



Development Review Division

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

MEMORANDUM

TO: Mark Pierson, RTA Architects
FROM: Paul Workman, Senior Planner
DATE: September 3, 2019
SUBJECT: SP18-081 Site Plan for Medical Office Building at Parker Adventist

Listed below are the Planning Division's comments related to your applications, 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:

Paul Workman

EMAIL: pworkman@parkeronline.org

PHONE: 303.805.3327

GENERAL PROJECT COMMENTS:

1. For your reference, any future approvals of this Site Plan are final. The Planning Division will use this plan set to determine compliance at the time of inspection for Certificate of Occupancy. Therefore, any changes to an approved Site Plan need to be reviewed and approved by the Planning Division through the appropriate process prior to inspection.
2. The Planning Division has referenced certain sections of the Land Development Ordinance (LDO). A copy of this document is available at:
[LDO](#)
3. 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.
4. Signage was not reviewed, nor was it approved as part of this review. All signage will need to obtain a separate sign permit for all signage.

SITE PLAN:

Sheet 1 of 12 (Cover Sheet):

1. **Please update the legal description on this sheet for accuracy.**

Comment Addressed: Yes No

Response:

The legal description has been corrected.

Sheet 2 of 12 (Site Plan):

Repeat Comment(s)/Redline(s)

1. **Please add all specific setbacks to this sheet. Staff will use this information during the future building permit review and Foundation Location Certificate review.**

Comment Addressed: Yes No

Response:

Per the Crown Point Center Development Guide (3rd Amendment), the required setbacks for "Commercial/Office/Hotel District" (9.2.1) is noted in Section 9.2.1.3.3 Minimum Setback. The section states in part, "Thirty (30) feet shall be required in areas abutting perimeter and interior public streets and the boundaries of the Planning Area", and "no minimum setback will apply adjacent to property lines which merely separate uses whether or not under separate or different ownerships". The only applicable setback requirement for our project is the Thirty (30) feet for the portion of the property along Crown Crest Blvd., which is an abutting perimeter street. There are no other required setbacks. The required setback has been shown on Sheet 2 of 12. Also, additional dimensions have been added to Sheet 2 of 12 to clarify distance from building to property line.

Comment(s) Based on Revisions

1. **Please update the trash enclosure and generator enclosure references for accuracy.**

Comment Addressed: Yes No

Response:

Drawing callouts for the trash enclosure and generator enclosure have been revised on Sheet 2 of 12 to reference the correct sheet.

Sheet 4 of 12 (Landscape Plan):

Repeat Comment(s)/Redline(s)

1. **Please label and provide details for the paving at the east entrance.**

Comment Addressed: Yes No

Response:

Graphic "crosshatch" has been removed from paving at the east entrance. Paving at this area is the same as the concrete paving/sidewalk at the rest of the site.

Sheet 9 of 12 (Bridge and Site Enclosure Elevations):

Comment(s) Based on Revisions

1. **Please confirm that the bridge is still planned to be constructed as a part of this project.**

Comment Addressed: Yes No

Response:

Confirmed. The bridge is still planned to be constructed as a part of this project.

Sheet 11 of 12 (Site Lighting Photometric Plan):

Repeat Comment(s):

1. **The uniformity table does not meet 13.10.140.e.3.b. Please revise for compliance.**

Comment Addressed: Yes No

Response:

The Site Lighting has been revised so that the photometrics comply with the uniformity requirements in 13.10.140.e.3.b.

OUTSIDE REFERRAL AGENCY COMMENTS

Please address all outside referral agency comments with a written response. At the time this letter was drafted, the following agencies have provided comments for the applicant to address. **It is in the applicant's best interest to continue to monitor the project in TRAKiT as additional comments may be posted after the release of this letter.**

- **Town of Parker Building Division**
- **Fire Life Safety**
- **Intermountain Rural Electric Association (IREA)**
- **Town of Parker Public Works/Engineering - forthcoming**

Comment(s) Addressed: Yes No

Response:

TOWN OF PARKER BUILDING DIVISION

1. Please clarify if the bridge between the building will be a separate submittal or part of original construction for the new building. **Response: The bridge is still planned to be constructed as a part of this project. "Alternate" note has been removed from submittal.**

2. A separate remodel permit will be required no matter the answer to #1 for the existing Sierra building modifications because of the bridge connection. **Response: Comment is acknowledged.**

FIRE LIFE SAFETY

1. The application is calling for the proposed "elevated bridge" to be an alternate with regard to the submittal; the applicant shall either remove the "elevated bridge" from the project or remove the designator "alternate". The applicant shall submit for exactly what is to be constructed. Comments such as "alternate" shall be removed from all plans and documents. Address this issue when resubmitting. **Response: The bridge is still planned to be constructed as a part of this project. "Alternate" note has been removed from submittal.**

2. Applicant did not provide the overall utility plan as was indicated in the applicant's lasted response to Fire/Life Safety. **Response: Overall utility plans are included in the 08-R3-Civil Construction Documents-Utility Plans document.**

IREA COMMENTS

1. The applicant will need to provide proposed transformer and metering locations on the site plan. In addition, provide on the site plan and construction plan the existing utilities, utility easements and show proposed transformer location. **Response: Proposed transformer and metering locations on Sheet 11 of 12. Existing utilities, utility easements, etc. are shown in the 08-R3-Civil Construction Documents-Utility Plans document.**

TOWN OF PARKER PUBLIC WORKS

1. Construction Plans: Water and sanitary lines are required to be at least 1.5' below the storm sewer. They are currently called out at 1.5' + which could cause confusion in the field. Please replace the "plus or minus" portion of the callout with "minimum" where the spacing is 1.5-feet. **Response: "Plus or Minus" notes has been replaced with "Minimum".**

2. Construction Plans: Provide a utility set for review. **Response: Overall utility plans are included in the 08-R3-Civil Construction Documents-Utility Plans document.**

TOWN OF PARKER PUBLIC WORKS (Continued)

3. Construction Plans: Provide the legal descriptions and exhibits for the required 25-foot wide easements over all proposed storm sewer. **Response: Legal descriptions and exhibits are included in the 08-R3-Civil Construction Documents-Utility Plans document.**

4. Public Improvements Cost Estimate: Revise the quantity of "asphalt removal" to 500 SY. **Response: The quantity of "asphalt removal" has been revised as requested.**

5. Right Turn Lane Cost Estimate: Please revisit the costs for base course and asphalt paving as they appear to extremely low. **Response: Costs for base course and asphalt paving have been revised.**

6. Site Plan: Provide a median landscape plan. **Response: A median landscape plan has been provided on Sheet 4 of 12 in the 07-R3-Site Plan Exhibits document.**

Parker Adventist Hospital, Jonathan Fisher

Property Owner

9/16/2019

Date

RTA Architects, Mark Pierson

Project Representative

9/16/2019

Date