

March 25, 2022
Merrick Project No. 65120950

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

**Re: Compark Village South – 2nd Review
F1 AMD 2 – Multifamily – SP21-118**

Dear Ms. Duncan:

Merrick & Company has reviewed the comments dated February 8, 2022, 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 Land Development Ordinance (LDO), and the Development Design Standards. Copies of these documents are available at:
Parker 2035 Master Plan
Land Development Ordinance
Development Design Standards
[Response: Understood. 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 is intended to supplement and clarify the review comments of this memorandum.
[Response: Understood. Thank you for providing the redline comments.](#)
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 and acknowledged.](#)
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.

Employee Owned



5970 Greenwood Plaza Blvd
Greenwood Village, CO 80111



Tel: +1 303-751-0741



hello@merrick.com
www.merrick.com

Example: "02" or "Second Submittal"
Response: Understood. Submittal documents have been renamed in accordingly.

7. **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, humane extermination may be considered. Prairie Dog management should begin as early as possible during the review process. Please coordinate with staff.
Response: Understood and acknowledged.

Site Plan and Project Details

1. Please reference the redlines for all comments/clarification.
Response: Redlines referenced for comments/clarification and responses have been added below.
2. Please submit materials board
Comments Addressed: Yes No

Response:

Response: Materials board(s) are included within the various building elevation sheets.

Outside Referral Agency Comments

Please address all outside referral agency comments with a written response. The following agencies have provided comments for review

- Stonegate Village Metro District
- Town of Parker – Fire/Life Safety Division

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

- Town of Parker – Building
- Town of Parker – Environmental (Construction Plans)
- Town of Parker – Stormwater (Construction Plans)
- Town of Parker – Civil (Construction Plans)
- Town of Parker – Drainage Report (Stormwater)
- Intermountain Rural Electric Association – Utility
- Town of Parker – Plat (Civil)
- Town of Parker – Civil (Site Plan)
- Town of Parker – Stormwater (Site Plan)

These comments are available on eTRAKiT. Please address accordingly.

Comment(s) Addressed: Yes No

Response:

Property Owner

Date

Project Representative

Date



Response: We will respond to all comments provided accordingly. We will also watch for outstanding reviews on eTRAKiT.

Compark Village South – F1 AMD 2 – Multifamily – Site Plan - Comments from Plan Sheets

F1 AMD – Multifamily – Site Plan – Cover Sheet – Sheet 1

- Where is this number coming from? I believe it is from the pond tract plus Lot 1 but please make that clear.

Response: Label has been clarified within the table.

- Add Square footage column.

Response: square footage column has been added to the table.

F1 AMD – Multifamily – Site Plan – Site Plan – Sheet 3

- For both corners on the development entry aisles please provide an elevation and rendering clearly showing how this entry corner will be viewed from the street.

Response: Revised rendering provided at the corner – Building 4 entry and Building 1 are the same building type.

- Design standards require minimum of 10 to 15 feet between front of building and sidewalk
Response: Buildings have been shifted to achieve this setback when feasible, but due to the Belford Ave geometry, several buildings were not able to achieve this setback fully. The design team has worked to provide enhancements in other areas to compensate for this design standard.

- Should connect to exterior sidewalk.

Response: Exterior sidewalk connection added.

- Has this been discussed with Engineering and has anything been submitted to vacate?

Response: The ROW vacation has been discussed with engineering. The ROW will be vacated via plat, which is currently being processed under a separate ToP project number.

F1 AMD – Multifamily – Site Plan – Site Plan – Sheet 4

- Dimension setback to park space-minimum 20 feet setback.

Response: Since the park area is not being dedicated as a public park, the ToP code allows for Multifamily developments to utilize common open space to meet the park dedication, and with that the setback is reduced to 10-ft. The park features have been revised to meet this setback.

F1 AMD – Multifamily – Site Plan – Master Landscape Plan – Sheet 10

- Area for street trees.

Response: Street trees have been added where possible.

- Area for street trees.

Response: Street trees have been added where possible.

- % to overall landscaping.

Response: Overall landscape percentages and plant totals have been added.

F1 AMD – Multifamily – Site Plan – Landscape Notes & Details – Sheet 11



- Add percentage for traditional turf grasses.
Response: Percentage of total landscape area has been included in the overall landscape plant schedule.
- Please see our landscape regulations. While the chart was an example you used the wrong requirements. Multi-Family requires 45% landscaping, the 15% only applies to commercial: https://library.municode.com/co/parker/codes/municipal_code?nodeId=TIT13LADEOR_CH13_06SIPLSTPR_13.06.070LARE
Response:
- All numbers will need to be re-worked.
Response: Acknowledged. While column title was incorrect, calculations were based off of provided landscape area. Numbers have been revised per updated landscape plans.
- No multiple-family development shall allocate less than forty-five percent (45%) of the developed area for landscaping, except for development in the Historic Center and Pikes Peak Center, which are subject to the provisions contained within the Greater Downtown District standards and guidelines. Development within the Town Center and Twenty Mile Center may count public plazas in the calculation.
 - a. Sixty percent (60%) of the landscaped area must be used for passive and/or active recreation. The remaining, up to forty percent (40%), of the landscaped area will be used to fulfill other landscaping requirements as described in this Section.
 - b. At maturity, at least seventy-five percent (75%) of the landscaped area shall have a ground cover of living plant material, including, but not limited to, trees, shrubs, ground cover, turf or seed and other recognized perennial ground covering plant materials. Deciduous tree canopies shall not be included in the calculation.
 - c. The remaining percentage of the area required to be landscaped may be covered with bark, wood chips, wood shavings, rock, stones, or other materials (not including exposed gravel) approved during the site plan process.
Response: 45% of the developed area has been set aside of landscape.
- Add rows for street tree calcs for access aisles.
Response: Street trees have been added where possible.
- Add this calc: A minimum area equal to ten percent (10%) of the total area covered by the parking lot shall be allocated to landscaped islands. The area covered by the parking lot shall include parking stalls and circulation aisles with parking stall access, but exclude access drives, loading areas and similar access features.
Response: Parking islands have been provided at the required amount.
- Site perimeter applies to entire site perimeter – not just southern property line.
Response: According to Schedule 13.06.070B, landscape perimeter requirements only apply to "existing nonresidential uses" and "existing residential or public open space use". Do the West or North perimeters still apply to this requirement as they do not have these conditions existing currently? Please advise.
- Include Overall Totals for Trees and Shrubs and then also a calculation for trees and shrubs not including streetscape and interior parking which cannot count to 45% minimum
Response: Plant totals have been added to plant schedule. Overall plant total requirement is included in chart. Total landscape area provided does not include interior parking.



- Show actual percentage.
Response: Percentage has been added.

F1 AMD – Multifamily – Site Plan – Landscape Plan Area 1 – Sheet 12

- Needs additional shrubs in this area.
Response: Additional shrubs have been added.

F1 AMD – Multifamily – Site Plan – Landscape Plan Area 2 – Sheet 13

- This cannot be sand.
Response: Dog area is specialty dog seed mix.

F1 AMD – Multifamily – Site Plan – Landscape Plan Area 6 – Sheet 17

- I don't see this on any of your sheets and it looks like the area hatching.
Response: trail hatch / symbol has been revised.

F1 AMD – Multifamily – Site Plan – Park Notes – Sheet 21

- Please clean up the quality of the chart-it is coming through as very pixelated on my end.
Response: chart has been revised.

- Include calculation of units to required park acreage and how much is being provided.
Response: Acknowledged.

- Make clear what these highlighted sections mean-are you counting them/are these the ones you are using? If so, add a column that shows the quantity of each or create a new additional chart that says, x trash receptacles, x Adirondack chairs, x dog bag stations...etc.
Response: Acknowledged.

- Should include a details sheet on the trail-width, materials...etc.
Response: Trail detail has been added to site details.

F1 AMD – Multifamily – Site Plan – Park Plan Area 1 – Sheet 22

- Is this area being activated as a sports field?
Response: The area is meant to serve residents and visitors by providing a large open sod for play and relaxation.

- Are you putting an edging here?
Response: Please refer to site detail 3 on page 33 for rubber edger.

F1 AMD – Multifamily – Site Plan – Park Plan Area 2 – Sheet 23

- Add to key and make slightly more different than area hatching.
Response: Symbol has been revised.

- Needs to be a combo of sand and other materials-have not seen all sand dog parks.
Response: Dog area to be specialty seed mix.

F1 AMD – Multifamily – Site Plan – Park Plan Area 5 – Sheet 26

- Long distance of area with no seating along trail.
Response: Bench has been added in this area.



F1 AMD – Multifamily – Site Plan – Building Key Plan – Ground Level – Sheet 31

- Grey out-not a part.
Response: Revised
- Make these colors more drastically different.
Response: Colors revised for better contrast.

F1 AMD – Multifamily – Site Plan – Building A Elevations – Sheet 43

- Building names are crossed off.
Response: Elevations revised to remove text beneath elevation

F1 AMD – Multifamily – Site Plan – Building B Elevations – Sheet 45

- Building names are crossed off.
Response: Elevations revised to remove text beneath elevation.
- Let's remove this naming system and stick with the building letter on all elevations-I have a feeling this will confuse folks in the future.
Response: Elevations revised to remove text beneath elevation.

F1 AMD – Multifamily – Site Plan – Building C Elevations – Sheet 47

- Building names are crossed off.
Response: Elevations revised to remove text beneath elevation.

F1 AMD – Multifamily – Site Plan – Bldg C Material Board – Sheet 48

- Call out porch material.
Response: Porch material added to call out brick. Also shown on elevation sheet.

F1 AMD – Multifamily – Site Plan – Building D Elevations – Sheet 49

- Building names are crossed off.
Response: Elevations revised to remove text beneath elevation.

F1 AMD – Multifamily – Site Plan – Site Photometrics Plan & Schedules – Sheet 53

- Cannot exceed 1-foot candles along any property line.
Response: Light adjusted so levels do not exceed 1-ft candles at the property line.
- Need to show foot candles along property line.
Response: Light levels added along property line.
- Need to have a details sheet for what these look like-I only see two different poll mounted lights on the next sheet and don't know which is which. We need to see the wall sconce, all of the pole mounted lights, and the bollards as well.
Response: Understood. Additional details added.

Compark Village South – F1 AMD 2 – Multifamily – Site Plan - Comments from CORE

F1 AMD – Multifamily – Site Plan – Site Plan – Sheet 3

- MONUMENT NOT PERMITTED TO ENCROACH INTO 15' UE.
Response: Project sign has been removed from the 15-ft UE.



- RETAINING WALL AND Its COMPONENTS NOT PERMITTED TO ENCROACH INTO 15' UE.

Response: Retaining wall has been shifted outside of the easement.

- RETAINING WALL AND Its COMPONENTS NOT PERMITTED TO ENCROACH INTO REQUIRED 10' UE.

Response: Retaining wall has been shifted outside of the easement.

- REQUIRE 10' UE.

Response: 10' UE will be dedicated with the plat and is shown on the Site Plan.

F1 AMD – Multifamily – Site Plan – Site Plan – Sheet 4

- REQUIRE 10' UE.

Response: 10' UE will be dedicated with the plat and is shown on the Site Plan.

F1 AMD – Multifamily – Site Plan – Grading Plan – Sheet 8

- RETAINING WALL AND Its COMPONENTS NOT PERMITTED TO ENCROACH INTO 15' UE.

Response: Retaining wall has been shifted outside of the easement.

- MONUMENT NOT PERMITTED TO ENCROACH INTO 15' UE.

Response: Sign has been removed from the UE.

Compark Village South – Subdivision Plan Replat – Fire/Life Safety Comments (Randall Capra)

Code Reference: 2018 International Fire Code, 2018 International Building Code, 2017 NEC

Note – Effective January 1, 2022, the Town of Parker will have adopted the 2020 NEC and the 2021 International Code Council family of codes i.e., IBC, IFC, IMC, IPC, etc. All submittal documents are required to meet these codes moving forward.

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. ***Applicant has noted/ acknowledged/addressed with current submittal***
Thank you. No response necessary.
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. ***Applicant has noted/ acknowledged/addressed with current submittal***
Thank you. No response necessary.
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. *Not satisfied; applicant has only noted "Response". Address this issue when resubmitting.*

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: Access road on west end of site has been added.

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. *Applicant has noted/ acknowledged/addressed with current submittal*

Thank you. No response necessary.

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): *Not satisfied; applicant has only noted "Response". Address this issue when resubmitting.*

- 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: Builder acknowledges the limits regarding vertical construction until the above items are satisfied.

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. *Not satisfied; applicant has only noted "Response". Address this issue when resubmitting.*

Response: Building acknowledges this restraint regarding two points of access and the max number of units that can be under construction.

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). *Not satisfied; applicant has only noted "Response". Address this issue when resubmitting.*

Response: Understood and acknowledged.

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. *Applicant has noted/ acknowledged/addressed with current submittal.*

Thank you. No response necessary.

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). *Not satisfied; applicant has only noted "Response". Address this issue when resubmitting; approval will not be provided without the required room layout.*
Response: Understood. Fire riser room will be sized to accommodate the FACP and riser in the same room. Riser rooms have been located to allow for exterior access and be towards the front (parking lot) side of all building.
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). *Applicant has noted/ acknowledged/addressed with current submittal*
Thank you. No response necessary.
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. *Not satisfied; the applicant has indicated that the Water and Sanitary Plans are to be provided with the resubmittal of the SUB21-065; to ensure that the site meets the requirements and that all applications are consistent and correct, the utility drawings will be provided with all applications specific to this project. Address this issue when resubmitting.*
Response: Water and Sanitary CDs have been updated to include the pertinent design information from the water main to the building.
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. *Not satisfied; the applicant has indicated that the Water and Sanitary Plans are to be provided with the resubmittal of the Minor Dev Plat (Sub21-065); to ensure that the site meets the requirements and that all applications are consistent and correct, the utility drawings will be provided with all applications specific to this project. Address this issue when resubmitting.*
Response: Fire Life Safety signature block has been added.
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): *Partially satisfied; applicant has noted/ acknowledged/addressed with current submittal though a fire hydrant is still required at the eastern intersection of Belford Ave and Deer Track Drive and a hydrant is required at the "T" of Deer Track Lane and Wolf Fox Street (also shown as Bunny Hop Lane... this issue should be addressed with the next submittal, as well) and relocate the fire hydrant in front of building 1. This hydrant is located in*



the island west of the east end of the building. The island shall be moved over 5 parking spots to align this hydrant between both building 1 and building 2 (as fire hydrants should be within 40 feet of the building to be served). Address these issues when resubmitting:



- 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

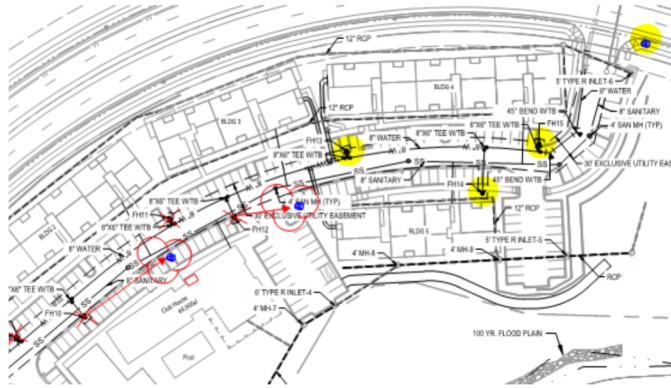
Response: Hydrants have been added/relocated per the markups provided.

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: Understood and acknowledged.

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: Addressing exhibit was previously uploaded to projects eTrackit file showing street names per Douglas County addressing comments.

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 and acknowledged.

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 and acknowledged. Thrust block calculations will be provided for each building when the fire line permit is applied for.

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

