



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

RESPONSE: Note added.

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**

RESPONSE: Title corrected.



Your kind of place.

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

RESPONSE: Note added.

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

RESPONSE: Narrative removed.

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

RESPONSE: Overall site plan added at a scale of 1"=50'-0"

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

RESPONSE: These have been removed.

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: **All items updated on the revised sheet.**

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:

All items have been updated on the revised sheet.

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.

RESPONSE: Door to be a manual roll up door, by Overhead Door Company or equal. Painted to match the metal panel.

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.

RESPONSE: This has been added to the sheet.



Your kind of place.

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

RESPONSE: No vents or mechanical equipment will be installed on the roof.

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:

An existing conditions drawing has been added. Colors will match.

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:

Updated with clouded info.

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:

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

Randy Sale

Building

20

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 ICodes, 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.

3/5/2020 5:02:45 PM

Cherry Creek Basin...

Reviewer Rich Borchart

Sent 3/3/2020

Sent By CWAS

Group ALL

Remarks See Notes

Due 3/31/2020

Received By

Status REVISIONS

REQUIRED

Rich Borchart

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...

Reviewer Michael Grabczyk

Sent 3/3/2020

Sent By CWAS

Group ALL

Remarks See Notes

Due 3/31/2020

Received By MGRA

Status REVISIONS

REQUIRED

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



PARKER

Douglas County Eng... Reviewer Chris Boyd

Sent 3/3/2020

Your kind of place.

Sent By CWAS

Group ALL

Remarks (no remarks)

Due 3/31/2020

Received By

Status COMPLETED

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

DRAINAGE REPORT

Reviewer Michael Grabczyk Sent 3/3/2020

Sent By CWAS

Group ALL

Remarks See Notes

Due 3/31/2020

Received By MGRA

Status REVISIONS

REQUIRED

Michael Grabczyk

DRAINAGE REPORT

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

Urban Drainage and...

Reviewer UDFCD

Sent 3/3/2020

Sent By CWAS

Group ALL

Remarks MHFD Comments Due 3/31/2020

Received By

Status REVISIONS

REQUIRED

UDFCD

Urban Drainage and Flood Control 20

See MHFD Comment Letter 3.31.20

3/31/2020 11:01:22 AM

End of Referral Agency Comments.