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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



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36.35 ACRES; **Add Acreage of salt shed site**

**RESPONSE: Title adjusted, refer to revised sheet.**

2. Site Data Chart – Add data on the salt shed. See redlines.

**RESPONSE: Data added, refer to revised sheet.**

3. Spell out “PD” in the zoning category (should be Planned Development).

**RESPONSE: Planned Development Added, refer to revised sheet.**

4. Under the Use category – add that the building will be an accessory use to the hospital.

**RESPONSE: Additional note added, refer to revised sheet.**

5. Under the Subdivision category – verify that the information is correct.

**RESPONSE: Verified the 26<sup>th</sup> Amendment is correct until replat is processed.**

6. Existing Conditions Sheet – Add the Planning Area boundary to the existing conditions sheet.

**RESPONSE: The planning area boundary has been added to the 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.

**RESPONSE: The walkway has been dimensioned and labeled. Wheel stops will not be required.**

8. Add bollards to the front of the building on each side of the roll-up door. Add size, color to the elevation sheet.

**RESPONSE: Bollards added. Refer to revised elevation sheet.**

9. Add detail drawings to the site plan set for the curb and gutter, and proposed concrete valley pan.

**RESPONSE: Curb, gutter and valley plan detail added to the Site Plan.**

10. Add labels to the area identified on the redlines.

**RESPONSE: Proposed contour label has been added to the plans.**

11. Add dimensions of the building front, and the two doors on the site plan sheet.

**RESPONSE: Dimensions have been added to the doors.**

12. Add dimensions of this area (see redlines).

**RESPONSE: Dimensions have been added to the area.**

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.

**RESPONSE: The building has been moved to not encroach the setback requirements. Dimensions have been provided to verify.**

14.Add the Planning Area boundary to the site plan exhibit.

**RESPONSE: The planning area boundary has been added to the sheet.**

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. **RESPONSE: Shrubs added.**

16. Label what the symbol represents (see redlines). **RESPONSE: Native Seed.**

17. Is this a walkway from the side door? If so, add dimensions and label on the site plan. **RESPONSE: Yes, dimensions added.**

18.Label the dimensions of the landscape area (see redlines). **RESPONSE: Added**

19.The proposed plant materials do not match the quantity or material type listed in the chart. Address this in landscape plan. **RESPONSE: Plant list revised.**

20.Add the landscape notes as shown on next page (see redlines). **RESPONSE: Notes Added.**

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.

**RESPONSE: Info Added.**

22.Is this the correct botanical name for English Oak? (See redlines).

**RESPONSE: Plant List Revised.**

23.Indicate what "GL" is and quantity. Also list what the proposed ground plant material is on the chart. **RESPONSE: Plant List Revised.**

24.Where is this at on the Landscape plan? (See redlines). **RESPONSE: Plant List Revised.**

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). **RESPONSE: Plant List Revised.**

26.Correct the height and spread of the evergreen tree in the plant schedule (see redline).

**RESPONSE: Plant List Revised.**

27.List maturity information in the plant schedule (see redlines).

**RESPONSE: Plant List Revised.**

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.

**RESPONSE: Seed Mix Revised.**

29.Remove the "General Notes" listed on the landscape plan.

**RESPONSE: General Notes Removed**

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). **RESPONSE: The details used for this submittal appear to be the current ones shown (Pages 11,12 & 13) in the Town of Parker Construction Specifications and Design Considerations for Parks, Trails and Streetscapes Planting Details (Revised and Adopted September 8, 2008).**

31.Add the following list of landscape notes on the landscape plan as follows:

**RESPONSE: Landscape Notes Added.**

**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 6feet to 8-feet in height for evergreen trees. Minimum size requirements for shrubs is 5gallon 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 onsite 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.”



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**RESPONSE: Please see response to Comment 30. I believe the note in Landscape Notes refers to Planting Beds and not Tree Wells.**

33. Plan Elevations sheet – What is the correct door size? 14’ x’10’ or 14’ x 12’? (See Redlines).

**RESPONSE: 14’-x 12’ is correct, refer to revised sheet.**

34. Add specs on this door type, size; add color, material, manufacturer, model number. (See redlines).

**RESPONSE: More door info has been added along with a spec sheet on the door.**

35. Add the dimensions of this door. Need the door specification sheet added to the next submittal (see redlines).

**RESPONSE: More door info has been added along with a spec sheet on the door.**

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.

**RESPONSE: Correct, metal panel to be the same. Note was corrected, refer to revised sheet.**

**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.

**RESPONSE: Info added to cut sheet.**

36. Add a cut sheet for the proposed side door. Add color, type, model.

**RESPONSE: More door info has been added along with a spec sheet on the door.**

**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.**

Cherry Creek Basin...  
GroupALL  
StatusREVISIONS

ReviewerRich Borchartd  
RemarksSee Notes

Sent4/20/2020  
Due5/11/2020

Sent By CWAS  
Received By

Returned5/11/2020



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REQUIRED

Cherry Creek Basin Water Quality Authority 15

The Authority's CR 72 requires construction and post-construction BMPs. No information was provided on postconstruction 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

PLANS - ENVI... Grabczyk	ReviewerMichael CONST	Sent4/20/2020	Sent By CWAS
GroupALL	RemarksSee Notes	Due5/11/2020	Received By MGRA
StatusREVISIONS		Returned5/14/2020	

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.

**RESPONSE: The Town of Parker review block has been added to the sheets.**

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."

**RESPONSE: The note has been added to the initial and final CBMP sheets.**

3. Revise the SF callout to be closer to the proposed silt fence line work.

**RESPONSE: The callout has been moved.**

4. Provide and identify vehicle tracking control (VTC) per Town detail or by use of FODs.

**RESPONSE: VTC has been added to the plans.**

5. Provide and identify debris and trash control (DTC) along the private street.

**RESPONSE: DTC has been added 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.

**RESPONSE: SMC and SCL has been added to the plans.**

5/14/2020 10:25:45 AM

DRAINAGE REPORT - ...	ReviewerMichael Grabczyk	Sent4/20/2020	Sent By CWAS
GroupALL	RemarksSee Notes	Due5/11/2020	Received By MGRA
StatusREVISIONS		Returned5/14/2020	

REQUIRED

DRAINAGE REPORT - CIVIL 15



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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 conditions.

**RESPONSE: WQ treatment is provided in Southwest pond and is addressed in the letter.**

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

**RESPONSE: Tier 2 BMPs are provided onsite, tier 3 BMP provided in the SW pond.**

**End of Referral Agency Comments.**