



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: 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.

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

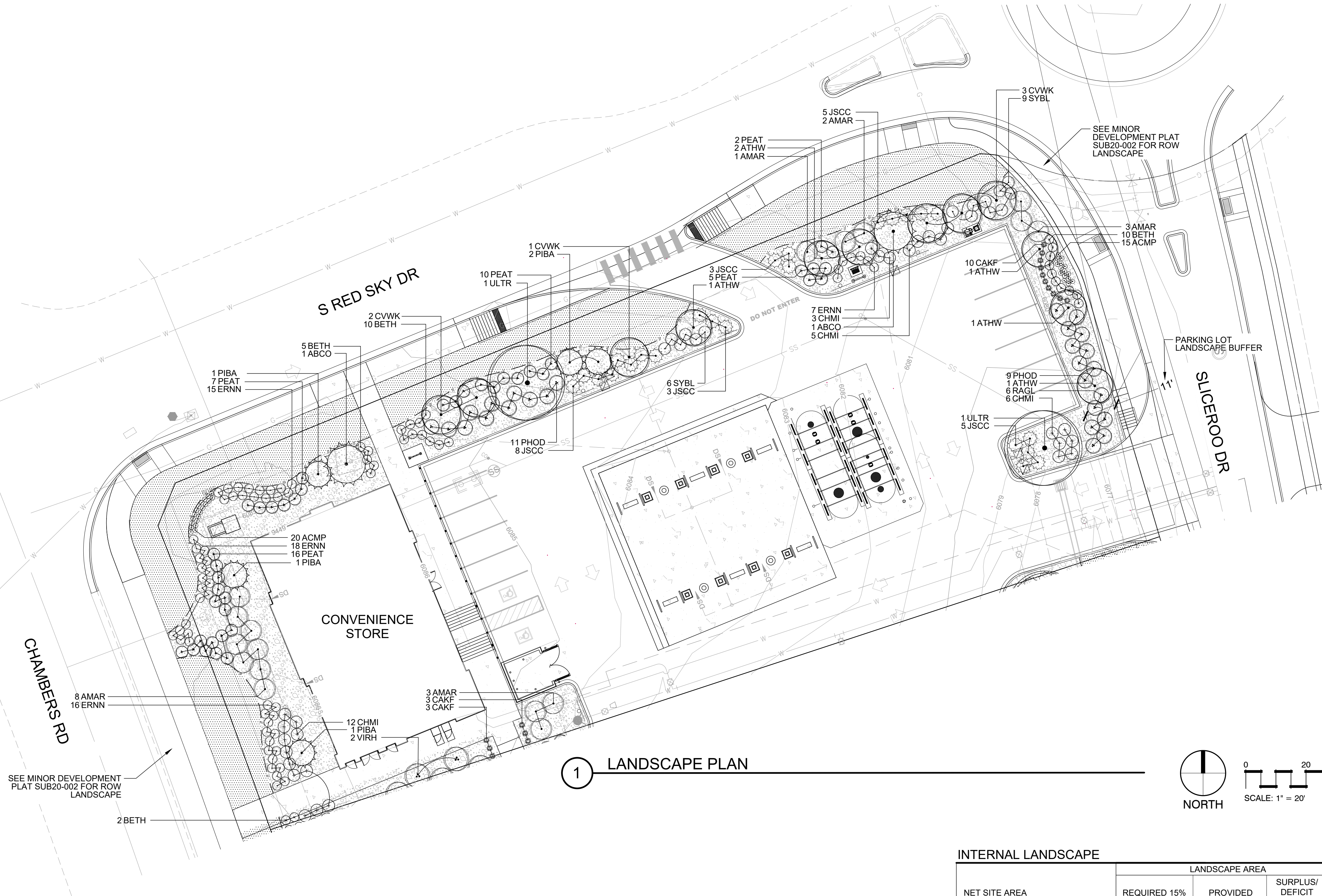
X:\DROBOX (VALERIAN)\VALERIAN TEAM\ FOLDER\PROJECTS\20-085, EES_PARKER 7-ELEVEN & CAF WASH\2.WORKINGS\2021-12-09 LAND_IR_CDS\20-085_1_LANDSCAPE PLAN_7-11.DWG



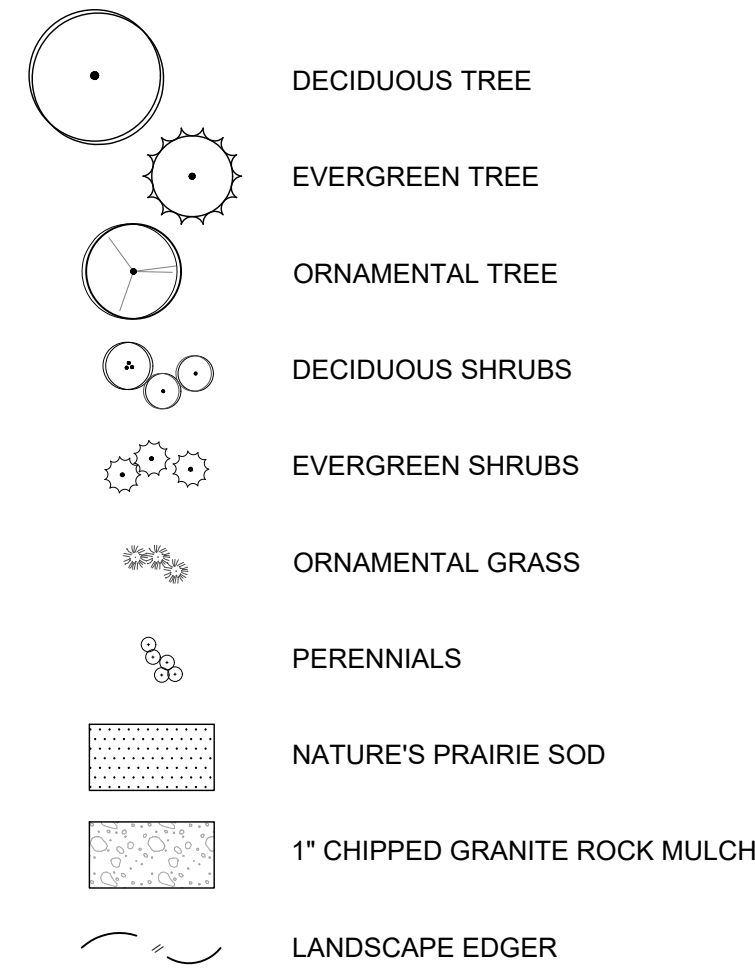
Know what's below.
Call before you dig.

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.



LEGEND



PLANT SCHEDULE LOT 1

DECIDUOUS TREES		BOTANICAL NAME		COMMON NAME		CONT		CAL		HT X SP	
ULTR	2	ULMUS X TRIUMPH		TRIUMPH ELM		B & B		2.5\"CAL		50' X 40'	
EVERGREEN TREES		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		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		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 ATRIPUICIFOLIA		RUSSIAN SAGE		#5				4' X 4'	
PHOD	20	PHYSOCARPUS OPUULIFOLIUS '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		BOTANICAL NAME		COMMON NAME		CONT					
JSCC	24	JUNIPERUS SABINA 'CALGARY CARPET'		CALGARY CARPET JUNIPER		#5				1' X 5'	
ORNAMENTAL GRASSES		BOTANICAL NAME		COMMON NAME		CONT					
CAKF	16	CALAMAGROSTIS ACTUIFLORA 'KARL FOERSTER'		FEATHER REED GRASS		#1				5' X 2'	
PERENNIALS		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

	LANDSCAPE AREA			% LIVE COVER				
NET SITE AREA	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	NA			SHRUBS AVAILABLE FOR EQUIVALENTS	TOTAL EQUIVALENT TREES	TOTAL TREE & TREE EQUIVALENTS PROVIDED
S RED SKY DR	195	5	5	0				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	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.
TOTAL TREES/TE'S	33	33	

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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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.

DATE: 05/18/21

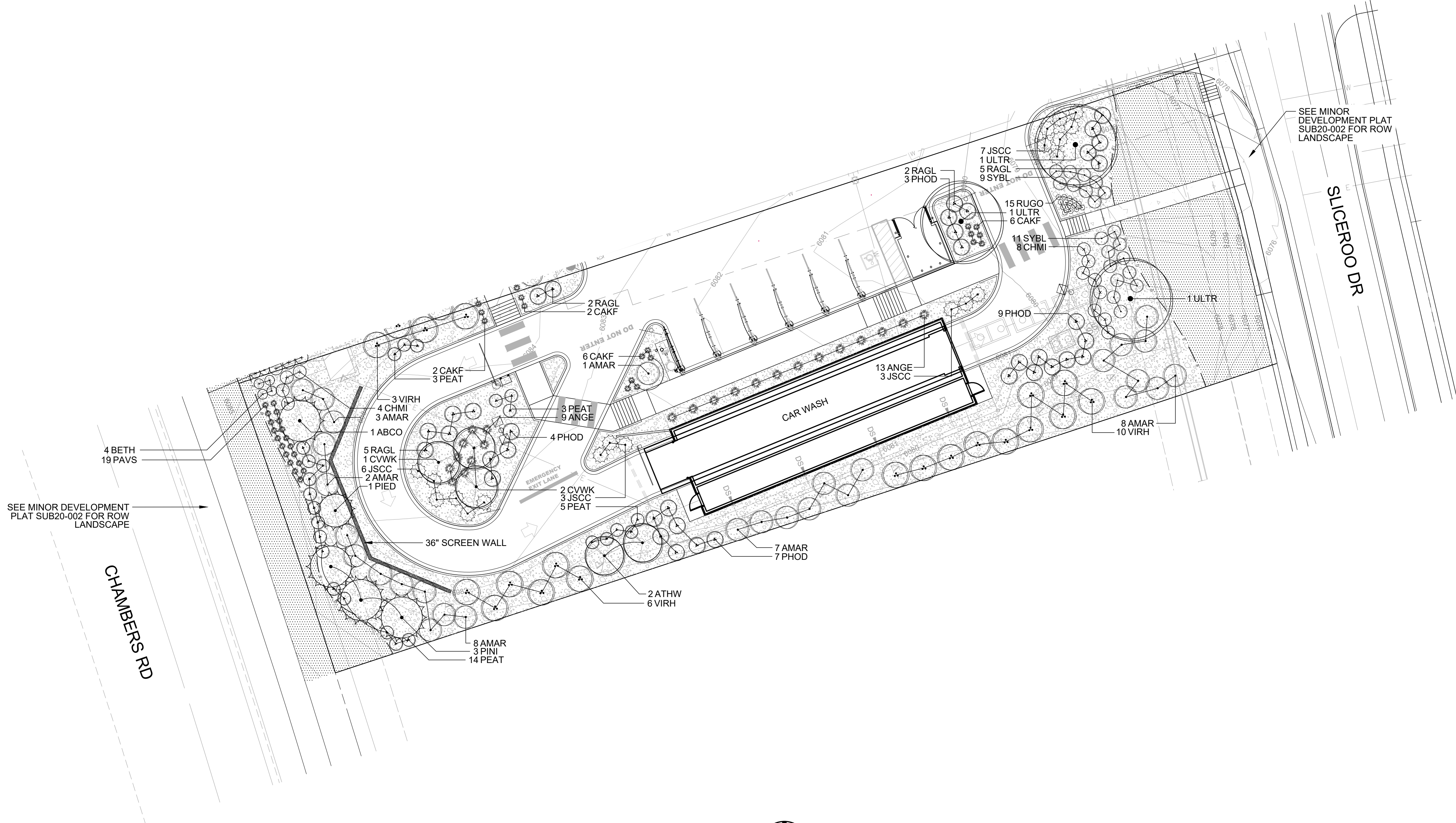
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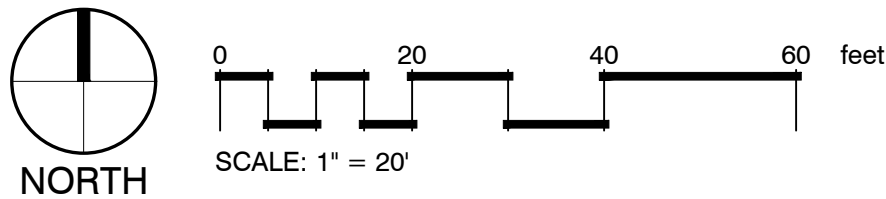
501 S Cherry St, Suite 300
Cherry Creek, CO 80246
303-572-1997 www.ees-us.com

BY	DATE	REVISION	No.	REVISIONS PER CITY COMMENTS
NR	9/03/21	1	1	REVISIONS PER CITY COMMENTS
NR	12/09/21	2	2	REVISIONS PER CITY COMMENTS

X:\DROBOX (VALERIAN)\VALERIAN TEAM\ FOLDER\PROJECTS\20-085_EES_PARKER 7-ELEVEN & CAR WASH\2.WORKING\2021-12-09 LAND_IR_CD\20-085_3_LANDSCAPE PLAN_CAR WASH.DWG



1 LANDSCAPE PLAN



PLANT SCHEDULE LOT 2

DECIDUOUS TREES									
ULTR	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	HT X SP			
	3	ULMUS X TRIUMPH	TRIUMPH ELM	B & B	2.5" CAL	50' X 40'			
EVERGREEN TREES									
ABCO	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	HT X SP			
	1	ABIES CONCOLOR	WHITE FIR	B & B	6' HT	50' X 20'			
PIED	1	PINUS EDULIS	PINON PINE	B & B	6' HT				
PINI	3	PINUS NIGRA	AUSTRIAN PINE	B & B	8' HT.	50' X 20'			
ORNAMENTAL TREES									
ATHW	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	HT X SP			
	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									
AMAR	QTY	BOTANICAL NAME	COMMON NAME	CONT					
	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		4' X 4'			
PHOD	23	PHYSOCARPUS OPULIFOLIUS 'DIABLO'	DIABLO NINEBARK	#5		6' X 5'			
RAGL	14	RHUS AROMATICA 'GRO-LOW'	GRO LOW SUMAC	#5		2' X 5'			
SYBL	20	SYRINGA X 'BLOOMERANG'	BLOOMERANG LILAC	#5		4' X 4'			
VIRH	19	VIBURNUM X RHYTIDOPHYLLOIDES 'ALLEGHANY'	ALLEGHANY VIBURNUM	#5		8' X 8'			
EVERGREEN SHRUBS									
JSCC	QTY	BOTANICAL NAME	COMMON NAME	CONT					
	19	JUNIPERUS SABINA 'CALGARY CARPET'	CALGARY CARPET JUNIPER	#5		1' X 5'			
ORNAMENTAL GRASSES									
ANGE	QTY	BOTANICAL NAME	COMMON NAME	CONT					
	22	ANDROPOGON GERARDII	BIG BLUE STEM	#1		6' X 3'			
CAKF	16	CALAMAGROSTIS ACTUIFLOIRA 'KARL FOERSTER'	FEATHER REED GRASS	#1		5' X 2'			
PAVS	19	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	#1		4' X 2'			
PERENNIALS									
RUGO	QTY	BOTANICAL NAME	COMMON NAME	CONT					
	15	RUDBECKIA FULGIDA 'GOLDSTRUM'	BLACK EYED SUSAN	#1		1.5' X 1.5'			
GROUND COVERS									
	QTY	BOTANICAL NAME	COMMON NAME	CONT @					
	4,344 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
29,024 SF	4,354 SF	14,609 SF	+10,255 SF	10,957 SF	11,810 SF	+853 SF

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

Revised

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

Revised

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	30%	8	3	-5	38	89	+51	50	5	8

This should also state 34

Revised

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		4
WEST	93	4	4	0	19			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.

This should be zero-there are no tree equivalents

Revised

	REQUIRED	PROVIDED
TOTAL TREES	19	22

PLANT REQUIREMENT NOTES:

1 Shrub and grass totals have been added

Needs to say Trees/TE's

Need to include required and provided shrubs total

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 PERCENT	25%	
PROVIDED		



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.



501 S Cherry St. Suite 300
Grand Junction, CO 81505
970-243-2424
www.ees-us.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