



Development Review Division

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

MEMORANDUM

TO: Town of Parker Recreation Department, Brett Collins
FROM: Carolyn Parkinson, Planner I
DATE: November 15, 2022
SUBJECT: SP22-099; Ray J. Harvie L1 Open Space
Review Comments 02

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 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](#)
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. 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.**
5. The Town of Parker has implemented a naming convention for all applications. For all future documents that are uploaded to TRAKIT please ensure the submittal round is first, the name of the document is second and the name of the project is third. Staff will not refer the application out with this naming convention.
Example: "02" or "Second Submittal"
6. **Prairie Dog Management:** The Town's current land development ordinance section 13.10.250 - Prairie Dog Management requires applicants/developers to make a good faith effort to have any prairie dogs on site

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relocated. Documentation of this effort will be a condition of the land use application approval/site development and a certificate of compliance will be required prior to issuance of the grading permit. If relocation of the prairie dogs is not available, humane extermination may be considered. Prairie Dog management should begin as early as possible during the review process. Please coordinate with staff.

Site Plan and Project Details

1. Please see redline for comments.

OUTSIDE REFERRAL AGENCY COMMENTS

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

Comment(s) Addressed: Yes No

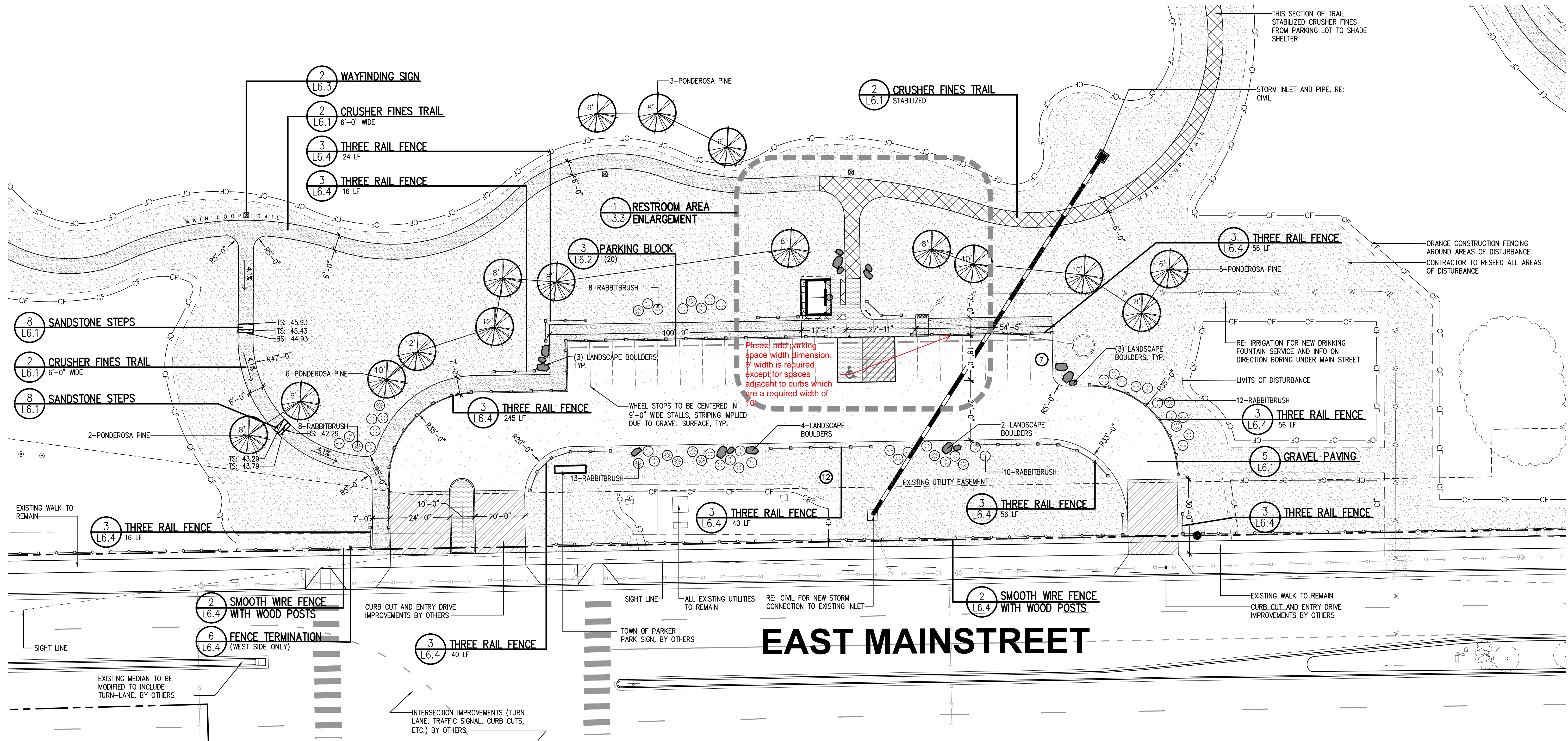
Response:

Property Owner

Date

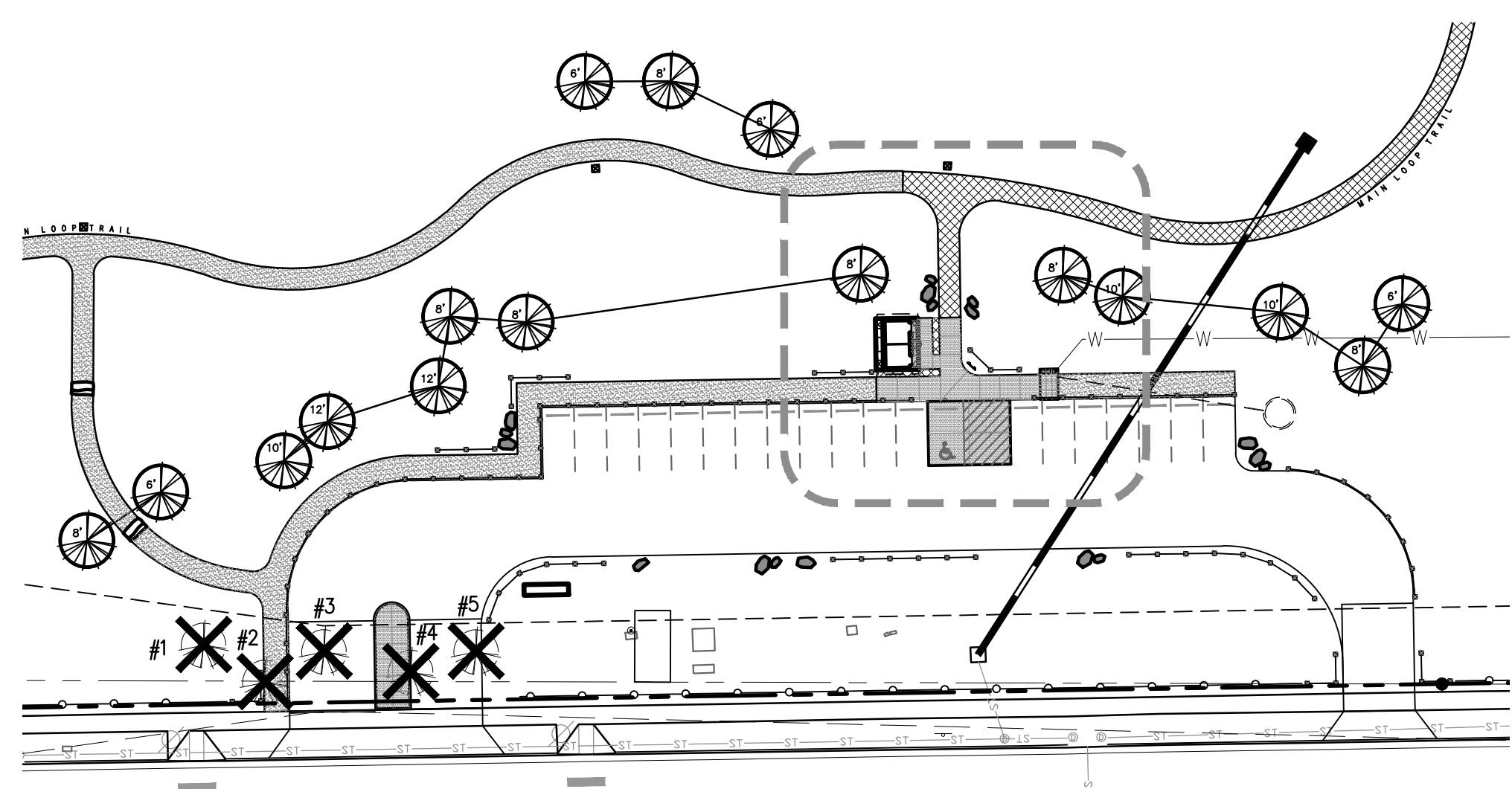
Project Representative

Date



1 PARKING LOT ENLARGEMENT

SCALE: 1"=20'-0"



2 TREE CONSERVATION EXHIBIT

SCALE: 1"=40'-0"

TREE LEGEND

- EXISTING EVERGREEN TREE
- EXISTING EVERGREEN TREE TO BE REMOVED
- EXISTING DECIDUOUS TREE
- EXISTING DECIDUOUS TREE TO BE REMOVED

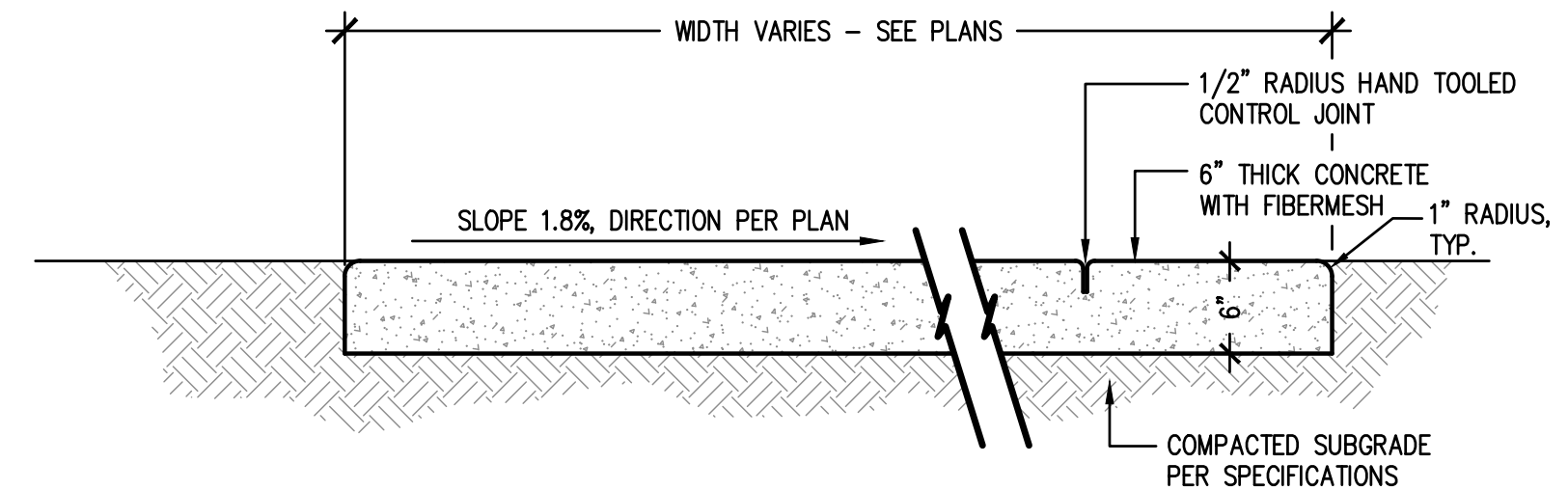
TREE EVALUATION

Tree	Species	DBH	TA or ATA (in^2)	Status	Condition Rating%	Appraised Value
1	AP	5	20	Remove	NA	NA/below 6"
2	AP	7	38	Remove	75	\$830.00
3	AP	8	50	Remove	75	\$1,050.00
4	AP	7.5	44	Remove	75	\$940.00
5	AP	6	28	Remove	75	\$640.00
Total Appraised Value						\$3,460.00
Total Trees to be Removed						\$3,460.00
Tree Replacement Value (13 Trees)						\$12,800.00

TREE CONSERVATION NOTES:

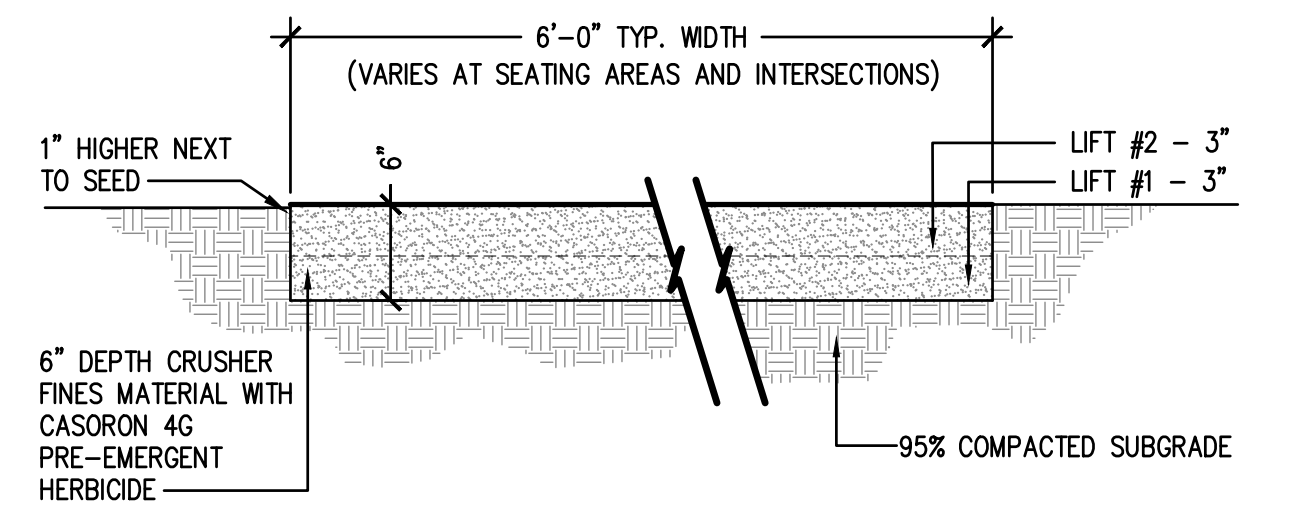
- PRIOR TO THE START OF CONSTRUCTION, ALL TREES AND SHRUBS ON THE SITE SHALL BE CLEARLY IDENTIFIED IN THE FIELD AS EITHER "PRESERVE," "RELOCATE" OR "REMOVE" BY THE PROPERTY OWNER. TOWN STAFF SHALL VERIFY THE IDENTIFICATION OF TREES AND SHRUBS ACCORDING TO THE APPROVED TREE CONSERVATION PLAN. TREE OR SHRUB REMOVAL OR REPLACEMENT SHALL NOT COMMENCE UNTIL THE LANDOWNER HAS OBTAINED WRITTEN VERIFICATION OF THE FIELD IDENTIFICATIONS IN ACCORDANCE WITH THE APPROVED TREE CONSERVATION PLAN WITHIN THIRTY (30) DAYS OF WRITTEN NOTIFICATION OF FIELD STAKING. TREES AND SHRUBS TO BE SAVED MAY BE IDENTIFIED IN GROUPS.
- DURING DEVELOPMENT OR RAZING ACTIVITY, THE LANDOWNER SHALL CAUSE TO BE INSTALLED EFFECTIVE PROTECTION AROUND ALL TREE PRESERVATION AREAS AND SHALL FURTHER INSTALL MECHANISMS SUCH AS TREE WELLS (DEPENDENT UPON SPECIES), RETAINING WALLS OR OTHER STRUCTURES NECESSARY TO PROTECT INDIVIDUAL TREES AND SHRUBS DESIGNATED FOR PRESERVATION. SUCH PROTECTIVE MEASURES SHALL BE SPECIFIED ON THE TREE CONSERVATION PLAN AND SHALL BE DESIGNED AND INSTALLED IN A MANNER CONSISTENT WITH GOOD HORTICULTURAL PRACTICES AND SUBJECT TO THE APPROVAL OF THE PLANNING DIRECTOR, WITH A RECOMMENDATION FROM THE PARKS AND RECREATION DEPARTMENT.
- THE TOWN SHALL FIELD VERIFY ALL LOCATIONS, SIZES AND QUANTITIES OF REPLACEMENT OR RELOCATED TREES AND SHRUBS PRIOR TO THE WARRANTY PERIOD ACCEPTANCE OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THE DEVELOPMENT. IF NO PUBLIC IMPROVEMENTS ARE INVOLVED, VERIFICATION SHALL OCCUR PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY. WARRANTY PERIOD ACCEPTANCE OR CERTIFICATES OF OCCUPANCY SHALL NOT BE AUTHORIZED UNTIL WRITTEN VERIFICATION OF COMPLIANCE WITH THE TREE CONSERVATION PLAN IS OBTAINED FROM THE TOWN.
- ANY REPLACEMENT OR RELOCATED TREE OR SHRUB WHICH DIES WITHIN ONE (1) YEAR OF WRITTEN VERIFICATION OF COMPLIANCE SHALL BE REPLACED WITHIN ONE (1) YEAR OR THE NEXT GROWING SEASON WITH THE SAME APPROVED SIZE AND SPECIES OF THE TREE OR SHRUB WHICH DIED.





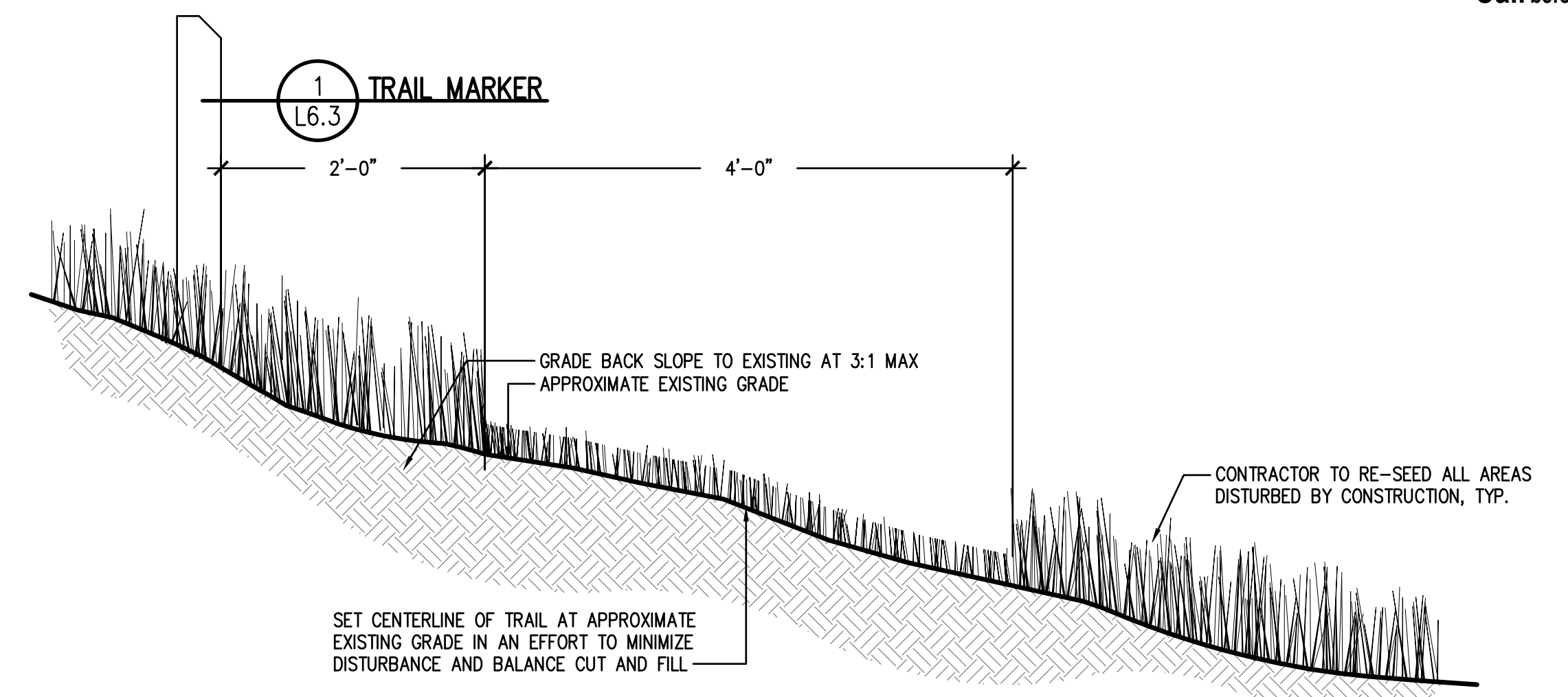
- CONCRETE PAVING:**
- 4000 PSI CONCRETE PAVING (CDOT CLASS B/D) W/MEDIUM BROOM FINISH PERPENDICULAR TO TRAFFIC FLOW WITH FIBERMESH. RE: SPEC FOR MIX DESIGN.
 - ALL FINISH SURFACES TO DRAIN AT 1.8% MAXIMUM CROSS SLOPE, UNLESS OTHERWISE NOTED.
 - ALL CONTROL JOINTS TO BE HAND TOOLED TO 1/3 DEPTH OF CONCRETE, REFER TO PLANS FOR EXACT LOCATIONS
 - REFER TO TOWN OF PARKER STANDARD DETAILS FOR ADDITIONAL INFORMATION.

1 CONCRETE PAVING NOT TO SCALE



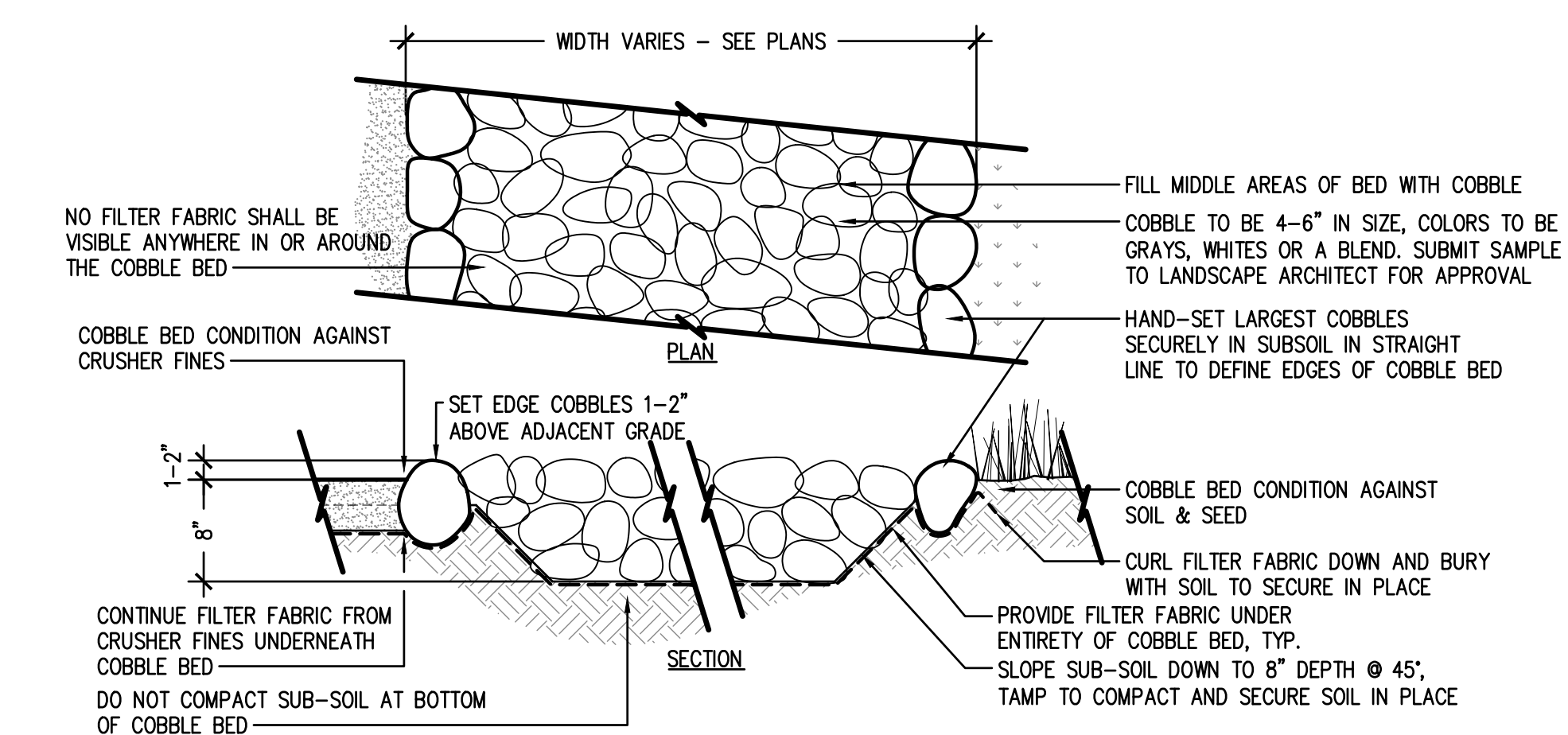
- CRUSHER FINES:**
- CRUSHER FINES MATERIAL SHALL MEET THE FOLLOWING SPECIFICATIONS: CLEAN, HARD, DURABLE PARTICLES OR FRAGMENTS OF 3/8" MINUS SELECT GRAY CRUSHED GRANITE, RIVER ROCK OR BASALT FINES SHALL BE ANGULAR AND MINIMUM OF 90% SHALL HAVE AT LEAST ONE FRACTURED FACE. COLOR TO BE GRAY. SAMPLES OF FINES WILL BE SUBMITTED TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO APPLICATION.
 - TRAIL SUB-BASE SHALL BE ROLLED AND COMPACTED WITH NO LESS THAN 10 PASSES OF THE ROLLER, AREAS OF SUB-BASE THAT HEAVE OR OR FOUND TO NOT BE STABLE DURING ROLLING SHALL BE REMOVED AND REPLACED WITH SUITABLE FILL MATERIAL. BOTH 3" LIFTS OF CRUSHER FINE APPLICATION SHALL BE WATERED, ROLLED AND COMPACTED WITH NO LESS THAN 5 PASSES EACH OF THE ROLLER.
 - TRAIL COMPACTION TEST BY OWNER.
 - SOME SECTIONS OF CRUSHER FINES TRAIL AND SEATING AREAS ARE TO BE STABILIZED - REFER TO PLANS FOR EXACT LOCATIONS.

2 CRUSHER FINES NOT TO SCALE



NOTE:
1. CONTRACTOR TO STAKE OUT CENTERLINE OF 4'-0" TRAIL FOR APPROVAL BY LANDSCAPE ARCHITECT

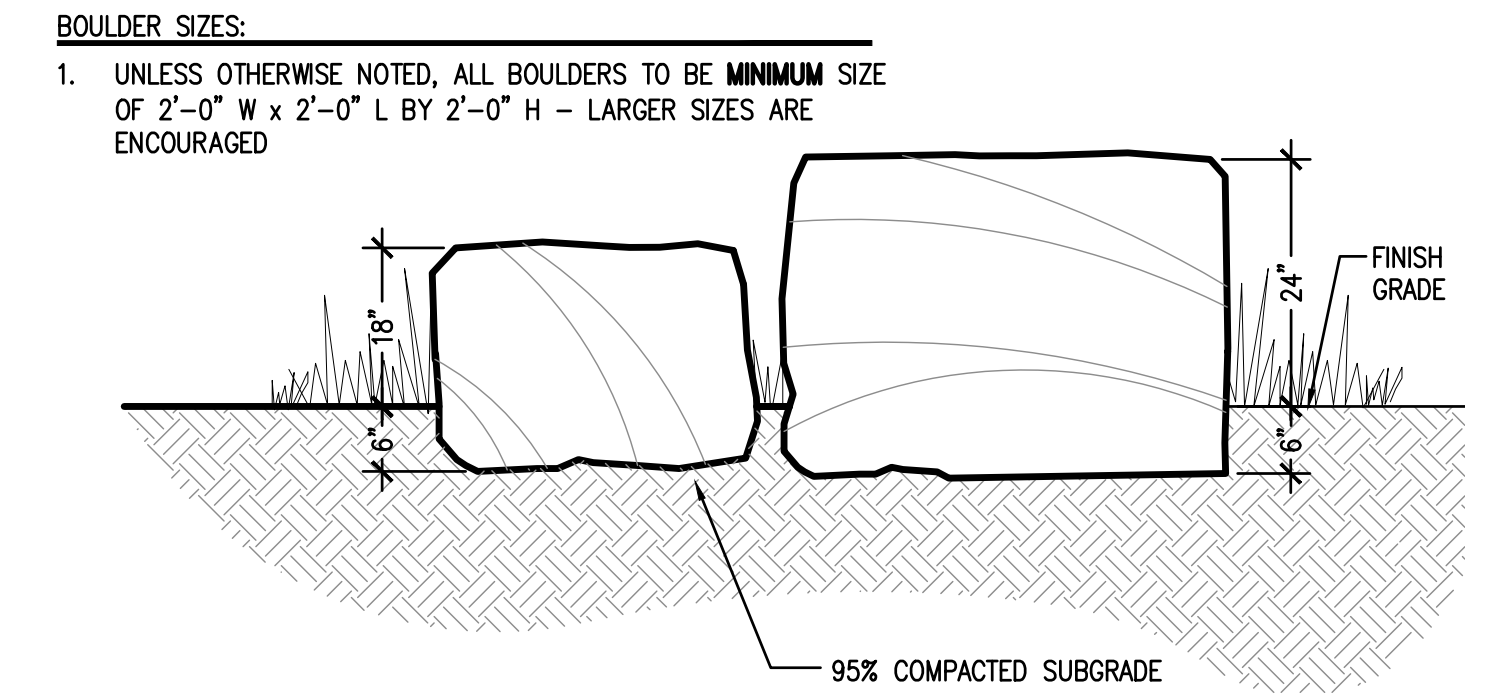
3 MOWED TRAIL 4'-0" WIDTH NOT TO SCALE



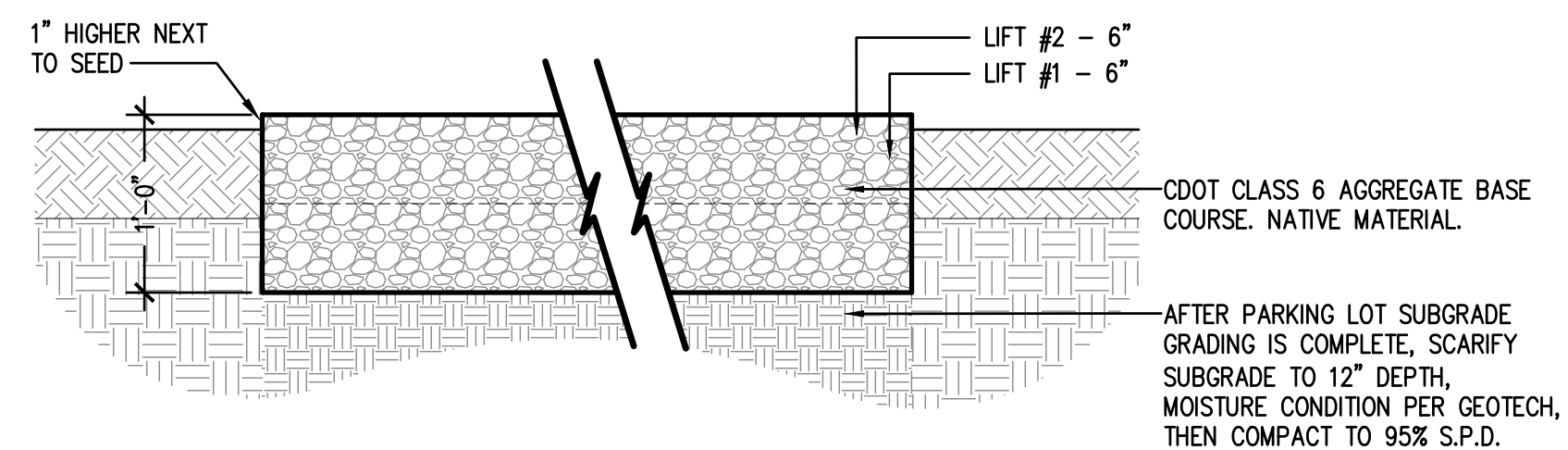
4 COBBLE PAVING NOT TO SCALE

Staff cannot locate "Cobble Paving".

- NOTE:**
- ALL BOULDERS TO BE SANDSTONE, WITH FLAT TOPS FOR SEATING
 - DO NOT FRACTURE BOULDER DURING PLACEMENT, SUCH ACTION WILL BE CAUSE FOR REJECTION, LANDSCAPE ARCHITECT TO MAKE THAT DETERMINATION
 - SELECT AND PLACE BOULDERS SO THAT MINIMAL EXCAVATION SCARS ARE VISIBLE
 - PLACE BOULDERS TO CONFIGURATIONS AND LOCATIONS AS SHOWN ON PLAN
 - WASH OFF BOULDER AFTER PLACEMENT
 - ALL BOULDERS TO BE BURIED 6"
 - ALL BOULDERS TO BE APPROVED BY THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE PRIOR TO PLACEMENT

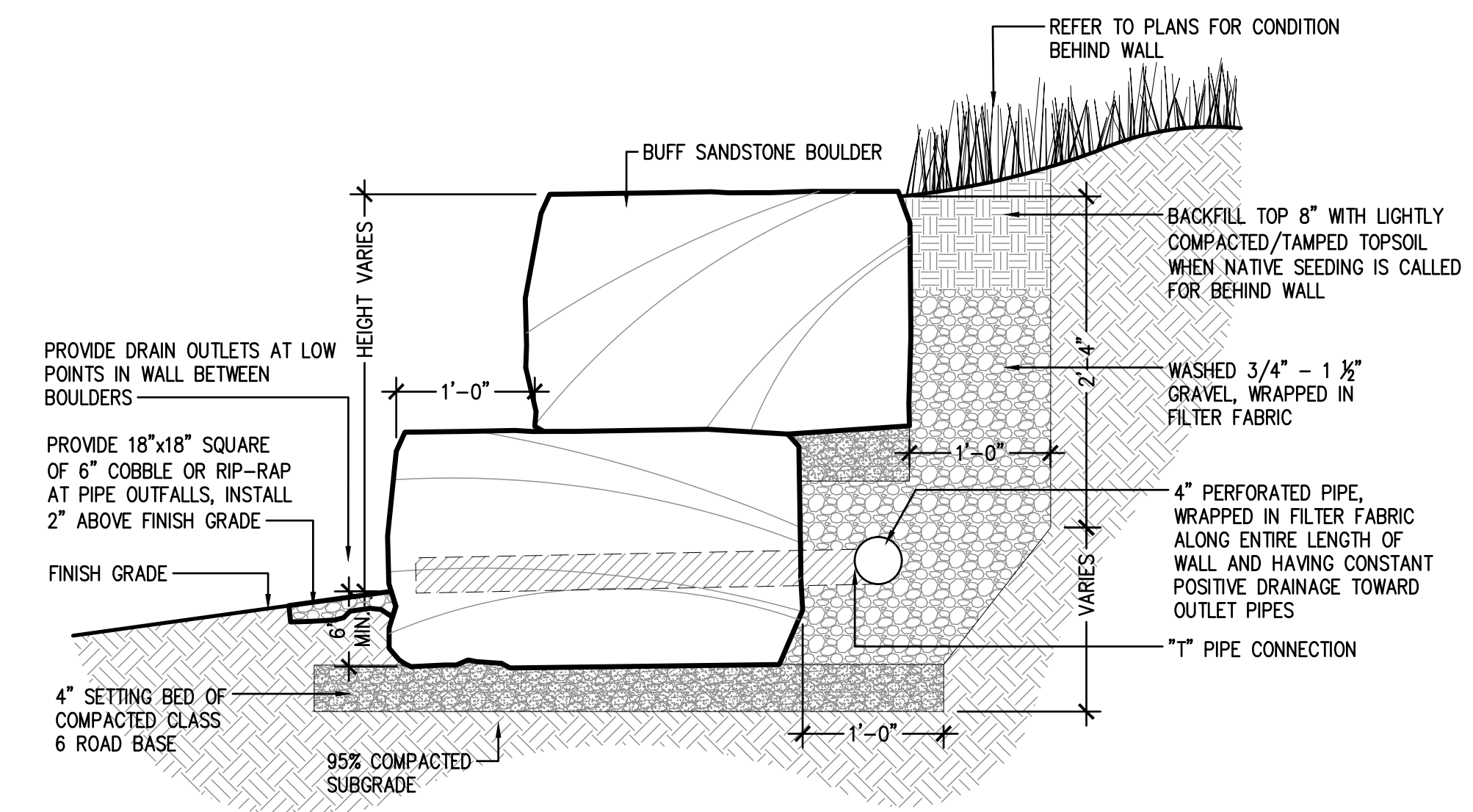


7 LANDSCAPE BOULDERS NOT TO SCALE

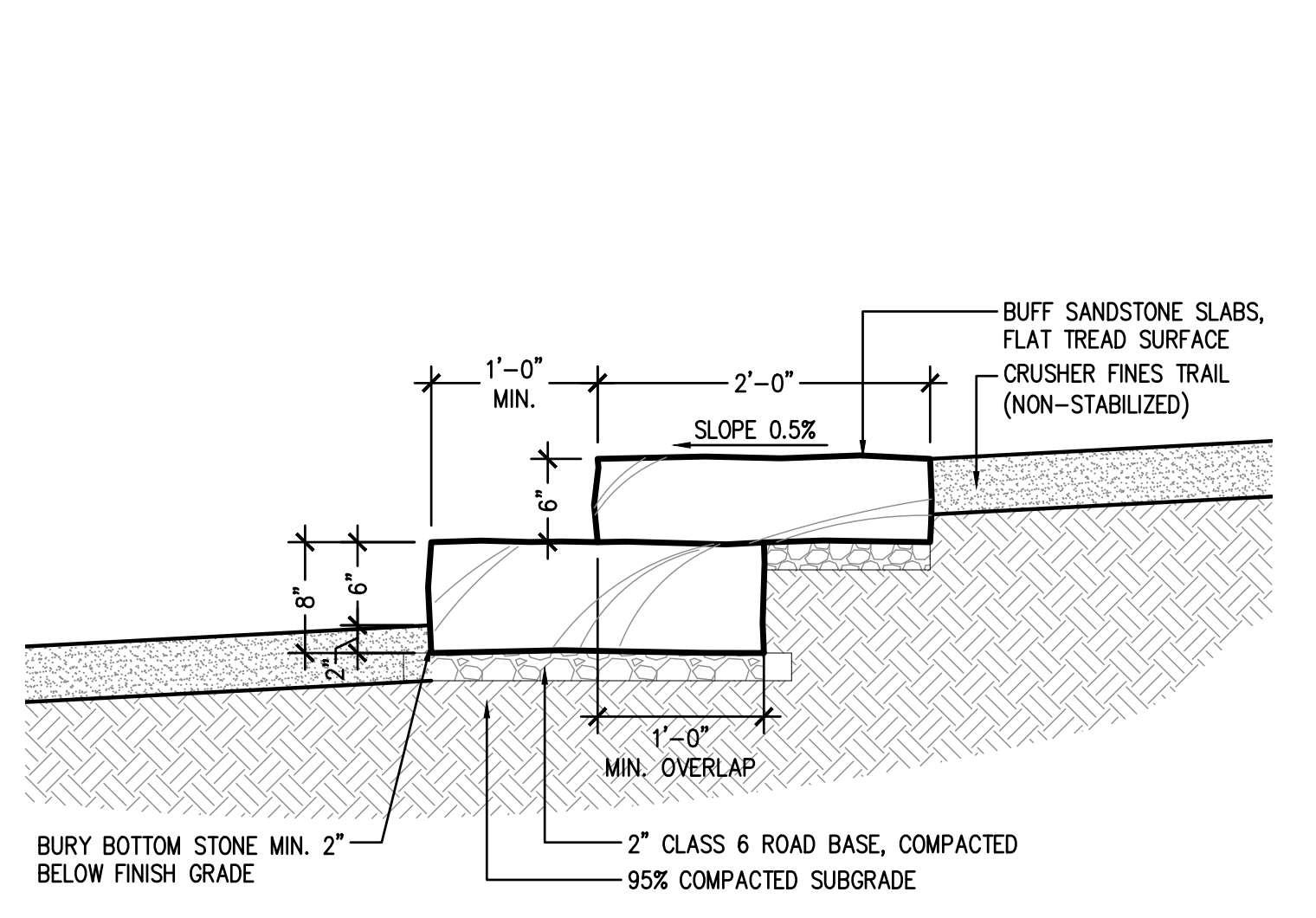


- GRAVEL PAVING:**
- REFER TO RECOMMENDATIONS FROM GEOTECHNICAL ENGINEER FOR PARKING LOT SURFACE. USE CDOT CLASS 6 AGGREGATE BASE COURSE NATIVE MATERIAL. GEOTECH RECOMMENDATIONS TAKE PRECEDENCE OVER DETAIL.
 - CONTRACTOR TO PROOF-ROLL SUBGRADE, AND REMOVE SECTIONS THAT SHOW EXCESSIVE HEAVING OR DEFORMATION, REPLACE WITH SUITABLE FILL AND RE-COMPACT.

5 PARKING LOT SURFACING NOT TO SCALE

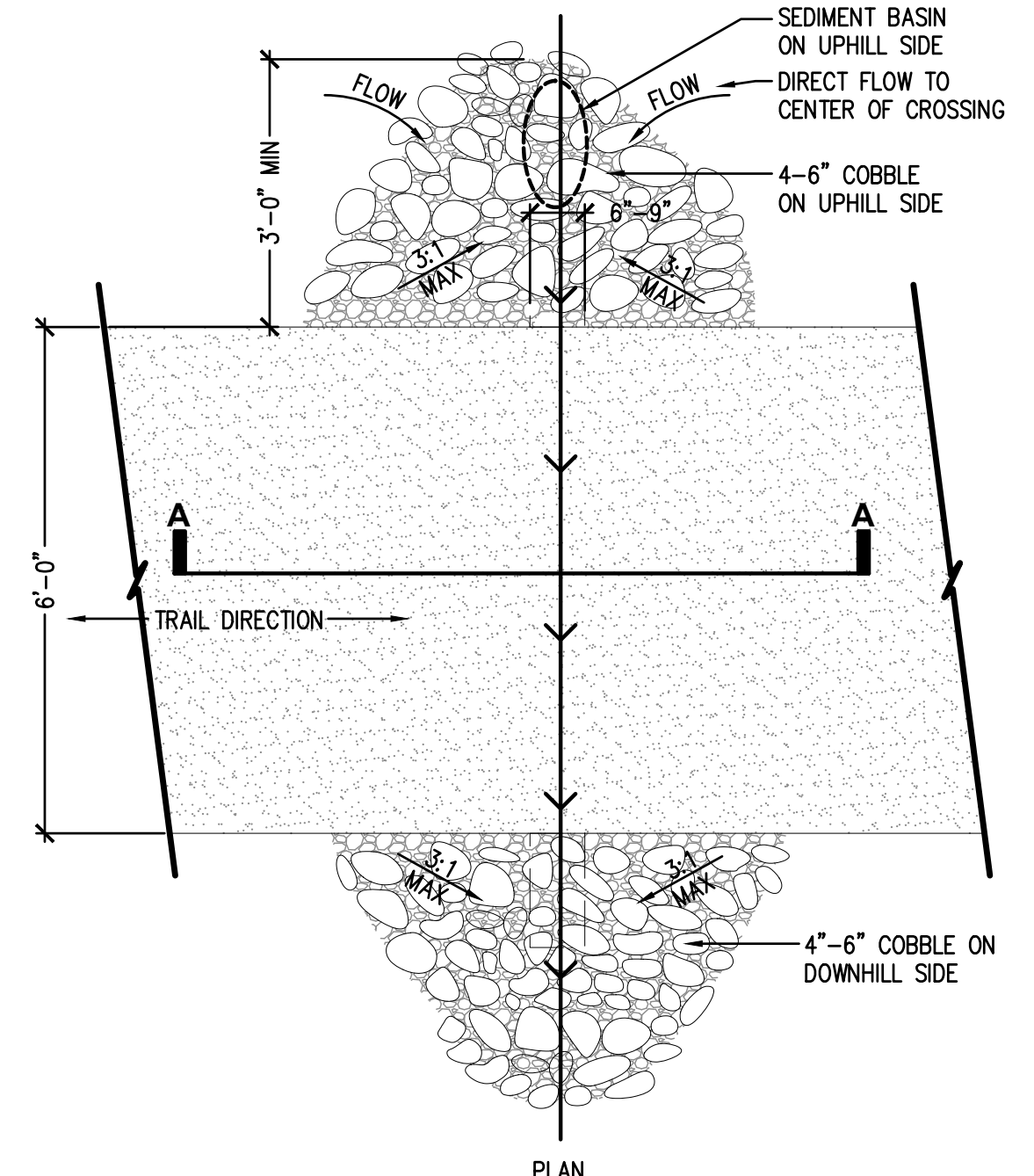


6 BOULDER RETAINING WALL NOT TO SCALE

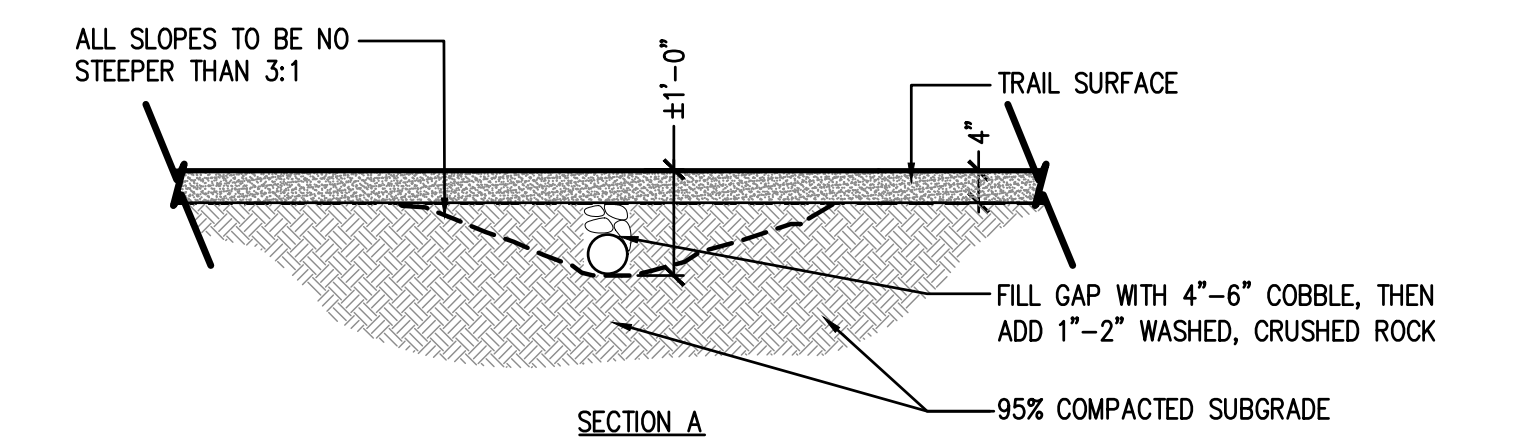


- NOTE:**
- SUBGRADE TO BE COMPACTED TO 95% STANDARD PROCTOR DENSITY
 - CONTRACTOR TO OVERLAP SANDSTONE SLABS BY A MINIMUM OF 1'-0"
 - ALL SANDSTONE SLABS TO BE REVIEWED BY LANDSCAPE ARCHITECT PRIOR TO PLACEMENT
 - SLABS TO BE SLOPED 0.5% DOWNHILL TO MAINTAIN POSITIVE DRAINAGE

8 SANDSTONE SLAB STEPS NOT TO SCALE



9 DRAINAGE PIPE UNDER TRAIL NOT TO SCALE



- NOTE:**
- CONTRACTOR TO MAINTAIN POSITIVE DRAINAGE FROM HIGH SIDE TO LOW SIDE
 - CONTRACTOR TO GRADE WATER CROSSINGS BACK TO EXISTING GRADE AS QUICKLY AS POSSIBLE AT 3:1 MAX TO MINIMIZE DISTURBANCE

NOT TO SCALE