



## Development Review Division

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

### MEMORANDUM

**TO:** Cindy Myers, Century Communities  
**FROM:** Ashley Chasez, Planner I  
**DATE:** July 31, 2023  
**SUBJECT:** Compark Village South F1 AMD 3  
Review Comments 02

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:** Ashley Chasez

**EMAIL:** [achasez@parkeronline.org](mailto:achasez@parkeronline.org)

**PHONE:** 303.805.3331

#### 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. 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.**
6. The Town of Parker has implemented a naming convention for all applications. For all future documents that are uploaded to TRAKIT please ensure the submittal round is first, the name of the document is second and the name of the project is third. Staff will not refer the application out with this naming convention.  
Example: "02" or "Second Submittal"

- 7. **Prairie Dog Management:** The Town’s current land development ordinance section 13.10.250 - Prairie Dog Management requires applicants/developers to make a good faith effort to have any prairie dogs on site relocated. Documentation of this effort will be a condition of the land use application approval/site development and a certificate of compliance will be required prior to issuance of the grading permit. If relocation of the prairie dogs is not available, humane extermination may be considered. Prairie Dog management should begin as early as possible during the review process. Please coordinate with staff.
- 8. **Utility transformers:** Pursuant to section 13.10.090- Utilities of the Town of Parker Land Development Ordinance all on-site utilities serving a single use shall be placed underground. On-site utilities for the provision of service to nonresidential use(s) such as pedestals, transformers or other equipment may be placed above ground in a rear-yard or side-yard utility easement only. Transformers and other utility equipment associated with the application shall be shown on the approved Site Plan. Please work with staff to determine the correct placement for this equipment.

**Site Plan and Project Details**

- 1. **Use the proper language for a Final Plat for consistency. Listed below:**

**This plat was approved by the Town Council and/or, where applicable, the Planning Director and Director of Engineering of the Town of Parker, Colorado, on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, for filing subject to the conditions set forth by the Town Council. The dedications are hereby accepted. This approval is with the understanding that all expenses incurred with respect to required improvements for all utility services, paving, grading, landscaping, curbs, gutters, sidewalks, road lighting, road signs, flood protection devices, drainage structures and all other improvements that may be required shall be the responsibility of the subdivider and not of the Town of Parker. The responsibility for maintaining private roads, including the removal of snow accumulations, shall be with the subdivider or his or her assigns in perpetuity.**

Comment Addressed:       Yes       No

Response:

**Add an Acknowledgement Statement before the owner’s signature. List below:**

**The undersigned, being all the owners, mortgagees, beneficiaries of deeds of trust and holders of other interests of the lands described herein, hereby acknowledge that any subdivision approval obtained by the Town of Parker does not obviate said undersigned's need or responsibility to comply with the requirements of the Endangered Species Act of 1973, 16 U.S.C. §1 531, et seq., as amended, or with any other applicable federal, State or local laws or regulations.**

**(Owners/Mortgagee)**

**By: \_\_\_\_\_**

**Title: \_\_\_\_\_**

**ATTEST:**

\_\_\_\_\_  
**Secretary**

Subscribed and sworn to before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by\* (name printed).

**WITNESS my hand and official seal.**

\_\_\_\_\_  
**Notary Public**

**My commission expires:** \_\_\_\_\_

Comment Addressed:       Yes       No

Response:

**2. Please send me the information to fill in the following blanks on the SIA:**

**Notice to Developer:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Comment Addressed:       Yes       No

Response:

**3. Include the proper language for the Planning Commission signature block. Also add date of Planning Commission Approval. Listed below:**

**The Preliminary Plan for this plat was reviewed by the Planning Commission on (date).**

\_\_\_\_\_  
**(Signature)**

**Planning Director,  
on behalf of the Planning Commission**

Comment Addressed:       Yes       No

Response:

**OUTSIDE REFERRAL AGENCY COMMENTS**

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

- Town of Parker – Civil (Construction Plans)
- Town of Parker – Civil (Drainage Report)
- Town of Parker – Fire Life & Safety
- Douglas County Assessors Office
- IREA
- Plat – Civil

*Please keep an eye out in eTRAKiT for the comment to the following reviews:*

- Meridian Metro District and HOA

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.

Comment(s) Addressed:       Yes       No

Response:

\_\_\_\_\_  
Property Owner

\_\_\_\_\_  
Date

\_\_\_\_\_  
Project Representative

\_\_\_\_\_  
Date



# Project Reviews Town of Parker

**Project Number: SUB23-006**

Description: **Compark Village South F1 AMD 3**

Applied: **2/28/2023**

Approved:

Site Address:

Closed:

Expired:

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

Status: **UNDER REVIEW 2**

Applicant: **Cindy Myers**

Parent Project: **SUB21-074**

Owner: **Carl Nelson**

Contractor: **Jeremy Baynes**

Details:

**The applicant, Century Communities, is proposing a Final Plat for 33 single family detached lots, parks space and open space. The site is located south of the future Belford Avenue west of Chambers.**

### LIST OF REVIEWS

SENT DATE	RETURNED DATE	DUE DATE	TYPE	CONTACT	STATUS	REMARKS
Review Group: ALL						
3/1/2023	3/13/2023	3/9/2023	COMPLETENESS REVIEW	Ashley Chasez	REVISIONS REQUIRED	
Notes: Applicant was missing a supporting document. I have emailed them to upload it Hello Cindy, I am reaching out to update you on your Final Plat application, Compark Village South F1 AMD 3. I have been reviewing your application to make sure that all of the supporting documents are present. I did find one issue with the items that have been uploaded. The Title Commitment document that you uploaded to TRAKIT is coming up as a blank page. Can you please reupload? Once we get a good copy we can move forward with your application. Thank you,						
3/13/2023	3/14/2023	3/27/2023	COMPLETENESS REVIEW	Ashley Chasez	COMPLETED	
Notes:						
Review Group: AUTO						
2/28/2023			ENGINEERING ADMINISTRATIVE	Tom Williams		
Notes:						
2/28/2023	4/12/2023	3/15/2023	LAND USE COMPLETENESS REVIEW	Alex Mestdagh	COMPLETED	
Notes:						



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# Project Reviews Town of Parker



Review Group: FP 1ST 20

4/11/2023	6/16/2023	5/9/2023	ADDRESS PLAT 20	Ashley Chasez	UNDER REVIEW	01 Review 20
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Notes:

4/11/2023	4/12/2023	5/9/2023	BUILDING 20	Randy Capra	ADVISORY COMMENTS	See Notes
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Notes:

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 homes cannot be constructed until curb, gutter, first lift of asphalt, fire hydrants and street signage are completed to provide proper emergency access measures. No permanent construction is allowed in the utility easements, window well, counterforts, cantilevers, etc.; Please call for additional information. This will be verified during the building permit application review for each individual lot. All construction plans must meet the most current adopted code ordinances. Please contact our office or visit our website at Building Division | Town of Parker - Official Website ([parkeronline.org](http://parkeronline.org)) to verify our most current Code Adoptions. Buildings in floodplain need to be satisfied by Storm Water before construction on these lots can occur.

Retaining walls greater than 4' from base of footing or bottom course to top cap requires separate building permits and plans must be stamped by qualified professional engineer. Tiered/staggered/stepped back retaining walls all require permits no matter the height of individual wall. All other amenities such as park structures, pools, lighting, sprinkler clocks, etc.; will require separate commercial permits. Call for further information.

Please ensure all yards open directly to a public way or an unobstructed path of 36 inches is provided. Side yards with basement window wells leading to the front of the property will require a minimum of three-foot clearance from property line to edge of window well.

Please consult with Planning for requirements of basement window wells located in the side yard setbacks or utility easements.

Buildings in floodplain need to be satisfied by Storm Water before construction on these lots can occur.

4/11/2023		5/9/2023	CENTURYLINK COMMUNICATIONS 20	CenturyLink		01 Review 20
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Notes:

4/11/2023	4/11/2023	5/9/2023	CHERRY CREEK BASIN WATER QUALITY AUTHORITY 20	Val Endyk	ADVISORY COMMENTS	See Notes
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Notes:

The Cherry Creek Basin Water Quality Authority (Authority) acknowledges notification from the Town of Parker that the proposed development plans for SUB23-010, Looking Glass F19 have been or will be reviewed by the Town of Parker for compliance with the applicable Regulation 72 construction and post-construction requirements. Based on the Authority's current policy, the Authority will no longer routinely conduct a technical review and instead the Authority will defer to the Town of Parker's review and ultimate determination that the proposed development plans comply with Regulation 72.

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

Prior note from the Authority listed a different project.  
Please see the correction below:

The Cherry Creek Basin Water Quality Authority (Authority) acknowledges notification from the Town of Parker that the proposed development plans for SUB23-006, Compark Village South F1 AMD 3 have been or will be reviewed by the Town of Parker for compliance with the applicable Regulation 72 construction and post-construction requirements. Based on the Authority's current policy, the Authority will no longer routinely conduct a technical review and instead the Authority will defer to the Town of Parker's review and ultimate determination that the proposed development plans comply with Regulation 72.

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



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# Project Reviews Town of Parker

4/11/2023		5/9/2023	COMCAST 20	Butch Buster		01 Review 20
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Notes:

4/11/2023	5/10/2023	5/9/2023	COMPREHENSIVE PLANNING 20	Mary Munekata	COMPLETED	01 Review 20. See Notes.
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Notes:  
The proposed Compark Village South F1 AMD3 Final Plat does not conflict with the Parker 2035 Master Plan.



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# Project Reviews Town of Parker



4/11/2023	5/8/2023	5/9/2023	CONST PLANS - ENVIRONMENTAL	Robert Seacat	REVISIONS REQUIRED	01 Review 20 See Engineering Memo and Notes
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**Notes:**

SUB23-006 - Compark Village South F1 A3 – 1st ENVIRONMENTAL REVIEW, 5-8-23

**GENERAL COMMENTS**

Please note that a CBMP Estimate will be required and reviewed with the Grading Permit after all CBMP comments have been addressed and the final site plan is near approval.

1. Please add a note stating – “THE VTC PAD FOR A CWA DOES NOT NEED TO CONFORM TO THE FORMAL VTC DETAIL”.
2. Please add a note stating – “THE TRUE LOCATION OF THE CWA MAY BE DETERMINED BY THE TOWN AND THE ECS”.
3. Please add a note stating – “LOT PROTECTION (LP) IS REQUIRED ON RESIDENTIAL LOTS WHEN COMPLETION OF LANDSCAPING IS NOT POSSIBLE and PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.”
4. Please add a note stating – “THE TRUE LOCATION OF THE PORTABLE TOILET PROTECTION (PTP) MAY BE DETERMINED BY THE TOWN AND THE ECS”.
5. Please add a note stating – “MASONRY WORK PROTECTION IS REQUIRED FOR CONSTRUCTION OF BUILDINGS”.
6. Please add a note stating – “ANY ONSITE BULK FUEL STORAGE REQUIRES A FIRE LIFE SAFETY PERMIT FROM THE TOWN OF PARKER PRIOR TO INSTALLATION”. Contact Randy Capra at 303-805-3136 or rcapra@parkeronline.org for FLS Permit questions.
7. Please 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.”
8. Provide and identify inlet protection (IPCOS) for the Inlet located on the north side of the intersection at Raccoon Trail Way and Deertrack Lane.
9. Please label and identify the ratio of all slopes that are 4:1 or steeper. Please note, the Town does not allow any permanent slopes steeper than 3:1.
10. Please show the 3 pages of the Legend of Keys/Symbols to correspond to the Town’s 27 CBMP Details directly after the Final Erosion Control plan sheet (1st). Please show the 4 pages of CBMP General Notes directly after the Legend of Keys/Symbols (2nd). Please show the 64 pages of CBMP Details in alphabetical order directly after the CBMP General Notes (3rd).
11. Include silt fence (SF) perimeter controls for the southeast corner of site. Specifically, on the south border of the site, starting at the east corner and going west 150 feet.
12. Note #4 on the Erosion Control Plan Sheets needs the correct date of October 2013, not February 2005.

**INITIAL CBMP PLANS**

13. Please show jersey barriers or construction fence along the sides of the VTC to assure use of the entire 50-foot pad.

**INTERIM/FINAL CBMP PLANS**

14. Add Sidewalk Transition Protection (STP) to all ADA ramps during the Interim Phase.
15. Show Masonry Work Protection (MWP) on the plans in two locations for construction of the buildings.
16. Sediment Control Log (SCL) is required at back of curb and back of sidewalk immediately after installation of asphalt in roadways and parking areas. This includes landscape islands and all pedestrian walks. Please provide and identify on the plans where needed. Note: if tree lawn/landscape areas are graded to final grade, Erosion Control Blanket (ECB) may be used to cover the entire tree lawn/landscape area instead of using SCL at back of sidewalk/curb.
17. Provide and identify inlet protection (IPAN) for the Inlet Not In Pavement located on the far east edge of the site.
18. Provide and identify Debris and Trash Control (DTC) for the interim phase along all proposed paved driving surfaces internal to the site.
19. Please provide a minimum of one callout of both Seeding Mulching and Crimping (SMC) and Surface Roughening (SR) in all tracts proposed to be left landscaped in the final condition. Alternatively provide one label for each within each viewport and provide a hatch to define the overall extents.



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# Project Reviews Town of Parker



4/11/2023	5/8/2023	5/9/2023	CONSTRUCTION PLANS - CIVIL	Michael Walton	REVISIONS REQUIRED	See Engineering Memo
Notes:						
4/11/2023		5/9/2023	CONSTRUCTION PLANS - TRAFFIC	Alex Mestdagh		01 Review 20
Notes:						
4/11/2023	5/8/2023	5/9/2023	DOUGLAS COUNTY ASSESSORS OFFICE 20	Marian Woodward	REVISIONS REQUIRED	01 Review 20
Notes: Please be aware of following comments and concerns: - The "LAND SUMMARY TABLE" on the plat shows different ownership from the current owner. Deeds will need to be recorded changing ownership per not dedicated on plat. Regards, Mark Rankin						
4/11/2023		5/9/2023	DOUGLAS COUNTY ENGINEERING DIVISION 20	DC Referrals		01 Review 20
Notes:						
4/11/2023	5/3/2023	5/9/2023	DOUGLAS COUNTY PLANNING SERVICES DIVISION 20	DC Referrals	ADVISORY COMMENTS	01 Review 20
Notes: Addressing Comments: The street names and suffixes as shown on the plat are approved and have been reserved for use within this subdivision (BUNNY HOP LANE, DEERTRACK LANE).  Proposed addresses are shown. Proposed addresses are not to be used for any purpose other than for plan review until after this project is approved. Proposed addresses are subject to changes as necessary for 911 dispatch and life safety purposes.  Addresses are recorded by Douglas County following all necessary approvals. Contact DCAddressing@douglas.co.us or 303.660.7411 with questions.						
4/11/2023		5/9/2023	DOUGLAS COUNTY SCHOOL DISTRICT RE1 20	Shavon Caldwell		01 Review 20
Notes:						
4/11/2023	5/8/2023	5/9/2023	DRAINAGE REPORT - CIVIL	Michael Walton	REVISIONS REQUIRED	See Engineering Memo
Notes:						
4/11/2023	4/18/2023	5/9/2023	ECONOMIC DEVELOPMENT 20	Weldy Feazell	NO COMMENT	01 Review 20
Notes:						



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# Project Reviews Town of Parker



4/11/2023	6/16/2023	5/9/2023	FINAL PLAT 20	Ashley Chasez	REVISIONS REQUIRED	01 Review 20
Notes: See redlines on final plat						
4/11/2023	4/12/2023	5/9/2023	FIRE LIFE SAFETY 20	Randy Capra	REVISIONS REQUIRED	See notes
Notes: See response letter, provide a written response either noting, acknowledging, or addressing the issue specifically when responding.						
4/11/2023	5/5/2023	5/9/2023	FLOODPLAIN DEVELOPMENT PLAN	Michael Walton	ADVISORY COMMENTS	See Notes
Notes:						
4/11/2023	5/9/2023	5/9/2023	IREA 20	Brooks Kaufman	REVISIONS REQUIRED	01 Review 20
Notes: CORE will require utility access to be added as use in Tract A-5. In addition require the following language be added to the plat notes. No improvements that conflict with or interfere with construction, maintenance or access to utilities shall be placed within the utility easements. Prohibited improvements include, but are not limited to, permanent structures, buildings, counter-forts, decks, stairs, window wells, air conditioning units, retaining walls/components and other objects that may interfere with the utility facilities or access, use and maintenance thereof. Prohibited improvements may be removed by the entities responsible for providing the utility services. The owners of the property subject to or adjacent to the utility easements shown herein are responsible for the maintenance and operation of such areas, which does not include utility lines and related facilities. When the owner(s) or adjacent owners fail to adequately maintain such utility easements, including the removal of prohibited improvements, the maintenance, operation, reconstruction and removal shall be at the cost of the owner(s). The utility easements as shown hereon are hereby dedicated for public utilities, cable communication systems fiber and other purposes as shown hereon. The entities responsible for providing the utility services for which the easements are established are hereby granted the perpetual right of ingress and egress from and to adjacent properties for installation, maintenance and replacement of utility lines and related facilities.						
4/11/2023	6/16/2023	5/9/2023	LANDSCAPE COST ESTIMATE 20	Ashley Chasez	REVISIONS REQUIRED	01 Review 20
Notes: See memo for direction for the Landscape cost estimates.						
4/11/2023	6/16/2023	5/9/2023	MASTER LANDSCAPE AND STREET TREE PLAN 20	Ashley Chasez	REVISIONS REQUIRED	01 Review 20
Notes:						
4/11/2023	5/2/2023	5/9/2023	PLANNING COUNTER 20	Jeff Miller	NO COMMENT	01 Review 20
Notes:						
4/11/2023	5/8/2023	5/9/2023	PLAT - CIVIL	Michael Walton	REVISIONS REQUIRED	See Engineering Memo
Notes:						



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# Project Reviews Town of Parker



4/11/2023		5/9/2023	POLICE 20	Greg Epp		01 Review 20
Notes:						
4/11/2023		5/9/2023	PSCO RESIDENTIAL SUBDIVISIONS 20	Xcel Energy		01 Review 20
Notes:						
4/11/2023	5/4/2023	5/9/2023	PUBLIC SERVICE COMPANY OF COLORADO 20	Donna George	REVISIONS REQUIRED	please see attached
Notes: please see attached						
4/11/2023		5/9/2023	SOUTH METRO FIRE 20	South Metro Fire		01 Review 20
Notes:						
4/11/2023	6/16/2023	5/9/2023	SUBDIVISION AGREEMENT 20	Ashley Chasez	REVISIONS REQUIRED	01 Review 20
Notes: See memo for information needed to start drafting the SIA.						
4/11/2023		5/9/2023	SURVEY - BASELINE 20	Baseline		01 Review 20
Notes:						
4/11/2023	5/22/2023	5/9/2023	TOWN OF PARKER RECREATION 20	Brett Collins	NO COMMENT	01 Review 20
Notes:						
4/11/2023		5/9/2023	TRAFFIC IMPACT STUDY			01 Review 20
Notes:						
4/11/2023	5/8/2023	5/9/2023	TRAFFIC IMPACT STUDY - CIVIL	Michael Walton	NO COMMENT	01 Review 20
Notes: Traffic impact study previously approved as part of the master development application. Please see preliminary plan review.						
4/11/2023	5/10/2023	5/9/2023	URBAN DRAINAGE AND FLOOD CONTROL 20	UDFCD	NO COMMENT	01 Review 20
Notes: We have no comments on the referenced project but appreciate the opportunity to work on this referral with you.						



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# Project Reviews Town of Parker



Review Group: FP 1ST 20 ADD

4/11/2023		5/9/2023	E-470 PUBLIC HIGHWAY AUTHORITY 20	Peggy Davenport		01 Review 20
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Notes:

4/11/2023		5/9/2023	MERIDIAN METRO DISTRICT AND HOA 20	Randy Gabriel		01 Review 20
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Notes:

Review Group: FP 2ND 15

6/29/2023		7/21/2023	ADDRESS PLAT 15			
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Notes:

6/29/2023	7/21/2023	7/21/2023	BUILDING 15	Randy Sale	APPROVED	SEE NOTES
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Notes:

We highly encourage a Building pre-application meeting before applying for the required SFD Master Plan reviews to discuss MEP's, energy, structural, architectural, etc... Please visit our website for all plan submittal requirements: Plan Review | Town of Parker - Official Website ([parkeronline.org](http://parkeronline.org)), and our most current code adoptions.

General Building Division comments:

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 homes cannot be constructed until curb, gutter, first lift of asphalt, fire hydrants and street signage are completed to provide proper emergency access measures.

6/29/2023	6/30/2023	7/21/2023	CHERRY CREEK BASIN WATER QUALITY AUTHORITY 15	Val Endyk	ADVISORY COMMENTS	See Notes
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Notes:

The Cherry Creek Basin Water Quality Authority (Authority) acknowledges notification from the Town of Parker that the proposed development plans for SUB23-006, Compark Village South F1 AMD 3 have been or will be reviewed by the Town of Parker for compliance with the applicable Regulation 72 construction and post-construction requirements. Based on the Authority's current policy, the Authority will no longer routinely conduct a technical review and instead the Authority will defer to the Town of Parker's review and ultimate determination that the proposed development plans comply with Regulation 72.

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

6/29/2023	7/17/2023	7/21/2023	CONST PLANS - ENVIRONMENTAL 15	Robert Seacat	APPROVED	
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Notes:

6/29/2023	7/19/2023	7/21/2023	CONSTRUCTION PLANS - CIVIL 15	Michael Walton	REVISIONS REQUIRED	See Engineering Memo
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Notes:



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# Project Reviews Town of Parker



6/29/2023	7/24/2023	7/21/2023	DOUGLAS COUNTY ASSESSORS OFFICE 15	Marian Woodward	REVISIONS REQUIRED	
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Notes:  
7/24/2023 Please be aware of the following comments and concerns:

- There does not appear to be dedication for any of the tracts. Please provide a plat note indicating the tracts will be conveyed by separate document.

Regards,  
Jeremy Hirsch

6/29/2023	7/14/2023	7/21/2023	DOUGLAS COUNTY PLANNING SERVICES DIVISION 15	DC Referrals	ADVISORY COMMENTS	
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Notes:  
Addressing Comments:  
The street names and suffixes as shown on the plat are approved and have been reserved for use within this subdivision (BUNNY HOP LANE, DEERTRACK LANE).

Proposed addresses are shown. Proposed addresses are not to be used for any purpose other than for plan review until after this project is approved. Proposed addresses are subject to changes as necessary for 911 dispatch and life safety purposes.

Addresses are recorded by Douglas County following all necessary approvals. Contact DCAddressing@douglas.co.us or 303.660.7411 with questions.

6/29/2023	7/19/2023	7/21/2023	DRAINAGE REPORT - CIVIL 15	Michael Walton	REVISIONS REQUIRED	See Engineering Memo
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Notes:

6/29/2023		7/21/2023	FINAL PLAT 15	Ashley Chasez		
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Notes:

6/29/2023	7/5/2023	7/21/2023	FIRE LIFE SAFETY 15	Randy Capra	REVISIONS REQUIRED	See Notes
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Notes:  
The applicant shall respond fully (in writing) to the response letter and provide missing documents; response letter is named "SUB23-006 Compark Village South F1 AMD 3 Final Plat [2] Fire Life Safety Response Ltr 070523" and this letter has been uploaded to the application in both a PDF format and a word document.

6/29/2023	7/19/2023	7/21/2023	FLOODPLAIN DEVELOPMENT PLAN 15	Michael Walton	NOT APPLICABLE	
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Notes:

6/29/2023	7/19/2023	7/21/2023	IREA 15	Brooks Kaufman	DENIED	see previous comments
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Notes:  
CORE will require access thru tract A-5 to get to the rear lot utility easements.



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# Project Reviews Town of Parker

6/29/2023		7/21/2023	LANDSCAPE COST ESTIMATE 15	Ashley Chasez		
Notes:						
6/29/2023	7/19/2023	7/21/2023	PLAT - CIVIL 15	Michael Walton	REVISIONS REQUIRED	See Engineering Memo
Notes:						
6/29/2023	7/17/2023	7/21/2023	PUBLIC SERVICE COMPANY OF COLORADO 15	Donna George	ADVISORY COMMENTS	see New Notes
Notes: PSCo acknowledges the requested changes made to the plat. No resubmittals are necessary.						
6/29/2023		7/21/2023	SUBDIVISION AGREEMENT 15	Ashley Chasez		
Notes:						