



Development Review Division

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

MEMORANDUM

TO: Jeanne Shaffer, Groundwork Entitlement Services, LLC
FROM: BrieAnna Simon, Associate Planner
DATE: July 25, 2019 **(RESPONSE TO STAFF COMMENTS CREATED NOVEMBER 4, 2019)**
SUBJECT: SP19-062, Site Plan, Horseshoe Ridge Block 1 Lot 2 - Multi-Tenant Commercial

Listed below are the Planning Division's comments related to your 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: BrieAnna Simon
EMAIL: bsimon@parkeronline.org
PHONE: 303.805.3338

GENERAL PROJECT COMMENTS:

- The Planning Division has referenced certain sections of the Town Master Plan (TMP). A copy of this document is available at:
[Commercial Design Standards](#)
[Land Development Ordinance](#)
- 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.

PROJECT NARRATIVE

General Comment(s):

- Building Location and Orientation: The proposed development does not have any building entrances facing Pardee St. Please update accordingly.**

Comment Addressed: Yes No

Response:

The retail building has been re-oriented 180 degrees and shifted to the southeast corner towards the Hess Road and Pardee St. intersection as noted. The building entrances are located to the north to face Pardee Street and the adjacent parking lot. The south side of the façade, facing Hess Road includes three entry doors and other features to enhance the south side of the building to look similar to the north side of the building). Because of the drive-thru location and requirement to push the building closer to the street, it is not possible to have both the drive-thru and the main entrances on the south side of the building with no parking near the main entry of the building. We feel the site layout and the architectural design address the challenges associated with this site while meeting the architectural and site design standards in the code.

2. Building Location and Orientation: Please remove reference to the Learning Center as this applicant is focusing on the multi-tenant building.

Comment Addressed: Yes No

Response:

References to the Learning Experience have been removed.

3. Screening: Show the drive through architectural trellis detail on the site plan. This detail is not clearly shown on the provided plans.

Comment Addressed: Yes No

Response:

Since the building has been rotated 180 degrees, the need for screening the drive thru with the adjacent residential is not required. Refer to Item #9 below for screening of the new drive thru lane.

4. Building Materials: Please indicate the type of EIFS being used.

Comment Addressed: Yes No

Response:

The proposed EIFS will be a drainable system.

5. Please update the narrative as appropriate based on the comments below.

Comment Addressed: Yes No

Response:

The project narrative has been updated for this submittal.

Commercial Design Standards

III.1.C. Site Design:

6. Developments shall locate buildings near the primary street(s) with most of the parking on the side or rear of buildings. To enhance the corner and primary streets, the building should be moved to the corner. Staff recommends rotating the building 180 degrees to have parking interior and behind the building, along with the drive through elements along Hess Rd and Pardee St.

Comment Addressed: Yes No

Response:

The building has been relocated on the site to the SE corner of the property, closer to Hess and Pardee. The parking for the building is located on the side (west) and to the rear (north) of the building. The building has been rotated 180 degrees to accommodate this per staff's recommendation. We would like to note that the 180 degree rotation causes the main entrances of the building to be facing north (interior to the site), which is what must occur for the building to function properly, with direct access from the parking to the main entrances to the tenant spaces. We have added additional façade treatments to the south side of the building to resemble the north side of the building, incorporated entry features and doors to make up for the south facade not including the main entrances to the tenant spaces.

III.1.D. Pedestrian Access:

- 7. Pedestrian connections to adjacent developments shall be provided. Provide and enhance pedestrian connections throughout these two adjacent lots.**

Comment Addressed: Yes No

Response:

A direct pedestrian connection between the primary facades of each building on each side has been added to the site plan. Pedestrian connections to the site from Pardee Street ROW are provided.

III.1.F. Screening:

- 8. The location of the garbage storage cannot face any street. Relocate the location of the garbage to be screened from and not face all roadways in order to mitigate visual impact.**

Comment Addressed: Yes No

Response:

The trash enclosure cannot be located in a manner that does not face a public street or adjacent residential property. The best location for the trash enclosure is in the northwest corner of the site, located over 25 feet east of the west property line, east of the detention pond, and facing north into the commercial property to the north. We feel this location provides the best access to the trash enclosure and least impact to the surrounding residents.

- 9. Screening shall be integrated into each project's overall site design. Staff recommends enhancing the corner element of this site with items such as: a knee wall, retaining wall, low decorative fence or combo thereof. See example provided on Site Plan – Redlined Document.**

Comment Addressed: Yes No

Response:

A proposed screenwall / decorative fence has been proposed at the southeast corner of the site. The intent of this feature is to provide a shared sign for the development as well as screening of the adjacent drive thru lane located at the southeast corner of the mixed-use building. The design incorporates design features and materials utilized on the adjacent building including brick columns.

III.2.A. Mass and Scale:

- 10. Significant change in the building corners should be provided to emphasize entries. Please adjust accordingly. See example Figure 3.13 provided on the site plan.**

Comment Addressed: Yes No

Response:

Revisions to the building design have been implemented to emphasize the entrances at the building corner / end cap units, including design features such as canopies, raised parapets / towers, pronounced cornices, and accent color.

- 11. Elevations shall incorporate wall plane projections or recesses having a depth of at least 3 percent of the length of the façade and extending at least 20 percent of the length of the façade. See the examples Figure 3.14 and Figure 3.15 provided on the site plan.**

Comment Addressed: Yes No

Response:

In response to Town Standard Section III.2.A.2., the proposed design has incorporated requirements of Standards III.2.A.2(a) and III.2.A.3(b) by providing wall projections with significant depth and extending at least 20 percent of the length of the façade. We have also incorporated a repeating pattern, i.e. masonry pilasters, that includes at least three instances of color change, texture change and material module change on all the facades. The standards indicate that the required articulation only applies to wall facades greater than 100 feet, however articulation has been incorporated on both the east and west facades which normally would not be required by this section of the design standards. Please see the exhibits on the building elevation showing the spacing and depth of each articulation for each façade.

- 12. Quality Materials shall be used. "Clear anodized insulated metal panel" areas should be replaced with a quality material, such as brick. This will enhance the required "Top, Middle, and Base" design principle.**

Comment Addressed: Yes No

Response:

"Clear Anodized insulated metal panels" have been eliminated and replaced with glass. Since this building is going to be used for retail/restaurant usage, the location of the entry doors is subject to change depending on the tenants' needs. Masonry / solid wall at the bottom of the storefront may need to be re-done every time a new tenant occupies the space which can compromise the appearance of the building if the work is not done properly. We feel the additional fenestration is a quality material and the building meet the design principle for "Top, Middle, and Base"

III.2.B. Architectural Elements and Articulation:

- 13. Areas fronting the street shall be architecturally enhanced (reduce the amount of EFIS being used). This should include enhanced corners and plane projections.**

Comment Addressed: Yes No

Response:

The street facing facades have been enhanced with additional masonry and the incorporation of articulated / enhanced corner towers and plan projections.

III.2.C. Building Materials:

- 14. Indicate if the EIFS being used is water managed or barrier type.**

Comment Addressed: Yes No

Response:

The proposed EIFS will be a drainable system

III.2.E. Roofing:

15. Buildings with flat roofs shall be designed to create visual interest by using variations in parapet height, articulation of cornice lines, decorative scuppers or other features. Provide a greater variation in the parapet heights to enhance the overall image of high quality and permanence.

Comment Addressed: Yes No

Response:

The design incorporates parapets of varying heights, with the corner entry towers extended higher to provide clear visual distinction of the entrance locations at the end unit spaces. We feel the proposed flat roof design is in conformance with the regulations and is proportional for a one-story building. Staff has suggested that a clear story second story could be appropriate. This request by staff is not a requirement listed in the code and we feel is not an appropriate feature for a one-story building of this size with retail uses in this location adjacent to residential land uses.

Land Development Ordinance

Section 13.06.050 – Parking Regulations:

16. Drive-through, vehicle stacking and queuing areas are secondary to the function of a site and do not interfere with other pedestrian and vehicle movements. The proposed drive-through stacking should be altered to minimize noise and ensure headlights are not being directed towards the residential zoning adjacent to this lot. Staff recommends rotating the building site 180 degrees to the right to have the drive through adjacent to Hess Road and Pardee Street. Please adjust accordingly.

Comment Addressed: Yes No

Response:

The re-orientation of the building by 180 degrees also shifted the location of the drive-thru and stacking areas. The stacking of the drive-thru now faces away from the residential property to the west, mitigating impacts of headlights. With the amended site design, the stacking of the drive-thru does not interfere with vehicular circulation on the site.

17. No structures are permitted within a utility easement, which includes all curb and gutter for the parking lot. Please adjust accordingly.

Comment Addressed: Yes No

Response:

We met with IREA regarding improvements in their existing easements and curb, gutter, sidewalk, drive lanes, and parking are all allowed to be located within the easement area. There are not improvements located in the easements that are not allowed by IREA.

18. All measurements should be taken from asphalt to asphalt. The curb and gutter does not count towards the parking space width and depth. Please update all measurements.

Comment Addressed: Yes No

Response:

The measurement has been adjusted.

19. Developments shall locate buildings near the primary street(s) with most of the parking on the side or rear of buildings. To enhance the corner and primary streets, the building should be moved to the corner. Staff recommends rotating the building 180 degrees to have parking interior and behind the building, along with the drive through elements along Hess Rd and Pardee St.

Comment Addressed: Yes No

Response:

The building has been reoriented to the corner and the parking is now located north and west of the building.

Section 13.06.050 – Bicycle Parking Regulations:

20. Please indicate on the site plan where the eight bicycle parking spaces will be provided. Bicycle parking facilities shall be located near building entrances, shall be visible from the primary entrance of the land use they serve and shall not be located in automobile parking lots.

Comment Addressed: Yes No

Response:

Bicycle parking is located on the west side of the building.

21. Please provide a bicycle parking detail in order to determine if the proposed structure meets the requirements outlined in Section 13.06.060.

Comment Addressed: Yes No

Response:

Bicycle Parking Detail has been added to the Civil Details sheets.

Section 13.06.070 – Landscape Regulations:

22. Traditional turf grasses shall only make up fifteen percent (15%) of any required on-site landscaping for commercial uses. If turf grass is being used on site, please provide the total percentage of turf grass being used for on-site landscaping.

Comment Addressed: Yes No

Response:

Turf grass is only present in the ROW

23. Please remove from the ledge if not being used or update the proposed landscape plan to utilize this symbol.

Comment Addressed: Yes No

Response:

Legend has been updated

24. The Acer Rubrum Deciduous Tree is a prohibited species within the Town of Parker per the Construction Specifications and Design Considerations for Parks, Trails and Streetscapes. This species is prohibited due to chlorosis problems. Please choose another permitted tree species.

Comment Addressed: Yes No

Response:

This tree species has been removed from plan.

25. A symbol is not provided for any shrubs within the proposed landscape plan. Please remove from the plant list table if not being used or update the proposed landscape plan and legend to utilize a symbol.

Comment Addressed: Yes No

Response:

Legend has been updated.

26. Please identify all landscaping types within the legend.

Comment Addressed: Yes No

Response:

Legend has been updated.

27. Please use a different symbol for concrete sidewalk path and bluegrass turf grass. Same symbol is being used for both. What material is being used to connect to the existing sidewalk west of the site?

Comment Addressed: Yes No

Response:

Hatches have been updated.

28. Provide a table that indicates the following: total percent of developed area for landscaping; total percent of ground cover of living plant material; percent of required landscaping to be covered with mulch or stone. Please refer to Section 13.06.070(1)(3).

Comment Addressed: Yes No

Response:

Table has been included

29. Additionally, provide a table that outlines the required landscaping verses what is being provided for shrubs, grasses and trees. Please refer to Section 13.06.070(1)(5).

Comment Addressed: Yes No

Response:

Table has been included

30. Provided landscaped area adjacent to residential shall be enhanced to meet the screening requirements outlined for parking and drive isles adjacent to residential zones. Such as, screening materials shall provide a minimum opacity of seventy-five percent (75%) during the summer months. Please show how screening will be provided.

Comment Addressed: Yes No

Response:

Screening exceeds requirements.
Elevation of west side has been added

31. Parking lots adjoining another parking lot shall provide a buffer a minimum of eight (8) feet. Please adjust accordingly.

Comment Addressed: Yes No

Response:

The site area is very constrained and providing a buffer between parking on commercial properties that are linked and share a drive aisle that is along the property line, is not completely feasible. Additionally, the parking that the buffer will separate is only 11 spaces on the subject property and 9 spaces on the property to the north. To try and meet this requirement work with such a constrained lot, we added an internal island between the parking and the drive aisle is 6.96'.

32. Landscaped islands shall be at least the size of one (1) full-sized parking space (one hundred sixty-two [162] square feet) and have no dimension fewer than nine (9) feet. Please adjust accordingly.

Comment Addressed: Yes No

Response:

Landscaped islands have been increased in size.

33. Landscaped Islands shall contain one (1) tree and five (5) shrubs shall be planted for each incremental one hundred sixty-two (162) square feet. For each incremental fifteen (15) square feet, an additional shrub shall be planted. One (1) tree may be substituted for ten (10) shrubs when approved during the site plan process. Please adjust accordingly.

Comment Addressed: Yes No

Response:

Parking lot islands meet or exceed plant requirements.

34. Provide a table showing the required site perimeter trees and shrubs verses what is being provided. Include the total percent of evergreens being provided. Please refer to Section 13.06.070(p).

Comment Addressed: Yes No

Response:

Table has been added

35. Site perimeter groupings shall be a minimum of five (5) trees for each grouping.

Comment Addressed: Yes No

Response:

Perimeter trees to the east are existing. Site perimeter trees are spaced at the required 40'

36. Plant material shall be located at building corners and along all commercial building sides. Please adjust accordingly. Please enhance building entryways with ornamental plant material.

Comment Addressed: Yes No

Response:

Foundation plantings have been added

Section 13.06.090 – Screening Regulations:

37. The proposed residential uses to the west of the building are within the outlined requirements for meeting these standards outlined in Section 13.06.090. Ensure and show the provided landscape meets the screening and irrigation requirements outlined in Section 13.06.090. Please adjust accordingly.

Comment Addressed: Yes No

Response:

Requirements have been met with this submittal.

38. Please show an elevation for how the retaining wall and screening will be provided.

Comment Addressed: Yes No

Response:

The retaining wall will be significantly lower than the adjacent residential. Additional landscaping will be added to help screen the property from the adjacent residential. Elevation has been included with this submittal shown on the landscape plan.

Section 13.10.140 – Lighting Regulations:

39. A maximum of one (1) foot-candle is allowed at the lot line of any site. Please adjust accordingly.

Comment Addressed: Yes No

Response:

The foodcandles along the adjoining property line have been adjusted.

40. There must be a numeric value associate with the Uniformity Ratios (Max/Min and Avg/Min). If the ratios are zero please remove the zero values from the area and recalculate.

Comment Addressed: Yes No

Response:

This has been updated on the site photometric plan.

41. Signs are not being evaluated with this site plan review. All sign lighting will be reviewed at the time of a separate sign permit. Please add a note indicating this lighting is not being reviewed at this time but under separate permit.

Comment Addressed: Yes No

Response:

All signage lighting has been removed from the site photometric plan

OUTSIDE REFERRAL AGENCY COMMENTS

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

- Cherry Creek Basin Water Quality Authority
- Fire Life Safety
- IREA
- Parker Water and Sanitation
- Public Service Company of Colorado
- Town of Parker – Building
- Town of Parker – Stormwater (Construction Plans)
- Town of Parker – Stormwater (Drainage Report)
- Town of Parker – Stormwater (Site Plan)
- Town of Parker – Environmental (Construction Plans)
- Town of Parker – Civil (Site Plan)

These comments are available on eTRAKiT. Please address accordingly.

Cherry Creek Basin Water Quality Authority

Comment(s) Addressed: Yes No

Response:

No comments were provided. Sign off on etrakit says “Advisory” but there are not comments included or attached to the etrakit file.

Fire Life Safety

Comment(s) Addressed: Yes No

Response:

Five comments were provided, below are the responses to each of those comments:

1. We are aware of the limitations on vertical construction timing.
2. We understand the updated of the ICC code year.
3. An auto turn analysis has been provided.
4. The access roads meet the clear-width and weight bearing requirements.
5. Due to the re-orientation of the site, the riser room is now located in the SW corner of the building.

IREA

Comment(s) Addressed: Yes No

Response:

We are also aware of the electrical infrastructure shown on the survey redlined by IREA. The existing single-phase transformer and switch will be relocated. IREA asked for 15’ easements (7’ additional to existing 8’ easement). In a meeting with IREA, we were informed that paving, curb, gutter, drive lanes, sidewalk, are all allowed within the IREA easements. We can potentially meet this requirement in some areas, but in others it significantly constrains the site, does the location or relocation of existing lines on the east side of the property impact the need for additional easement area?

Parker Water & Sanitation

Comment(s) Addressed: Yes No

Response:

See comment response letter attached to the end of these comment responses.

Public Service Company of Colorado

Comment(s) Addressed: Yes No

Response:

The comments instructed us to complete the application process for any new natural gas lines via Xcel Energy website. We will begin this process after the 2nd review of the site plan by the Town.

Town of Parker - Building

Comment(s) Addressed: Yes No

Response:

Comment provided by Randy Capra: Building permit application will not be accepted/reviewed until the associated site plan is approved. All plans submitted for Building’s review must meet the 2018 I-Codes, the 2017 NEC, and the correctly referenced NFPA editions noted in applicable codes (i.e. 2018 IFC references the 2016 edition of NFPA 72). 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. Note - a building permit is required for commercial fencing, pergolas, outbuildings, outdoor lighting, and for retaining walls that are four feet or taller... as measured from the base of the retaining wall footing.

Response: Comment is noted and will be addressed as we move through the process.

Town of Parker – Stormwater (Construction Plans)

Comment(s) Addressed: Yes No

Response:

See comment response letter attached to the end of these comment responses.

Town of Parker – Stormwater (Drainage Report)

Comment(s) Addressed: Yes No

Response:

Drainage Report redlines have been addressed.

Town of Parker – Stormwater (Site Plan)

Comment(s) Addressed: Yes No

Response:

Site Plan redlines have been addressed.

Town of Parker – Environmental (Construction Plans)

Comment(s) Addressed: Yes No

Response:

Construction plan redlines have been addressed.

Town of Parker – Civil (Site Plan)

Comment(s) Addressed: Yes No

Response:

See comment response letter attached to the end of these comment responses.

Comment(s) Addressed: Yes No

Response:

We have addressed all comments provided to us for the first review. Responses to comments are located in this letter or attached as supplemental responses. Attached plans incorporate requested redline changes.

Property Owner	Date
	11/4/2019
Project Representative	Date

Additional Comment Responses

Town of Parker – Civil Engineering Comments dated July 18, 2019

Civil Construction Plans

1. In order to preserve intersection sight distance, the access at the northeast corner of the site (off of the private drive) will need to be at least 100-feet away from Pardee Street.
Response: The drive is left in place, but is now one way, right turn out only.

2. It is the Engineering Department’s understanding that Planning will be requesting that the drive through be shifted to the southeast corner of the site. This would be preferable as this configuration would reduce the chances of the drive through traffic spilling into the access drive.
Response: Drive through shifted to the southeast corner.

PWSD Construction Plans

3. Remove the Town’s engineering signature block from all sheets with the exception of the Overall Utility Plan.
Response: Signature blocks removed from all plans except Overall Utility Plan.

4. Add the following note to the overall utility plan:
 "The proposed utility connection will require a Town right-of-way permit prior to commencing work. The Town prefers connections to be bored to the extent possible, and any street cut allowed by the Town will be required to be patched according to the Town's construction standards and details. The limits of patching will be determined by the Town at the time of construction. The Town of Parker does not allow roadway closures for utility work."

Response: Note Added.

Public Improvements Cost Estimate

5. The public improvements associated with this project are less than \$5,000 and do not need to be secured.

Response: Understood, will plan to not have secured.

Site Plan

6. The proposed drainage infrastructure will need to be covered by drainage easements. On future submittals, provide a legal description and exhibit for the entire pond area. Please also provide the legal descriptions and exhibits for the proposed storm pipe and structures.

Response: Legal descriptions and exhibits will be provided after review of proposed facilities to ensure final design acceptance prior to creating easement documents.

7. Show sight triangles on the landscape plan and ensure no trees, landscape, or solid structures above 2-feet are proposed within the sight triangles.

Response: Site triangles are shown.

8. Show storm sewer on the landscape plan and ensure no trees are proposed within 7-feet of the storm sewer.

Response: The storm sewer is shown on the landscape plan

Traffic Conformance Letter

9. On future submittals, provide a queuing analysis for the drive through.

Response: The traffic engineer has reached out to the Town with regards to updating the study. The Traffic Engineer is extremely behind regards to work, and we will provide the updated study as soon as it is completed.

10. This site is proposing 722 more trips than initially approved. The Town does not see this increase as “marginal”. The applicant will need to provide a more detailed analysis including intersection calculations as well as discussion on any mitigation required.

Response: Traffic engineer is aware of the comment and the report is being revised with a more detailed analysis of the site.

11. The Fast Casual Restaurant Land use does not appear to be appropriate for a building with a drive through. Please replace this with the Fast Food with Drive Through use and adjust the counts accordingly.

Response: The current tenant for this drive thru would be considered Fast Casual. However, we understand that this may not always be the tenant at this location and that a Fast Food tenant could be there in the future. Traffic engineer is aware of this and will be included in the updated report.

Road and Storm Construction Plans

12. On future submittals, please provide a wall plan with pond water surface elevations and ensure the footing of the wall is above the EURV.

Response: Pond wall has been placed at 100-yr water surface elevation. Wall will need to be structurally designed and will have the process completed once the town is in agreement with our design.

13. Storm Drainage Infrastructure Notes on sheet CV-1 appear to be out of date. Include current notes provided in the SDECM on the Town's website (<http://parkeronline.org/577/Storm-Drainage-and-Environmental-Criteri>)

Response: Notes have been updated

14. The current pond design does not meet Town criteria. Provide a sediment forebay, trickle channel, and maintenance access road, overflow spillway, etc. for the pond. Refer to the Town's SDECM Chapter 7 and Figures 7.1-7.9 for Town specifications and level of detail required in the construction documents.

Response: Trickle Channel and Maintenance access road has been added to the design. Emergency over flow path has been added as well as the sediment forebay. Detail for the forebay has been added to C-2.0

15. The Town requires that developed runoff be conveyed to the ponds via inlets and storm pipe. Please add a Type 13 inlet to the downstream end of the concrete pan and a Type R inlet to the sump where the other rundown is proposed (within the curve of the access road). This configuration would require curb and gutter along the entirety of the access road which will convey flows more efficiently as well as increase the longevity of the asphalt.

Response: These areas are no longer part of the design. The Retail building has been moved.

16. Show and identify the pond's 100-year WSE elevation in plan view on the grading plan.

Response: The 100-yr flood elevation has been added to the design.

Drainage Report

17. The entirety of the 100-year storm needs to be contained within the pond.

Response: The 100-year storm is contained within the pond limits.

18. Please remove one of the repeated paragraphs located at the end of page 7 and beginning of page 8.

Response: This has been removed

19. The pond must drain 97% of the 5-year storm within 72-hours per Colorado State law. Please modify the outlet structure design accordingly.

Response: 5 year is draining at 72 hours.

20. Use an orifice plate design which utilizes three identical sized and evenly spaced orifices.

Response: We can't get to the UDFCD recommended 40-hour drainage time with 1 orifice at the minimum 3/8". Adding an additional 2 will make the problem worse.

21. Once all comments are addressed, upload a signed and sealed copy of the drainage report.

Response: Understood

Grading and Erosion Control Plans

22. Due to the shared private drive with Lot 2 to the north, the Town recommends setting up a coordination meeting/call to discuss the erosion control and phasing coordination with the Town, contractors, and ownership of the two projects.
Response: Understood. Coordination meetings will be set up to discuss EC and Phasing.
23. Provide a legend of symbols to correspond to the Town's 27 CBMP Notes & Details.
Response: CBMP legend on sheet 2 and on sheet 3
24. Provide existing and proposed grading contours.
Response: Existing and proposed contours provided
25. Omit/freeze all existing and proposed utilities from the CBMP Drawings, except those relating to stormwater.
Response: Other utilities frozen
26. Include within the plan set the notes and details associated with all 27 CBMPs.
Response: See sheets 3-12 for notes and details
27. Provide arrows to indicate the direction of flow.
Response: Flow arrows provided
28. Show the ratio of all slopes that are 4:1 or greater.
Response: All slopes greater than 4:1 are called out on grading plan
29. Add a note on all land adjacent to the project stating that no work shall occur in these areas.
Response: Understood. This has been added.
30. Label wetland habitat protection areas, jurisdictional status and other "Waters of the U.S."
Response: N/A
31. Add the following note to the initial and final CBMP plan sheets:
"TO REDUCE THE POTENTIAL FOR CLOGGING OF DEBRIS GRATES, NO STRAW MULCH SHALL BE USED WITHIN THE EXCESS URBAN RUNOFF VOLUME OF A DETENTION BASIN. INSTEAD, EROSION CONTROL BLANKET SHALL BE INSTALLED FOR A WIDTH OF AT LEAST 6- FEET ON BOTH SIDES OF THE CONCRETE LOW FLOW CHANNELS OR UP TO A DEPTH OF 1-FOOT IN SOIL RIPRAP OR BENCHED LOW FLOW CHANNELS. ADDITIONALLY, HYDRAULICALLY-APPLIED WOOD FIBER MULCH, STABILIZED FIBER MATRIX, BONDED FIBER MATRIX, OR FLEXIBLE GROWTH MEDIUM SHALL BE USED IN ALL OTHER AREAS WITHIN THE EXCESS URBAN RUNOFF VOLUME OF THE DETENTION BASIN. THE BLANKET AND HYDRAULICALLY-APPLIED MULCH SHALL COMPLY WITH THE MATERIALS AND INSTALLATION REQUIREMENTS FOR EROSION CONTROL BLANKETS AS REQUIRED BY THE TOWN'S CBMP PROGRAM, AND WHERE APPLICABLE, THE PRODUCT MANUFACTURER."
Response: Understood. This has been added.
32. Add a note stating that lot protection (LP) is required on commercial lots when landscaping is not possible.

Response: Understood. This has been added.

33. Provide sediment control log (SCL) along the back of curb around all landscape islands. Also provide along the back of curb where any landscape areas drain onto the pavement

Response: Understood. This has been added.

34. Provide TSB sizing and drainage information on the plan.

Response: TSB is recommended in UDFCD volume 3 for sites larger than 2 acres and has been removed from this site as it is less than 1 acre.

35. Provide erosion control blanket (ECB) on all pond side slopes. Also provide along the trickle channel per the note referenced in comment 9.

Response: Understood. This has been added.

36. Provide a call-out for the ECB currently shown along the western boundary of the site. Extend this ECB eastward along the edge of the parking where the 4:1 slope continues.

Response: Understood. This has been added.

37. Provide inlet protection for each of the two existing inlets at the northwest corner of the Pardee Street and Hess Road intersection. The protections do not need to be located within the LOC.

Response: Understood. This has been added.

Additional Comment Responses

Town of Parker – Parker Water & Sanitation District Comments dated July 1, 2019

1. Please add PWSD's current contact information to the cover sheet.

Response: Contact information added.

2. Due to the addition of the fire hydrant please submit an executed Standard Improvement Agreement with all required exhibits.

Response: Fire hydrant not needed on site.

3. For all PWSD infrastructure, a wet stamp and signed Engineer's Estimate with a 20% contingency must be submitted for verification and District approval. The approved document will be an Exhibit for the Standard Improvement Agreement and Letter of Credit.

Response: No fire hydrants are proposed with this development.

4. An Industrial Waste Permit application must be completed.

Response: Understood, we will complete this application after the review of this submittal.

5. Submit the plumbing plans for the building for verification and calculation of tap size (include engineer's fixture county worksheet). The District uses the 2009 IPC for sizing water taps.

Response: Plumbing plans and the worksheet will be provided.

Applicant Response to Comments

SP19-062; Horseshoe Ridge, Lot 1 Block 2 – Mixed Use (Retail/Restaurant)

Multi-Tenant Commercial Site Plan

November 4, 2019 (original date of staff comments July 23, 2019)

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6. All easements must be called out and shown on the plans as well as the Plat. The District requires fire hydrant utility easements to be 20-foot exclusive PWSD easements. All easement must be done by separate document (on the District's Standard Easement Agreement) regardless if they are done by Plat.

Response: Fire hydrants not needed on site; no easement required.

7. Please call out the curb stop valve in the island for the proposed 1.5" domestic service line.

Response: Curb stop called out.

8. No more than one fire hydrant and/or 15 lots may be out of service with the closing of two or more valves. PWSD feels the Town of Parker's Life Safety Official may require additional hydrants after their first review. Please note if more than one hydrant is required on each lot (1&2) PWSD will require the water main to be looped.

Response: One hydrant for both lots.

9. PWSD will require an additional gate valve on our existing main to prevent more than one hydrant from being out of service with the closing of two or more valves. We may require additional gate valves on this lot or lot 1 once Life Safety has reviewed the plans.

Response: One hydrant for both lots.

10. Submit landscape/irrigation plans for verification and calculation of tap size(s) (include completed PWSD landscape worksheet-one worksheet per tap). Approved worksheet must be shown on the approved landscape plans.

Response: Plans will be added to set with the next submittal once the landscape plan is deemed acceptable.

11. Is the irrigation system going to be supplied off the building tap? If it is supplied off the domestic tap PWSD will require a tee off of the 1.5" domestic service line with a curb stop valve and a ¾" meter pit for the irrigation system. PWSD only allows a maximum of a ¾" irrigation demand (1SFE) to be supplied off a domestic service line.

Response: Irrigation will run off domestic.

12. Provide a physical address for all proposed irrigation taps on the Landscape/Irrigation Worksheet in the space provided.

Response: The property has not yet been assigned an address by the Town.

13. SIA, Letter of Credit, wet stamped and signed engineers estimate, engineering review fees, irrigation review fees, domestic tap fees, and electronic PDF utility plans signed by a Town of Parker life safety official are required to be submitted before PWSD approval. Review fees and tap fees will be generated after the next submittal.

Response: Understood, we will check these items off once the review is complete.