

April 22, 2022
Merrick Project No. 65120950

Julia 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 March 29, 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.

Compark Village SF – Preliminary Plan Comments

Cover Sheet

- Keep decimal points to the 100th place and consistent across all charts/sheets/usages
[Response: Revised as noted for consistency.](#)
- If this is Tract A1, it should be 1.23. All sheets need to be consistent.
[Response: Revised sheets/charts as needed for consistency.](#)
- Doesn't match Tract A below which states 53,759.7 or what is shown for this area on the landscape plan.
[Response: Charts/sheets revised as needed to be consistent.](#)
- Why do the acreages and square footages in these two parks differ?
[Response: Charts/sheets revised as needed to be consistent.](#)
- 7.69 acres is the entirety of the Tract you are subdividing. This should show the size of the 3 new tracts you are creating and corresponding acreage.
[Response: Revised chart to reflect the proposed tracts to be created, not the tract that is being subdivided.](#)

Preliminary Plan Exhibit

- Include acreage for Tracts A2 and A3.
[Response: Acreage added for Tracts A2 & A3 along with additional tracts created by the shifting of park space and open space.](#)

Employee Owned



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Prel. Plan 2nd 20 – Building 10 – Advisory Comments – Randy Capra

Provide acknowledgment of the comments noted below:

- Should the east end of Bunny Hop be constructed prior to the access connection on the east end of the project being constructed, an approved turn around will be required for this location. This turn around shall be constructed to withstand the weight bearing requirements of an 80000 rig and have curb, gutter and asphalt installed.

Response: Comment noted. While we anticipate the development on the adjacent lot to be completed first, plans have been updated to reflect the same turn around proposed for the adjacent development in case this project is built before.

Prel. Plan 2nd – Const. Plans – Environmental – Revisions Required - Michael Walton

1. Please Switch the order of Sheets C5.5 and C5.6 so that the Lot Protection and Rough Cut Street Control detail sheets are provided in order within the plan set.

Response: Revised order of sheets.

2. Provide & identify inlet protection for the existing inlet which will receive flows from the proposed sale at the SW extents of site.

Response: Provided.

3. Provide and identify one instance of RCSC between the high point and the western site entrance.

Response: Provided

4. Provide perimeter control along the extents of the LOC for the sale grading along the SW extents of the site.

Response: Provided

5. Calculations for a TSB appear to be provided in the NW corner of the site by not TSP block or label was provided. Please also provide a Diversion Ditch along the northern extents of the site to optimize the area controlled by the TSB.

Response: Revised to show TSB and requested DDs.

6. Provide a 2nd VTC at the eastern entrance. Alternatively, provide construction fence or silt fence along this entrance to limit access and limit tracking concerns.

Response: SF added since this will not be a construction entrance at this time.

7. Provide & identify SCL along the paved areas adjacent landscape/pervious areas where not other perimeter control measures are in place.

Response: SCL added.

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

1. Please note several of the structure blocks are missing from the profiles. Please revise.

Response: Storm PnPs revised.

2. Please note that the minor storm for the residential site is the 2 yr event rather than the 5 year.

Response: Noted. Design revised accordingly.

3. The pipe between Type C Inlet 1 and Inlet 1 Type R is miscoded to represent an invert into the Type C rather than out. Revised network to reflect appropriate direction.

Response: Revised.



4. Provide a minimum of 0.20 ft drop between inverts.
[Response: Revised.](#)
5. Please note duplicate labels were provided for Inlet 2 in profile.
[Response: Duplicate labels removed.](#)
6. Please note MH3 is mislabeled as MH2 in profile view.
[Response: Profile view revised to reflect correct labels.](#)
7. The proposed invert into MH3 is lower than the existing invert out of MH3. Please revise so that any invert into a structure is a min 0.2-ft above the outlet invert.
[Response: Revised.](#)

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

- The Prelim plan app reference CVS Flg 1, Amd 3, but report references Amd. 1. Please revise.
[Response: Drainage Report has been revised.](#)
- Please note while I1 has been left to follow historic flow paths, detention calcs for the regional facility still assumed this area is being routed to the facility for flood control. This in turn increases the allowable release rate from the pond above what it would be if this area had not be accounted for within the detention calcs. Due to this, compensatory storage in compliance with SDECM will be needed.
[Response: The grading for this basin has been revised to flow to an area inlet, that will be piped to the regional facility to avoid the need for compensatory storage and to remain in general compliance with the master reports.](#)
- Please note that for residential design, the minor storm is the 2 year event rather than the 5 year.
[Response: Calculations have been revised to reflect the 2-year event.](#)
- Discussion on wetlands and threatened & endangered species was removed from the EPC section of the narrative. Please add back in.
[Response: Discussion updated and placed back in report.](#)
- Provide approx. site extents on the FIRMETTE provide in the appendix.
[Response: Approx site extents added to FIRMETTE.](#)

CORE – Revisions Required – Brooks Kaufman

- Revised Utility Easement at rear of lots 1-24 to be 10-ft at the back of each lot.
[Response: Revised rear utility easements as requested.](#)
- Remove 10-ft easement from within lots 23, 24, 25, & 33
[Response: Removed easement from specified lots.](#)
- 10-ft UE required between Property Line and Lot 25.
[Response: Provided.](#)
- 10-ft UE required adjacent to Lots 23, 24, and 33



Response: Provided.

Aztec – Revisions Required

- Updated lot line distances for lots 1-24. Should reach 110-ft not 220-ft
Response: Updated lot line distances.
- Show tract distance as these lines are not parallel.
Response: Distance added.
- Add leader for clarity
Response: Provided.

Compark Village South F1, 3rd Amend – SK/PP 2nd Review (Engineering)

Preliminary Plan

- Remove the Utility Easements shown within the proposed ROW. Utilities wishing to locate within the Town ROW can do so via a franchise agreement. The existing UE shown in the NE corner of Bunny Hop/Raccoon Trail should be described as being vacated at time of final plat
Response: UE removed from within ROW and existing easement noted per comment.
- The proposed ROW for Bunny Hop Lane should end just past the final residential lot (Lot 33). The necessary pavement transition can begin past this point and will be part of the private roadway to the east. A Public Access Easement should be shown over the private section of roadway.
Response: Plan updated to reflect the ROW end location and a PAE.
- Remove the Utility Easements shown within the proposed ROW. Utilities wishing to locate within the Town ROW can do so via a franchise agreement. The existing UE shown in the NE corner of Bunny Hop/Raccoon Trail should be described as being vacated at time of final plat
Response: UE removed from within ROW and existing easement noted per comment.
- Show typical 5-ft sidewalk and UE adjacent to Bunny Hop ROW. Additional UE can be dedicated outside of this if necessary.
Response: Plan updated per comment to show 5-ft sidewalk and 10-ft UE.

Construction Plans

- Street trees shall be located a min of seven feet from any storm sewer.
Response: Noted. Landscape plans will be updated accordingly to reflect this requirement.
- A full technical review of the plans will be performed at the Final Plat stage.
Response: Noted.

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



Kristofer K. Wiest, PE
Project Manager

