



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: November 20, 2023
SUBJECT: Compark Village South F1 AMD 3
Review Comments 03

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

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. Please see the attached redlines for additional information.

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:

- CORE

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:

Staff Comments 03
SUB23-006
Compark Village South F1 AMD 3
11/20/2023

Property Owner

Date

Project Representative

Date

COMPARK VILLAGE SOUTH FILING NO. 1, AMENDMENT 3

REPLAT OF TRACT A
 ALL OF TRACT A, COMPARK VILLAGE SOUTH FILING NO. 1, AMENDMENT 1
 LOCATED IN THE SOUTH HALF OF SECTION 6,
 TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN
 33 LOTS AND 5 TRACTS - 7.686 ACRES

LEGAL DESCRIPTION:

TRACT A, COMPARK VILLAGE SOUTH FILING NO. 1, AMENDMENT 1, RECORDED DECEMBER 8, 2021, AT RECEPTION NO. 2021135505
 TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO.

DEDICATION STATEMENT:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS OF THE LANDS DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LANDS INTO LOTS, TRACTS, BLOCKS, STREETS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF COMPARK VILLAGE SOUTH FILING NO. 1, AMENDMENT 3.

THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND CABLE COMMUNICATION SYSTEMS AND 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. THE OWNERS OF THE LANDS DESCRIBED HEREIN ARE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF DRAINAGE EASEMENTS SHOWN HEREON AND RELATED FACILITIES, AS PROVIDED IN THE STORM DRAINAGE AND ENVIRONMENTAL CRITERIA MANUAL, AS AMENDED. THE UNDERSIGNED GRANTS THE TOWN OF PARKER A PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTY TO MAINTAIN, OPERATE AND RECONSTRUCT THE DRAINAGE EASEMENTS AND RELATED FACILITIES COVERED BY CHAPTER 4.08 OF THE PARKER MUNICIPAL CODE, AS AMENDED; AND TO MAINTAIN, OPERATE AND RECONSTRUCT THE DRAINAGE EASEMENTS AND RELATED FACILITIES NOT COVERED BY CHAPTER 4.08 OF THE PARKER MUNICIPAL CODE AS AMENDED, WHEN THE OWNER(S) FAIL TO ADEQUATELY MAINTAIN SUCH DRAINAGE EASEMENTS AND RELATED FACILITIES, WHICH MAINTENANCE, OPERATION AND RECONSTRUCTION SHALL BE AT THE COST OF THE OWNER(S). ALL PUBLIC STREETS AND RIGHTS-OF-WAY SHOWN HEREON ARE DEDICATED AND CONVEYED TO THE TOWN OF PARKER, COLORADO, IN FEE SIMPLE ABSOLUTE, FOR PUBLIC USES AND PURPOSES. DRAINAGE AND DETENTION EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE TOWN. THE TOWN IS HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO THE ADJACENT PROPERTIES FOR CONSTRUCTION, REPAIR, MAINTENANCE, OPERATION AND REPLACEMENT OF STORM SEWERS AND DRAINAGE FACILITIES. THE UNDERSIGNED GRANTS TO THE TOWN A SIGHT EASEMENT(S) AS SHOWN HEREON WITHIN THE SUBDIVISION TO MAINTAIN ADEQUATE SIGHT DISTANCE AT ALL ROADWAY INTERSECTIONS AS PROVIDED BY THE TOWN OF PARKER ROADWAY DESIGN AND CONSTRUCTION CRITERIA MANUAL, AS AMENDED. THE TOWN IS HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS ACROSS ALL LOTS AND TRACTS WITHIN THE SUBDIVISION TO REMOVE ANY OBSTRUCTION TO THE PROPER SITE DISTANCE, INCLUDING BUT NOT LIMITED TO, ANY STRUCTURE, FENCE, UTILITY BOX, RAISED MEDIAN AND LANDSCAPING, AT THE SOLE COST AND EXPENSE OF THE OWNER OF THE LOT AND/OR TRACT UPON WHICH SUCH OBSTRUCTION IS SITUATED. THE OWNERS OR ADJACENT PROPERTY OWNERS OF THE LANDS ARE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SIGHT EASEMENTS SHOWN HEREON. WHEN THE OWNER(S) OR ADJACENT OWNERS FAIL TO ADEQUATELY MAINTAIN SUCH SIGHT EASEMENTS, THE MAINTENANCE, OPERATION AND RECONSTRUCTION SHALL BE AT THE COST OF THE OWNER. NO IMPROVEMENTS THAT CONFLICT 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 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.

ACKNOWLEDGMENT:

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 OBLVATE 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.

OWNER:

CENTURY AT COMPARK VILLAGE SOUTH LLC

BY: _____

TITLE: _____

ATTEST:

SECRETARY

STATE OF COLORADO)
)SS
 COUNTY OF DOUGLAS)

SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF _____ 2023, BY _____
 print name

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

TITLE VERIFICATION:

WE, FIRST AMERICAN TITLE INSURANCE COMPANY, A QUALIFIED TITLE INSURANCE COMPANY, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE OF ALL LAND PLATTED HEREON AND THAT TITLE TO SUCH LAND IS IN THE DEDICATOR FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT FOR THOSE ITEMS IDENTIFIED IN THE SCHEDULE B - SECTION 2 EXCEPTIONS OF THAT CERTAIN TITLE COMMITMENT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENTS NO. _____ WITH A COMMITMENT DATE OF _____

BY: _____ DATE: _____

TITLE _____

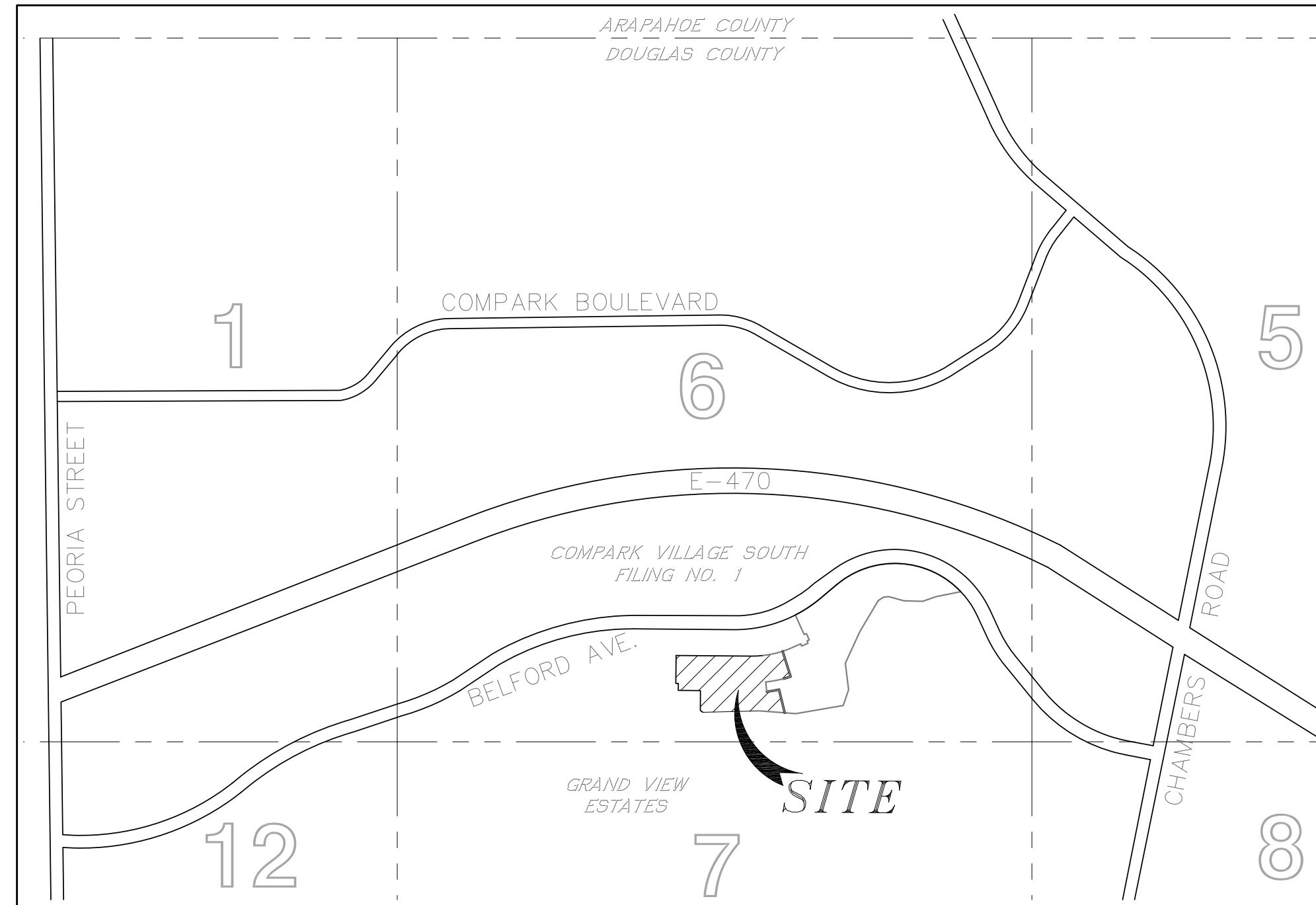
STATE OF COLORADO)
)SS
 COUNTY OF DOUGLAS)

SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF _____ 2023, BY _____
 print name

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____



VICINITY MAP
 SCALE: 1" = 2000'

PLANNING COMMISSION:

THE PRELIMINARY PLAN FOR THIS PLAT WAS REVIEWED BY THE PLANNING COMMISSION ON _____

PLANNING DIRECTOR,
 ON BEHALF OF THE PLANNING COMMISSION

TOWN COUNCIL:

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 _____ 2023, FOR FILING. THE DEDICATIONS ARE HEREBY ACCEPTED.
 ALL EXPENSES INCURRED WITH RESPECT TO IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING, GRADING, CURBS, GUTTER, 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 THE TOWN OF PARKER. THE TOWN SHALL ONLY ACCEPT MAINTENANCE OF THE ROADWAY IMPROVEMENTS AFTER CONSTRUCTION HAS BEEN COMPLETED, AND AFTER THE WARRANTY PERIOD, IN ACCORDANCE WITH TOWN REGULATIONS.
 THIS ACCEPTANCE DOES NOT GUARANTEE THAT THE SOIL CONDITIONS, SUBSURFACE GEOLOGY, GROUNDWATER CONDITIONS OR FLOODING CONDITIONS OF ANY LOT SHOWN HEREON ARE SUCH THAT A BUILDING PERMIT WILL BE ISSUED.

 MAYOR, TOWN OF PARKER

ATTEST: _____
 DEPUTY TOWN CLERK

THE TEXT HAS BEEN
 REVISED ACCORDINGLY.

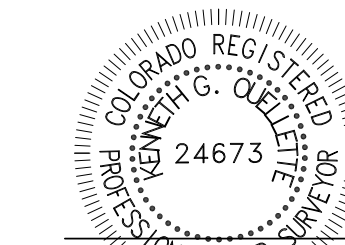
Wrong language, Use the following language.

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.

SURVEYOR'S CERTIFICATION:

I, KENNETH G. QUELLETTE, A PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF COMPARK VILLAGE SOUTH FILING NO. 1, AMENDMENT 3, WAS MADE BY ME OR DIRECTLY UNDER MY SUPERVISION ON OR ABOUT THE DAY OF _____, AND THAT THE SURVEY IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF THAT ALL MONUMENTS EXIST AS SHOWN HEREON; IT HAS BEEN PREPARED IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000 (SECOND ORDER); AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND AND ALL PROVISIONS, WITHIN MY CONTROL, OF THE TOWN SUBDIVISION REGULATIONS. THIS SURVEY IS NOT A WARRANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED, AND THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID MINOR DEVELOPMENT PLAT AND THE SURVEY THEREOF.

I ATTEST THE ABOVE ON THIS _____



KENNETH G. QUELLETTE, P.L.S. 24673
 DATE: OCTOBER 10, 2023
 JOB NO. 65120950-04
 FOR AND ON BEHALF OF MERRICK & COMPANY
 kenneth.ouellettemerrick.com

NOTES:

- NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- BEARINGS ARE ASSUMED AND ARE BASED UPON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 6, AS BEARING N87°48'59"E A DISTANCE OF 2634.09 FEET BETWEEN THE SOUTH QUARTER CORNER OF SAID SECTION 6, BEING A FOUND 3-1/4" ALUMINUM CAP, FLUSH WITH THE SURFACE AND STAMPED: PLS 38026 AND THE SOUTHWEST CORNER OF SAID SECTION 6, BEING A FOUND 3-1/4" ALUMINUM CAP, FLUSH WITH THE SURFACE AND STAMPED PLS 12405.
- THE UNIT OF MEASUREMENT USED IN THIS SURVEY IS U.S. SURVEY FEET.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY MERRICK & COMPANY TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY, AND TITLE OF RECORD MERRICK & COMPANY RELIED UPON REPORT NUMBER NCS-1167328-CO PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT DATE: FEBRUARY 17, 2023.
- WITHIN THE SIGHT TRIANGLES, AS SHOWN, LIMITED LANDSCAPING SHALL BE ALLOWED BUT NO SOLID STRUCTURES OR TREES WILL BE PERMITTED. SOLID STRUCTURES SHALL INCLUDE, BUT NOT BE LIMITED TO, FENCES, MAILBOXES, AND UTILITY BOXES. LANDSCAPING WITHIN THE SIGHT TRIANGLES WILL BE LIMITED TO SHRUBS AND PLANTINGS THAT AT MATURITY WILL BE NO TALLER THAN TWO FEET. LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE MAINTAINED BY THE PROPERTY OWNER OR APPROPRIATE ASSOCIATION.
- NO CERTIFICATES OF OCCUPANCY, TEMPORARY OR OTHERWISE WILL BE ISSUED UNTIL ALL PUBLIC IMPROVEMENTS AND NECESSARY ONSITE IMPROVEMENTS ARE COMPLETED AND ACCEPTED IN WRITING BY THE TOWN.
- TRACTS A1, A2, A3, A4, AND A5 TO BE CONVEYED BY SEPARATE DOCUMENT.
- THE UTILITY ACCESS EASEMENTS DEDICATED WITHIN TRACTS A1, A2, A3, A4, AND A5 OF THE SUBDIVISION ARE TO PROVIDE UTILITY PROVIDERS ACCESS TO THE REAR AND SIDE YARD UTILITY EASEMENTS ON THE ADJACENT RESIDENTIAL LOTS. THESE ACCESS EASEMENTS SHALL BE USED FOR UTILITY PROVIDER ACCESS ONLY.

TRACT SUMMARY TABLE

TRACT	LAND USAGE	OWNERSHIP/MAINTENANCE	SQ. FT.	ACRES
A1	PARK	HOA	28,325	0.65
A2	OPEN SPACE	HOA	25,546	0.59
A3	PUBLIC ACCESS & UTILITY ESMT	HOA	2,803	0.06
A4	PARK	HOA	25,740	0.59
A5	OPEN SPACE	HOA	30,129	0.69
TOTAL			112,543	2.58

LOT SIZE SUMMARY TABLE

MINIMUM LOT SIZE: 5,500 SF (0.13 ACRES)
MAXIMUM LOT SIZE: 7,243 SF (0.17 ACRES)
AVERAGE LOT SIZE: 5,664 SF (0.13 ACRES)

CLERK AND RECORDER'S CERTIFICATE:

STATE OF COLORADO)
)SS
 COUNTY OF DOUGLAS)

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THIS _____ DAY OF _____ 2023
 AT _____ AM/PM RECEPTION NO. _____

DEPUTY, COUNTY CLERK AND RECORDER

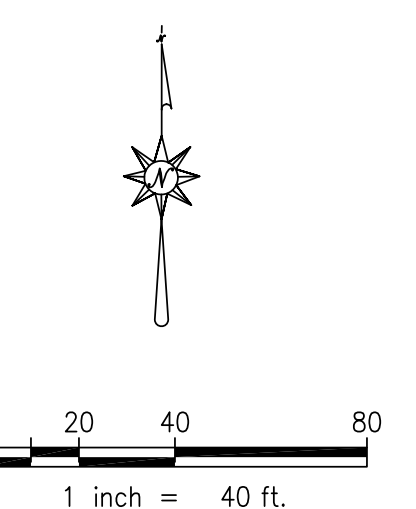
SCALE: N/A
 DRAWN: KGO
 CHECKED: JAW
 APPROVED: KGO

5970 Greenwood Plaza Blvd.,
 Greenwood Village, CO 80111
 Phone: 303-751-0741

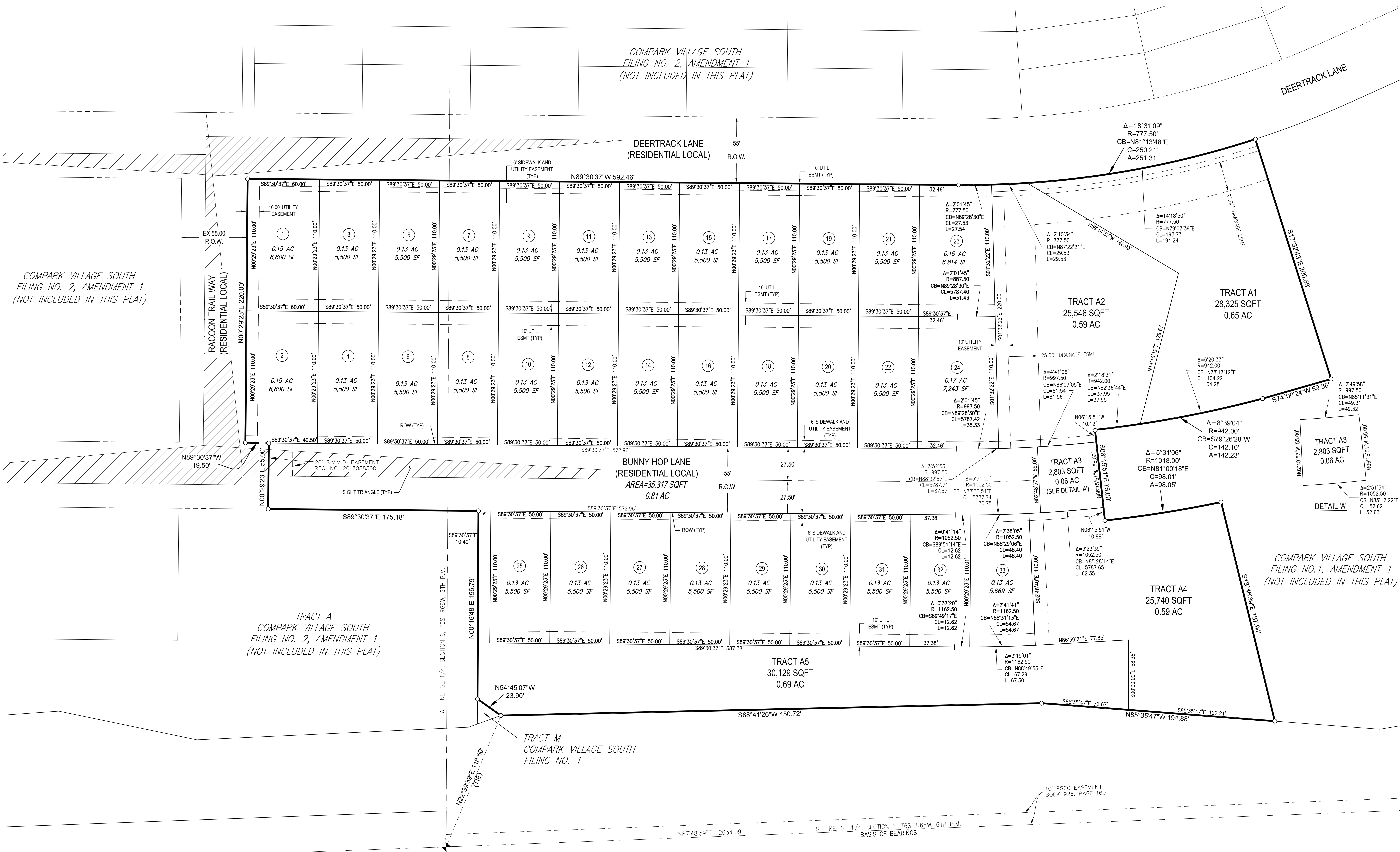
JOB 65120950-04 DATE 10/10/23 SH 1 OF 2

COMPARK VILLAGE SOUTH FILING NO. 1, AMENDMENT 3

REPLAT OF TRACT A
 ALL OF TRACT A, COMPARK VILLAGE SOUTH FILING NO. 1, AMENDMENT 1
 LOCATED IN THE SOUTH HALF OF SECTION 6,
 TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN
 33 LOTS AND 5 TRACTS - 7.686 ACRES



COMPARK VILLAGE SOUTH
 FILING NO. 2, AMENDMENT 1
 (NOT INCLUDED IN THIS PLAT)

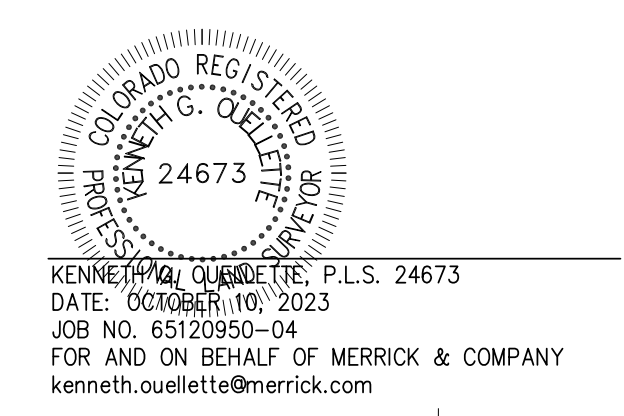


MONUMENT LEGEND

- ALLOT CORNER AS DESCRIBED
- SET 24" #5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP FLUSH WITH SURFACE STAMPED: PLS 24673

LEGEND

- SECTION LINE
- BOUNDARY LINE
- LOT LINE
- EASEMENT LINE
- ROW LINE
- S.V.M.D. - STONEGATE VILLAGE METROPOLITAN DISTRICT
- SIGHT DISTANCE TRIANGLE WITHIN ROW



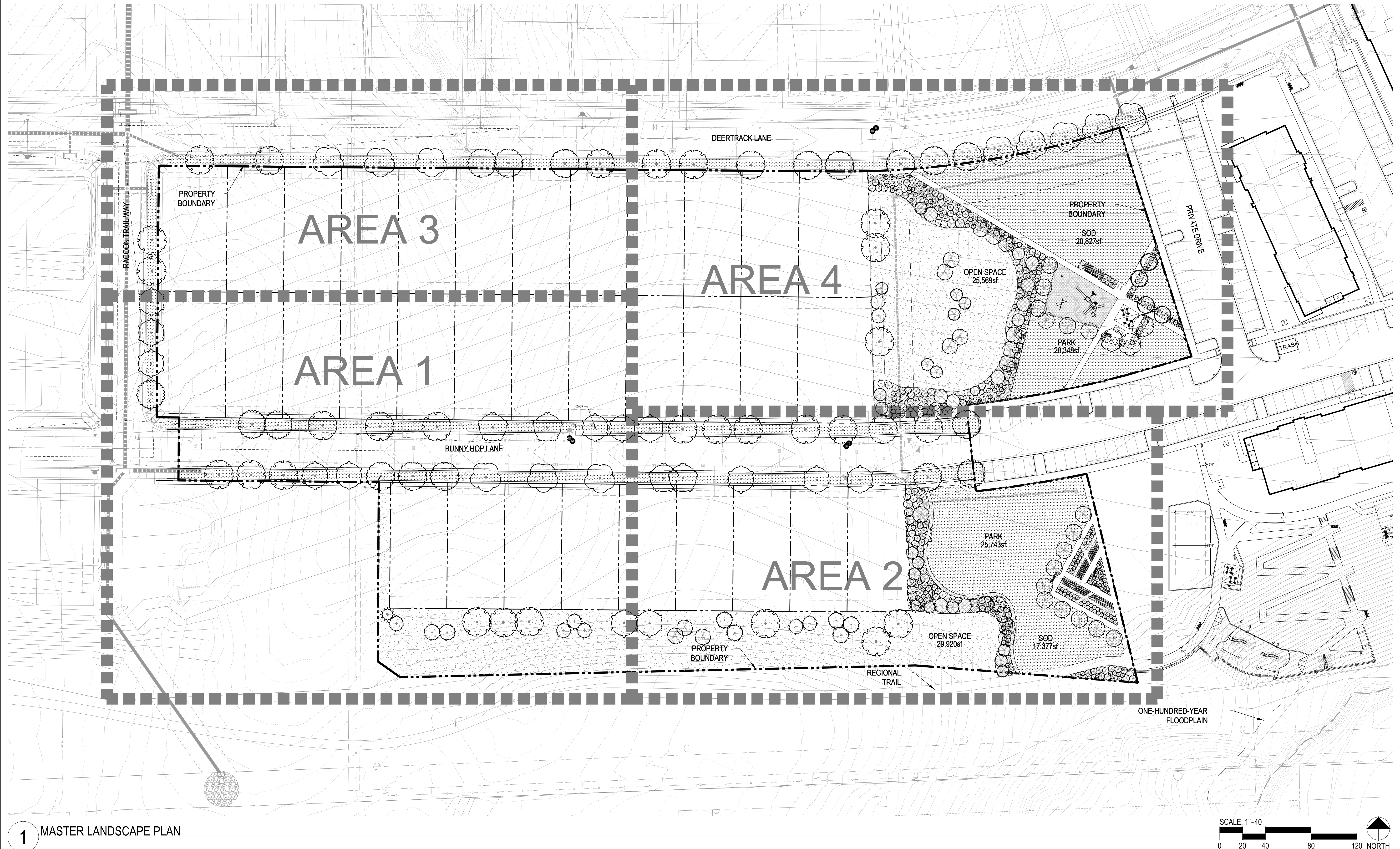
KENNETH P. OUELLETTE, P.L.S. 24673
 DATE: OCTOBER 10, 2023
 JOB NO. 65120950-04
 FOR AND ON BEHALF OF MERRICK & COMPANY
 kenneth.ouellette@merrick.com

SCALE 1"=40'
 DRAWN KGO
 CHECKED JAW
 APPROVED KGO

5970 Greenwood Plaza Blvd.,
 Greenwood Village, CO 80111
 Phone: 303-751-0741

COMPARK VILLAGE SOUTH FILING NO. 1, AMENDMENT 3

A PARCEL OF LAND LOCATED IN A PORTION OF THE SE OF SECTION 6, TOWNSHIP 6 SOUTH,
RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
7.69 ACRES, 33 RESIDENTIAL LOTS



1 MASTER LANDSCAPE PLAN



Prepared For
CENTURY LAND HOLDINGS, LLC
8390 EAST CRESCENT PKWY
SUITE 650
GREENWOOD VILLAGE, CO 80111
(303) 770-8300

Land Planning
people creating spaces

pcs group inc. www.pcsgruopco.com
p.o. box 18287
denver, co 80218
1.303.531.4905 . 1.303.531.4908

Civil Engineering

MERRICK & COMPANY
5970 GREENWOOD PLAZA BLVD,
GREENWOOD VILLAGE, CO 80111
303.353.3695

COMPARK VILLAGE SOUTH
FILING NO. 1, AMENDMENT 3
LANDSCAPE PLANS AND MASTER
STREET TREE PLANS
PARKER, CO

Stamp:

Drawn by:
AML
Checked by:
PMS
Issue Date:
02.10.2023
Issued For:
TOWN OF PARKER

Rev#	Date	Revisions

Sheet Name
MASTER
LANDSCAPE PLAN
Sheet Number

COMPARK VILLAGE SOUTH FILING NO. 1, AMENDMENT 3

A PARCEL OF LAND LOCATED IN A PORTION OF THE SE OF SECTION 6, TOWNSHIP 6 SOUTH,
 RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
 7.69 ACRES, 33 RESIDENTIAL LOTS

THE CHART HAS BEEN
 REVISED ACCORDINGLY.

Break down square
 footage by Tract.

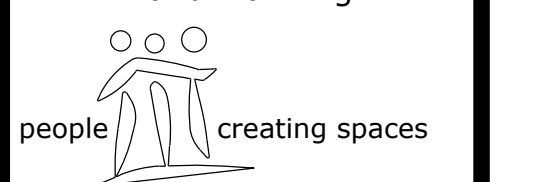
A. OVERALL INTERNAL LANDSCAPE												
INTERNAL LANDSCAPE AREA (SF)	TOTAL SF	TREE REQUIREMENT 1/1500 SF			SHRUB REQUIREMENT 5/1500 SF			EQUIVALENT CALCULATION				
		REQUIRED	PROVIDED	SURPLUS / DEFICIT	REQUIRED	PROVIDED	SURPLUS / DEFICIT	Grasses available for Equivalents	Shrubs available for Equivalents	Trees available for Equivalents	Provided Trees with Equivalents	Provided Shrubs with Equivalents
	121083	81	112	31	404	494	90	-	-	-	112	-

*Streetscape tree counts have been removed from this calculation.

B. STREETScape LANDSCAPE												
LOCATION	LENGTH	TREE REQUIREMENT 1/40 LF			SHRUB REQUIREMENT			EQUIVALENT CALCULATION				
		REQUIRED	PROVIDED*	SURPLUS / DEFICIT	REQUIRED	PROVIDED	SURPLUS / DEFICIT	Grasses available for Equivalents	Shrubs available for Equivalents	Trees available for Equivalents	Provided Trees with Equivalents	Provided Shrubs with Equivalents
BUNNY HOP LANE	1405	36	36	0	N/A			-	-	-	36	-
RACoon TRAIL WAY	220	6	6	0	N/A			-	-	-	6	-
DEERTRACK LANE	845	22	22	0	N/A			-	-	-	22	-

*Street trees have been provided 40' on center where possible. Sight triangles and utilities do not allow for street trees in some locations.

Prepared For
 CENTURY LAND HOLDINGS, LLC
 8390 EAST CRESCENT PKWY
 SUITE 650
 GREENWOOD VILLAGE, CO 80111
 (303) 770-8300

Land Planning


pcs group inc. www.pcsgruopco.com
 p.o. box 18287
 denver, co 80218
 1.303.531.4905 . 1.303.531.4908

Civil Engineering

 MERRICK & COMPANY
 5970 GREENWOOD PLAZA BLVD,
 GREENWOOD VILLAGE, CO 80111
 303.353.3695

COMPARK VILLAGE SOUTH
 FILING NO. 1, AMENDMENT 3
 LANDSCAPE PLANS AND MASTER
 STREET TREE PLANS
 PARKER, CO

Stamp:

Drawn by:
 AML
 Checked by:
 PMS
 Issue Date:
 02.10.2023
 Issued For:
 TOWN OF PARKER

Rev#	Date	Revisions

Sheet Name
 LANDSCAPE
 REQUIREMENTS

Sheet Number
 4 of 14

COMPARK VILLAGE SOUTH FILING NO. 1, AMENDMENT 3

A PARCEL OF LAND LOCATED IN A PORTION OF THE SE OF SECTION 6, TOWNSHIP 6 SOUTH,
RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
7.69 ACRES, 33 RESIDENTIAL LOTS

Prepared For
CENTURY LAND HOLDINGS, LLC
8390 EAST CRESCENT PKWY
SUITE 650
GREENWOOD VILLAGE, CO 80111
(303) 770-8300

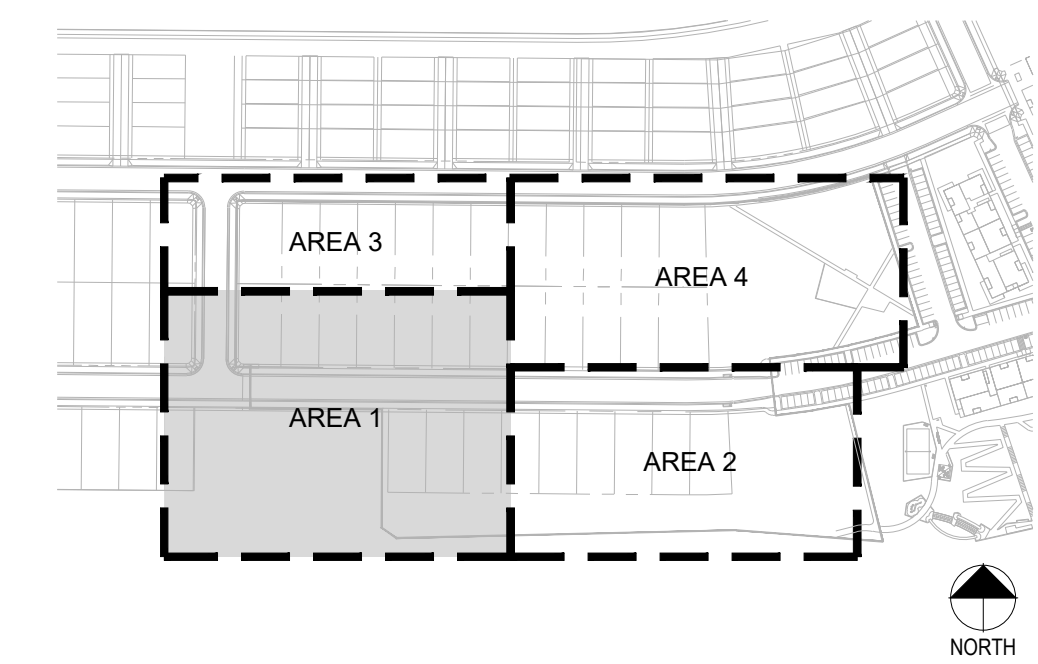
Land Planning
people creating spaces

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1.303.531.4905 . 1.303.531.4908

Civil Engineering

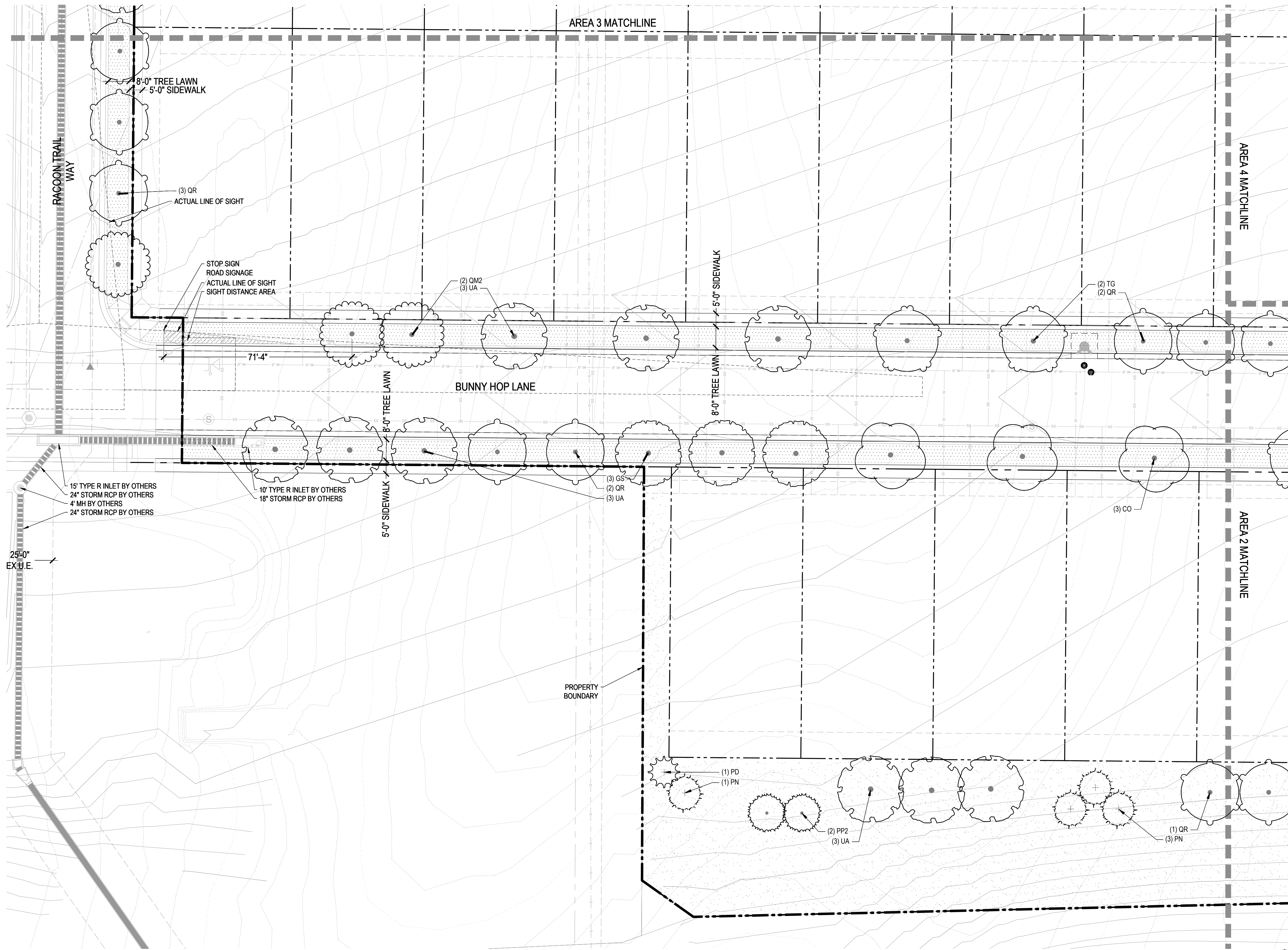
MERRICK & COMPANY
5970 GREENWOOD PLAZA BLVD,
GREENWOOD VILLAGE, CO 80111
303.353.3695

KEY MAP

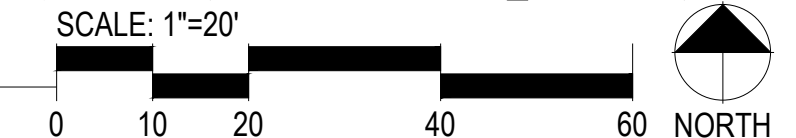


LEGEND

- CANOPY TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES
- WOOD MULCH
- SOD
- SEED
- FIBAR SURFACE
- PERFORATED EDGER



1 LANDSCAPE AREA 1



COMPARK VILLAGE SOUTH
FILING NO. 1, AMENDMENT 3
LANDSCAPE PLANS AND MASTER
STREET TREE PLANS
PARKER, CO

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Issue Date:
02.10.2023
Issued For:
TOWN OF PARKER

Rev#	Date	Revisions

Sheet Name
LANDSCAPE
AREA 1
Sheet Number

COMPARK VILLAGE SOUTH FILING NO. 1, AMENDMENT 3

A PARCEL OF LAND LOCATED IN A PORTION OF THE SE OF SECTION 6, TOWNSHIP 6 SOUTH,
RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
7.69 ACRES, 33 RESIDENTIAL LOTS

Prepared For
CENTURY LAND HOLDINGS, LLC
8390 EAST CRESCENT PKWY
SUITE 650
GREENWOOD VILLAGE, CO 80111
(303) 770-8300

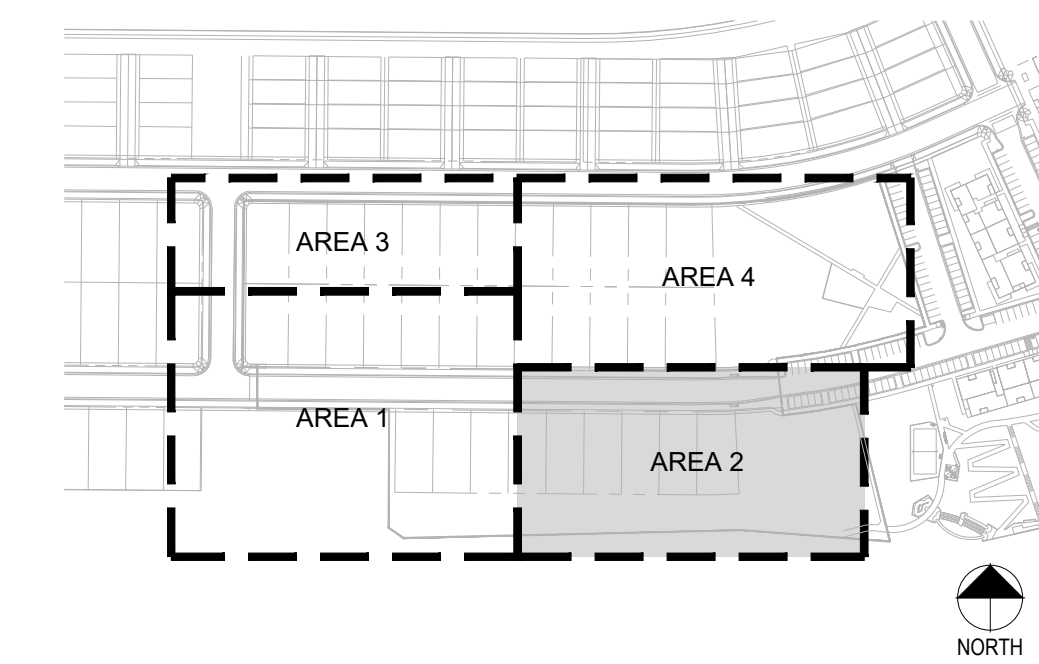
Land Planning
people creating spaces

pcs group inc. www.pcsgruopco.com
p.o. box 18287
denver, co 80218
1.303.531.4905 . 1.303.531.4908

Civil Engineering

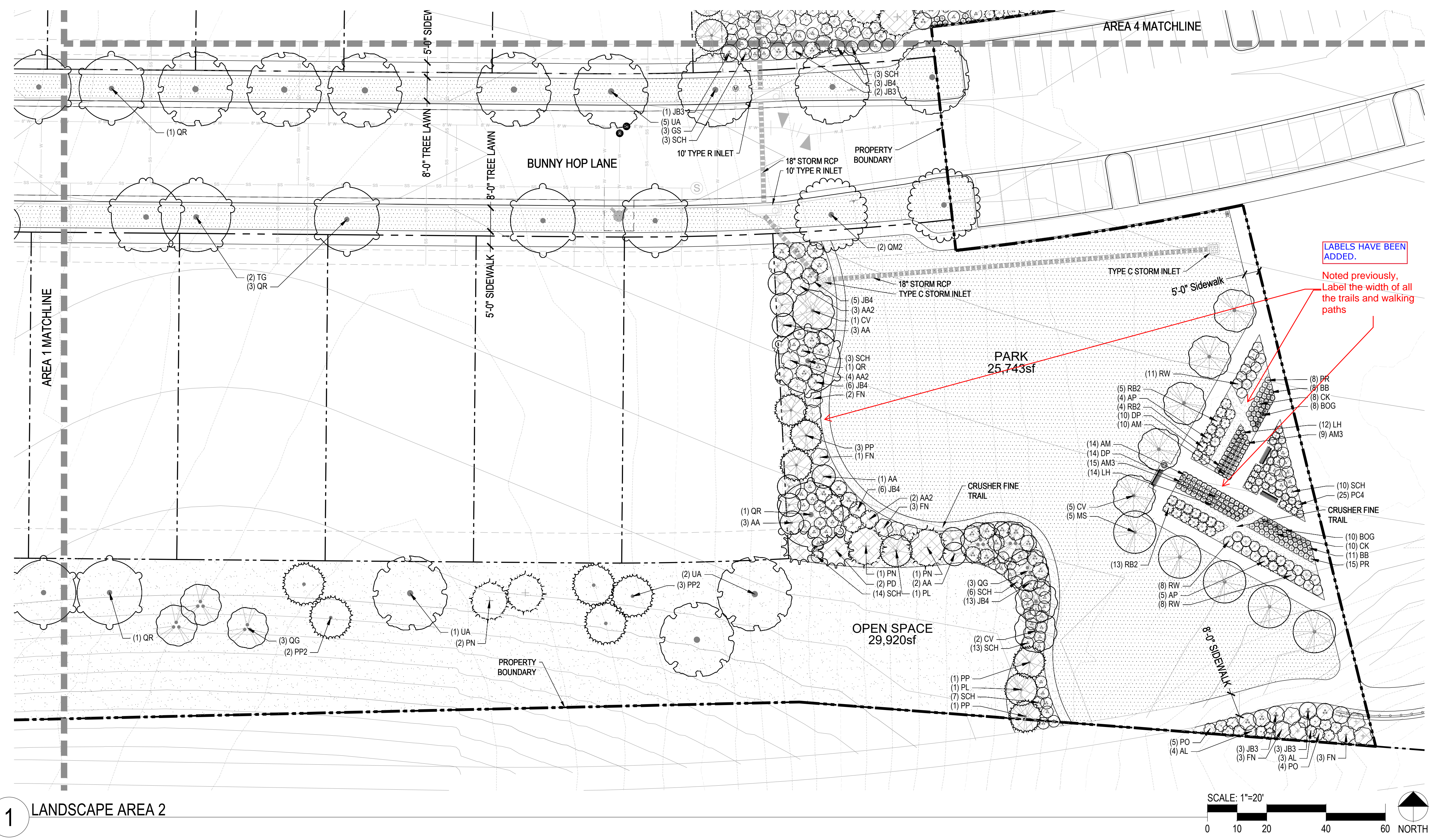
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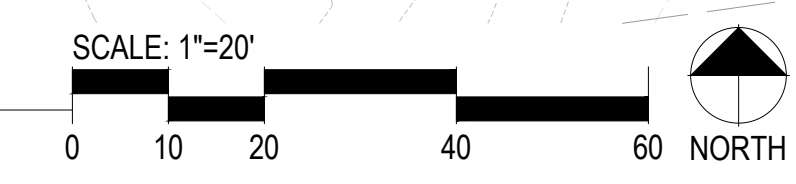


LEGEND

- CANOPY TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES
- WOOD MULCH
- SOD
- SEED
- FIBER SURFACE
- PERFORATED EDGER



1 LANDSCAPE AREA 2



COMPARK VILLAGE SOUTH
FILING NO. 1, AMENDMENT 3
LANDSCAPE PLANS AND MASTER
STREET TREE PLANS
PARKER, CO

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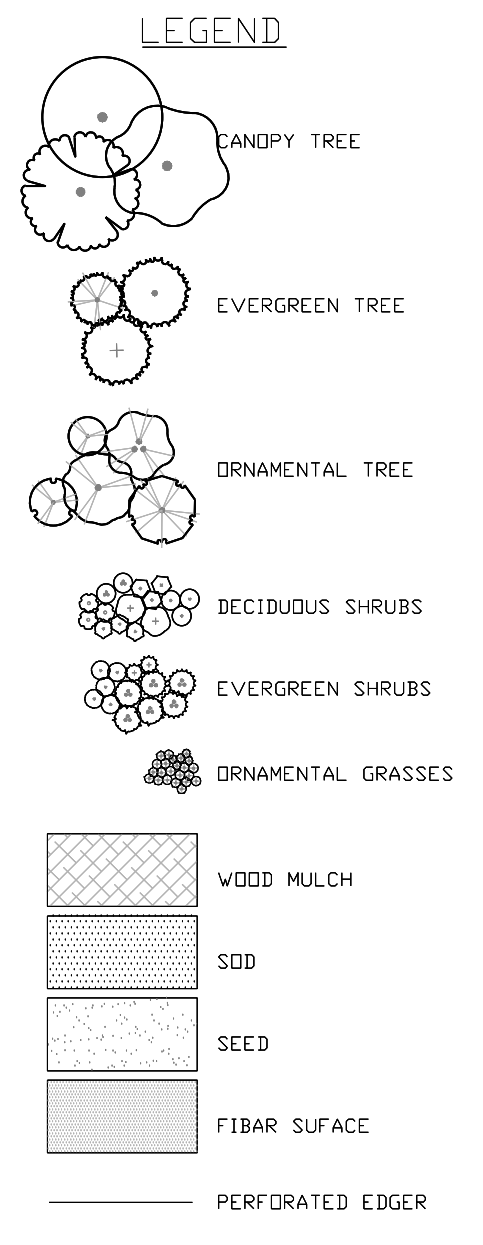
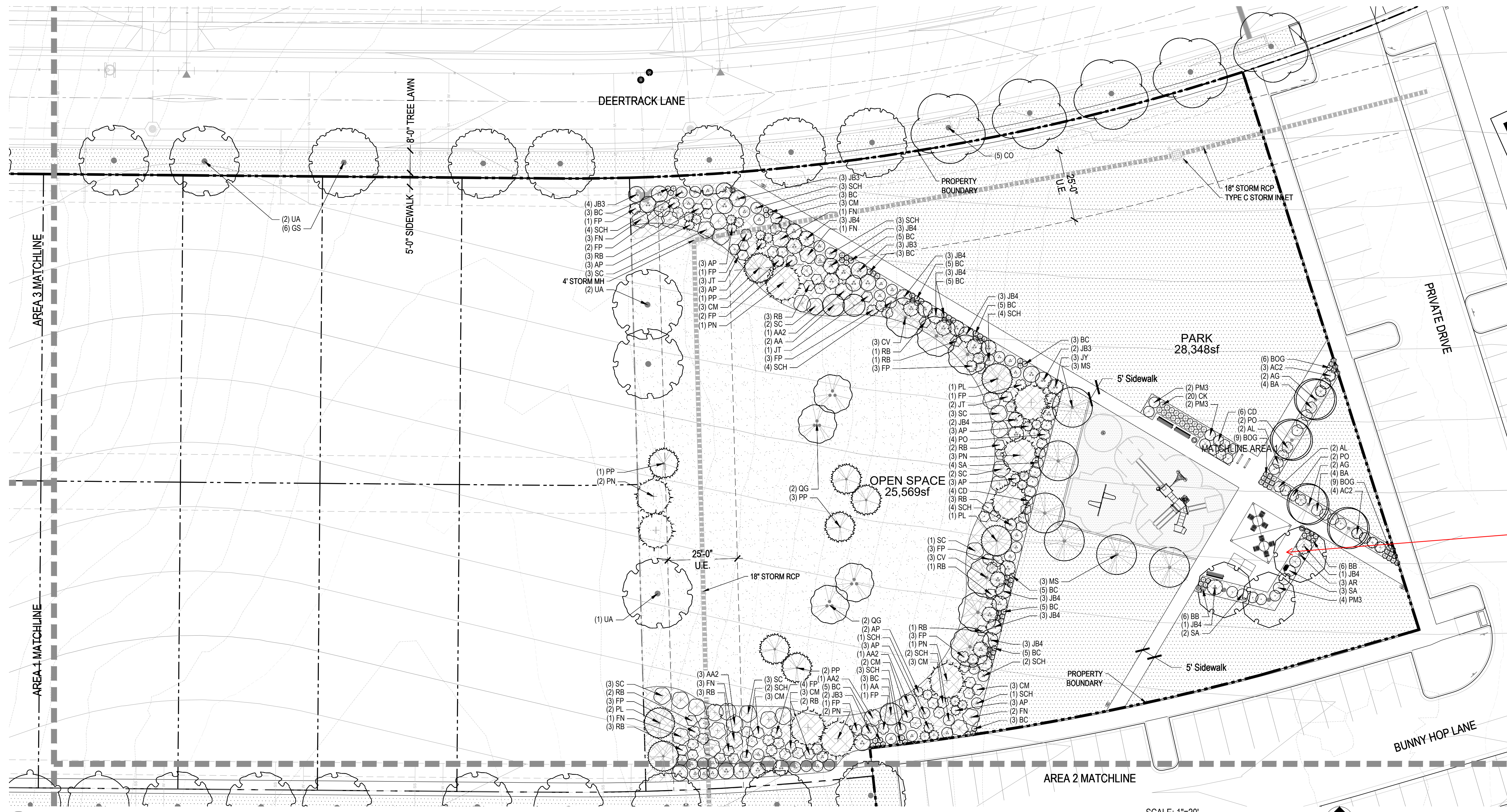
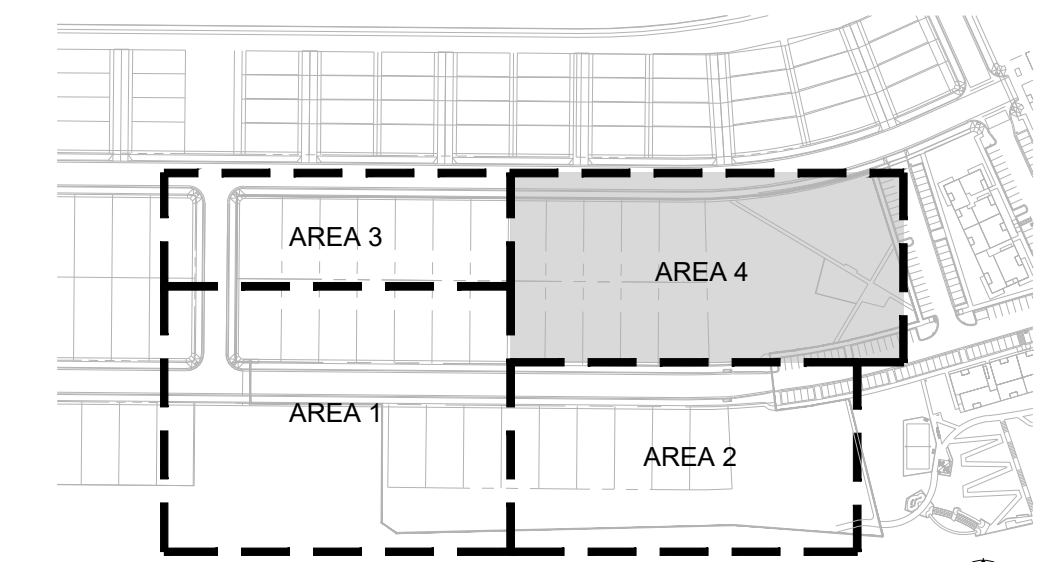
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303.353.3695

KEY MAP



Is this path at least 5ft wide? Label.
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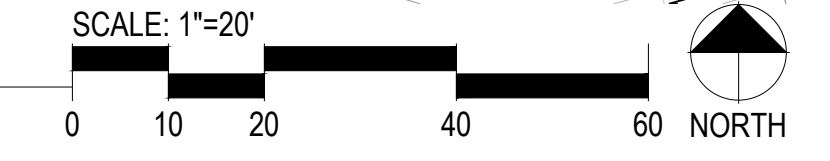
COMPARK VILLAGE SOUTH FILING NO. 1, AMENDMENT 3 LANDSCAPE PLANS AND MASTER STREET TREE PLANS PARKER, CO

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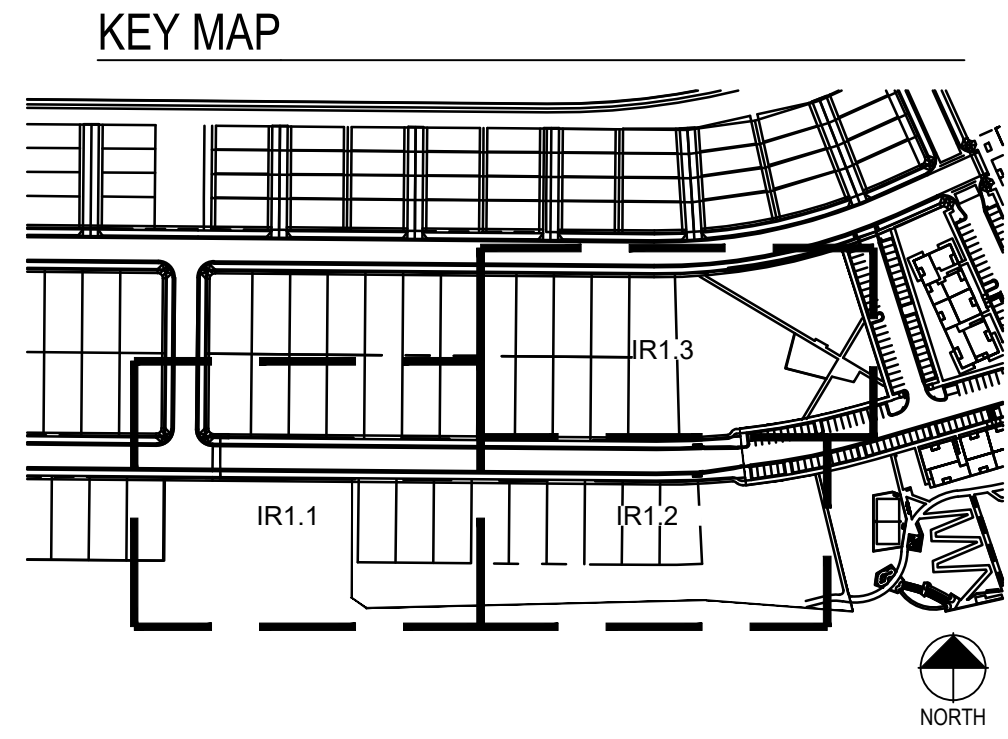
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**LANDSCAPE
AREA 4**
Sheet Number



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TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
7.69 ACRES, 33 RESIDENTIAL LOTS

PRELIMINARY NOT FOR BIDDING OR CONSTRUCTION



IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI	SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	HUNTER PROS-06-PRS30-CV 5' STRIP SPRAY TURF SPRAY, 30 PSI REGULATED 6.0" POP-UP, WITH FACTORY INSTALLED DRAIN CHECK VALVE. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.	30		HUNTER ICZ-101-25 DRIP CONTROL ZONE KIT, 1" ICV GLOBE VALVE WITH 1" HY100 FILTER SYSTEM. PRESSURE REGULATION: 25PSI. FLOW RANGE: 2 GPM TO 20 GPM. 150 MESH STAINLESS STEEL SCREEN.
	HUNTER PROS-06-PRS30-CV 8" RADIUS TURF SPRAY, 30 PSI REGULATED 6.0" POP-UP, WITH FACTORY INSTALLED DRAIN CHECK VALVE. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.	30		DRIP FLUSH VALVE 3/4" PVC BALL VALVE
	HUNTER PROS-06-PRS30-CV 10" RADIUS TURF SPRAY, 30 PSI REGULATED 6.0" POP-UP, WITH FACTORY INSTALLED DRAIN CHECK VALVE. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.	30		MANUFACTURER/MODEL/DESCRIPTION REMOTE CONTROL VALVE ASSEMBLY HUNTER ICV-G-FS: 1", 1-1/2", 2", AND 3" PLASTIC ELECTRIC REMOTE CONTROL VALVES, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE. WITH FILTER SENTRY.
	HUNTER PROS-06-PRS30-CV 12" RADIUS TURF SPRAY, 30 PSI REGULATED 6.0" POP-UP, WITH FACTORY INSTALLED DRAIN CHECK VALVE. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.	30		QUICK COUPLER VALVE ASSEMBLY HUNTER HO-SRC: VALVE WITH YELLOW RUBBER COVER, RED BRASS AND STAINLESS STEEL, WITH 1" NPT INLET, 1-PIECE BODY.
	HUNTER PROS-06-PRS30-CV 15" RADIUS TURF SPRAY, 30 PSI REGULATED 6.0" POP-UP, WITH FACTORY INSTALLED DRAIN CHECK VALVE. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.	30		ISOLATION GATE VALVE ASSEMBLY MATCO-NORCA 514TX: 1/2"-4" BRASS GATE VALVE, FULL PORT, WITH SOLID WEDGE. IPS. CROSS HANDLE. SAME SIZE AS MAINLINE PIPE.
	HUNTER PROS-06-PRS30-CV 17" RADIUS TURF SPRAY, 30 PSI REGULATED 6.0" POP-UP, WITH FACTORY INSTALLED DRAIN CHECK VALVE. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.	30		MASTER VALVE ASSEMBLY-PRESSURE REGULATING BUCKNER-SUPERIOR 3100-PRV, NORMALLY OPEN BRASS MASTER VALVE THAT PROVIDES DIRTY WATER PROTECTION, SIZE TO MATCH POC. REGULATE PRESSURE
	HUNTER MP CORNER PROS-06-PRS40-CV TURF ROTATOR, 6" POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. T=TURQUOISE ADJ ARC 45-105.	40		REDUCED PRESSURE BACKFLOW PREVENTER FEBCO 825YA: SIZED TO MATCH POC METER SIZE. REDUCED PRESSURE BACKFLOW PREVENTER IN STRONG BOX SBBC-30AL: LOW PROFILE BACKFLOW ENCLOSURE, WITH MARINE GRADE ALUMINUM. 30"L, 30"H, 16.25"W (76.2CM L, 76.2CM H, 41.275CM W).
	HUNTER MP1000 PROS-06-PRS40-CV TURF ROTATOR, 6" POP-UP WITH CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. M=MAROON ADJ ARC 90 TO 210, L=LIGHT BLUE 210 TO 270 ARC, O=OLIVE 360 ARC.	40		PEDESTAL MOUNT 2-WIRE CONTROLLER HUNTER PED-SS-A2C-75D-SS-75-STATION DECODER CONTROLLER IN AN OUTDOOR STAINLESS STEEL PEDESTAL. INSTALL WIRELESS RAIN SENSOR AND SOLAR SYNC
	HUNTER MP2000 PROS-06-PRS40-CV TURF ROTATOR, 6" POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. K=BLACK ADJ ARC 90-210, G=GREEN ADJ ARC 210-270, R=RED 360 ARC.	40		CREATIVE SENSOR TECHNOLOGY FSI-T 1.5" PVC TEE TYPE FLOW SENSOR W/SOCKET ENDS, CUSTOM MOUNTING TEE AND ULTRA-LIGHTWEIGHT IMPELLER ENHANCES LOW FLOW MEASUREMENT. 2 WIRE DIGITAL OUTPUT. FLOW RANGE: .86-52 GPM.
	HUNTER MP3000 PROS-06-PRS40-CV TURF ROTATOR, 6" POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. B=BLUE ADJ ARC 90-210, Y=YELLOW ADJ ARC 210-270, A=GRAY 360 ARC.	40		IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21 PVC CLASS 200 IRRIGATION PIPE. ONLY LATERAL TRANSITION PIPE SIZES 1 1/4" AND ABOVE ARE INDICATED ON THE PLAN, WITH ALL OTHERS BEING 1" IN SIZE.
	HUNTER MP3500 PROS-06-PRS40-CV TURF ROTATOR, 6" POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. LB=LIGHT BROWN ADJUSTABLE ARC, 90-210.	40		PLANTING BED DRIP IRRIGATION LATERAL LINE: 3/4-1/8 INCH BLANK UV RADIATION RESISTANT POLYETHYLENE PIPE TO SINGLE OUTLET EMITTERS PER ADJACENT EMITTER CHART.
	HUNTER MP800SR PROS-06-PRS40-CV TURF ROTATOR, 6" POP-UP WITH CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. ADJ=ORANGE AND GRAY (ARC 90-210), 360=LIME GREEN AND GRAY (ARC 360)	40		NATIVE PLANTING DRIP IRRIGATION LATERAL LINE: 3/4-1/8 INCH BLANK UV RADIATION RESISTANT POLYETHYLENE PIPE TO TREE RINGS, NETAFIM INLINE DRIP TUBING MODEL TLCV6-18, AND SINGLE OUTLET EMITTERS FOR SHRUBS PER ADJACENT EMITTER CHART
				IRRIGATION MAINLINE: PVC CLASS 200 SDR 21 X-INCH UNLESS OTHERWISE NOTED. PIPE SLEEVE: PVC SCHEDULE 40 INSTALL AS SHOWN ON DESIGN OR TWICE THE SIZE OF THE PIPE OR WIRE RUNNING THRU IT. NO TWO PIPES OR WIRE BUNDLES SHALL SHARE THE SAME SLEEVE.
	HUNTER I-20-06-SS TURF ROTOR, 6" POP-UP, ADJUSTABLE AND FULL CIRCLE. STAINLESS STEEL RISER, DRAIN CHECK VALVE. STANDARD NOZZLE. I-20 ROTORS IN NATIVE SEED AREAS SHALL BE PLASTIC RISERS	45		Valve Collout Valve Number Valve Flow Valve Size
	HUNTER I-20-06-SS TURF ROTOR, 6" POP-UP, ADJUSTABLE AND FULL CIRCLE. STAINLESS STEEL RISER, DRAIN CHECK VALVE. STANDARD NOZZLE. I-20 ROTORS IN NATIVE SEED AREAS SHALL BE PLASTIC RISERS	45		
	HUNTER I-20-06-SS TURF ROTOR, 6" POP-UP, ADJUSTABLE AND FULL CIRCLE. STAINLESS STEEL RISER, DRAIN CHECK VALVE. STANDARD NOZZLE. I-20 ROTORS IN NATIVE SEED AREAS SHALL BE PLASTIC RISERS	45		
	HUNTER I-25-06-SS TURF ROTOR, 6" POP-UP, ADJUSTABLE AND FULL CIRCLE. STAINLESS STEEL RISER, DRAIN CHECK VALVE. STANDARD NOZZLE.	50		
	HUNTER I-25-06-SS TURF ROTOR, 6" POP-UP, ADJUSTABLE AND FULL CIRCLE. STAINLESS STEEL RISER, DRAIN CHECK VALVE. STANDARD NOZZLE.	50		
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	HUNTER I-25-06-SS TURF ROTOR, 6" POP-UP, ADJUSTABLE AND FULL CIRCLE. STAINLESS STEEL RISER, DRAIN CHECK VALVE. STANDARD NOZZLE.	50		
	HUNTER I-25-06-SS TURF ROTOR, 6" POP-UP, ADJUSTABLE AND FULL CIRCLE. STAINLESS STEEL RISER, DRAIN CHECK VALVE. STANDARD NOZZLE.	50		

INSTALLATION GENERAL NOTES

- DESIGN ASSUMES A MINIMUM DYNAMIC PRESSURE AVAILABLE FOR THE IRRIGATION SYSTEM (PER CITY ENGINEER) OF 103 PSI. AT A MAXIMUM PEAK FLOW OF 40 GPM AT THE 1.5-INCH POINT-OF-CONNECTION (POC). VERIFY PRESSURE AND FLOW ON SITE PRIOR TO CONSTRUCTION. CONTACT GENERAL CONTRACTOR OR OWNER'S REPRESENTATIVE IMMEDIATELY IF FLOW OR PRESSURE ARE LOWER THAN LISTED ABOVE.
- ALL MAINLINES SHALL BE INSTALLED AT LEAST 5' FROM CENTER OF TREES, WHERE POSSIBLE. DESIGN IS SHOWN FOR CLARITY, THUS MAINLINE ROUTING IN FIELD MAY LOOK SLIGHTLY DIFFERENT THAN DEPICTED IN DRAWINGS.
- CONTRACTOR SHALL CREATE A LAMINATED CONTROLLER CHART ADHERED TO THE INSIDE OF THE CONTROLLER COVER OR A LAMINATED COLORED CONTROLLER MAP.
- CONTRACTOR SHALL BECOME FAMILIAR WITH THE SPECIFICATIONS AND INSTALLATION DETAILS FOR THIS AND RELATED WORK PRIOR TO CONSTRUCTION. FOR CLARIFICATION, CONTACT IRRIGATION DESIGNER PRIOR TO CONSTRUCTION.
- UPON FINAL ACCEPTANCE, CONTRACTOR SHALL TURN OVER REQUIRED ADJUSTMENT KEYS INCLUDING BUT NOT LIMITED TO CONTROLLER ENCLOSURE AND BACKFLOW ENCLOSURE KEY, LOCKING VALVE BOX KEYS, QUICK COUPLER KEYS, GATE VALVE KEY, SPRINKLER HEAD AND NOZZLE ADJUSTMENT KEYS.
- UPON FINAL ACCEPTANCE, CONTRACTOR SHALL TURN OVER SPARE PARTS PERTAINING TO INSTALLED SYSTEM: BACKFLOW WINTERIZATION INSERT, TWO OF EVERY HEAD AND NOZZLE (ROTOR NOZZLE TREE INCLUDED), ONE RCV DIAPHRAGM, ETC.
- COORDINATE UTILITY LOCATES OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION ("811-CALL BEFORE YOU DIG").
- IF DISCREPANCIES ARE NOTED IN THE FIELD BETWEEN SITE CONDITIONS AND PROVIDED DESIGNS, CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE OR GENERAL CONTRACTOR IMMEDIATELY. DO NOT PROCEED WITH THE INSTALLATION OF THE IRRIGATION SYSTEM IF SUCH DISCREPANCIES IN THE FIELD AFFECT THE PROVIDED DESIGN, DETAILS, OR SPECIFICATIONS.
- ALL IRRIGATION COMPONENTS (MAINLINE, WIRES, LATERAL LINES, ETC.) SHALL BE INSTALLED IN LANDSCAPED AREAS WHENEVER POSSIBLE, EVEN THOUGH SAID IRRIGATION COMPONENTS MAY BE SHOWN OUTSIDE PLANTING AREAS FOR CLARITY.
- AVOID CONFLICTS BETWEEN THE IRRIGATION SYSTEM, PLANTING MATERIALS, AND ARCHITECTURAL FEATURES WHENEVER POSSIBLE. COORDINATE POTENTIAL RELOCATION OF BOULDERS AND TREES IN TURF AREAS WITH LANDSCAPE ARCHITECT PRIOR TO SPRINKLER LAYOUT. IF LANDSCAPE MATERIAL CANNOT BE RELOCATED, ADDITIONAL SPRINKLERS MAY BE REQUIRED.
- WHERE POSSIBLE, MAINTAIN 3'-5' DISTANCE FROM CENTER OF TREE TO MAINLINE AND WIRES. VALVE BOXES SHALL BE AT LEAST 3' FROM TREE CENTER. MAINLINE ROUTING AND VALVE LOCATIONS ARE SHOWN FOR CLARITY AND MAY BE SHOWN WITHIN THE 3'-5' RANGE NOTED ABOVE.
- CROSS FITTINGS ARE NOT ALLOWED, ONLY STANDARD TEES AND ELBOWS.
- CONTRACTOR SHALL INSTALL NOZZLES PER PLAN, UNLESS IRRIGATED AREA CHANGED IN SIZE OR PLANT MATERIAL TYPE CHANGES. IF NOZZLE CHANGES ARE REQUIRED AND ARE SIGNIFICANT IN SIZE, CONTRACTOR SHALL CONTACT IRRIGATION DESIGNER FOR APPROVAL.
- CONTRACTOR SHALL FIELD LOCATE ANY EXISTING SLEEVES ON SITE PRIOR TO CONSTRUCTION WITH THE AID OF THE GENERAL CONTRACTOR. MISSING SLEEVES SHALL BE REPORTED IMMEDIATELY. NEW SLEEVES SHOWN ON PLANS ARE REQUIRED FOR BOTH PIPING AND ELECTRICAL WIRING AT EACH HARDSCAPE CROSSING. COORDINATE INSTALLATION OF SLEEVING WITH OTHER TRADES. ANY PIPE OR WIRE WHICH PASSES BENEATH EXISTING HARDSCAPE WHERE SLEEVING WAS NOT INSTALLED WILL REQUIRE HORIZONTAL BORING BY THE IRRIGATION CONTRACTOR.
- INSTALL ALL ELECTRICAL POWER TO THE IRRIGATION CONTROL SYSTEM IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE AND ALL APPLICABLE LOCAL ELECTRIC UTILITY CODES.
- THE FOLLOWING SHOULD BE NOTED REGARDING PIPE SIZING: IF A SECTION OF UNSIZED PIPE IS LOCATED BETWEEN THE IDENTICALLY SIZED SECTIONS, THE UNSIZED PIPE IS THE SAME NOMINAL SIZE AS THE TWO SIZED SECTIONS. THE UNSIZED PIPE SHOULD NOT BE CONFUSED WITH THE DEFAULT PIPE SIZE NOTED IN THE LEGEND.
- MAINLINE PIPE SIZES MAY VARY THROUGHOUT PROJECT. EACH MAINLINE LEG IS SIZED TO ACCOMMODATE LARGEST VALVE ON THAT LEG. STATED SIZE IN LEGEND MAY NOT BE THE LARGEST SIZE ON PLANS.
- TWO-WIRE CONTROL CABLE DOES NOT REQUIRE ADDITIONAL SPARE WIRES TO BE ROUTED WITH MAINLINE.
- TWO-WIRE CONTROL SURGE ARRESTORS SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. ARRESTORS ARE NOT DEPICTED ON PLANS.
- TREES IN TURF ARE NOT IRRIGATED BY DRIP SYSTEM. DRIP LATERAL ROUTED NEAR TREES IN TURF ARE NOT TO RECEIVE DRIP IRRIGATION. TREES IN NATIVE SEED AREAS ARE IRRIGATED ON DRIP SYSTEM.
- VALVES FOR NATIVE SEED AREAS SHALL BE ON A SEPARATE PROGRAM.
- NATIVE SEED AREAS ARE TO BE IRRIGATED WITH A BELOW GRADE SYSTEM BUT UTILIZED FOR ESTABLISHMENT OF SEED. SYSTEM IS NOT INTENDED TO OPERATE BEYOND ESTABLISHMENT.
- NO IRRIGATION EQUIPMENT, INCLUDING BUT NOT LIMITED TO, MAINLINE, VALVES, AND SPRINKLERS, SHALL BE INSTALLED WITHIN 3' OF NEW BUILDING FOUNDATION.

REFERENCE NOTES SCHEDULE

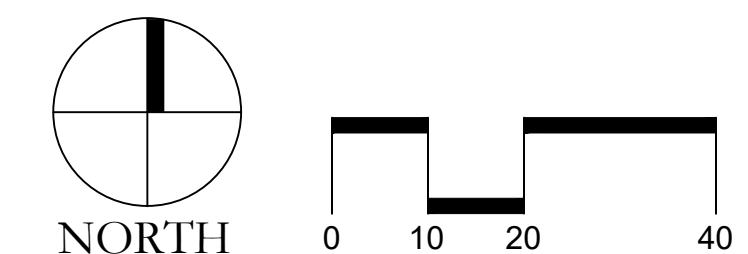
SYMBOL	DESCRIPTION
	THE IRRIGATION SYSTEM POINT-OF-CONNECTION (POC) SHALL BE DOWNSTREAM OF THE IRRIGATION WATER TAP AND METER AT THE APPROXIMATE LOCATION SHOWN (REFER TO CIVIL PLANS FOR EXACT LOCATION). INSTALL BACKFLOW PREVENTION UNIT, MASTER VALVE ASSEMBLY, AND FLOW SENSOR AS INDICATED. VERIFY EXACT LOCATION OF POC WITH OWNER'S REPRESENTATIVE. VERIFY PRESSURE AND FLOW ON SITE PRIOR TO CONSTRUCTION. CONTRACTOR TO INSTALL BACKFLOW PER NATIONAL PLUMBERS CODE AND PER LOCAL CODE. BACKFLOW SHALL BE TESTED UPON INSTALLATION AND ANNUALLY THEREAFTER.
	PEDESTAL MOUNT THE IRRIGATION CONTROLLER AT THE APPROXIMATE LOCATION SHOWN. COORDINATE ELECTRICAL POWER TO THE CONTROLLER WITH THE OWNER'S REPRESENTATIVE. CARE SHOULD BE TAKEN TO INSTALL THE IRRIGATION CONTROLLER IN A LOCATION THAT IS ACCESSIBLE FOR MAINTENANCE, AND SCREENED FROM VIEW EITHER BEHIND ENTRY WALLS, NEXT TO BUILDINGS, OR BEHIND PLANT MATERIAL. FINAL LOCATION TO BE APPROVED BY OWNER'S REPRESENTATIVE. CONTROLLER TO BE INSTALLED PER NATIONAL ELECTRIC CODE.

EMITTER SCHEDULE

PLANT TYPE	EMITTER TYPE	GPH/OUTLET	NO. OF EMITTERS	TOTAL FLOW
GROUND COVER	SINGLE OUTLET	1 GPH	1	1 GPH
PERENNIALS	SINGLE OUTLET	1 GPH	1	1 GPH
1 GAL. SHRUB	SINGLE OUTLET	1 GPH	1	1 GPH
5 GAL. SHRUB	SINGLE OUTLET	1 GPH	2	2 GPH
TREE IN SHRUB BED	SINGLE OUTLET	1 GPH	4-8	4-8 GPH
TREE IN NATIVE SEED	INLINE DRIP	0.6 GPH	N/A	N/A

NOTES:

- MULTIPLE OUTLET EMITTERS CAN BE UTILIZED IN DENSELY PLANTED AREAS AND FOR TREES IN SHRUB BEDS.
- NETAFIM TECHLINE CV DRIP TUBING MODEL TLCV6-18 FOR NATIVE TREE RINGS.



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CENTURY LAND HOLDINGS, LLC
8390 EAST CRESCENT PKWY
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Irrigation Design

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Civil Engineering

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COMPARK VILLAGE SOUTH IRRIGATION PLANS

PARKER, CO

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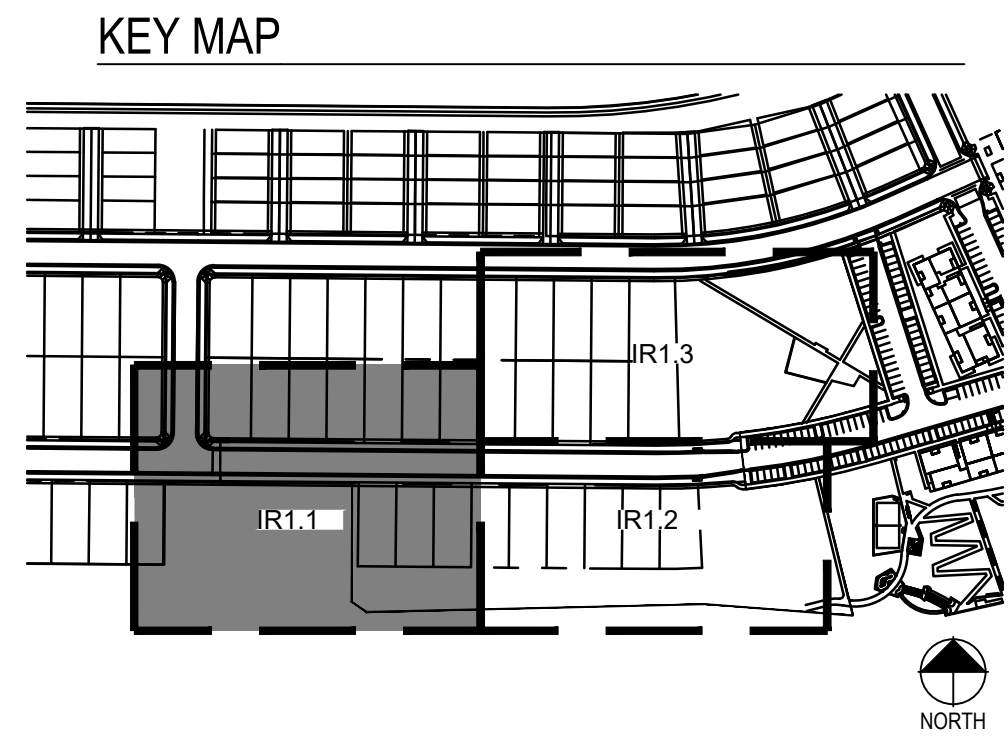
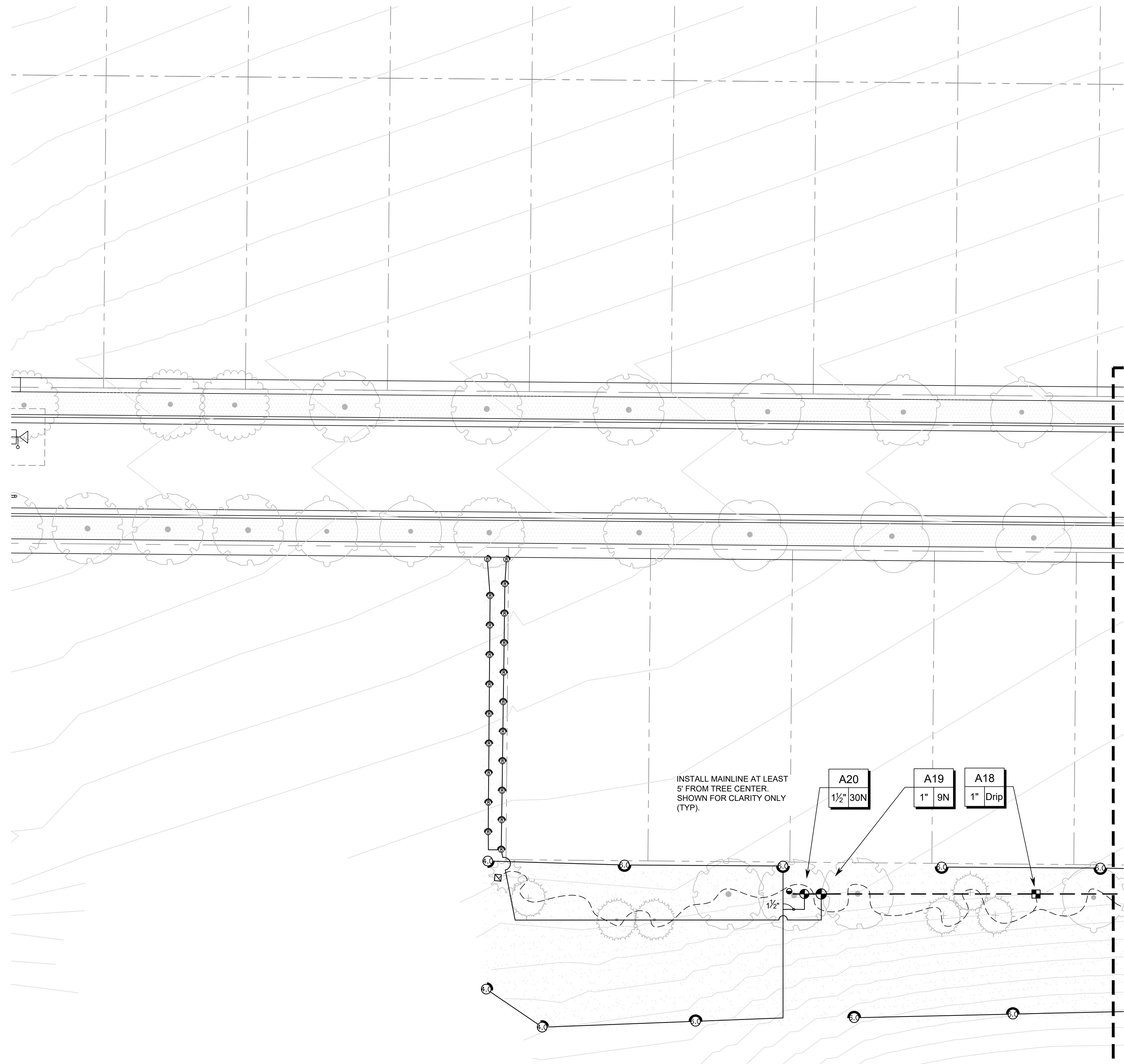
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MLP
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MLP
Issue Date:
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TOWN OF PARKER

Rev#	Date	Revisions
1	11-08-22	TOWN OF PARKER REVIEW
2	02-10-23	FOR CONSTRUCTION
3		
4		
5		
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7		
8		

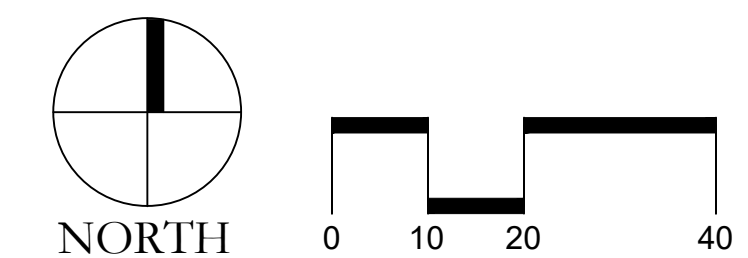
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Irrigation Design

MPi Designs
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Michelle@MPiDesignsllc.com

Civil Engineering

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COMPARK VILLAGE SOUTH
IRRIGATION PLANS

PARKER, CO

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Issued For:
TOWN OF PARKER

Rev#	Revisions	Date
1	TOWN OF PARKER REVIEW	11-08-22
2	FOR CONSTRUCTION	02-10-23
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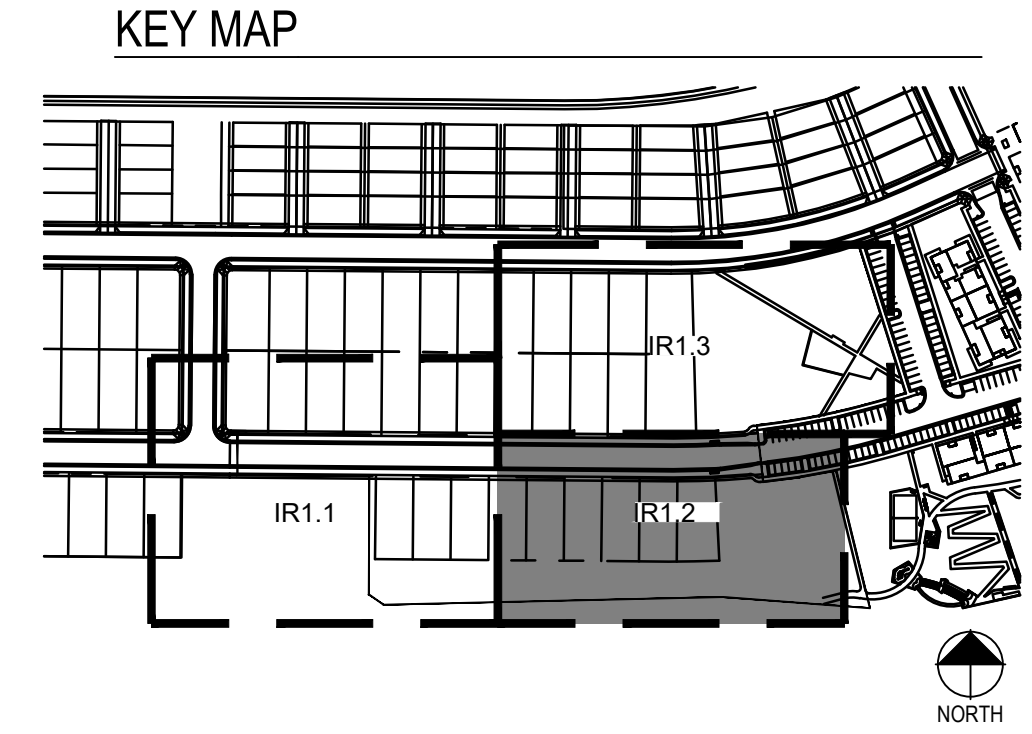
Sheet Name
**IRRIGATION
PLAN**

Sheet Number

10 of 14

COMPARK VILLAGE SOUTH FILING NO.1, AMENDMENT 3

A PARCEL OF LAND LOCATED IN A PORTION OF THE SE OF SECTION 6, TOWNSHIP 6 SOUTH,
RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
7.69 ACRES, 33 RESIDENTIAL LOTS



Prepared For
CENTURY LAND HOLDINGS, LLC
8390 EAST CRESCENT PKWY
SUITE 650
GREENWOOD VILLAGE, CO 80111
(303) 770-8300

Irrigation Design

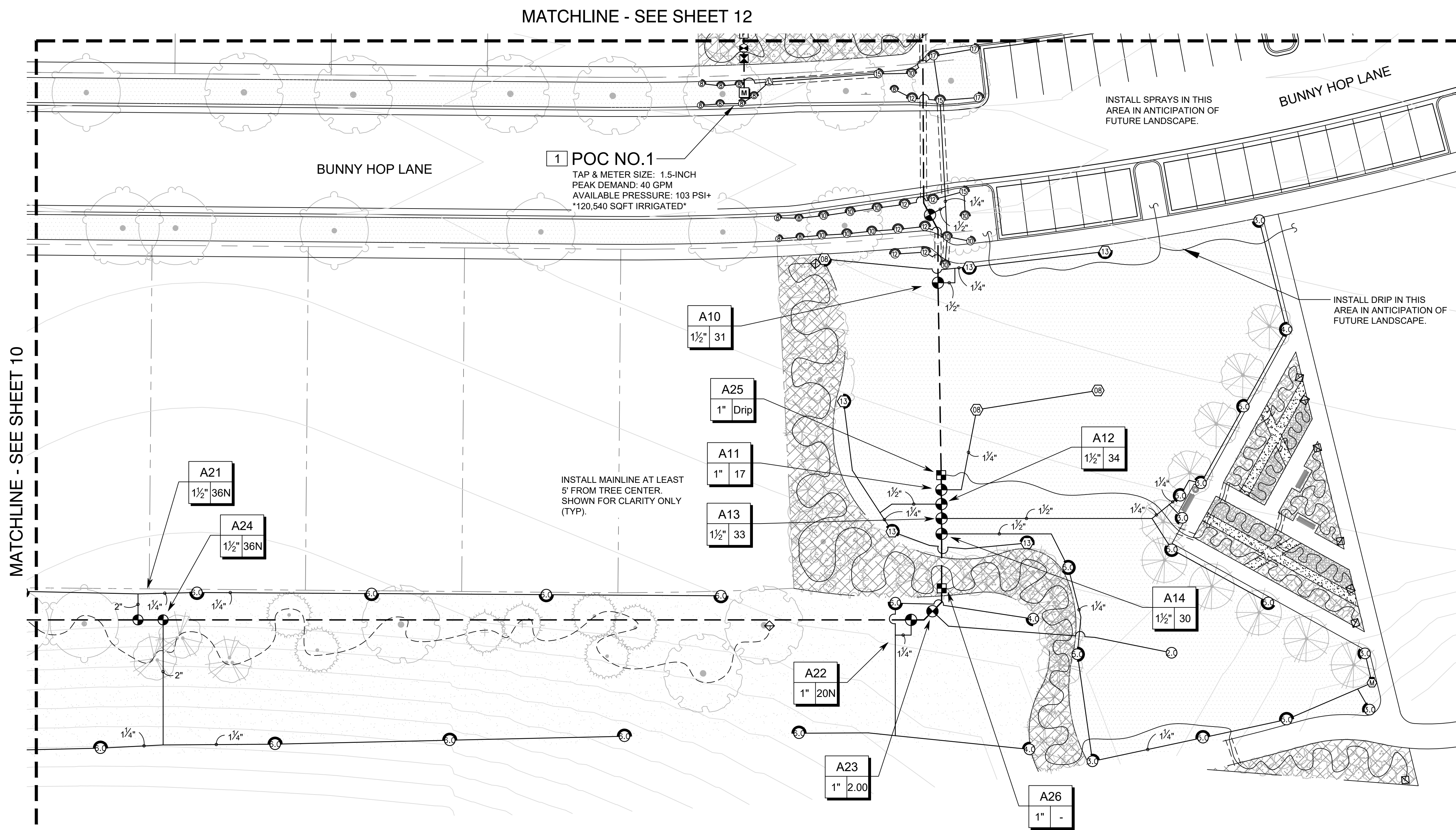
MPi Designs
PO BOX 369 • AULT, CO • 80610
970-402-3047
Michelle@MPiDesignsllc.com

Civil Engineering

MERRICK & COMPANY
5970 GREENWOOD PLAZA BLVD,
GREENWOOD VILLAGE, CO 80111
303.353.3695

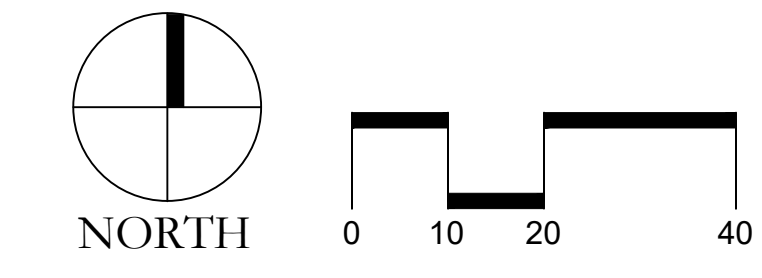
COMPARK VILLAGE SOUTH
IRRIGATION PLANS

PARKER, CO



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MATCHLINE - SEE SHEET 10



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04/22/2022
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COMPARK VILLAGE SOUTH FILING NO.1, AMENDMENT 3

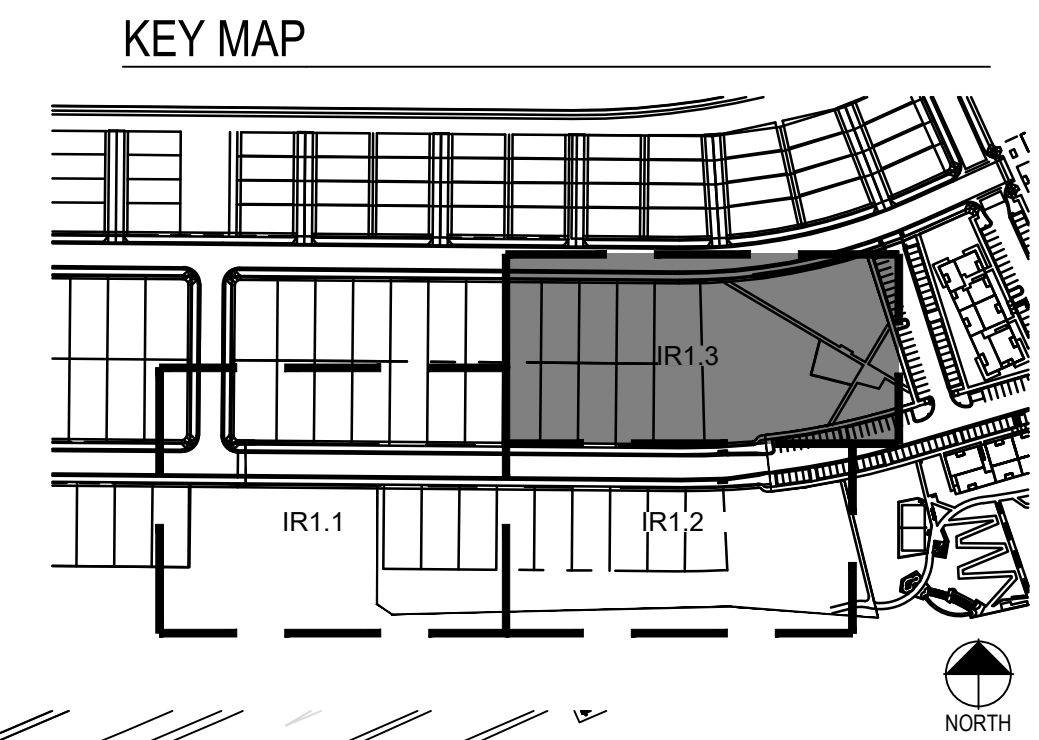
A PARCEL OF LAND LOCATED IN A PORTION OF THE SE OF SECTION 6, TOWNSHIP 6 SOUTH,
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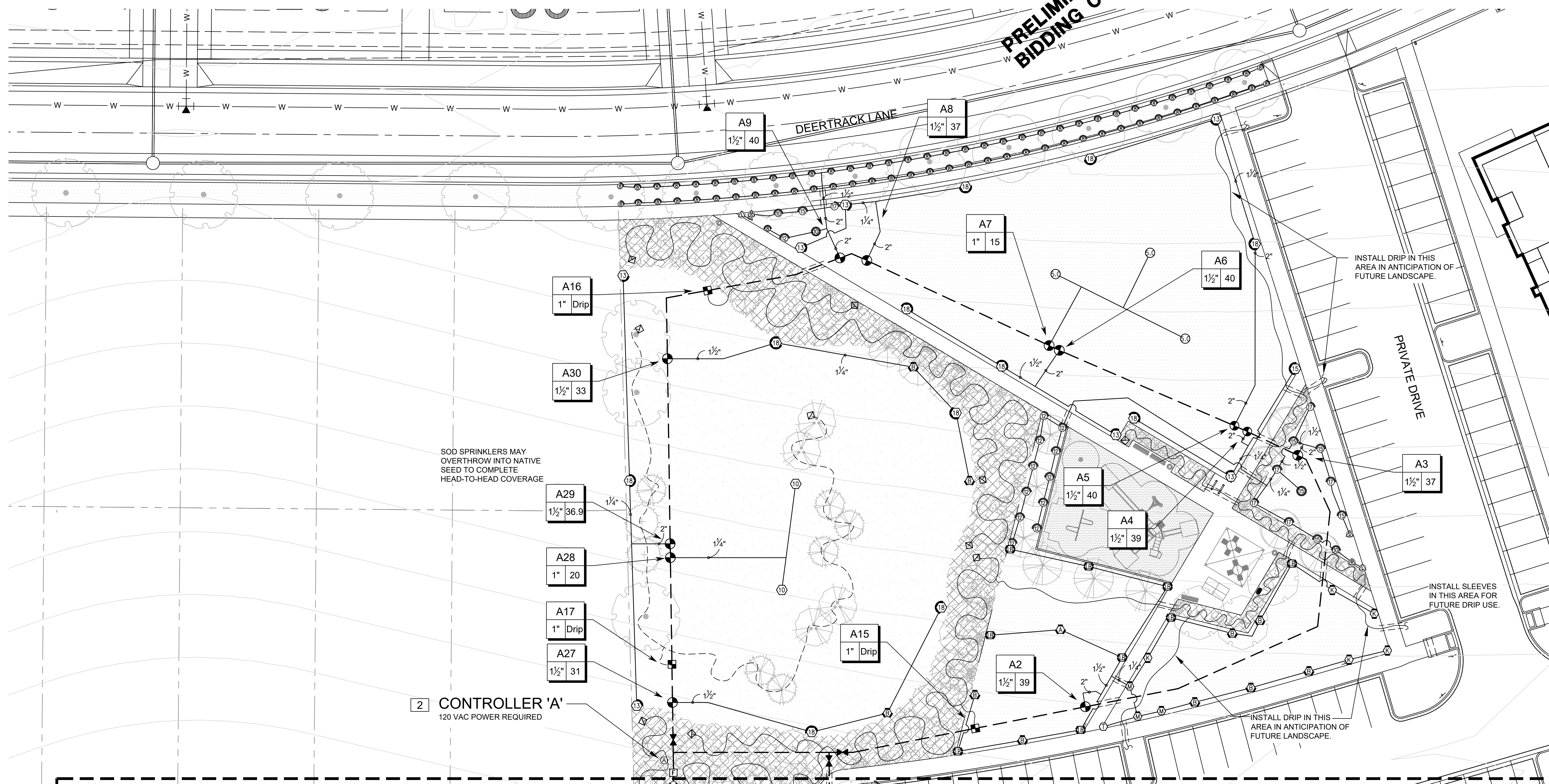
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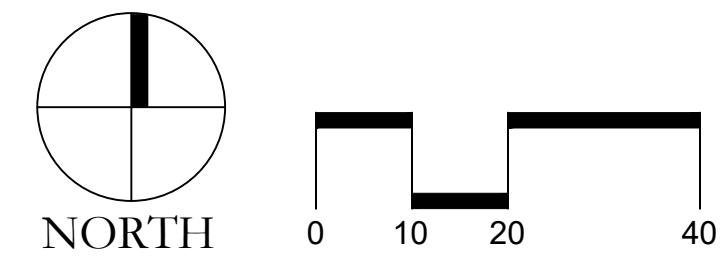


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2 CONTROLLER 'A'
120 VAC POWER REQUIRED

MATCHLINE - SEE SHEET 11



**COMPARK VILLAGE SOUTH
IRRIGATION PLANS**
PARKER, CO

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IRRIGATION PLAN
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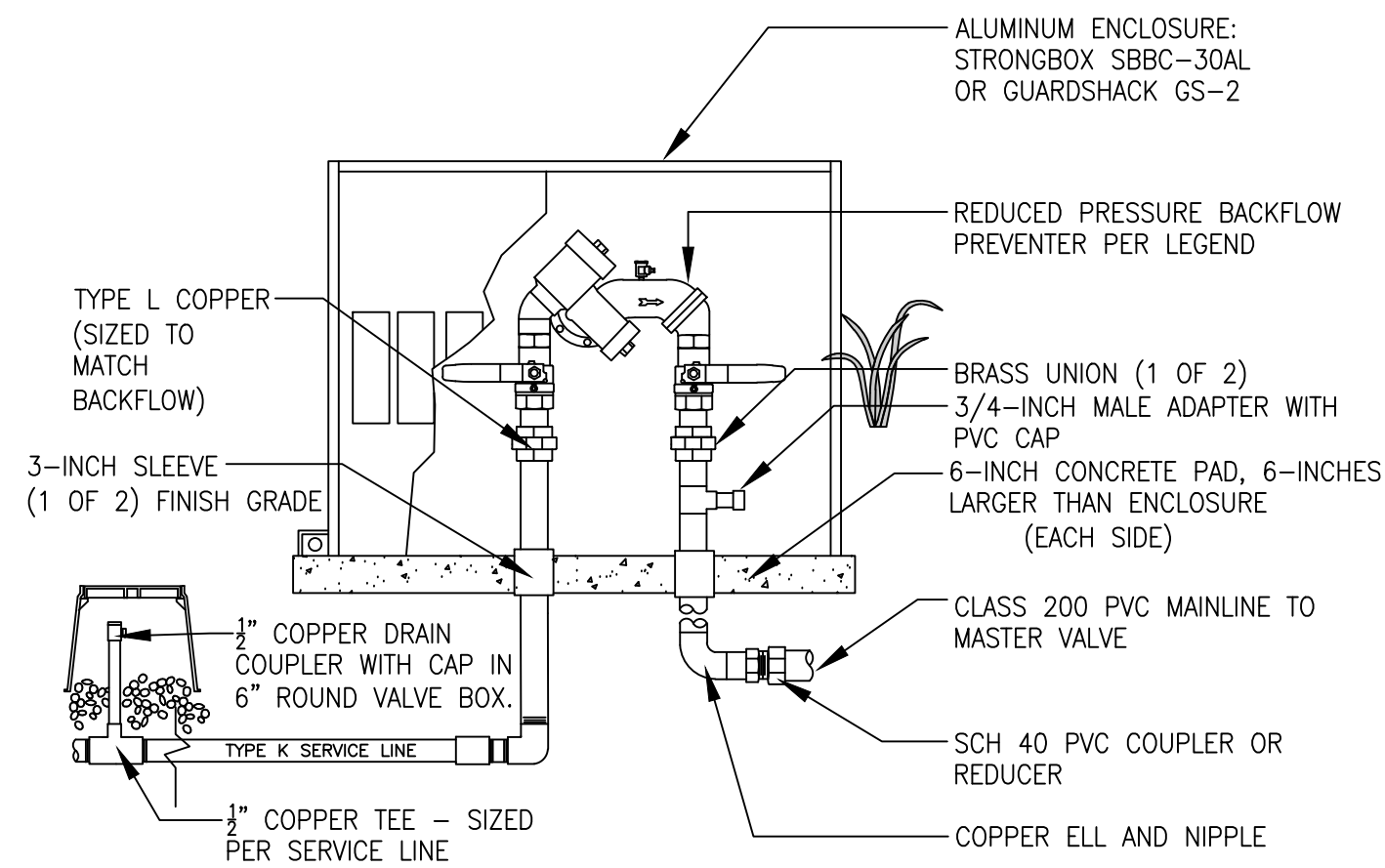
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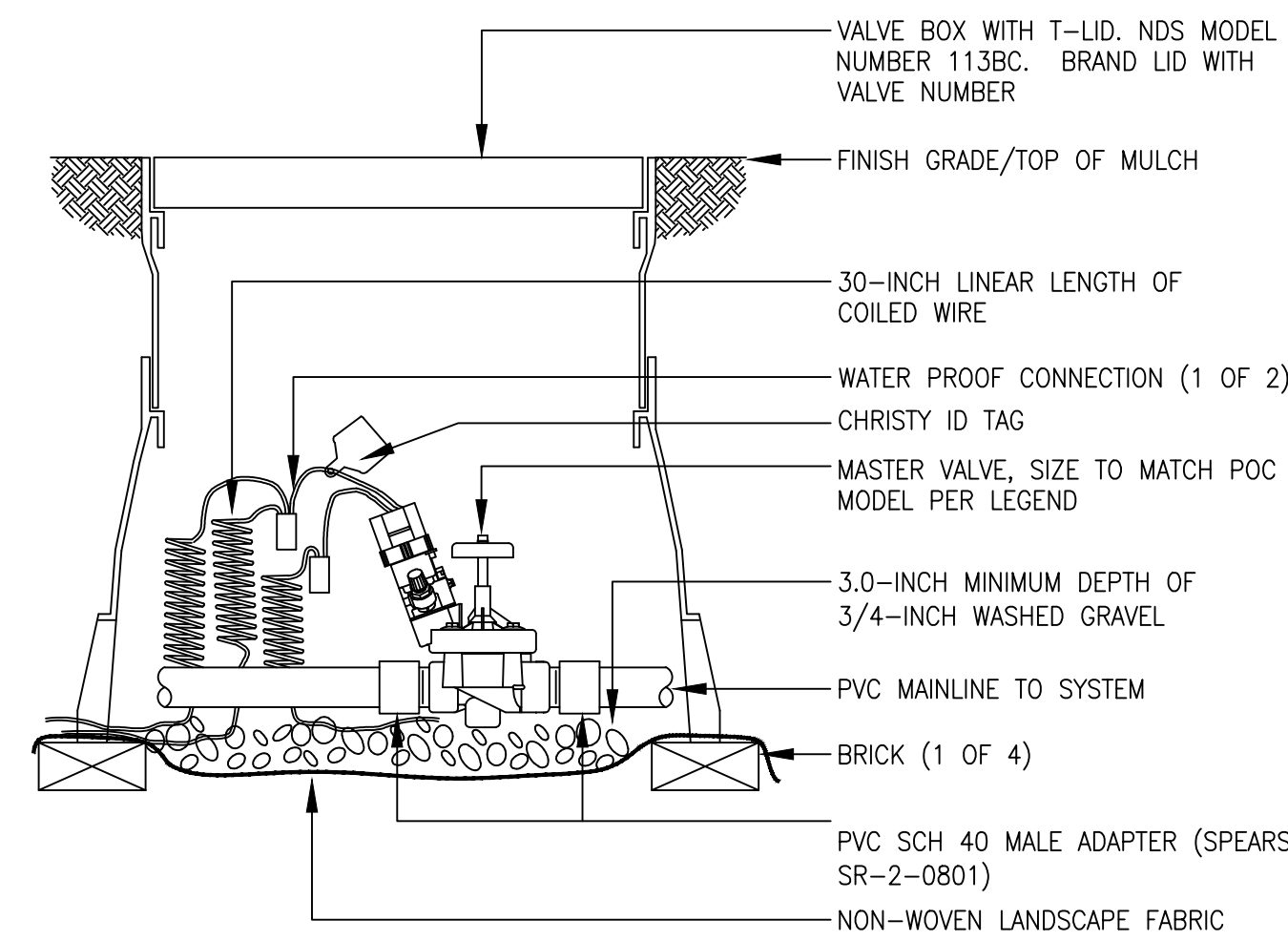
COMPARK VILLAGE SOUTH
IRRIGATION PLANS

PARKER, CO



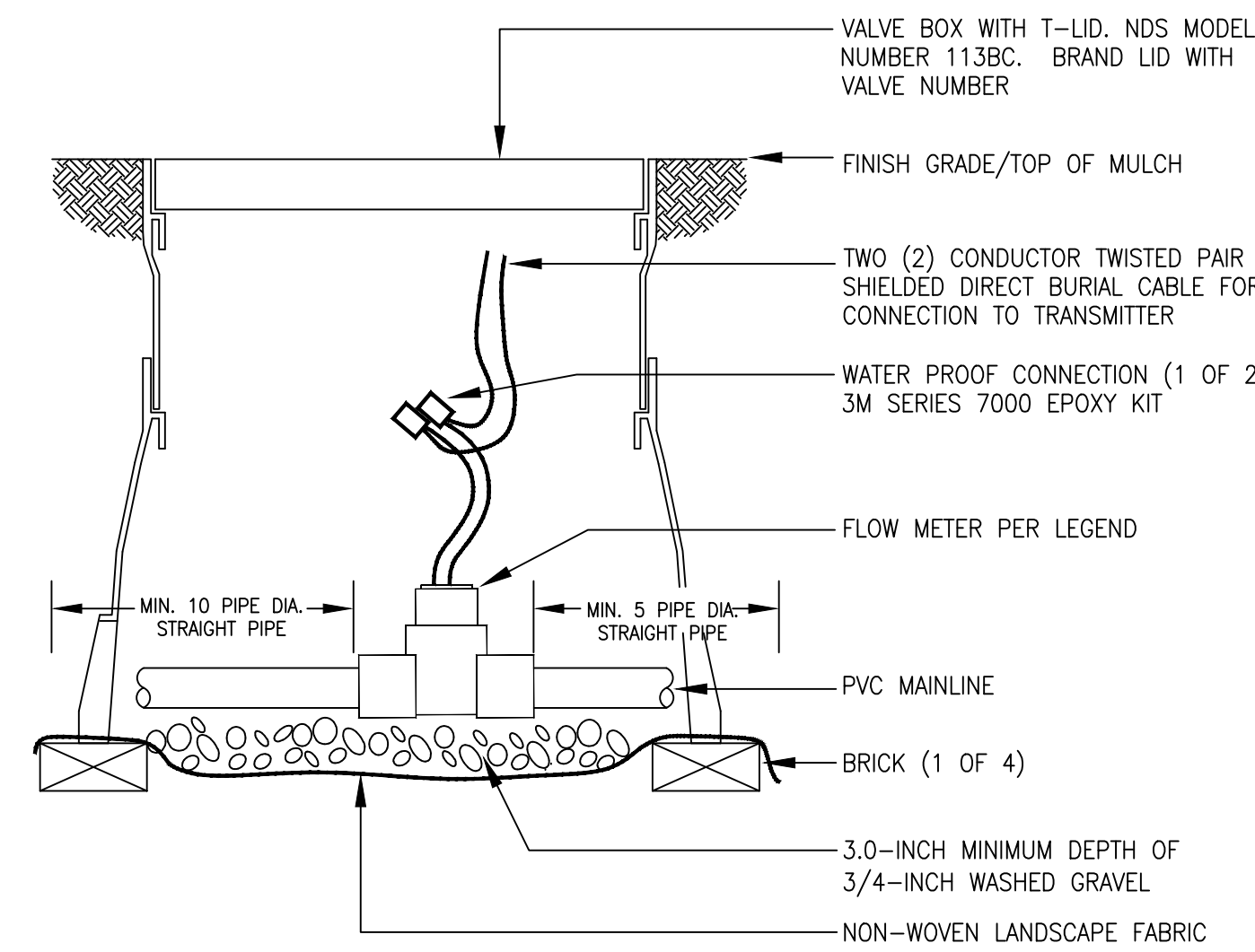
- NOTES:
1. INSTALL BACKFLOW DEVICE IN ACCORDANCE WITH ALL STATE AND LOCAL CODE REQUIREMENTS.
2. SLOPE TOP SURFACE OF PAD AT 0.5 % WITH BROOM FINISH. MAKE PIPE SLEEVES WITH 1-1/2 INCH LARGER DIAMETER PIPE THAN PENETRATING PIPE SIZE.
3. ALL HINGED CONNECTION LOCATIONS AND HARDWARE TO BE TAMPER PROOF.
4. ALL WELD JOINTS SHALL BE CONTINUOUS AND GROUND SMOOTH.

1 BACKFLOW PREVENTION UNIT

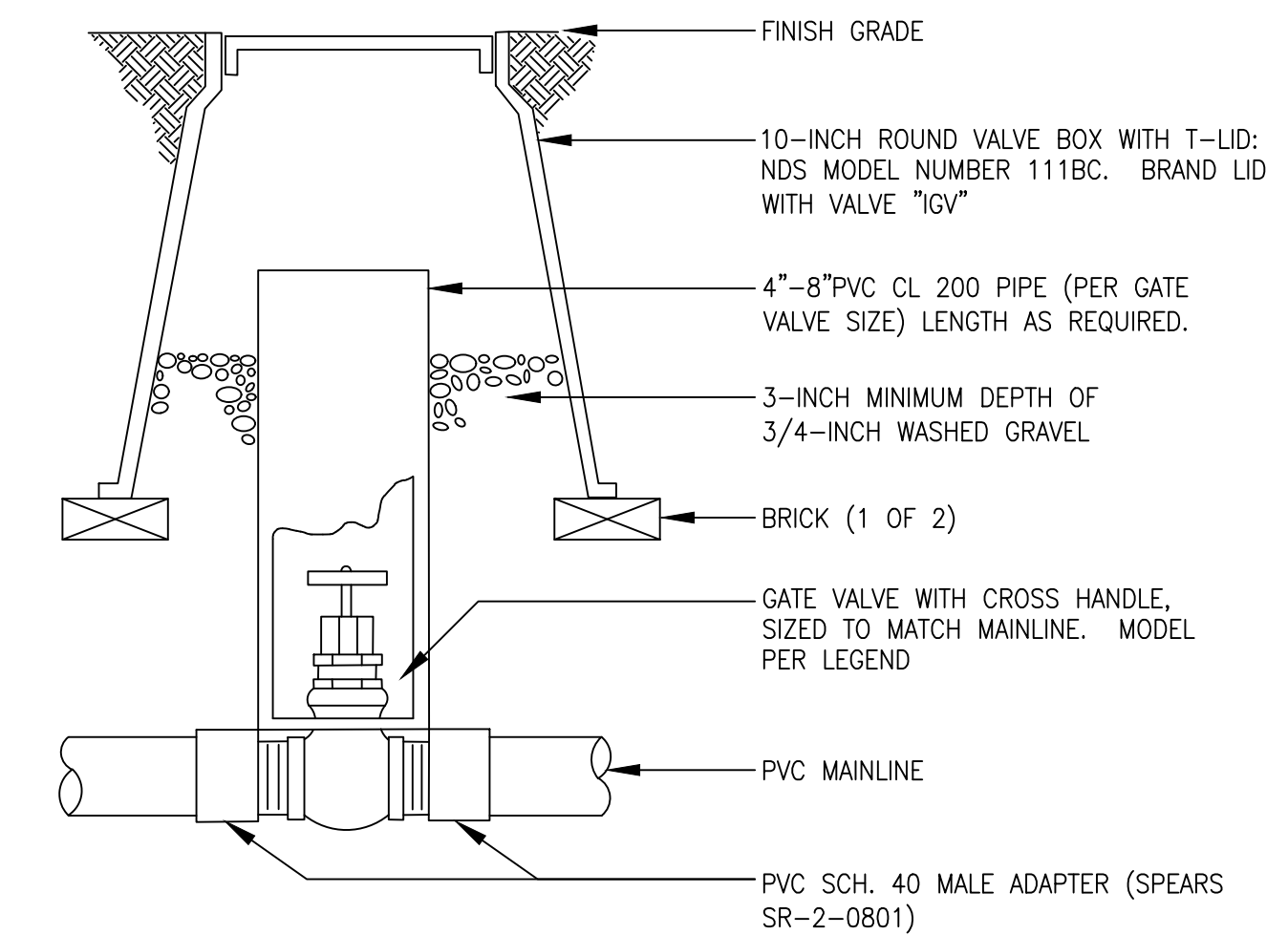


- NOTE:
1. FOR 2-WIRE CONTROL SYSTEMS, DIRECT WIRE MASTER VALVE INTO MV SENSOR PORT. DECODER IS AN OPTIONAL CONNECTION.

2 MASTER VALVE ASSEMBLY

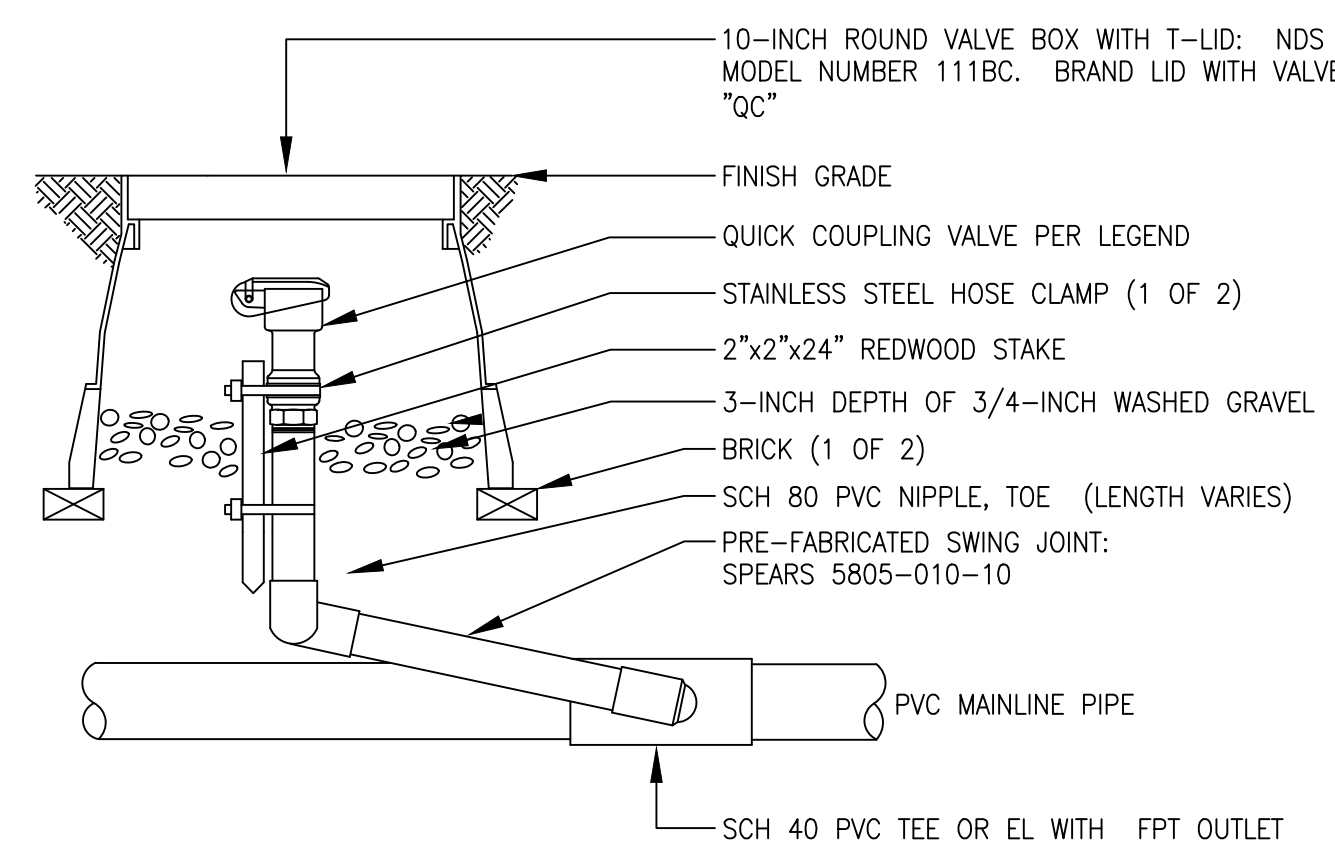


3 FLOW SENSOR ASSEMBLY

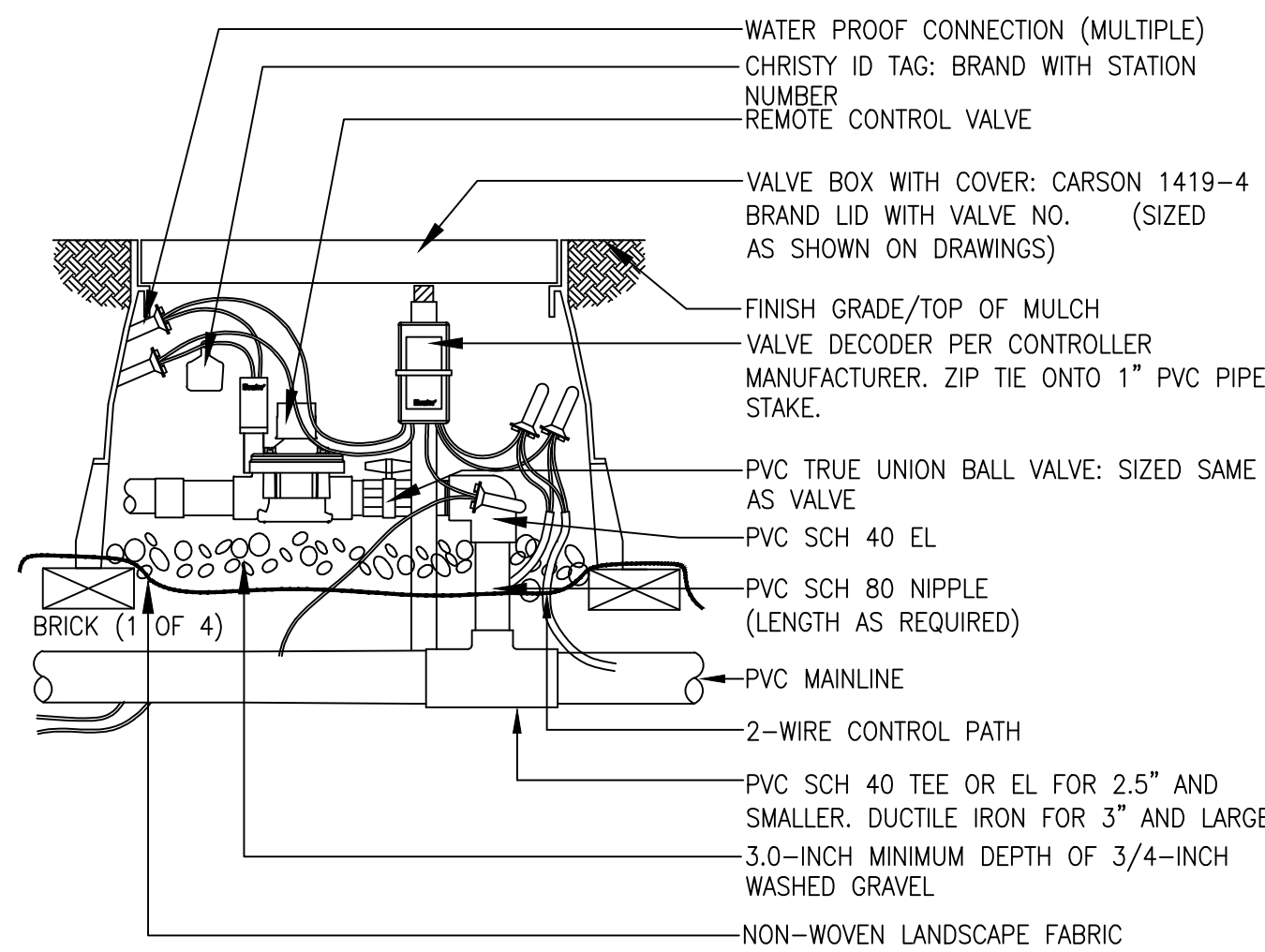


- NOTES:
1. NOMINAL SIZE OF GATE VALVE TO MATCH NOMINAL MAINLINE SIZE.

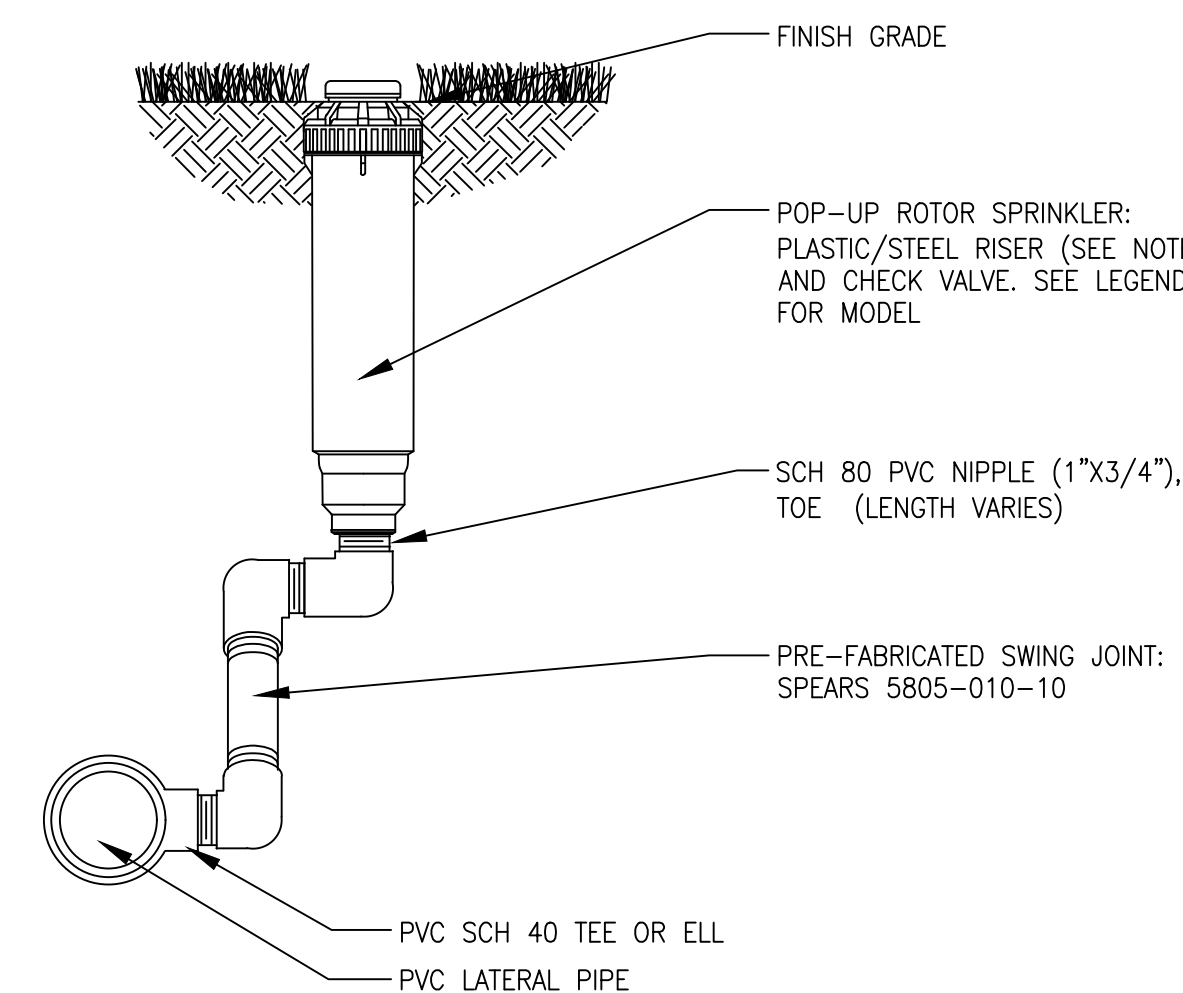
4 ISOLATION GATE VALVE ASSEMBLY



5 QUICK COUPLING VALVE ASSEMBLY

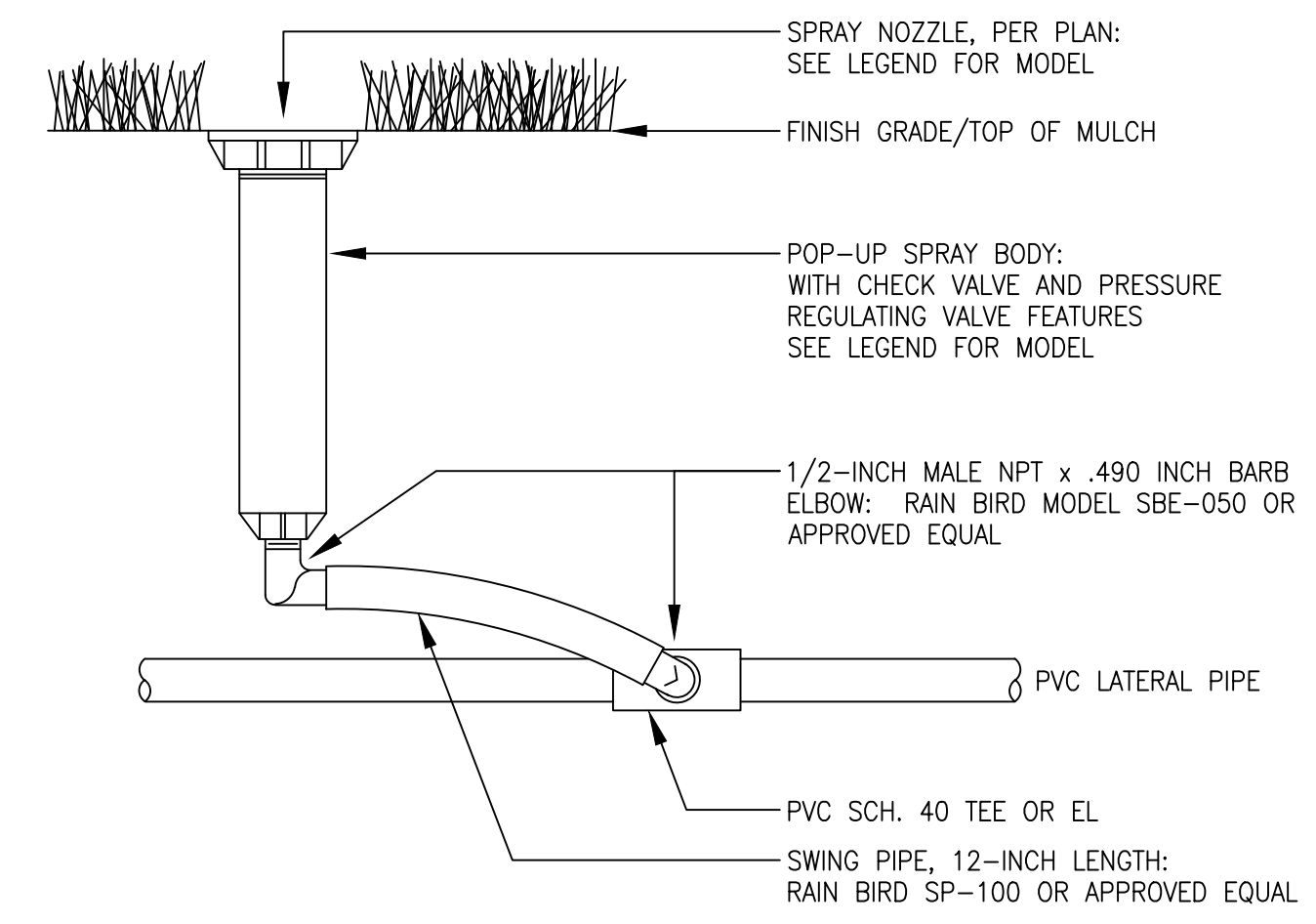


6 REMOTE CONTROL TURF VALVE ASSEMBLY



- NOTES:
1. INSTALL PLASTIC RISERS FOR ROTORS IN NATIVE AREAS.

7 6-INCH GEAR-DRIVEN ROTOR ASSEMBLY



- NOTES:
1. UTILIZE 40 PSI PRESSURE REGULATING STEM FOR HEADS WITH ROTARY NOZZLES.
2. UTILIZE 30 PSI PRESSURE REGULATING STEM FOR HEADS WITH SPRAY NOZZLES.

8 6-INCH POP-UP SPRAY SPRINKLER ASSEMBLY

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Sheet Name
IRRIGATION DETAILS
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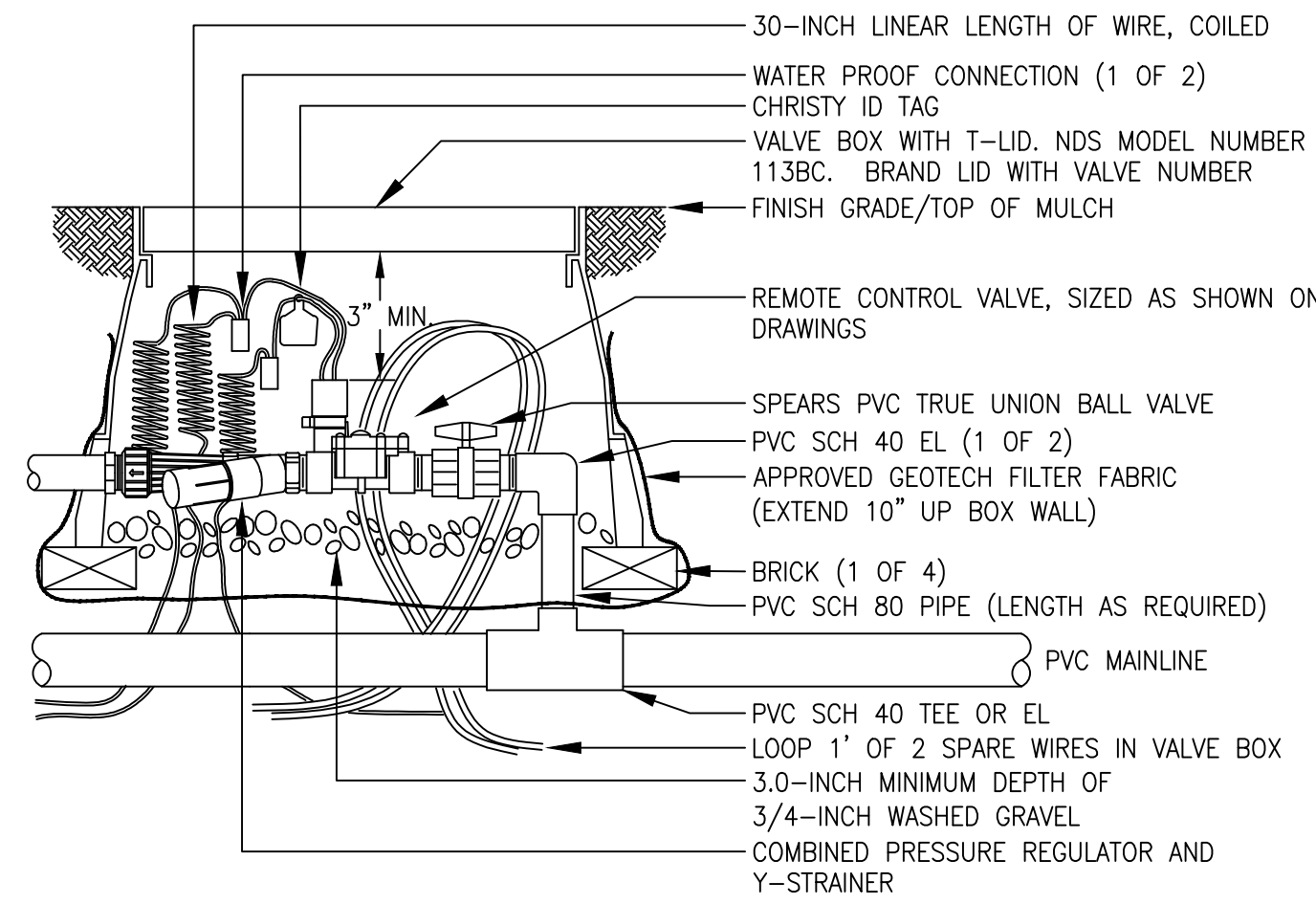
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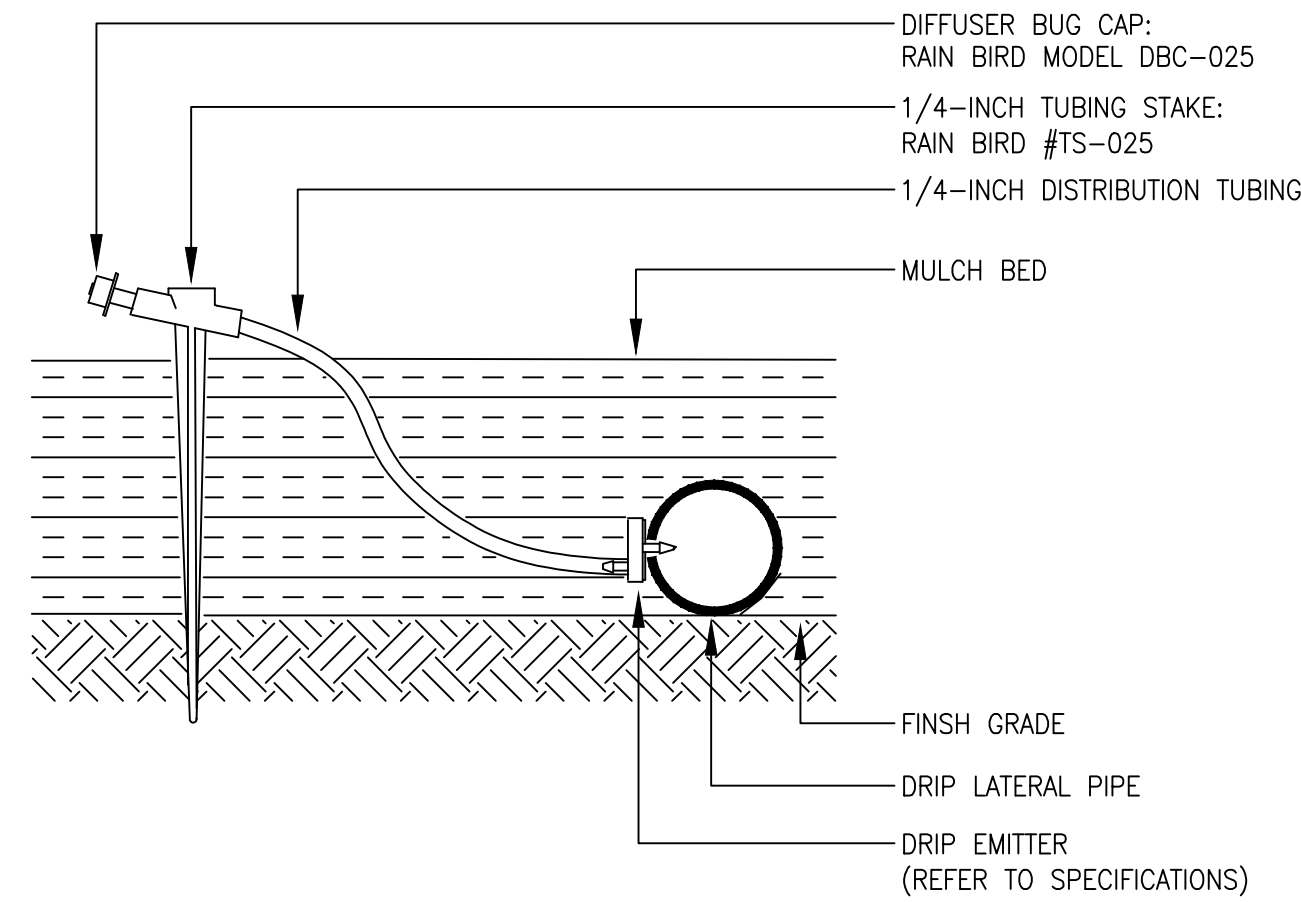
COMPARK VILLAGE SOUTH
IRRIGATION PLANS

PARKER, CO

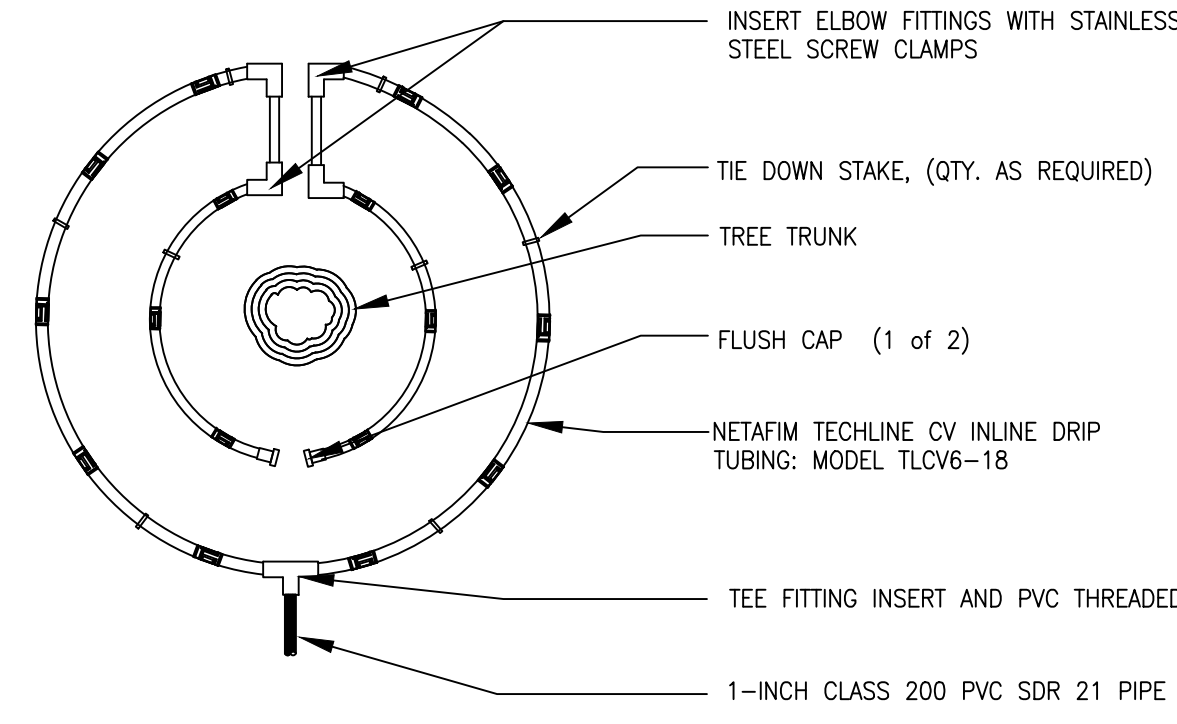


- NOTE:
1. USE BARBED INSERT FITTINGS ON DRIP LATERAL PIPE WITH HOSE CLAMPS. PLACE CLAMPS ON DRIP TUBING DIRECTLY OVER BARBED AREA OF FITTING. PINCH CLAMPS ARE NOT ACCEPTABLE.
2. UTILIZE RAIN BIRF XCZ-LF-100-PRF FOR FLOWS LESS THAN 5 GPM.

9 REMOTE CONTROL DRIP VALVE ASSEMBLY

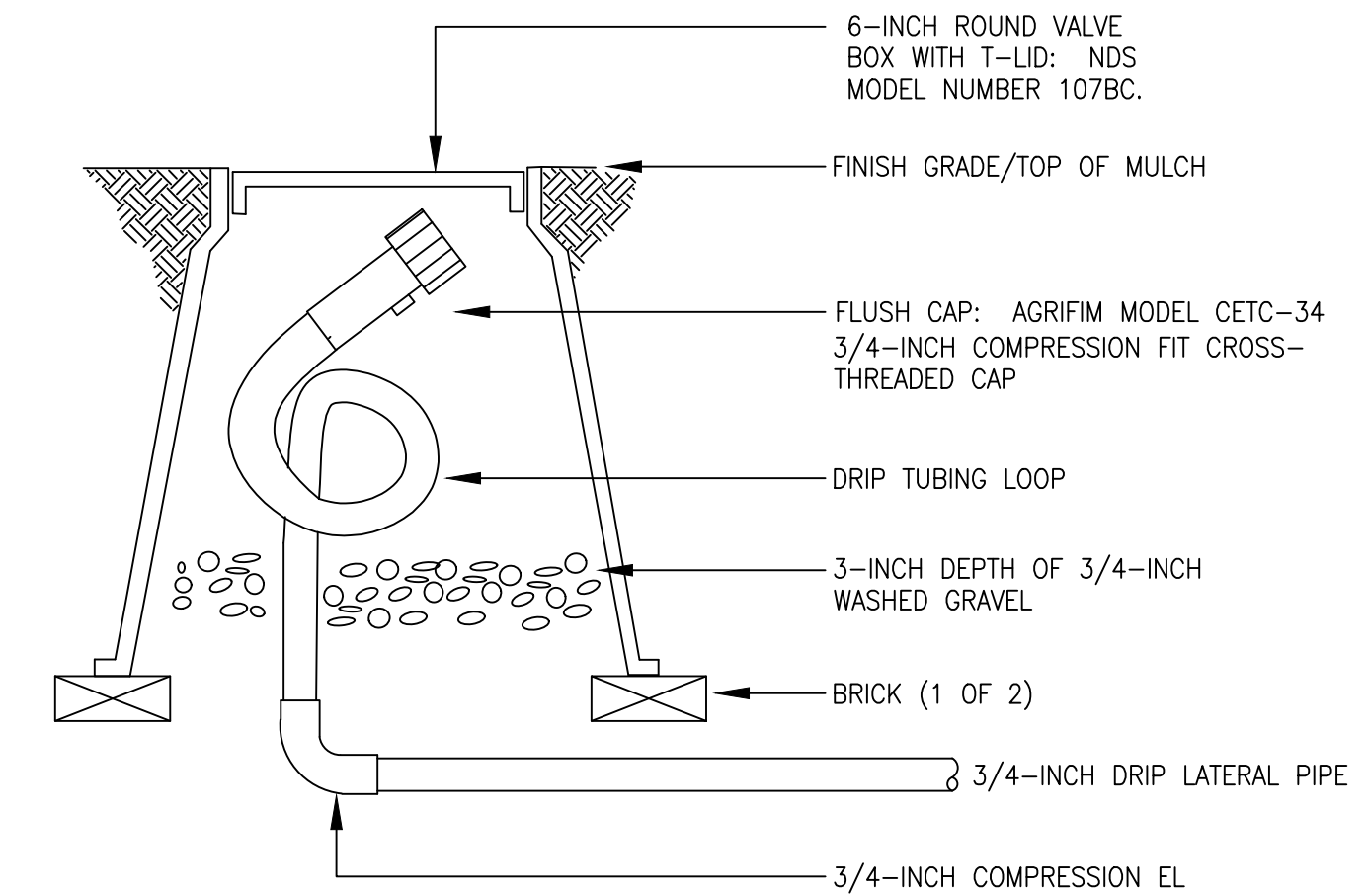


10 SINGLE OUTLET EMITTER ASSEMBLY



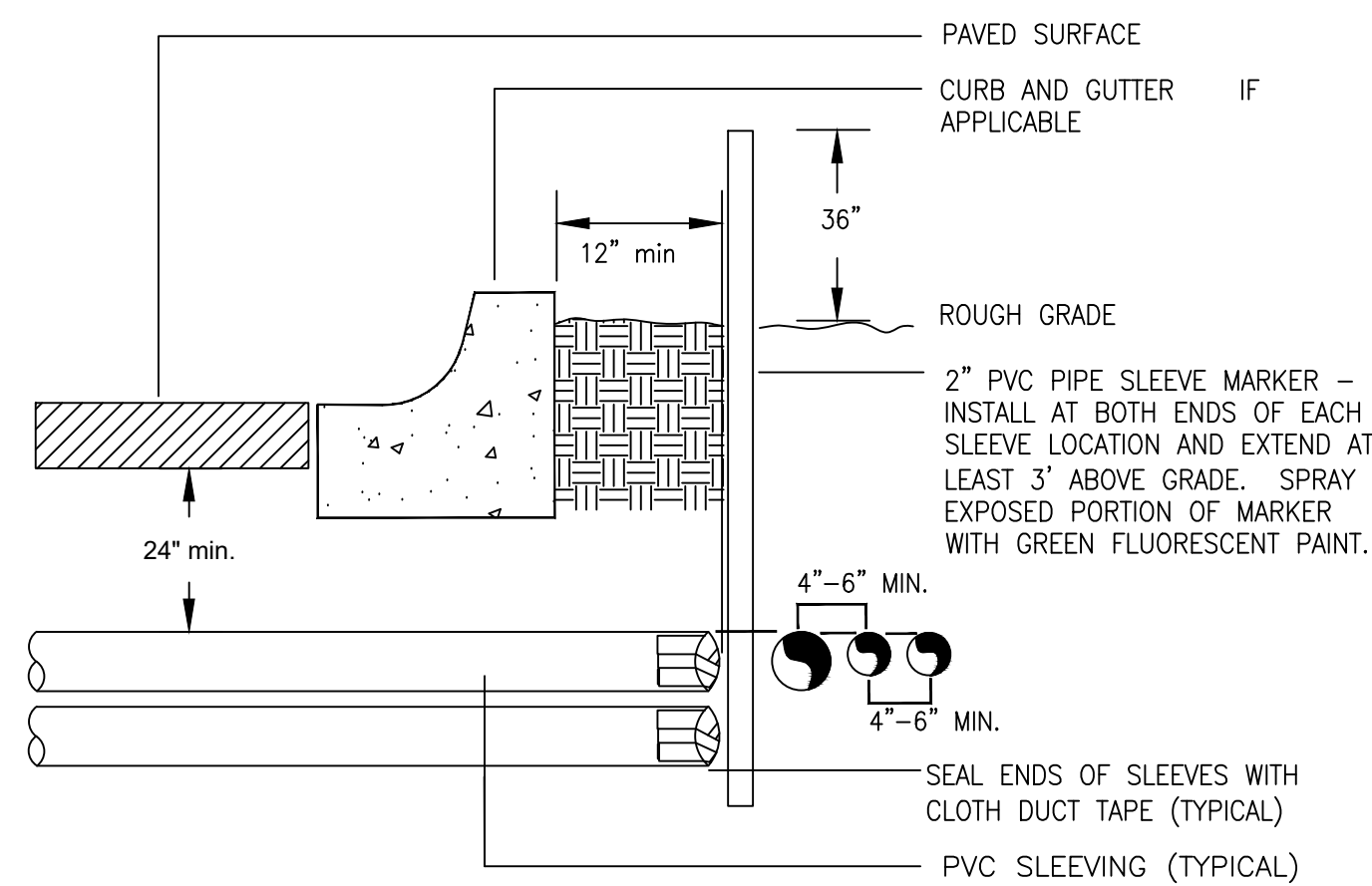
- NOTE:
1. CONTRACTOR SHALL INSTALL ALL DRIP TUBING IN NATIVE AREAS 2-3" BELOW GRADE IF MULCH IS NOT PRESENT. IF MULCH IS PRESENT, LAY TUBING ON FINISHED GRADE BELOW MULCH.
2. DIAMETER OF DRIP LINE RINGS ARE DEPENDENT ON TREE CANOPY SIZE AND SHALL BE ADJUSTED IN THE FIELD PER CONTRACTOR. SUGGESTED PLACEMENT OF 2' DIAMETER AND 3' DIAMETER AROUND TREE.
3. SHRUBS IN NATIVE SHALL UTILIZE SINGLE OUTLET EMITTERS.

11 INLINE DRIP PIPE ASSEMBLY FOR TREES IN NATIVE



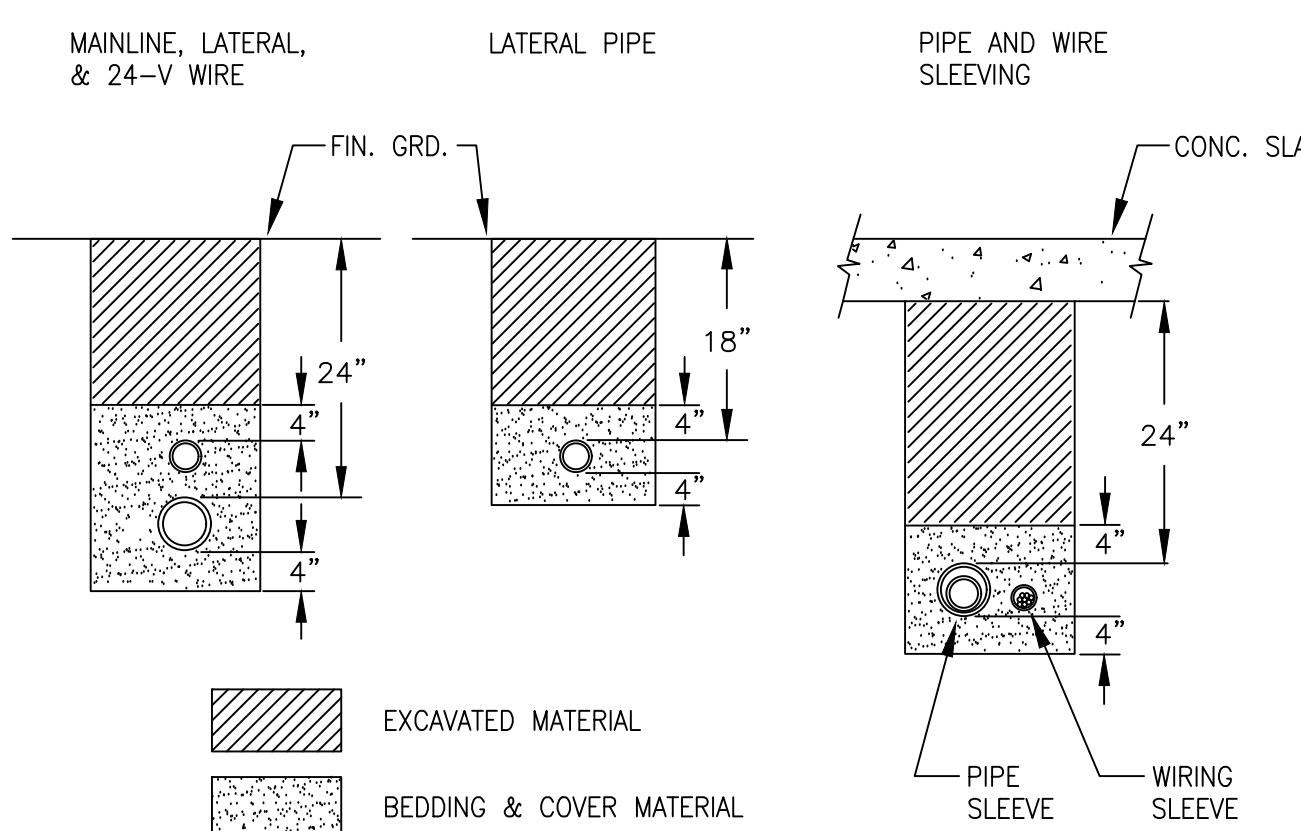
- NOTE:
1. LOOP IRRIGATION DRIP TUBING INSIDE VALVE BOX FOR EXTENSION OUTSIDE OF BOX DURING BLOWOUT.

12 DRIP FLUSH CAP ASSEMBLY



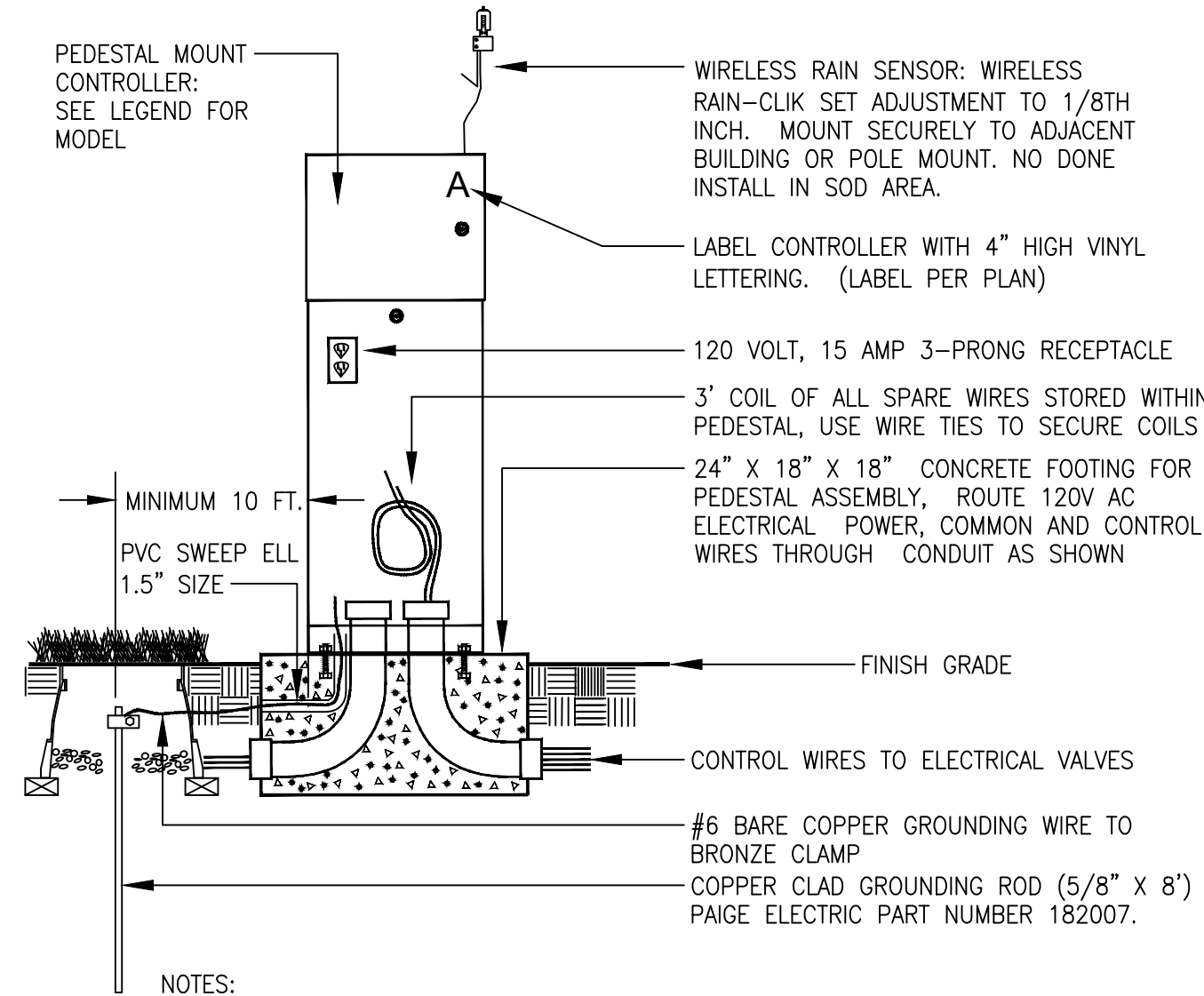
- NOTE:
1) ALL SLEEVING TO BE CLASS 200 BE PVC, SIZED AS NOTED.
2) INSTALL SLEEVES IN SIDE-BY-SIDE CONFIGURATION WHERE MULTIPLE SLEEVES ARE TO BE INSTALLED. SPACE SLEEVES 4" TO 6" APART. DO NOT STACK SLEEVES VERTICALLY.

13 TYPICAL SLEEVING DETAIL



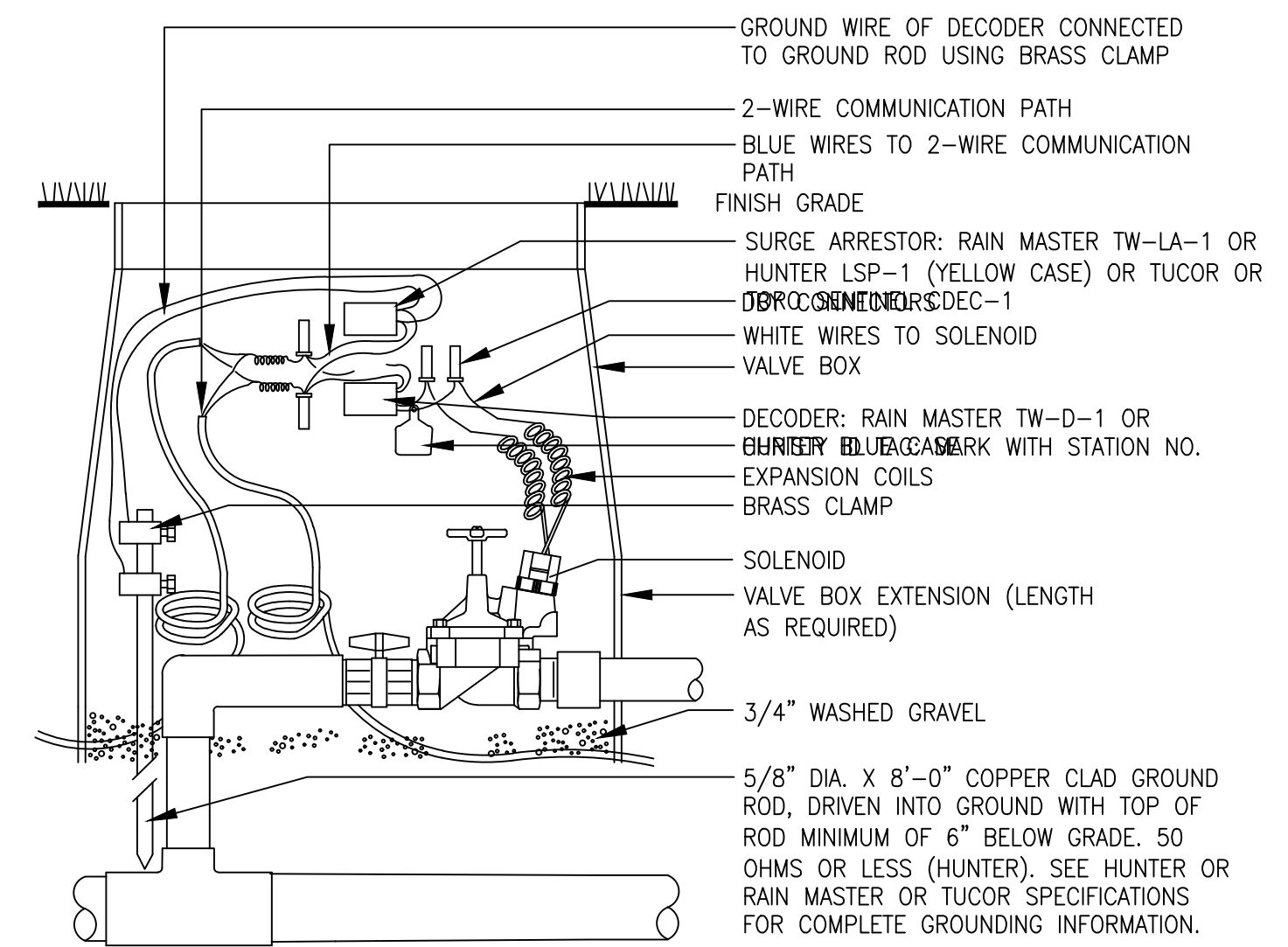
- NOTES:
1. SLEEVE ALL PIPE AND WIRE SEPARATELY.
2. ALL PIPE TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS. "SNAKE" UNSLEEVED PLASTIC PIPE IN TRENCH. PROVIDE A MINIMUM OF 2" CLEARANCE TO SIDE OF TRENCH AND BETWEEN PIPES.
3. ALL 120-V WIRING SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODE REQUIREMENTS. TAPE AND BUNDLE 24-V WIRE EVERY 10' AND PROVIDE LOOSE 20" LOOP AT ALL CHANGES OF DIRECTION OVER 30 DEGREES.

14 TYPICAL TRENCHING DETAIL



- NOTE:
1. INSTALL RAIN SENSOR ON TREATED 4X4 POST IF CONTROLLER IS IN TURF AREA. POST TO BE MOUNTED IN SHRUB BED TO AVOID BEING IRRIGATED BY OVERHEAD SPRINKLERS.

15 PEDESTAL MOUNT CONTROLLER ASSEMBLY



- NOTES: WIRES MUST EXTEND 12" ABOVE VALVE BOX FOR SERVICE.

16 TYPICAL GROUNDING (AT VALVE) ASSEMBLY

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Sheet Name

IRRIGATION
DETAILS

Sheet Number



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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 3**

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:						



PARKER
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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) 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@ccbwqa.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@ccbwqa.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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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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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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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), 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. 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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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:

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.

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	7/31/2023	7/21/2023	FINAL PLAT 15	Ashley Chasez	REVISIONS REQUIRED	
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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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6/29/2023	7/31/2023	7/21/2023	LANDSCAPE COST ESTIMATE 15	Ashley Chasez	REVISIONS REQUIRED	
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	7/31/2023	7/21/2023	SUBDIVISION AGREEMENT 15	Ashley Chasez	REVISIONS REQUIRED	
Notes:						
Review Group: FP GRP 10						
10/24/2023	11/6/2023	11/7/2023	CONSTRUCTION PLANS - CIVIL 10	Michael Walton	APPROVED	
Notes:						
10/24/2023	11/7/2023	11/7/2023	DOUGLAS COUNTY ASSESSORS OFFICE 10	Marian Woodward	NO COMMENT	
Notes:						
10/24/2023	11/6/2023	11/7/2023	DRAINAGE REPORT - CIVIL 10	Michael Walton	APPROVED	
Notes:						
10/24/2023		11/7/2023	FINAL PLAT 10	Ashley Chasez		
Notes:						
10/24/2023	10/25/2023	11/7/2023	FIRE LIFE SAFETY 10	Randy Capra	APPROVED	
Notes:						
10/24/2023	11/7/2023	11/7/2023	IREA 10	Brooks Kaufman	REVISIONS REQUIRED	Minor cleanup items
Notes: CORE will require the applicant to call out 10-foot utility easements in Tract M and add required 10-foot utility easement in Tract A5.						

THE EASEMENTS HAVE BEEN LABELED.