



Development Review Division

Community Development Department: *Town Hall / 20120 East Mainstreet Parker, CO 80138* Phone: 303.841.2332 Fax: 303.841.3223

M E M O R A N D U M

TO: Jim Erwin-Svoboda, Galloway and Company, Inc.
FROM: Mary Munekata, Senior Planner
DATE: December 4, 2020
SUBJECT: **Parker and Pine Filing 1, Lot 2 – Site Plan for Murphy Express Gas Review Comments 03 Application SP20-019**

Listed below are the Planning Division's comments related to your land use application. All comments must be responded to. If you wish to discuss a comment, please contact your Case Planner. Upon resubmittal, please sign and return this memo. If needed, a follow-up meeting with the reviewing agencies can be scheduled to provide additional guidance by contacting the Case Planner.

TOWN OF PARKER PLANNING DEPARTMENT

CASE PLANNER: Mary Munekata

EMAIL: mmunekata@parkeronline.org

PHONE: 303.805.3337

GENERAL PROJECT COMMENTS

1. The Planning Division references certain sections of the Parker 2035 Master Plan, the Land Development Ordinance (LDO) and the Development Design Standards. Copies of these documents are available at:
[Parker 2035 Master Plan](#)
[Development Design Standards](#)
[Land Development Ordinance](#) (LDO)
2. The Planning Division has made every effort to make this comment letter as comprehensive as possible. However, additional comments that have not been provided as part of this comment letter may be identified as part of future submittals, based on revisions to the project.
3. Please contact the referral agencies directly if you have questions regarding their review comment(s).
4. The Town of Parker Fire/Life/Safety Department must approve the latest submitted plans prior to approving this project.
5. The Town of Parker Engineering Department must approve the latest civil construction documents (traffic, drainage plan(s), etc.) prior to approving this project.
6. The Parker Water and Sanitation District (PWSD) must approve the latest site plan and civil construction documents prior to approving this project.

7. Signage is not review as part of this submittal. All signage is required to receive approval via a separate Sign Permit process.
8. A redlined plan is included with this memorandum and is intended to supplement and clarify the review comments of this memorandum. **Redline comments: please respond to those comments by clouding each change with a brief description/title on your next submittal set.**
9. **Please respond in detail** to each of the requests in this comment letter. Include written responses to any Outside Referral Agency comments that need to be addressed.
10. **Final Plans** submitted to the Building Department, Engineering Department and Parker Water and Sanitation District **must match exactly the Approved Site Plan set.**
The approved Site Plan is NOT conceptual and will be considered final.

General Comments:

1. Please reference the redlines in eTRAKIT for additional comments/clarification. Please respond to those comments by clouding each change with a brief description/title on your next submittal set.

Comment Addressed: Yes No
Response:

Redline responses provided with each response provided alongside the corresponding redline.

2. **Please note; for rounds of review that exceed three (3), an additional charge of 1/3 of the base fee plus additional application fees will be billed for each subsequent review (\$181.50). Resolution 18-004, has been uploaded in the eTRAKiT project.**

Site Design – Sheet C1.1:

NOTE: Site design generally follows the approved ‘Parker and Pine Preliminary Site Plan’ (SP-18-047) as the framework for development in this subdivision. Some comments herein reference the preliminary site plan.

1. The subdivision’s approved Preliminary Site Plan states the eastern sidewalk adjacent to Parker Road shall be 8’ in width. Please revise site plan to reflect a new 8’ sidewalk to be constructed by master developer.

Comment Addressed: Yes No
Response:

This sidewalk has been constructed since the last review, so the sidewalk has been called out as an 8’ existing sidewalk to remain.

2. The plan set does not include an Overall Site Plan sheet. A few comments were made on the sheet titled ‘Horizontal Control Plan’. Please provide a Site Plan exhibit separate from the Horizontal Control Plan for final approval.

Comment Addressed: Yes No

Response:

Horizontal Control Plan sheet named changed to Site Plan as it shows information required on a site plan.

3. The Town's *Development Design Standards* require sidewalks located on any building side with a public entrance, to be a minimum of 10' in width & span the entire length of the building. Please ensure the site plan's northwest elevation depicts and call out a 10' width sidewalk.

Comment Addressed: Yes No

Response:

Given that the site grading requires a retaining wall south of the building, and the canopy area is currently as far north as it can be within the property lines while still providing fire truck circulation, we don't believe there is adequate space to expand the sidewalk along the NW elevation. However, bollards have been provided in every parking space along the building, which will prevent any vehicle overhang over the walkway. We feel that the bollards will make the effective width at least as wide as a 10' walk without bollards in the parking stalls.

4. All rooftop or ground-mounted mechanicals are to be depicted on the site plan & building elevations. Please revise the site plan and building elevation to show all mechanicals and how they will be screened. Please Include dimensions.

Comment Addressed: Yes No

Response:

Outlines of RTUs shown on elevations for reference and to show position behind screening. Outline of transformer shown on landscape plan with screening features.

5. Please provide required & actual provided setbacks from building to property line on the site plan.

Comment Addressed: Yes No

Response:

Setbacks provided from building and canopy to property line.

NOTE: See the Site Plan redlines for additional comments. Please respond to all.

Landscaping – Sheet L1.1 :

1. Site Perimeter landscaping is in addition to the required 15% landscaping requirement of the LDO. While added to the landscape table as requested, there are discrepancies in the numbers of required trees and shrubs actually depicted on the landscape plan. Please revise the landscape plan to reflect all required trees and shrubs. As previously commented, these perimeter trees and shrubs count separately from other landscape requirements (pay special attention to west & south elevations). Streetscape trees do not count towards any site landscaping – only streetscape requirements.

Complied: Yes No

Response:

Landscape table and perimeter landscaping updated per redlines. Responses provided directly on the redlines.

2. The Parker Road frontage is a highly visual frontage & corner and enhanced landscaping is required as a part of the approved master landscape plan. Redlines again include snip of the required Parker Road corner per the master landscape plan. It appears to have more plants added, however lacks design to be considered ‘enhanced landscaping’. Perhaps revise corner with a design and consider an art piece at this important corner entrance to the subdivision and possibly decorative boulders throughout the landscape.

Complied: Yes No
Response:

Updates made to landscape plan to better meet the requirement for enhanced landscape along Parker Rd.

3. Please add retaining wall detail(s) including wall type, materials, color, manufacturer info & photoshop of proposed wall as this is a significant wall at a prominent entrance corner.

Complied: Yes No
Response:

Retaining wall detail added to sheet L1.1 along with wall finish schedule.

NOTE: See the Landscape Plan redlines for additional comments. Please respond to all for tracking purposes.

Lighting – Sheet C-3.5:

1. Per section 13.10.140 of the LDO – Lighting Standards, freestanding luminaire height cannot exceed the building height. Please revise light detail.
Dim

Complied: Yes No
Response:

Light detail revised to not exceed building height.

2. Per section 13.10.140 of the LDO – Lighting Standards, the setbacks from the property line shall be at least equal to the total height of the luminaire. Please ensure all freestanding luminaires are in compliance with this standard and shielding standards.

Complied: Yes No
Response:

Setbacks verified to follow section 13.10.140 of the LDO.

Parking:

1. SECOND REQUEST: Please provide an image of the proposed bicycle rack, including color and material information.

Complied: Yes No

Response:

Bike rack detail added to site plan sheet.

Building Elevations – Sheets A1.1, A1.2, A1.3 & Color Rendering:

1. All rooftop/RTUs or ground-mounted mechanicals must be shown on the building elevations (& site plan) and how they will be screened. Please revise the building elevations to show all mechanicals including dimensions and callout of materials, colors, screening, etc.

Complied: Yes No

Response:

Outlines of RTUs shown on elevations for reference and to show position behind screening.

2. The *Parker & Pine Planned Development (PD) Guide* prescribes certain materials and colors for this subdivision. These requirements are in addition to the standards in the Town of Parker Land Development Ordinance (code) and Development Design Standards, and have not been met. Many of the comments on the colored elevation reflect those requirements in the PD and Town staff also suggested Galloway view the new Murphy Express at Parker & Stroh Roads and take material and color cues from it as it has similar PD requirements and utilized current/updated industry materials and design principles. Please revise the colored rendering accordingly.

Comment Addressed: Yes No

Response:

Colored elevations revised and coordinated with Town of Parker reviewers to bring them up to compliance with Development Design standards.

3. The colored building elevations need to depict the exact color and materials, or as closely as possible. The proposed brown brick is not depicted correctly (solid color sample but rendering is variegated). Please revise to reflect called-out material colors. The brick may need to be revised to meet the Parker & Pine PD Guide materials/colors standards.

Comment Addressed: Yes No

Response:

Colored elevations revised and coordinated with Town of Parker reviewers to bring them up to compliance with Development Design standards.

Sheet P4.0 – Please add dimensions to all elevations.

Colored elevations revised and coordinated with Town of Parker reviewers to bring them up to compliance with Development Design standards.

OUTSIDE REFERRAL AGENCY COMMENTS

Please address all outside referral agency comments with a written response. These comments are available on eTRAKiT. Please list each here and address accordingly.

PWSD Comments:

1. The plans shown do not match the current infrastructure plan from Kimley Horn. Please revise the plans to reflect what is currently being installed and approved by PWSD.

Comment(s) Addressed: Yes No
Response:

Plan background coordinated and updated per Kimley Horn approved infrastructure set.

2. Due to the addition of the fire hydrant, submit an executed Standard Improvement Agreement with all required exhibits.

Comment(s) Addressed: Yes No
Response:

Executed Standard Improvement Agreement included with submittal.

3. A wet stamped and signed Engineers Estimate for the fire hydrant materials, with a 20% contingency must be submitted for verification and District approval. The approved document will be an Exhibit for the Standard Improvement Agreement and Letter of Credit.

Comment(s) Addressed: Yes No
Response:

Engineers estimate provided with submittal for fire hydrant materials. Stamped version will be provided once Letter of Credit is complete for the Standard Improvement Agreement.

4. Please add a materials list to the cover sheet.

Comment(s) Addressed: Yes No
Response:

Materials list added to cover sheet.

5. Please call out the domestic water tap size and curb-stop valve size on the plans.

Comment(s) Addressed: Yes No

Response:

Taps and curb-stops sizes called out on plans.

6. PWSD requires commercial building to have interior set meters with backflow. Please call out an interior set meter and backflow.

Comment(s) Addressed: Yes No

Response:

Plan updated to show and call out interior set meter and backflow.

7. The fuel islands water supply will need to be connected after the interior set water meter and backflow.

Comment(s) Addressed: Yes No

Response:

Key note added to indicate this requirement on the plans.

8. List all fittings on overall utility and plan and profile sheets with numbers (man holes, blow offs, gate valves, butterfly valves, fire hydrants, air release valves, etc. i.e. GV1 or MH1 or FH1).

Comment(s) Addressed: Yes No

Response:

Proposed gate valves, manholes, and grease interceptor number on plans.

9. No more than one fire hydrant may be out of service with the closing of one or more valves. There are two fire hydrants on a proposed dead end main please redesign.

Comment(s) Addressed: Yes No

Response:

An isolation valve has been added along the main between the two hydrants per correspondence with PWSD staff.

10. All easements must be called out and shown on the plans as well as the Plat. The District requires single utility easements to be 30-foot exclusive PWSD easements, fire hydrant easements to be 20-foot and multiple utilities to be 50-foot non-exclusive PWSD easements (with 10-foot separation between any utility). All easements must be done by separate document (on the District's standard Easement Agreement) regardless if they are done by Plat.

Comment(s) Addressed: Yes No

Response:

Easements called out on plan view. Plat and easement updates are in progress.

11. There are no trees or structures, including but no limited to light poles, retaining walls and trash enclosures permitted in any Parker Water & Sanitation District easement. Any proposed or existing structures must be clearly called out on plans.

Comment(s) Addressed: Yes No
Response:

Easements shown on site and landscape plans for reference / relationship to proposed site features.

12. Submit the plumbing plans for the building(s) for verification and calculation of tap size (include engineer's fixture count worksheet). The District uses the 2009 IPC for sizing water taps.

Comment(s) Addressed: Yes No
Response:

Plumbing plans and fixture counts included with submittal.

13. An Industrial Waste Permit application must be completed. Application is available at www.pwsd.org.

Comment(s) Addressed: Yes No
Response:

Signed Industrial Waste Permit included with submittal.

14. Provide a physical address for all proposed irrigation taps on the Landscape / Irrigation Worksheet in the space provided.

Comment(s) Addressed: Yes No
Response:

Address added to Tap address line on Landscape / Irrigation Worksheet

15. PWSD requires a sampling manhole be called out after the grease interceptor. Please add sewer detail S5.3.

Comment(s) Addressed: Yes No
Response:

Sampling manhole called out and detail sheet S5.3 added.

16. Include all necessary details to the construction plans.

Comment(s) Addressed: Yes No
Response:

Utility detail sheets updated.

17. PWSD only allows a 3/4" irrigation tap to be connected to a domestic water tap with an outside meter pit. Please add a 1.5" x 3/4" tee after the domestic curb-stop. For the 3/4" irrigation service line add a 3/4" curb-stop and meter pit. Add PWSD water detail w5.10.

Comment(s) Addressed: Yes No
Response:

Irrigation meter changed to 3/4" and detail sheet W5.10 added to the utility details sheet.

18. PWSD will require a PWSD SIA, letter of credit, easements documents for the proposed fire hydrant, engineering inspection / review fees, tap fees and plans signed by Parker's Fire and Life Safety Supervisor prior to PWSD utility plan approval.

Comment(s) Addressed: Yes No
Response:

Taps and curb-stops sizes called out on plans.

Property Owner

Date

Project Representative

Date