



*Your kind of place.*

**TO:** Mr. Jason Christiansen  
Boulder Associates Architects  
1426 Pearl Street  
Suite 300  
Boulder, Colorado 80302

**FROM:** Carolyn Washee-Freeland, AICP  
Associate Planner

**DATE:** April 1, 2020

**SUBJECT:** Re: SP19-129 First Referral Comment Letter, Site Plan Amendment,  
Crownpoint F1 AMD 28 L1 Parker Adventist Hospital Salt Shed Project

---

Town staff and referral review agencies have completed a review of SP19-129, Crownpoint F1 AMD 28 L1 Parker Adventist Hospital Salt Shed Project, Site Plan Amendment. The following are review comments regarding this first submittal review. Please log into Trakit to review and address all Town staff and referral agency comments/redlines. All comments must be responded to and if further clarification is required, you may contact me to schedule a meeting with Town staff to discuss the comments. Please sign and return this memo with the next submittal.

**Staff Comments on Sheet 1**

**Comment #1: Add: SP19-129 to upper right corner of each sheet**

**Comment #2: Label as:**

**SITE PLAN AMENDMENT  
PARKER ADVENTIST HOSPITAL SALT SHED  
CROWNPOINT F1 AMD 28 L1  
TOWN OF PARKER, COUNTY OF DOUGLAS STATE OF COLORADO  
\_\_\_\_ACRES**

**Comment #3: Add a table with site data as follows:**

- **Gross lot and net acreage of the proposed use, number of dwellings units and gross floor area, parking requirements**
- **Zoning**

**Comment #4: Remove the project narrative from the cover sheet**

**Comment #5: Add a minimum scale of 1" = 50' or similar; add north arrow with written or graphic scale**

**Comment #6: Can the abbreviations and symbols sections be downsized or condensed? If they are not applicable to this site plan, please remove.**



Your kind of place.

Complied:  Yes  No  
Response:

**Staff Comments on Sheet 2 Site Plan**

**Comment #7: Add existing and new easement symbols to the legend**

**Comment #8: Is this the Site Plan Exhibit? If so, please label accordingly.**

**Comment #9: Delete Town of Parker Signature block from the site plan exhibit**

**Comment #10: Remove these trees symbols from the site plan exhibit and place them on the landscape plan on next page.**

**Comment #11: Add building dimensions to building footprint**

**Comment #12: Show curb cuts on this page**

**Comment #13: Identify site materials (see redlines)**

**Comment #14: Show dimensions of the drive aisle**

**Comment #15: Add the following information to the site plan exhibit:**

- **The building envelope, size, setback dimensions and height of all proposed structures and all existing structures which are to be retained on the site. Also show any existing fence/walls.**
- **Location, dimensions and names of adjacent streets. Where applicable, proper sight triangles and sight distance criteria shall be shown on the site plan as provided in the Town of Parker Roadway Design and Construction Criteria.**
- **Draw the property line on the site plan, and draw a scale of approx 1" = 20' of the site plan amendment area. Need to include curb cuts, access drive, dimensions of all.**
- **Show existing and proposed topography at 2 ft intervals (per Crownpoint PD Guide).**

Complied:  Yes  No  
Response:

**Staff Comments on Sheet 3 – Landscape Plan**

**Comment #16: Is this a pedestrian sidewalk? If so, please identify on site plan and landscape plan.**

**Comment #17: The Town's landscape code requires the following (see 13.06.070 Landscape Regulations from the Municipal Code):**

- **See 13.06.070, (c) 1 - 5 for the types of landscaping required.**
- **See 13.06.070, (I) 1 - for minimum site landscaping standards.**
- **Subsection 5 states: "In all required landscaped areas except within public rights of way, one (1) tree and five (5) shrubs shall be planted for each 1,500 SF of lot area not covered by a building or required parking."**
- **Subsection (q) - Site Perimeter landscaping requires 1 tree with 5 shrubs per every for each 40 lineal feet of edge for site perimeter.**
- **See subsection (4) for additional areas to be landscaped.**

**Comment #18: Per the Crownpoint Development Guide (Pg 30): Please show all plant details and notes, including methods of soil preparation, erosion control, soil and vegetation removal, stockpiling and reuse. Also add required statement in 8.3.1.3.8**

**Comment #19: Add a Landscape Chart with the following information:**

- Site perimeter landscaping
- Streetscape landscaping
- Lot coverage data with gross lot area in acres, building floor area, total landscaped area
- Percent of total site, live plant material, deciduous trees, evergreen trees, shrubs, other proposed plant materials, mulch, etc.
- Plant List Chart showing plant list, key, quantity, common/botanical name, size, height/spread, number required, number proposed

**Comment #20: Use a 1" = 20' scale to show more detail of the site plan for clarity. Also, relabel the exhibit as the Landscape Plan.**

Complied:  Yes  No  
Response:

**Staff Comments on Sheet 4 – Plan and Elevations**

**Comment #21: Add door specs to this - Color & Type. Will this be a powered door or manual? Clarify.**

**Comment #22: Add Colors of Exterior building materials. Also, add an Exterior Finish Chart showing materials, color that correspond to all elevations on this page.**

**Comment #23: Will there be any vents, or mechanical equipment installed on the roof? If so, needs to be fully screened. Please clarify.**

Complied:  Yes  No  
Response:

**Staff Comments on Sheet 5 – Existing Conditions**

**Comment #24: Add an existing conditions drawing that shows topography, existing easements, property line, and site plan area.**

**Comment #25: The color materials board will need to match these colors as closely as possible. Ensure that the materials board matches.**

Complied:  Yes  No  
Response:



Your kind of place.

**Staff Comments on Roll Door Cut sheets**

**Comment #26: Specify the specific roll-down door in this cut sheet; specify type, color, etc. You can use Adobe to add a red circle around each specification you are proposing.**

Complied:  Yes  No

Response:

---

---

**REFERRAL AGENCY COMMENTS**

Please address all referral agency comments with a written response. Please log into Trakit Project No. SP19-129 and **ensure all comments and memorandums uploaded to the project are addressed and resolved prior to a resubmittal.**

Complied:  Yes  No

Response:

---

---

<b>Building 20</b>	ReviewerRandy Sale	Sent3/3/2020	Sent By CWAS
GroupALL	Remarks(no remarks)	Due3/31/2020	Received By rsal
StatusAPPROVED			

Randy Sale	Building 20
<p>Building 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 2018 I-Codes, the 2017 NEC, and the referenced NFPA editions noted in the 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. Retaining walls greater than 4’ from base of footing or bottom course requires separate building permits and plans must be stamped by qualified professional.</p> <p>3/5/2020 5:02:45 PM</p>	



Your kind of place.

**Cherry Creek Basin...**  
GroupALL  
StatusREVISIONS  
REQUIRED

ReviewerRich Borchardt Sent3/3/2020  
RemarksSee Notes Due3/31/2020

Sent By CWAS  
Received By

Rich Borchardt

Cherry Creek Basin Water  
Quality Authority 20

The Authority's CR 72 requires construction and post-construction BMPs. No information was provided on construction and post-construction BMPs. An increase of impervious area of greater than 500 sf appears to be proposed with this submittal. Provide information on proposed construction and post-construction BMPs, so that it can be reviewed. The Authority reserves the right to review and comment on future submittals for this project.

3/31/2020 1:37:46 PM

**CONST PLANS - ENVI...**  
GroupALL  
StatusREVISIONS  
REQUIRED

ReviewerMichael Grabczyk Sent3/3/2020  
RemarksSee Notes Due3/31/2020

Sent By CWAS  
Received By MGRA

Michael Grabczyk

CONST PLANS -  
ENVIRONMENTAL

1. Please include a CBMP Drawing specific to this site plan for review. A single plan sheet may be used for both the initial and interim/final CBMPs, if clearly identified. Please also include all 31 of the Town's CBMP notes and details within the CD set.

3/31/2020 1:16:36 PM

**Douglas County Eng...**  
GroupALL  
StatusCOMPLETED

ReviewerChris Boyd Sent3/3/2020  
Remarks(no remarks) Due3/31/2020

Sent By CWAS  
Received By

Chris Boyd

Douglas County Engineering Division 20

The proposed address for the salt shed is 9395.5 Crown Crest Blvd.

3/31/2020 8:43:09 AM



*Your kind of place.*

**DRAINAGE REPORT**

Group ALL  
Status REVISIONS  
REQUIRED

Michael Grabczyk

1. Approximately 800 sf of new imperviousness is proposed with this application. Per SDECM 8.3 and 8.3.2.1, Tier 2 Permanent BMP requirements apply to these improvements. Provide a drainage memo stating how the proposed improvements will be in compliance with this requirement.

3/31/2020 1:17:10 PM

Reviewer Michael Grabczyk Sent 3/3/2020  
Remarks See Notes Due 3/31/2020

Sent By CWAS  
Received By MGRA

**DRAINAGE REPORT**

**Urban Drainage and...**

Group ALL  
Status REVISIONS  
REQUIRED

UDFCD

See MHFD Comment Letter 3.31.20

3/31/2020 11:01:22 AM

Reviewer UDFCD Sent 3/3/2020  
Remarks MHFD Comments Due 3/31/2020

Sent By CWAS  
Received By

Urban Drainage and Flood Control 20

**End of Referral Agency Comments.**