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

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

**DATE:** May 15, 2020

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

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Town staff and referral review agencies have completed a second review of SP19-129, Crownpoint F1 AMD 28 L1 Parker Adventist Hospital Salt Shed Project, Site Plan Amendment. The following are Town staff and referral agency comments regarding this submittal review. Please log into Trakit to review and address all Town staff and referral agency comments, redlines, and written correspondence. 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. Before resubmitting for the third referral review, check to make sure that your team has thoroughly addressed all Town staff and referral agency comments.

**Town Staff Comments**

1. Correct the title as follows:

SITE PLAN AMENDMENT  
PARKER ADVENTIST HOSPITAL  
SALT SHED  
A PORTION OF LOT 1, CROWNPOINT F1 AMD 28 L1  
SECTION 10, TOWNSHIP 6 S., RANGE 66W, LOT 1, FILING1  
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO  
36.35 ACRES; **Add Acreage of salt shed site**

2. Site Data Chart – Add data on the salt shed. See redlines.
3. Spell out “PD” in the zoning category (should be Planned Development).
4. Under the Use category – add that the building will be an accessory use to the hospital.
5. Under the Subdivision category – verify that the information is correct.
6. Existing Conditions Sheet – Add the Planning Area boundary to the existing conditions sheet.
7. Site Plan Sheet - Is this a walkway from the side door? If so, add dimensions and label on here and on the site plan. Also, if a vehicle should enter this area, wheel stops will need to be added here to protect the landscaped areas.
8. Add bollards to the front of the building on each side of the roll-up door. Add size, color to the elevation sheet.
9. Add detail drawings to the site plan set for the curb and gutter, and proposed concrete valley pan.
10. Add labels to the area identified on the redlines.
11. Add dimensions of the building front, and the two doors on the site plan sheet.
12. Add dimensions of this area (see redlines).
13. SETBACKS: This rear portion of the building appears to be encroaching within the required 30' building setback from the Planning Area boundary. The Crownpoint Center Development Guide (Third Amendment, June 3, 2013) identifies this area as Planning Area 5 - within the Commercial/Office/Hotel District (see last page of attached for map of the Planning Areas). Section 9.2.1.3.3 of this guide, Development/Design Standards Minimum Setback states: *"Thirty (30) feet shall be required in areas abutting perimeter and interior public streets and the boundaries of the Planning Area; except that buildings will be set back a minimum of fifty (50) feet from Parker Road (applies only to above-grade enclosed buildings and not any other improvements except above grade parking structures). No minimum setback will apply adjacent to property lines which merely separate uses whether or not under separate or different ownerships, e.g., anchor tenant buildings attached to a regional mall."*

Verify that the proposed location of this building will not encroach upon this setback requirement. Provide a drawing that depicts the exact planning area boundaries in relationship to the location of this proposed building. You may be able to shift the building rear up approx. 20 degrees to gain a few feet to meet the 30 ft setback from the south. For the Building rear corner facing east, verify that the building will not encroach the planning area boundary as well.

14. Add the Planning Area boundary to the site plan exhibit.
15. Landscape Plan: Add shrubs and other plant material to the area redlined. This side of the building will need to be screened with landscaping.
16. Label what the symbol represents (see redlines).
17. Is this a walkway from the side door? If so, add dimensions and label on the site plan.
18. Label the dimensions of the landscape area (see redlines).
19. The proposed plant materials do not match the quantity or material type listed in the chart. Address this in landscape plan.
20. Add the landscape notes as shown on next page (see redlines).
21. If wood or rock mulch is used in landscape plan, please add this material to the landscape chart and show required size and depth. See Town's landscape code for requirements.
22. Is this the correct botanical name for English Oak? (See redlines).
23. Indicate what "GL" is and quantity. Also list what the proposed ground plant material is on the chart.
24. Where is this at on the Landscape plan? (See redlines).
25. Landscape plan only shows 5; where are the remaining to be planted? Also, didn't see this on the Town of Parker approved plant list. (See Redlines).
26. Correct the height and spread of the evergreen tree in the plant schedule (see redline).
27. List maturity information in the plant schedule (see redlines).

28. Native seed mix needs to be from the approved Town of Parker Plant list. Indicate areas that will be temporarily irrigated and/or areas to be permanently irrigated.
29. Remove the “General Notes” listed on the landscape plan.
30. Please use the Town of Parker's approved planting standards, and cross-sections from the *Town of Parker Construction Specifications and Design Considerations for Parks, Trails and Streetscapes*. (See Redlines).
31. Add the following list of landscape notes on the landscape plan as follows:

**Minimum Plant Size Requirements:** Minimum plant size requirements are 2-inch to 2.5-inch caliper for deciduous trees, 1.5-inch to 2-inch caliper for ornamental trees and 6-foot to 8-foot in height for evergreen trees. Minimum size requirements for shrubs is 5-gallon container, or 18-inch to 24-inch spread for junipers. Plants are required to be mixed between 25% and 50% evergreen trees excluding streetscape requirements.

**Weed Barrier:** No geotextile fabric shall be used in areas of perennial flower and ground cover plantings.

**Mulch Requirements:** Wood mulch shall consist of natural cedar fiber mulch and shall be applied a minimum of 4-inches in depth over a weed barrier. Rock or stone shall be between 2-inches and 6-inches in size and at a depth of no less than 3-inches.

**Implementation and Coordination of the Landscape Plan:** The developer shall ensure that the landscape plan is closely coordinated with plans prepared by other consultants so that the proposed grading, storm drainage or other construction does not conflict with or preclude the installation and maintenance of landscape elements as designated on the landscape plan.

**Irrigation:** All landscape areas and plant materials must be watered by an automatic irrigation system. Irrigation system design and maintenance must conform to the standards of the Cottonwood Water and Sanitation District. Approval of this landscape plan does not constitute approval from the Parker Water and Sanitation District.

**Maintenance:** The developer, their successors and assigns shall be responsible for installation, maintenance and replacement of all landscape materials shown on the approved landscape plan, including the landscaping within the right-of-way.

Landscaping shall be continuously maintained including necessary watering, weeding, pruning, and pest control. Replacement of dead or diseased plant material shall be of the

same type of plant material as approved by the landscape plan (a tree must replace a tree or a shrub must replace a shrub). Any replacement shall occur within 45 days unless seasonal conditions prohibit the installation of landscaping. In such case, replacement shall occur in the next growing season.

This approved landscape plan shall be on file in the project file in TRAKiT. All landscaping will be installed as delineated on the plan prior to the issuance of any Certificate of Occupancy.

**Vehicle Parking Note:** No vehicle parking is allowed in any landscape treatment area.

**Relocation Considerations:** Any required plant material that cannot be installed due to site distance triangles, utility restrictions, light poles, stop sign, etc. shall be provided on-site in alternative locations as determined by the Town.

32. The Shrub Planting cross-section does not meet Town Code. Should be: “Apply specified mulch 3” - 4” above finish grade as shown.”
33. Plan Elevations sheet – What is the correct door size? 14’ x’10’ or 14’ x 12’? (See Redlines).
34. Add specs on this door type, size; add color, material, manufacturer, model number. (See redlines).
35. Add the dimensions of this door. Need the door specification sheet added to the next submittal (see redlines).
36. Will the Standing Seam Metal Panel Rooftop be painted this same color? Also, add this color to the roll down door cut sheets. Needs to be a flat finish paint color.

#### **Staff Comments on Roll Door Cut Sheets**

35. Add the color from the Plan Elevations Sheet of the site plan set to the Roll-Door Cut sheet.
36. Add a cut sheet for the proposed side door. Add color, type, model.

#### **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.**



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**Cherry Creek Basin...** Reviewer Rich Borchardt Sent 4/20/2020 Sent By CWAS  
 Group ALL Remarks See Notes Due 5/11/2020 Received By  
 Status REVISIONS Returned 5/11/2020  
 REQUIRED

Cherry Creek Basin Water Quality Authority 15

The Authority's CR 72 requires construction and post-construction BMPs. No information was provided on post-construction BMPs. Provide information on proposed post-construction BMPs, so that it can be reviewed. The Authority reserves the right to review and comment on future submittals for this project.

5/11/2020 2:50:45 PM

**CONST PLANS - ENVI...** Reviewer Michael Grabczyk Sent 4/20/2020 Sent By CWAS  
 Group ALL Remarks See Notes Due 5/11/2020 Received By MGRA  
 Status REVISIONS Returned 5/14/2020  
 REQUIRED

Michael Grabczyk

CONST PLANS - ENVIRONMENTAL 15

1. Include the Town of Parker review block on all required sheets. Reference the Town's Roadway Design and Construction Criteria Manual (RDCCM), Appendix B.
2. Add the following note to the initial and final CBMP plan sheets:  
 "LOT PROTECTION (LP) IS REQUIRED ON COMMERCIAL LOTS WHEN LANDSCAPING IS NOT POSSIBLE."
3. Revise the SF callout to be closer to the proposed silt fence line work.
4. Provide and identify vehicle tracking control (VTC) per Town detail or by use of FODs.
5. Provide and identify debris and trash control (DTC) along the private street.
6. Provide and identify seeding, mulching, and crimping (SMC) over the disturbed area.
7. Provide and identify sediment control log (SCL) along the back of curb of the private street.

5/14/2020 10:25:45 AM

**DRAINAGE REPORT - ...** Reviewer Michael Grabczyk Sent 4/20/2020 Sent By CWAS  
 Group ALL Remarks See Notes Due 5/11/2020 Received By MGRA  
 Status REVISIONS Returned 5/14/2020  
 REQUIRED

DRAINAGE REPORT - CIVIL 15

1. As stated within the drainage letter, the detention changes are negligible. However, this comment was in reference to the Town's SDECM Ch. 8.3 regarding water quality requirements (also required by State Reg. 72 for all sites within the Cherry Creek Basin). This comment can be cleared by providing evidence that the existing pond has adequate WQCV for this small additional area or proving compliance with any of the other Tier 2



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conditions.

Original Comment: 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.

5/14/2020 10:25:08 AM

**End of Referral Agency Comments.**