



June 6, 2025

Stacey Nerger
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Re: Salisbury Regional Park Site Plan Submittal Review

Please see below for our responses to the Site Plan Submittal review comments. Each comment from all departments have been addressed:

Town of Parker Planning Department (Stacey Nerger):

GENERAL PROJECT COMMENTS

- **Overall**
 - *Item 1- Received Verbatim:*
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
Response: Understood. (HCM-LA)
 - *Item 2- Received Verbatim:*
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.
Response: Understood. (HCM-LA)
 - *Item 3- Received Verbatim:*
Please contact the referral agencies if you have questions regarding their review comment(s).
Response: We have contacted the referral agencies if questions have come up. (HCM-LA)
 - *Item 4- Received Verbatim:*
A redlined plan is included with this memorandum and is intended to supplement and clarify the review comments of this memorandum.
Response: A redlined plan was not received and confirmed with Stacey Nerger. All comments are herein. (HCM-LA)
 - *Item 5- Received Verbatim:*
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.
Response: Understood. (HCM-LA)
 - *Item 6- Received Verbatim:*
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: "03" or "Third Submittal"

Response: Understood. (HCM-LA)

- Item 7- Received Verbatim:

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 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, human extermination may be considered. Prairie Dog management should begin as early as possible during the review process. Please coordinate with staff.

Response: Acknowledged (HCM-LA)

- Item 8- Received Verbatim:

Utility transformers: Pursuant to section 13.10.090- Utilities of the Town of Parker Land Development Ordinance all on-site utilities serving a single use shall be placed underground. On-site utilities for the provision of service to nonresidential use(s) such as pedestals, transformers or other equipment may be placed above ground in a rear-yard or side-yard utility easement only. Transformers and other utility equipment associated with the application shall be shown on the approved Site Plan. Please work with staff to determine the correct placement for this equipment.

Response: Acknowledged (HCM-LA)

- **Site Plan and Project Details**

General

- Item 1- Received Verbatim:

Please include the heights of all retaining walls along with the materials and colors.

Response: Heights of all retaining walls and materials and colors has been provided.

Information added to site details and on civil drawings. (HCM-LA)

Parking

- Item 1- Received Verbatim:

Please include a table on sheet G-020 that outlines the size of the parking spaces. The Towns' standard parking space size is 9' by 18'. Spaces adjacent to landscape islands shall be 10' by 18' or the adjacent island needs to include an 18" concrete step (if you choose the 18" step please include this as a note) and handicapped parking spaces should be dimensioned.

Response: A Parking Space Table has been added to G-020 and compact parking spaces added to sheet L-280. You can also find dimensions for all parking spaces on the civil drawings sheets C1-300 – C1-327. (HCM-LA)

- Item 2- Received Verbatim:

The cover page (G-000) mentions that compact parking stalls do not count towards the overall parking count. Please also include the sizes of these and also show where these are located on an overall parking sheet/site plan.

Response: A Parking Space Table has been added to G-020 and compact parking spaces added to sheet L-280. You can also find dimensions for all parking spaces on the civil drawings sheets C1-300 – C1-327. (HCM-LA)

Landscaping

- Item 1- Received Verbatim:

The Town's landscape requirements for streetscape currently requires 1 tree per 40 linear feet with turf grass or 1 tree per 40 linear feet with shrubs and ornamental grasses. If the shrubs and ornamental grasses option is chosen, the planting bed shall consist of a minimum of 75% living

landscaping. Currently the streetscape along both Dransfeldt and Motsenbocker Roads include shrubs and ornamental grasses, but these are being used to make up for the tree equivalent. This table will need to be expanded to include the total number of shrubs and ornamental grasses, and percentage of living landscaping. If minimum requirements cannot be satisfied (number of trees, please include a note as to why the standard cannot be met).

Response: The living cover requirement has been added to the requirements table on L-411. Planting has been added to streets with less than 75% living cover. All streetscapes meet this requirement.

- Item 2- Received Verbatim:

Within the landscape table, please include the number of ornamental grasses proposed. Within the Landscape Perimeter for the west property line, there is a note that ornamental grasses are use. We need to know the number of grasses proposed

Response: A breakout of ornamental grasses for shrub substitution has been added to the landscape requirements table for buffer plantings. There are no other areas on site where we are making the same substitution.

- Item 3- Received Verbatim:

Please correct the cost of a replacement trees within the tree conservation plan on page L-103 to the following:

- Deciduous shade tree = \$660.00
- Ornamental tree = \$500.00
- Evergreen tree = \$700.00

Response: The tree replacement values have been updated to match the ones above in our tree mitigation table.

- Item 4- Received Verbatim:

Also, on page L-103 it states that the mitigation amount required by phase 1 is \$7,070.00. How is this calculated? Is the entire property not being graded with phase 1.

Response: The mitigation amount was calculated from the arborist's appraised tree value for removed trees. Since our last submittal we are preserving more trees on site, so this number has reduced.

- Item 5- Received Verbatim:

*On Page L-411 please include the table that outlines the total amount of the tree conservation. Based on staff's calculations, the phase 1 plans include approximately 207 trees that can be used to offset the amount of the removal. For Deciduous shade trees that Town uses a cost of \$660 per tree. With this $207 * \$660 = \$136,620$. This leaves \$100,700 still to be made up with additional phases. We will need this table to continue to calculate the replacement amount as phases continue.*

Response: This information has been added to the end of our landscape requirements table on sheet L-411.

Lighting

- Item 1- Received Verbatim:

On sheet EP-100 please include the field lighting within the calculations on the photometrics. These light fixtures are shown, but are not included in the photometric calculations. In addition, these lights are shown on the electrical pages, but not included in the lighting pages. Please include the cut sheets as part of the lighting pages/photometric.

Response: The Musco lighting calculations have been added to the photometric plans on EP-201 and EP-202. The Musco lighting cut sheets have also been included on those sheets. (Ackerman)

- Item 2- Received Verbatim:

For the field lights, please include the height and the total lumens for the fixture.-

Response: The Musco lighting calculations sheets with the pole heights and total lumens per luminaire and poles have been added to EP-201 and EP-202. (Ackerman)

- *Item 3- Received Verbatim:*

On page EP-101 please amend the maximum to minimum ratio for the parking lot/drive aisles to conform with the Town code of 6:1.

Response: The plan has been amended to comply. (Ackerman)

- *Item 4- Received Verbatim:*

Please include the cut sheets for light fixtures FF, HH and KK.

Response: Luminaire cut sheets have been added to EP-107. (Ackerman)

Elevations

- *Item 1- Received Verbatim:*

Please include the colors of the following elements on the site:

- *Guardrail*
- *Brick veneer for the power pedestal*
- *Handrail*
- *Chain link fencing*
- *Backstop*
- *Bat Rack*
- *Batting tunnel netting*
- *Drinking fountain –*

Response: Color has been provided to details for above elements. (HCM-LA)

Town of Parker Engineering (Charles Kudlauskas, Robert Seacat):

TRAFFIC AND ROADWAY REVIEW COMMENTS

- **Construction Plans - Civil**

- *Item 1- Received Verbatim:*

Please include contact information for Town of Parker Engineering and Public Works. (See uploaded redline comments)

Response: Town of Parker Engineering/Public Works contacts have been added to the directory table. (JVA)

- *Item 2- Received Verbatim:*

Please adjust the site distance certification to include site plan title. (See uploaded redline comments)

Response: Certification has been updated (HCM-L) (JVA)

- *Item 3- Received Verbatim:*

Please adjust overlapping labels and ensure labels are readable/visible throughout the plans (See uploaded redline comments)

Response: Overlapping text has been revised for legibility. (JVA)

- *Item 4- Received Verbatim:*

The Town does not allow steeper than 3:1 slopes. Please adjust proposed grading in steeper areas accordingly. (See uploaded redline comments)

Response: Grading has been revised, including extension of the wall, to reduce all slopes to 3:1 max. (JVA)

- *Item 5- Received Verbatim:*

Add note to the retaining wall detail sheet: Retaining walls four feet high, from the bottom of the foundation to the top of the wall, or greater require a building permit. Plans shall be submitted to and approved by the Building Department prior to construction.

Response: Note has been added to the detail as requested. (JVA)

- Item 6- Received Verbatim:

Provide plan sheet showing the extents of the striping for the left turn lane at the north access. (See uploaded redline comments)

Response: An additional sheet has been added to show detail striping plan for the left turn lane. (JVA)

- **Traffic Impact Study - Civil**

- Item 1- Received Verbatim:

Please see uploaded redline comments.

Response: A dedicated left turn and right/thru lane has been added to the roadway plan.

STORMWATER REVIEW COMMENTS

- **Construction Plans - Environmental General Comments**

- **General**

- 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)**

- Item 1- Received Verbatim:

Please add a general note stating – “THE VTC PAD FOR A CWA DOES NOT NEED TO CONFORM TO THE FORMAL VTC DETAIL”.

Response: Note has been added to plan. (JVA)

- Item 2- Received Verbatim:

Please add a general note stating – “THE TRUE LOCATION OF THE CWA MAY BE DETERMINED BY THE TOWN AND THE ECS”.

Response: Note has been added to plan. (JVA)

- Item 3- Received Verbatim:

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.”

Response: Note has been added to plan. (JVA)

- Item 4- Received Verbatim:

Please add a general note stating – “THE TRUE LOCATION OF THE PORTABLE TOILET PROTECTION (PTP) MAY BE DETERMINED BY THE TOWN AND THE ECS”.

Response: Note has been added to plan. (JVA)

- Item 5- Received Verbatim:

Please add a general note stating – “MASONRY WORK PROTECTION IS REQUIRED FOR CONSTRUCTION OF BUILDINGS”.

Response: Note has been added to plan. (JVA)

- Item 6- Received Verbatim:

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.

Response: Note has been added to plan. (JVA)

- Item 7- Received Verbatim:

Please add a general note stating – “TO REDUCE THE POTENTIAL FOR CLOGGING OF DEBRIS GRATES, NO STRAW MULCH SHALL BE USED WITHIN THE EXCESS URBAN RUNOFF VOLUME OF A DETENTION BASIN. INSTEAD, EROSION CONTROL BLANKET SHALL BE INSTALLED FOR A WIDTH OF AT LEAST 6- FEET ON BOTH SIDES OF THE CONCRETE LOW FLOW CHANNELS OR UP TO A DEPTH OF 1-FOOT IN SOIL RIPRAP OR BENCHED LOW FLOW CHANNELS. ADDITIONALLY, HYDRAULICALLY APPLIED WOOD FIBER MULCH, STABILIZED FIBER MATRIX, BONDED FIBER MATRIX, OR FLEXIBLE GROWTH MEDIUM SHALL BE USED IN ALL OTHER AREAS WITHIN THE EXCESS URBAN RUNOFF VOLUME OF THE DETENTION BASIN. THE BLANKET AND HYDRAULICALLY APPLIED MULCH SHALL COMPLY WITH THE MATERIALS AND INSTALLATION REQUIREMENTS FOR EROSION CONTROL BLANKETS AS REQUIRED BY THE TOWN’S CBMP PROGRAM, AND WHERE APPLICABLE, THE PRODUCT MANUFACTURER.”

Response: Note has been added to plan. (JVA)

- *Item 8- Received Verbatim:*

Site Erosion Control Plan Sheet Please show multiple Portable Toilet Protections (PTP), a site this size must have at least 4 at initial phase. Addition PTPs may be needed in the interim and final phases.

Response: Portable toilet locations and PTP has been added to the initial CBMP plan (JVA)

- *Item 9- Received Verbatim:*

Please provide a callout outside the perimeter controls along the public sidewalk(s) to be modified/replaced with the project that states the following: “ALL WORK WITHIN PUBLIC RIGHT-OF-WAY (ROW) WILL REQUIRE A TOWN ROW PERMIT. INITIAL AND INTERIM CBMPS FOR WORK WITHIN THE TOWN’S ROW SHALL BE COORDINATED WITH THE TOWN’S ENVIRONMENTAL INSPECTOR PRIOR TO THE BEGINNING OF ANY ROW WORK.”

Response: This note has been added. (JVA)

- *Item 10- Received Verbatim:*

*Please show **only** the existing public improvements, stormwater utilities and current grading contours on the Initial Plan sheet, remove all Proposed Construction from the Initial Plan sheet.*

Response: Proposed improvements have been removed from the initial CBMP plan. (JVA)

- *Item 11- Received Verbatim:*

Please provide and identify a Stabilized Staging Area (SSA), connecting it to the Vehicle Tracking Control Pad as shown in the Town’s detail. This configuration helps reduce tracking off-site.

Response: Stabilized staging area has been added to the plan as requested. (JVA)

- *Item 12- Received Verbatim:*

Please provide arrows to indicate the direction of stormwater flow.

Response: Directional flow arrows have been added to the CBMP plans. (JVA)

- *Item 13- Received Verbatim:*

Please label and identify the ratio of all slopes that are 4:1 or steeper. Please note the Town of Parker does not allow any permanent slopes steeper than 3:1, adjust plans to meet this requirement. Use of retaining walls may be required. Erosion Control Blanket (ECB) is required for Final Stabilization of all native grass areas 4:1 and steeper.

Response: Grading design has been revised to eliminate any slopes steeper than 3:1. ECB adjusted to limits of all slopes 4:1 or greater. (JVA)

- *Item 14- Received Verbatim:*

*Please provide Parker’s **complete** Legend of Keys/Symbols to correspond to the Town’s 31 CBMP Details on the Erosion Control plan sheets.*

Response: The Town of Parker's complete legend and detail sheets have been added to the plan set after the CBMP plans. (JVA)

- *Item 15- Received Verbatim:*

Please include within the plan set, immediately following the Final Erosion Control Plan Sheet, all 71 pages of the Town of Parker's CBMP Legend of Keys/Symbols, General Notes & CBMP Details (in Alphabetical Order). See link below for layout and use.

Response: The Town of Parker's complete legend and detail sheets have been added to the plan set after the CBMP plans. (JVA)

- *Item 16- Received Verbatim:*

*Label **wetland habitat protection areas**, jurisdictional status and other "Waters of the U.S". Add the call out "A Flood Plain Permit will be required for work in the Cherry Creek flood plain".*

Response: No wetland habitats or waters of the US were identified through the environmental study. The floodplain label has been added as requested. (JVA)

- *Item 17- Received Verbatim:*

Please consider Silt Fence (SF) perimeter control to reduce costs vs sediment control logs (SCL). CF may be used as an alternative when upstream of disturbed areas. Do not show any soil disturbance outside of the LOC area unless other BMPs are shown. Provide CBMP plan sheets for all proposed offsite utility improvements.

Response: Silt fence has been evaluated and identified in suitable locations to replace SCL. No offsite utility improvements are proposed with this project. (JVA)

- *Item 18- Received Verbatim:*

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.

Response: Label and shading has been added to areas outside the limits of work. (JVA)

- *Item 19- Received Verbatim:*

Use of Construction Fence for site separation is necessary in the existing park and ball field areas for pedestrian protection. Please provide and identify on the plans.

Response: Construction fence has been added to provide separation from existing park and ball fields. (JVA)

- *Item 20- Received Verbatim:*

Provide Detention Pond Protection (DP) for the existing pond on the initial and interim CBMP sheets.

Response: Detention Pond Protection has been added to the CBMP. (JVA)

- *Item 21- Received Verbatim:*

*Please provide the required TSBs on the **Initial and Interim** plan sheets, sized in accordance with UDFCD Vol. 3 as amended. Please show appropriate Diversion Ditches (DD), with Check Dams (CD), connecting to the TSBs. The TSB, DD, and CD erosion control measures should be installed immediately after the permit has been Issued.*

Response: Temporary sedimentation basins have been identified on the plan using the topography of the permanent ponds. TSB design information has been added to the CBMP. (JVA)

INITIAL CBMP PLANS

- *Item 22- Received Verbatim:*

Please show the VTC to be 50-feet in length on the Initial Erosion Control plan sheet.

Response: VTC length has been adjusted. (JVA)

- *Item 23- Received Verbatim:*

Please show jersey barriers or construction fence along the sides of the VTC to ensure use of the entire 50-foot pad.

Response: Barriers constraining the entry point have been added. (JVA)

INITIAL/FINAL CBMP PLANS

- Item 24- Received Verbatim:

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

Response: Masonry Work Protection has been added at locations requested. (JVA)

- Item 25- Received Verbatim:

Sediment Control Log (SCL) is required at back of curb and back of sidewalk immediately after installation of asphalt 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/landscape areas are graded to final grade, Erosion Control Blanket (ECB) may be used to cover the entire tree lawn/landscape area instead of using SCL at back of sidewalk/curb.

Response: SCL has been added at all locations where landscape drains onto pavement. (JVA)

- Item 26- Received Verbatim:

Provide and identify the appropriate type of inlet protection from the Town's four standard types (IPAP, IPAN, IPCOG, IPCOS) for **all** existing and proposed inlets to the site.

Response: Inlet protection type has been clarified on plan. (JVA)

- Item 27- Received Verbatim:

Provide and identify Debris and Trash Control (DTC) for the Interim/Final phases along all proposed paved driving surfaces internal to the site and all adjacent properties around the site.

Response: DTC has been noted on the plans. (JVA)

- Item 28- Received Verbatim:

Please provide a minimum of one callout of both Seeding Mulching and Crimping (SMC) and Surface Roughening (SR) in all tracts proposed to be left landscaped in the final condition. Alternatively provide one label for each within each viewport and provide a hatch to define the overall extents.

Response: A callout for seeding and surface roughening has been added. (JVA)

- **Construction Plans - Stormwater**

- Item 1- Received Verbatim:

Please add a general note that references the detail for all water quality swales or label the reference to the detail throughout the grading/drainage plans for all water quality swales.

Response: Note has been added referencing the specific details throughout the grading plans. (JVA)

- Item 2- Received Verbatim:

Please ensure the proposed swale detail matches the drainage report with minimum 2ft bottom width.

Response: The swale detail has been revised to match the plan and report. (JVA)

- Item 3- Received Verbatim:

For Ponds that are to be removed in future phases, certain features can be omitted based on future considerations such as the trickle channel for Pond D (with a trickle channel the pond inlet requires a forebay). (Staff understands this was the direction given from 1st review but would rather see the trickle channel for ponds that are in future phases like Pond A) If the trickle channel is omitted please include a concrete cutoff wall/toe-wall and riprap.

Response: Trickle channels have been removed from ponds that will be eliminated in future phases. A trickle channel has been added to the permanent pond. (JVA)

- Item 4- Received Verbatim:

Are the baffle blocks shown in the proposed forebay detail necessary based on velocity calculations? The limited spaced between the blocks presents a maintenance issue for clearing any potential sediment build up.

Response: After additional review it was determined that the small baffle blocks are not necessary. They have been removed. (JVA)

- Item 5- Received Verbatim:

Per the Town of Parker Storm Drainage Infrastructure Notes: Joint restraints and toe- walls, conforming to CDOT M&S Standard Plan No. M-601-11 shall be used on all RCP flared end section outfalls. Provide and reference the detail for toe-walls at outfalls and show this in the profile. (The MHFD Toe Wall Detail located in Chapter 9 Hydraulic Structures is also typically accepted by Town Standards.)

Response: FES toe walls have been added to the detail and shown on pipe plan and profiles. (JVA)

- Item 6- Received Verbatim:

Minimum 18" RCP pipe is required, however staff can consider 12" minimum pipe size if circumstances warrant, but staff is concerned a 6" pipe will be frequently clogged and require more maintenance. Please adjust the design to increase the size and slope of the Pond C outlet pipe.

Response: This pipe has been increased to 15" RCP. (JVA)

- Item 7- Received Verbatim:

Callout says with riprap but a forebay graphic is shown? Please show appropriate graphic for the outlet (At inlet to Pond C).

Response: Forebay has been relocated. The graphic was adjusted to better reflect the detail. (JVA)

- Item 8- Received Verbatim:

The preference for the forebay location for pond C would be at the outlet directly from the parking lot area if possible as this is where the most sediment build up is anticipated for removal. (See uploaded redline comments)

Response: Forebay has been relocated to the requested location. (JVA)

- Item 9- Received Verbatim:

Pond C does not appear to have adequate maintenance vehicle access to the pond bottom throughout the entire length of the pond. This will be important given its length. Please help staff understand the approach for maintenance and access of Pond C.

Response: Maintenance access for pond C is provided at the north side from the baseball field maintenance access path. A callout has been added identifying the access route. (JVA)

- Item 10- Received Verbatim:

Provide a trickle channel for Pond A according to Town Standards and a detail for the pond trickle channel which complies with Figure 7.3 of the Town's SDECM. The detail should provide a minimum of all dimensions, elevations, material, reinforcement, and any other information necessary to construct the trickle channel in compliance with the drainage report.

Response: Trickle channels have been removed from ponds that will be eliminated in future phases. A trickle channel has been added to the permanent pond. The trickle channel detail has been revised to reflect the town standard. (JVA)

- Item 11- Received Verbatim:

In General staff would like to discuss the constraints and reasoning related the variance requests for each problem area. There are some areas where the issue is more than just meeting criteria,

but of and relating to the material and pavement depth/constructibility where alternative design solutions may be possible. Please see uploaded redline comments and discuss with staff.

Response: Per discussion with Staff concrete pavement has been implemented at the dropoff loop to reduce the vehicle loading on shallow-bury storm pipes. (JVA)

Parker Water and Sanitation (Robert Ramsey):

- **General Site Plan**

- *Item 1- Received Verbatim:*

Please see the uploaded documents.

Response: Acknowledged uploaded documents. (HCM-L)

Item 2- Received Verbatim:

Please complete the Fixture count worksheet for the buildings for proper tap sizes.

Response: The updated fixtures calculations are provided per the AWWA sizing worksheet.

These calculations have been reviewed and confirmed with Robert Ramsey at PWSD. See updated tables on revised drawings. (Envision)

- *Item 3- Received Verbatim:*

Please complete the PWSD Easements.

Response: Easements will be completed and taking to Town Council in June 2025.

- *Item 4- Received Verbatim:*

Please see the Red lined plans.

Response: Noted. Comment responses provided on red lined plans. (JVA)

IREA (CORE, Brooks Kaufman):

- **Overall:**

- *Item 1- Received Verbatim:*

The applicant will be required to meet CORE's clearance and metering requirements, see attached CORE documents.

Response: Flag note 12 has been added indicating CORE clearance requirements. (Ackerman)