

Comment response is inadequate, it only includes 1 of 6 pages and does not address all comments. Comment response must be in written form in a separate document. Staff has provided the development review memo in word format for this purpose. Please submit a written response document with your next submittal along with a response exhibit that includes all sheets on which staff has provided comments. Inadequate response documents will not be accepted at next submittal.

ACKNOWLEDGED, ALL CITY COMMENTS HAVE BEEN RESPONDED TO IN BOTH WRITTEN FORM AND GREENLINE RESPONSES

Comments regarding site data table have not been addressed.

SITE DATA TABLE COMMENTS HAVE BEEN ADDRESSED

Generally, many previous comments from staff, comments made multiple times, remain unanswered. These have been noted by staff in this current submittal redline. Town regulations allow for additional fees at 3rd review under such circumstances. If comments previously made remain unanswered at the next submittal, a fee will be imposed for further review. Please review development review memo and redline from previous submittal as well as current redlines to ensure all relevant comments have been addressed.

ACKNOWLEDGED AND ADDRESSED

PARKER AND PINE RETAIL PINE LANE AND S. PARKER ROAD PRELIMINARY SITE PLAN

LOT 1 BLOCK 3 PARKER AUTO PLAZA FILING NO. 1
A PART OF THE SOUTHEAST QUARTER OF SECTION 9 AND A PART OF THE
NORTHEAST QUARTER OF SECTION 16 TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE
6TH P.M. TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

LEGAL DESCRIPTION

PARKER AUTO PLAZA FILING NO. 1 – LOT 1, BLOCK 3 COUNTY OF DOUGLAS, STATE OF COLORADO.

BENCHMARK

A BRASS DISK LOCATED AT 125 FEET NORTH OF THE CENTERLINE OF A DRIVEWAY, 84 FEET SOUTH OF A DOUBLE 36 IN. CULVERT, 25 FEET WEST OF THE WEST EDGE OF PARKER ROAD, AND 25 FEET EAST OF THE WEST RIGHT OF WAY FENCE.

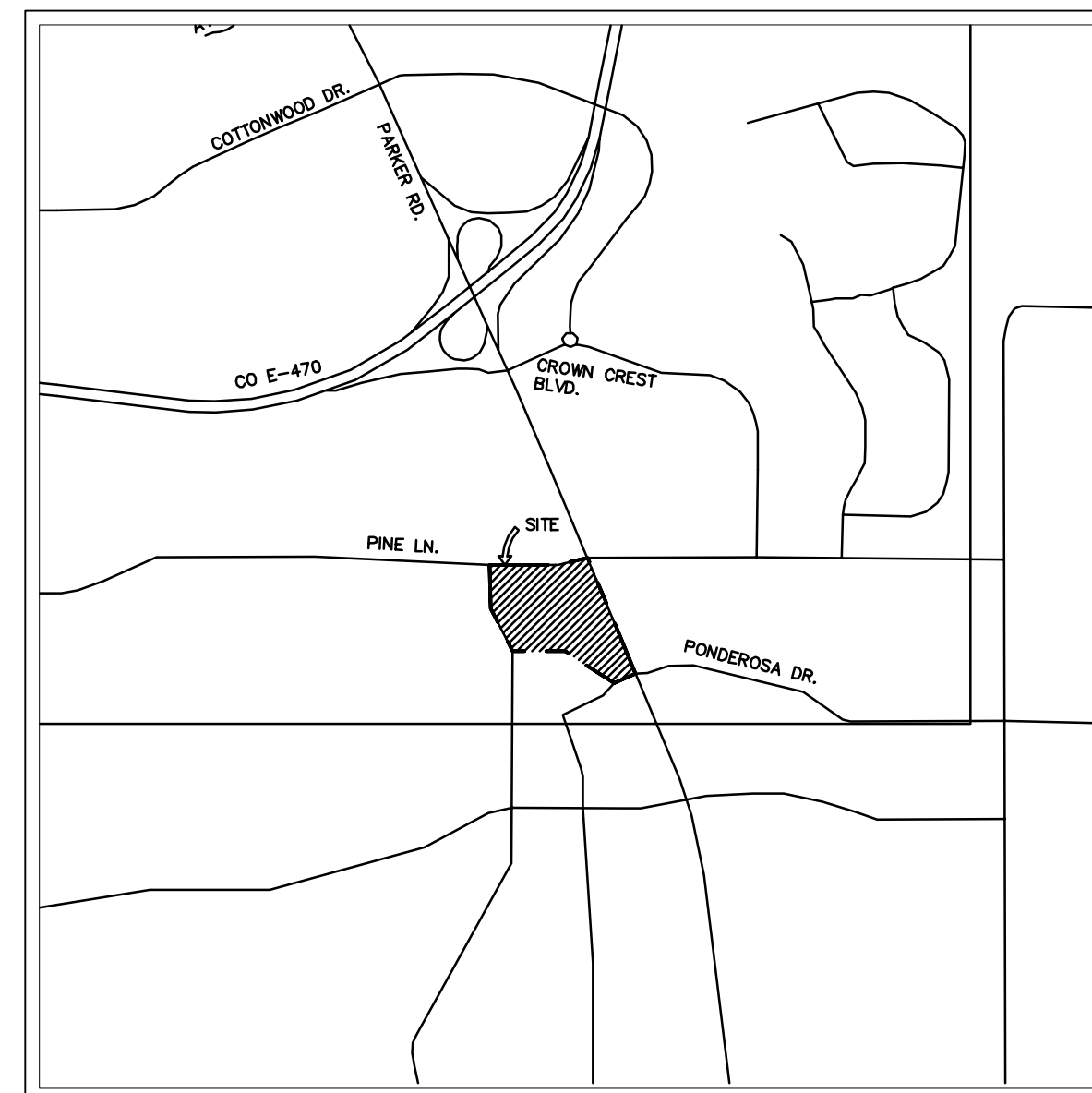
ELEVATION = 5734.25 FEET (NAVD 1988), AS PUBLISHED BY DOUGLAS COUNTY.

BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE BASED UPON THE WEST LINE OF THE SW ¼ OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN BEARING S00°17'51"W AS REFERENCED ON THE PLAT OF PARKER AUTO PLAZA FILING NO.1 AND BOUND BY THE MONUMENTS SHOWN HEREON.

FLOODPLAIN NOTE

BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 08035C0067F AND DATED SEPTEMBER 30, 2005 – SUBJECT PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA.



VICINITY MAP
1" = 2,000'

CONTACTS:

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LANDSCAPE ARCHITECT:
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TELEVISION:
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PARKER WATER AND SANITATION DISTRICT
18100 E. WOODMAN ROAD
PARKER, CO 80134
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CONTACT: DRAYTON SANDERSON

FIRE DEPARTMENT:
SOUTH METRO FIRE RESCUE AUTHORITY
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CENTENNIAL, CO 80112
TEL: (720) 989-2244
CONTACT: CHIP KERKHOVE

TOWN OF PARKER PLAN REVIEW:
20120 E. MAINSTREET
PARKER, CO 80138
TEL: (303) 805-3169
CONTACT: RANDY CAPRA

SITE DATA TABLE

Parcel	LOT/TRACK GROSS AREA (AC)	LOT/TRACK GROSS AREA (SF)	BUILDING AREA (SF)	F.A.R. (0.35 Max)	Anticipated Use	Parking		Max. Building Height	Min. Building Setbacks		
						Required (1 per 300 GSF)	Provided		Front	Rear	Side
Lot 1	1.87	81,637	17,000	0.21	Retail	57	58	35'	25	25	25
Lot 2	1.09	47,544	3,400	0.07	Fuel	11	30	35'	25	25	25
Lot 3	0.87	37,998	2,085	0.05	Fast Food	7	36	35'	25	25	25
Lot 4	1.84	79,940	5,380	0.07	Car Wash	18	44	35'	25	25	25
Lot 5	0.87	38,082	2,042	0.05	Fast Food	7	26	35'	25	25	25
Lot 6	1.42	61,714	12,870	0.21	Daycare	43	117	35'	25	25	25
Lot 7	7.99	347,953									
TOTAL	15.95	694,868	42,777	0.06			143	311			

ADDRESSSED

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This is incorrect for some of the anticipated uses.

NOTES HAVE BEEN ADDED BELOW THE TABLE TO STATE REQUIRED PARKING FOR EACH USE

SHEET INDEX

01 OF 06	COVER SHEET
02 OF 06	EXISTING CONDITIONS
03 OF 06	SITE PLAN
04 OF 06	UTILITY PLAN
05 OF 06	GRADING PLAN
06 OF 06	LANDSCAPE PLAN

Staff has previously requested clarification on why the parking exceeds the requirement by such a wide margin. This information has not been provided. Please provide.

PARKING PROVIDED INCLUDES VACUUM STALLS. REQUIRED PARKING IS LOW DUE TO THE LOW STAFF NEEDS OF AN AUTOMATED FORMAT

PLANS AND TABLE HAVE BEEN UPDATED

NOTES HAVE BEEN ADDED BELOW THE TABLE TO STATE REQUIRED PARKING FOR EACH USE

ACKNOWLEDGED AND ADDRESSED

Daycare is 1 per 4 children of licensed capacity.

NOTES HAVE BEEN ADDED BELOW THE TABLE TO STATE REQUIRED PARKING FOR EACH USE

These numbers are not reflected on the site plan. For example: Lot 1 shows 47 spaces on the site plan, but 58 are shown on this table.

Additionally, this table does not accurately reflect the minimum off street parking requirements. For example: Lot 3, 'Fast Food' requires 1 per 100 sf if drive thru/carry out only. Is this structure only 700 sf and does it have no dine in component?

Adequate parking is an important component of this preliminary site plan exercise as one of the main goals is to establish a 'fit test' for each lot and its use. Please review parking requirements per Schedule 13.06.050A.



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PHOENIX, AZ 85016

Address:

LOT 1 BLOCK 3, PARKER
AUTO PLAZA FILING NO. 1
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STATE OF COLORADO

Architect Information:



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Kimley-Horn
Kimley-Horn and Associates, Inc.

PRELIMINARY
SITE PLAN

Revisions:

#	Date	Description
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	11/30/2018	TOWN REVISION
	11/20/2019	TOWN REVISION

Sheet Title:

COVER SHEET

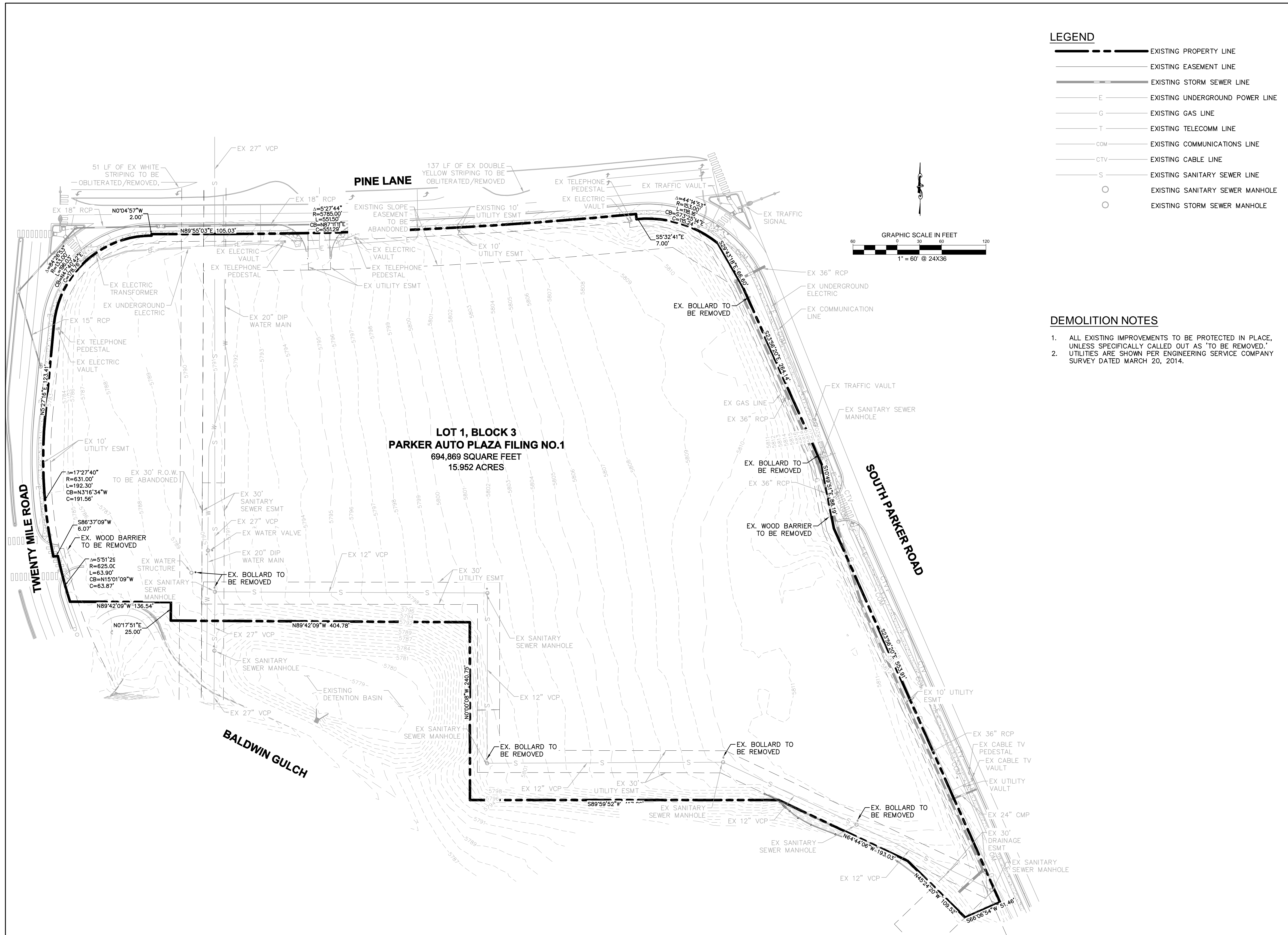
Date: 11/20/2019

Project Number: 096502001

Drawn By: STC

Sheet Number:

01 OF 06



LEGEND

---	EXISTING PROPERTY LINE
---	EXISTING EASEMENT LINE
---	EXISTING STORM SEWER LINE
---	EXISTING UNDERGROUND POWER LINE
---	EXISTING GAS LINE
---	EXISTING TELECOMM LINE
---	EXISTING COMMUNICATIONS LINE
---	EXISTING CABLE LINE
---	EXISTING SANITARY SEWER LINE
○	EXISTING SANITARY SEWER MANHOLE
○	EXISTING STORM SEWER MANHOLE

- DEMOLITION NOTES**
1. ALL EXISTING IMPROVEMENTS TO BE PROTECTED IN PLACE, UNLESS SPECIFICALLY CALLED OUT AS 'TO BE REMOVED.'
 2. UTILITIES ARE SHOWN PER ENGINEERING SERVICE COMPANY SURVEY DATED MARCH 20, 2014.

Eisenberg Company
Full service commercial real estate

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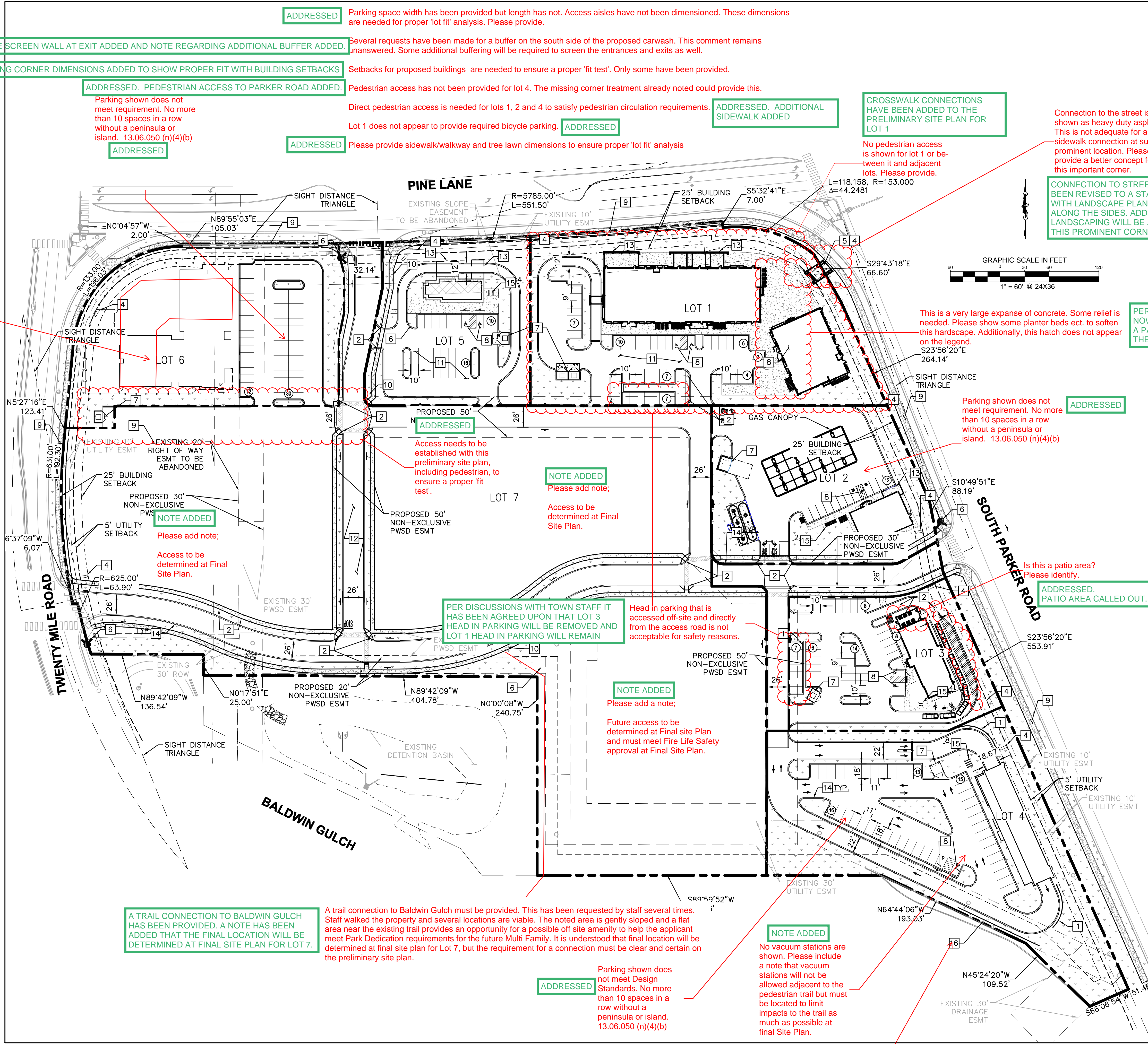
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Revisions:

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Sheet Title: **EXISTING
CONDITIONS &
DEMOLITION PLAN**
Date: 11/20/2019
Project Number: 096502001
Drawn By: STC



LEGEND

- PROPERTY LINE
- NUMBER OF PARKING SPACES
- ACCESSIBLE PARKING SPACES
- PROPOSED ELECTRICAL TRANSFORMER
- LANDSCAPED AREA
- HEAVY DUTY ASPHALT PAVING
- STANDARD DUTY ASPHALT PAVING
- BUILDING AREA WITHIN 40' OF SETBACK
- COLORED CONCRETE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- CURB AND GUTTER

KEY NOTES

- 1 PROPOSED 3' SCREEN WALL
- 2 PROPOSED ACCESSIBLE RAMP W/ 36" DEEP DETECTABLE WARNING
- 3 PROPOSED 5' WIDE PEDESTRIAN CONNECTION.
- 4 PROPOSED MONUMENT SIGN.
- 5 PROPOSED SIDEWALK STAIRS. WIDTH PER PLAN
- 6 PROPOSED FIRE HYDRANT.
- 7 PROPOSED TRASH ENCLOSURE.
- 8 PROPOSED ADA PARKING STALLS.
- 9 PROPOSED 8' CONCRETE SIDEWALK.
- 10 PROPOSED 5' CONCRETE SIDEWALK.
- 11 PROPOSED STANDARD DUTY ASPHALT PAVING.
- 12 PROPOSED HEAVY DUTY ASPHALT PAVING.
- 13 PROPOSED BUILDING OVERHANG
- 14 PROPOSED 18" VERTICAL CURB.
- 15 PROPOSED BICYCLE PARKING.
- 16 PROPOSED RETAINING WALL

NOTES:

1. ALL EXISTING OR PROPOSED LIGHTING ON-SITE, EXTERIOR, UNROOFED LIGHTING SHALL CONFORM TO THE TOWN'S LIGHTING STANDARDS UNDER SECTION 13.10.140.
2. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW FROM A PUBLIC RIGHT OF WAY. FINAL LOCATION AND SCREENING MEASURES SHALL BE DETERMINED AT TIME OF FINAL SITE PLAN UNDER CHAPTER 13.06 OF THIS TITLE.
3. LOCATION OF TRASH RECEPTACLES SHALL BE DETERMINED AT TIME OF FINAL SITE PLAN UNDER CHAPTER 13.06 OF THIS TITLE AND BE SCREENED BY A SOLID SCREEN FENCE SURROUNDING AT LEAST 3 SIDES OF THE CONTAINER.
4. CANOPIES AND PORTICO'S THAT ARE PROPOSED AT FINAL SITE PLAN TO MEET THE ZONING REQUIREMENTS FOR SETBACK PROXIMITY MUST BE PHYSICALLY AND ARCHITECTURALLY CONNECTED TO THE PRIMARY STRUCTURE AND MUST CREATE MEANINGFUL, ATTRACTIVE AND SIGNIFICANT ARCHITECTURAL INTEREST ALONG PARKER ROAD AND/OR PINE LANE.
5. DESIGN SHOWN IS PRELIMINARY. FINAL ARCHITECTURE SHALL BE APPROVED AT THE TIME OF FINAL SITE PLAN APPROVAL and is subject to all regulatory documents. **NOTE ADDED**

6. All parking and circulation requirements, including bike and ped circulation must be met. Further requirements may be imposed at time of final site plan approval. **NOTE ADDED**
7. Adequate screening, as determined by staff at time of final site plan, is required for all lots adjacent to Parker Rd. **NOTE ADDED**
8. Architecture will be required to meet all applicable regulations and standards at time of final site plan. **NOTE ADDED**

ADDRESSED Parking space width has been provided but length has not. Access aisles have not been dimensioned. These dimensions are needed for proper 'lot fit' analysis. Please provide.

ADDRESSED. LANDSCAPE SCREEN WALL AT EXIT ADDED AND NOTE REGARDING ADDITIONAL BUFFER ADDED. Several requests have been made for a buffer on the south side of the proposed carwash. This comment remains unanswered. Some additional buffering will be required to screen the entrances and exits as well.

BUILDING CORNER DIMENSIONS ADDED TO SHOW PROPER FIT WITH BUILDING SETBACKS Setbacks for proposed buildings are needed to ensure a proper 'fit test'. Only some have been provided.

ADDRESSED. PEDESTRIAN ACCESS TO PARKER ROAD ADDED. Pedestrian access has not been provided for lot 4. The missing corner treatment already noted could provide this.

ADDRESSED Parking shown does not meet requirement. No more than 10 spaces in a row without a peninsula or island. 13.06.050 (n)(4)(b)

ADDRESSED Please provide sidewalk/walkway and tree lawn dimensions to ensure proper 'lot fit' analysis

ADDRESSED. ADDITIONAL SIDEWALK ADDED Direct pedestrian access is needed for lots 1, 2 and 4 to satisfy pedestrian circulation requirements.

ADDRESSED Lot 1 does not appear to provide required bicycle parking.

ADDRESSED No pedestrian access is shown for lot 1 or between it and adjacent lots. Please provide.

ADDRESSED Connection to the street is shown as heavy duty asphalt. This is not adequate for a sidewalk connection at such a prominent location. Please provide a better concept for this important corner.

ADDRESSED CROSSWALK CONNECTIONS HAVE BEEN ADDED TO THE PRELIMINARY SITE PLAN FOR LOT 1

ADDRESSED CONNECTION TO STREET HAS BEEN REVISED TO A STAIRWAY WITH LANDSCAPE PLANTER BEDS ALONG THE SIDES. ADDITIONAL LANDSCAPING WILL BE ADDED TO THIS PROMINENT CORNER.

Orientation does not relate to either of the two adjacent streets. The structure should be reversed and the corner should provide the presence needed and required by the Design Standards.

PER DISCUSSIONS WITH TOWN STAFF, LOT 6 BUILDING ORIENTATION HAS BEEN ROTATED TO HAVE A STRONGER PRESENCE ALONG PINE LANE. SITE LAYOUT DOES NOT FUNCTION WITH A REVERSED BUILDING ORIENTATION.

NOTE ADDED Please add note; Access to be determined at Final Site Plan.

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NOTE ADDED Please add a note; Future access to be determined at Final site Plan and must meet Fire Life Safety approval at Final Site Plan.

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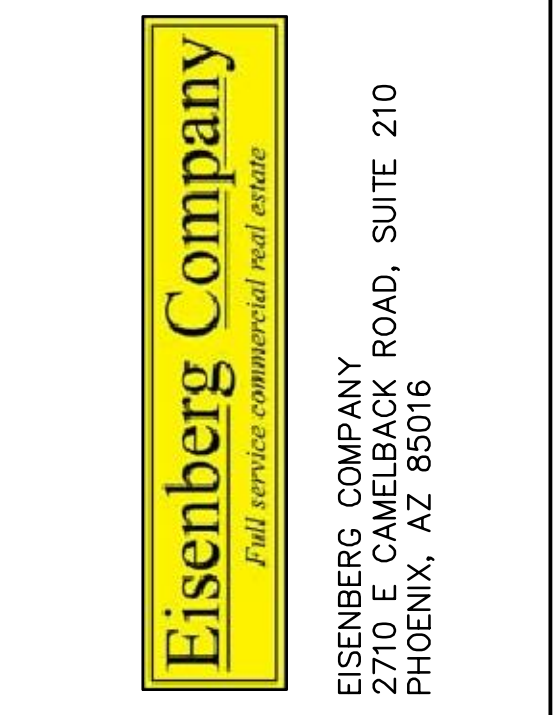
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Address:
LOT 1 BLOCK 3, PARKER AUTO PLAZA FILING NO. 1
 COUNTY OF DOUGLASS,
 STATE OF COLORADO



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PRELIMINARY SITE PLAN

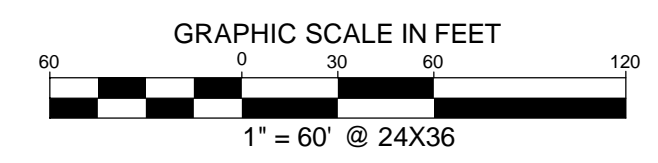
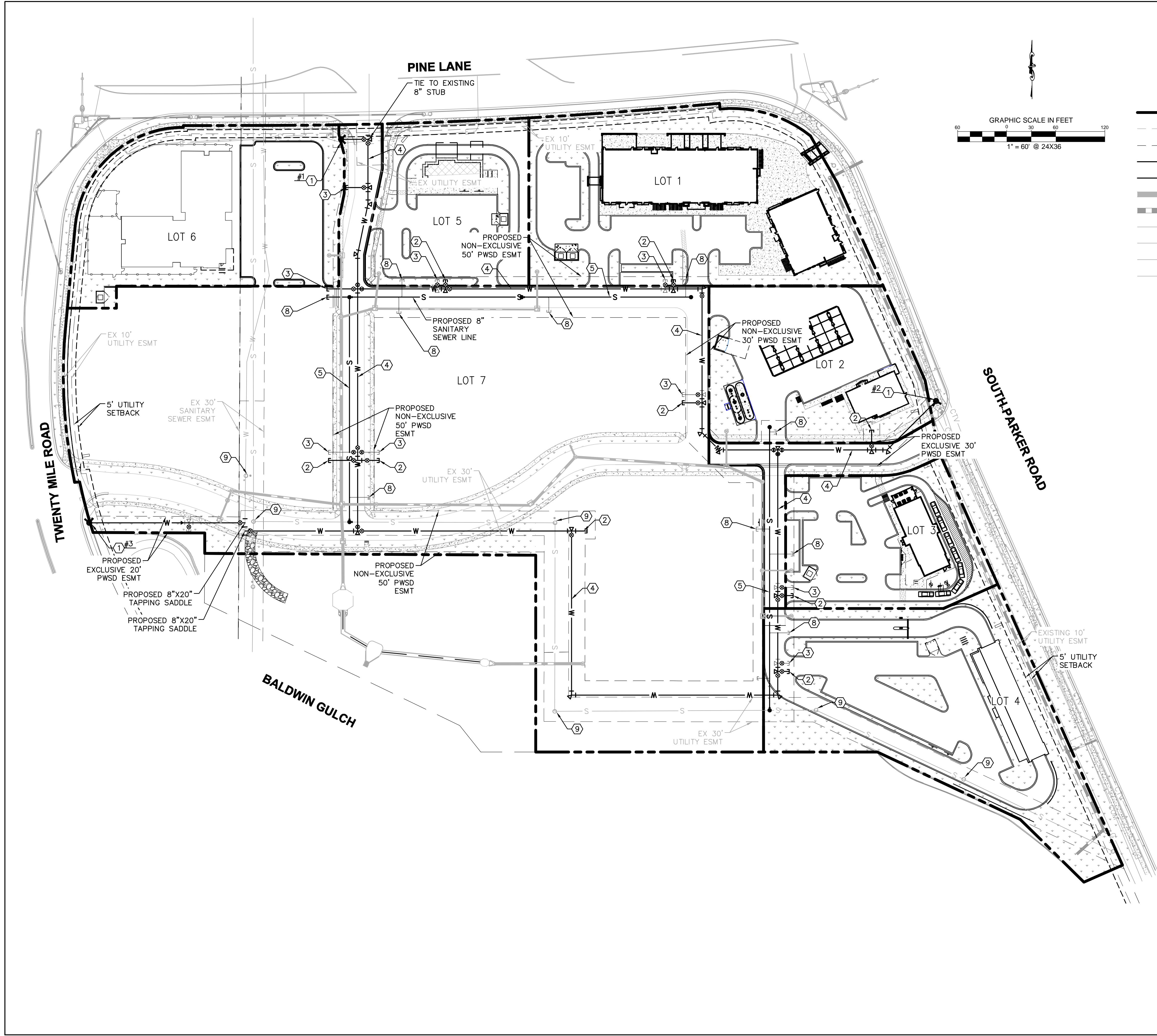
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Sheet Title:
PRELIMINARY SITE PLAN

Project Number: 096502001
 Drawn By: STC

Sheet Number:



UTILITY LEGEND

- EXISTING PROPERTY LINE
- - - EXISTING EASEMENT
- - - PROPOSED EASEMENT
- S- PROPOSED SANITARY SEWER LINE
- W- PROPOSED WATER LINE
- - - PROPOSED STORM DRAINAGE LINE
- - - EXISTING STORM DRAINAGE LINE
- G- EXISTING GAS LINE
- W- EXISTING WATER LINE
- S- EXISTING SANITARY SEWER LINE
- E- EXISTING ELECTRIC LINE
- PROPOSED FIRE HYDRANT W/ BOLLARDS
- ⊠ PROPOSED METER
- ⊕ PROPOSED WATER VALVE
- ⊕ ⊕ PROPOSED TEE / BEND
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER MANHOLE W/ FLOW ARROWS

SITE KEYNOTES

- ① PROPOSED FH W/ 6" GATE VALVE
- ② PROPOSED 8" STUB W/TEMP BLOW-OFF
- ③ PROPOSED 6" FIRE SERVICE W/TEMP BLOW-OFF
- ④ PROPOSED 8" WATER MAIN
- ⑤ PROPOSED 8" SEWER MAIN
- ⑥ NOT USED
- ⑦ PROPOSED 4" SEWER SERVICE
- ⑧ PROPOSED 6" SEWER SERVICE
- ⑨ ADJUST EXISTING STRUCTURE TO PROPOSED GRADE



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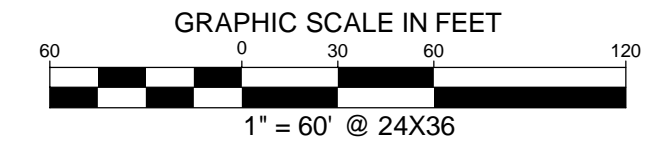
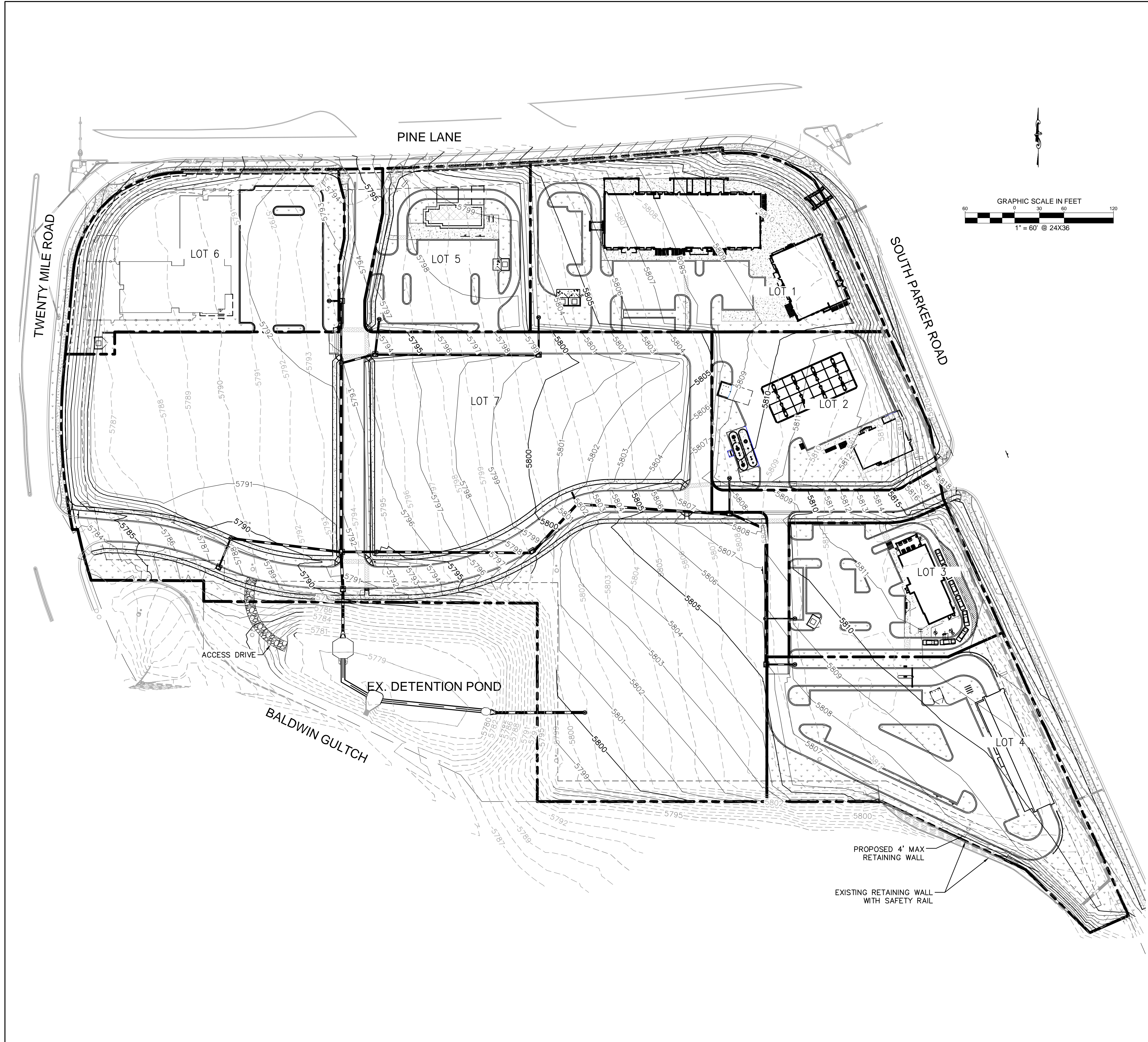
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**PRELIMINARY
UTILITY PLAN**

Date: 11/20/2019
Project Number: 096502001
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LEGEND

	EXISTING PROPERTY LINE
	EXISTING CONTOUR
	PROPOSED CONTOUR
	EXISTING STORM SEWER
	PROPOSED STORM SEWER
	PROPOSED STORM INLET

BENCHMARK
 A BRASS DISK LOCATED AT 125 FEET NORTH OF THE CENTERLINE OF A DRIVEWAY, 84 FEET SOUTH OF A DOUBLE 36 IN. CULVERT, 25 FEET WEST OF THE WEST EDGE OF PARKER ROAD, AND 25 FEET EAST OF THE WEST RIGHT OF WAY FENCE.
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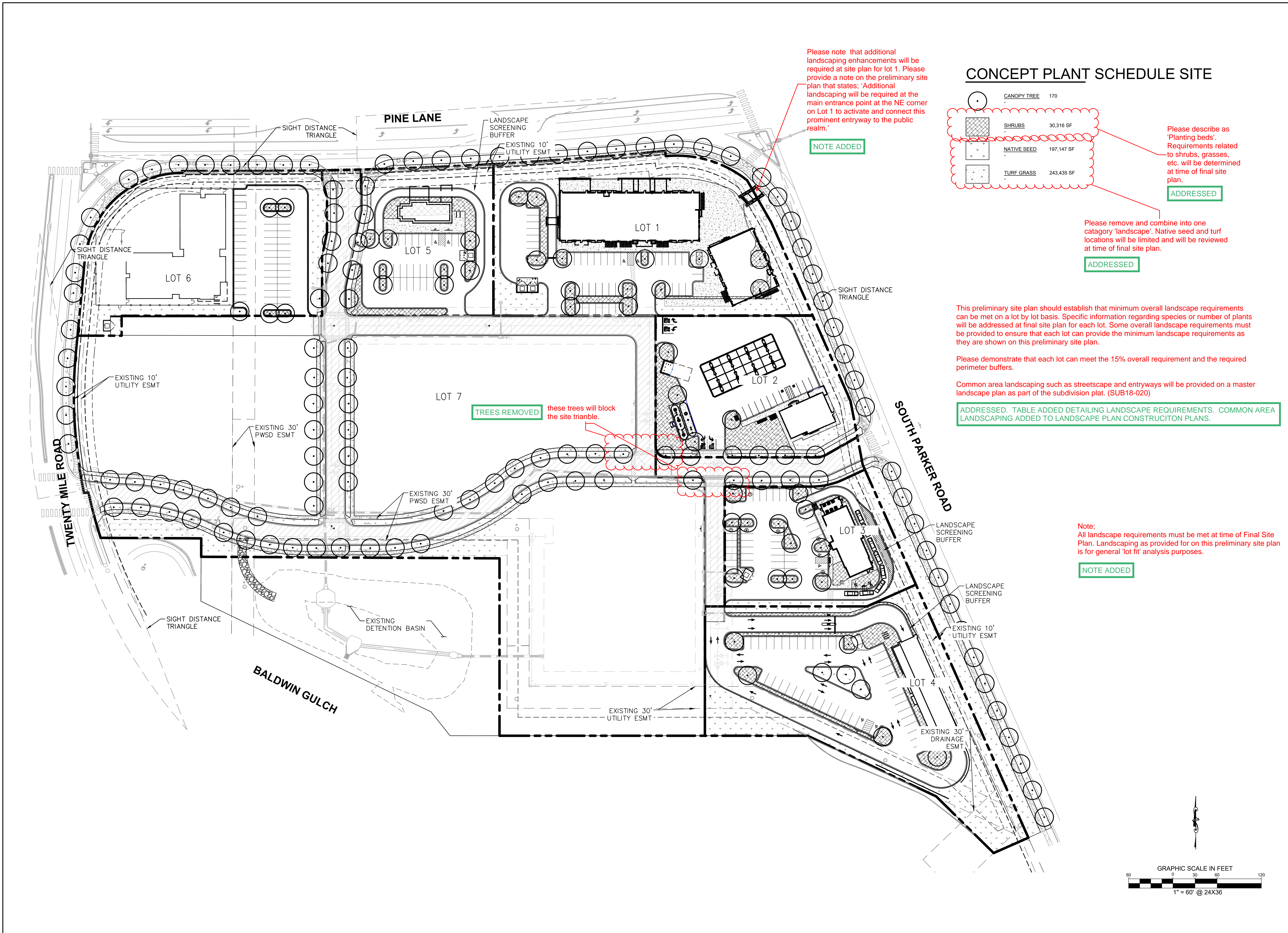
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 GRADING PLAN**

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Sheet Title:
**PRELIMINARY
LANDSCAPE PLAN**

Date: 11/20/2019
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Sheet Number:
06 OF 06

