



## 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:** July 14, 2021  
**SUBJECT:** **Parker and Pine Filing 1, Lot 2 – Site Plan for Murphy Express Gas Review Comments 04 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](mailto: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:

eTrakit comments addressed with comments and clarification added to the bottom of this memo.

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. Resolution 18-004, has been uploaded in the eTRAKiT project.**

**Cover Sheet – Sheet C-0.0:**

1. Please make the following changes:
  - a. Legal description – make correction as noted on the redlines
  - b. Site Data Table - make correction as noted on the redlines
  - c. Municipal Contacts - please add the Planning Department as noted on the redlines
  - d. Development Plan Notes - please add the site plan note in red as noted on the redlines
  - e. Engineering Signature Block – Please delete as noted on the redlines (only needed on construction plan set).

Comment Addressed:       Yes       No

Response:

Cover sheet updated per redline comments.

**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. Please correct legal description as noted on the redlines.

Comment Addressed:         Yes         No

Response:

Legal description updated.

2. Please relocate bike racks to a visible area in the front/primary entrance area as noted on the redlines.

Comment Addressed:         Yes         No

Response:

Bike rack location updated to be visible from the primary entrance.

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:

Sidewalk updated to 10' width.

4. Please delete Engineering signature block as it is not required on the Site Plan set.

Comment Addressed:         Yes         No

Response:

Signature block deleted

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

**Landscaping – Sheet L1.1, L1.2:**

1. Previous comment to diversify shrubs and to cut the amount of proposed juniper material. Instead, the juniper material increased. The tall uprights and ground cover material are okay, but please adjust the highlighted evergreen shrubs down by half and chose additional updated plant materials for a more diversified landscape.

Complied:  Yes  No  
Response:

Per correspondence with the Town of Parker, junipers have been replaced with additional deciduous shrubs. The number of evergreen shrubs allowed is based off of policy within the Town of Parker.

2. The Sod-Irrigated Turf exceeds the code’s maximum of 15%. Please see the redlines for suggested perennial beds in a couple of areas to help meet this requirement.

Complied:  Yes  No  
Response:

Per correspondence with the Town of Parker, this comment can be disregarded as the current design is under the maximum amount of Sod-Irrigated Turf.

3. SECOND REQUEST: 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. Please provide material sample for Town review.

Complied:  Yes  No  
Response:

Per correspondence with the Town of Parker, the wall detail is acceptable as shown on sheet L1.2. The elevations will be update to show the screen wall as well. Material sample has been sent to the Town of Parker.

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

4. Please identify all substitution shrubs and count totals. Include the number of trees and identify the plant material that is being used as tree substitutions.

Complied:  Yes  No  
Response:

The number of trees in included in the provided column of the landscape calculations. All shrub substitutions have been revised to be shown red in color.

**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 provided on sheet C1.1. Per correspondence with M. Munekata, this detail is acceptable.

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

1. The 8’8” screen wall on rear-south elevation is too tall and will probably not be allowed by IREA (Electric). Please coordinate with IREA. You may need to shorten and/or revise material. A simpler decorative metal panel along with landscaping may work for IREA.

Complied:  Yes  No

Response:

The screen wall height has been lowered to 5’ maximum. Per coordination with IREA, the location, material, and height of the screen wall are all acceptable.

2. Please add the bike racks to the renderings

Comment Addressed:  Yes  No

Response:

Bike racks added to renderings.

3. The Town will need samples of the revised darker brick (Dark Sandstone Velour by Endicott) to review, as well as the block for the retaining wall, and material for the screen wall - prior to approval of the site plan.

Comment Addressed:  Yes  No

Response:

A sample of the darker brick has been sent to the Town of Parker. This material is proposed for use on the screen / retaining wall as well.

4. Please see additional comments on redlines.

Comment Addressed:  Yes  No

Response:

Redline comments addressed with notes on redlines (included with submittal).

**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. The following agencies have provided comments for review in eTrakit – with **“Revisions Required”**:

1. Cherry Creek Basin Water Quality Authority – *Previous comments not addressed. Please reach out the them directly.*
2. Town of Parker – Construction Plans; Stormwater review
3. Town of Parker – Construction Plans; Environmental review
4. Town of Parker – Site Plan; Engineering Civil review

- 5. Town of Parker – Drainage Report; Stormwater review – *Please confirm all requirements from the Engineering Memo dated August 2020 have been met*
- 6. Parker Water & Sanitation District

**Cherry Creek Basin Water Quality Authority:**

- 1. The Authority's Control Regulation 72 (CR 72) requires construction and post-construction Best Management Practices (BMPs).

Complied:  Yes  No  
Response:

The post construction BMPs will be covered by the overall developer via a extended detention basin at the southwest side of the development (see approved drainage report accompanying sub18-020 in etrakit). Construction BMPs will be provided on site by the contractor per the CBMP Plan in the “~05 CIVIL CDs” file in this submittal.

- 2. Comment Response in this submittal did not address previous comments from the CCBWQA

Complied:  Yes  No  
Response:

We apologize for missing these comments in the last round of comments. Comments have been downloaded from eTrakit and now have responses.

- 3. No information was provided on post-construction BMPs. Does the existing stormwater detention basin provide a post-construction BMP (i.e. water quality capture volume or extended urban runoff volume)?

Complied:  Yes  No  
Response:

Per the approved drainage report for the overall development (Sub18-020 in eTrakit), water quality and EURV volumes are both provided through an extended detention basin at the southwest side of the site.

- 4. The Authority reserves the right to review and comment on future submittals for this project.

Complied:  Yes  No  
Response:

Acknowledged

**Town of Parker Construction Plans – Stormwater Review**

1. Provide all applicable CDOT storm sewer standard details for the proposed storm infrastructure and the Town of Parker Manhole Cover Standard Detail. Reference RDCCM Appendix A for the Manhole Cover Detail.

Complied:  Yes  No

Response:

CDOT inlet and Town of Parker Manhole Cover detail added to construction set.

2. Provide site-specific section views of the proposed grass swales. A typical detail was provided, but a site-specific section with a minimum of all dimensions, elevations, material, design water surface elevations, and any other information necessary to construct the swale in compliance with the drainage report is required.

Complied:  Yes  No

Response:

Site-specific section views with hydraulic data shown on grading plan. Swale dimensions, elevations, material, and WSEL all shown.

3. SHT C-1.4: Provide a detail for the weep holes called out in the trash enclosure including inverts. Extend the swale to the weep holes to capture the flows from the trash enclosure.

Complied:  Yes  No

Response:

Site grading revised to that water will no longer flow in to the trash enclosure. Slopes adjusted so that water will spill out of the trash enclosure's open side (east side).

4. SHT C-3: Provide and identify the flowline of all proposed swales. Please have all swale line work show the arrows pointing downstream.

Complied:  Yes  No

Response:

Swale linework with appropriate linetype added, flowline and top of grate elevations called out.

5. SHT C-6.4: Provide and identify the minor storm's hydraulic grade line on the plan and profile as well.

Complied:  Yes  No

Response:

5-year and 100-year storm HGLs added to storm profile.

### Town of Parker Construction Plans - Environmental Review

1. Include within the plan set all of the town's 31 CBMP Notes & Details. Specifically noted missing third sheet of the Town's Seeding Mulching and Crimping detail and a dated version of the Surface Roughening Detail was provided.

Complied:  Yes  No

Response:

All CBMP notes and details added, SMC and SR detail sheets updated.

2. Initial CBMP Plans - Please verify that the Vehicle Tracking Control (VTC) shown meets the minimum dimensions provided in the Town's standard detail. The current plans do not appear to meet the 50-foot minimum length requirement.

Complied:  Yes  No

Response:

Dimensions of VTC updated and verified.

3. Initial CBMP Plans - Add CBMP label for diversion ditch (DD).

Complied:  Yes  No

Response:

CBMP label added for diversion ditch

4. Interim / Final CBMP Plans - Provide Erosion Control Blanket (ECB) for all slopes steeper than 4:1.

Complied:  Yes  No

Response:

Erosion control blanket added to slopes steeper than 4:1

5. Interim / Final CBMP Plans - Please specify Surface Roughening (SR) in all landscaped areas.

Complied:  Yes  No

Response:

Surface roughening called out for landscape areas.

6. Interim / Final CBMP Plans - Provide unique blocks for every style of Inlet Protection. Specifically noted IPCOS and IPCOG utilize the same block.

Complied:  Yes  No

Response:

Legend and plans updated to show different block for each type of inlet protection.

7. Interim / Final CBMP Plans - Two of the Inlet Protection, Curb on Sump, Type R Inlet (IPCOS) CBMPs shown have different symbology than that shown in the legend. These inlets appear to be area inlets rather than Type R curb inlets. If this is the case, please use the appropriate nomenclature and symbology for these inlets (Inlet Protection for Area Inlets Not in Pavement (IPAN) and Inlet Protection for Area Inlets in Pavement (IPAP)). Please reference Town's standard CBMP legend and details.

Complied:  Yes  No

Response:

Inlet types verified and inlet protection updated to match appropriate inlet type.

8. Details - Please include the Mile High Flood District Sediment Trap Details.

Complied:  Yes  No

Response:

Sediment trap detail added.

**Town of Parker Site Plan – Engineering Civil Review**

1. Provide legal description and exhibit for drainage easement.

Complied:  Yes  No

Response:

Drainage easement legal and exhibit provided with submittal.

2. Remove or relocate proposed or existing trees shown in sight triangles.

Complied:  Yes  No

Response:

No trees proposed with this project are in the sight triangle. Trees within the sight triangles are per the approved Master Development Plan, and were proposed by the master developer. 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.

**Parker Water and Sanitation District:**

1. There are no trees or structures, including but not 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.
- There is a 30ft PWSD exclusive easement for the PWSD water main stubbed out to supply the domestic and irrigation water. PWSD does not allow buildings or the above in an exclusive easement please revise easement or remove items in the easement.

Complied:  Yes  No

Response:

Easement limits have been revised in construction documents. Revised legal and exhibit for easement will be provided by survey team.

2. PWSD requires a sampling manhole be called out after the grease interceptor.
- The domestic sanitary sewer service line from the building must tie downstream of the sampling manhole. Only the grease line needs to be sampled after the interceptor.

Complied:  Yes  No

Response:

Sampling manhole location revised to be upstream of domestic line tie in.

3. Include all necessary details to the construction plans. Please add PWSD detail W5.19 and W5.14.

Complied:  Yes  No

Response:

PWSD details reviewed and updated. Detail W5.14 added, but W5.19 was not added as it is for 3" and larger meters.

4. 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.
- This comment has not been addressed. Unless the developer wants to pay for a 3/4" separate irrigation tap the irrigation line must be ties into the 1.5" domestic service line after the 1.5" curb stop. As shown the irrigation is tapped off the existing 8" PWSD main stub out, please revise.

Complied:  Yes  No

Response:

Water layout revised to show a 3/4" irrigation tap off of a 1.5" domestic tap. The 1.5" domestic tap is the only tap from the existing 8" PWSSD stub.

5. As an FYI, based on the submitted plumbing plans it is possible to use a smaller 1" domestic water tap if desired. The cost difference is significant a 1" tap is \$82,120 vs a 1.5" tap at \$164,864. Please note you are open to choose either tap size.

Complied:  Yes  No

Response:

Per the plumbing team, they would like to stay with a 1.5" tap. The layout has been updated to reflect a 1.5" tap with a 3/4" irrigation tap off of it.

6. Under the Utility Installation Responsibilities Water Services notes, please note it is utility contractor or plumber's responsibility to provide and install tap and backflow not PWSD's responsibility.

Complied:  Yes  No

Response:

Installation responsibility notes updated.

7. PWSD will require a signed/executed SIA, Signed and stamped Engineers Cost Estimate, letter of credit based on the approved cost estimate, easements documents with PWSD agreement attached 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.

Complied:             Yes                     No

Response:

SIA will be executed once plans are determined to be satisfactory by PWSD for approval. A draft SIA has been included for PWSD review. An engineer’s cost estimate has been included for PWSD review. Letter of credit will be issued once PWSD approves cost estimate. Fire hydrant easement exhibit and legal submit for review prior to agreement being executed. Note, a legal and description for the revised 30’ easement for the 8” stub on the south side of the site will also be provided once complete by the survey team. Fees and Fire / Life safety signatures will be coordinated once plans are considered satisfactory by PWSD for approval.

The following agencies have **NOT yet provided comments** for review in eTrakit. Please monitor your project in eTrakit in anticipation of the forthcoming comments:

1. CDOT (Marilyn Cross) – Please reach out to Marilyn directly.

\_\_\_\_\_  
Property Owner

\_\_\_\_\_  
Date

\_\_\_\_\_  
Project Representative

\_\_\_\_\_  
Date