

February 25, 2022
Merrick Project No. 65120950

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

**Re: Compark Village South – 2nd Review
Tract G Sketch Plan – SUB21-073
Tract G Preliminary Plan – SUB21-074**

Dear Ms. Duncan:

Merrick & Company has reviewed the comments dated January 24, 2022, regarding the Compark Village South development. The following summarizes Merrick's responses to the comments provided by the Town of Park Development Review Division.

GENERAL PROJECT COMMENTS:

1. The Planning Division references certain sections of the Parker 2035 Master Plan, the Land Development Ordinance (LDO), and the Development Design Standards. Copies of these documents are available at:
Parker 2035 Master Plan
Land Development Ordinance
Development Design Standards
[Response: Comment noted.](#)
2. The Planning Division has made every effort to make this comment letter as comprehensive as possible. However, additional comments that have not been provided as part of this comment letter may be identified as part of future submittals, based on revisions to the project.
[Response: Comment noted.](#)
3. Please contact the referral agencies if you have questions regarding their review comment(s).
[Response: Comment noted.](#)
4. A redlined plan is included with this memorandum and includes a comprehensive detailing of comments.
[Response: Comment noted.](#)
5. Final Plans submitted to the Building Department, Engineering Department and Parker Water and Sanitation District **must be exactly the same as the approved Site Plan set.**
[Response: Comment noted.](#)

Employee Owned



5970 Greenwood Plaza Blvd
Greenwood Village, CO 80111



Tel: +1 303-751-0741



hello@merrick.com
www.merrick.com

Sketch and Preliminary Plan Project Details

1. Please reference the redlines for comments/clarification.

Response: Comment noted.

2. A Subdivision Agreement will be required with this plat. Attached to this memo is the Town's standard agreement. This standard form has been adopted by Town Council and is not available for change. Additional conditions will be added for your development and included in the final draft which will be available for review near the approval of the platting process.

Response: Comment noted.

3.

Comments Addressed: Yes No

Response:

Thank you. No response necessary.

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
- Douglas County Assessor's Office
- Town of Parker – Fire/Life Safety Division
- Intermountain Rural Electric Association (CORE) – Utility

Please keep an eye out in eTRAKiT for outstanding reviews.

- Town of Parker – Construction Plans (Environmental)
- Town of Parker – Construction Plans (Stormwater)
- Town of Parker – Construction Plans (Civil)
- Town of Parker – Construction Plans (Traffic)
- Douglas County- School District
- Town of Parker – Drainage Report (Stormwater)
- Geotechnical Report
- Public Services Company of Colorado
- Town of Parker – Sketch Plan (Civil)
- Town of Parker – Sketch Plan (Stormwater)
- Stonegate Village Metro District
- Town of Parker – Recreation
- Town of Parker – Traffic Impact Study
- Town of Parker – Drainage Report (Civil)



These comments are available on eTRAKiT. Please address accordingly.

Comment(s) Addressed: Yes No

Response:

Property Owner

Date

Project Representative

Date

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

Compark Village SF – Preliminary Plan Comments

Submittal Checklist – Completeness Review – Revisions Required – Julia Duncan

Good morning, Staff has received the site plan application for SUB21-073 & SUB21-074 Sketch & Preliminary Plan for Compark Village South Tract G. I will be the case manager for these applications. I have finalized the completeness review for this application and have several items are required in order to be deemed complete:

- See all outstanding missing items in each respective checklist.
Response: Comment noted.
- Sign and return the Charge Back Agreement (Attached) for each filing – note there is no deposit for the Charge Back Agreement at this time.
Response: Comment noted.
- Pay the review fees for both cases, which include a credit card convenience fee (fees can be paid online or send/delivered to the address below). Please wait to pay the fees until the Engineering fees have been added. I will send a separate email when those fees have been adjusted.
Response: Comment noted.

Please see the attached completeness review checklist for more information. Once all of the above information has been uploaded to the projects' files on TRAKiT, please email me so I can take the appropriate next steps. Let me know if you have any questions in the meantime. Thank you.

Prel. Plan 1st 20 – Building 10 – Advisory Comments – Randy Capra

Provide acknowledgment of the comments noted below:

- All lot specific permit applications will be verified for setbacks, utility easement encroachments and conformance to the residential design minimum requirements (the Matrix) upon application. Model townhomes cannot be constructed until curb, gutter, first lift of asphalt, fire hydrants and street signage are completed to provide proper emergency access measures.
Response: Comment noted.



- No permanent construction is allowed in the utility easements such as counterforts. This will be verified during the building permit application review for each individual lot.
[Response: Comment noted.](#)
- All construction plans must meet the most current code ordinance requirements. Please contact our office or visit our website at Building Division | Town of Parker - Official Website (parkeronline.org) to verify our most current Code Adoptions.
[Response: Comment noted.](#)
- Retaining walls greater than 4' from base of footing or bottom course requires separate building permits and plans must be stamped by qualified professional.
[Response: Comment noted.](#)
- Tiered/staggered/stepped back retaining walls all require permits no matter the height of individual wall. Please consult with planning for requirements of basement window wells located in the side yard setbacks or utility easements.
[Response: Comment noted.](#)
- Buildings in floodplain need to be satisfied by Storm Water before construction on these lots can occur.
[Response: Comment noted.](#)

Prel. Plan 1st 20 – Cherry Creek Basin Water Authority 20 – Advisory Comments – Rich Borchardt

1. The Authority's Control Regulation 72 requires construction and post construction Best Management Practices (BMPs).
[Response: Best management practices will be provided on the initial and interim&final cmbp plan.](#)
2. No exceptions taken with the proposed post construction and construction BMPs.
[Response: Comment noted.](#)
3. No further referrals to the authority are necessary for the project.
[Thank you. No response necessary.](#)

Prel. Plan 1st 20 – Comprehensive Planning 20 – Bryce Matthews

- The proposed subdivision does not conflict with the Parker 2035 Master Plan. Please continue to work with your case planner to ensure that the parks meet Town size, design and amenity requirements.
[Response: Comment noted.](#)

Prel. Plan 1st 20 – Const. Plans – Environmental – Revisions Required - Michael Walton

1. Revise CBMP plan sheet titles to reflect "Initial CBMP Plan" and "Interim/Final CBMP Plan" to match Town standard nomenclature.
[Response: These sheets have been revised with the new name nomenclature.](#)
2. Omit all existing and proposed utilities from the CBMP Drawings, except those relating to stormwater.
[Response: Existing and proposed utilities have been omitted from CMBP drawings.](#)
3. Provide arrows to indicate the direction of flow.
[Response: Arrows have been provided.](#)



4. Provide and identify Portable Toilet Protection (PTP) for the site.
Response: portable toilet protection has been shown on site near the VTC.
5. Label and identify the ratio of all slopes that are 4:1 or greater.
Response: Slopes 4:1 and grater have been identified with slopes and arrows.
6. Note 5 references the City of Loveland. Revise to reflect the appropriate municipality.
Response: The note has been revised to reference the Town of Parker.
7. Please consider directly connecting the Stabilized Staging Area (SSA) to the Vehicle Tracking Control (VTC) as shown on the Town's standard detail. This will help limit the amount of traffic which crosses disturbed areas and will help further limit tracking from the site.
Response: The SSA and VTC are now aligned along the proposed road.
8. Provide and identify Debris and Trash Control (DTC) for all adjacent paved driving surfaces on the initial plan. Provide and identify DTC for both the adjacent and on-site paved driving surfaces on the interim/final plan.
Response: DTC has been provided for the initial and interim/final erosion control sheets.
9. Please verify the appropriate inlet protection is provided at all locations. Several locations where Inlet Protection Curb on Sump (IPCOS) is provided appear to be for curb on grade inlets (IPCOG).
Response: All inlets have been shown with the appropriate protection.
10. Please verify Limits of Construction (LOC) extents. Specifically, the proposed sidewalk along the southwest extents appears to fall on the wrong side of the LOC.
Response: Limits of Construction have been extended to include proposed sidewalk as well as proposed grading that was not captured.
11. Please show the "existing" storm sewer which is proposed as a tie in for the line to the northeast.
Response: Existing storm sewer has been shown tying into the storm on the Northeast.
12. Include within the plan set all of the town's 31 CBMP Notes & Details. Specifically noted Inlet Protection for Area Inlets Not in Pavement (IPAN) and Inlet Protection for Area Inlets in Pavement (IPAP) has not provided. Please also note that the detail sheets are not in the appropriate order. Please revise sheet order so that the detail sheets are presented in the correct order through the overall plan set.
Response: All 31 CMBPs have been added.
13. Revise the Town of Parker review block to reflect the most current version provided in the Town's Roadway Design and Construction Criteria Manual (RDCCM), Appendix B. Specifically noted too many signature lines were provided and one typo where cannon was used instead of cannot in the second paragraph.
Response: The Town of Parker review block has been updated to reflect the current version.
14. Add a callout/label on all properties adjacent to the project stating that no work shall occur in these areas.
Response: All areas around the property have been updated to note that no work would occur there.



15. Add the following note to the initial and final CBMP plan sheets: "LOT PROTECTION (LP) IS REQUIRED ON ALL RESIDENTIAL LOTS PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY." INITIAL CBMP PLANS

Response: This note has been added to the initial and final CMBP sheets.

16. Replace the Sediment Control Log (SCL) perimeter control along the northern site boundary, western site boundary, and private drive boundary to the east with Silt Fence (SF). INTERIM/FINAL CBMP PLANS

Response: SCLs have been replaced with SF along the north, west, and private drive boundary.

17. Provide and identify sediment control logs (SCL) along all paved areas adjacent landscape/pervious areas where no other perimeter control measure is in place. This includes landscape islands and all pedestrian walks.

Response: Sediment control logs have been provided along the boundary between the road and the landscape area in the interim&final CMBP sheet.

18. Provide and identify Erosion Control Blanket (ECB) for any slope steeper than 4:1.

Response: Erosion control blankets have been shown on all 4:1 and greater slopes.

19. Provide and identify Seeding Mulching and Crimping (SMC) and Surface Roughening (SR) in all proposed landscaped areas. Please note this includes the areas proposed as residential lots which will need SMC and SR in the interim phase between earthwork and home building.

Response: SMC and SR have been provided in the appropriate landscaping locations and lots.

20. Provide inlet protection for all proposed inlets. Specifically noted the area inlet in the southeast corner, the area inlet in the northeast corner, and the two curb inlets on the southwest corner are all missing inlet protection.

Response: All inlets have been provided with the appropriate inlet protection.

21. Provide and identify 1 instance of Rough-Cut Street Control (RCSC) in both gutter flow lines just east of the two proposed curb inlets located at the southwest corner of the site.

Response: RSCS has been provided along the flow line east of the two proposed curb inlets.

Prel. Plan 1st 20 – Const. Plans – Stormwater – Revisions Required – Michael Walton

1. All storm sewer downstream of receiving flows from paved driving surfaces must use 18-inch minimum RCP pipe.

Response: All storm pipes have been made 18" RCP or greater.

2. Extend the proposed drainage easement to the east to connect with the drainage easement requested for the storm with the Filing 1 AMD 2 construction plans.

Response: The proposed drainage easement has been extended to match the drainage easement from storm filing 1 AMD 2 construction plans.

3. Provide and identify the minor and major storms' hydraulic grade lines on all storm sewer profiles.

Response: Minor and major hydraulic grade lines have been identified on the storm plan and profile sheets.



4. Provide the existing inverts in and out of MH 3.
[Response: Existing inverts have been provided in and out of what was previously MH3, now MH2.](#)
5. Please note Town of Parker follows CDOT standard details. Please remove any duplicate Douglas County details which are covered by the CDOT standard details to avoid any potential confusion.
[Response: Duplicate town Douglas County details have been removed and replaced with CDOT standard details.](#)
6. Provide CDOT standard details for all proposed storm sewer infrastructure. Specifically noted RCP and Type C inlet details as missing.
[Response: These standard details have been added.](#)
7. Provide the Town's standard manhole cover detail. Please reference RDCCM Appendix A for the most current version of the detail.
[Response: The town of parker standard manhole cover detail has been added.](#)

Prel. Plan 1st 20 – Drainage Report – Stormwater – Revisions Required – Michael Walton

- Plans reference Compark Village South Filing 1 Amendment 1, but the drainage report title references Filing 1 Amendment
[Response: The drainage report has been revised to match the plans "Compark Village South Filing 1 Amendment 1"](#)
- Revise to match as appropriate. 2. In the description of property section of the narrative the NRCS web soil survey is referenced in Appendix E, but the exhibit appears to be provided in Appendix A. Please revise as necessary to reflect the appropriate appendix.
[Response: "Appendix E" has been revised to reference the appropriate appendix](#)
- Please note that all flows which can be feasibly captured and conveyed to the regional detention and water quality pond should be. If it is not feasible to convey all of the site flows to the regional facility, compensatory storage will need to be provided in the regional facility for those areas which cannot be feasibly captured and conveyed there.
[Response: All on-site runoff, with the exception basin I1 \(0.63 acres\), is captured and conveyed to the regional detention and water quality pond. Due to topography of the site, all sheet flow from basin I1 will be routed as it historically has to Happy Canyon Creek.](#)
- The third paragraph of the Sub-Basin Description section of the narrative references sub-basin I1 as being conveyed to the southern forebay of the regional detention pond. Please note the description provided for I1 simply designates these flows discharging offsite as overland flows. Please provide additional information detailing how these flows are conveyed to the regional facility or revise the third paragraph to exclude this basin.
[Response: The third paragraph has been revised to "Peak storm runoff from Basin I1 will perform as it historically has, runoff will sheet flow to the southeast where it will be captured by Happy Canyon Creek."](#)
- Provide a brief description of historic flow patterns in the sub-basin description section of the narrative.
[Response: The addition of a brief description of historic flow patterns has been added into the sub-basin description section of the narrative.](#)



- Provide discussion in the Drainage Design Criteria section of the narrative on whether the proposed design is in conformance with the town's floodplain and stream preservation standards. It is anticipated that the proposed design has no impact to the floodplain or stream preservation corridor, but please directly state this in the narrative.
 Response: Narrative has been included in the Drainage Design Criteria section as requested. The Site is not located within the Happy Canyon Creek major drainageway and the proposed improvements will have no negative impact on the drainageway.
- Provide details on the allowable street capacity as well in the Hydraulic Criteria section of the narrative.
 Response: Street capacity analysis has been completed and narrative added to the Report's Hydraulic Criteria section
- Provide a variance section under the design criteria section. It does not appear that any variances are currently being requested, but please directly state this in the added section of the narrative.
 Response: A variance section has been added to the design criteria section of the report. No variance is anticipated for the proposed site improvements.
- Provide additional discussion in the Drainage Facility section of the narrative on the design of the proposed swales and provide all relevant design calculations in the appendix.
 Response: Narrative has been added to the drainage facility section pertaining to the proposed drainage swales, calculations have been provided for reference.
- In the Drainage Facility Design section of the narrative it mentions offsite public improvements potentially impacting sub-basin A-2. It states that a resolution to this issue is provided in the following section, but no additional discussion on this was noted within the report.
 Response: This comment was removed as it was never applicable to sub-basin A2 or any of the other sub-basins.
- Please directly state that the tier 3 permanent bmp water quality requirements are met by the regional facility in the water quality and maintenance section of the narrative.
 Response: Narrative has been added to the water quality and maintenance section stating that the tier 3 pbmp requirements are being met by the regional facility.
- Under the Environmental Protection Criteria General section of the narrative presence of threatened and endangered species as well as wetlands is discussed for the work provided in Happy Canyon Creek, but site-specific information is not provided. Please state whether any threatened or endangered species or wetlands are present within the area of proposed improvements specific to the proposed design of this report.
 Response: Narrative updated.
- Provide all pertinent pond design information from the CVS F2 report in the appendix.
 Response: Pertinent pond info from the CVS F2 report has been provided.
- Provide all design calculations in the appendix. Please note this includes capacity calculations for any existing infrastructure receiving flows as well.
 Response: Design Calculations have been provided



Prel. Plan 1st 20 – Fire Life Safety 20 – Revisions Required – Randy Capra

1. The submittal documents overall utility drawings are lacking the required Fire Life Safety signature block; this block is required on the cover sheet and the overall utility plan of the required utility drawings.

[Response: Fire Life Safety Signature Block has been provided on the cover sheet and utility plan.](#)

2. A fire hydrant shall be added on the east end of Deer Track Lane... locate on the east corner of lot 23.

[Response: A fire hydrant has been added on the east end of deertract lane on the east corner of lot 23.](#)

3. A fire hydrant shall be added on the east end of Bunny Hop Lane... locate on the east corner of lot 33.

[Response: A fire hydrant has been added on the east end of Bunny Hop Lane on the west corner of lot 33 due to storm sewer improvements.](#)

4. Two points of access are required to enter the new area; this is a requirement specific to the extension of Belford from Peoria to Chambers as well as two points of access for the homes proposed interior to the site. Additionally, Bunny Hop Lane is required to have connected to the private drive (for the proposed apartment complex to the east) prior to any homes being constructed on this street.

[Response: Two points of access have been provided. The private drive to the east and the existing portion of bunny hop lane road are both attached to the proposed portion of bunny hop lane road.](#)

IREA 2 0 – Revisions Required – Brooks Kaufman

- CORE Electric will require minor revision to the Preliminary Plan.

[Response: Comment noted.](#)

Prel. Plan 1st 20 – Preliminary Plan – Stormwater – Revisions Required – Michael Walton

- Provide a minimum of 7-feet from the dripline of any existing or proposed tree to the edge of any existing or proposed storm sewer infrastructure.

[Response: Refer to PCS Group response letter.](#)

Prel. Plan 1st 20 – Preliminary Plan 20 – Revisions Required – Julia Duncan

- Good morning, Staff has completed the review for Sub21-073 and Sub21-074. Attached are the Planning Division's comments and redlines for the first round of review. A copy of these documents are also available in the project file in eTRAKiT. Please note, all other reviews referenced within the comment letter can be found in eTRAKiT. If you would like to schedule time to discuss these comments in detail, please email me with times you are available, and we will get something on the calendar. If you prefer to just address the comments and resubmit, please email me when your resubmittal is made so that I can send the information out for the next review cycle. Please let me know if you have any questions. Sincerely, Julia

[Response: Comment noted.](#)

Prel. Plan 1st 20 – Public Service Company of Colorado 20 – Advisory Comments – Donna George



- 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.
[Response: Comment noted.](#)

Prel. Plan 1st 20 – Town of Parker Recreation 20 – Advisory Comments – Brett Collins

- The playground should include equipment for 2-5 and 5-12-year-olds, roofs for shade and Americans with Disabilities Act (ADA) access. Belt and tot swings should be provided to accommodate all age groups.
[Response: Refer to PCS Group response letter.](#)

Prel. Plan 1st 20 – Urban Drainage and Flood Control 20 – UDFCD

- No Eligible features proposed.
[Thank you. No response necessary.](#)

Compark Village SF – Preliminary Plan - Comments from Plan Sheets

Preliminary Plan Cover - Sheet Number 1 of 3

- Compark Village South Tract A Preliminary Plan
[Response: Preliminary plan title has been updated to Compark Village South Tract A Preliminary Plan.](#)
- Include Legal Description.
[Response: Legal description has been added to the cover sheet.](#)
- Include acreage, number of lots, and number of tracts.
[Response: acreage, number of lots, and number of tracts have been shown on the cover sheet.](#)
- Include Plan Area from PD.
[Response: Plan area from PD has been added to the cover sheet in accordance of to the examples.](#)
- Need to include Land Use Summary Tables like the below examples-please ignore redlines and just reference charts for example.
[Response: A land use summary table has been added in accordance of to the examples.](#)

Preliminary Plan Cover - Sheet 3 of 3

- Include Square Footage.
[Response: square footage has been included on all lots.](#)
- Label this tract the way you have labeled the others.
[Response: Tract k has been shown and labeled accordingly.](#)
- Minimum lot width in PD is 40 feet.
[Response: minimum lot has been as it is a combination of the linear length and curved length adding to 63.1ft.](#)
- Include Acreage.
[Response: acreage of the park area has been included.](#)



- Add not included in this plat.
Response: note added.

- You can remove this.
Response: Leader has been removed.

Landscape Plans and Master Street Tree Plans – Cover Sheet – Sheet 1 of 7

- Need to include an irrigation plan.
Response: Refer to PCS Group response letter.

Landscape Plans and Master Street Tree Plans – Master Landscape Plan - Sheet 2 of 7

- On enlarged sheets need to show street lawn dimensions and sidewalk dimensions.
Response: Refer to PCS Group response letter.

Landscape Plans and Master Street Tree Plans – Landscape Note & Details - Sheet 3 of 7

- Must use Parker planting standards:
<http://www.parkeronline.org/DocumentCenter/View/400/Construction-Specifications?bidId>
Response: Refer to PCS Group response letter.

- Need to include a chart of linear street frontage of all streets and show breakdown of 1 tree per 40 linear feet, The requested tree totals need to show compliance with these requirements.
Response: Refer to PCS Group response letter.

- Need to show percentage of evergreen trees to overall trees.
Response: Refer to PCS Group response letter.

- Provide percentage to required landscape area.
Response: Refer to PCS Group response letter.

- Need to include a chart to show tree totals, shrub totals, and grass totals.
Response: Refer to PCS Group response letter.

Landscape Plans and Master Street Tree Plans – Landscape Area 2 - Sheet 5 of 7

- Show park acreage and sf. What else is happening in these areas? These are huge areas of sod.
Response: Refer to PCS Group response letter.

Landscape Plans and Master Street Tree Plans – Landscape Area 3 - Sheet 6 of 7

- Show dimension of pathways.
Response: Refer to PCS Group response letter.
- What else is happening in these areas? These are huge areas of sod.
Response: Refer to PCS Group response letter.

Park Facilities Master Plans and Construction Plans – Cover Sheet – Sheet 1 of 4

- Need to include irrigation plan.
Response: Refer to PCS Group response letter.
- Include Park acreages/sf in chart.
Response: Refer to PCS Group response letter.



Park Facilities Master Plans and Construction Plans – Site Enlargement – Sheet 3 of 4

- Dog waste stations shall be provided at all pedestrian access points into the park, with a minimum of three (3) per park.
[Response: Refer to PCS Group response letter.](#)
- What is shelter capacity?
[Response: Refer to PCS Group response letter.](#)
- Include an additional chart showing how many of each amenity is provided and how the additional amenities meet your park points requirements from 13.07.140A.
[Response: Refer to PCS Group response letter.](#)

Compark Village SF – Sketch Plan Comments

Submittal Checklist – Completeness Review – Completed – Julia Duncan

Good morning, Staff has received the site plan application for SUB21-073 & SUB21-074 Sketch & Preliminary Plan for Compark Village South Tract G. I will be the case manager for these applications. I have finalized the completeness review for this application and have several items are required in order to be deemed complete:

- See all outstanding missing items in each respective checklist
[Response: Comment noted.](#)
- Sign and return the Charge Back Agreement (Attached) for each filing – note there is no deposit for the Charge Back Agreement at this time.
[Response: Comment noted.](#)
- Pay the review fees for both cases, which include a credit card convenience fee (fees can be paid online or send/delivered to the address below). Please wait to pay the fees until the Engineering fees have been added. I will send a separate email when those fees have been adjusted.
[Response: Comment noted.](#)

Please see the attached completeness review checklist for more information. Once all of the above information has been uploaded to the projects' files on TRAKiT, please email me so I can take the appropriate next steps. Let me know if you have any questions in the meantime. Thank you. 12/27/2021 3:59:07 PM Outstanding items submitted.

Sketch 1st 20 – Building 20 – Advisory Comments – Randy Capra

Provide acknowledgment of the comments noted below:

- All lot specific permit applications will be verified for setbacks, utility easement encroachments and conformance to the residential design minimum requirements (the Matrix) upon application. Model townhomes cannot be constructed until curb, gutter, first lift of asphalt, fire hydrants and street signage are completed to provide proper emergency access measures.
[Response: Comment noted.](#)
- No permanent construction is allowed in the utility easements such as counterforts. This will be verified during the building permit application review for each individual lot.
[Response: Comment noted.](#)



- All construction plans must meet the most current code ordinance requirements. Please contact our office or visit our website at Building Division | Town of Parker - Official Website (parkeronline.org) to verify our most current Code Adoptions.
[Response: Comment noted.](#)
- Retaining walls greater than 4' from base of footing or bottom course requires separate building permits and plans must be stamped by qualified professional.
[Response: Comment noted.](#)
- Tiered/staggered/stepped back retaining walls all require permits no matter the height of individual wall.
[Response: Comment noted.](#)
- Please consult with planning for requirements of basement window wells located in the side yard setbacks or utility easements.
[Response: Comment noted.](#)
- Buildings in floodplain need to be satisfied by Storm Water before construction on these lots can occur.
[Response: Comment noted.](#)

Sketch 1st 20 – Cherry Creek Basin Water Quality Authority 20 – Advisory Comments – Rich Borchardt

1. The Authority's Control Regulation 72 requires construction and post construction Best Management Practices (BMPs).
[Response: Comment noted.](#)
2. No exceptions taken with the proposed post construction and construction BMPs
[Response: Comment noted.](#)
3. No further referrals to the authority are necessary for the project.
[Thank you. No response necessary.](#)

Sketch 1st 20 – Comprehensive Planning 20 – Advisory Comments – Bryce Matthews

- The proposed subdivision does not conflict with the Parker 2035 Master Plan. Please continue to work with your case planner to ensure that the parks meet Town size, design and amenity requirements.
[Response: Comment noted.](#)

Sketch 1st 20 – Const. Plans – Environmental – Michael Walton

- Engineering comments deferred to preliminary plan review. Please see application SUB21-074 for comments.
[Response: Comment noted.](#)

Sketch 1st 20 – Const. Plans – Stormwater – Michael Walton

- Engineering comments deferred to preliminary plan review. Please see application SUB21-074 for comments.
[Response: Comment noted.](#)

Sketch 1st 20 – Drainage Report – Stormwater – Michael Walton



- Engineering comments deferred to preliminary plan review. Please see application SUB21-074 for comments.
[Response: Comment noted.](#)

Sketch 1st 20 – Fire Life Safety 20 – Revisions Required – Randy Capra

- The submittal documents overall utility drawings are lacking the required Fire Life Safety signature block; this block is required on the cover sheet and the overall utility plan of the required utility drawings.
A fire hydrant shall be added on the east end of Deer Track Lane... locate on the east corner of lot 23.
[Response: The fire Life safety signature block has been added to cover sheets and overall utility plans. A fire hydrant has also been added on the east end of lot 23.](#)

- A fire hydrant shall be added on the east end of Bunny Hop Lane... locate on the east corner of lot 33.
[Response: A fire hydrant has been added to the east end of lot 33.](#)

- Two points of access are required to enter the new area; this is a requirement specific to the extension of Belford from Peoria to Chambers as well as two points of access for the homes proposed interior to the site.
[Response: Two access points have been provided. One to the east connecting to the private drive and to the west connecting to the existing bunny hop lane drive.](#)

- Additionally, Bunny Hop Lane is required to have connected to the private drive (for the proposed apartment complex to the east) prior to any homes being constructed on this street.
[Response: Bunny Hop Lane Road will be connected to the private drive to the east.](#)

Sketch 1st 20 – IREA 20 – Revisions Required – Brooks Kaufman

- The applicant will be required to make minor revisions to the sketch plan.
[Response: acknowledged](#)

Sketch 1st 20 – Public Service Company of Colorado 20 – Advisory Comments – Donna George

- 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.
[Response: Comment noted.](#)

Sketch 1st 20 – Sketch Plan – Stormwater - Michael Walton

- Engineering comments deferred to preliminary plan review. Please see application SUB21-074 for comments.
[Response: Comment noted.](#)

Sketch 1st 20 – Sketch Plan 20 – Revisions Required – Julia Duncan

- Good morning, Staff has completed the review for Sub21-073 and Sub21-074. Attached are the Planning Division's comments and redlines for the first round of review. A copy of these documents are also available in the project file in eTRAKiT. Please note, all other reviews referenced within the comment letter can be found in eTRAKiT. If you would like to schedule time to discuss these comments in detail, please email me with times you are available, and we will get something on the calendar. If you prefer to just address the comments and resubmit, please email me when your resubmittal is made so that I can send the information out for the next review cycle. Please let me know if you have any questions. Sincerely, Julia



Response: Comment noted.

Sketch 1st 20 – Urban Drainage and Flood Control 20 – UDFCD

- No eligible features proposed.
Thank you. No response necessary.

Compark Village SF – Sketch Plan - Comments from Plan Sheets

Compark Village South – Tract G – Illustrative Site Plan - PCS Group

- What else is happening in these areas? These are huge areas of sod.
Response: Refer to PCS Group response letter.

Compark Village SF – Preliminary Plan - Comments Aztec comments

Compark Village South – Tract G- Existing Conditions Map

- For tract a this should be an arc length of 251.31
Response: Arc length has been appropriately labeled with an arc length of 251.31
- For tract A, this bearing should be n74-00-24e per the filing 1 amendment 1 plat by merrick – all the other bearings and distances on the boundary seem to match the plat except noted.
Response: The bearing has been updated to show it as n74-00-24e.
- For tract a, this distance should be 187.94 per the filing amendment 1 plat by merrick.
Response: The distance has been updated to show 187.94’.
- For tract a this distance should be 194.88 per the filing 1 amendment 1 plat by merrick.
Response: The distance has been updated to show 187.94’.

Compark Village SF – Preliminary Plan - Comments Aztec comments

Compark Village South – Tract G- preliminary plan Exhibits

- This ROW line should be a straight line – see the filing 1 amendment 1 plat or the filing 2 amendment 1 plat.
Response: The lot lines have been updated to reflect that the lines are straight.
- The bearing and distances shown here on the south side of deertrack lane do not match the existing conditions map submitted or the filing 1 amendment 1 plat – there should not be an angle point at each lot as you are showing now.
Response: the bearing and distances have been updated to reflect the existing conditions ,ap submitted as well as the filing 1 amendment 1 plat.
- Per the existing conditions map and the filing 1 amendment and the filing 2 amendment 1 plat this should be 777.5’ radius.
Response: The radius has been updated to be 777.5’ Per the existing conditions map and the filing 1 amendment and the filing 2 amendment 1 plat.
- With different bearings on the north line and the south line of all these lots the side lot distance can’t be 110’.
Response: The angle issue has been resolved making this length 110’.
- If the street ROW width is to be 55’ there should not be an angle point at each lot on this side of the street.
Response: The angle issue has been resolved making the ROW width acceptable at 55’.

Compark Village SF – Preliminary Plan – Core Comments

Compark Village South – Tract G- SUB21-074

- 10 UE Required



- Response: 10 UE has been added to drawing.
- 10 UE Required
Response: 10 UE has been added to drawing.
- 10 UE Required
Response: 10 UE has been added to drawing.
- 10 UE Required
Response: 10 UE has been added to drawing.
- 10 UE Required
Response: 10 UE has been added to drawing.
- Remove 10' from Lot
Response: 10 UE has been removed.
- Remove 10' from Lot
Response: 10 UE has been removed.
- Remove 10' from Lot
Response: 10 UE has been removed.
- Remove 10' from Lot
Response: 10 UE has been removed.

Compark Village SF – Preliminary Plan – Core Comments

Compark Village South – Tract G- SUB214-073

- 10 UE Required
Response: 10 UE has been added to drawing.
- 10 UE Required
Response: 10 UE has been added to drawing.

Compark Village SF – Preliminary Plan – Engineering Memo R1

Compark Village South – Tract G- General Comments

- A comprehensive review of the plans and technical reports will be conducted at final plat stage. The purpose of engineering review at Sketch and Preliminary is to prevent significant changes to the site layout at final plat stage. Please expect additional, and more technical specific comments during the final plat review.
Response: Refer to PCS Group response letter.
- Please note that the developer will be required to meet all conditions outlined in the Annexation Agreement.
Response: Refer to PCS Group response letter.

Compark Village South – Tract G- Construction Plans

- The graphic scale does not appear to be correct on Sheet C4.4. Please ensure scales on all sheets are correct on future submittals.
Response: graphic scale has been corrected to reflect the view port.
- Update the Town's engineering signature block. This has been provided the eTrakit.
Response: The town's engineering block has been updated on all sheets.
- Prior to the next submittal, coordinate with the Town on the asphalt width of the public-private road transition on Bunny Hop Lane. The Town would prefer that the asphalt width be reduced at an intersection. If this is not possible, adequate signage will need to be provided and the Town may require the roadway width transition be on private property.
Response: In speaking with Town staff, the ROW of Bunny Hop Lane will end at the eastern side of Lot 33, and a access easement will be provided for the connection that will be maintained by the HOA.
- Provide "private Road No Town Maintenance Signs" at the right-of-way transition to private on Bunny Hop Lane.



Response: Private road no maintenance signs have been noted on the signage and striping sheet.

- Some sheets callout Bunny Hop Lane as Bunny Hop Lane Road.
Response: All notes of bunny hop lane road have been updated to bunny hop lane.
- Remove asphalt sections from construction plans for public roads. The pavement design will be determined via a Geotechnical investigation. The pavement design must be reviewed and approved by the Town prior to any roadway construction.
Response: asphalt sections have been removed.

We hope we have adequately addressed your comments. If you have any questions, or need further clarification concerning the resubmitted plans, please don't hesitate to give me a call at 303-353-3695.

Respectfully submitted,
MERRICK & COMPANY

Kristopher K. Wiest, PE
Project Manager

