

January 21, 2022
Merrick Project No. 65120950

Julie Duncan
Town of Parker
Development Review Division
Town Hall - 20120 East Mainstreet
Parker, Colorado 80138

**Re: Compark Village South F1 AMD 2 - Multifamily
Chambers Road and Belford Avenue
Case/AP#: SP21-118**

Dear Ms. Duncan:

Merrick & Company has reviewed the comments dated December 2, 2021, regarding the Compark Village South development. The following summarizes Merrick's responses to the comments provided by the Town of Park Development Review Division.

GENERAL PROJECT COMMENTS

1. The Planning Division references certain sections of the Parker 2035 Master Plan, the Development Design Standards, and the Land Development Ordinance (LDO). Copies of these documents are available at:
Parker 2035 Master Plan
Development Design Standards
Land Development Ordinance
[Response: Thank you for your review and comments.](#)
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.
[Response: Understood](#)
3. Please contact the referral agencies if you have questions regarding their review comment(s).
[Response: Understood.](#)
4. A redlined plan is included with this memorandum and includes a comprehensive detailing of comments.
[Response: Thank you for providing the redlined plan. This letter will serve to address those comments with this resubmittal.](#)
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.**
[Response: Understood. Please note that the water and sanitary improvement plans will be reviewed and approved by Stonegate Village Metro District.](#)

Employee Owned



5970 Greenwood Plaza Blvd
Greenwood Village, CO 80111



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SITE PLAN AND PROJECT DETAILS

1. Landscape. Please see the copied example below as a reference for a table to be used on your landscape plan.
 - a. Streetscape landscaping
 - b. Parking lot perimeter landscaping
 - c. Parking lot interior landscaping
 - d. Site perimeter landscaping
 - e. Additional areas to be landscaped
 - f. In all required landscaped areas, except within public rights-of-way and residential roadway buffers, one (1) tree and five (5) shrubs shall be planted for each one thousand five hundred (1,500) square feet of lot area not covered by a building or required parking.
 - g. The Enhanced Landscape Perimeter ratios should be used (tree requirement: 1/40 L.F. and shrubs: 5/40 L.F.) along all rights-of-way: Red Sky Dr., Chambers Road, and Sliceroo Dr.
- * *If landscaping for parking lot perimeter and site perimeter are required in such a way that they overlap on any given site, the greater of the two (2) requirements shall apply.*

LANDSCAPE REQUIREMENTS

A. INTERNAL LANDSCAPING										
NET SITE AREA	LANDSCAPE AREA			% (NET SITE)			TREE EQUIVALENT CALCULATION			
	REQUIRED (15%)	PROVIDED	SURPLUS / DEFICIT	REQUIRED (75%)	PROVIDED	SURPLUS / DEFICIT	Shrubs available for Tree Equivalents	Total Equivalent Trees	Total Tree & Tree Eq equivalents Provided	
39,500	5,925	15,135	9,210	6,845	8,806	64,646				
INTERNAL LANDSCAPE AREA (S.F.)	TREE REQUIREMENT 1/1,500 S.F.			SHRUB REQUIREMENT 5/2,500 S.F.			TREE EQUIVALENT CALCULATION			
	REQUIRED	PROVIDED	SURPLUS / DEFICIT	REQUIRED	PROVIDED	SURPLUS / DEFICIT	Shrubs available for Tree Equivalents	Total Equivalent Trees	Total Tree & Tree Eq equivalents Provided	
5,015	4	4	0	30	38	0	8	0	4	
B. STREETSCAPE LANDSCAPE										
LOCATION	LENGTH	TREE REQUIREMENT 1/40 L.F.			SHRUB REQUIREMENT 5/200 L.F.			TREE EQUIVALENT CALCULATION		
		REQUIRED	PROVIDED	SURPLUS / DEFICIT	REQUIRED	PROVIDED	SURPLUS / DEFICIT	Shrubs available for Tree Equivalents	Total Equivalent Trees	Total Tree & Tree Eq equivalents Provided
HESS ROAD	332	4	4	0	NA	NA	0	0	0	4
C. LANDSCAPE PERIMETER (STANDARD)										
LOCATION	LENGTH / PERCENT	TREE REQUIREMENT 1/25 L.F.			SHRUB REQUIREMENT 5/100 L.F.			TREE EQUIVALENT CALCULATION		
		REQUIRED	PROVIDED	SURPLUS / DEFICIT	REQUIRED	PROVIDED	SURPLUS / DEFICIT	Shrubs available for Tree Equivalents	Total Equivalent Trees	Total Tree & Tree Eq equivalents Provided
NORTH PROPERTY LINE	232	4	4	0	17	17	0	8	0	4
EAST PROPERTY LINE	242	7	6	-1	33	41	10	10	1	7
MIN. EVERGREEN REQUIREMENT	40%	5	3	-2			0			
D. LANDSCAPE PERIMETER (ENHANCED)										
LOCATION	LENGTH / PERCENT	TREE REQUIREMENT 1/25 L.F.			SHRUB REQUIREMENT 5/25 L.F.			TREE EQUIVALENT CALCULATION		
		REQUIRED	PROVIDED	SURPLUS / DEFICIT	REQUIRED	PROVIDED	SURPLUS / DEFICIT	Shrubs available for Tree Equivalents	Total Equivalent Trees	Total Tree & Tree Eq equivalents Provided
WEST PROPERTY LINE	242	30	30	0	40	58	18	1	0	10
MIN. EVERGREEN REQUIREMENT	40%	4	6	2			0			
EVERGREEN TREE REQUIREMENT - OVERALL SITE										
MINIMUM EVERGREEN REQ.		2%								
Number of Trees		REQUIRED	PROVIDED							
232		8	9							

Response: Acknowledged.

2. Please reference the redlines for all comments/clarification.

Comment Addressed: Yes No

Response:

Response: Acknowledged. Redlines have been reviewed and responses have been given.



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 – Building
- Cherry Creek Basin Water Quality Authority
- Town of Parker – Environmental (Construction Plans)
- Town of Parker – Stormwater (Construction Plans)
- Town of Parker – Civil (Construction Plans)
- Douglas County Planning
- Town of Parker – Drainage Report (Stormwater)
- Town of Parker – Fire/Life Safety Division
- Town of Parker – Plat (Civil)
- Intermountain Rural Electric Association – Utility
- Town of Parker – Civil (Site Plan)
- Town of Parker – Stormwater (Site Plan)

Response:

Please keep an eye out in eTRAKiT for the comment to the following reviews:

- Xcel Energy – Utility
- Town of Parker – Civil (Traffic Impact Study)
- Stonegate Village Metro District

These comments are available on eTRAKiT. Please address accordingly.

Response:

Property Owner

Date

Project Representative

Date

Response:

SITE PLAN

Sheet 01 – Cover Sheet

- Compark Village South F1 AMD 2 – Multifamily
Response: Project Title has been updated on all sheets accordingly.
- This hatching doesn't look accurate.
Response: Revised hatch to reflect correct project limits/location.
- Include an existing conditions sheet with grade.
Response: Existing conditions sheet has been included within Site Plan set and not as a separate document.



- Include the colored building elevations document within the plan set but remove sheet A2.0 or anything like an image board-make sure to include the building key plan.
Response: Colored building elevations have been added to the plan set and sheet index updated.
- Include a chart showing the park acreage and its consistency with the Town's code.
Response: Included a chart showing the calculation for the park land required per the Town's code for multi-family developments.
- Need to include the SF and acreage of Lot 1 from SUB21-065 Which is shown on that Plat as 424,459 (9.744 Acres) The PD limits the number of units to no more than 30 DU/Acre on any single lot-not to exceed 300.
Response: Revised the Land Use Table to show the total area of Lot 1 and how the site is meeting the max density of 30 DU/Ac
- $9.744 * 30 = 292$ DU
Response: The park land area will no longer be platted as a separate tract. The new Lot 1 area is 13.97 acre, which results in a density of 21.47 DU/Ac below the max of 30 DU/Ac.
- Your proposal exceeds the limit on 30 DU/Acre.
Response: Resubmittal has been revised to address the density.
- In order to max out on the 300 units you need to revise Lot 1 on sub21-065 to have an acreage that is compliant with the 30 DU/acre.
Response: Understood. The MDP (Sub21-065) will be updated to reflect what is shown in this resubmittal.
- 292 OR REVISE SUB21-065
Response: Understood. See prior response.
- Include bicycle parking and dimension on site plan.
Response: Bicycle parking locations and size are included within the resubmittal.

Sheet 02 – Site Plan

- You need to have a sheet showing how you are meeting the block standards.
Response: Block Schematic plan has been included with this resubmittal.
- PD requires minimum 15' setback from front lot line.
Response: PD required a 20' setback from the front lot line and the buildings have been relocated to meet this setback requirement.
- Dimension these parking islands.
Response: Parking islands have been dimensioned.
- Dimension all setbacks from buildings to sidewalks.
Response: Dimensions added.
- To create visual interest and buffer parking from main entry and right-of-way increase the landscape buffer in this location to the south so the first thing people see when driving by or entering is parking stalls.



Response: Removed some parking stalls to pull parking away from street and allow for a better landscaping buffer at this location.

- Dimension length of this parking lot from end to end.
Response: Dimension added.
- Have one of the internal sidewalks connect to the external sidewalk on this end at least one other location midway down Belford.
Response: An internal sidewalk connection has between buildings 2 and 3 has been added. Due to grading constraints, adding a walk connection between buildings 1 and 7 is not practical. Access to Wolf Fox Street can be obtained from the south side of building 7 along the ped access as shown on this resubmittal.
- No parking aisle may exceed 10 parking stalls in length unless broken up with an 8-foot-wide min. planting island.
Response: Understood. Site plan has been updated to reflect this.
- Dimension setback from sidewalk.
Response: Dimension added.
- Connect down along parking and to trail.
Response: Sidewalk and trail connection added.
- Move trash receptacle as far from trail/park as possible.
Response: trash enclosure has been relocated.
- Dimension all sidewalks.
Response: Sidewalk dimensions added.
- More clearly delineate this line and label the Tract to match the letter being designated in SUB21-065.
Response: Drainage tract has been correctly labeled and more clearly defined.
- Dimension distance from building to curb.
Response: Dimension added.
- Dimension the entire width and length of this parking area at its widest/longest point sidewalk to sidewalk.
Response: Additional dimensioning has been added.
- Dimension all sidewalks.
Response: Dimensions added.
- Private parking lots abutting public open space and trails shall not be allowed unless they are 25 feet from the property edge and screened by a minimum 3-foot-tall landscape hedge or masonry wall matching the character of the adjacent architecture.
Response: Parking lots have been moved to be 25-ft from property edge.
- Who and when?



Response: Developer will coordinate with City on the ROW vacation. ROW vacation to be completed prior to approval of Building 7 building permit.

Sheet 03 – Site Plan

- This should be connected to the trail and amenitized area.
Response: A connection to the trail at this location is not practical due to the grade differential in this area. A retaining wall is needed to separate building 6 from the amenitized area. A connection has been added between buildings 8 and 9.
- Connect to trail.
Response: Trail connection added.

Sheet 07 – Grading Plan

- Include a sheet of retaining wall sections showing:
 1. Retaining walls shall be limited to 4 feet in height and made of stone or split face masonry material that matches or is complimentary to the architecture of the buildings.
Response: Understood. A typical wall section has been added to the grading plan along with wall labels identifying the max height of the wall(s).
 2. Where multiple retaining walls are required, they shall be terraced with a minimum width of 5 feet of live landscaping and a maximum of 6 inches of sloped vertical elevation change on the terrace area between the walls. Refer to LDO Section 13.10.100 for specific requirements. (See Figure 2.54).
Response: Understood.

Sheet 08 – Master Landscape Plan

- The periphery of all surface parking lots shall be screened with a hedge of at least 3 feet high, a decorative low 3-foot architectural wall, or a 3-foot-high decorative metal screen fence, or combination thereof.
Response: Acknowledged. Parking lots will be screened with shrubs of at least 3 feet in height.

Sheet 09 – Landscape Notes

- Use Parker's planting standards and graphical representation verbatim:
<http://www.parkeronline.org/DocumentCenter/View/400/Construction-Specifications?bidId>
Response: Tree and shrub details have been replaced with Parker planting details.
- See example chart to be used -project site must meet all landscaping requirements.
Response: Acknowledged. Landscape chart has been revised and all landscaping requirements are being met.

Sheet 10 – Landscape Plan Area 1

- On each area landscaping sheet have a chart showing the number of each species.
Response: Plant schedules have been added to each sheet as requested.

Sheet 19 – Site Details

- You need to include a specific site plan of the amenitized parks areas and include a chart showing how the amenities meet the requirements of 13.07.140.
Response: A site plan of amenitized park areas has been added along with a charge which shows conformance with park requirements.



Sheet 22 – Building A Elevations

- The notes on this sheet apply to all elevation sheets.
Response: Understood.
- Include the materials sheet before each associated elevations sheet-the materials sheet is missing roof colors/sample and should also call out lighting.
Response: Roof material called out on the materials board. Lighting shown and callout on elevations.
- Buildings three stories or more shall have a masonry (natural stone or brick with mortar) base the height of the ground or first floor.
Response: Elevations updated to show masonry base – either brick or stone.
- These are not distinguishable- all elevations need more differentiation between the base, middle and top.
Response: Elevations have been updated to show more differentiation.
- Materials shall appear heavy at the base of the building to anchor the building to the ground. Reference 2.5.6.A.1 Masonry Base Requirements.
Response: Elevations have been updated to show masonry base – either brick or stone.
- Need to show plane breaks consistent with:
Response: Plan breaks updated in Site/Building Plan sheet.
- Dimension distance between all entries.
Response: Dimensions added to Site/Building Plan sheet.
- These entries are somewhat lost on the elevation and should be more articulated.
Response: Entries have been enhanced with trellis' and pilasters. These are best seen in the renderings.
- Provide more description-is it smooth/max & min dimensions...etc.
Response:
- Need to call out colors of all materials.
Response:
- Veneer is not allowed by our code remove the word veneer.
Response:
- White vinyl windows are prohibited.
Response: Adobe windows provided. Refer to material boards.
- Need to show transparency on all elevations.
Response:
- Add note: Trim around windows shall be minimum of three and one-half (3½) inches wide, and trim around doors shall be a minimum of two (2) inches wide.
Response: Note added to elevation sheets. Where trim is provided, requirements will be met.



Sheet 27 – Site Photometric Plan & Schedules

- Cannot exceed 1-foot candles at any property line.

Response:

- Ratios cannot exceed the below:

Response:

UNRESOLVED ISSUES/COMMENTS

1. The applicant shall be aware that ***no vertical construction on this site will be allowed until such time that curb gutter and first lift of asphalt are installed***; a site inspection will be required to ensure that this requirement is made prior to allowing vertical construction to commence.

Response: Understood.

2. The Town of Parker requires that fire apparatus access roads meet the clear-width and weight-bearing standards of the jurisdiction in which the project is located. Roadways shall be designed to support the imposed weight of fire apparatus, 30-ton two axle and 40-ton three axle vehicles. An unimpeded clear width of 20-feet shall be maintained at all times. As such, any location where parked vehicles would obstruct this clear width requirement will require “NO PARKING – FIRE LANE” signage. This signage shall be red on white.

Response: Understood.

3. The applicant shall ensure that all dead-end access roads do not exceed 150 feet (as measured from the center point of the street perpendicular to the dead end) without providing an approved turn-around. Address as applicable.

Note – The access road on the west end of the site is shown to have a dead end that exceeds 150 feet (as measured from the center-line perpendicular to the dead end; this dead end will be required to have an approved turn-around (i.e., cul-de-sac, hammer head, etc.) that is constructed of curb and gutter and asphalt (until such time that a future connection can be made at this point. Address this issue when resubmitting.

Response:

4. The applicant shall provide an auto turn analysis (***for the entire site***) indicating that apparatus can navigate all portions of this site. NO PARKING – FIRE LANE signage is required for any portion of the access where the 20-foot clear width requirement cannot be met for buildings less than 30 feet in height and 26-foot clear width requirement for buildings that exceed 30 feet. This would require that any access road less than 28 feet would require fire lane signage on both sides of the drive and any access road that is 28-feet to 34-feet would require the signage on one side of the drive. Note – all end cap islands would require fire lane signage and the store front portion of the drive as well.

Response: See Fire Apparatus turning plan provided with this resubmittal.

5. The builder shall be made aware that vertical construction (either down or up) will not be allowed until the following can be met (inspections by Fire Life Safety for the site will be required prior to going vertical):

- Permanent access is required for all structures; curb, gutter, and first lift of asphalt must be installed
- All fire hydrants are installed, accepted, and are fully operable



- All streets signs are installed
- Addresses are provided/permanently posted for each structure that is to be constructed
- Dead-end access roads cannot exceed 150 feet without an approved turn-around

Response:

6. The builder shall be made aware that no more than 30 units can be under construction without having two points of access provided/completed/accepted. Address this issue when responding.

Response:

7. The applicant shall be aware that this filing will require that adjacent filings be completed such that a minimum of two points of access are provided when the combination of buildings exceeds 30 residences i.e., two – fifteen-unit buildings or one twenty-four-unit building (a second building would not be allowed as the number of units would exceed 30 units).

Response:

8. The riser rooms shall be relocated to the front of the buildings (the riser rooms can be located on the side of the buildings though they will need to be located more curbside as similarly shown for Bldg. 3, Bldg. 5, Bldg. 6, etc.). Address this issue when resubmitting.

Response: Riser rooms for all buildings have been shifted to the front.

9. The applicant shall ensure that the fire sprinkler control valve room is sized to accommodate both the fire sprinkler riser and the fire alarm control panel (FACP); the sprinkler riser is allowed to enter no further than 24-inches into the building and a three-foot clearance shall be provided in front (and to the sides) of the riser. The FACP is required to be located on an interior wall and a three-foot clearance is required in front of the FACP. Address this comment when resubmitting ensuring that all buildings meet these criteria. Note – The riser room location identified (and shown with a red box below noted in item #13, Eastern Portion below) shall have exterior access with immediate access into the building... either through the riser room or adjacent to the riser room (this information was also provided at time of the pre-application meeting).

Response:

10. The Clubhouse is not shown to be sprinklered; this building is required to be sprinklered (per discussions in the preapplication meetings held for this project).

Response: Fire line has been added to plan.

11. The overall utility plan shall identify each underground fire line (UFL) by name length and size (as measured from the “T” in the access road to the flange within the building); see below for an example and address when resubmitting.

Response: Understood. Fire lines have been labeled on the Util Plan within this Site Plan submittal. Specifics pertaining to each building UFL will be provided with the Water & Sanitary improvement plans to be included with SUB21-065

12. The utility plans shall have the Fire Life Safety signature block provided on the cover page and the overall utility page. Address this issue when resubmitting.

Response: Understood. The Water & Sanitary improvements plans will be included with the resubmittal of the Minor Dev Plat (SUB21-065).

13. The hydrant distribution has been redlined to accommodate response more effectively; the overall utility drawing shall include the hydrant distribution for all filings and the following criteria.

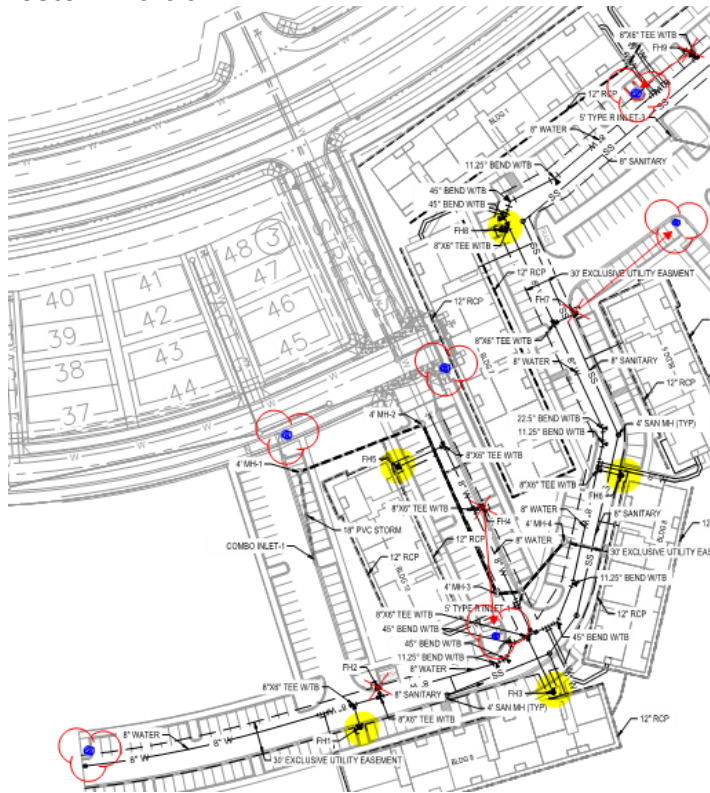


See below for information on hydrant location criteria and on revisions to the hydrant layout (hydrants have been deleted, added, and relocated while shown at entry ways if not currently addressed):

- Hydrants shall be located no further than 40 feet of the building to be served.
- Hydrants serving buildings with fire suppression systems shall be located in the general area of the riser room.
- Divided roadways require that hydrants be spaced at 250-foot intervals on a stagger (on each side of the road); these hydrants shall be located 500 feet apart on each respective side of the road.
- Hydrants shall be located at the entry into each sub area.
- Hydrants shall be located at the end of most cul-de-sacs.
- Hydrants shall be located at the corners of all streets where possible
- Hydrant spacing shall meet the requirements of the 2018 IFC Chapter 5 and appendix B and C

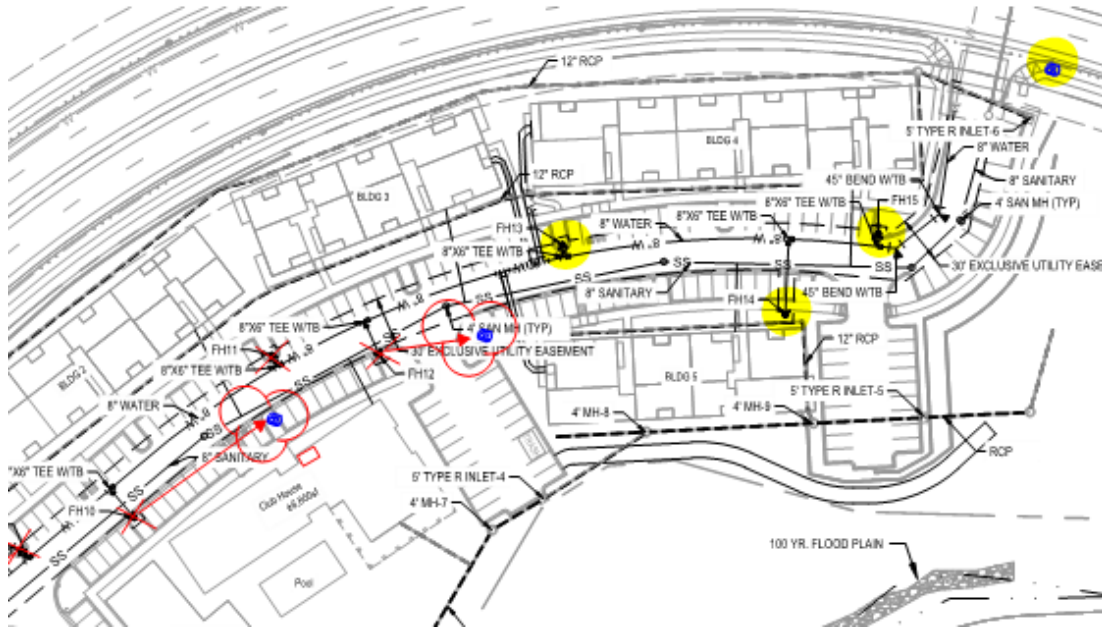
Response: Hydrants have been relocated per the provided markups.

Western Portion:



Eastern Portion





14. The applicant shall be aware that storage tanks used for fuel (either for site development or temp heat, etc.) are required to be “permitted” through the building department before being brought out to any construction site. This information shall be disseminated to all construction teams as applicable.

Response:

15. The applicant shall provide an overall site plan that shows the proposed street names; these names shall be approved prior to approval of this application.

Response: Street names are included with the fire access/turning plan.

16. The applicant shall provide an address plate with addressing assigned for all lots prior to approval of this application. Note – Red Halk Lane, noted at the west end of the complex should be continued through the complex where it exits out to Belford. Do not mix up street names mid street.

Response: Understood.

GENERAL COMMENTS

All engineering documents submitted to the Town of Parker shall bear the wet signature and seal of the engineer or architect in responsible charge of the design.

Response: Understood.

Water distribution and site access components shall be installed and in service prior to the construction of any portion of the structure, except by special permit issued by the Fire District.

Response: Understood.

Underground fire lines

When thrust blocks are used as part of the pipe restraint system, submitted plans for permit shall provide detailed documentation that the thrust blocks satisfy all requirements of 16 NFPA 24:



10.8.2, including specific thrust block dimensions and mathematical calculations for block dimensions per guidelines provided in Annex A.10.8.2.

Response: Understood.



BUILDING DEPARTMENT

- A Building pre-application meeting will be required prior to building construction documents being accepted. We will discuss construction type, occupancy, allowable areas, MEP's, energy, structural, etc. Please visit our website for all plan submittal requires: Plan Review / Town of Parker – Official Website (parkeronline.org)
[Response: Understood.](#)
- 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 2019 I-Codes, the 2017 NEC, and the referenced NFPA editions noted in the applicable codes (i.e., 2018 IFC references the 2016 edition of NFPA 72) if received by December 31, 2021. If construction documents are received on or after January 1, 2022, please contact our office for the current applicable codes. 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 approves/issued.
[Response:](#)
- Retaining walls great 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 wall all required permits no matter the height of the individual wall. The building document review will need to show compliant with Title 9-5 of the Colorado Statute in concern to the Standards for Accessible Housing, specifically 9-5-105 and 9-5-106. You will also need to comply with most current adopted code per chapter 11 for Type A and B units as well as accessibility parking requirements for residents and the public and the ICC A117.1-2009 ANSI or the most current adopted codes.
[Response: Understood.](#)
- Please acknowledge the understanding of the above items when resubmitted on the second review of this subdivision project, SP21-118.
[Response: Above items have bene acknowledged.](#)



SCO CONSULTING, LLC (CONSULTANT TO DCSD)

We are in receipt of your request for comments on the above referenced applications. Thank you for the opportunity to comment on the applications. On behalf of Douglas County School District (DCSD), we have the following comments regarding these applications that we would like to resolve prior to approval.

The applicant, Century at Compark Village, is proposing a site plan to construct 300 multifamily units on 17.54-acres at a density of 17.10 dwelling units per acre. The property is located on the south side of the future Belford Avenue west of Chambers Road. The land dedication requirement is 1.098-acres as calculated below.

CASH-IN-LIEU CALCULATION				
STUDENT GENERATION				
PROJECT NAME:	Compark Village South Filing 1, 2nd Amendment, MF			
DU/	ACRES		DENSITY	
300	17.54		17.10	
			Generation	Number
<u>STUDENT GENERATION RATES</u>	<u>No. of DU's</u>		<u>Rate</u>	<u>of Students</u>
ELEMENTARY	300	X	0.07	21
MIDDLE SCHOOL	300	X	0.03	9
HIGH SCHOOL	300	X	0.05	15
			TOTAL	45
				Required
			School	Land
	Number		Acreage	Dedication
<u>SCHOOL LAND DEDICATION</u>	<u>of Students</u>		<u>Per Student</u>	<u>Acreage</u>
ELEMENTARY	21	X	0.018	0.378
MIDDLE SCHOOL	9	X	0.030	0.270
HIGH SCHOOL	15	X	0.030	0.450
			TOTAL	1.098

The Compark Village South PD Annexation Agreement includes the following agreements:

School Mitigation Plan. The Property Owner desires and has agreed to contribute to the Douglas County School District No. RE-1 (the "School District") a "School Mitigation Fee" as described as follows: (1) the sum of Eight Hundred Fifty Dollars (\$850.00) for each residential unit constructed on the Property within PA-17 and PA-18; and (2) the sum of Eight Hundred Fifty Dollars (\$850.00) for each residential unit constructed at a density less than 11.0 units per acre on the Property within PA-16 or the sum of Five Hundred Dollars (\$500.00) for each residential unit constructed at a density greater than 11.0 units per acre for each residential unit constructed on the Property within PA-16. The School Mitigation Fee shall be paid by the Property Owner to the School District for all lots in each final plat, concurrently with the recording of each final plat for the Property, or concurrently with approval of any site plan for permitted residential units located within PA-16, PA-17, and PA-18.

The Property Owner desires and has agreed to contribute cash-in-lieu of land dedication based on the District's current student generation rates and land area analysis for 5.63 Acres. The Property Owner desires and has agreed to contribute a cash-in-lieu fee based on the agreed upon land value of Eighty Thousand Dollars (\$80,000.00) per acre with an escalation of five percent



(5%) per year as a fee in lieu for the school sites (the “In-Lieu Fee”) commencing on the date of this Agreement, which fees are for the benefit of the School District and its students. The In-Lieu Fee shall be paid by the Property Owner to the School District for all lots in each final plat, concurrently with the recording of each final plat for the Property, or concurrently with approval of any site plan for permitted residential units located within the mixed-use planning area described in the Development Plan.”

With this in mind, the **School Mitigation Fee** to be collected totals **\$150,000** (300 dwelling units x \$500 per dwelling = \$150,000).

The **Cash-in-lieu Fee** to be collected totals **\$126324** calculated as follows;

- \$80,000 per acre plus \$36,000 fee escalation equals \$116,000 per acre. (9 years x 5% = 45%, 45% of \$80,000 equals \$36,000, add \$36,000 to \$80,000 equals \$116,000 per acre)
- \$116,000 x 1.089-acres equals a total fee of \$126,324.

Assuming the applicant agrees to pay these fees, DCSD has no object to approval of this application.

[Response:](#)

DOUGLAS COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

Addressing Comments

- The site plan shows a street alignment with the name BUNNY HOP LANE. The recorded street name is WOLF FOX STREET. Please revise.
- [Response: Street Names have been updated per the provided markup.](#)
- Please provide additional context, specifically where proposed accesses meet existing (platted, recorded, not built) named streets.
- [Response:](#)
- Propose street names for those accesses highlighted on the attached exhibit. Submit proposed street names for approval by email to DCAddressing@douglas.co.us. Appropriate suffixes to accompany the street names are shown on the attached exhibit. Douglas County will evaluate proposed names and confirm approval or denial.
- [Response: Understood](#)
- The named accesses must be created by plat or other recorded document. The reception number should be included on the approved site plan.
- [Response: Understood](#)
- Please consult with the fire department to determine unit numbers and submit an exhibit indicating the front entrance of each residence. Addresses are recorded by Douglas County following all necessary approvals.
[Response: Understood.](#)
- Contact DCAddressing@douglas.co.us or 303.660.7449 with questions.
[Thank you. No response necessary.](#)

Engineering Comments

No Comments



Thank you. No response necessary.

Planner Comments

No Comments

Thank you. No response necessary.

We hope we have adequately addressed your comments. If you have any questions, or need further clarification concerning the resubmitted plans, please don't hesitate to give me a call at 303-353-3695.

Respectfully submitted,
MERRICK & COMPANY



Kristopher K. Wiest, PE
Project Manager

