



Your kind of place.

TO: Jim Erwin-Svoboda, Galloway and Company, Inc

FROM: Stacey Nerger, Associate Planner

DATE: November 4, 2020

SUBJECT: Parker and Pine Filing No. 1 Lot 2 - Site Plan
[Application SP20-019]

The following are the comments regarding your application. All comments must be responded to, and if you disagree with a comment please indicate the reasoning of your disagreement. Please sign and return this memo with your next submittal. A follow-up meeting with the reviewing agencies can be scheduled to provide additional guidance.

TOWN OF PARKER PLANNING DEPARTMENT:
ATTN: STACEY NERGER
E-MAIL: snerger@parkeronline.org
FAX: 303-841-3223
PHONE: 303-805-3199

PARKER AND PINE FILING 1 LOT 2 - SITE PLAN

General Comments:

1. Please reference the redlines for additional comments/clarification.

Complied: Yes No

Response:

Redline responses directly on redlines.

Parking:

2. Please provide an image of what the bicycle rack will look like including the color/material.

Complied: Yes No

Response:

Bicycle rack detail has been included on detail sheet.



Your kind of place.

Landscaping:

3. Please see the attached redlines for additional changes to be made to the landscape table.

Complied: Yes No

Response:

Revisions have been made to the landscape table per comments.

4. Pursuant to Section 13.06.070 (l) of the Town of Parker LDO one tree and five shrubs shall be planted for each 1,500 square fee of lot area not covered by a building or required parking. Based on the landscape table there is approximately 16,839 square feet of landscaped area. This means that 1 tree and 5 shrubs shall be planted per each 1,500 square feet within 16,839. Please adjust your table and counts to meet this requirement.

Complied: Yes No

Response:

The landscape table has been updated to reflect and meet the requirement per discussions with the planner at the Town of Parker.

5. Pursuant to the LDO Section 13.06.070 (q) site perimeter landscaping is required to establish minimum requirements for plantings around the perimeter of a site. When a commercial use is next to a commercial use a minimum of 1 tree and 5 shrubs is required for every 40 lineal feet of edge. Based on the above you are required to have the following landscaping totals:

East – 4 trees and 22 shrubs

South – 5 trees and 27 shrubs

West – 4 trees and 22 shrubs

These trees and shrubs should be located along the property perimeter (5 – 10 feet inside the property line).

When including trees and shrubs within the table as meeting this requirement, please only include those trees and shrubs actually located on this property line. Trees and shrubs placed elsewhere do not count.

Complied: Yes No

Response:

Acknowledged, the landscape plan has been updated per discussion with the planner at the Town of Parker.

6. The Parker Road frontage is a highly visual corner and additional landscaping needs to be added. Understood that this property line consists of multiple utility easements, but meandering traditional turf grass should be added to the back of the sidewalk along with additional shrubs beds.

Complied: Yes No



Your kind of place.

Response:

The proposed landscape plan from the overall developer MDP has been incorporated the best that it can with site conditions.

- 7. Pursuant the Development Design Standards III.1.C; Buildings located at intersections shall include a plaza, courtyard or similar public space to create attractive and active outdoor public spaces with enhanced landscaping. Dependent upon easement ability, landscaping at the intersections of Parker Road and the southeast corner of your property should be enhanced. Also, please see the image of the approved corner landscape treatment approved as part of the Minor Development Plat (MDP).

Complied: Yes No

Response:

The approved landscape corner treatment has been implemented the best that it can with site conditions.

Lighting:

Staff has no additional comments on the lighting plans for the property.

Building Elevations:

- 8. Pursuant the Development Design Standards; A sample material board is required to be submitted. Material Boards can be dropped off at Town Hall. A 3rd referral will not take place until the materials board is received by Planning.

Complied: Yes No

Response:

A sample material board is included within the submittal.

OUTSIDE REFERRAL AGENCY COMMENTS

- 9. Please address all outside referral agency comments with a written response. Copies of these comments can be found within the case file in TRAKiT.

Complied: Yes No

Response: Responses to outside referral agencies have been included



Your kind of place.

TRAFFIC AND ROADWAY REVIEW COMMENTS

The following comments concern traffic, access, roadway design, and construction standard issues for the subject property. They are based upon our review of the submittal documents in accordance with the criteria presented in the Town of Parker’s Roadway Design and Construction Criteria Manual (RDCCM), as revised, July 2015. Additional regulatory and planning documents may have been utilized in the review and are referenced in the comments where appropriate.

Civil Construction Plans:

1. The Town does not permit trash enclosures or underground gas tanks in drainage easements. Additionally, the appropriate easement width is not provided. It appears that an appropriate solution would be to run the storm down the drive aisle, bend at the manhole, and connect to the east side of the existing area inlet. Please note that drainage easements do not need to be centered over the pipe. The easements can be shifted such that there is 7-feet from the pipe to the easement boundary.

Complied: Yes No

Response:

Storm line has been shifted to be out of the existing easement.

Site Plan:

2. Per previous review, remove or relocate trees proposed within the sight triangles.

Complied: Yes No

Response:

None of the proposed trees are located within the sight triangles. The trees within the sight triangles are per the approved (MDP). Per the Town of Parker’s Construction Specifications and Design Considerations for Streetscapes; trees are allowed in the sight triangles. “The number and arrangement of the tree trunks shall not significantly block vision across the area.” Per Streetscapes, A.

Traffic Letter:

3. Upload a stamped version of the traffic letter to eTrakit for the record.

Complied: Yes No

Response:

The stamped traffic letter has been included with this submittal.

STORMWATER REVIEW COMMENTS

The following comments concern drainage, erosion and sediment control, and non-point source pollution control issues for the subject property. They are based upon our review of the submittal documents against the criteria presented in the Town of Parker's, *Storm Drainage and Environmental Criteria Manual (SDECM)*, as revised, February 2014. Additional regulatory and planning documents may have been utilized in the review and are referenced in the comments where appropriate.

Civil Construction Plans:

4. Storm Drainage Infrastructure Notes on sheet C-0.1 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-Criteria>) – missing note #17.

Complied: Yes No

Response:

Current notes provided in the SDECM have been included.

5. All storm sewer systems collecting drainage from the proposed drive aisles and parking areas shall be considered public and must adhere to the standards and specifications outlined within Section 6.3.3 of the Town's SDECM, including the use of RCP and dedication of drainage easements. Plastic landscape drains, roof drains, and leaders for these systems are considered private and may be constructed within plastic pipe and catch basins. These private systems must connect to the public storm sewer system at an inlet or manhole structure.

Complied: Yes No

Response:

All public storm sewers adhere to the Town's SDECM (all RCP), but the private storm line are PVC.

6. Provide a plan and profile sheet for the public storm lateral.

Complied: Yes No

Response:

The public storm lateral that we are connecting into is modeled within our proposed storm plan & profile.

7. SHT C02.1: It is unclear where the swale behind the building outfalls. Provide a chase drain if crossing a walk or a curb cut if being discharged into the parking area.

Complied: Yes No

Response:

Swale connects into open grate yard drain near the southeast corner of the building. This will capture the water from the swale and pipe it into the proposed storm infrastructure.

8. SHT C02.1: It appears there is a low point at the back of the trash enclosure – provide a detail for the trash enclosure which allows for conveyance out the back to the landscape area. Extend the swale to the drain to capture the flows from the trash enclosure.

Complied: Yes No

Response:

4" weep holes have been called on at the corner of the trash enclosure. Please see sheet C-1.5

9. SHT C02.1: Identify and provide a section of the proposed grass swales.

Complied: Yes No

Response:

Grass swale detail added to CBMP details sheet.

Drainage Report:

10. The inlet calculations are approved. However, hydraulic calculations to accompany the storm plan and profile and HGLs should also be included.

Complied: Yes No

Response:

HGLs have been added to the storm plan & profile. Calculations have been included with the Drainage Memo.

11. Once approved, provide a signed copy of the drainage memo.

Complied: Yes No

Response:

Updated signed drainage memo included within submittal.



Your kind of place.

GRADING AND EROSION CONTROL PLANS

General Comments:

12. Include within the plan set all of the town's 31 CBMP Notes & Details – even those not currently proposed on the CBMP plans.

Complied: Yes No

Response:

All CBMP Notes & Details have been included in the sheet set.

13. Add a callout/label on all properties adjacent to the project stating that no work shall occur in these areas.

Complied: Yes No

Response:

Callout is included on the CBMP plans.

Initial CBMP Plans:

14. Move the surface roughening (SR) from the initial plan to the interim/final plan.

Complied: Yes No

Response:

Surface roughening has been removed from the initial CBMP plan.

Interim/Final CBMP Plans:

15. Provide and identify sediment control logs (SCL) along all paved areas downhill of adjacent landscape/pervious areas. This includes landscape islands and all pedestrian walks.

Complied: Yes No

Response: Sediment control logs have been added along all paved areas downhill of adjacent landscape/pervious areas.



Your kind of place.

Property Owner

Date

Project Representative

Date