



Your kind of place.

November 10, 2022

Carolyn Parkinson, Planner I
Town of Parker
20120 E. Mainstreet
Parker, CO 80138

Re: SP22-099 Ray J. Harvie L1 Open Space Referral Response

Dear Ms. Parkinson,

The Town of Parker's Parks, Recreation, and Open Space Department has addressed referral comments on the Ray J. Harvie L1 Open Space. Written responses to the referral comments are below.

Building

1. The submittal indicates that shade structures, restroom facilities, etc. are to be constructed (or brought in); a building permit is required for any structure that is to be located on this site. A master permit would be accepted for this submittal.
 - a. The successful contractor will be notified that a master permit is an option.
2. Note - should retaining (or seat walls) be constructed, Retaining walls greater than 4' from base of footing or bottom course requires separate building permits and plans must be stamped by qualified professional. Tiered/staggered/stepped back retaining walls all require permits no matter the height of individual wall.
 - a. Acknowledged.

Cherry Creek Basin Water Quality Authority

1. See the uploaded stormwater referral response from Westwood.

Stormwater

1. See the uploaded stormwater referral response from Westwood.

Xcel Energy

1. Acknowledged that Xcel will be notified if any activities will impact their transmission facilities.

CORE (IREA)

1. Show all existing utilities. CORE has 4 main feeders that will be in conflict.
 - a. The Town is currently working with Austin Kearney from CORE on having the four main feeder lines lowered this year before the construction of the park improvements. See the uploaded CORE design dated 08.11.22. The four feeder lines are shown on sheet C1.13 of the attached Harvie Open Space Park Civil Site CD's and will be lowered prior to the construction of any improvements in that area.
2. Sign may not be within easement.
 - a. The sign is relocated to the north out of the easement. See updated sheet L3.2 of Landscape Plan.
3. Call out CORE easement 2006107934
 - a. This easement is called out on sheet SP1 of Landscape Plans.

Xcel Energy

2. Acknowledged that Xcel will be notified if any activities will impact their transmission facilities.

Douglas County Planning Services

1. The proposed address for the trailhead and parking lot is 22417 E MAINSTREET. This address is not to be used for any purpose other than for plan review until after this project is approved. Proposed addresses are subject to changes as necessary for 911 dispatch and life safety purposes.
 - a. Acknowledged.
2. Addresses are recorded by Douglas County following all necessary approvals. Send confirmation of project approval to this office by email. Contact DCAddressing@douglas.co.us or 303.660.7411 with questions.
 - a. Acknowledged.

Parker Water and Sanitation District

1. PWSD will approve these plans and the project once PWSD irrigation review/inspection fees are paid.
 - a. Fees were paid in September of 2022.
2. PWSD has no further comments but would like to inspect the site during construction, installation of the irrigation system and drinking fountain.
 - a. Acknowledged.

Traffic Impact Study

1. A Traffic Study is not required, but consideration should be given to where overflow parking may/can occur and what signage or restrictions may be appropriate.
 - a. Acknowledged.

Prairie Dog Management

1. There are no prairie dogs present on the property.

Please let me know if any additional information is needed to continue the process of approving this replat request.

Sincerely,

A handwritten signature in black ink that reads "Brett Collins". The signature is written in a cursive, slightly slanted style.

Brett Collins
Park Project Manager