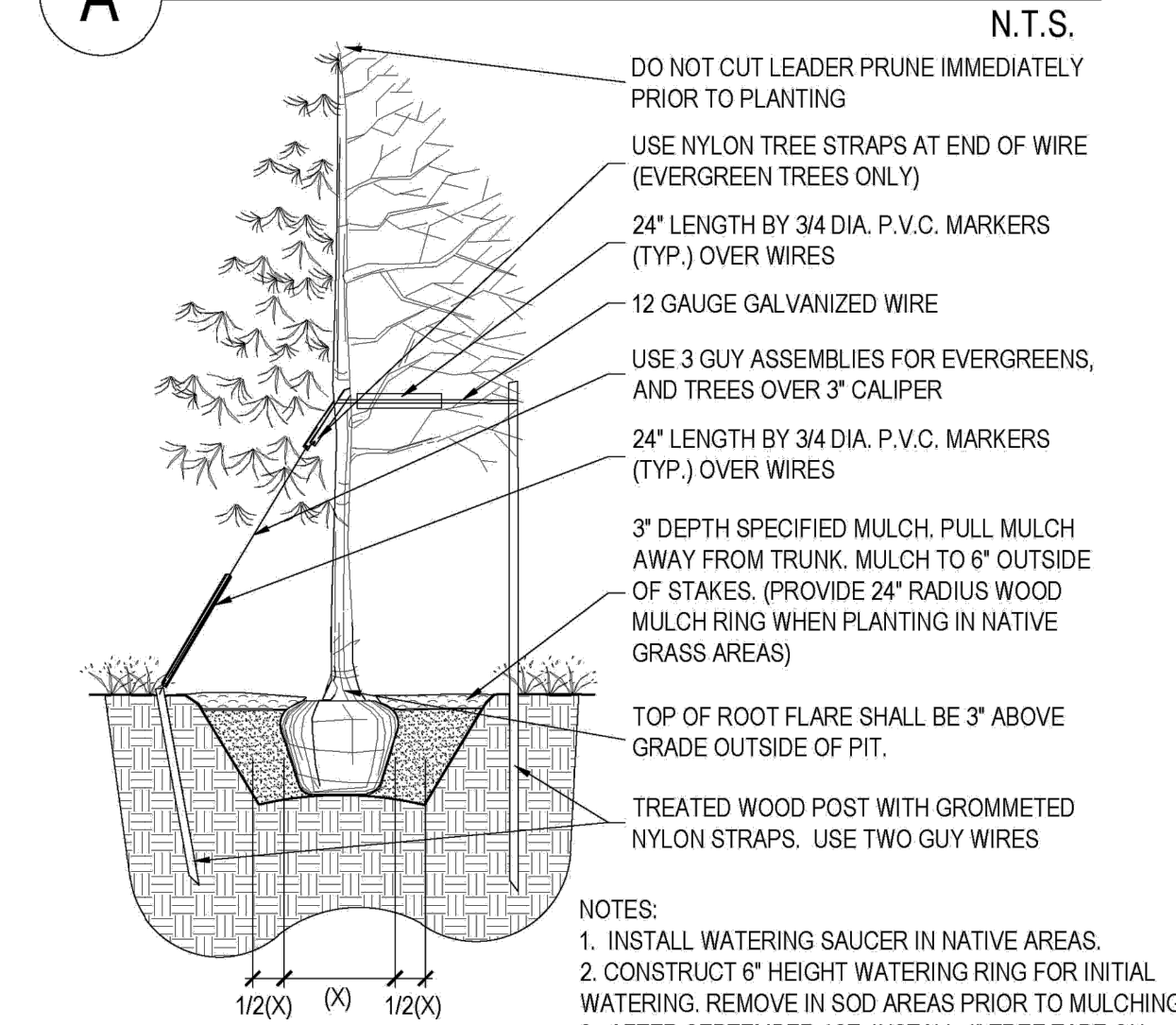
calculations based off amount of LS provided.
19 trees, 95 shrubs
CALCULATIONS UPDATED.

calculation based off living material (7,704)

1155sf max

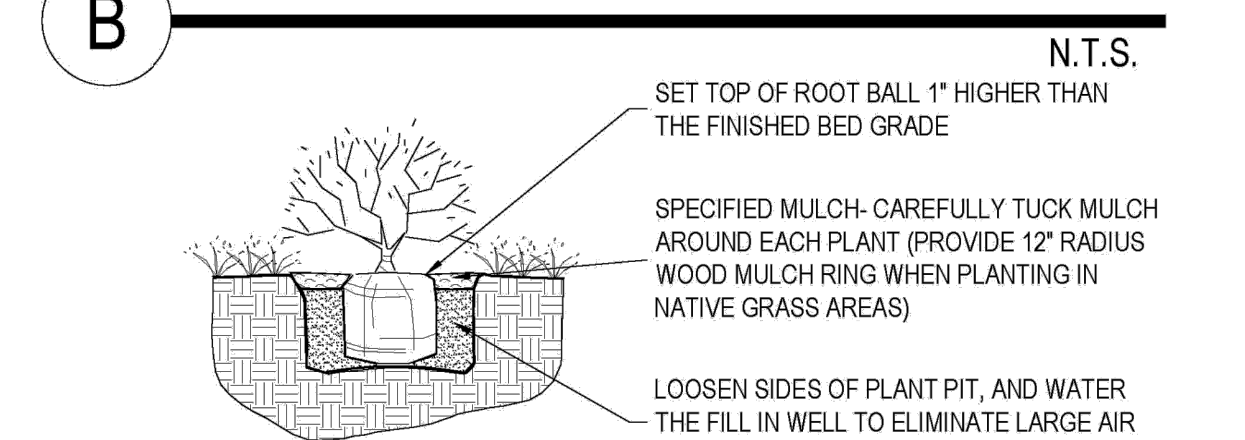
CALCULATIONS UPDATED.

A PLANTING DETAIL FOR ALL TREES & B&B SHRUBS



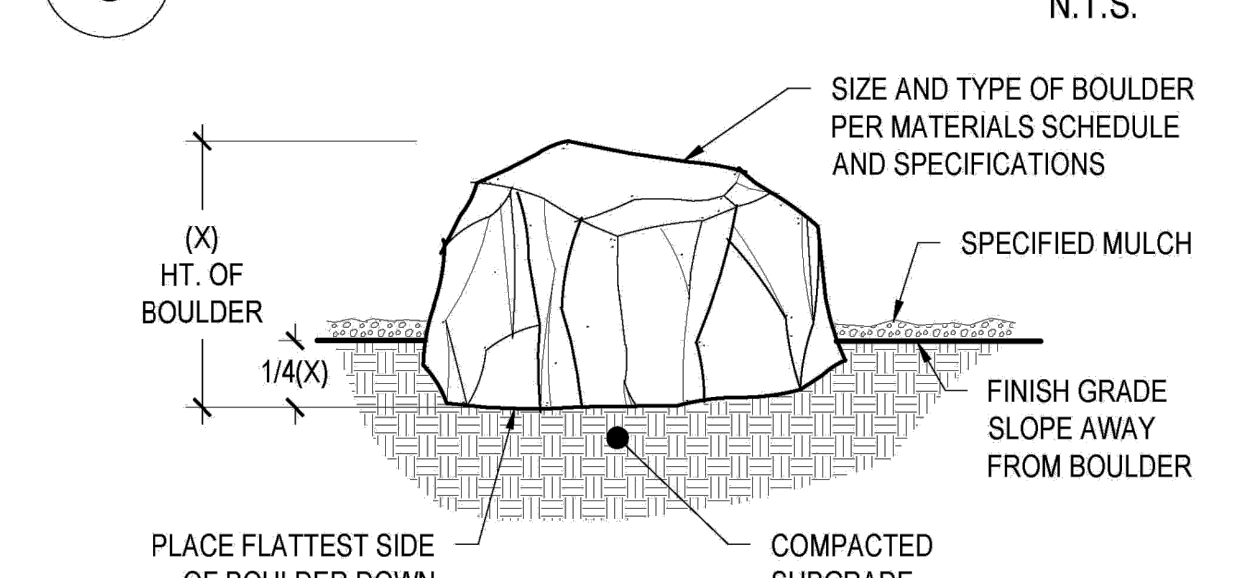
- NOTES:
- INSTALL WATERING SAUCER IN NATIVE AREAS.
 - CONSTRUCT 6" HEIGHT WATERING RING FOR INITIAL WATERING. REMOVE IN SOD AREAS PRIOR TO MULCHING.
 - AFTER SEPTEMBER 1ST, INSTALL 4" TREE TAPE ON DECIDUOUS TREES FROM 6" OFF THE GROUND TO THE FIRST BRANCH. REMOVE PROMPTLY IN SPRING.
 - COMPLETELY REMOVE WIRE BASKET, ALL TWINE & PLASTIC. REMOVE BURLAP OFF TOP 2/3 OF BALL.
 - FILL PLANT PIT WITH 1/2 SPECIFIED SOIL MIX AND 1/2 PIT SOIL.

B PLANTING DETAIL FOR SHRUBS, AND ALL CONTAINER PLANTS LARGER THAN 1 GALLON



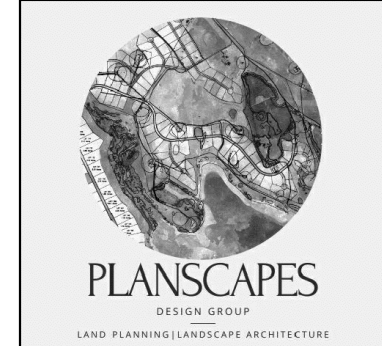
- NOTES:
- PRUNE ALL DEAD OR DAMAGED BRANCHES PRIOR TO, AND AFTER PLANTING.
 - CRUMBLING OR BROKEN ROOT BALLS WILL BE REJECTED.
 - DIG PLANT PIT TWICE AS WIDE AND HIGH AS CONTAINER.
 - TAKE CARE NOT TO DAMAGE ROOT BALL WHEN REMOVING THE PLANT FROM ITS CONTAINER.
 - FOR ALL PLANTS IDENTIFIED WITH WATER USE OF "LOW" OR "VERY LOW" ON THE PLANT LIST, KEEP WOOD MULCH 2" BACK FROM TRUNK OR STEM.
 - FILL PLANT PIT WITH 1/2 SPECIFIED SOIL MIX AND 1/2 PIT SOIL.
 - SCORE ROOT BOUND ROOT BALLS TO FREE UP ROOTS.

C LANDSCAPE BOULDER



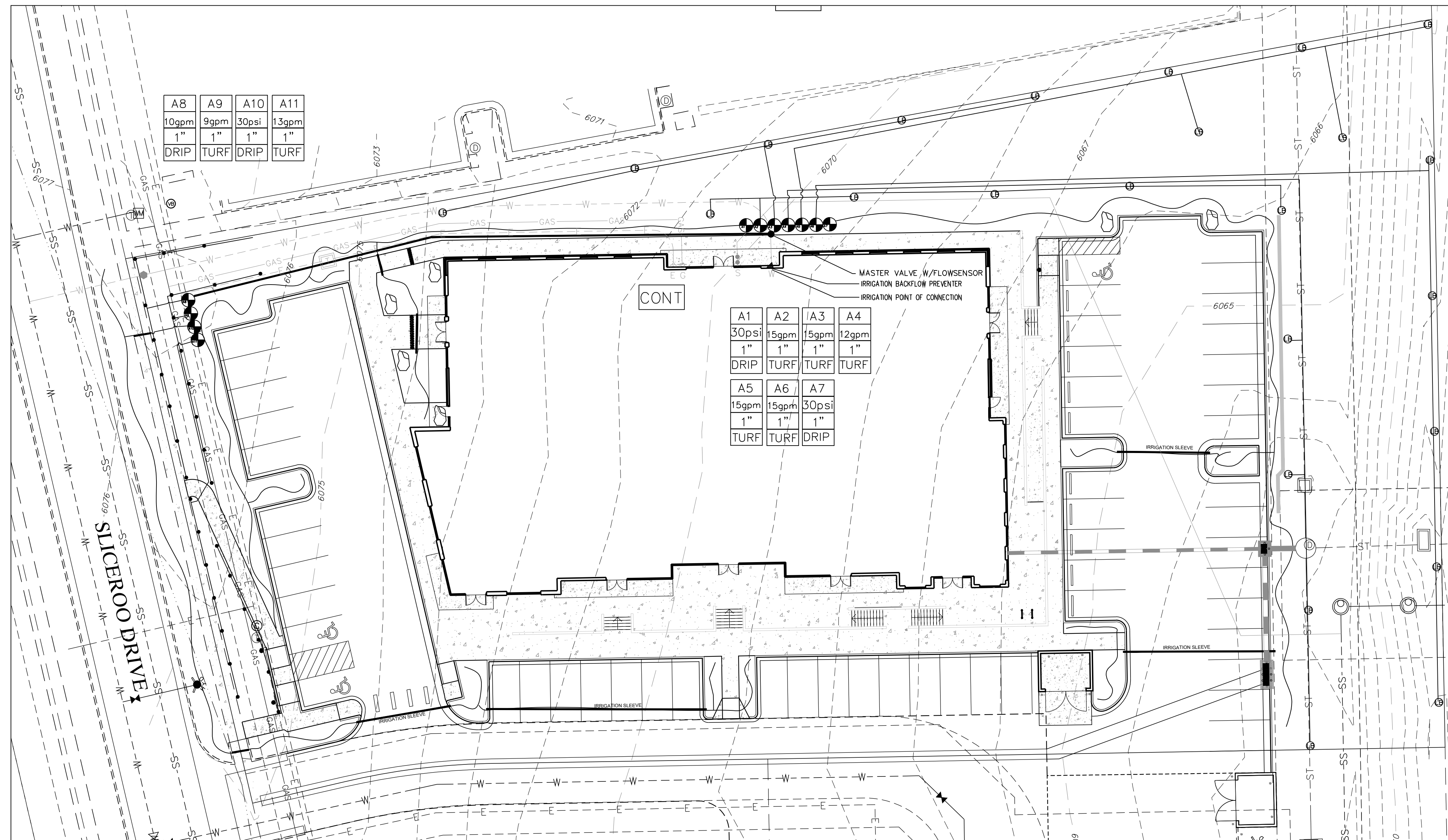
- NOTES:
- CONTACT LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE PRIOR TO PLACEMENT OF BOULDERS.
 - BURY 1/4 OF THE TOTAL HEIGHT OF EACH BOULDER INTO THE GROUND.
 - PROVIDE POSITIVE DRAINAGE AWAY FROM EACH BOULDER.
 - THOROUGHLY COMPACT, PUDDLE AND STABILIZE BACKFILL, AND SURROUNDING GRADES PRIOR TO COMPLETION.
 - DO NOT PLACE BOULDERS IN FLOWLINE OF SWALES OR ANY LOCATION WHERE DRAINAGE COULD BE INHIBITED BY BOULDERS.

LANDSCAPE DETAILS
DOUGAS 234 FILING NO. 6, AMD. 2
DATE: FEBRUARY 12, 2025
SHEET L 2



SITE PLAN HORSE CREEK COMMERCIAL

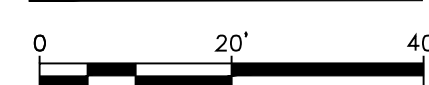
LOT 10B, DOUGLAS 234 FILING NO. 6, AMENDMENT 2
A PORTION OF THE SW 1/4, SE 1/4, SECTION 29, T6S, R66W, 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO



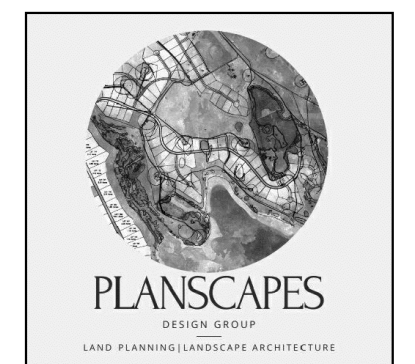
IRRIGATION LEGEND

- ⊗ REMOTE CONTROL VALVE ASSEMBLY FOR SPRINKLER (SIZE PER PLAN) (DETAIL "C" IRRIGATION DETAILS SHEET)
- ⊙ HUNTER MP3500 PROS-06-PRS40-CV TURF ROTATOR, 8" POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY, LB-LIGHT BROWN, ADJUSTABLE ARC, 90-270, 40 PSI
- HUNTER I20-06-SS 3.0 TURF ROTOR, 8" POP-UP, ADJUSTABLE AND FULL CIRCLE, STAINLESS STEEL RISER, DRAIN CHECK VALVE, STANDARD NOZZLE, 25 PSI, 3.4 GPM, 32' RADIUS
- CONTR SPRINKLER CONTROL BOX (DETAIL "D" IRRIGATION DETAILS SHEET)
- ▨ 1" FEBCO MODEL 765 BACK FLOW PREVENTER (DETAIL ON DETAILS SHEET)
- Hunter Flow-Sync® Sensor
- INDICATES CONTROLLER STATION
- 15 INDICATES LATERAL DISCHARGE (GPM)
- 1" INDICATES VALVE SIZE (INCHES)
- DRIP INDICATES LANDSCAPE APPLICATION
- LATERAL PIPE TO SPRINKLERS: CLASS 200 PVC 1 INCH AS SHOWN ON PLAN
- LATERAL PIPE TO EMITTERS: UV RADIATION RESISTANT POLYETHYLENE (3/4-INCH SIZE, ROUTING DIAGRAM) SHOWN WITHIN DRIP HATCHED AREAS
- NON-CONNECTING PIPE CROSSINGS
- SLEEVE PIPE UNDER PAVEMENT: CLASS 200 PVC 2 INCH AS SHOWN ON DETAIL SHEET
- RAIN SENSOR HUNTER SOLAR SYNC WIRELESS SENSOR (DETAIL E ON IRRIGATION DETAIL SHEET)

Scale: 1"=20'



LANDSCAPE IRRIGATION PLAN
DOUGAS 234 FILING NO. 6, AMD. 2
DATE: FEBRUARY 12, 2025
SHEET L 3



SITE PLAN

HORSE CREEK COMMERCIAL

LOT 10B, DOUGLAS 234 FILING NO. 6, AMENDMENT 2
 A PORTION OF THE SW 1/4, SE 1/4, SECTION 29, T6S, R66W, 6TH P.M.
 TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

add heights of
mounts/poles

add pole color

These have been added.

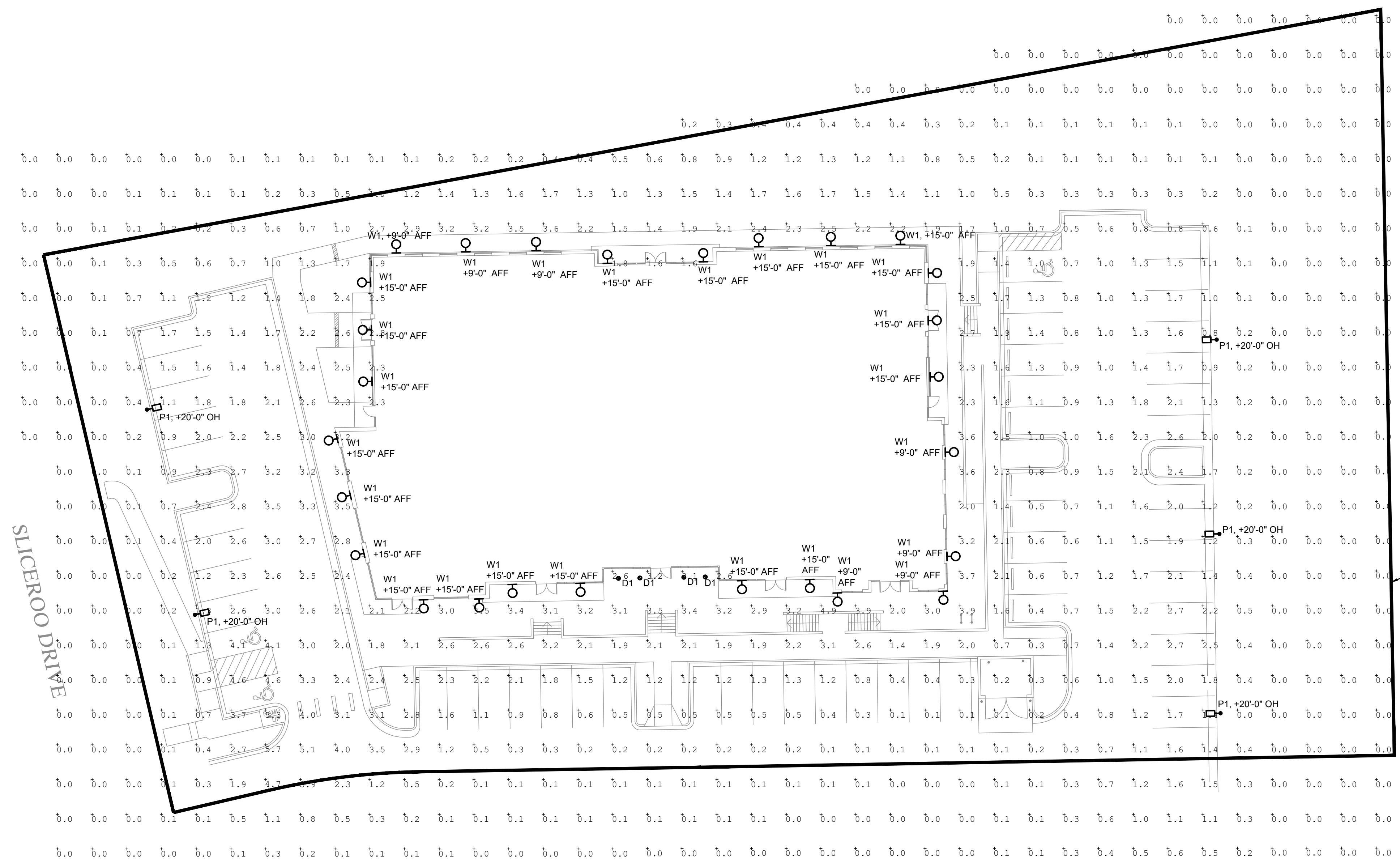
LUMINAIRE SCHEDULE													
TYPE	DESCRIPTION	MANUFACTURER OR APPROVED EQUIVALENT	CATALOG SERIES NUMBER OR APPROVED EQUIVALENT	LAMPS (QTY) TYPE	INPUT VA	DRIVER/ DIM PROTOCOL	LUMENS	VOLTAGE	BUG RATING	MOUNTING			NOTES
										R	S	P	
D1	8" SURFACE MOUNTED DOWNLIGHT, WIDE DISTRIBUTION	PRESCOLITE	LBSE-8RD-RM-30K8	LED 3000K	20	0-10V	1750	120/277	B2 U0 G1		X		MOUNTED IN OVERHANG
P1	POLE MOUNTED AREA LIGHT, TYPE 4 WIDE DISTRIBUTION, FULL CUTOFF, BACKLIGHT CONTROL, DIMMING DRIVER	BEACON	VP-1-160L-35-3K8-4W-UNV-BLT-BC-ADT	LED 3000K	36.8	0-10V	3014	120/277	B0 U0 G1			X	+20'-0" OH
W1	WALL SCONCE, TYPE 4 FORWARD DISTRIBUTION, FULL CUTOFF	BEACON	CY1-15-3K8-1-4-UNV-BLT-R-FPP	LED 3000K	10	0-10V	1161	120/277	B0 U0 G0			X	SEE PLANS

ABBREVIATIONS: BF - BOTTOM OF FIXTURE; OH - OVERALL FIXTURE HEIGHT; RD - RECESSED FIXTURE DEPTH; AFF - ABOVE FINISHED FLOOR

SITE CALCULATION STATISTICS:				RATIOS:	
AREA	AVG (FC)	MAX (FC)	MIN (FC)	MAX/MIN	AVG/MIN
SITE	1.3	5.7	0.0	N/A	N/A
DRIVE AISLE	1.1	5.3	0.0	N/A	N/A
PARKING	2.5	5.3	0.3	17.6:1	8.3:1
PROPERTY LINE	0.1	2.3	0.0	N/A	N/A

(*NOTE: THESE VALUES ARE RATIOS, NOT FOOTCANDLES. RATIOS REPRESENT QUANTITATIVE RELATION BETWEEN TWO VALUES AND ARE UNITLESS)

- GENERAL NOTES (THIS SHEET)
- A. NO SUBSTITUTIONS, ADDITIONS, OR CHANGES MAY BE MADE WITHOUT PRIOR APPROVAL BY THE TOWN OF PARKER.
 - B. PRIOR TO ISSUING A CERTIFICATE OF OCCUPANCY THE TOWN MAY REQUIRE CERTIFICATION THAT THE PROPERTY IS COMPLIANT WITH THE APPROVED PLANS AND REGULATIONS OF THE TOWN.
 - C. ALL CALCULATIONS ARE DONE WITH LIGHT LOSS FACTOR OF 1.0
 - D. ALL CALCULATION POINTS ARE AT GRADE.
 - E. ANY PROPOSED LIGHT FIXTURES INSTALLED ON PRIVATE PROPERTY, ADJACENT TO THE RIGHT OF WAY, SHALL BE ORIENTED IN SUCH A MANNER OR LIMITED IN LUMEN OUTPUT TO PREVENT GLARE PROBLEMS AND SHALL NOT EXCEED NATIONAL IES LIGHTING STANDARDS FOR DISABILITY GLARE.
 - F. ALL OUTDOOR LIGHTING SHALL HAVE LIGHT SOURCES THAT ARE CONCEALED BY A FULL CUTOFF LIGHTING FIXTURE SO THAT THE LIGHT SOURCE IS NOT VISIBLE FROM ANY STREET RIGHT-OF-WAY OR ADJACENT PROPERTIES. IN ORDER TO DIRECT LIGHT DOWNWARD AND MINIMIZE THE AMOUNT OF LIGHT SPILL INTO THE NIGHT SKY AND ONTO ADJACENT PROPERTIES, ALL LIGHTING FIXTURES SHALL BE FULL CUTOFF LIGHTING FIXTURES.
 - G. SIGNAGE LIGHTING SHALL BE APPROVED AS PART OF A SEPARATE SIGN PERMIT.
 - H. LUMINAIRES SHALL BE SHIELDED AND DIRECTED TO AVOID GLARE AND OVERSPILL ONTO ADJACENT PROPERTY.
 - I. ALL EXTERIOR LIGHT FIXTURES SHALL BE FULL CUTOFF FIXTURES THAT ARE DIRECTED DOWNWARD (90 DEGREES FROM TRUE VERTICAL) AND SHALL HAVE FLAT LENSES, EMITTING NO MORE THAN 10 PERCENT OF THE TOTAL LUMENS BETWEEN 80 AND 90 DEGREES FROM TRUE VERTICAL. FIXTURES SHALL BE CONFIGURED SO THAT LIGHTS DO NOT CAUSE GLARE.
 - J. ALL LIGHT FIXTURES ON STRUCTURES, POLES, BOLLARDS, STANDS, OR MOUNTED ON A BUILDING SHALL HAVE A SHIELD, ADJUSTABLE REFLECTOR, AND/OR NON-PROTRUDING DIFFUSER TO SHIELD THE LIGHT SOURCE FROM SIGHT FROM ADJACENT RESIDENTIAL ZONING DISTRICTS.
 - K. MOTION-ACTIVATED SECURITY LIGHTING SHALL BE TIMED TO TURN OFF AFTER NOT MORE THAN FIVE MINUTES AFTER MOTION ACTIVATION.
 - L. WALL PACKS ON THE EXTERIOR OF THE BUILDING SHALL BE FULLY SHIELDED (E.G., TRUE CUT-OFF TYPE BULB OR LIGHT SOURCE NOT VISIBLE FROM OFF-SITE) TO DIRECT THE LIGHT VERTICALLY DOWNWARD.



We have now shown pole heights and setbacks from property line.

All freestanding light fixtures shall be set back from each property line a distance at least equal to the total height of the luminaire.

provide setbacks from poles to property lines

PROPERTY BOUNDARY

SITE PHOTOMETRIC PLAN
 DOUGAS 234 FILING NO. 6, AMD. 2
 DATE: FEBRUARY 17, 2025
 SHEET LT1

SITE PLAN

HORSE CREEK COMMERCIAL

LOT 10B, DOUGLAS 234 FILING NO. 6, AMENDMENT 2
 A PORTION OF THE SW 1/4, SE 1/4, SECTION 29, T6S, R66W, 6TH P.M.
 TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

provide transparency calculations on all facades. measured between 2'-8" applies as follows:

Transparency calcs have now been provided.

north - 25%
 east - 25%
 south - 30%
 west - 30%

cmu material has now been revised to brick veneer.

CMU may be used as an accent material only, switch for higher quality. consider brick or stone veneer.

Stucco calcs have now been provided.

stucco can only make up 30% of a facade. provide percentage/square footage

EXTERIOR FINISH LEGEND

SYM.	MAT.	DESCRIPTION	MANUFACTURER / COLOR
A		CMU VENEER	IVORY
B		FLUSH SEAM METAL PANELS	DARK BRONZE
C		ALUMINUM STOREFRONT/ PAINTED STEEL	DARK BRONZE
D		TINTED/INSULATED GLAZING	GRAY TINT
E		STUCCO	LIGHT GREY/GREEN
F		STUCCO	DARK GRAY
G		COMPOSITE WOOD	INWOOD AMERICAN OAK



1 SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

label material of foundation walls. use material found on building.

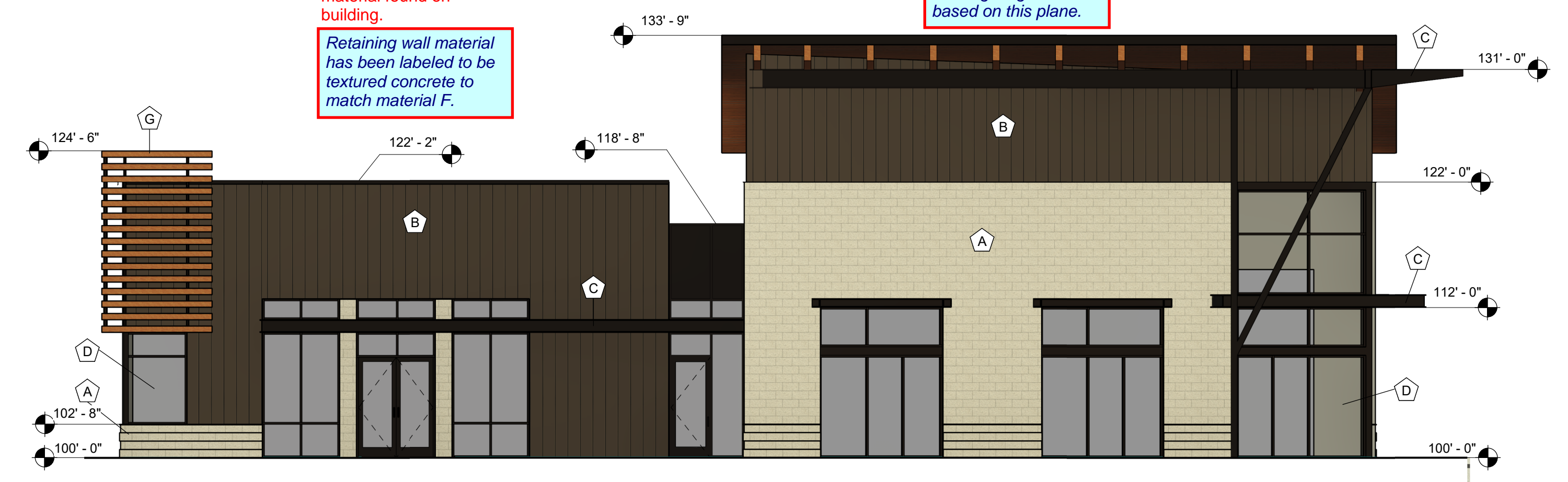
Retaining wall material has been labeled to be textured concrete to match material F.

building height is measured from grade
 An average grade plan has been provided and building height is now based on this plane.



2 EAST ELEVATION

SCALE: 1/8" = 1'-0"



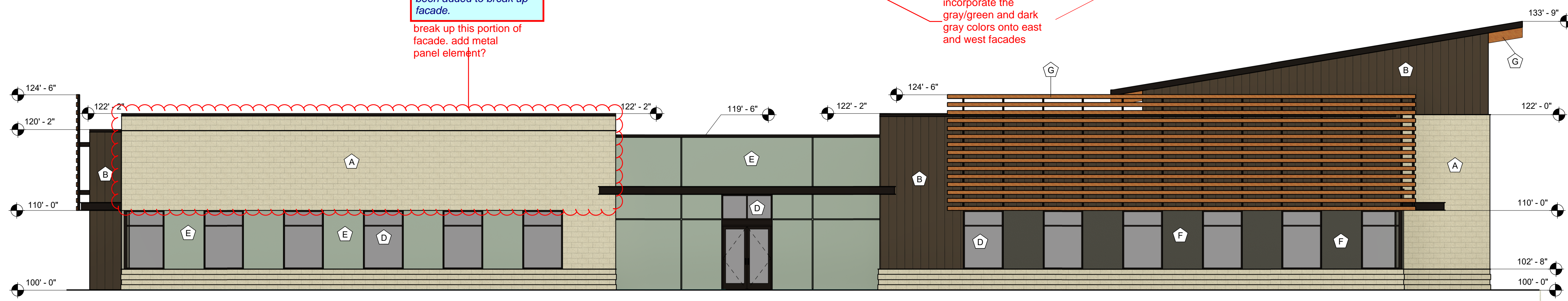
3 WEST ELEVATION

SCALE: 1/8" = 1'-0"

Metal panel material has been added to break up facade.
 break up this portion of facade. add metal panel element?

Gray/green stucco has now been incorporated into east and west facades.

incorporate the gray/green and dark gray colors onto east and west facades



4 NORTH ELEVATION

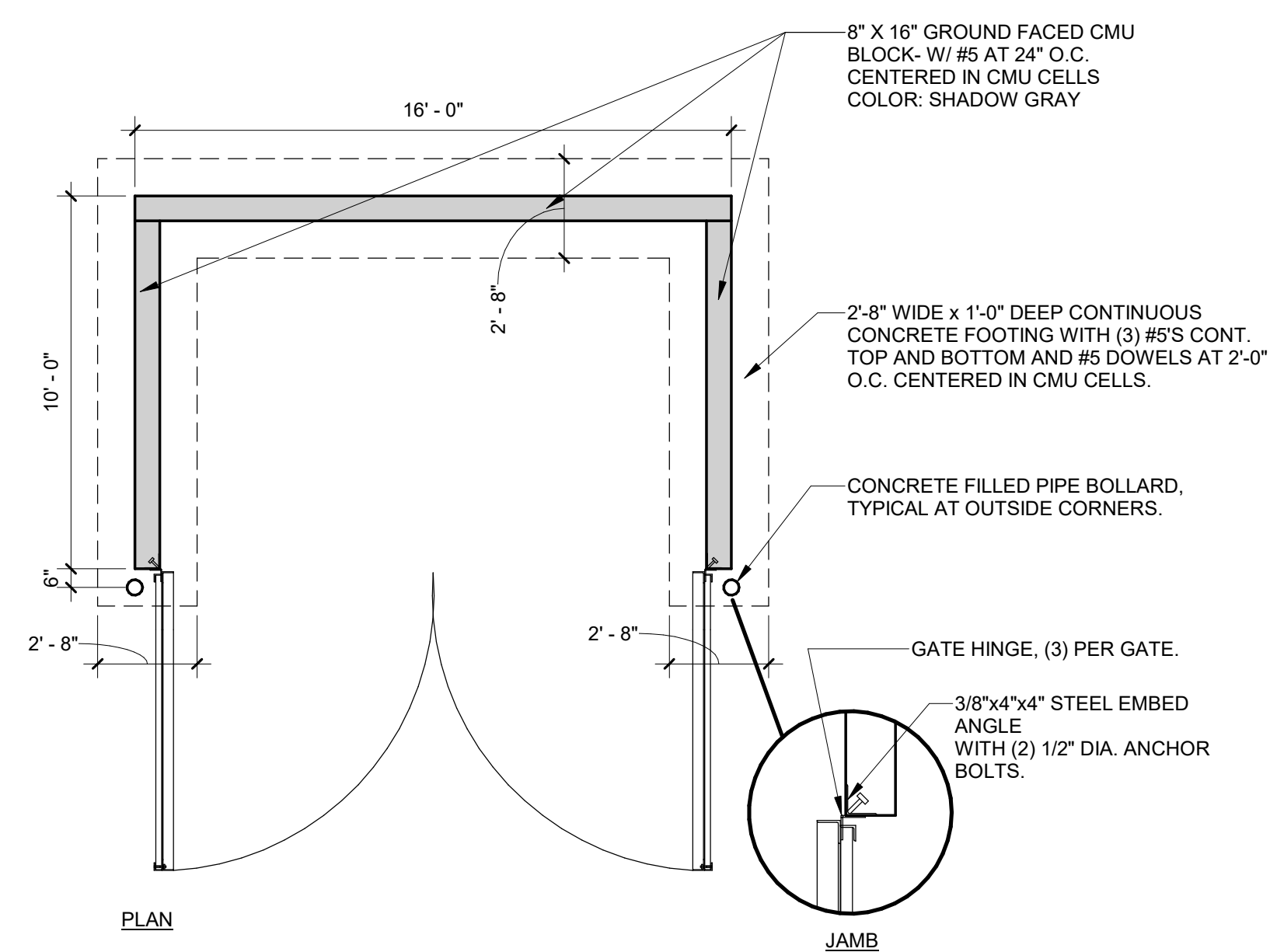
SCALE: 1/8" = 1'-0"

EXTERIOR ELEVATIONS
 DOUGAS 234 FILING NO. 6, AMD. 2
 DATE: FEBRUARY 17, 2025

SITE PLAN

HORSE CREEK COMMERCIAL

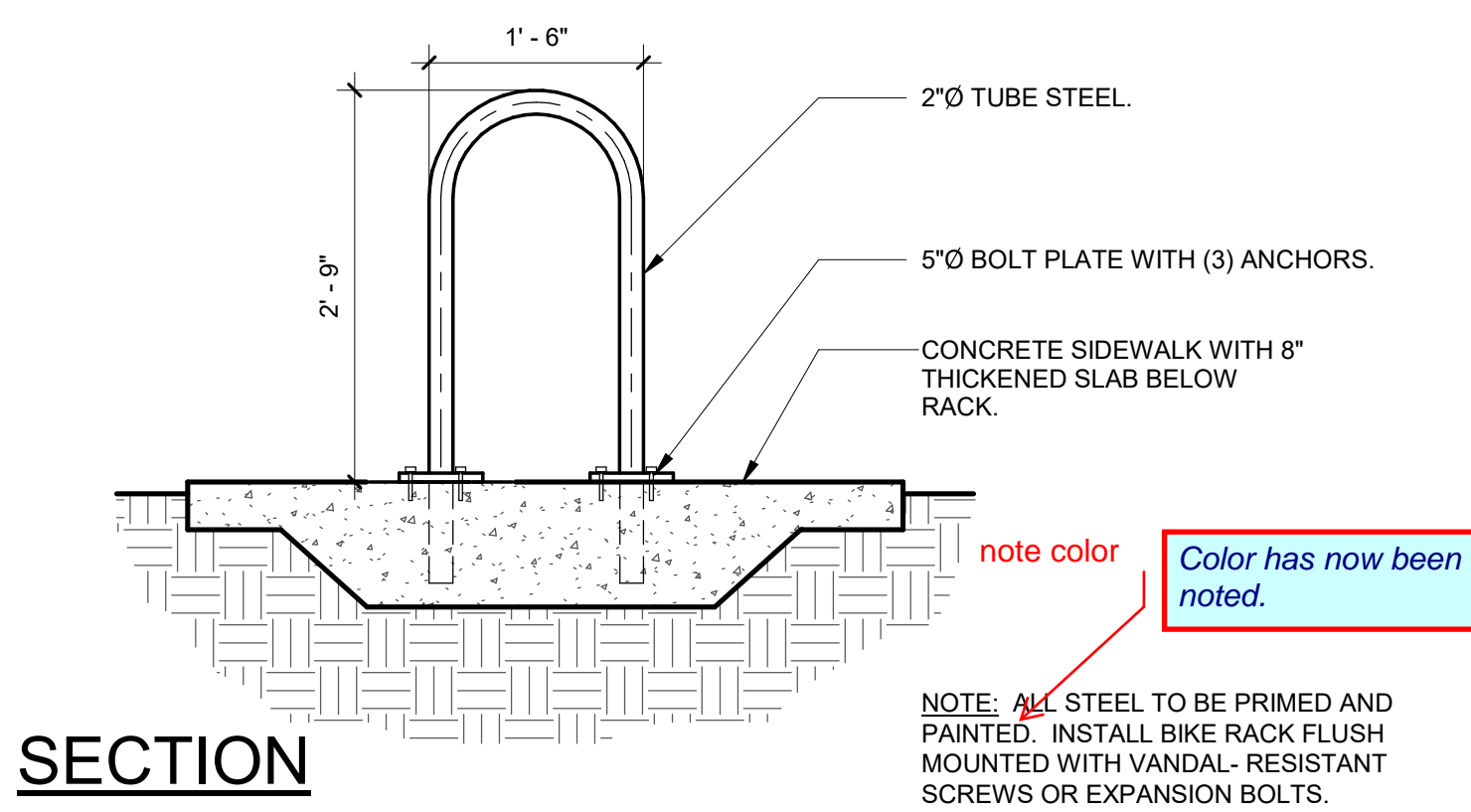
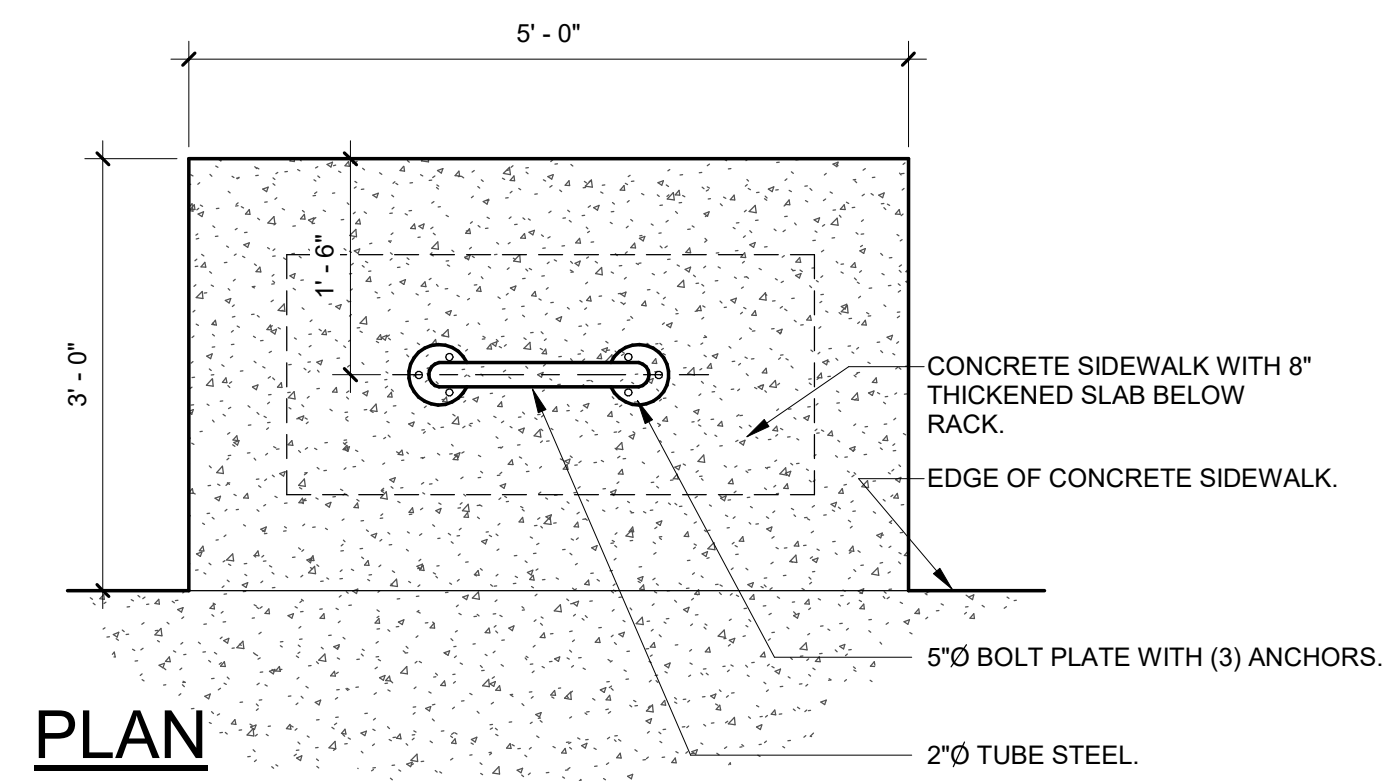
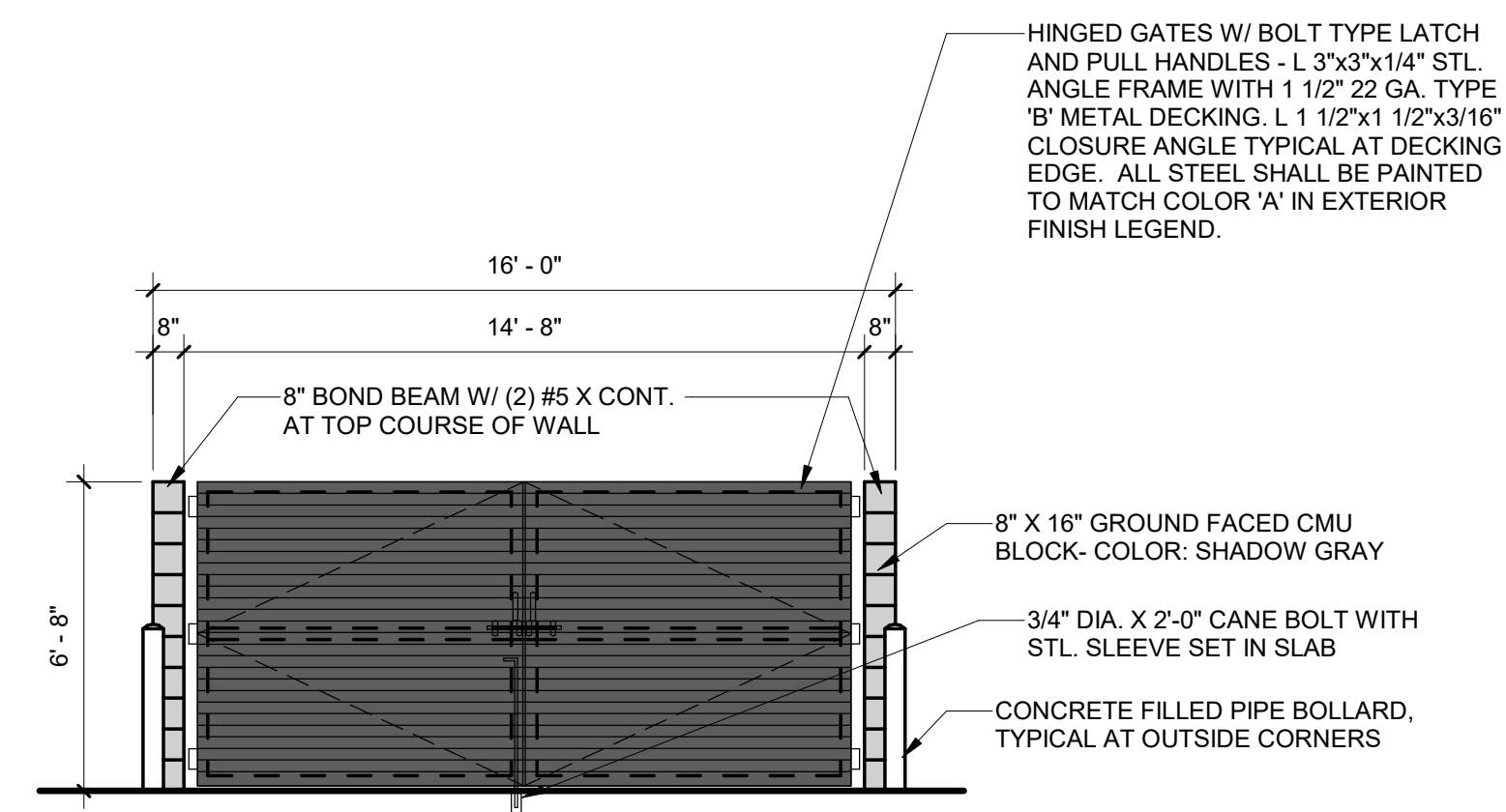
LOT 10B, DOUGLAS 234 FILING NO. 6, AMENDMENT 2
 A PORTION OF THE SW 1/4, SE 1/4, SECTION 29, T6S, R66W, 6TH P.M.
 TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO



1 TRASH ENCLOSURE
 SCALE: 1/4" = 1'-0"

All sides of trash enclosure have now been provided to show material finish.

materials legend, elevations needed for all sides of enclosure



2 BIKE RACK DETAIL
 SCALE: 3/4" = 1'-0"

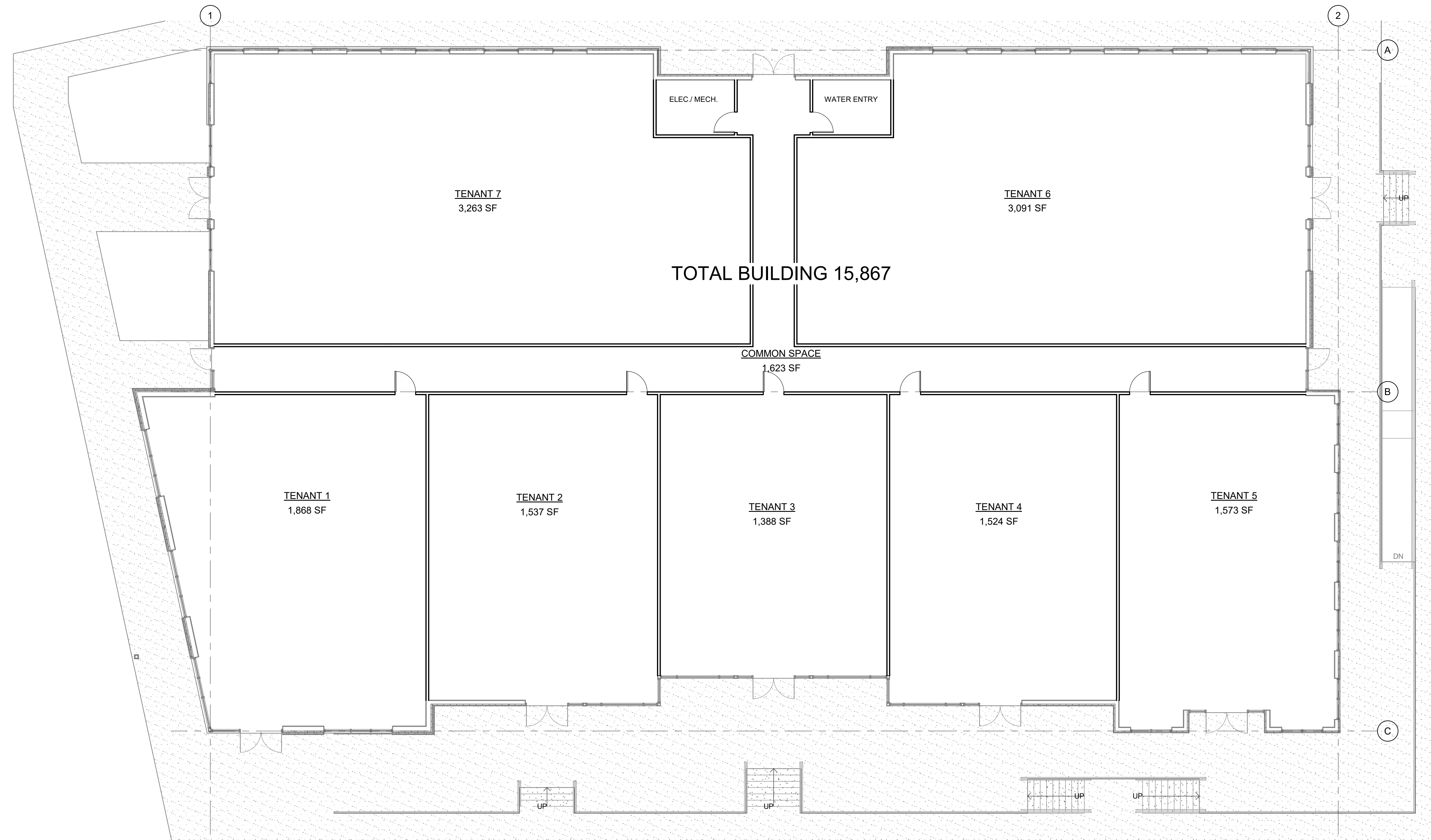
Retaining wall finish is now shown on the elevations sheet, to have brick veneer to match brick on building.

Extended retaining wall height is now being used for guardrail on the elevated portions.

SITE DETAILS
 DOUGLAS 234 FILING NO. 6, AMD. 2
 DATE: FEBRUARY 17, 2025

SITE PLAN
HORSE CREEK COMMERCIAL

LOT 10B, DOUGLAS 234 FILING NO. 6, AMENDMENT 2
A PORTION OF THE SW 1/4, SE 1/4, SECTION 29, T6S, R66W, 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO



1 FLOOR PLAN
SCALE: 1/8" = 1'-0"



FIRST FLOOR PLANS
DOUGAS 234 FILING NO. 6, AMD. 2
DATE: FEBRUARY 17, 2025



Project Reviews Town of Parker

Project Number: SP25-021

Description: **Douglas 234 F6 AMD 2 L10B - Commercial Building**

Applied: **2/19/2025**

Approved:

Site Address:

Closed:

Expired:

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

Status: **UNDER REVIEW 1**

Applicant: **ADRAGNA ARCHITECTURE**

Parent Project: **SUB23-012**

Owner: **VR SLICEROO LLC**

Contractor: **<NONE>**

Details:

The applicant, Adragna Architecture, is proposing a Site Plan for a 15,877 sq. ft. commercial building. The site is located northeast of Hess Road and Chambers Road.

LIST OF REVIEWS

SENT DATE	RETURNED DATE	DUE DATE	TYPE	CONTACT	STATUS	REMARKS
Review Group: ALL						
2/24/2025	3/4/2025	3/4/2025	COMPLETENESS REVIEW	Amber Wood Hicken	REVISIONS REQUIRED	Fees
Notes:						
4/7/2025	4/7/2025	4/9/2025	COMPLETENESS REVIEW	Amber Wood Hicken	COMPLETED	
Notes:						
Review Group: AUTO						
2/19/2025			ENGINEERING ADMINISTRATIVE	Tom Williams		
Notes:						
2/19/2025	2/25/2025	3/5/2025	LAND USE COMPLETENESS REVIEW	Alex Mestdagh	COMPLETED	
Notes:						



PARKER
COLORADO

Project Reviews Town of Parker



Review Group: SP 1ST 20

4/7/2025	4/25/2025	5/5/2025	BUILDING 20	Randy Capra	REVISIONS REQUIRED	See Notes
----------	-----------	----------	-------------	-------------	-----------------------	-----------

Notes:

Typically, accessible parking is required to meet the following:

1106.7 Location.

Accessible parking spaces shall be located on the shortest accessible route of travel from adjacent parking to an accessible building entrance. In parking facilities that do not serve a particular building, accessible parking spaces shall be located on the shortest route to an accessible pedestrian entrance to the parking facility. Where buildings have multiple accessible entrances with adjacent parking, accessible parking spaces shall be dispersed and located near the accessible entrances.

The accessible parking provided does not appear to meet these requirements with a direct path to the access; the applicant shall revisit the parking and identify why the accessible parking cannot be provided on the southside of the building, west side of the site in order to meet the requirements of the code. *The accessible parking spaces provided on both the east and west sides of the building provide the shortest possible route to all entrances. The existing grades of the south drive-aisle are too steep to locate accessible spaces in that location.*

Typical

We highly encourage a Building pre-application meeting before applying for the permit to discuss construction type, occupancy, allowable areas, MEPs, 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.

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 2023 NEC, and the referenced NFPA editions noted in the applicable codes (i.e., 2021 IFC references the 2019 edition of NFPA 72 and NFPA 13). 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 a qualified professional. Tiered/staggered/stepped back retaining walls all require permits no matter the height of individual wall.

4/7/2025		5/5/2025	CENTURYLINK COMMUNICATIONS 20	CenturyLink		
----------	--	----------	----------------------------------	-------------	--	--

Notes:

4/7/2025		5/5/2025	COMCAST 20	Butch Buster		
----------	--	----------	------------	--------------	--	--

Notes:



PARKER
C O L O R A D O

Project Reviews Town of Parker



4/7/2025	5/2/2025	5/5/2025	CONST PLANS - ENVIRONMENTAL	Robert Seacat	REVISIONS REQUIRED	See Engineering Memo and Comments
----------	----------	----------	-----------------------------	---------------	--------------------	-----------------------------------

Notes:

SP25-021 Douglas 234 F6 AMD 2 L10B - Commercial Building– 1st Environmental Review, 5-2-25

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.

GENERAL COMMENTS (Initial, Interim and Final Plan Sheets)

1. Please include within the plan set, immediately following the Final Erosion Control Plan Sheet, all 71 pages of the Town of Parker’s CBMP Legend of Keys/Symbols, General Notes & CBMP Details (in Alphabetical Order). See link below for layout and use.
2. Please label and identify the ratio of all slopes that are 4:1 or steeper. Please note the Town of Parker does not allow any permanent slopes steeper than 3:1.
3. NO WORK SHALL OCCUR AREAS must be shaded for easy identification.
4. Provide and identify the appropriate type of inlet protection from the Town’s four standard types for the existing and proposed inlets on the site and the adjacent site to the south. The site to the south has not been developed and the inlet protection should be for Area Inlets Not in Pavement. See the REDLINED EROSION CONTROL Plan Sheets in eTRAKiT attachments.
5. Please add the additional general note (#9): TOTAL DISTURBANCE AREA = 1.42 ACRES

INITIAL CBMP PLANS

6. Please show jersey barriers or construction fence along the sides of the VTC to ensure use of the entire 50-foot pad.

INTERIM/FINAL CBMP PLANS

7. Show Masonry Work Protection (MWP) on the plans in two locations for Construction of the building.
8. Identify Erosion Control Blanket (ECB) for all slopes steeper than 4:1 on the Interim and Final plan sheets.

All CBMP comments have been addressed.

Links:

72-page layout of CBMP Legend, General Notes and Details Link:

https://drive.google.com/file/d/1oE5TRYFktV-bdRygdwIqhwaf3eQJxzs/view?usp=drive_link

4/7/2025	5/2/2025	5/5/2025	CONSTRUCTION PLANS - CIVIL	Charles Kudlauskas	REVISIONS REQUIRED	See uploaded Memo and Redlines.
----------	----------	----------	----------------------------	--------------------	--------------------	---------------------------------

Notes:

4/7/2025		5/5/2025	DOUGLAS COUNTY ASSESSORS OFFICE 20	Marian Woodward		
----------	--	----------	------------------------------------	-----------------	--	--

Notes:

4/7/2025	4/7/2025	5/5/2025	DOUGLAS COUNTY ENGINEERING DIVISION 20	DC Referrals	NOT APPLICABLE	
----------	----------	----------	--	--------------	----------------	--

Notes:

N/A



PARKER
COLORADO

Project Reviews Town of Parker



4/7/2025	5/1/2025	5/5/2025	DOUGLAS COUNTY PLANNING SERVICES DIVISION 20	DC Referrals	ADVISORY COMMENTS	
Notes: See the attached Referral Comments Report.						
4/7/2025	5/2/2025	5/5/2025	DRAINAGE REPORT - CIVIL	Charles Kudlauskas	REVISIONS REQUIRED	See uploaded Memo and Redlines.
Notes:						
4/7/2025	4/10/2025	5/5/2025	ECONOMIC DEVELOPMENT 20	Weldy Feazell	NO COMMENT	
Notes:						
4/7/2025	4/28/2025	5/5/2025	FIRE LIFE SAFETY 20	Randy Capra	REVISIONS REQUIRED	SeeNotes
Notes: Responses have been provided on the comments. Address all comments in response letter, as required. A written response to this letter shall be uploaded to this application identifying how the modification was made and where/what document and sheet number the correction can be found. Response letter is uploaded to this application.						
4/7/2025	5/4/2025	5/5/2025	IREA 20	Brooks Kaufman	REVISIONS REQUIRED	
Notes: The applicant will be required to revise transformer location to meet the Town of Parker requirements. The proposed electric metering location to be revised to meet clearances from gas and door openings. Revise landscape plan to meet the Town of Parker location requirements and CORE's clearance requirements. Proposed transformer has been relocated.						
4/7/2025	5/1/2025	5/5/2025	PUBLIC SERVICE COMPANY OF COLORADO 20	Donna George	ADVISORY COMMENTS	please see attached
Notes: please see attached						
4/7/2025	5/2/2025	5/5/2025	SITE PLAN - CIVIL	Charles Kudlauskas	REVISIONS REQUIRED	See uploaded Memo and Redlines.
Notes:						
4/7/2025		5/5/2025	SITE PLAN 20	Amber Wood Hicken		
Notes:						
4/7/2025		5/5/2025	SOUTH METRO FIRE 20	South Metro Fire		
Notes:						



PARKER
C O L O R A D O



Project Reviews Town of Parker

4/7/2025	5/2/2025	5/5/2025	TRAFFIC IMPACT STUDY - CIVIL	Charles Kudlauskas	REVISIONS REQUIRED	See uploaded Memo.
----------	----------	----------	------------------------------	--------------------	--------------------	--------------------

Notes:

Review Group: SP 1ST 20 ADD

4/7/2025	4/30/2025	5/5/2025	PARKER WATER AND SANITATION DISTRICT 20	Robert Ramsey	REVISIONS REQUIRED	see notes
----------	-----------	----------	---	---------------	--------------------	-----------

Notes:

Please see uploaded review letter. **Responses have been provided on the letter.**

Please feel free to reach out with any questions you may have.