



Development Review Division

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

MEMORANDUM

TO: Kimley-Horn Attn Dan Skeeahan
4582 South Ulster, Suite 1500
Denver, CO 80237

FROM: Carolyn Parkinson Planner I

DATE: 1.8.20 Responses 3.11.20

SUBJECT: Parker Auto Plaza F1 L1 B3 – Parker and Pine Minor Development (SUB18-020)

The following are the comments regarding your current submittal for SP18-047. All comments must be responded to, and if you disagree with a comment please indicate the reasoning of your disagreement. Please sign and return this memo with your next submittal. Staff has provided comments in word format so that applicant responses can be added to this document and in that way the history of comments can be retained.

TOWN OF PARKER PLANNING DEPARTMENT:

ATTN:

E-MAIL: cparkinson@parkeronline.org

FAX: 303-841-3223

PHONE: 303-841-3331

SITE PLAN SHEET 1 of 2

1. Please add revision dates, all sheets.

Please see redline.

Please amend.

Complied: Yes No

Response: The title block has been updated with the initial submittal day and the revision dates.

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2. Plat title block requires revision to Parker and Pine Minor Development Filing 1. All sheets.
Please amend.

Complied: Yes No

Response: The title has been updated in all reference locations.

3. Title correction is needed in both dedication and surveyor cert. Please see redline.
Please amend.

Complied: Yes No

Response: The title has been updated in all reference locations.

4. Please note; if signed stamp is to be used by surveyor, remove signature line to avoid blank spaces at time of recording. Please see redline.

Please amend if necessary.

Complied: Yes No

Response: The surveyor's certification area has been updated.

5. Please revise the Town Council Certification per redline.
Please amend.

Complied: Yes No

Response: The certification has been updated.

6. Please add Planning Commission Certification per redline.
Please amend.

Complied: Yes No

Response: The certification has been added.

7. Please add notes per the redline. Language has been provided for 2 of 3.
Please amend.

Complied: Yes No

Response: The additional notes have been added.

[SITE PLAN SHEET 2 of 2](#)

8. Please add acres and number of lots as shown on sheet 1. Please see redline.

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Please amend.

Complied: Yes No

Response: Added.

9. Staff is unclear as to whether or not the sidewalk easement(s) are necessary. Any portion of the sidewalk that is outside the ROW will require an easement. Please clarify what portion (if any) of the sidewalk is outside the ROW.

Please clarify/amend.

Complied: Yes No

Response: Per discussions with town staff, a uniform 5-foot sidewalk easement has been deemed acceptable to capture the non-uniform sections of sidewalk width that do not reside within the ROW.

10. Staff and the applicant agreed upon 8' wide sidewalks along Pine, 20 Mile and Parker Roads. Correct all perimeter sidewalk widths to 8' (Consistent with site plan). Please see redline.

Please amend.

Complied: Yes No

Response: 8-foot wide sidewalks are proposed along Pine, 20 Mile and Parker Roads. A uniform 5-foot sidewalk easement has been added to capture sections of the 8-foot wide sidewalk that do not reside within the ROW.

11. Please add/depict access easements for all on site access/through drives. Please see redline.

Please amend.

Complied: Yes No

Response: A blanket access easement is preferable, and a note has been added.

12. A lot size summery table and a land use summery table are needed. Staff has provided an example on the redline.

Please amend.

Complied: Yes No

Response: Both tables have been added.

13. Two of the line types used in the legend are identical, please use a different line type for one of them. Please see redline.

Please amend.

Complied: Yes No

Response: Line-types have been corrected.

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14. Block are used in some area of the plat and are not used in others. Staff does not believe these are needed. Please see redline.

Please amend.

Complied: Yes No

Response: Block designation has been removed.

15. Please add a note regarding the required trail connection on lot 7. This connection will be a requirement in the SIA. Please see redline.

Please amend.

Complied: Yes No

Response: Per discussions with Town Staff, the trail connection has been graphically shown on the preliminary site plan with a note stating that the final trail connection will be determined during Lot 7 final site plan. The trail connection will also be included in the SIA. With these revisions, the note is not needed on the Plat Document.

16. Please add a note regarding conformance with RTD specs for a pad that will accommodate a future bus shelter. Actual detail need to be shown on C4.0 of CDSs.

Please amend.

Complied: Yes No

Response: A note has been added to the construction document site plan and an RTD detail has been added to the construction documents. With these revisions, the note is not needed on the Plat Document.

LANDSCAPE PLAN SHEET 1 of 13 L1.0

17. Please add revision dates, all sheets.

Please see redline.

Please amend.

Complied: Yes No

Response: As discussed, no revision dates will be added prior to final construction documents being approved per engineering industry standard. Plan date will be updated for each submittal.

18. All landscape areas that are common to the overall development need to be detailed fully on the master landscape plan. This would include a plant table and all applicable calculations for these areas. Detailed landscape plans were included in a previous submittal and should provide the info needed for this requirement. Completion of this landscaping will be a requirement within the SIA prior to probationary acceptance, along with the streetscape.

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Please amend.

Complied: Yes No

Response: Addressed. Table added detailing landscape requirements. Common area landscaping added to landscape plan construction plans.

19. Please show site triangles on all sheets to ensure streetscape does not encroach.

Please amend.

Complied: Yes No

Response: Addressed.

LANDSCAPE PLAN SHEET 5 of 13 L1.4

20. Matchline should be shifted on this sheet to ensure all landscaping in this area is shown on one sheet.

Please amend.

Complied: Yes No

Response: Matchline adjusted to fit the landscaping.

CONSTRUCTION DRAWINGS SHEET 16 OF 35 C4.0

1. Please add a concrete pad in conformance with RTD requirements and that provides adequate space for a bus shelter.

Please amend.

Complied: Yes No

Response: Concrete pad for bus stop added per RTD engineering division standards.

2. Please include access points for lots (where known) per the preliminary site plan. Please see redline.

Please amend.

Complied: Yes No

Response: Access points have not been included in the construction documents due to the preliminary nature of each individual lot layout. The preliminary site plan depicts approximate access points for each lot. Final lot access points will be determined during the final site plan process.

3. Please note; All internal access points will be reviewed/approved by engineering at final site plan on a lot by lot bases.

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Please acknowledge.

Complied: Yes No

Response: Acknowledged.

OUTSIDE REFERRAL AGENCY COMMENTS

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

Complied: Yes No

Response: All outside referral agency comments addressed.



Property Owner

March 11, 2020
Date



Project Representative

03/11/2020
Date