



## Development Review Division

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

### MEMORANDUM

**TO:** Cameron Mullins, Galloway and Company LLC  
**FROM:** Amber Wood Hicken, Planner I  
**DATE:** 9/16/24  
**SUBJECT:** Parker Pointe AMD1 L3A Car Wash – Site Plan Review Comments 01

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:** Amber Wood Hicken

**EMAIL:** ahicken@parkeronline.org

**PHONE:** 303.805.3338

#### 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. A redlined plan is included with this memorandum and is intended to supplement and clarify the review comments of this memorandum.
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.**

6. 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"

### Site Plan and Project Details

1. Please see the attached redlines for all comments.

Comment Addressed:  Yes  No

Response:

### OUTSIDE REFERRAL AGENCY COMMENTS

The following reviews in eTRAKiT have "Advisory Comments" or "Revisions Required:"

- Building
- Construction plans – environmental
- Construction plans – civil
- Drainage report
- Fire life safety
- IREA (CORE)
- Parker Water and Sanitation District
- Public Service Company of Colorado (Xcel)
- Site plan – civil
- Traffic impact study – civil

Please keep an eye out for the following reviews:

- Douglas County Planning

These comments are available on eTRAKiT. Please address accordingly.

Comment(s) Addressed:  Yes  No

Response:

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Property Owner

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Date

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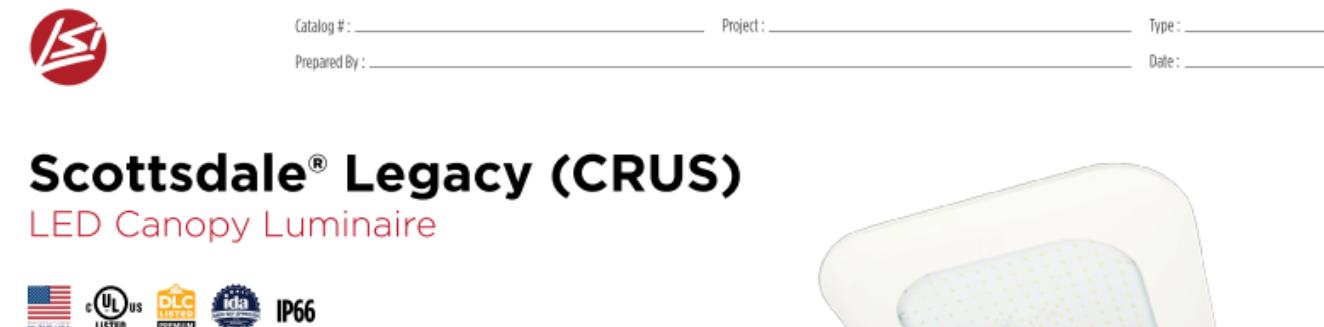
Project Representative

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Date







OVERVIEW	
Lumen Package (lm)	3,000 - 22,000
Wattage Range (W)	30 - 150
Efficiency Range (LPW)	114 - 156
Weight lbs (kg)	23 (10.4)

- FEATURES & SPECIFICATIONS**
- Construction**
- Features a ultra-slim 1/16" profile die-cast housing, with flat clear or diffused tempered glass lens. Lens is water-resistant, sealed and IP66 rated. Integral designed heat sink does not trap dirt and grime, ensuring cool running performance over the life of the fixture.
  - Standard color is white and is finished with UV-resistant polyester powder coat process. DuraGrip withstands extreme weather changes without cracking or swelling.
  - Luminaire assembly incorporates a pressure stabilizing vent breather to prevent seal fatigue and failure.
- Optical System**
- Features an array of select, mid-power, high brightness, high efficiency LEDs (3000K, 4000K, 5000K color temperature, 80 CRI channel).
  - Choice of symmetric or asymmetric distribution. Asymmetric provides a wider distribution pattern. Optional symmetric with diffused lens also available.
  - Forward Throw distribution provides an industry leading unique distribution pattern that illuminates the area under the gas canopy and beyond. The forward throw optic directs the light to the luminaire from the gas canopy eliminating the need for supplemental footlights and extensive perimeter lighting.
  - Diffuse lens available as an option to soften brightness of the luminaires.
  - Six Lumen Packages (5,000, 8,000, 10,000, 13,000, 18,000 and 22,000 Lumens).
- Electrical**
- High performance factory programmable driver features over-voltage, under-voltage, short-circuit and over-temperature protection with integral 8A surge protection that meets IEEE C62.4.2 and ANSI C82.77-5 Location Category C Low standards. Additional field replaceable DOV surge protection device meets a minimum Category C Low operation (see ANSI/IEEE C62.41.2). Custom lumen and wattage packages available.
  - Driver components are fully enclosed in potting for moisture resistance. Complies with IEC and FCC standards. O-Diode V dimming supplied standard with all drive currents.
  - Die-cast aluminum vent location rated electrical enclosure is elevated above canopy deck to prevent water entry. Provides easy "knock-out" connection of primary wiring and acts as the primary heat sink ensuring cool operation of internal components for longer life. Seals to optical housing via one-piece molded silicone gasket.
  - Universal voltage power supply, 120-277 VAC, 50/60 Hz and 347-480 VAC, 50/60 HZ rated.
  - 40°C to 55°C (-40°F to 131°F) ambient operating temperature. (Values based on lumen package and mounting style see performance data for specifics.)
  - Minimum 60,000 to 100,000 hours depending upon the ambient temperature of the installation location (see performance data for specifics.)
- Hazardous Location**
- Designed for lighter than air fuel applications. Product is not suitable for Class 1 Division 2 only when properly installed per LSI installation instructions. See lsi.com for specific guidance. Not available on ULW.
- Installation**
- On-perm installation.
  - Intended in a 12" or 16" deck gap. Deck penetration consists of a 4" hole. Deck penetration and water sealing. Unit is designed to retrofit into existing Scottsdale (C7) hole as well as openings for Encore and Encore Top Access and to reconnect wiring for the SC/DCA without having to relocate the conduit.
  - Drainage panels are available for existing Encores as well as kits for recessed and 2x2 installations (see separate spec sheets). Support brackets are provided standard to prevent sagging of deck.
- Warranty**
- LSI luminaires carry a 5-year limited warranty. Refer to <https://www.lsi.com/resources/forms/conditions/warranty/> for more information.
- Listings**
- UL and ETL listed to UL 1008, UL 8750 and other U.S. and International safety standards. Suitable for wet locations.
  - Designated Consensus™ DLC5 Premium qualified product. Not all versions of this product may be the DLC5 Premium qualified. Please check the DLC5 Qualified Products List at [www.dlc.com](https://www.dlc.com) by country which versions are qualified.
  - Meets Key American Act requirements.
  - IDA compliant with 3000K or lower color temperature.



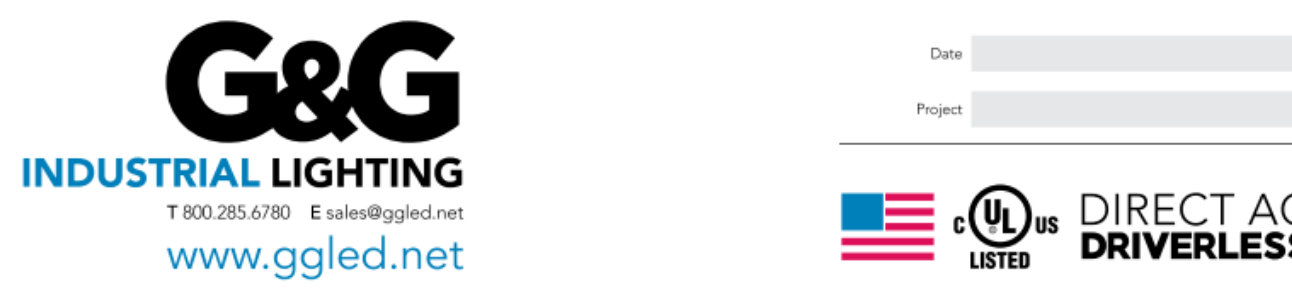
OVERVIEW	
EPA (E-WET)	0.57 ft <sup>2</sup> (0.05 m <sup>2</sup> )
Length	21.8" (55.4 cm) (SPA mount)
Width	13.3" (33.8 cm)
Height	3.0" (7.6 cm) Main Body 7.2" (18.4 cm) Arm
Weight (SPA mount)	22.0 lbs (10.0 kg)

- Specifications**
- Introduction**
- The new RSX LED Area family delivers maximum value by providing significant energy savings, long life and outstanding photometric performance at an affordable price. The RSX1 delivers 7,000 to 17,000 lumens allowing it to replace 70W to 400W HED luminaires.
- The RSX features an integral universal mounting mechanism that allows the luminaire to be mounted on most existing drill hole patterns. This "no-drill" solution provides significant labor savings. An easy-access door on the bottom of mounting arm allows for wiring without opening the electrical compartment. A mast arm adaptor, adjustable integral diffuser and other mounting configurations are available.
- Ordering Information**
- EXAMPLE: RSX1 LED P4 40K R3 MVL SPV DDBXD**
- | Series   | Package | Color Temperature | Wattage | Mounting |
|----------|---------|-------------------|---------|----------|
| RSX1 LED | P4      | 40K               | R3      | MVL      |
| SPV      | SPV     | SPV               | SPV     | SPV      |
| DDBXD    | DDBXD   | DDBXD             | DDBXD   | DDBXD    |
- Shipped Included**
- RSX1 LED luminaire
  - RSX1 LED luminaire mounting arm
  - RSX1 LED luminaire mounting arm adaptor
  - RSX1 LED luminaire mounting arm adaptor
  - RSX1 LED luminaire mounting arm adaptor
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  - RSX1 LED luminaire mounting arm adaptor



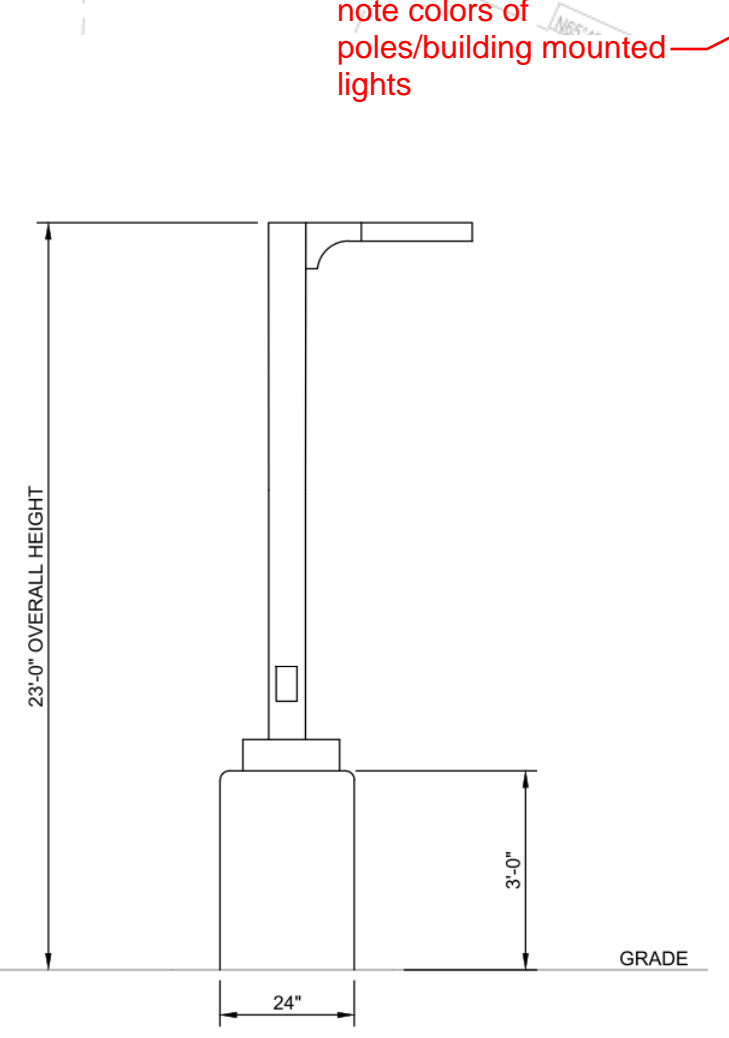
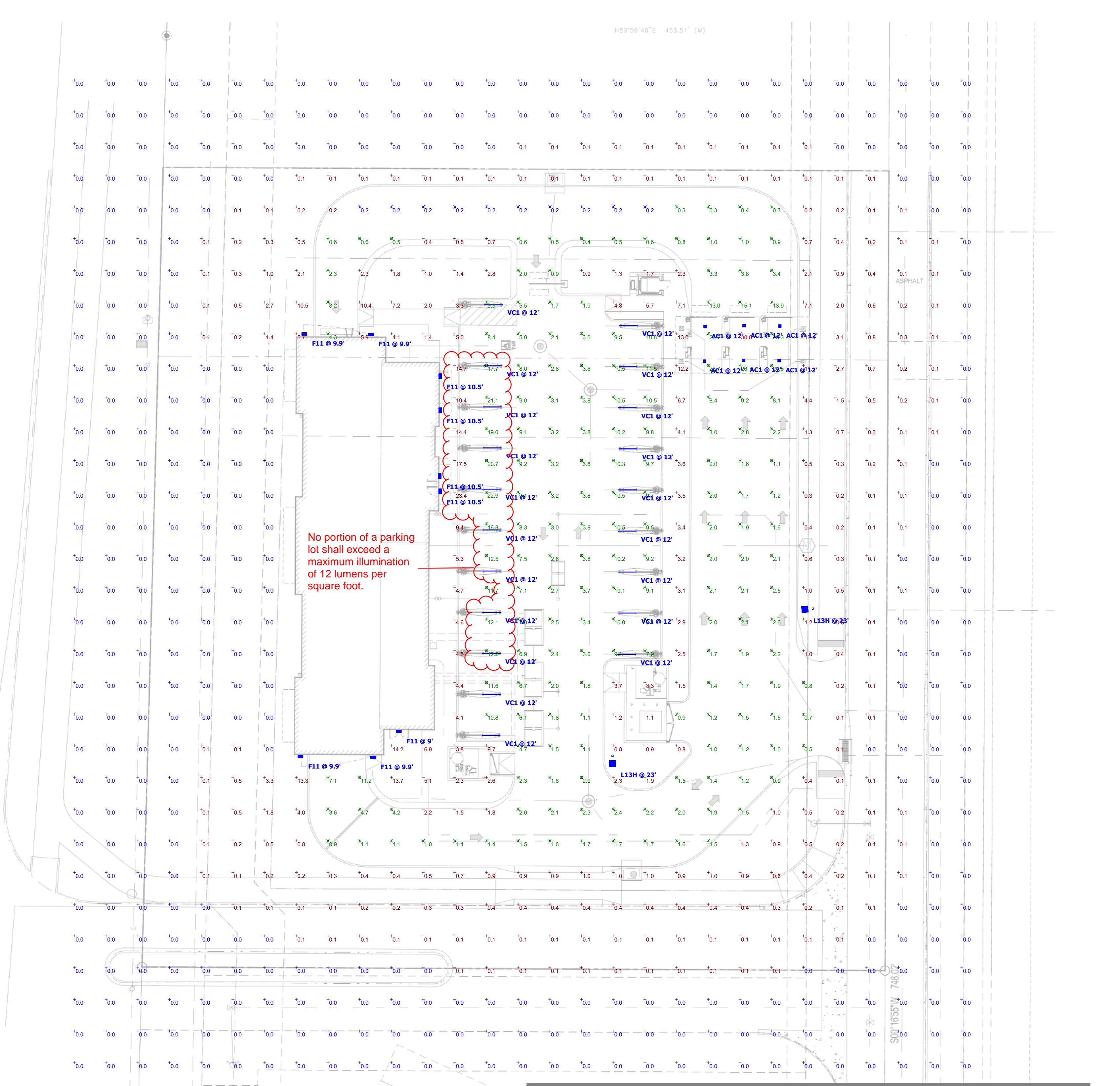
OVERVIEW	
Depth (D1)	9.25"
Depth (D2)	7.5"
Height	5"
Width	14"
Weight (without optional)	11 lbs

- Introduction**
- The Lithonia Lighting ARC LED wall-mounted luminaires provide both architectural styling and visually comfortable illumination while providing the high energy savings and low initial costs for quick financial payback. ARC2 delivers up to 6,500 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. It offers integrated emergency battery backup options, including an 8V cold temperature option, making it suitable for pedestrian scale applications in any environment.
- Product Features**
- Maintenance-Free Driverless Design
  - Connects directly to AC line voltage without an LED driver or electrolytic capacitors, for extreme reliability and lifetime. Requires zero maintenance.
  - Easy to Install Quick-Connect Cabling
  - Component push-and-click connectors and cabling make GPX Series fixtures easy to install and daisy chain.
  - Coextruded Copolyester/Aluminum Housing
  - Our patented process combines copolyester and aluminum together, with no seals or gaskets. The result is a single piece enclosure with excellent heat-sinking characteristics for long lifetime.
  - Superior Chemical & UV Resistance
  - Seamless polymer outer shell provides IP67 ingress protection and is specialized for superior chemical resistance. An additional protective coating is available which incorporates a UV inhibitor and UV blocker for outdoor applications.
- Ordering Information**
- EXAMPLE: ARC2 LED P2 40K MVL02 PE DDBXD**
- | Series   | Package | Color Temperature | Wattage | Options | Finish |
|----------|---------|-------------------|---------|---------|--------|
| ARC2 LED | P2      | 40K               | MVL02   | PE      | DDBXD  |
| SPV      | SPV     | SPV               | SPV     | SPV     | SPV    |
| DDBXD    | DDBXD   | DDBXD             | DDBXD   | DDBXD   | DDBXD  |
- Accessories**
- GPX Series Cables
  - GPX Series Connectors
  - GPX Series Mounting Hardware
  - GPX Series Power & Connection Accessories



OVERVIEW	
Depth (D1)	9.25"
Depth (D2)	7.5"
Height	5"
Width	14"
Weight (without optional)	11 lbs

- Low-Profile, Driverless Linkable IP67 LED Linear Luminaire**
- Product Features**
- Maintenance-Free Driverless Design
  - Connects directly to AC line voltage without an LED driver or electrolytic capacitors, for extreme reliability and lifetime. Requires zero maintenance.
  - Easy to Install Quick-Connect Cabling
  - Component push-and-click connectors and cabling make GPX Series fixtures easy to install and daisy chain.
  - Coextruded Copolyester/Aluminum Housing
  - Our patented process combines copolyester and aluminum together, with no seals or gaskets. The result is a single piece enclosure with excellent heat-sinking characteristics for long lifetime.
  - Superior Chemical & UV Resistance
  - Seamless polymer outer shell provides IP67 ingress protection and is specialized for superior chemical resistance. An additional protective coating is available which incorporates a UV inhibitor and UV blocker for outdoor applications.
- Ordering Information**
- EXAMPLE: GPX LED P4 40K R3 MVL SPV DDBXD**
- | Series  | Package | Color Temperature | Wattage | Mounting |
|---------|---------|-------------------|---------|----------|
| GPX LED | P4      | 40K               | R3      | MVL      |
| SPV     | SPV     | SPV               | SPV     | SPV      |
| DDBXD   | DDBXD   | DDBXD             | DDBXD   | DDBXD    |
- Power & Connection Accessories**
- | Cable       | Type    | Length | Wire        | Mounting Hardware | Description              |
|-------------|---------|--------|-------------|-------------------|--------------------------|
| GPX-AMP-1   | Jumpers | 2ft    | 18 AWG SLTW | GPX-MNT-1         | Non-Magnetic Quick Latch |
| GPX-AMP-2   | Jumpers | 2ft    | 18 AWG SLTW | GPX-MNT-2         | Non-Magnetic Quick Latch |
| GPX-AMP-4   | Jumpers | 4ft    | 18 AWG SLTW | GPX-MNT-4         | Non-Magnetic Quick Latch |
| GPX-AMP-8   | Jumpers | 8ft    | 18 AWG SLTW | GPX-MNT-8         | Non-Magnetic Quick Latch |
| GPX-AMP-16  | Jumpers | 16ft   | 18 AWG SLTW | GPX-MNT-16        | Non-Magnetic Quick Latch |
| GPX-AMP-32  | Jumpers | 32ft   | 18 AWG SLTW | GPX-MNT-32        | Non-Magnetic Quick Latch |
| GPX-AMP-64  | Jumpers | 64ft   | 18 AWG SLTW | GPX-MNT-64        | Non-Magnetic Quick Latch |
| GPX-AMP-128 | Jumpers | 128ft  | 18 AWG SLTW | GPX-MNT-128       | Non-Magnetic Quick Latch |
| GPX-AMP-256 | Jumpers | 256ft  | 18 AWG SLTW | GPX-MNT-256       | Non-Magnetic Quick Latch |



**Schedule**

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lumens Per Lamp	Light Loss Factor	Wattage	Wattage
F11	F11	9	Lithonia Lighting	ARC2 LED P4 40K	ARC2 LED WITH P4 - PERFORMANCE PACKAGE, 4000K	1	4124	1	29,4252
AC1	AC1	6	LSI INDUSTRIES, INC.	CRUS-SC-SLW-50	VACUUM CANOPY ARCH LIGHT	1	5954	1	38
VC1	VC1	20	G&G Industrial Lighting	GPX6-SO-40K-GC	VACUUM CANOPY ARCH LIGHT	1	3600	1	27
L13H	L13H	2	Lithonia Lighting	RSX1 LED P2 40K R3 HS	RSX LED Area Luminaire Size 1 P2 Lumen Package 4000K CCT Type R3 Distribution with HS shield	1	6909	1	72.95
A	A	0	Lithonia Lighting	RSX1 LED P2 40K R2 HS	RSX LED Area Luminaire Size 1 P2 Lumen Package 4000K CCT Type R2 Distribution with HS shield	1	7469	1	72.95

**Statistics**

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #2	+	1.7 fc	30.6 fc	0.0 fc	N/A	N/A
Stat Zone #1	X	5.2 fc	30.6 fc	0.2 fc	153.0:1	26.0:1

what are these zones? label as parking lot, etc.



PROJECT INFORMATION

PROPOSED CAR WASH FOR:  
**MISTER CAR WASH (CO 1452 STROH)**  
S PARKER RD • PARKER, CO 80134

(130L - V1.2 - ZONE 2)

PROFESSIONAL SEAL

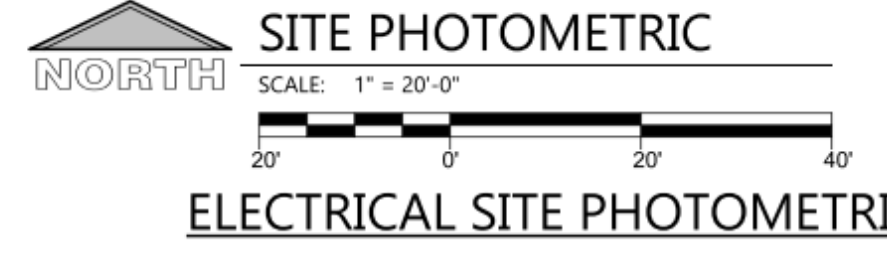
PRELIMINARY DATES

JULY 23, 2024

NOT FOR CONSTRUCTION

JOB NUMBER  
230362400

SHEET NUMBER  
E1.1









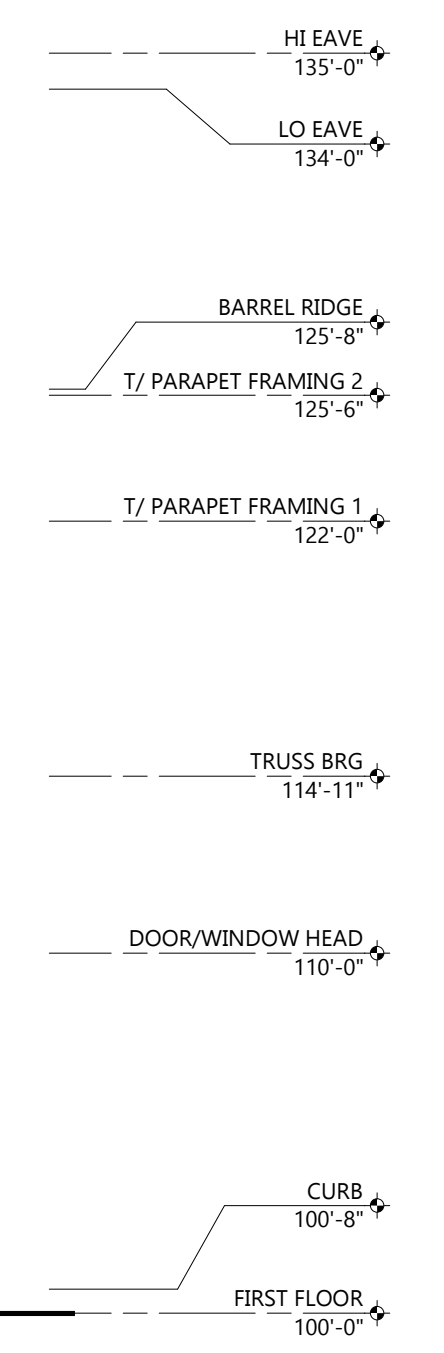
**OFFICE ELEVATION**  
(NOT VISIBLE FROM S PARKER RD)

MATERIALS:  
893 SF MASONRY  
843 SF ALUM. BATTENS  
984 SF EPS  
456 SF METAL PANEL  
142 SF STOREFRONT  
48 SF HM DOOR  
185 SF MISC TRIM, STONE, CONCRETE, ETC.

3,561 SF TOTAL

EIFS REQUIRED TO BE LESS THAN 30% OF FACADE  
EIFS = 28% SF

transparency requirements for east side?



**EXTERIOR MATERIAL KEY**

	<b>PREFINISHED ALUMINUM BATTENS</b> MFR: LUMABUILT STYLE: MOSAIC 1/4 BATTENS COLOR: HAZELNUT BROWN
	<b>THRU WALL MASONRY</b> MFR: CORDOVA STONE STYLE: STRUCTURAL BLOCK (8"D x 8"H x 24"L) FULL DEPTH BLOCK (4"D x 8"H x 24"L) COLOR: ALABASTER WHITE w/ MATCHING MORTAR JOINT
	<b>EPS</b> TEXTURE: SAND COLOR: PT-6 (MORNING FOG)
	<b>EPS</b> TEXTURE: SAND COLOR: PT-3 (WALL STREET)
	<b>EPS</b> TEXTURE: SAND COLOR: PT-9 (IN THE NAVY)
	<b>SINGLE WYTHE CMU</b> TEXTURE: SPLIT FACE INTEGRAL COLOR TO MATCH PT-6 (MORNING FOG)
	<b>SINGLE WYTHE CMU</b> TEXTURE: SPLIT FAC INTEGRAL COLOR TO MATCH PT-3 (WALLSTREET)
	<b>PRECAST STONE SILL</b> COLOR: LIMESTONE
	<b>PREFINISHED ALUMINUM WALL PANEL</b> MFR: CTMRS (OR EQUAL) COLOR: PT-9 (IN THE NAVY) STYLE: CT-7.2 PANEL
	<b>PREFINISHED STANDING SEAM METAL ROOF PANEL</b> MFR: CTMRS (OR EQUAL) STYLE: LARGE BATTEN 24 GA COLOR: PT-9 (IN THE NAVY)
	<b>PREFINISHED METAL TRIM AND ACCESSORIES</b> MFR: CTMRS (OR EQUAL) COLOR: PT-9 (IN THE NAVY)
	<b>ALUMINUM STOREFRONT SYSTEM</b> GLAZING: CLEAR FRAME: CLEAR ANODIZED
	<b>CONCRETE CURB</b> TEXTURE: HAND RUB COLOR TO MATCH PT-3
	<b>TREX DECK BOARD</b> COLOR TO MATCH PT-3

**GENERAL NOTES**

- ALL SIGNAGE SHOWN FOR INFORMATIONAL PURPOSES ONLY. ALL ADVERTISING SIGNAGE SUBJECT TO SEPARATE SIGN PERMIT SUBMITTAL AND APPROVAL.

color elevations needed for attendant hut, vacuum enclosure, trash enclosure

spec sheet needed for vacuums, ball out lane gate, bollards (materials, colors, heights)



**EXIT ELEVATION**  
(PARTIALLY VISIBLE FROM S PARKER RD)

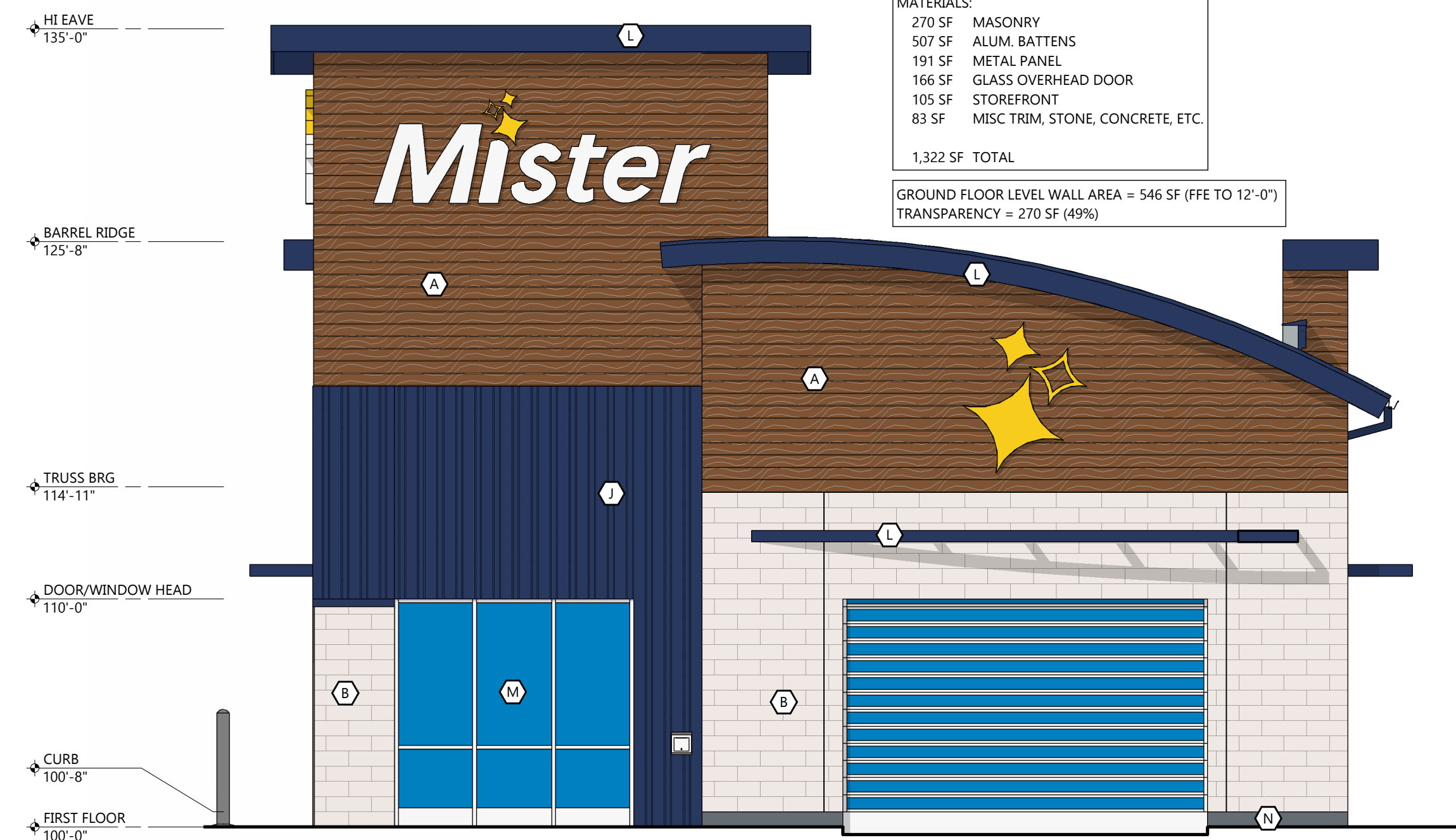
MATERIALS:  
369 SF MASONRY  
491 SF ALUM. BATTENS  
156 SF METAL PANEL  
141 SF GLASS OVERHEAD DOOR  
46 SF HM DOOR  
91 SF MISC TRIM, STONE, CONCRETE, ETC.

1,294 SF TOTAL

GROUND FLOOR LEVEL WALL AREA = 532 SF (FFE TO 12'-0")  
TRANSPARENCY = 141 SF (27%)

south facade is a building front - 40% transparency required

label with cardinal directions for all sides → **OFFICE ELEVATION**  
SCALE: 3/16" = 1'-0"



**ENTRANCE ELEVATION**  
(PARTIALLY VISIBLE FROM S PARKER RD)

MATERIALS:  
270 SF MASONRY  
507 SF ALUM. BATTENS  
191 SF METAL PANEL  
166 SF GLASS OVERHEAD DOOR  
105 SF STOREFRONT  
83 SF MISC TRIM, STONE, CONCRETE, ETC.

1,322 SF TOTAL

GROUND FLOOR LEVEL WALL AREA = 546 SF (FFE TO 12'-0")  
TRANSPARENCY = 270 SF (49%)

**EXIT ELEVATION**  
SCALE: 3/16" = 1'-0"

**ENTRANCE ELEVATION**  
SCALE: 3/16" = 1'-0"



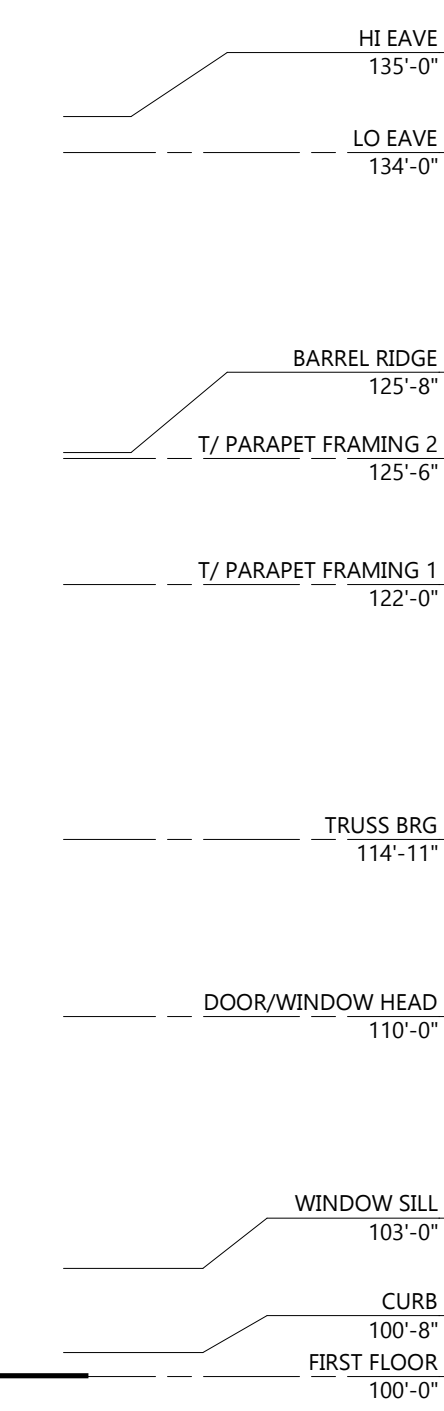
**TUNNEL ELEVATION**  
(VISIBLE FROM S PARKER RD)

MATERIALS:  
874 SF MASONRY  
336 SF ALUM. BATTENS  
807 SF SPLIT FACE CMU  
95 SF EPS  
523 SF STOREFRONT  
195 SF MISC TRIM, STONE, CONCRETE, ETC.

2,830 SF TOTAL

GROUND FLOOR LEVEL WALL AREA = 1588 SF (FFE TO 12'-0")  
TRANSPARENCY = 523 SF (33%)

west facade is a building front - 40% transparency required



**TUNNEL ELEVATION**  
SCALE: 3/16" = 1'-0"

**Excel**  
Always a Better Plan  
100 Camelot Drive  
Fond du Lac, WI 54935  
920-926-9800  
excelengineer.com

COLLABORATION  
**Mister**

**PROJECT INFORMATION**

PROPOSED CAR WASH FOR:  
**MISTER CAR WASH (CO 1452 STROH)**  
S PARKER RD • PARKER, CO 80134

(130L - V1.2 - ZONE 2)  
PROFESSIONAL SEAL

**PRELIMINARY DATES**  
JULY 23, 2024

**NOT FOR CONSTRUCTION**

**JOB NUMBER**  
230362400

**SHEET NUMBER**  
**PRE-1**

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PROJECT INFORMATION

PROPOSED CAR WASH FOR:  
**MISTER CAR WASH (CO 1452 STROH)**  
 S PARKER RD • PARKER, CO 80134

(130L - V1.2 - ZONE 2)

PROFESSIONAL SEAL

PRELIMINARY DATES

JULY 23, 2024

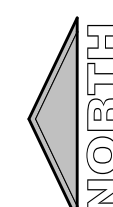
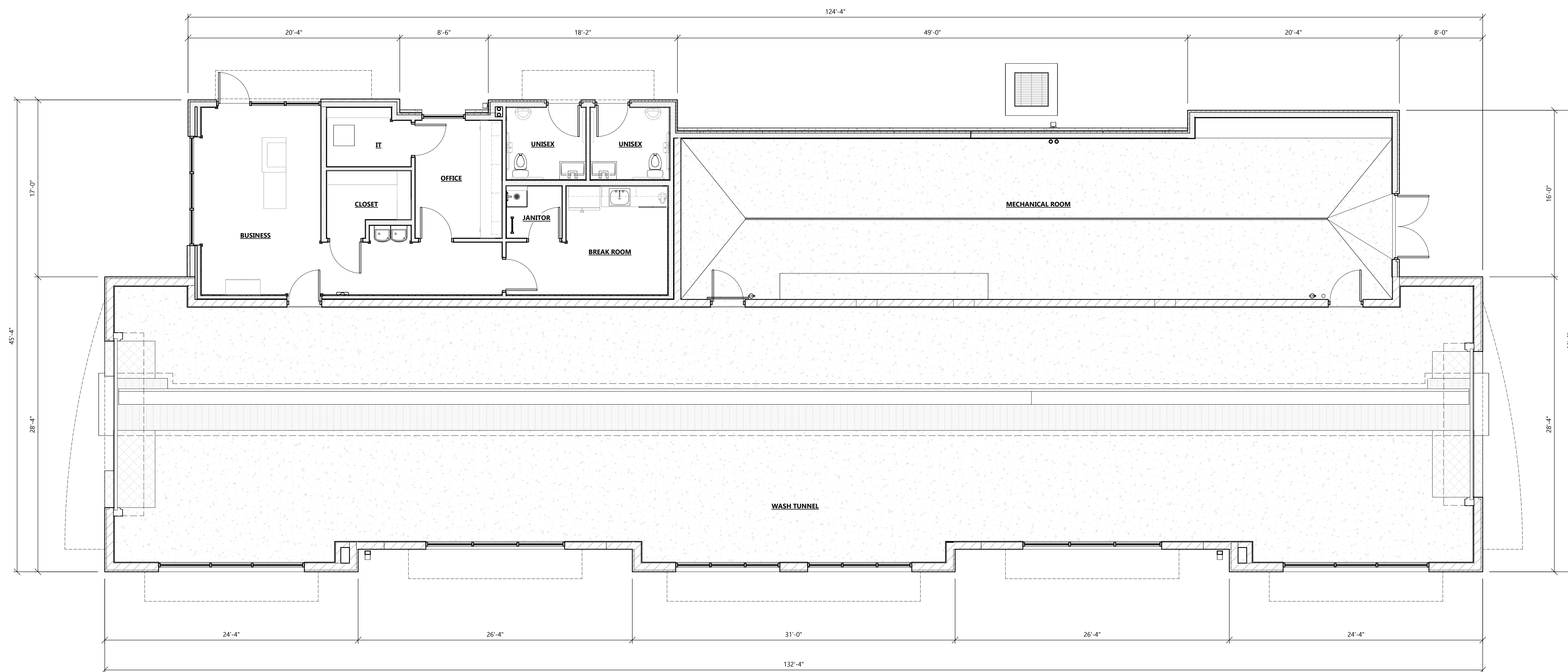
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JOB NUMBER

230362400

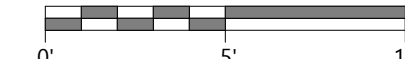
SHEET NUMBER

PRE-2



FLOOR PLAN

SCALE: 3/16" = 1'-0"





# Project Reviews Town of Parker

**Project Number: SP24-086**

**Description: Parker Pointe AMD 1 L3A - Car Wash**

Applied: **7/30/2024**

Approved:

Site Address:

Closed:

Expired:

City, State Zip Code: ,

Status: **UNDER REVIEW 1**

Applicant: **Galloway and Company LLC**

Parent Project: **SUB23-016**

Owner: **PARKER & STROH LLC**

Contractor: **Galloway and Company LLC**

Details:

**The applicant, Mister Car Wash, is requesting a Site Plan for a tunnel car wash. The site is located on the east side of Parker Road south of Stroh Road.**

## LIST OF REVIEWS

SENT DATE	RETURNED DATE	DUE DATE	TYPE	CONTACT	STATUS	REMARKS
Review Group: ALL						
7/31/2024	8/1/2024	8/8/2024	COMPLETENESS REVIEW	Amber Wood Hicken	REVISIONS REQUIRED	chargeback, fees
Notes:						
Review Group: AUTO						
7/30/2024			ENGINEERING ADMINISTRATIVE	Tom Williams		
Notes:						
7/30/2024	8/1/2024	8/13/2024	LAND USE COMPLETENESS REVIEW	Alex Mestdagh	COMPLETED	
Notes:						
Review Group: SP 1ST 20						
8/19/2024	8/20/2024	9/16/2024	BUILDING 20	Randy Capra	ADVISORY COMMENTS	
Notes:						
<p>Building and/or Fire Life Safety permit application will not be accepted/reviewed until the associated site plan is approved or otherwise discussed. All plans submitted for Building's review must meet the 2021 I-Codes, ICC A117.1-2017 for accessibility, the 2020 NEC, and the referenced NFPA editions noted in the applicable codes (i.e., 2021 IFC references the 2019 edition of NFPA 72) if received by December 31, 2024. NFRC certificates, interior/exterior lighting along with the mechanical and envelope compliance path must be included with the original submittal. All Fire Permit applications and inspections will be handled through the Parker Building Division. All land use applications and the associated Grading Permit must be approved/issued per Planning and Public Works prior to the Building Permit being approved/issued.</p> <p>Retaining walls greater than 4' from base of footing or bottom course requires separate building permits and plans must be stamped by qualified professional. Tiered/staggered/stepped back retaining walls all require permits no matter the height of individual wall.</p>						



**PARKER**  
COLORADO

# Project Reviews Town of Parker



8/19/2024		9/16/2024	CENTURYLINK COMMUNICATIONS 20	CenturyLink		
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Notes:

8/19/2024		9/16/2024	COMCAST 20	Butch Buster		
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Notes:

8/19/2024	9/13/2024	9/16/2024	CONST PLANS - ENVIRONMENTAL	Robert Seacat	REVISIONS REQUIRED	See Engineering Memo and Comments
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Notes:

SP24-086 – Mister Car Wash - 1st Environmental Review, 9-13-24

Please note that a CBMP Cost Estimate will be required and reviewed with the Grading Permit after all CBMP comments have been addressed and the final site plan is near approval.

**GENERAL COMMENTS (Initial, Interim and Final Plan Sheets)**

- Civil Plans must include multiple Erosion Control Plan Sheets referencing the Initial, Interim and Final phases of the project. You can use two plan sheets, Initial and Interim/Final; or three plan sheets, Initial, Interim, and Final. Each Erosion Control Plan must be on a separate Civil Plan sheet, enlarged to provide more detail. Using three plan sheets is preferred but not required.
- Please add a general note stating – “THE VTC PAD FOR A CWA DOES NOT NEED TO CONFORM TO THE FORMAL VTC DETAIL”.
- Please add a general note stating – “THE TRUE LOCATION OF THE CWA MAY BE DETERMINED BY THE TOWN AND THE ECS”.
- Please add a general note stating – “LOT PROTECTION (LP) IS REQUIRED ON COMMERCIAL LOTS WHEN COMPLETION OF LANDSCAPING IS NOT POSSIBLE and PRIOR TO ISSUANCE OF A TEMPORARY CERTIFICATE OF OCCUPANCY.”
- Please add a general note stating – “THE TRUE LOCATION OF THE PORTABLE TOILET PROTECTION (PTP) MAY BE DETERMINED BY THE TOWN AND THE ECS”.
- Please add a general note stating – “MASONRY WORK PROTECTION IS REQUIRED FOR CONSTRUCTION OF BUILDINGS”.
- Please add a general note stating – “ANY ONSITE BULK FUEL STORAGE REQUIRES A FIRE LIFE SAFETY PERMIT FROM THE TOWN OF PARKER PRIOR TO INSTALLATION”. Contact Randy Capra at 303-805-3136 or rcapra@parkeronline.org for FLS Permit questions.
- Please consider connecting the Stabilized Staging Area (SSA) to the end of the Vehicle Tracking Control (VTC) as shown in the Town’s standard detail. This configuration helps limit the amount of necessary traffic across disturbed areas, further limiting tracking from the site.
- Please show multiple Portable Toilet Protections (PTP), a site this size must have at least 2 at initial phase. Addition PTPs may be needed in the interim and final phases.
- Please omit all existing and proposed utilities from the CBMP Drawings, except those relating to stormwater.
- Please provide arrows to indicate the direction of stormwater flow.
- Please provide Parkers Legend of Keys/Symbols to correspond to the Town’s 31 CBMP Notes & Details on all Erosion Control plan sheets.
- Include Silt Fence (SF) perimeter controls on the south side of the site. Construction Fence (CF) may be used as a singular alternative when upstream of disturbed areas.
- Add a callout/label on all properties adjacent to the project stating: “NO WORK SHALL OCCUR IN THIS AREA”. These areas must be shaded for easy identification.
- Please show the existing and proposed Stormwater Utilities (Inlets, Pipe and Manholes) on the Initial and Interim/Final Plan Sheets.

**INITIAL CBMP PLANS**

- Please show the VTC to be 50-feet in length on the Initial Erosion Control plan sheet.
- Please show jersey barriers or construction fence along the sides of the VTC to ensure use of the entire 50-foot pad.
- Provide and identify Inlet Protection (IPCOS) for the existing inlet to the east of the site. IPCOS should remain in place until the actual work on the stormwater inlet begins.

**INTERIM/FINAL CBMP PLANS**

- Show Masonry Work Protection (MWP) on the plans in two locations for Construction of the building.



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- 20. Sediment Control Log (SCL) is required at back of curb and back of sidewalk immediately after installation of asphalt/concrete in roadways and parking areas. This includes landscape islands and all pedestrian walks. Please provide and identify on the plans where needed. Note: if tree lawn areas/landscape islands are graded to final grade, Erosion Control Blanket (ECB) may be used to cover the entire tree lawn area/landscape island instead of using SCL at back of sidewalk/curb.
- 21. Remove the roadway striping arrows from the plan sheets to avoid confusion with the stormwater flow arrows that must be added.
- 22. Provide and identify Debris and Trash Control (DTC) along all proposed paved driving surfaces internal to the site and to adjacent properties around the site.
- 23. The existing Type R Inlet that falls in the site driveway entrance pan needs to be relocated to the south utilizing a manhole, RCP, and another Typer R Inlet. Parker does not allow a Valley Grate Type 16 Inlet in the pedestrian crosswalk area of the driveway pan.

Stormwater/Storm Drainage and Environmental Criteria Manual

"\\townsan\group\engineering\Stormwater\Storm Drainage and Environmental Criteria Manual\2013 Final SDECM\Appendix C CBMP Standard Details"

Roadway Design/Construction Criteria Manual

Roadway-Design--Construction-Criteria-Manual (parkerco.gov)

CAD Drawings Link:

"\\townsan\group\engineering\Stormwater\Storm Drainage and Environmental Criteria Manual\2013 Final SDECM\Appendix C CBMP Standard Details"

8/19/2024	9/13/2024	9/16/2024	CONSTRUCTION PLANS - CIVIL	Charles Kudlauskas	REVISIONS REQUIRED	See uploaded Memo and Redlines.
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Notes:

8/19/2024	9/9/2024	9/16/2024	DOUGLAS COUNTY ASSESSORS OFFICE 20	Marian Woodward	NO COMMENT	
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Notes:

8/19/2024	8/19/2024	9/16/2024	DOUGLAS COUNTY ENGINEERING DIVISION 20	DC Referrals	NOT APPLICABLE	
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Notes:

8/19/2024		9/16/2024	DOUGLAS COUNTY PLANNING SERVICES DIVISION 20	DC Referrals		
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Notes:

8/19/2024	9/13/2024	9/16/2024	DRAINAGE REPORT - CIVIL	Charles Kudlauskas	REVISIONS REQUIRED	See uploaded Memo and Redlines.
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Notes:

8/19/2024	8/20/2024	9/16/2024	FIRE LIFE SAFETY 20	Randy Capra	REVISIONS REQUIRED	See Notes
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Notes:  
Multiple issues that were required during the pre-application process were not addressed. This has led to a site plan that cannot be met. All issues are required to be fully addressed as required and a required written response to each item shall be addressed and submitted when resubmitting. The response letter is named "SP24-086 Parker Pointe AMD 1 L3A Car Wash [1] Fire Life Safety Response Ltr 082024" and has been provided as a pdf and a word document. The applicant is welcome to save the word document "as" and respond into the body of the document for ease in meeting this requirement.



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8/19/2024	9/13/2024	9/16/2024	IREA 20	Brooks Kaufman	REVISIONS REQUIRED	REVIEW CORE BUILDER HANDBOOK REQUIREMENTS
Notes: The applicant will be required to revise transformer size and meet CORE clearance requirements. In addition, provide EUSERC cabinet location and meet CORE clearance requirements.						
8/19/2024	8/19/2024	9/16/2024	PLAT - CIVIL	Alex Mestdagh	NOT APPLICABLE	
Notes:						
8/19/2024	9/16/2024	9/16/2024	PUBLIC SERVICE COMPANY OF COLORADO 20	Donna George	REVISIONS REQUIRED	please see attached
Notes: please see attached						
8/19/2024	9/13/2024	9/16/2024	SITE PLAN - CIVIL	Charles Kudlauskas	REVISIONS REQUIRED	See uploaded Memo.
Notes:						
8/19/2024		9/16/2024	SITE PLAN 20	Amber Wood Hicken		
Notes:						
8/19/2024	9/13/2024	9/16/2024	TRAFFIC IMPACT STUDY - CIVIL	Charles Kudlauskas	REVISIONS REQUIRED	See uploaded Memo.
Notes:						
Review Group: SP 1ST 20 ADD						
8/19/2024	9/13/2024	9/16/2024	PARKER WATER AND SANITATION DISTRICT 20	Robert Ramsey	REVISIONS REQUIRED	See Notes
Notes: Please see the PWSD plan requirement check list. Please provide a complete set of plans for review.						