

August 11, 2023  
Merrick Project No. 65120950

Ashley Chasez  
Town of Parker  
Development Review Division  
Town Hall - 20120 East Mainstreet  
Parker, Colorado 80138

**Re: SUB23-006 Compark Village South F1 AMD 3  
Engineering 1<sup>st</sup> Review**

Dear Ms. Chasez:

Merrick & Company has reviewed the comments dated July 27, 2023, regarding the Compark Village South development. The following summarizes Merrick's responses to the comments provided by the Town of Parker Development Review Division.

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### **TRAFFIC AND ROADWAY REVIEW COMMENTS**

#### **CONSTRUCTION PLANS – CIVIL**

1. Please confirm that Bunny Hop Lane will maintain normal crown throughout the proposed alignment.  
**Response:** Bunny Hop will maintain a normal crown within the portion of roadway that resides within the dedicated Right-of-Way. Once the roadway is within Tract A and outside of the Town maintained ROW, the roadway will transition away from a crown and will slope north to south.

#### **PLAT – CIVIL**

1. Provide and identify sight lines triangles on the Plat as well to match dedication language restrictions to vegetation within these areas.  
**Response:** Sight lines were previously added, but the area within the triangle has been added to the legend to clearly identify the areas.

### **Stormwater Review Comments**

#### **CONSTRUCTION PLANS – STORMWATER**

1. Remove all Douglas County storm sewer standard details. Please note that Parker references CDOT std dtls for all storm sewer infrastructure.  
**Response:** Doug Co details have been removed and replaced with relevant CDOT details.

Employee Owned



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## DRAINAGE REPORT

1. Discrepancy previously noted between the narrative flows and inlet calculations flows appears to be a byproduct of missing summation of flows at design points within the calcs. Provide a summation of flows received at any design point either in the rational calcs or in a separate table following the rational calcs. In addition, receiving infrastructure for bypass flows still appears to be missing. Please include a summary of bypass flows and their receiving design point/infrastructure within the requested table as well.

[Response: Table with the requested summation of flows and any bypass flows included in appendix of report following rational calcs..](#)

## TOWN OF PARKER – FIRE/LIFE SAFETY – RANDALL L. CAPRA

### UNRESOLVED ISSUES/COMMENTS

The items noted below with a comment number (1, 2 etc.) are items that need to be corrected to show compliance with the applicable codes. Please **provide a written response to this letter indicating where the corrections are made on the plans (cloud the plans as applicable), or acknowledgements are required.** This will speed up the second review process.

3. See criteria for hydrant spacing below:
  - a. Fire hydrant spacing shall not exceed 500 feet.
  - b. A fire hydrant shall be located at each entry into the site.
  - c. Fire hydrants shall be staggered with regard to layout (alternating between one side of the street for another side of the street where applicable)
  - d. Fire hydrants shall be located at the end of cull-da-sacs (a reduction for spacing is required for dead-end streets.
  - e. Fire hydrants shall be located at corners (in this way, fire personnel do not have to pass a home to catch a hydrant only to have to back track)
  - f. Fire hydrants shall be staggered when placing fire hydrants.

The applicant has done a good job with the hydrant distribution for this project; no specific comments have been made though other than all hydrants required on either side of Deertrack Lane (outside of the current proposal). Requires that the hydrants shaded in gray will need to be installed with the current proposal. This includes the hydrants on the west end of Bunny Hop Lane and the west end of Deertrack Lane, as well. *Not satisfied; the applicant has not addressed with the second submittal. Missing from the submittal documents is a pdf of the required utility drawings showing compliance with the criteria noted below. Additionally, many items look as if an attempt to respond to them was to have been made, it appears that there were not followed through with.*

[Response: Water Improvement plans for Stonegate Village Metro District have been included with this resubmittal. Hydrants shaded in grey have been installed concurrent with the completion of the infrastructure in Compark Village South Filing 2 and Compark Village South Filing 2, Amend. 1.](#)

4. The individual builders shall be made aware that no more than thirty homes can be under construction without having two points of access provided/completed/accepted. This will require that Belford be completed to both Belford and Chambers as well as two access points, split by one half the diagonal of the subdivision be provided before a thirty-first building permit



can be issued. This is applicable to not just this filing but is a cumulative number based upon the number of homes and not specific to filing or builder. Apartments count towards this number as well. Address this issue when resubmitting. *Not satisfied; the applicant has not noted or addressed with the second submittal.*

Response: Belford Avenue is now paved from South Peoria Street east to South Chambers Road. With regard to access, Applicant responds that the infrastructure, including roadways, for Compark Village South Filing 2 and Compark Village South Filing 2, Amend. 1 is complete. The lots on Deertrack Lane already have two points of access via Badger Run Street and Lynx Cat Street in Filing 2 and Wolf Fox Street in Filing 2, Amend. 1.

5. The individual builders (this is reiterated) shall be made aware that vertical construction (either down or up) will not be allowed until the following can be met (inspections by Fire Life Safety of the site will be required prior to going vertical): Permanent access is required for all structures; curb, gutter, and first lift of asphalt must be installed.
  - a. All fire hydrants are installed, accepted, and are fully operable - All streets' signs are installed - Addresses are provided/permanently posted for each structure that is to be constructed - Dead-end access roads cannot exceed 150 feet without an approved turnaround. *Not satisfied; the applicant has not acknowledged or addressed with the second submittal.*

Response: Applicant acknowledges the stated requirements. Applicant anticipates that the connection of Bunny Hop Lane to the apartment site will be completed prior to requesting building permits on this road. In the even that the connection through the apartment site is delayed, Applicant will submit for approval of a turnaround and construct the same prior to seeking building permits.

6. The applicant shall be aware that storage tanks used for fuel are required to be "permitted" through the building department before being brought out to any construction site. This information shall be disseminated to all construction teams as applicable. *Not satisfied; the applicant has not acknowledged or addressed with the second submittal.*

Response: Applicant acknowledges the stated requirements.

7. Specific to future applications (beyond spine roads), the applicant shall provide an overall site plan for each filing that shows the proposed street names (once these names have been approved by Douglas County). Please work with Caitlin Zeiler, with Douglas County, with regard to addressing and street names for this site; Caitlin's email is Caitlin Zeiler [czeiler@douglas.co.us](mailto:czeiler@douglas.co.us). Note – Lot numbers do not constitute "addressing" even as these documents are generally named "address plat". *Not satisfied; the applicant has not acknowledged or addressed with the second submittal.*

Response: Street names have been coordinated with Ms. Zeiler and Douglas County has provided preliminary addressing (subject to change as necessary for 911 dispatch and life safety purposes). Address Plat has been included with the resubmittal for your reference.

## **CORE**

- CORE will require access thru Tract A-5 to get to the rear lot utility easements  
Response: This access is covered in the dedication statement, in the second paragraph. "The utility easements as shown hereon are hereby dedicated for public utilities and cable communication systems and for other purposes as shown hereon. The entities are responsible for providing the utility services for which the easements are established are hereby granted the perpetual right of ingress and egress from and to adjacent properties for installation, maintenance and replacement of utility lines and related facilities.



**Douglas County Assessors' Office 15**

1. 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.

[Response: Note added to plat cover sheet.](#)

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

