



Development Review Division

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

MEMORANDUM

TO: Jonathan Greenhut, EES, *Applicant*
Twin Star Energy, LLC., *Owner*
Mark Perrino, MAPCM, *Developer*

FROM: Julia Duncan, Associate Planner

DATE: December 17, 2021

SUBJECT: SP21-063; Douglas 234 F6 L1 – Gas and Convenience Store
SP21-064; Douglas 234 F6 L2 - Car Wash
Review Comments 03

Listed below are the Planning Division's comments related to your land use application, which must be responded to. If you wish to discuss a comment, please contact your Case Planner. Upon resubmittal, please sign and return this memo. 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: Julia Duncan

EMAIL: jduncan@parkeronline.org

PHONE: 303.805.3334

GENERAL PROJECT COMMENTS:

1. The Planning Division references certain sections of the Parker 2035 Master Plan, the Development Design Standards, the Land Development Ordinance (LDO), and the Douglas 234 Planned Development District. Copies of these documents are available at:
[Parker 2035 Master Plan](#)
[Development Design Standards](#)
[Land Development Ordinance](#)
[Douglas 234 Planned Development](#)
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 if you have questions regarding their review comment(s).
4. A redlined plan is included with this memorandum and includes a comprehensive detailing of comments.

Staff Comments 03
SP21-063; Douglas 234 F6 L1 – Gas and Convenience Store
SP21-064; Douglas 234 F6 L2 - Car Wash
December 17, 2021

5. Final Plans submitted to the Building Department, Engineering Department and Parker Water and Sanitation District **must be exactly the same as the approved Site Plan set.**

Site Plan and Project Details

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

Comment Addressed: Yes No

Response:

OUTSIDE REFERRAL AGENCY COMMENTS

Please address all outside referral agency comments with a written response. The following agencies have provided comments for review:

- Town of Parker – Fire/Life Safety Division

Please keep an eye out in eTRAKiT for the comment to the following reviews:

- Town of Parker – Stormwater (Construction Plans)
- Town of Parker – Civil (Construction Plans)
- Town of Parker – Stormwater (Drainage Report)
- Parker Water and Sanitation District
- Town of Parker – Civil (Site Plan)
- Traffic Impact Study

These comments are available on eTRAKiT. Please address accordingly.

Comment(s) Addressed: Yes No

Response:

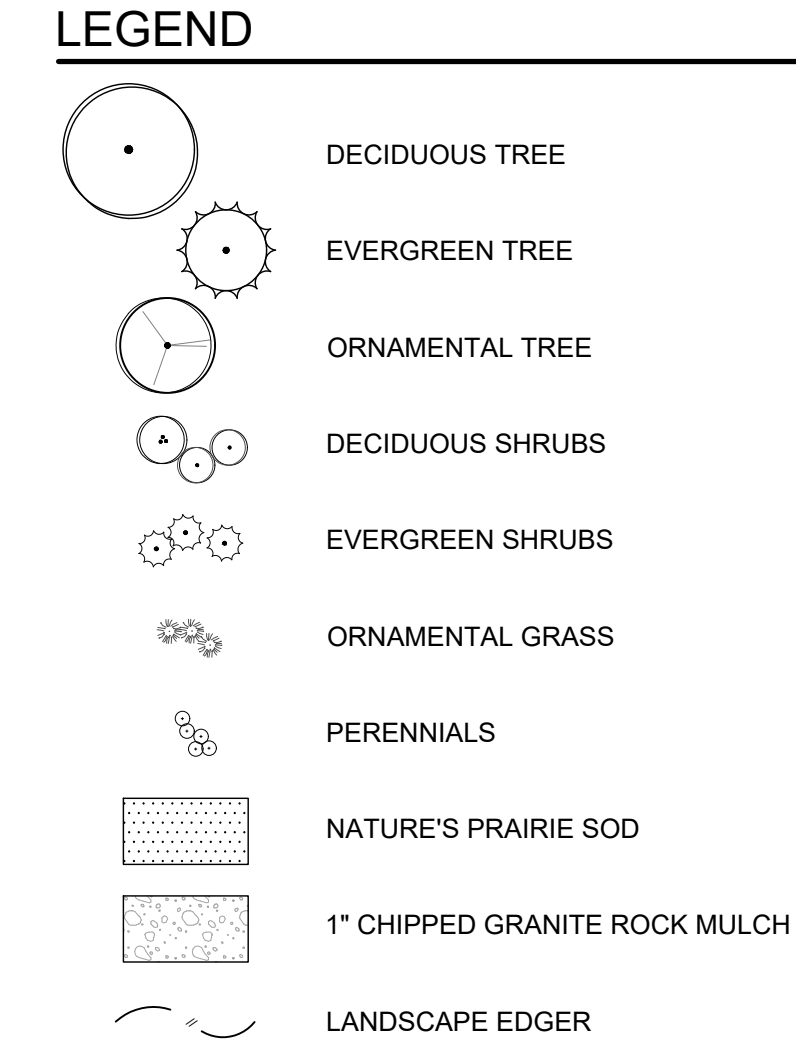
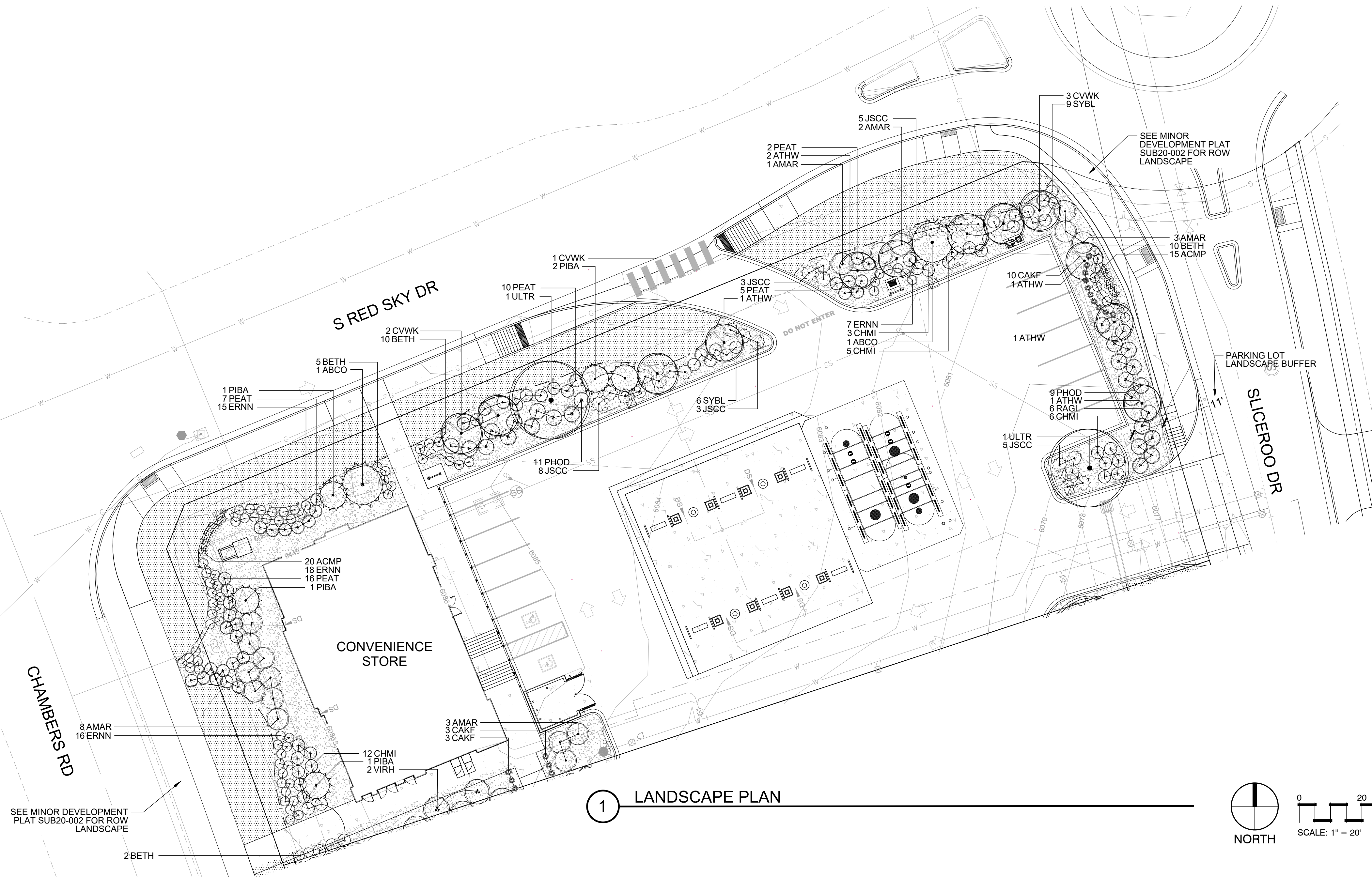
Property Owner

Date

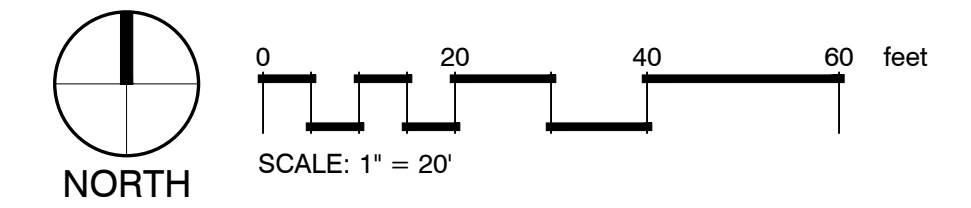
Project Representative

Date

X:\DRIBOX\VALERIAN\TEAM FOLDER\PROJECTS\20-085_EES_PARKER 7-ELEVEN & CAF WORKING\2021-12-09_LAND_IR_CD20-085_1_LANDSCAPE PLAN_7-11.DWG



1 LANDSCAPE PLAN



PLANT SCHEDULE LOT 1

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	HT X SP
ULTR	2	ULMUS X TRIUMPH	TRIOLEMA	B & B	2.5' CAL	50' X 40'
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	HT X SP
ABCO	2	ABIES CONCOLOR	WHITE FIR	B & B	6' HT	50' X 20'
PIBA	5	PICEA PUNGENS 'BAKERI'	BLUE SPRUCE	B & B	6' HT	30' X 15'
ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	HT X SP
ATHW	6	ACER TATARICUM 'GARANN'	HOT WINGS TATARIAN MAPLE	B & B	2' CAL	20' X 20'
CVWK	6	CRATAEGUS VIRIDIS 'WINTER KING'	WINTER KING HAWTHORN	B & B	2' CAL	20' X 20'
DECIDUOUS SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT		
AMAR	17	AMELANCHIER ALNIFOLIA 'REGENT'	SASKATOON SERVICEBERRY	#5		8' X 8'
BETH	27	BERBERIS THUNBERGII 'CRIMSON PYGMY'	CRIMSON PYGMY JAPANESE BARBERRY	#5		
CHMI	26	CHAMAEBATIARIA MILLEFOLIUM 'FERNBUSH'	FERNBUSH	#5		4' X 4'
ERNN	56	ERICAMERIA NAUSEOSA NAUSEOSA	DWARF BLUE RABBITBRUSH	#5		3' O.C.
PEAT	40	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	#5		4' X 4'
PHOD	20	PHYSOCARPUS OPULIFOLIUS 'DIABLO'	DIABLO NINEBARK	#5		6' X 5'
RAGL	6	RHUS AROMATICA 'GRO-LOW'	GRO LOW SUMAC	#5		2' X 5'
SYBL	15	SYRINGA X 'BLOOMERANG'	BLOOMERANG LILAC	#5		4' X 4'
VIRH	2	VIBURNUM X RHYTIDOPHYLLOIDES 'ALLEGHANY'	ALLEGHANY VIBURNUM	#5		8' X 8'
EVERGREEN SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT		
JSCC	24	JUNIPERUS SABINA 'CALGARY CARPET'	CALGARY CARPET JUNIPER	#5		1' X 5'
ORNAMENTAL GRASSES	QTY	BOTANICAL NAME	COMMON NAME	CONT		
CAKF	16	CALAMAGROSTIS ACTUIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	#1		5' X 2'
PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	CONT		
ACMP	35	ACHILLEA MILLEFOLIUM 'PAPRIKA'	PAPRIKA YARROW	#1		2' X 1.5'

GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT @
	5,758 SF		NATURE'S PRAIRIE SOD	SOD

INTERNAL LANDSCAPE

NET SITE AREA	LANDSCAPE AREA			% LIVE COVER					
	REQUIRED 15%	PROVIDED	SURPLUS/ DEFICIT	REQUIRED (75%)	PROVIDED	SURPLUS/ DEFICIT			
40,531 SF	6,080 SF	11,029 SF	+4,949 SF	8,272 SF	8,966 SF	+694 SF			
	TREE REQUIREMENT 1/1500 SF			SHRUB REQUIREMENT 5/1500 SF			TREE EQUIVALENT CALCULATION		
	REQUIRED	PROVIDED	SURPLUS/ DEFICIT	REQUIRED	PROVIDED	SURPLUS/ DEFICIT	SHRUBS AVAILABLE FOR EQUIVALENTS	TOTAL EQUIVALENT TREES	TOTAL TREE & TREE EQUIVALENTS PROVIDED
	5	1	-4	21	61	+40	40	4	5

STREETSCAPE

LOCATION	LENGTH	TREE REQUIREMENT 1/40 LF			SHRUB REQUIREMENT 5/1500 SF			TREE EQUIVALENT CALCULATION		
		REQUIRED	PROVIDED	SURPLUS/ DEFICIT	REQUIRED	PROVIDED	SURPLUS/ DEFICIT	SHRUBS AVAILABLE FOR EQUIVALENTS	TOTAL EQUIVALENT TREES	TOTAL TREE & TREE EQUIVALENTS PROVIDED
S RED SKY DR	195	5	5	0	NA	NA	NA	NA	5	

LANDSCAPE PERIMETER ENHANCED

LOCATION	LENGTH / PERCENT	TREE REQUIREMENT 1/25 LF			SHRUB REQUIREMENT 5/25 LF			TREE EQUIVALENT CALCULATION		
		REQUIRED	PROVIDED	SURPLUS/ DEFICIT	REQUIRED	PROVIDED	SURPLUS/ DEFICIT	SHRUBS AVAILABLE FOR EQUIVALENTS	TOTAL EQUIVALENT TREES	TOTAL TREE & TREE EQUIVALENTS PROVIDED
NORTH	289	12	9	-3	58	88	+30	30	3	12
EAST	140	6	4	-2	28	48	+20	20	2	6
WEST	108	5	2	-3	22	52	+30	30	3	5

	REQUIRED	PROVIDED
TOTAL TREES/TE'S	33	33

PLANT REQUIREMENT NOTES:
 1. ORNAMENTAL GRASSES AND PERENNIALS ARE COUNTED TOWARD TE'S AS 3 GRASSES = 1 SHRUB.
 When added up, all of your shrubs in this column total 249. When I look at your plant schedule you have 233 shrubs and 16 grasses. Grasses can only be used to replace shrubs and not shrubs that are replacing trees. Also, if you are replacing shrubs with grasses its 3:1 so you would need to have 48 grasses, not 16 (you are replacing on one to one which is not allowed). You would also need to show the grass to shrub replacement in your chart. But again, these grasses cannot replace shrubs which replace trees.

EVERGREEN TREE REQUIREMENT - OVERALL SITE

MINIMUM EVERGREEN REQ.	25%	
NUMBER OF TREES	REQUIRED	PROVIDED
21 TOTAL	6	7

TURF

MAXIMUM ALLOWED	6,080 SF - 15%
PROVIDED	2,750 SF - 6.8%

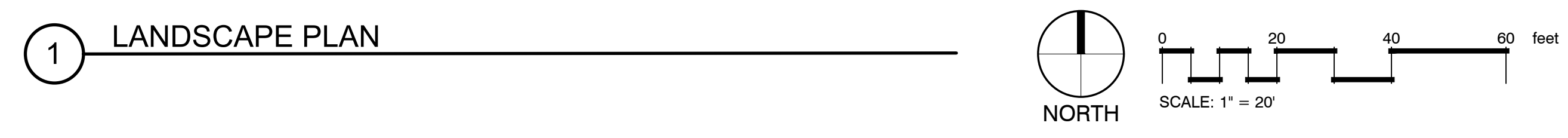
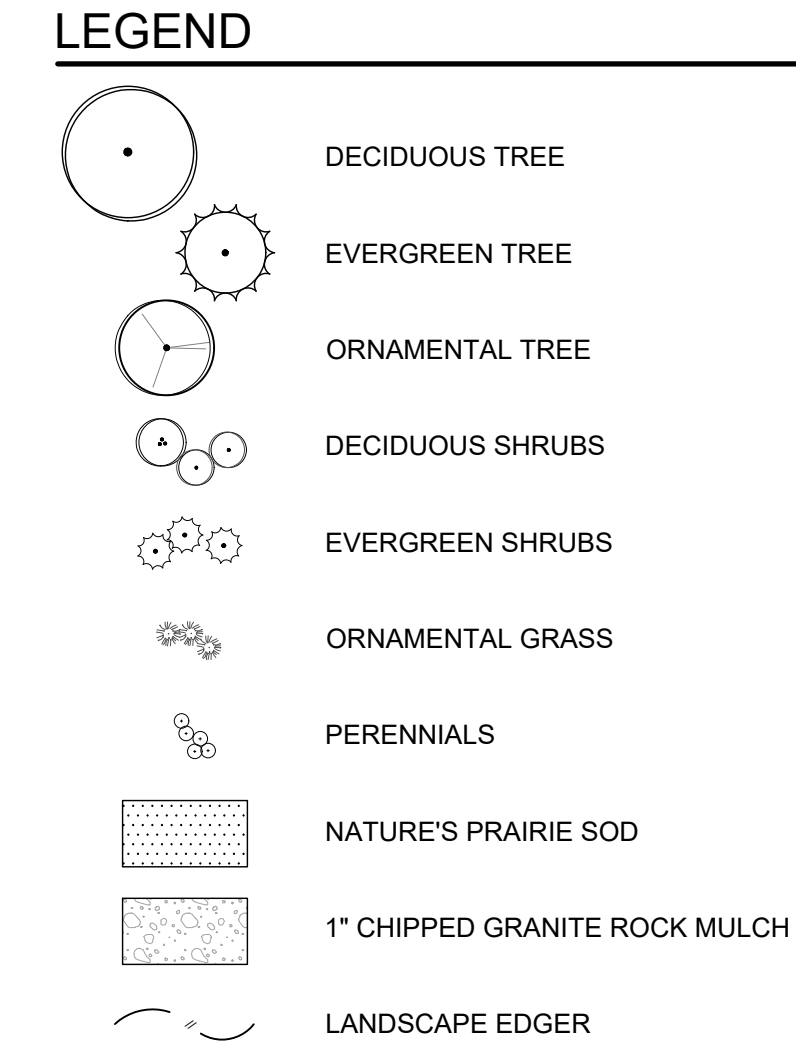
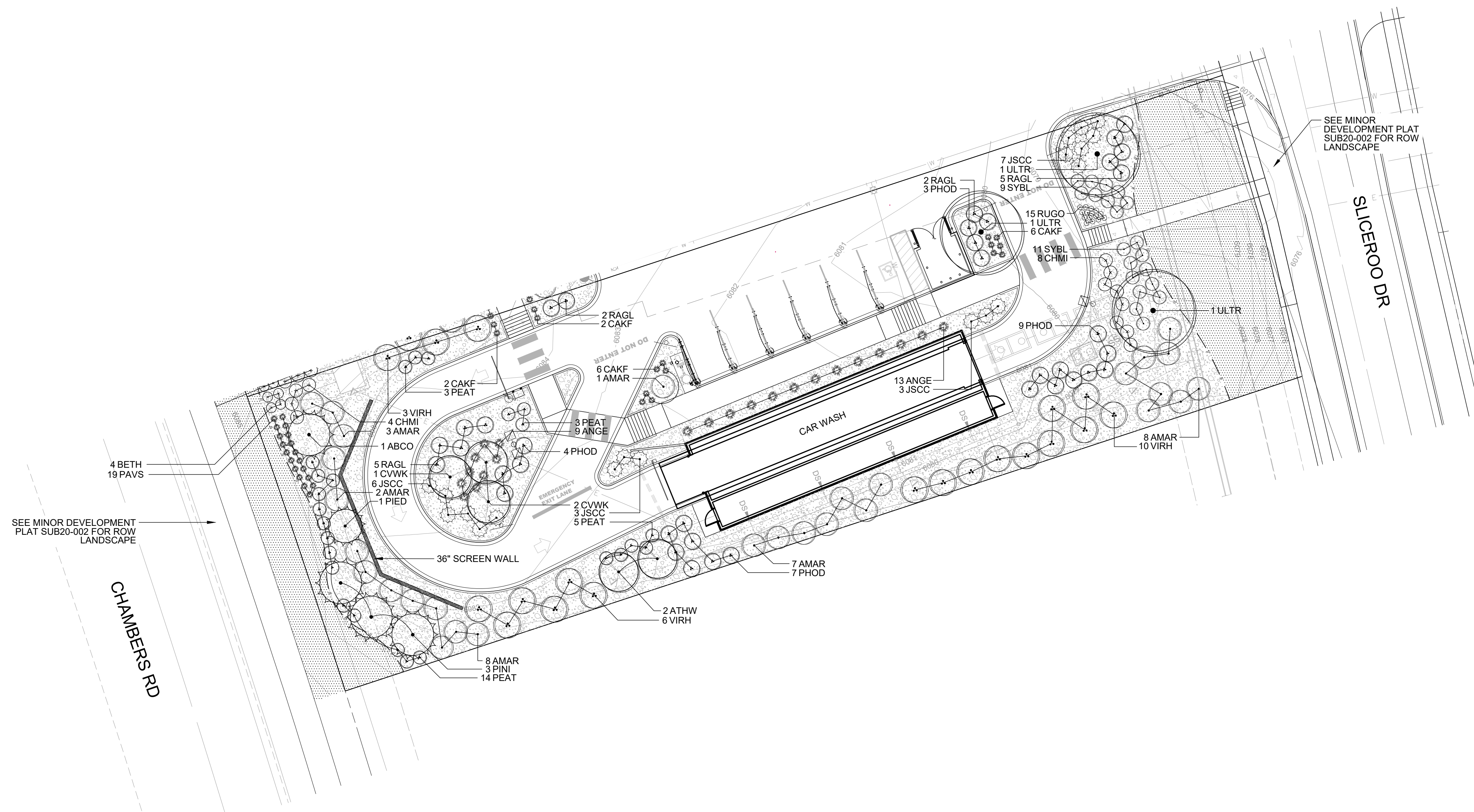
PROVIDED	11' BUFFER
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BY	DATE	REVISION	PER CITY COMMENTS
NR	9/03/21	1	REVISIONS PER CITY COMMENTS
NR	12/09/21	2	REVISIONS PER CITY COMMENTS

SITE PLAN LOT 1
CONVENIENCE STORE
 CHAMBERS AND HESS, PARKER, CO
LANDSCAPE PLAN

These numbers included grasses and perennials (at a 3:1 ratio). Shrub numbers and grasses have now been separated. Grasses are substituting for shrub requirements only, which has been noted.

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PLANT SCHEDULE LOT 2

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	HT X SP
ULTR	3	ULMUS X TRIUMPH	TRIUMPH ELM	B & B	2.5" CAL	50' X 40'
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	HT X SP
ABCO	1	ABIES CONCOLOR	WHITE FIR	B & B	6' HT	50' X 20'
PIED	1	PINUS EDULIS	PINON PINE	B & B	6' HT	50' X 20'
PINI	3	PINUS NIGRA	AUSTRIAN PINE	B & B	8' HT.	50' X 20'
ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	HT X SP
ATHW	2	ACER TATARICUM 'GARANN'	HOT WINGS TATARIAN MAPLE	B & B	2" CAL	20' X 20'
CVWK	3	CRATAEGUS VIRIDIS 'WINTER KING'	WINTER KING HAWTHORN	B & B	2" CAL	20' X 20'
DECIDUOUS SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	HT X SP
AMAR	29	AMELANCHIER ALNIFOLIA 'REGENT'	SASKATOON SERVICEBERRY	#5		8' X 8'
BETH	4	BERBERIS THUNBERGII 'CRIMSON PYGMY'	CRIMSON PYGMY JAPANESE BARBERRY	#5		4' X 4'
CHMI	12	CHAMAEBATIARIA MILLEFOLIUM 'FERNBUSH'	FERNBUSH	#5		4' X 4'
PEAT	25	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	#5		6' X 5'
PHOD	23	PHYSOCARPUS OPULIFOLIUS 'DIABLO'	DIABLO NINEBARK	#5		2' X 5'
RAGL	14	RHUS AROMATICA 'GRO-LOW'	GRO LOW SUMAC	#5		4' X 4'
SYBL	20	SYRINGA X 'BLOOMERANG'	BLOOMERANG LILAC	#5		8' X 8'
VIRH	19	VIBURNUM X RHYTIDOPHYLLOIDES 'ALLEGHANY'	ALLEGHANY VIBURNUM	#5		1' X 5'
EVERGREEN SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	HT X SP
JSCC	19	JUNIPERUS SABINA 'CALGARY CARPET'	CALGARY CARPET JUNIPER	#5		1' X 5'
ORNAMENTAL GRASSES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	HT X SP
ANGE	22	ANDROPOGON GERARDII	BIG BLUE STEM	#1		6' X 3'
CAKF	16	CALAMAGROSTIS ACTUFIOLORA 'KARL FOERSTER'	FEATHER REED GRASS	#1		5' X 2'
PAVS	19	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	#1		4' X 2'
PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	HT X SP
RUGO	15	RUDBECKIA FULGIDA 'GOLDSTRUM'	BLACK EYED SUSAN	#1		1.5' X 1.5'
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT @	CAL	HT X SP
	4,344 SF	NATURE'S PRAIRIE SOD	NATURE'S PRAIRIE SOD	SOD		

INTERNAL LANDSCAPE

NET SITE AREA	LANDSCAPE AREA			% LIVE COVER		
	REQUIRED 15%	PROVIDED	SURPLUS/ DEFICIT	REQUIRED (75%)	PROVIDED	SURPLUS/ DEFICIT
29,024 SF	4,354 SF	14,609 SF	+10,255 SF	10,957 SF	11,810 SF	+853 SF

TREE REQUIREMENT 1/1500 SF	SHRUB REQUIREMENT 5/1500 SF			TREE EQUIVALENT CALCULATION					
	REQUIRED	PROVIDED	SURPLUS/ DEFICIT	REQUIRED	PROVIDED	SURPLUS/ DEFICIT	SHRUBS AVAILABLE FOR EQUIVALENTS	TOTAL EQUIVALENT TREES	TOTAL TREE & TREE EQUIVALENTS PROVIDED
3	3	0		15	49	+34	30	0	6

This should be 3 unless you are adding 3 addition TE from the shrubs which should then be shown

LANDSCAPE PERIMETER STANDARD

LOCATION	LENGTH / PERCENT	TREE REQUIREMENT 1/40 LF			SHRUB REQUIREMENT 5/4			TREE EQUIVALENT CALCULATION		
		REQUIRED	PROVIDED	SURPLUS/ DEFICIT	REQUIRED	PROVIDED	SURPLUS/ DEFICIT	SHRUBS AVAILABLE FOR EQUIVALENTS	TOTAL EQUIVALENT TREES	TOTAL TREE & TREE EQUIVALENTS PROVIDED
SOUTH	305	8	3	-5	38	89	+51	50	5	8

This should also state 34

LANDSCAPE PERIMETER ENHANCED

LOCATION	LENGTH / PERCENT	TREE REQUIREMENT 1/25 LF			SHRUB REQUIREMENT 5/25 LF			TREE EQUIVALENT CALCULATION		
		REQUIRED	PROVIDED	SURPLUS/ DEFICIT	REQUIRED	PROVIDED	SURPLUS/ DEFICIT	SHRUBS AVAILABLE FOR EQUIVALENTS	TOTAL EQUIVALENT TREES	TOTAL TREE & TREE EQUIVALENTS PROVIDED
EAST	94	4	3	-1	19	10	-9	10	1	4
WEST	93	4	4	0	19	0	-19	0	0	4

These numbers included grasses and perennials (at a 3:1 ratio). Shrub numbers and grasses have now been separated. Grasses are substituting for shrub requirements only, which has been noted.

TOTAL TREES	REQUIRED	PROVIDED
	19	22

Needs to say Revised/TE's

1 Shrub and grass totals have been added

AND PERENNIALS ARE COUNTED TOWARD TE'S AS 3

When added up, all of your shrubs in this column total 189. When I look at your plant schedule you have 165 shrubs. Grasses can only be used to replace shrubs and not shrubs that are replacing trees. Also, if you are replacing shrubs with grasses its 3:1. You would also need to show the grass to shrub replacement in your chart. But again, these grasses cannot replace shrubs which replace trees.

EVERGREEN TREE REQUIREMENT - OVERALL SITE

MINIMUM EVERGREEN REQ.	25%	
NUMBER OF TREES	REQUIRED	PROVIDED
13 TOTAL	4	5

TURF

MAXIMUM ALLOWED	PROVIDED
13 TOTAL	5

This should be zero-there are no tree equivalents

BY	DATE	REVISION	PER CITY COMMENTS
NR	9/03/21	1	REVISIONS PER CITY COMMENTS
NR	12/09/21	2	REVISIONS PER CITY COMMENTS

501 S Cherry St, Suite 300
Denver, CO 80246
303.572.7397 www.eesusa.com

SITE PLAN LOT 2

CONVENIENCE STORE
CHAMBERS AND HESS, PARKER, CO

LANDSCAPE PLAN

PROJECT NO.: TSD003.01
DESIGNED BY: NR
DRAWN BY: NR
DATE: 03/19/21

L1.1

811
CALL UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987 or 811

CALL 3-BUSINESS DAYS (NOT INCLUDING INITIAL DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.
Know what's below. Call before you dig.