



Development Review Division

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

MEMORANDUM

TO: Kris West, Merrick and Company, Applicant
Cindy Myers, Century at Compark Village South

FROM: Julia Duncan, Associate Planner

DATE: September 9, 2021

SUBJECT: SUB21-050; Compark Village South Filing No. 1, Amendment 1 Tract G Replat Review Comments 01

Listed below are the Planning Division's comments related to your land use application, which must be responded to. If you wish to discuss a comment, please contact your Case Planner. Upon resubmittal, please sign and return this memo. A follow-up meeting with the reviewing agencies can be scheduled to provide additional guidance by contacting the Case Planner.

TOWN OF PARKER PLANNING DEPARTMENT CASE PLANNER: Julia Duncan

EMAIL: jduncan@parkeronline.org

PHONE: 303.805.3334

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](#)

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.
3. Please contact the referral agencies if you have questions regarding their review comment(s).
4. A redlined plan is included with this memorandum and includes a comprehensive detailing of 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.**

Minor Development Plat and Project Details

1. Add Note that Tracts A and B are unbuildable Tracts. See redlines.
2. Please reference the redlines for comments/clarification.

Comment Addressed: Yes No
Response:

Note added that Tracts A & B are unbuildable. Additional Town comments have been addressed. See comments on attached plans.

OUTSIDE REFERRAL AGENCY COMMENTS

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

- AzTec Consultants
- Town of Parker – Building
- Cherry Creek Basin Water Quality Authority
- Town of Parker – Fire/Life Safety Division
- Intermountain Rural Electric Association (CORE) – Utility
- Stonegate Village Metro District
- Public Services Company of Colorado

Please keep an eye out in eTRAKiT for outstanding reviews.

These comments are available on eTRAKiT. Please address accordingly.

Comment(s) Addressed: Yes No
Response:

All outside referral agency comments have been addressed with the exception of the PSCO comment. Tract B will replated (application pending) and the requested easements will be included at that time.

Natalie Dustman
Property Owner

9/16/21
Date

Natalie Dustman
Project Representative

9/16/21
Date

COMPARK VILLAGE SOUTH FILING NO. 1, AMENDMENT 1

MINOR DEVELOPMENT PLAT

Replat of Tract G
MERRICK RESPONSE: Revised title

PLANNING AREAS (COMPARK VILLAGE PD - FOURTH AMENDMENT)
ALL OF TRACT G, COMPARK VILLAGE SOUTH FILING NO. 1,
LOCATED IN THE SOUTH HALF OF SECTION 6,
TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
2 TRACTS - 22.684 ACRES

LEGAL DESCRIPTION:

TRACT G, COMPARK VILLAGE SOUTH FILING NO. 1, RECORDED NOVEMBER 25, 2020, AT RECEPTION NO. 2020116011
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO.

DEDICATION STATEMENT:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS OF THE LANDS DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LANDS INTO LOTS, TRACTS, BLOCKS, STREETS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF COMPARK VILLAGE SOUTH FILING NO. 1, AMENDMENT 1.

THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND CABLE COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES ARE RESPONSIBLE FOR PROVIDING THE UTILITY SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES. THE OWNERS OF THE LANDS DESCRIBED HEREIN ARE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF DRAINAGE EASEMENTS SHOWN HEREON AND RELATED FACILITIES, AS PROVIDED IN THE STORM DRAINAGE AND ENVIRONMENTAL CRITERIA MANUAL, AS AMENDED. THE UNDERSIGNED GRANTS THE TOWN OF PARKER A PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTY TO MAINTAIN, OPERATE AND RECONSTRUCT THE DRAINAGE EASEMENTS AND RELATED FACILITIES COVERED BY CHAPTER 4.08 OF THE PARKER MUNICIPAL CODE, AS AMENDED; AND TO MAINTAIN, OPERATE AND RECONSTRUCT THE DRAINAGE EASEMENTS AND RELATED FACILITIES NOT COVERED BY CHAPTER 4.08 OF THE PARKER MUNICIPAL CODE AS AMENDED, WHEN THE OWNER(S) FAIL TO ADEQUATELY MAINTAIN SUCH DRAINAGE EASEMENTS AND RELATED FACILITIES, WHICH MAINTENANCE, OPERATION AND RECONSTRUCTION SHALL BE AT THE COST OF THE OWNER(S). ALL PUBLIC STREETS AND RIGHTS-OF-WAY SHOWN HEREON ARE DEDICATED AND CONVEYED TO THE TOWN OF PARKER, COLORADO, IN FEE SIMPLE ABSOLUTE, FOR PUBLIC USES AND PURPOSES. DRAINAGE AND DETENTION EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE TOWN. THE TOWN IS HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO THE ADJACENT PROPERTIES FOR CONSTRUCTION, REPAIR, MAINTENANCE, OPERATION AND REPLACEMENT OF STORM SEWERS AND DRAINAGE FACILITIES. THE UNDERSIGNED GRANTS TO THE TOWN A SIGHT EASEMENT(S) AS SHOWN HEREON WITHIN THE SUBDIVISION TO MAINTAIN ADEQUATE SIGHT DISTANCE AT ALL ROADWAY INTERSECTIONS AS PROVIDED BY THE TOWN OF PARKER ROADWAY DESIGN AND CONSTRUCTION CRITERIA MANUAL, AS AMENDED. THE TOWN IS HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS ACROSS ALL LOTS AND TRACTS WITHIN THE SUBDIVISION TO REMOVE ANY OBSTRUCTION TO THE PROPER SITE DISTANCE, INCLUDING, BUT NOT LIMITED TO, ANY STRUCTURE, FENCE, UTILITY BOX, RAISED MEDIAN AND LANDSCAPING, AT THE SOLE COST AND EXPENSE OF THE OWNER OF THE LOT AND/OR TRACT UPON WHICH SUCH OBSTRUCTION IS SITUATED. THE OWNERS OR ADJACENT PROPERTY OWNERS OF THE LANDS ARE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SIGHT EASEMENTS SHOWN HEREON. WHEN THE OWNER(S) OR ADJACENT OWNERS FAIL TO ADEQUATELY MAINTAIN SUCH SIGHT EASEMENTS, THE MAINTENANCE, OPERATION AND RECONSTRUCTION SHALL BE AT THE COST OF THE OWNER.

OWNER:
COMPARK SOUTH II LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: _____
TITLE: _____
ATTEST: _____
SECRETARY

STATE OF COLORADO)
)SS
COUNTY OF DOUGLAS)

SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF _____, 2021, BY _____ print name

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

TITLE VERIFICATION:

WE, FIRST AMERICAN TITLE INSURANCE COMPANY, A QUALIFIED TITLE INSURANCE COMPANY, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE OF ALL LAND PLATTED HEREON AND THAT TITLE TO SUCH LAND IS IN THE DEDICATOR FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT FOR THOSE ITEMS IDENTIFIED IN THE SCHEDULE B - SECTION 2 EXCEPTIONS OF THAT CERTAIN TITLE COMMITMENT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENTS NO. NCS-1047798-CO, WITH A COMMITMENT DATE OF JANUARY 15, 2021 AT 5:00 PM.

BY: _____ DATE: _____
TITLE _____

STATE OF COLORADO)
)SS
COUNTY OF DOUGLAS)

SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF _____, 2021, BY _____ print name

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

The _____ for this plat

PLANNING COMMISSION:

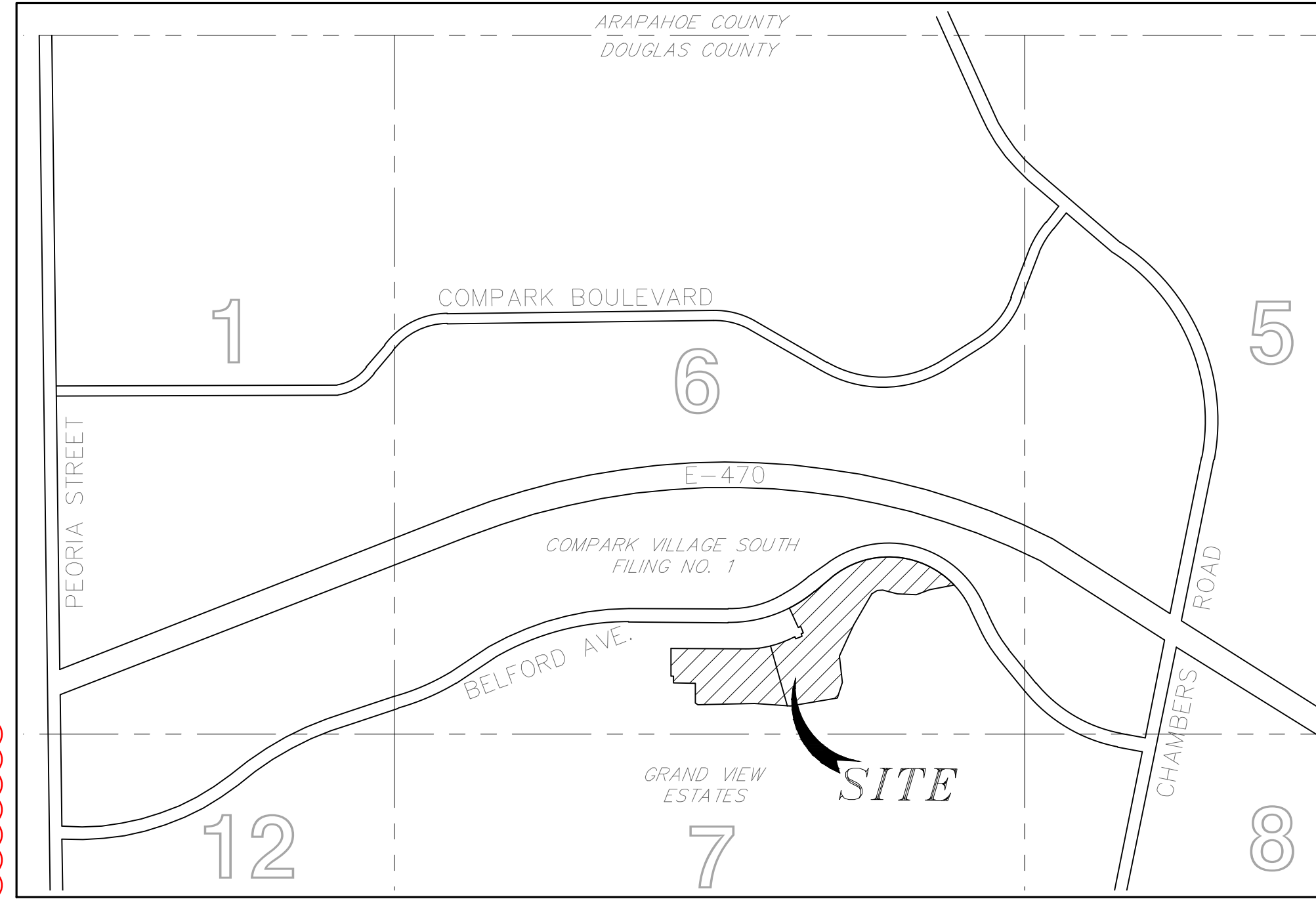
THIS MINOR DEVELOPMENT PLAT WAS REVIEWED BY THE PLANNING COMMISSION ON _____

PLANNING DIRECTOR, ON BEHALF OF THE PLANNING COMMISSION

MERRICK RESPONSE: Planning Commission statement updated per redlines

EASEMENTS, THE MAINTENANCE, OPERATION AND RECONSTRUCTION SHALL BE AT THE COST OF THE OWNER(S). THE UNDERSIGNED HEREBY DEDICATES SIDEWALK EASEMENTS AS SHOWN FOR PUBLIC SIDEWALK PURPOSES. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING ALL SIDEWALK ADJACENT TO THE PROPERTY IN GOOD CONDITION AND FREE FROM HAZARD. THE UNDERSIGNED GRANTS THE TOWN OF PARKER THE PERPETUAL RIGHTS OF INGRESS AND EGRESS UPON THE PROPERTY FOR THE OPERATION, MAINTENANCE, AND RECONSTRUCTION OF THE PUBLIC SIDEWALK WHEN THE OWNERS FAIL TO MAINTAIN SUCH PUBLIC SIDEWALK, WHICH MAINTENANCE, OPERATION AND RECONSTRUCTION SHALL BE AT THE COST OF THE OWNERS. THE TOWN OF PARKER SHALL ALSO HAVE THE RIGHT TO REMOVE ANY OBSTRUCTIONS THAT WOULD ADVERSELY AFFECT THE OPERATION AND MAINTENANCE OF THE SIDEWALK, AS DETERMINED BY THE TOWN OF PARKER.

when you add this line this should be a period instead of a comma.



VICINITY MAP
SCALE: 1" = 2000'

Mandatory Notes must be added to this sheet

SURVEYOR'S CERTIFICATION:

I, KENNETH G. QUELLETTE, A PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF COMPARK VILLAGE SOUTH FILING NO. 1, AMENDMENT 1, WAS MADE BY ME OR DIRECTLY UNDER MY SUPERVISION ON OR ABOUT THE DAY OF JULY 16, 2021, AND THAT THE SURVEY IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF THAT ALL MONUMENTS EXIST AS SHOWN HEREON; IT HAS BEEN PREPARED IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000 (SECOND ORDER); AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND AND ALL PROVISIONS, WITHIN MY CONTROL, OF THE TOWN SUBDIVISION REGULATIONS. THIS SURVEY IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED, AND THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID MINOR DEVELOPMENT PLAT AND THE SURVEY THEREOF.

I ATTEST THE ABOVE ON THIS ____ DAY OF _____ 2021.

PROFESSIONAL SEAL:
KENNETH G. QUELLETTE, P.L.S. 24673
DATE: JULY 21, 2021
JOB NO. 65120950
FOR AND ON BEHALF OF MERRICK & COMPANY
kenneth.oulette@merrick.com

PRELIMINARY

NOTES:

- NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- BEARINGS ARE ASSUMED AND ARE BASED UPON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 6, AS BEARING N87°48'59"E A DISTANCE OF 2634.09 FEET BETWEEN THE SOUTH QUARTER CORNER OF SAID SECTION 6, BEING A FOUND 3-1/4" ALUMINUM CAP, FLUSH WITH THE SURFACE AND STAMPED: PLS 38026 AND THE SOUTHEAST CORNER OF SAID SECTION 6, BEING A FOUND 3-1/4" ALUMINUM CAP, FLUSH WITH THE SURFACE AND STAMPED PLS 12405.
- THE UNIT OF MEASUREMENT USED IN THIS SURVEY IS U.S. SURVEY FEET.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY MERRICK & COMPANY TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY, AND TITLE OF RECORD MERRICK & COMPANY RELIED UPON REPORT NUMBER NCS-1047798-CO PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT DATE: JANUARY 15, 2021.

TRACTS A, C, G AND H ARE HEREBY ESTABLISHED AS PARCELS TO BE REPLATTED IN THE FUTURE INTO BUILDABLE LOTS. AT SUCH TIME AS A REPLAT IS APPROVED FOR THESE TRACTS, PUBLIC IMPROVEMENTS ASSOCIATED WITH THE RESULTING LOTS WILL BE DETERMINED BY A SIGNED AND FINANCIALLY SECURED SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WITH EACH REPLAT APPLICATION. NO PORTION OF THE TRACTS SHALL BE DEVELOPED, INCLUDING BUT NOT LIMITED TO STAKING, EARTHWORK, OVERLIFT GRADING, OR THE ERECTION OF ANY STRUCTURE, TEMPORARY OR OTHERWISE, UNTIL SITE PLAN APPROVAL IS OBTAINED.

APPROVAL OF TOWN COUNCIL:

THIS PLAT IS HEREBY APPROVED BY THE TOWN COUNCIL AND/OR, WHERE APPLICABLE, THE PLANNING DIRECTOR AND PUBLIC WORKS DIRECTOR OF THE TOWN OF PARKER, COLORADO, ON THE ____ DAY OF _____, 2021, FOR FILING IN THE OFFICE OF THE DOUGLAS COUNTY CLERK AND RECORDER. THE DEDICATIONS ARE HEREBY ACCEPTED.

ALL EXPENSES INCURRED WITH RESPECT TO IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING, GRADING, CURBS, GUTTER, SIDEWALKS, ROAD LIGHTING, ROAD SIGNS, FLOOD PROTECTION DEVICES, DRAINAGE STRUCTURES AND ALL OTHER IMPROVEMENTS THAT MAY BE REQUIRED SHALL BE THE RESPONSIBILITY OF THE SUBDIVIDER AND NOT THE TOWN OF PARKER. THE TOWN SHALL ONLY ACCEPT MAINTENANCE OF THE ROADWAY IMPROVEMENTS AFTER CONSTRUCTION HAS BEEN COMPLETED AND AFTER THE WARRANTY PERIOD, IN ACCORDANCE WITH TOWN REGULATIONS.

THIS ACCEPTANCE DOES NOT GUARANTEE THAT THE SOIL CONDITIONS, SUBSURFACE GEOLOGY, GROUNDWATER CONDITIONS OR FLOODING CONDITIONS OF ANY LOT SHOWN HEREON ARE SUCH THAT A BUILDING PERMIT WILL BE ISSUED.

Planning Director,
Town of Parker

MAYOR, TOWN OF PARKER

DEPUTY TOWN CLERK

Public Works Director,
Town of Parker

Use language from Replat Code verbatim:

Lot, Block, (name of subdivision), Filing # _____ is herewith amended by this plat which is hereby approved by the Town Council of the Town of Parker, Colorado, for filing in the Office of the Douglas County Clerk and Recorder, subject to all covenants, conditions and restrictions recorded against and appurtenant to the original plat recorded in the office of the Douglas County Clerk and Recorder, Reception # _____.

All expenses incurred with respect to improvements for all utility services, paving, grading, curbs, gutter, sidewalks, road lighting, road signs, flood protection devices, drainage structures and all other improvements that may be required shall be the responsibility of the subdivider and not the Town of Parker. The Town shall only accept maintenance of the roadway improvements after construction has been completed, and after the warranty period, in accordance with Town Regulations.

This acceptance does not guarantee that the soil conditions, subsurface geology, groundwater conditions or flooding conditions of any lot shown hereon are such that a building permit will be issued.

MERRICK RESPONSE: Town Council statement revised as noted

ACKNOWLEDGMENT:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS OF THE LANDS DESCRIBED HEREIN, HEREBY ACKNOWLEDGE THAT ANY SUBDIVISION APPROVAL OBTAINED BY THE TOWN OF PARKER DOES NOT OBTAIN SAID UNDERSIGNED'S NEED OR RESPONSIBILITY TO COMPLY WITH THE REQUIREMENTS OF THE ENDANGERED SPECIES ACT OF 1973, 16 U.S.C. § 1531, ET SEQ., AS AMENDED, OR WITH ANY OTHER APPLICABLE FEDERAL, STATE OR LOCAL LAWS OR REGULATIONS.

OWNER:
COMPARK SOUTH II LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: _____
TITLE: _____

ATTEST: _____
SECRETARY

STATE OF COLORADO)
)SS
COUNTY OF DOUGLAS)

SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF _____, 2021, BY _____ print name

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

CLERK AND RECORDER'S CERTIFICATE:

STATE OF COLORADO)
)SS
COUNTY OF DOUGLAS)

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THIS ____ DAY OF _____, 2021 AT _____ AM/PM RECEPTION NO. _____

DEPUTY, COUNTY CLERK AND RECORDER

LAND USE SUMMARY TABLE

TRACT	LAND USAGE	OWNERSHIP/MAINTENANCE	SQ. FT.	ACREAGE
A	PRIVATE ROAD, UTILITIES	METRO DISTRICT	57558	1.321
B	LANDSCAPING	METRO DISTRICT	2890	0.066
LOTS		PRIVATE	540830	12.416
TOTAL			601278	13.803

You need to include a land use summary table. Here is an example

MERRICK RESPONSE: A land use table has not been provided since Tract A and Tract B will be further sub-divided into buildable lots. At that time, the land use table will be provided.

SCALE: N/A
DRAWN: KGO
CHECKED: JAW
APPROVED: KGO

MERRICK
5970 Greenwood Plaza Blvd.,
Greenwood Village, CO 80111
Phone: 303-751-0741

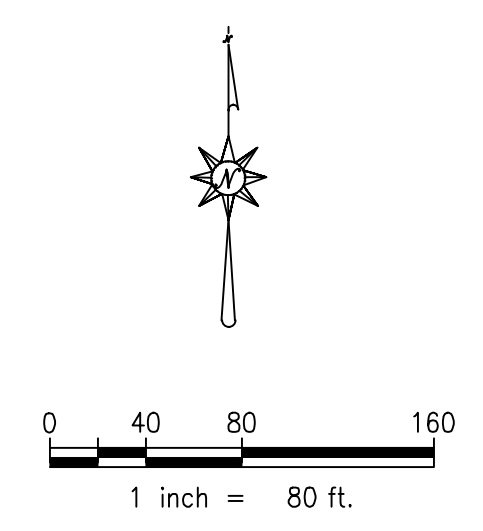
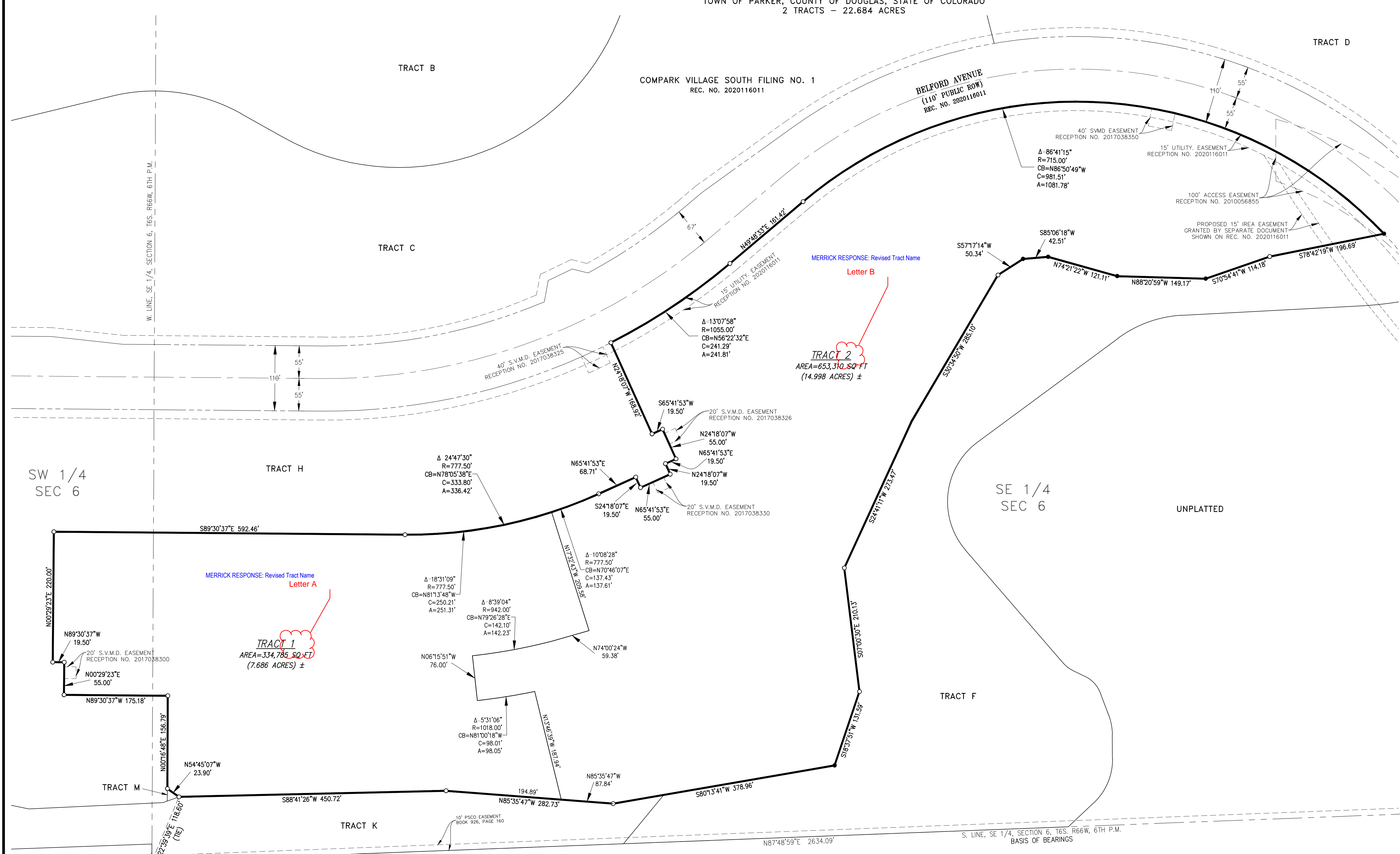
JOB: 65120950 DATE: 9/3/21 SH: 1 OF 2

COMPARK VILLAGE SOUTH FILING NO. 1, AMENDMENT 1

MINOR DEVELOPMENT PLAT

~~PLANNING AREAS (COMPARK VILLAGE PD FOURTH AMENDMENT)~~ MERRICK RESPONSE: Revised title

ALL OF TRACT G, COMPARK VILLAGE SOUTH FILING NO. 1,
LOCATED IN THE SOUTH HALF OF SECTION 6,
TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
2 TRACTS - 22.684 ACRES



MONUMENT LEGEND

- ALLOT CORNER AS DESCRIBED
- FOUND 1-1/4" YELLOW PLASTIC CAP
FLUSH WITH THE SURFACE
STAMPED: "MANHARD PLS 38445"
- SET #5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP
FLUSH WITH SURFACE
STAMPED: PLS 24673
- SECTION LINE
- BOUNDARY LINE
- LOT LINE
- EASEMENT LINE
- ROW LINE

KENNETH A. QUILLET, P.E., P.L.S. 24673
 DATE: JULY 21, 2021
 JOB NO. 65120950
 FOR AND ON BEHALF OF MERRICK & COMPANY
 kenneth.quillet@merrick.com

PRELIMINARY

SE COR SEC 6
T6S, R66W, 6TH PM
FOUND 3-1/4" ALUMINUM CAP
FLUSH WITH THE SURFACE
STAMPED: PLS 12405

SCALE	1"=80'	<p>5970 Greenwood Plaza Blvd., Greenwood Village, CO 80111 Phone: 303-751-0741</p>
DRAWN	KGO	
CHECKED	JAW	
APPROVED	KGO	

JOB 65120950 DATE 9/3/21 SH 2 OF 2