



## Development Review Division

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

### MEMORANDUM

**TO:** Ryanne Sass, Plaza Street Partners  
**FROM:** Stacey Nerger, Senior Planner  
**DATE:** February 7, 2023  
**SUBJECT:** Lincoln Professional Park – Minor Development Plat  
Review Comments 06

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:** Stacey Nerger  
**EMAIL:** [snerger@parkeronline.org](mailto:snerger@parkeronline.org)  
**PHONE:** 303.805.3199

#### 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](#)  
[Development Design Standards](#)  
[Land Development Ordinance](#)
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 is intended to supplement and clarify the review comments of this memorandum.
5. 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.
  - a. Example: "07 MDP Plat"

### Minor Development Plat

1. Please see the attached redlines for minor items to be addressed.

Comment Addressed:  Yes  No

Response:

### Master Landscape Plan

2. Please see the attached redlines for additional information.

Comment Addressed:  Yes  No

Response:

### Subdivision Agreement Amendment

1. Please see the redlines proposed on the landscape cost estimate for more information.

Comment Addressed:  Yes  No

Response:

### OUTSIDE REFERRAL AGENCY COMMENTS

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

- Parker Water and Sanitation District
- Engineering/Public Works Comments – Construction Drawings and Drainage Report – **Still waiting for comments.**

**Attached to the Planning comments is a printout of all review comments on the project. These comments include all comments from the first submittal to the most recent. They are organized from oldest to most recent. Therefore, the comments from this referral can be found at the end of the document.**

These comments are also available on eTRAKiT. Please address accordingly.

Comment(s) Addressed:  Yes  No

Response:

*Staff Comments 06  
SUB21-055; Lincoln Professional Park  
Minor Development Plat  
February 7, 2023*

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Property Owner

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Date

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Project Representative

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Date





# LINCOLN PROFESSIONAL PARK FILING NO.1 MASTER LANDSCAPE PLAN

SITUATED IN THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE  
66 WEST OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO.

## MASTER PLANT SCHEDULE LIST

COMMON NAME	BOTANICAL NAME	QTY	CODE	SIZE
<b>DECIDUOUS TREES</b>				
COMMON HACKBERRY	CELTIS OCCIDENTALIS	15	HAC	2.5" CAL.
LONDON PLANETREE	PLATANUS X ACERIFOLIA 'BLOODGOOD'	19	LPT	2.5" CAL.
AMERICAN LINDEN	TILIA AMERICANA	14	AML	2.5" CAL.
<b>EVERGREEN TREES</b>				
PINYON PINE	PINUS EDULIS	3	PIN	6' HT. B&B
VANDERWOLF'S PYRAMID PINE	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	3	PVP	6' HT. B&B
<b>DECIDUOUS SHRUBS</b>				
SHRUB COTONEASTER	COTONEASTER DIVARICATUS	8	COT	5 GAL. CONT.
SEA GREEN JUNIPER	JUNIPERUS X MEDIA 'SEA GREEN'	31	SEA	5 GAL. CONT.
COMMON PURPLE LILAC	SYRINGA VULGARIS	36	CPL	5 GAL. CONT.
THREE LEAF SUMAC	RHUS TRILOBATA	67	TLS	5 GAL. CONT.
DWARF RUSSIAN SAGE	PEROVSKIA ARTIPLICIFOLIA 'LITTLE SPIRE'	56	RSD	5 GAL. CONT.
<b>EVERGREEN SHRUBS</b>				
SPANISH GOLD BROOM	CYTISUS PURGAN 'SPANISH GOLD'	48	SGB	5 GAL. CONT.
MESA VERDE SPRUCE	PICEA PUNGENS 'MESA VERDE'	50	MVS	5 GAL. CONT.
GROUND COTONEASTER	COTONEASTER HORIZONTALIS PERPUSILLUS	82	GCO	5 GAL. CONT.
BUFFALO JUNIPER	JUNIPERUS SABINA 'BUFFALO'	22	BUF	5 GAL. CONT.
<b>ORNAMENTAL GRASSES</b>				
INDIAN GRASS	SORGASTRUM NUTANS	175	ING	1 GAL. CONT.
GIANT SACATON GRASS	SPOROBOLUS WRIGHTII	57	GSG	1 GAL. CONT.

TOTAL AMOUNT FOR MITIGATION			
			\$180,352.00
EXTRA TREES PROVIDED			
QUANTITY	UNIT COST	TOTAL COST	
EVERGREEN TREES: 6' HT.	0	\$700	\$0.00
DECIDUOUS TREES: 2.5" CAL.	0	\$660	\$0.00
ORNAMENTAL TREES	0	\$500	\$0.00
ADDITIONAL TREES (CONVERSION)	0	\$500	\$0.00
TOTAL	0	N/A	\$0.00
COST REDUCTION FOR TREES			
			\$0.00
MITIGATION COST			\$180,352.00

## LANDSCAPE REQUIREMENTS

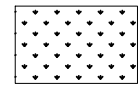
	AREA	TREES PROVIDED	SHRUBS/GRASSES PROVIDED
TRACT A	33,467 SF	4	79 SHRUBS, 0 GRASSES
TRACT B	21,843 SF	7 (EXISTING)	24 SHRUBS, 0 GRASSES
TRACT C	19,069 SF	8	71 SHRUBS, 102 GRASSES

## NOTES

NO SUBSTANTIAL CHANGE FROM THE APPROVED LANDSCAPE PLAN MAY OCCUR WITHOUT PRIOR REVIEW OF THE PARKER WATER AND SANITATION DISTRICT, WHICH MAY REQUIRE ADDITIONAL IRRIGATION TAPS DUE TO MORE WATER INTENSIVE LANDSCAPING DESIGN SHOWN IS CONCEPTUAL. FINAL DESIGN WILL BE DETERMINED AT TIME OF FINAL SITE PLAN APPROVAL.

These numbers do not add up.

## PBSI LOW GROW NATIVE SEED MIX

COMMON NAME	% OF MIX	IRRIGATED
IDAHO FESCUE	25%	
SANDBERG BLUEGRASS	25%	
ROCKY MOUNTAIN FESCUE	25%	
BIG BLUEGRASS	25%	
CONTACT: PAWNEE BUTTES SEED, 605 25TH ST. GREELEY, CO 80631 OR APPROVED EQUAL		TOTAL 100%

Please add the amount of each provided in this landscape plan.

## LANDSCAPE TREE CALCULATIONS

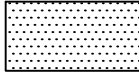
ROAD NAME	LENGTH	REQUIRED	PROVIDED
LINCOLN AVENUE	575'	14	4*
DRANSFELDT ROAD	392'	10	6*
INTERNAL NORTH/SOUTH (EAST SIDE)	145'	4	8
INTERNAL NORTH/SOUTH (WEST SIDE)	171'	5	5
INTERNAL EAST/WEST (NORTH SIDE)	327'	8	4*
INTERNAL EAST/WEST (SOUTH SIDE)	431'	11	11
NE INTERNAL ROAD (SOUTH SIDE)	108'	3	5
TRACT C ROAD	21'	1	1**

Add this table with this table?

### NOTES:

- ROAD LENGTH CALCULATIONS FOR INTERNAL STREETS EXCLUDE RADII AT ALL LOT ENTRANCES (CURRENTLY PROPOSED AND FUTURE) AND INTERSECTIONS. IN AREAS WHERE TREES CANNOT BE PLACED DUE TO UTILITY CONFLICTS SHRUBS AND ORNAMENTAL GRASSES HAVE BEEN PROVIDED IN ACCORDANCE WITH TOWN CODE AT A RATIO OF 10 SHRUBS (5 GAL CONTAINER SIZE) PER TREE, WITH 3 ORNAMENTAL GRASSES (1 GAL CONTAINER SIZE) COUNTING AS 1 SHRUB.
  - INTERNAL EAST/WEST ROAD CALCULATION DOES NOT INCLUDE SIDE OF ROAD ADJACENT TO LOT 1 UTILIZING AN ATTACHED WALK CONDITION.
- \*\* REMAINING PORTION OF ROAD INTO LOT 1 IS SUBJECT TO MAVERICK PROPERTY SITE PLAN AND NOT A PART OF THIS MASTER LANDSCAPE PLAN.

## IRRIGATED SOD

	REVELLE TEXAS BLUEGRASS BLEND (OR APPROVED EQUAL) PROVIDED BY BITTERSWEET TURF FARMS
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## \* SHRUB CALCULATIONS

ROAD NAME	TREE DEFICIT	SHRUBS REQUIRED	SHRUBS PROVIDED	ORNAMENTAL GRASSES PROVIDED	TOTAL PROVIDED
LINCOLN AVENUE	10	100	113	62 (20 SHRUB EQUIVALENTS)	133
DRANSFELDT ROAD	4	40	35	15 (5 SHRUB EQUIVALENTS)	40
INTERNAL EAST/WEST (NORTH SIDE)	4	40	50	31 (10 SHRUB EQUIVALENTS)	60

Based on the landscape  
 plan there are:  
 44 trees  
 198 shrubs  
 108 grasses

## Lincoln Dransfeldt - Streetscape

Wednesday, January 18, 2023

### LANDSCAPE & SOIL PREPARATION

Item	Quantity	Unit	Unit Cost	Extension
Deciduous Trees (2.5" cal)	42	ea	\$ 800.00	\$ 33,600.00
Planting beds (mulch + weed control)	11,156	sf	\$ 1.55	\$ 17,291.80
Planting beds (soil prep)	11,156	sf	\$ 0.50	\$ 5,578.00
Planting beds (landscape fabric)	11,156	sf	\$ 0.15	\$ 1,673.40
Steel Metal Edger	51	lf	\$ 4.50	\$ 229.50
5 Gal. Container Shrubs	247	ea	\$ 60.00	\$ 14,820.00
1 Gal. Container Ornamental Grasses	131	ea	\$ 25.00	\$ 3,275.00
Legacy Buffalograss Turf	10,966	sf	\$ 1.50	\$ 16,449.00
			<b>Subtotal</b>	<b>\$ 92,916.70</b>

### DRAINAGE & IRRIGATION

Item	Quantity	Unit	Unit Cost	Extension
Irrigation (Drip Lines to Trees)	42	ea	\$ 120.00	\$ 5,040.00
Irrigation (Planting Bed)	11,156	sf	\$ 2.50	\$ 27,890.00
Irrigation (Turf)	10,966	sf	\$ 2.00	\$ 21,932.00
			<b>Subtotal</b>	<b>\$ 54,862.00</b>

**TOTAL \$ 147,778.70**  
**15% Contingency \$ 22,166.81**  
**TOTAL \$ 169,945.51**  
**110% SIA \$ 186,940.06**

# Lincoln Dransfeldt - Tracts A, B, and C

Wednesday, January 18, 2023

## LANDSCAPE & SOIL PREPARATION

Item	Quantity	Unit	Unit Cost	Extension
Planting beds (mulch + weed control)	8,352	sf	\$ 1.55	\$ 12,945.60
Planting beds (soil prep)	8,352	sf	\$ 0.50	\$ 4,176.00
Planting beds (landscape fabric)	8,352	sf	\$ 0.15	\$ 1,252.80
Steel Metal Edger	902	lf	\$ 4.50	\$ 4,059.00
5 Gal. Container Shrubs	174	ea	\$ 60.00	\$ 10,440.00
1 Gal. Container Ornamental Grasses	102	ea	\$ 25.00	\$ 2,550.00
Evergreen Trees (6 ft ht. B&B)	6	ea	\$ 650.00	\$ 3,900.00
Deciduous Trees (2.5" Cal. B&B)	6	ea	\$ 800.00	\$ 4,800.00
Native Seed Mix	44,835	sf	\$ 0.40	\$ 17,934.00
			<b>Subtotal</b>	<b>\$ 62,057.40</b>

Based on the landscape plan there are a total of 19 trees.



## DRAINAGE & IRRIGATION

Item	Quantity	Unit	Unit Cost	Extension
Irrigation (Planting Bed)	8,352	sf	\$ 2.50	\$ 20,880.00
Irrigation (Drip Lines to Trees)	12	ea	\$ 120.00	\$ 1,440.00
Irrigation (Native Seed)	44,835	sf	\$ 1.50	\$ 67,252.50
			<b>Subtotal</b>	<b>\$ 89,572.50</b>

**TOTAL \$ 151,629.90**  
**15% Contingency \$ 22,744.49**  
**TOTAL \$ 174,374.39**  
**110% SIA \$ 191,811.82**



# Project Reviews Town of Parker

**Project Number: SUB21-055**

Description: **Lincoln Professional Park Filing No. 1 MDP**

Applied: **8/16/2021**

Approved:

Site Address: **11964 DRANSFELDT RD**

Closed:

Expired:

City, State Zip Code: **PARKER, CO 80134**

Status: **UNDER REVIEW 4+**

Applicant: **Harris Kocher Smith**

Parent Project: **SP21-133**

Owner: **PLAZA STREET PARTNERS**

Contractor: **Harris Kocher Smith**

Details:

**The applicant, Harris Kocher Smith, is proposing a Minor Development Plat to create 3 commercial lots and 4 tracts. The site is located at the southeast corner of Lincoln Avenue and Dransfeldt Road.**

LIST OF REVIEWS						
SENT DATE	RETURNED DATE	DUE DATE	TYPE	CONTACT	STATUS	REMARKS
Review Group: ALL						
9/2/2021	9/10/2021	9/10/2021	COMPLETENESS REVIEW	Stacey Nerger	REVISIONS REQUIRED	
Notes: Good Morning,  I have been assigned as the Case Planner for the Lincoln Professional Park Minor Development Plat. Below are a list of items needed to complete this application:  1. Application Fees \$9,275.00 (An additional \$231.88 will apply if paid by credit card) 2. Letter of Authorization (Exhibit C) 3. Disclosure Letter (Exhibit D) 4. Chargeback Agree 5. Project Narrative  When all documents and fees have been paid and uploaded to TRAKiT, please let me know so that I can get the application out for referral. Please let me know if you have any questions.  Thank you, Stacey						
Review Group: AUTO						
8/16/2021			ENGINEERING ADMINISTRATIVE	Tom Williams		
Notes:						
8/16/2021	9/8/2021	8/30/2021	LAND USE COMPLETENESS REVIEW	Alex Mestdagh	COMPLETED	
Notes:						



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## Project Reviews Town of Parker



Review Group: FP 1ST 20

9/22/2021	10/18/2021	10/20/2021	AzTec Consultants Inc 20	Dean Cates	REVISIONS REQUIRED	
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Notes:

9/22/2021	9/24/2021	10/20/2021	Building 20	Randy Sale	NO COMMENT	
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Notes:

Ok for replat per building.

9/22/2021	10/1/2021	10/20/2021	CenturyLink Communications 20	CenturyLink	NO COMMENT	
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Notes:

Our engineer has reviewed this plat and their comments are: " I have no objections to his Plat."  
If you require signatures, you can contact the engineer CC'd on this email and if you have any further questions, please don't hesitate to reach out.

9/22/2021	10/19/2021	10/20/2021	Cherry Creek Basin Water Quality Authority 20	Rich Borchardt	ADVISORY COMMENTS	See Notes
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Notes:

1. The Authority's Control Regulation 72 requires construction and post-construction Best Management Practices (BMPs).
2. No exceptions taken with the proposed post construction and construction BMPs.

9/22/2021	10/12/2021	10/20/2021	Comprehensive Planning 20	Bryce Matthews	REVISIONS REQUIRED	
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Notes:

This property is located in the Commercial Central Character Area of the Parker 2035 Master Plan which recommends commercial type uses for this property. The Parker Road Corridor Plan includes a focus on connectivity between the parcels adjoining Parker Road and Dransfledt Road to provide enhanced access and connectivity for properties. The proposed plat shows an important east west connection, but does not show a connection of Road B to the southerly property line, Plans should be revised to include this connection.

The conceptual site plan does not provide enough information to demonstrate that all proposed lots to be created will allow for reasonable commercial development that can meet Town of Parker standards. Please coordinate with your case planner to provide required additional information.



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# Project Reviews Town of Parker



9/22/2021	10/18/2021	10/20/2021	CONST PLANS - ENVIRONMENTAL	Michael Walton	REVISIONS REQUIRED	See Notes and Engineering Memo
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**Notes:**

**GENERAL COMMENTS**

1. Omit all existing and proposed utilities from the CBMP Drawings, except those relating to stormwater.
2. Provide arrows to indicate the direction of flow.
3. Label and identify the ratio of all slopes that are 4:1 or greater.
4. Provide and identify Erosion Control Blanket (ECB) on all slopes steeper than 4:1.
5. Provide and identify Debris and Trash Control (DTC) for all proposed paved driving surfaces on site and all existing paved driving surfaces adjacent to the site.
6. Provide and identify Portable Toilet Protection (PTP) for the site.
7. Please verify the Limits of Construction (LOC) encompasses the full extents of proposed work. Specifically, the proposed flared end on the north east corner and the additional improvements along Dransfeldt Road fall outside the LOC.
8. Utilize the four types of inlet protection provided in the Town's standard details. Provide unique labeling and blocks for each type of inlet protection utilized to avoid potential confusion in the field.
9. Include within the plan set all of the town's 31 CBMP Notes & Details.
10. Provide a legend of symbols to correspond to the Town's 31 CBMP Notes & Details.
11. Add a callout/label on all properties adjacent to the project stating that no work shall occur in these areas.
12. Add the following note to the initial and final CBMP plan sheets:  
"LOT PROTECTION (LP) IS REQUIRED ON COMMERCIAL LOTS WHEN LANDSCAPING IS NOT POSSIBLE."
13. Add the following note to the initial and final CBMP plan sheets:  
"TO REDUCE THE POTENTIAL FOR CLOGGING OF DEBRIS GRATES, NO STRAW MULCH SHALL BE USED WITHIN THE EXCESS URBAN RUNOFF VOLUME OF A DETENTION BASIN. INSTEAD, EROSION CONTROL BLANKET SHALL BE INSTALLED FOR A WIDTH OF AT LEAST 6-FEET ON BOTH SIDES OF THE CONCRETE LOW FLOW CHANNELS OR UP TO A DEPTH OF 1-FOOT IN SOIL RIPRAP OR BENCHED LOW FLOW CHANNELS. ADDITIONALLY, HYDRAULICALLY-APPLIED WOOD FIBER MULCH, STABILIZED FIBER MATRIX, BONDED FIBER MATRIX, OR FLEXIBLE GROWTH MEDIUM SHALL BE USED IN ALL OTHER AREAS WITHIN THE EXCESS URBAN RUNOFF VOLUME OF THE DETENTION BASIN. THE BLANKET AND HYDRAULICALLY-APPLIED MULCH SHALL COMPLY WITH THE MATERIALS AND INSTALLATION REQUIREMENTS FOR EROSION CONTROL BLANKETS AS REQUIRED BY THE TOWN'S CBMP PROGRAM, AND WHERE APPLICABLE, THE PRODUCT MANUFACTURER."
14. Sheet title and number missing from CBMP Detail sheets.

**INITIAL CBMP PLANS**

15. Please note Construction Fence (CF) and Silt Fence (SF) are not both necessary for perimeter control. Please consider only providing one of the two control measures along any given extents of the site. Silt Fence (SF) should be used when downstream of proposed disturbance while Construction Fence (CF) should be used when upstream of proposed disturbance.
16. Provide a callout outside the perimeter controls along the public sidewalk(s) to be modified/replaced with the project that states the following:  
"ALL WORK WITHIN PUBLIC RIGHT-OF-WAY (ROW) WILL REQUIRE A TOWN ROW PERMIT. INITIAL AND INTERIM CBMPs FOR WORK WITHIN THE TOWN'S ROW SHALL BE COORDINATED WITH THE TOWN'S ENVIRONMENTAL INSPECTOR PRIOR TO THE BEGINNING OF ANY ROW WORK."

**INTERIM CBMP PLANS**

17. Provide and identify sediment control logs (SCL) along all paved areas adjacent landscape/pervious areas. This includes landscape islands and all pedestrian walks.
18. Provide and identify Detention Pond Protection (DP) for the proposed pond.
19. Provide and identify the appropriate type of inlet protection from the Town's standard details for all proposed inlets.
20. Provide and identify Culvert Protection (CP) for the proposed flared end section receiving flow on the north east corner of the site.
21. Provide and identify Surface Roughening (SR) in all proposed landscaped areas.
22. Provide and identify Sidewalk Transition Protection (STP) for all proposed pedestrian ramps adjacent to landscaped areas.

**FINAL CBMP PLANS**

23. Provide and identify Seeding Mulching and Crimping (SMC) in all proposed landscaped areas.



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# Project Reviews Town of Parker



9/22/2021	10/18/2021	10/20/2021	CONST PLANS - STORMWATER	Michael Walton	REVISIONS REQUIRED	See Notes and Engineering Memo
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Notes:

- All storm sewer systems collecting drainage from the proposed drive aisles and parking areas shall be considered public and must adhere to the standards and specifications outlined within Section 6.3.3 of the Town's SDECM, including the use of RCP and dedication of drainage easements. Landscape drains, roof drains, and leaders for these systems are considered private and may be constructed with plastic pipe and catch basins. These private systems must connect to the public storm sewer system at an inlet or manhole structure.
- Provide and identify major and minor storm hydraulic grade lines on all storm sewer profiles.
- Please verify all proposed crossing utilities are provided on profiles with depth labels to show clearance between utilities where appropriate (ie if the clearance between utilities is 2-feet or less).
- Provide a minimum of 0.2-feet of drop between any pipe in and the pipe out of a structure.
- When changing pipe sizes across a structure match the soffit of the smaller pipe into the structure to the soffit of the larger pipe out of the structure where feasible.
- Based on measurements taken from the plans Storm Line B does not appear to have the minimum 12-inch of cover required by SDECM section 6.3.3.1. Please note that the 12-inches of cover is measured from the bottom rather than the top of the proposed pavement section.
- A Type D inlet appears to be proposed in the roadway at the corner of Lincoln and Dransfeldt. Please note per the CDOT standard detail "Inlet Type D is not HS-20 rated and shall not be placed in paved roadways." Please revise to a Type R or equivalent.
- What appears to be a proposed Type R inlet is shown in plan view on the corner of Dransfeldt and Lincoln just south of the proposed Type D, but no labeling or profile is provided. Please either remove the block if it is an artifact or provide corresponding labeling and profile.
- Please verify that the proposed Flared End Section E3 appropriately daylight. Per the profile provided the FES appears to be approximately 5-feet below grade.
- Several structures appear to be grabbing the existing rather than proposed surface. Please verify Rim elevations for these structures and revise the blocks to grab the proposed grade where appropriate.
- Provide 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. Specifically noted section view and all relevant details as missing along with the forebay wall dimensions.
- Provide a detail for the forebay notch.
- Provide a detail for the pond trickle channel which complies with Figure 7.3 of the Town's SDECM. Specifically noted overbank slope and extents do not meet criteria.
- Provide and identify the emergency overflow spillway extents and protection in plan view on the EDB plan sheet.
- 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.
- Provide a detail for the pond outlet control structure which complies with Figures 7.5 or 7.9 of the Town's SDECM. Specifically noted missing close mesh grates above micropool, 4-inch drop for initial surcharge volume, manhole steps, rebar layout, and bedding material.
- 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.
- Provide CDOT standard details for all proposed storm sewer infrastructure.
- Provide Town of Parker standard detail for Manhole Covers. Please reference RDCCM Appendix A for the most current version of the detail.

9/22/2021	10/28/2021	10/20/2021	CONSTRUCTION PLANS - CIVIL	Tyler Sandt	REVISIONS REQUIRED	See Engineering Memo
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Notes:



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# Project Reviews Town of Parker



9/22/2021	10/18/2021	10/20/2021	Douglas County Assessors Office 20	Marian Woodward	REVISIONS REQUIRED	
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Notes:

Please be aware of the following comments and concerns:

1. The current property owner, Plaza Street Fund 106 LLC is not signing on the plat as the owner.

Regards,  
Jeremy Hirsch  
10/18/2021

9/22/2021	10/28/2021	10/20/2021	DRAINAGE REPORT - CIVIL	Tyler Sandt	REVISIONS REQUIRED	See Engineering Memo
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Notes:

9/22/2021	10/18/2021	10/20/2021	DRAINAGE REPORT - STORMWATER	Michael Walton	REVISIONS REQUIRED	See Notes and Engineering Memo
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Notes:

1. Provide information regarding the major basin as defined by MHFD for the area in the Major Basin Description section of the narrative (ie Cherry Creek 4600).
2. Move the proposed basin descriptions to the Sub-basin Description section of the narrative.
3. Provide additional details for the means of sizing the receiving 24-inch flared end section on the north east corner of the site. Also, provide information about the tributary area to the proposed flared end in the Sub-basin description section of the narrative.
4. Provide basin delineations for the areas anticipated to freely discharge offsite per the Development Criteria References and Constraints section of the narrative. Compensatory storage will need to be provided for any flows bypassing the proposed EDB in accordance with SDECM Section 7.2.4.
5. Please note the 5-year storm is considered the minor storm for commercial per SDECM Table 2.3.
6. Please note that a 40-hour release time is required for the WQCV in EDBs. Please revise the Hydrologic Criteria section of the narrative to reflect the appropriate release time.
7. Reference the means for calculating storm sewer capacity and hydraulic grade lines in the Hydraulic Criteria section of the narrative. Provide the calculations in the appendix.
8. Provide the required hydraulic grade line criteria in the Hydraulic Criteria section of the narrative. Reference SDECM section 6.3.3.4 for said criteria.
9. Provide discussion on how receiving capacity was verified for the existing storm sewer in Dransfeldt proposed to receive the site flows.
10. Please remove the inspection and maintenance information provided in the Outlet Works section of the narrative. Please consider relabeling this section as "Outlet Requirements" and moving the outlet design information from Specific Details down to this section.
11. Provide a brief discussion on how the storm sewer and inlets were sized in the Storm Sewer System section of the narrative.
12. Provide discussion on the EDB and why it is required based on the Cherry Creek tiered water quality requirements. Reference SDECM section 8.3 for the permanent BMP requirements.
13. Provide inlet capacity calculations.
14. Provide the means for calculating the Rational Method's C coefficient in the appendix.
15. Replace the one-hour point rainfall values provided in the appendix with those provided in Table 5.1 of the SDECM.
16. Please note the basins provided on the drainage plan are not representative of tributary area flowing to a singular point based on the proposed grading and storm sewer layout. Please provide proposed contours on the drainage plan and revise basin delineations as needed. Please also consider whether delineation of EX-1 is needed since no proposed disturbance or receipt of the existing flows to the on-site storm sewer system are anticipated.

9/22/2021	11/1/2021	10/20/2021	FINAL PLAT 20	Stacey Nerger	REVISIONS REQUIRED	
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Notes:

Please see Planning Comments 1st referral in the attachments.



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C O L O R A D O

# Project Reviews Town of Parker



9/22/2021	10/14/2021	10/20/2021	FIRE LIFE SAFETY 20	Randy Capra	REVISIONS REQUIRED	See Notes
Notes: Please refer to Fire Life Safety response letter and address all comments as required.						
9/22/2021	10/19/2021	10/20/2021	IREA 20	Brooks Kaufman	REVISIONS REQUIRED	ADD REQUIRED EASEMENTS AND LANGAUGE
Notes: CORE will require utility easements and additional language to be added to the plat						
9/22/2021	11/1/2021	10/20/2021	MASTER LANDSCAPE AND STREET TREE PLAN 20	Stacey Nerger	REVISIONS REQUIRED	
Notes: Please see Planning Comments 1st referral in the attachments.						
9/22/2021	9/28/2021	10/20/2021	Parker Authority for Reinvestment 20	Weldy Fezell	NO COMMENT	
Notes:						
9/22/2021	10/28/2021	10/20/2021	PLAT - CIVIL	Tyler Sandt	REVISIONS REQUIRED	See Engineering Memo
Notes:						
9/22/2021	11/1/2021	10/20/2021	SUBDIVISION AGREEMENT 20	Stacey Nerger	UNDER REVIEW	
Notes:						
Review Group: FP 1ST 20 ADD						
9/22/2021	10/5/2021	10/20/2021	Parker Water and Sanitation District 20	Drayton Sanderson	REVISIONS REQUIRED	See notes
Notes: Please refer to PWSD comment letter and redlines plans for revisions required prior to approval.						
Review Group: FP 2ND 15						
12/2/2021	12/27/2021	12/27/2021	AzTec Consultants Inc 15	Dean Cates	REVISIONS REQUIRED	
Notes:						



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# Project Reviews Town of Parker



12/2/2021	12/28/2021	12/27/2021	Comprehensive Planning 15	Bryce Matthews	REVISIONS REQUIRED	
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Notes:

This property is located in the Commercial Central Character Area of the Parker 2035 Master Plan which recommends commercial type uses for this property.

The Parker Road Corridor Plan includes a focus on connectivity between the parcels adjoining Parker Road and Dransfeldt Road to provide enhanced access and connectivity for properties. The proposed plat shows an important east west connection. Thank you for adding the connection to the south. This connection needs to be moved and should be relatively direct access to Lincoln and should align with the proposed internal north south connection to the Walgreens drive.

An updated conceptual site plan was not provided, the previous conceptual site plan does not provide enough information to demonstrate that the lots (including lot 2 to the south of the east west drive) will allow for reasonable commercial development that can meet Town of Parker standards. Please coordinate with your case planner to provide required additional information.

12/2/2021	12/28/2021	12/27/2021	CONST PLANS - ENVIRONMENTAL 15	Michael Walton	REVISIONS REQUIRED	See Notes and Engineering Memo
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Notes:

**GENERAL COMMENTS**

- Omit all existing and proposed utilities from the CBMP Drawings, except those relating to stormwater. Please note this includes the linework for the existing buildings, fences, roadways, etc. as well as the easement/ROW linework. Please also remove all existing to remain or remove call outs from the CBMP sheets. These should be presented on a separate demolition or existing conditions sheet to avoid potential confusion in the field from overlap.
- Provide Diversion Ditches (DD) in accordance with the Town's standard detail for the temporary swales to the proposed inlets shown on the interim and final CBMP sheets.
- Label and identify the ratio of all slopes that are 4:1 or greater.
- Provide and identify Debris and Trash Control (DTC) for Dransfeldt Road and Lincoln Avenue in all phases as well.
- Provide Rock Socks (RS) along Dransfeldt Road from the proposed entrance to the existing inlet.
- Please combine the three Limits of Construction (LOC) in to one. The additional area in Dransfeldt Road may not get disturbed during construction, but the potential for significant tracking exists with the necessity to track equipment between the three. This will also simplify future permitting and close out procedures.
- Please move the Dransfeldt Road label to avoid overlap with the Limits of Construction (LOC) linework.
- Either identify all of the blocks and labels used in the sheet specific legend or provide a note referencing the appropriate sheet to reference for the CBMP legend. Please note if labeling or blocks do not match the Town standard legend, a plan specific legend must be generated to identify these items.
- Sheet 8 is labeled as "CBMP LEGEND" but the Town's standard legend is provided on Sheet 9. Please move the Town's standard legend sheets to Sheet 8 and move all the details provided on Sheet 8 other than the general notes to Sheet 9.
- Construction Fence (CF) detail is split between sheet 8 and 10. Please ensure details are provided in a linear order between sheets if space does not allow for them to be on a single sheet.
- Silt Fence (SF) labels noted as missing from the plans.

**INITIAL CBMP PLANS**

- Replace all Construction Fence (CF) along the southern extents of the site with Silt Fence (SF).

**INTERIM CBMP PLANS**

- Provide arrows to indicate the direction of flow.
- Provide and identify sediment control logs (SCL) along all paved areas adjacent landscape/pervious areas. This includes landscape islands and all pedestrian walks. Please note this is required anywhere a transition from pervious to impervious is proposed regardless of flow path. The SCL is being implemented as a secondary means of tracking control for this case.
- Provide and identify the appropriate type of inlet protection for the grated top manholes proposed to be utilized as interim inlets.
- Several proposed sump inlets appear to have Curb on Grade rather than Curb in Sump inlet protection. Please verify the inlet configurations and utilize the appropriate inlet protection type.
- Provide and identify Culvert Protection (CP) for the proposed flared end section receiving flow on the north east corner of the site. Please note this was added to the existing pond on the northeast corner rather than the proposed flared end section just north west of the pond.
- Provide Detention Pond Protection (DP) for the existing pond in the northeast corner of the site.



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# Project Reviews Town of Parker



12/2/2021	12/28/2021	12/27/2021	CONST PLANS - STORMWATER 15	Michael Walton	REVISIONS REQUIRED	See Notes and Engineering Memo
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Notes:

1. Per SDECM section 6.3.3.3 Table 6.3, all storm sewer pipes downstream of receiving flows from paved surfaces must be a minimum of 18-inch diameter. Replace all proposed 12-inch RCP with 18-inch RCP.
2. Extend the drainage easements to include the additional stubbed out grated top manholes proposed in each lot. Please also consider the use of a more standardized area inlet for the grated top manhole structures.
3. The minor storm's hydraulic grade line (HGL) must be located below the crown of the pipe at a minimum and the major storm's HGL must be located 12-inches below finished grade at minimum per SDECM section 6.3.3.4. Revise the proposed storm sewer as necessary to accommodate this requirement.
4. Provide a minimum of 0.2-feet of drop between any pipe in and the pipe out of a structure. Specifically noted as not provided at Inlet A2, MH A3, Inlet A6, Inlet F1, and MH E1.
5. Provide the invert of the pipe leaving MH A31.
6. Based on measurements taken from the plans Storm Line B does not appear to have the minimum 12-inch of cover required by SDECM section 6.3.3.1. Please note that the 12-inches of cover is measured from the bottom rather than the top of the proposed pavement section. As measured on the plans only 0.9-feet is provided at the flowline of Inlet B1.
7. Provide 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. Specifically, provide the required bedding material and steel reinforcement in the forebay detail. Alternatively, include this structure type in note 5 and 6 regarding shop drawings.
8. The forebay baffle wall and block layout does not appear to match between the profile and plan view. Revise to match.
9. 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. Specifically noted several dimensions along with the spillway profile are missing.
10. Provide a detail for the pond outlet control structure which complies with Figures 7.5 or 7.9 of the Town's SDECM. Specifically noted missing close mesh grates above micropool, 4-inch drop for initial surcharge volume, manhole steps, rebar layout, and bedding material.

12/2/2021	1/4/2022	12/27/2021	CONSTRUCTION PLANS - CIVIL 15	Tyler Sandt	REVISIONS REQUIRED	See Engineering Memo
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Notes:

12/2/2021	12/20/2021	12/27/2021	Douglas County Assessors Office 15	Marian Woodward	REVISIONS REQUIRED	
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Notes:

12/20/2021 Please be aware of the following comments and concerns:

1. The current owner of the property is not signing on the plat. Per Assessor records, the current owner of the property is Plaza Street Fund 106 LLC. The current owner of the plat must sign the plat in order for our office to be able to process the plat.

Regards,  
Jeremy Hirsch

12/2/2021	1/4/2022	12/27/2021	DRAINAGE REPORT - CIVIL 15	Tyler Sandt	REVISIONS REQUIRED	See Engineering Memo
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Notes:

12/2/2021	1/3/2022	12/27/2021	FINAL PLAT 15	Stacey Nerger	REVISIONS REQUIRED	
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Notes:

See Planning Comments 2nd Referral in the attachments.



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# Project Reviews Town of Parker



12/2/2021	12/3/2021	12/27/2021	FIRE LIFE SAFETY 15	Randy Capra	REVISIONS REQUIRED	See Notes
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Notes:  
One fire hydrant was not added; this is located at - "Road A (required extension) into Lot 1 Filing No.2 Peaslee Subdivision at Road A and Lot 1".  
See Fire Life Safety response named "SUB21-055 Lincoln Professional Park Filing No 1 MDP Minor Development Plat [2] Fire Life Safety Response 120321" for more information....

12/2/2021	12/28/2021	12/27/2021	DRAINAGE REP - STORMWATER 15	Michael Walton	REVISIONS REQUIRED	See Notes and Engineering Memo
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Notes:

1. Provide additional details for the means of sizing the receiving 24-inch flared end section on the north east corner of the site. Also, provide information about the tributary area to the proposed flared end at design point 8. The calculations appear to be provided in the appendix, but no additional narrative noted. Please also provide basin delineations for OS-1 and OS-2 and include descriptions of these basins in the Sub-basin description section.
2. Provide additional details in the Sub-basin description section regarding the anticipated bypass of inlets and the ultimate receiving design point for each basin.
3. Provide basin delineations for the areas anticipated to freely discharge offsite per the Development Criteria References and Constraints section of the narrative. Compensatory storage will need to be provided for any flows bypassing the proposed EDB in accordance with SDECM Section 7.2.4. A response stated no flows will be discharged offsite un-detained and untreated, but this section still states this is anticipated for some areas on site. The drainage plan also supports this based on the two areas of walks along Dransfeldt Road and Lincoln Avenue which are proposed development but not delineated on the drainage plan.
4. Please note the 5-year storm is considered the minor storm for commercial per SDECM Table 2.3. The 2-year storm event and precipitation values are still provided in the Hydrologic Criteria section of the narrative.
5. Reference the MHFD Inlet Capacity worksheets in the Storm Sewer System section of the narrative.

12/2/2021	12/15/2021	12/27/2021	IREA 15	Brooks Kaufman	APPROVED	
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Notes:

12/2/2021	1/3/2022	12/27/2021	MASTER LANDSCAPE AND STREET TREE PLAN 15	Stacey Nerger	REVISIONS REQUIRED	
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Notes:  
See Planning Comments 2nd Referral in the attachments.

12/2/2021	1/4/2022	12/27/2021	PLAT - CIVIL 15	Tyler Sandt	REVISIONS REQUIRED	See Engineering Memo
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Notes:

12/2/2021	12/27/2021	12/27/2021	Public Service Company of Colorado 15	Donna George	REVISIONS REQUIRED	please see attached
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Notes:  
please see attached

12/2/2021	12/28/2021	12/27/2021	SUBDIVISION AGREEMENT 15	Stacey Nerger	UNDER REVIEW	
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Notes:



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# Project Reviews Town of Parker



Review Group: FP 2ND 15 ADD

12/2/2021	12/8/2021	12/27/2021	Parker Water and Sanitation District 15	Drayton Sanderson	REVISIONS REQUIRED	See notes
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Notes:  
Please refer to PWSD redline plans 12-8-21 for comments that will need to be addressed prior to plan approval.

Review Group: FP GRP 10

4/18/2022	5/2/2022	5/2/2022	AZTEC CONSULTANTS INC 10	Dean Cates	REVISIONS REQUIRED	
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Notes:

4/18/2022	5/3/2022	5/2/2022	COMPREHENSIVE PLANNING 10	Mary Munekata	ADVISORY COMMENTS	See notes.
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Notes:  
Please shade the private roads for clarity/ease of recognition. Ensure the north-south roadway through the development extends/connects to Lincoln Ave.

4/18/2022	5/2/2022	5/2/2022	CONST PLANS - ENVIRONMENTAL 10	Michael Walton	REVISIONS REQUIRED	See Notes and Stormwater Memo
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Notes:  
Previously provided comments were not addressed. Please see the attached stormwater memo for the previous comments provided.

4/18/2022	5/2/2022	5/2/2022	CONST PLANS - STORMWATER 10	Michael Walton	REVISIONS REQUIRED	See Stormwater Memo
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Notes:

4/18/2022	6/10/2022	5/2/2022	CONSTRUCTION PLANS - CIVIL 10	Alex Mestdagh	REVISIONS REQUIRED	See Memo
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Notes:

4/18/2022	5/3/2022	5/2/2022	DOUGLAS COUNTY ASSESSORS OFFICE 10	Marian Woodward	REVISIONS REQUIRED	
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Notes:  
5/3/2022 Please be aware of the following comments and concerns:  
  
1. As indicated in previous plat referrals, the ownership on the plat is incorrect. The plat is being signed by Plaza Street Partners LLC, where as according to current Assessor records, the property is currently owned by Plaza Street Fund 106 LLC.  
  
Regards,  
Jeremy Hirsch

4/18/2022	5/2/2022	5/2/2022	DRAINAGE REP - STORMWATER 10	Michael Walton	REVISIONS REQUIRED	See Notes and Stormwater Memo
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Notes:  
Previously provided comments were not addressed. Please see the attached stormwater memo for the previous comments provided.



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# Project Reviews Town of Parker



4/18/2022	6/10/2022	5/2/2022	DRAINAGE REPORT - CIVIL 10	Alex Mestdagh	NO COMMENT	
Notes:						
4/18/2022	5/3/2022	5/2/2022	FINAL PLAT 10	Stacey Nerger	REVISIONS REQUIRED	
Notes: See Planning Comments 3rd Referral within the attachments.						
4/18/2022	4/18/2022	5/2/2022	FIRE LIFE SAFETY 10	Randy Capra	REVISIONS REQUIRED	See Notes
Notes: The applicant has not added the required hydrant to the east as well as the connection to the NAPA site... as required per Planning via the annexation agreement. Address this issue.... see document named "SUB21-055 Lincoln Professional Park Filing No 1 MDP Minor Development Plat [3] Fire Life Safety Response 041822" for same comment						
4/18/2022	5/3/2022	5/2/2022	MASTER LANDSCAPE AND STREET TREE PLAN 10	Stacey Nerger	REVISIONS REQUIRED	
Notes: See Planning Comments 3rd Referral within the attachments.						
4/18/2022	6/10/2022	5/2/2022	PLAT - CIVIL 10	Alex Mestdagh	REVISIONS REQUIRED	See Memo
Notes:						
4/18/2022	5/2/2022	5/2/2022	PUBLIC SERVICE COMPANY OF COLORADO 10	Donna George	ADVISORY COMMENTS	see New Notes
Notes: PSCo acknowledges the comment response and has no additional concerns at this time.						
4/18/2022	5/3/2022	5/2/2022	SUBDIVISION AGREEMENT 10	Stacey Nerger	UNDER REVIEW	
Notes:						
11/29/2022	12/14/2022	12/13/2022	CONST PLANS - ENVIRONMENTAL 10	Robert Seacat	REVISIONS REQUIRED	See Engineering Memo
Notes:						
11/29/2022	12/20/2022	12/13/2022	CONSTRUCTION PLANS - CIVIL 10	Michael Walton	REVISIONS REQUIRED	See Engineering Memo
Notes:						



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# Project Reviews Town of Parker



11/29/2022	12/13/2022	12/13/2022	DOUGLAS COUNTY ASSESSORS OFFICE 10	Marian Woodward	NO COMMENT	
Notes:						
11/29/2022	12/20/2022	12/13/2022	DRAINAGE REPORT - CIVIL 10	Michael Walton	REVISIONS REQUIRED	See Engineering Memo
Notes:						
11/29/2022	12/22/2022	12/13/2022	FINAL PLAT 10	Stacey Nerger	REVISIONS REQUIRED	
Notes: See Planning Comments 5th Referral within the attachments.						
11/29/2022	12/22/2022	12/13/2022	MASTER LANDSCAPE AND STREET TREE PLAN 10	Stacey Nerger	REVISIONS REQUIRED	
Notes: See Planning Comments 5th Referral within the attachments.						
11/29/2022	12/20/2022	12/13/2022	PLAT - CIVIL 10	Michael Walton	ADVISORY COMMENTS	See Notes
Notes: Please continue to update the Plat documents as necessary to accommodate any plan revisions required.						
11/29/2022	12/22/2022	12/13/2022	SUBDIVISION AGREEMENT 10	Stacey Nerger	UNDER REVIEW	
Notes:						
1/24/2023	2/7/2023	2/7/2023	CONST PLANS - ENVIRONMENTAL 10	Robert Seacat	APPROVED	
Notes:						
1/24/2023		2/7/2023	CONSTRUCTION PLANS - CIVIL 10	Michael Walton		
Notes:						
1/24/2023		2/7/2023	DRAINAGE REPORT - CIVIL 10	Michael Walton		
Notes:						
1/24/2023		2/7/2023	FINAL PLAT 10	Stacey Nerger		
Notes:						



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# Project Reviews Town of Parker



1/24/2023		2/7/2023	MASTER LANDSCAPE AND STREET TREE PLAN 10	Stacey Nerger		
Notes:						
1/24/2023		2/7/2023	SUBDIVISION AGREEMENT 10	Stacey Nerger		
Notes:						
Review Group: FP GRP 10 ADD						
4/18/2022	4/28/2022	5/2/2022	PARKER WATER AND SANITATION DISTRICT 10	Drayton Sanderson	REVISIONS REQUIRED	See notes
Notes: Please provide written authorization from Town of Parker that allows the installation of the proposed water main across Lincoln Ave. PWSD will only proceed with further reviews of this project if authorization is granted and the additional fire hydrants requested by Town of Parker Life safety are called out.						
11/29/2022	12/13/2022	12/13/2022	PARKER WATER AND SANITATION DISTRICT 10	Drayton Sanderson	REVISIONS REQUIRED	See notes
Notes: Please refer to PWSD comment letter 5th referral for revisions, documents and fees required prior to plan approval.						
1/24/2023	2/2/2023	2/7/2023	PARKER WATER AND SANITATION DISTRICT 10	Drayton Sanderson	REVISIONS REQUIRED	See notes
Notes: Please refer to PWSD comment letter 6th referral and redline plans for revisions required prior to PWSD plan approval.						
Review Group: MIN DEV GRP 10						
7/28/2022	8/4/2022	8/11/2022	AZTEC CONSULTANTS INC 10	Dean Cates	NO COMMENT	
Notes:						
7/28/2022	8/22/2022	8/11/2022	CONST PLANS - ENVIRONMENTAL 10	Michael Walton	REVISIONS REQUIRED	See Stormwater Memo
Notes:						
7/28/2022	8/22/2022	8/11/2022	CONST PLANS - STORMWATER 10	Michael Walton	REVISIONS REQUIRED	See Stormwater Memo
Notes:						
7/28/2022	8/31/2022	8/11/2022	CONSTRUCTION PLANS - CIVIL 10	Alex Mestdagh	REVISIONS REQUIRED	See Memo
Notes:						



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# Project Reviews Town of Parker



7/28/2022	8/9/2022	8/11/2022	DOUGLAS COUNTY ASSESSORS OFFICE 10	Marian Woodward	REVISIONS REQUIRED	
<p>Notes:</p> <p>8/9/2022 Please be aware of the following comments and concerns:</p> <p>1. As previously indicated, the ownership signing on the plat is incorrect. According to current Assessor records, the owner of the property is Plaza Street Fund LLC, where as the owner indicated on the plat is Plaza Street Partners LLC.</p> <p>Regards, Jeremy Hirsch</p>						
7/28/2022	8/22/2022	8/11/2022	DRAINAGE REP - STORMWATER 10	Michael Walton	REVISIONS REQUIRED	See Stormwater Memo
<p>Notes:</p>						
7/28/2022	8/15/2022	8/11/2022	FINAL PLAT 10	Stacey Nerger	REVISIONS REQUIRED	
<p>Notes:</p> <p>See Planning Comments 4th Referral within the attachments.</p>						
7/28/2022	8/1/2022	8/11/2022	FIRE LIFE SAFETY 10	Randy Capra	APPROVED	
<p>Notes:</p>						
7/28/2022	8/15/2022	8/11/2022	MASTER LANDSCAPE AND STREET TREE PLAN 10	Stacey Nerger	REVISIONS REQUIRED	
<p>Notes:</p> <p>See Planning Comments 4th Referral within the attachments.</p>						
7/28/2022	8/31/2022	8/11/2022	PLAT - CIVIL 10	Alex Mestdagh	REVISIONS REQUIRED	See Memo
<p>Notes:</p>						
7/28/2022	8/15/2022	8/11/2022	SUBDIVISION AGREEMENT 10	Stacey Nerger	UNDER REVIEW	
<p>Notes:</p>						
<p>Review Group: MIN DEV GRP 10 ADD</p>						
7/28/2022	8/3/2022	8/11/2022	PARKER WATER AND SANITATION DISTRICT 10	Drayton Sanderson	REVISIONS REQUIRED	See notes
<p>Notes:</p> <p>Please refer to PWSD comment letter 4th referral for revisions required prior to PWSD utility plan approval</p>						



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# Project Reviews Town of Parker



Review Group: SUBMITTAL CHECKLIST

9/10/2021	9/22/2021	9/24/2021	COMPLETENESS REVIEW	Stacey Nerger	COMPLETED	
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Notes: