



Date, 2025

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Re: Salisbury Park North 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 Recreation Department (Julia Duncan):

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: The redlined plan has been reviewed and comment responses have been provided there too. (HCM-L)
 - *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-L)
 - *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: "02" or "Second Submittal"

Response: Understood. (HCM-L)

- *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: There are no prairie dogs present on the site and prairie dog management is not necessary.

- *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: Utility information has been provided on the Drawings and coordinated with utility companies.

- **Site Plan and Project Details**

- *Item 1- Received Verbatim:*

Please see the attached redlines for additional information.

Response: The redlined plan has been reviewed and comment responses have been provided there too. (HCM-L)

- *Item 2- Received Verbatim:*

A comment on one sheet applies to all sheets with similar situations.

Response: Understood. (HCM-L)

- *Item 3- Received Verbatim:*

Provide 1 sheet highlighting all above ground transformers/pedestals/equipment for easy reference.

Response: A drawings has been provide with this information.

- *Item 4- Received Verbatim:*

Please provide a material board.

Response: Material board delivered to Town of Parker on 11/26/2024. Julia Duncan acknowledged receipt of board and is in her possession. (HCM-Arch)

- *Item 5- Received Verbatim:*

Elevations:

a. Break elevations into multiple sheets, max 2 on each sheet, dimensions all heights and widths on all elevations.

b. Show building footprints on same sheet of elevations, indicating plane breaks

c. I did not see elevations submitted for the Sports Court building or the playground restroom building.

d. Please explain how new buildings' proposed themes and architecture work in with the existing concession?

Response:

- a. Elevations have been enlarged and distributed across multiple sheets as requested. (HCM-Arch)
- b. Building footprints are included on the elevation sheets. Plane breaks are indicated. (HCM-Arch)
- c. The Sports Court and Playground buildings are not part of phase one construction and will be issued in a future submittal for review for their corresponding construction phases. (HCM-Arch)
- d. As requested by Parks and Rec, we are deviating away from the architectural language of the existing concessions building. The park expansion, while adjacent to the existing equestrian site, will have it's own identity and architectural language. (HCM-Arch)

Douglas County Planning (Planner):

- **General Site Plan**

- *Item 1- Received Verbatim:*

Please ensure that the adjacent King Ranch Estates subdivision (unincorporated) is notified of the proposed park improvements project.

Response: The King Ranch Estates subdivision was notified of the proposed park improvements project through a community meeting held on January 15, 2025.

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

TRAFFIC AND ROADWAY REVIEW COMMENTS

- **Construction Plans - Civil**

- *Item 1- Received Verbatim:*

Please include contact information on the cover sheet. Developer (Company, Address, Phone & Contact); Engineer/Surveyor (Company, Address, Phone & Contact); Town of Parker Contacts (Company, Address, Phone & Contact); Public Utilities (Company, Address, Phone & Contact).

Response: This contact information has been added to the cover sheet. (HCM-L)

Contact information has been updated to include the requested information. (JVA)

- *Item 2- Received Verbatim:*

The Vicinity Map shall be at a scale of 1"=2,000' and include location and names of all aerial roadways within one mile of proposed construction. Include any major drainageways in this area.

Response: The Vicinity Map has been updated on the cover sheet. (HCM-L)

Vicinity map has been updated to requested scale and include additional labels. (JVA)

- *Item 3- Received Verbatim:*

Please provide all sheets of the Civil Construction Documents formatted to the Town's standard as required per the Town's Roadway Design and Construction Criteria Manual (RDCCM). Please reference section 2.3 of the RDCCM for the required construction plan submittal requirements.

Response: We have updated the plans to conform to the requirements of the RDCCM formatting (JVA)

- *Item 4- Received Verbatim:*

Please include the sight distance certification on the cover sheet from section 3.1.8 of the RDCCM.

Response: Sight distance certification block has been added to the cover sheet. (JVA)

- *Item 5- Received Verbatim:*

Please provide the Town of Parker signature review block on the cover sheet and ensure it matches the latest shown in the Parker Roadway Design and Construction Criteria Manual (RDCCM).

Response: The signature review block has been added to the cover sheet. (HCM-L)

Town of Parker signature block has been added to the cover sheet. (JVA)

- *Item 6- Received Verbatim:*

Please Include Project Datum/Basis of Bearings.

Response: The Project Datum/Basis of Bearings has been added to the cover sheet. (HCM-L)

Project datum and basis of bearings has been added. (JVA)

- *Item 7- Received Verbatim:*

Please include all proposed and existing easements in the Overall Utility Plan and provide reference reception no. or book and page for existing easements. Please remove unnecessary linework for clarity and include all proposed drainage easements.

Response: Additional labeling has been added to the plan to clarify all existing and proposed easements as requested. (JVA)

- *Item 8- Received Verbatim:*

Provide the following note on the Overall Utility Plan: "ANY PROPOSED UTILITY CONNECTION WITHIN AN EXISTING ROADWAY WITHIN PUBLIC RIGHT OF WAY WILL REQUIRE A TOWN RIGHT-OF-WAY PERMIT PRIOR TO COMMENCING WORK. THE TOWN REQUIRES CONNECTIONS TO BE BORED TO THE EXTENT POSSIBLE, AND ANY STREET CUT ALLOWED BY THE TOWN WILL BE REQUIRED TO BE PATCHED ACCORDING TO THE TOWN'S CONSTRUCTION STANDARDS AND DETAILS. THE LIMITS OF PATCHING WILL BE DETERMINED BY THE TOWN AT THE TIME OF CONSTRUCTION. THE TOWN OF PARKER DOES NOT ALLOW ROADWAY CLOSURES FOR UTILITY WORK."

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

- *Item 9- Received Verbatim:*

Please reference Reception No. or Book and Page for all Right-of-Way.

Response: Reception/Book numbers added as requested. (JVA)

- *Item 10- Received Verbatim:*

Sheet CD-303 is redundant with the same details shown on CD-302. Please revise or remove CD-303.

Response: This error has been corrected. (JVA)

- *Item 11- Received Verbatim:*

Please adjust overlapping labels and ensure labels are readable/visible throughout the plans.

Response: Labels have been adjusted for visibility. (JVA)

- *Item 12- Received Verbatim:*

Roadway Sections have travel lanes that include the gutter which is not typical on roadways/town facilities. Please confirm with Parks Staff that travel lane widths are sufficient.

Response: Roadway sections have been confirmed with Parks Staff. Dimension labels will be adjusted to exclude the gutter. (JVA)

- *Item 13- Received Verbatim:*

On the Grading Sheets, label critical grading point (spot) elevations including High/Low points and points to match to existing grade throughout. Designate points as FL, TBC, PC, PCR, POC, FG, ME, etc.

Response: Grading information and spot elevations have been updated to identify critical design points and grade breaks. (JVA)

- *Item 14- Received Verbatim:*

Please provide names of any major drainage ways/channels and include a flow direction arrow. (See uploaded redline comments)

Response:

- Item 15- Received Verbatim:

Please label all private driveway/roadway as "Private" throughout the plans.

Response: Drainageways have been labels, and additional slope indicators provided. (JVA)

- Item 16- Received Verbatim:

Please include a legend for line types in the grading and drainage plans.

Response: A legend has been included on all grading sheets. (JVA)

- Item 17- Received Verbatim:

Per Section 3.7 of the RDCCM: Spot elevations for top and bottom (at grade) of all retaining walls shall be shown on the grading plans. 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: Detailed grading spots have been added to the walls calling out top and bottom grades. No walls exceed 4 feet in height. (JVA)

- Item 18- Received Verbatim:

Include any necessary removals of any median/stripping for intersection alignment for inbound and outbound lanes and traffic movement.

Response: Existing striping has been removed and shown on the demolition plan, C1-020. (JVA)

- Item 19- Received Verbatim:

Per the submitted Traffic Impact Study at the North Access, a Southbound Left-Turn Lane is recommended with a 120ft taper length and 100ft storage length and a Northbound Right-Turn Lane is recommended with a 120ft taper length and 100ft storage length. Please ensure the signing and striping plans correlate to recommendations of the TIS and provide these lanes in the Construction Plans. (Note that the Pavement width will be there from the Town's CIP project but striping will need to be placed with this project.)

Response: Turn lanes and associated striping that was not constructed during the Dransfeldt road project have been added and labeled in the hcp sheets accordingly. (JVA)

- Item 20- Received Verbatim:

Per the submitted Traffic Impact Study at the South Access, a Southbound Left-Turn Lane is recommended with a 120ft taper length and 100ft storage length and a Northbound Right-Turn Lane is recommended with a 120ft taper length and 100ft storage length. Please ensure the signing and striping plans correlate to recommendations of the TIS and provide these lanes in the Construction Plans. (Note that the Pavement width will be there from the Town's CIP project but striping will need to be placed with this project.)

Response: Turn lanes and associated striping that was not constructed during the Dransfeldt road project have been added and labeled in the hcp sheets accordingly. (JVA)

- **Site Plan - Civil**

- Item 1- Received Verbatim:

Provide and identify sight lines in accordance with Town Standard Detail 24 from the RDCCM on the landscaping plans and show that there are no obstructions proposed within sight triangles.

Response: Sight distance triangles have been provided and labeled for park intersection at Dransfeldt Road. All posted speed within the park will be less than 20 MPH. (HCM-L)

- Item 2- Received Verbatim:

Please note, the minimum offset distance of any trees to edge of storm pipe/inlet is 7 feet per SDECM Section 6.3.3.2. Please adjust plans to accommodate the minimum 7 foot separation accordingly.

Response: Planting has been adjusted to meet this requirement. (HCM-L)

- **Traffic Impact Study - Civil**

- *Item 1- Received Verbatim:*
Please see uploaded redline comments.
Response: Comments have been addressed in the updated traffic impact study.
- *Item 2- Received Verbatim:*
The Traffic Impact Study will need to include the engineer's signature and seal prior to approval of the site plan application.
Response: An engineer's signature and seal have been provided.

STORMWATER REVIEW COMMENTS

- **Construction Plans - Environmental General Comments**
 - *Item 1- Received Verbatim:*
Please submit phased CBMP (Erosion Control) Plans formatted per the RDCCM with initial and interim/final Plans.
Response: Phased erosion control plans have been added to the set showing initial, interim, and final conditions. (JVA)
 - *Item 2- Received Verbatim:*
Please note, CIVIL Drawings with Erosion Control Plans will be required and reviewed when the site plan gets close to final approval.
Response: Acknowledged. (JVA)
- **Construction Plans - Stormwater**
 - *Item 1- Received Verbatim:*
Per State and Town regulations, any development within the Special Flood Hazard Area (SFHA), otherwise known as the 100-year regulatory floodplain, which increases the base flood elevations more than 0.50-feet shall require a CLOMR be submitted on the community's behalf. Any development which increases or decreases the base flood elevations more than 0.30-feet shall require a LOMR be submitted on the community's behalf.
Response: Acknowledged. (JVA)
 - *Item 2- Received Verbatim:*
Per State and Town regulations, any development within the FEMA Floodway which results in an increase or decrease in base flood elevations above 0.00-feet shall require a CLOMR and LOMR be submitted on the community's behalf.
Response: Acknowledged. (JVA)
 - *Item 3- Received Verbatim:*
Please reference appropriate details throughout the plans, Typical.
Response: Appropriate Town of Parker detail references have been added throughout the plans. (JVA)
 - *Item 4- Received Verbatim:*
Please label Inlet IDs in the construction documents that clearly correlate to labels shown in the proposed basin maps and inlet calculations of the drainage report.
Response: Inlet ID labels have been added to the stormwater plans. (JVA)
 - *Item 5- Received Verbatim:*
Please include a Key Map for maps that consist of plan views showing a portion of the overall site (see redline comments).
Response: A Key Map is included in the right margin of the titleblock. (JVA)
 - *Item 6- Received Verbatim:*
HGL's shown in the drainage profiles need to match and correlate to those calculated in the drainage report where the 10-year storm event is calculated for the minor storm in culvert sizing. (See Section 6.4.2 of the Parker SDECM for Culvert Sizing Criteria)

Response: The discharge being directed to the Salisbury Park site that will be accommodated by this bypass system comes from three off-site ponds. In the reference reports we used to determine these pond discharge values, only the 2-year and 100-year rates were given. In order to determine a 10-year release rate from these ponds, we would need to copy and remodel the entire off-site pond system using the current MHFD detention spreadsheets. Additionally, section 6.4.2 of the Parker SDECM for Culvert Sizing Criteria references street overtopping for the 100 and 10-yr design storm as being the controlling factor. Our SWMM model for this system was run using the 100-year storm event. The results of the model indicate that no street overtopping will occur during this storm event. For most of the storm line, the 100-year HGL falls within the crown of the pipes. This result indicates that a 10-year storm event would be completely contained within the storm system. Lastly, as mentioned in our variance section, due to the sites location within a 100-year floodplain, we are limited to the amount of fill that can be placed on site. As such, cover over our storm system is limited across the whole site. The two most upstream portions of the bypass storm line were swapped into larger HERCP pipes to maximize flow and cover. (JVA)

- Item 7- Received Verbatim:

HGL's shown in the drainage profiles need to match and correlate to those calculated in the drainage report where the 5-year storm event calculations are provided.

Response: Please see Item 6 response. (JVA)

- Item 8- Received Verbatim:

Per the SDECM, Swale culverts for driveways, trails and sidewalks shall be minimum 18" diameter or equivalent for non-circular shapes. (See uploaded redline comments)

Response: Due to the site proximity to a nearby 100-year floodplain, we are not able to add additional fill to the site. This has created cover issues for many storm pipes across the site. Because of this, we are unable to increase the slope or size of any of the storm lines shown, which means we are unable to accommodate this code requirement. A variance request has been added to the drainage report to this effect. (JVA)

- Item 9- Received Verbatim:

Please reference and provide cross sections for swales that match design calculations in the drainage report.

Response: Swale cross sections and HGLs have been added to the plan. (JVA)

- Item 10- Received Verbatim:

Riprap will also be required at the inlet and outfall due to the potential scouring velocities. Refer to Section 6.5.2 and 6.4 of the SDECM and the MANUAL, Volume 2, Culverts and Hydraulic Structures Chapters. Please show in profiles. (See uploaded redline comments)

Response: Riprap has been added to our fes details, and shown in profiles as requested. (JVA)

- Item 11- Received Verbatim:

Per the SDECM, In the initial storm event, the hydraulic grade line must be located below the crown of the pipe, In the major storm event, the hydraulic grade must be located 12-inches below finished grade as a maximum condition. (See uploaded redline comments.)

Response: Due to the sites proximity to a nearby 100-year floodplain, we are not able to add additional fill to the site. This has created cover issues for many storm pipes across the site. Because of this, we are unable to increase the slope or size of any of the storm lines shown, which means we are unable to accommodate this code requirement. A variance request has been added to the drainage report to this effect. (JVA)

- Item 12- Received Verbatim:

The minimum clearance between storm sewer and sanitary sewer, either above or below, shall also be 18 inches (per requirements of Parker Water & Sanitation District). In addition, when a sanitary sewer main lies above a storm sewer, or within 18 inches below, the sanitary sewer shall

have an impervious encasement or be constructed of mortar lined ductile iron pipe for a minimum of ten feet on each side of where the storm sewer crosses. Clearances less than 18 inches shall require the approval of the applicable water & sanitation district and the Public Works Department. (See uploaded redline comments)

Response: Vertical clearance has been adjusted to provide 18" minimum at crossing. (JVA)

- Item 13- Received Verbatim:

The proposed pipes for culvert and pipe outfalls in the drainage profiles appear to have the pipe extend beyond the proposed surface. The pipe lengths shown in the profiles should have the top of pipe end at the surface where the proposed surface at the bottom of pipe would be graded to the invert accordingly and not indicate exposed pipe.

Response: Cover issues have been addressed with revised grading. (JVA)

- Item 14- Received Verbatim:

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. Please include details for headwall/toe walls for FES and show and label these in the profiles with reference to the details.

Response: Toe-walls conforming to CDOS M&S standard plan no. M-601-11 have been added to our FES detail and shown as requested on plans. (JVA)

- Item 15- Received Verbatim:

Include Parker Standard Detail 33 from the RDCCM for Manhole Cover.

Response: Detail has been added. (JVA)

- Item 16- Received Verbatim:

Provide a forebay and a detail for the pond forebay which complies with Figures 7.1 or 7.2 of the Town's SDECM. The detail should provide at a minimum all dimensions, elevations, material, reinforcement, and any other information necessary to construct the forebay in compliance with the drainage report.

Response: Details for the pond forebays have been created and referenced accordingly. (JVA)

- Item 17- Received Verbatim:

Provide a trickle channel 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: A trickle channel has been added for this pond and the appropriate detail referenced. (JVA)

- Item 18- Received Verbatim:

Provide a detail for the pond emergency overflow spillway which complies with Figure 7.6 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 emergency overflow spillway in compliance with the drainage report.

Response: The emergency spillway has been designed and detailed within the plans.

Supporting calculations are provided within the Phase 1 Drainage Report. (JVA)

- Item 19- Received Verbatim:

Reference and provide a detail for the pond outlet control structure which complies with Figures 7.5 or 7.9 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 outlet control structure in compliance with the drainage report.

Response: The outlet control structure has been designed and detailed within the plans.

Supporting calculations are provided within the Phase 1 Drainage Report. (JVA)

- Item 20- Received Verbatim:

Please show maintenance accesses to infrastructure and provide the Town's maintenance road detail, Figure 7.4 of the Town's SDECM. Identify in plan view the extents of each cross section to be used.

Response: Maintenance accesses have been added to the ponds and the towns maintenance road detail has been referenced. (JVA)

- Item 21- Received Verbatim:

Please include location and dimensions of the pond spillway and maintenance access.

Response: Maintenance accesses have been added to the ponds and the towns maintenance road detail has been referenced. (JVA)

- Item 22- Received Verbatim:

On the pond area sheet, Label and identify the ratio of all slopes that are 4:1 or greater and please include critical grading point (spot) elevations including High/Low points and points to match to existing grade throughout.

Response: Slope labels have been added to clarify design intent. No slopes greater than 4:1 are anticipated. Additional grading detail has been added for clarification. (JVA)

- Item 23- Received Verbatim:

Please clearly show the WSEL for 100YR, WQCV, and EURV on the pond area sheet.

Response: Water surface elevations and labels have been added to the plans. (JVA)

- Item 24- Received Verbatim:

Please show the maintenance access into the forebay and outlet structure. The working bench and access drive shall slope no more than 10-percent. The maintenance access drive shall be a minimum of 10-feet wide in straight segments, 12- feet wide for a centerline radius of 80-feet and greater and at least 14-feet wide for a centerline radius between 50- and 80-feet. The minimum centerline radius shall be 50-feet. See Section 7.3.15 of the SDECM for material requirements.

Response: Maintenance accesses have been added to the ponds and the towns maintenance road detail has been referenced. (JVA)

- Item 25- Received Verbatim:

Please include a table of pond information including the WQCV elevation, EURV elevation, 100 year WSEL and all volumes and release rates for the minor and major storm.

Response: A Pond data table has been added with the requested information. (JVA)

- Item 26- Received Verbatim:

Please include flow direction arrows and a legend in the drainage plans.

Response: Flow direction arrows and a legend have been added to the drainage plans. (JVA)

- Item 27- Received Verbatim:

Existing drainage easements should include reference to reception number.

Response: Existing drainage easement reception numbers have been added to the plans. (JVA)

- Item 28- Received Verbatim:

Please include existing and proposed grade contour labels and slopes.

Response: Existing and proposed contour labels and slopes have been added to the plans. (JVA)

- Item 29- Received Verbatim:

Curb opening inlets are preferred by the town as combination/grate inlets are more practical if there is insufficient space behind the curb for a curb opening inlet. Curb inlets are also recommended as there does not appear to be room for the grate of the proposed inlet to set within the gutter pan.

Response: Combination inlets have been replaced by curb opening inlets in the plans. (JVA)

- Item 30- Received Verbatim:

Provide detailed grading/drainage plan sheets that encompass all proposed grading/earthwork areas of the project site. (See uploaded redline comments)

Response: The grading and drainage plan sheets now include the whole scope of proposed work. (JVA)

- **Drainage Report**

- Item 1- Received Verbatim:

The Town has received the floodplain development permit application associated with the proposed project from ICON Engineering. Please include a section in the report with discussion of the proposed development and impacts to the 100-year floodplain and description of who is providing the analysis. The report will need to reference and include the floodplain application and analysis in an appendix that includes a work map of the effective vs proposed floodplain with cross section analysis locations and floodway, calculations showing the impacts (delta of BFEs comparing proposed conditions model to corrected effective model) and the floodplain development permit application form.

Response: The report has been revised to include a section about the floodplain modeling and the impacts of the 100-year floodplain. The floodplain application and analysis have been added to the appendix of the report. (JVA)

- Item 2- Received Verbatim:

Please be aware, per State and Town regulations, any development within the Special Flood Hazard Area (SFHA), otherwise known as the 100-year regulatory floodplain, which increases the base flood elevations more than 0.50-feet shall require a CLOMR be submitted on the community's behalf. Any development which increases or decreases the base flood elevations more than 0.30-feet shall require a LOMR be submitted on the community's behalf.

Response: Acknowledged. (JVA)

- Item 3- Received Verbatim:

Please be aware, per State and Town regulations, any development within the FEMA Floodway which results in an increase or decrease in base flood elevations above 0.00-feet shall require a CLOMR and LOMR be submitted on the community's behalf.

Response: Acknowledged. (JVA)

- Item 4- Received Verbatim:

Please use latest NOAA Atlas 14 point rainfall values for Town of Parker in Hydrology calculations and provide reference to the data used in this report. Parker is in the process of updating the SDECM to reflect this in requirement.

Response: The latest NOAA point rainfall values are now used in Hydraulic calculations and reference has been made in the report. (JVA)

- Item 5- Received Verbatim:

Please provide calculations for all 5 ponds. There are 4 ponds included in the calculations within drainage report.

Response: All pond calculations are now included in the drainage report. (JVA)

- Item 6- Received Verbatim:

Please discuss the proposed design considerations for swales and discuss any constraints that inhibit incorporating the recommendations from the USDCM_Volume_1 where it states: In general, the wider the bottom width of the swale, the more stable it will be, although concentrated flow paths may still form. It is generally recommended that swales be of a trapezoidal shape with a bottom width of 2 feet or more and with side slopes that are 5:1 or flatter. Provide typical cross sections in the construction plans for reference that match design calculations.

Response: A discussion about the swales has been added to the report and typical cross sections for the swales have been added to the construction documents. (JVA)

- Item 7- Received Verbatim:

Per Section 6.5.4 of the SDECM, please provide riprap sizing calculations for all inlet/outlet protection in accordance with Chapter 9 of the USDCM-Volume-2.

Response: Riprap sizing calculations have been added to the report. (JVA)

- *Item 8- Received Verbatim:*

See Section 6.4.2 of the Parker SDECM for Culvert Sizing Criteria based on the 10-year frequency storm and provide hydraulic calculations confirming these culvert sizing requirements are met.

Response: Culverts are now sized using the referenced section and hydraulic calculations have been added to the report. (JVA)

- *Item 9- Received Verbatim:*

Some profiles in the construction plan design show 2-year minor HGL's. Only 5-year calculations are provided in the report and the 5-year storm frequency should be used for this project as the minor design storm. Please discuss with staff any historic information that we can provide to assist.

Response: The 2-year HGL's have been removed and replaced with 5-year HGL's in the construction documents. (JVA)

- *Item 10- Received Verbatim:*

The bypass culvert calculations do not match parameters shown in the construction documents that shows a 30-inch pipe with invert in of 5845.15. Please provide and ensure all culvert calculations correspond to the proposed construction set. Please provide profiles with the calculations that match the profiles in the construction set. (recommend utilizing HY-8 for culvert calcs)

Response: The culvert calculations have been updated to match between the report and construction documents. (JVA)

- *Item 11- Received Verbatim:*

Please match the Storm Line Profile Name and appropriate Pipe ID to those shown in the Construction Documents for clear comparison.

Response: The Storm Line Profile Name and appropriate Pipe ID have been updated to match the construction documents. (JVA)

- *Item 12- Received Verbatim:*

Please include clear labels for storm inlets and manholes (structures) on the basin map that correspond to labels shown in the construction plans.

Response: The basin map has been updated to include labels for storm inlets and manholes that correspond to the labels in the construction documents. (JVA)

- *Item 13- Received Verbatim:*

Per the Town of Parker SDECM Section 6.3.1 for Street Drainage, use Mannings n for street=0.016 (See uploaded redline comments)

Response: The Manning's n value and corresponding calculations have been updated. (JVA)

- *Item 14- Received Verbatim:*

Per the SDECM, In the initial storm event, the hydraulic grade line must be located below the crown of the pipe; In the major storm event, the hydraulic grade must be located 12-inches below finished grade as a maximum condition.)

Response: Acknowledged (JVA)

- *Item 15- Received Verbatim:*

Please help staff understand why proposed calculations are one-lined/crossed out for Pond D Phase 1.

Response: Formatting error has been corrected. (JVA)

- *Item 16- Received Verbatim:*

The drainage plan indicates that there are proposed storm runoff flows that are routed offsite and undetained. Please see Section 7.2.3 of the SDECM and provide discussion of why these

portions of the site are not able to be routed through the proposed detention facility. Compensatory storage will only be permitted in those cases where it is clearly impractical to route all runoff from the developed site through the detention facility.

Response: Discussion has been provided in the report explaining these undetained areas and why they are unable to be detained. (JVA)

- Item 17- Received Verbatim:

The drainage plan indicates that there are proposed storm runoff flows that are routed offsite and undetained. The total release rates shown for the minor and major storm event need to be compared to the allowable release rate (historic/undeveloped) for the total tributary area (detained and undetained areas) and be shown to be equal to or less than the allowable release rate. Please provide calculations of the total allowable release rate and compare them to the total release rate showing compliance with Section 7.2.3 of the SDECM.

Response: A comparison of the historic release rate to the proposed release rate has been added. (JVA)

- Item 18- Received Verbatim:

Please understand that variance requests from the Town of Parker criteria requires consideration and final approval from the Director of Engineering/Public Works. The following comments to the variance request for pond retaining walls within the preliminary site plan are intended to inform the applicant of staff's general opinion and includes requirements and/or recommendations for staff's support of the request.

Response: Acknowledged.

- Item 19- Received Verbatim:

Please clearly label the 100-Year Floodplain Limits on the Basin Maps.

Response: The 100-year floodplain limits are now labeled on the Basin Maps. (JVA)

Cherry Creek Basin Water Quality (Val Endyk):

- **General Comments:**

- Item 1- Received Verbatim:

The Cherry Creek Basin Water Quality Authority (Authority) acknowledges notification from the Town of Parker that the proposed development plans for SP24-124, Salisbury North MDP F1 AMD 2 L1 - Park Expansion Phase 1 have been or will be reviewed by the Town of Parker for compliance with the applicable Regulation 72 construction and post-construction requirements. Based on the Authority's current policy, the Authority will no longer routinely conduct a technical review and instead the Authority will defer to the Town of Parker's review and ultimate determination that the proposed development plans comply with Regulation 72.

Response: Acknowledged. (JVA)

- Item 2- Received Verbatim:

If a technical review of the proposed development plan is needed, please contact LandUseReferral@ccbwwa.org. The review may include consultation with the Authority's Technical Manager to address specific questions or to conduct a more detailed Land Use Review, if warranted.

Response: Acknowledged. (JVA)

Town of Parker Engineering – Environmental (Robert Seacat):

- **General:**

- Item 1- Received Verbatim:

Please note, CIVIL Drawings with Erosion Control Plans will be required and reviewed when the site plan gets close to final approval.

Response: Acknowledged. (JVA)

Building (Randy Sale):

• **Permit Requirements**

○ Item 1- Received Verbatim:

Building Division pre-application meetings are available before applying for the building permit to discuss access requirements during construction, construction type, occupancy, allowable areas, MEP's, energy, structural, fire, etc...if needed. Please visit our website for all plan submittal requirements: Plan Review | Town of Parker - Official Website (parkeronline.org), and our most current code adoptions

Response: Acknowledged. (HCM-Arch) (JVA)

○ Item 2- Received Verbatim:

Please know the Town's Charge Back Agreement may be required for this project, specific to the building permit application. The form will be emailed to the applicant prior to the Building Pre-App meeting or upon receiving the permit application submittal. Once all required documents have been accepted and the charge back agreement form has been returned signed to the Building Division, then the full plan review process will begin.

Response: Acknowledged.

• **General Comments:**

○ Item 3- Received Verbatim:

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 most current adopted codes per Ordinances at time of submittal. This includes but is not limited to the International Code Family, Accessibility Code, the National Electrical and any referenced codes such as the NFPA editions. Please contact us prior to submittal of the construction documents. NFRC certificates, interior/exterior lighting along with the mechanical and envelope compliance path must be included with the original submittal. The applicant may need to demonstrate compliance with the Colorado Model Electric and Solar Ready Code, HB22-1362, as applicable to this site plan review and the construction documents (plans) when submitting the building permit.

Response: Acknowledged. (HCM-Arch) (JVA)

○ Item 4- Received Verbatim:

If the Building Permit application is received before the next code cycle adoption or June 30, 2026, whichever comes first, no modifications to the site plan or building documents will be required. Please call to discuss if needed.

Response: Acknowledged. (HCM-Arch) (JVA)

○ Item 5- Received Verbatim:

All accessible parking must be shown in the building permit documents. The approved site plan sheet (s) showing the property lines, building, accessible routes, accessible parking spaces and entrances to the building will be required.

Response: Acknowledged. (HCM-Arch) All property lines, building, accessible routes, accessible parking spaces and entrances to the building are now shown on the site plan sheets. (JVA)

- Item 6- Received Verbatim:
All required Fire Permits will be reviewed and need inspections through the Parker Building Division, which will be noted in the main building permit review.
Response: Acknowledged. (HCM-Arch) (JVA)
- Item 7- Received Verbatim:
All land use applications and the associated Grading Permit must be approved/issued per Planning and Public Works prior to the Building Permit being approved/issued.
Response: Acknowledged. (HCM-Arch) (JVA)
- Item 8- Received Verbatim:
Retaining walls greater than 4' from base of footing or bottom course requires separate building permits and plans must be stamped by a qualified professional. Tiered, staggered, stepped back retaining walls all require permits no matter the height of individual wall.
Response: Acknowledged. Any wall greater than 4' tall will be submitted for building permits. (JVA)

Parker Water and Sanitation (Robert Ramsey):

- **General Site Plan**
 - Item 1- Received Verbatim:
Please note PWSD will need the following documents: a completed TOP SIA with all exhibits; PWSD Easements; Engineer Stamped - Engineers Estimate of Cost for the Project (EECOP, which must be reviewed and approved by PWSD), and lastly, addresses for the following taps:
 - i. Community Building = 1.5" domestic water and sewer tap.
 - ii. Headquarters Building = 1.5" domestic water and sewer tap. (Please confirm these on the plans, as the tap size does not match).
 - iii. PWSD requires an address for the four" Irrigation meter.**Response: These items have been included with the resubmittal. (JVA)**
 - Item 2- Received Verbatim:
Please note, a manhole will be required at 8" and 24" connections.
Response: A manhole has been added at this connection. (JVA)
 - Item 3- Received Verbatim:
All PWSD Tap invoices will be generated when addresses are provided.
Response: Acknowledged. The tap fee invoices will be paid. (JVA)
 - Item 4- Received Verbatim:
Plan review fee invoice is attached for your review and payment.
Response: The review fee invoice will be paid. (JVA)
 - Item 5- Received Verbatim:
Attached is the review fee invoice for the review of these plans.
Response: The review fee invoice will be paid. (JVA)

PSCO (Donna George, XCEL Energy):

- **General**
 - Item 1- Received Verbatim:
Public Service Company of Colorado's (PSCO) Right of Way & Permits Referral Desk has reviewed the site plan for Salisbury North MDP F1 AMD 2 L1 - Park Expansion Phase 1. The property owner/developer/contractor must complete the application process for any new natural gas

service via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. If additional easements need to be acquired by separate PSCo document, a Right-of-Way Agent will need to be contacted by the Designer. As a safety precaution, PSCo would like to remind the developer to contact Colorado 811 for utility locates prior to construction.

Response: Acknowledged. (JVA)

IREA (CORE, Brooks Kaufman):

- **Overall:**

CORE Electric Cooperative has reviewed the contents in the above-referenced referral response packet. We reviewed the project for maintaining our existing facilities, utility easements, electric loading, and service requirements. We are advising you of the following concerns and comments:

- *Item 1- Received Verbatim:*

CORE has existing underground electric facilities on the subject property. CORE will maintain these existing utility easements and facilities unless otherwise requested by the applicant to modify them under the CORE's current extension policies. CORE will require that all structures and landscaping maintain adequate clearances to the existing underground electric facilities and allow for CORE to access the existing underground electric facilities for maintenance purposes. In addition, CORE will require a grading profile if any grading work is to be done which could affect clearances or access to the existing underground electric facilities.

Response: Acknowledged. (JVA)

- *Item 2- Received Verbatim:*

CORE will require the applicant to update the site plan to include the recently overhead power lines converted to underground associated with the Dransfeldt road expansion to be shown on the site plan; to avoid future improvement conflicts.

Response: The site plan has been updated to show then recently overhead power lines converted to underground. (JVA)