



October 18, 2023

Ashley Chasez
Planner I
Town of Parker
20120 E. Mainstreet
Parker, CO 80138

Ms. Chasez,

Please accept this letter as our response to comments on the SUB23-012 Douglas 234 Filing 6 Amendment 2 Plat review comments as provided in your letter dated May 31, 2023. Responses to these comments are included in blue beneath the original comments.

Review Group FP 1st 20

Cherry Creek Basin Water Quality Authority - 5/26/2023- Val Endyk

- The Cherry Creek Water Quality Authority (Authority) acknowledges notification from the Town of Parker that the proposed development plan for SUB23-012, Douglas 234 F6, AMD 2 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 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 Authority's Technical Manager to address specific questions or conduct a more detailed Land Use Review, if warranted.

RESPONSE: Acknowledged

Comprehensive Planning – 5/24/2023 – Mary Munekata

- The proposed Douglas 234 F6 AMD2 replat of lots 8, 9 and 10A does not conflict with the Parker 2035 Master Plan.

RESPONSE: Acknowledged

Construction Plans – Civil – 5/24/2023 – Michael Walton

- Provide construction plans with sheets formatted to Town's standards as required per the Town's Roadway Design and Construction Criteria manual (RDCCM). Please reference section 2.3 of the RDCCM for the required construction plan submittal requirements. Please note construction plans are needed to assure that adequate easements are provided are part of the replat of property.
[RESPONSE: Per phone call we agreed that in this instance detailed construction plans were not required. Each individual lot would be required to submit their own SIP and CD package. The 30% Construction plan provided with this submittal is a baseline for those improvements and not to be used for construction.](#)

Drainage Report – Civil – 5/24/2023 – Michael Walton

- A detailed review of the conformance letter will be provided following receipt of the proposed construction plans.
[RESPONSE: Acknowledged however as noted in the previous response Construction plans were not necessary for this project.](#)

Fire Life Safety – 5/24/2023 – Randy Capra

- The northeast access (east of lot 10 and north of lot 8) exceeds the max distance allowed per 503.1 of the 2021 International Fire Code. Measuring from the end of this access to the midpoint of the intersection shows that the access is approximately 225 feet. . . about 75 feet longer than is allowed per code. The issue will need to be addressed for current building configuration shown.
[RESPONSE: See revised 30% plan. The identified access has been shortened to meet the specification of section 503.1 of the 2021 IFC.](#)

Plat Civil – 5/24/2023 – Michael Walton

- A detailed review of the Plat will be provided following receipt of the proposed construction plans.
[RESPONSE: Acknowledged however as noted in the previous response Construction plans were not necessary for this project. It should be noted that the requested access easement has been added to the revised plat.](#)

Public Service Company of Colorado – 5/24/2023 – Donna George

- Please see attached
[RESPONSE: Please see response to provided letter within the application package.](#)

Traffic Impact Study – 5/24/2023 – Michael Walton

- Provide a brief traffic conformance letter detailing how the proposed use matches the assumed use identified within the master study. If use varies from what was originally

assumed, provide traffic generation information and identify any necessary mitigation if required.

RESPONSE: Per our phone call each lot will be required to provide a Traffic compliance letter with their SIP application therefore the requirement for that letter now is not required.

Urban Drainage and Flood Control – 5/24/2023 – UDFCD

- We have no comments on the referenced project. Please let us know if you have any questions.

RESPONSE: Acknowledged

Parker Water and Sanitation District – 5/24/2023 – Robert Ramsey

- Please note PWSD has Sanitary services installed into the existing lots, These services will need to be used or removed at the Main. Please provide a complete set of plans directly to PWSD.

RESPONSE: Noted. The proposed application is only for a replat of lots. Each individual lot development will be required to process their own SIP and CD package. Changes to service locations will be determined at that time.

Please let me know if you have any questions concerning this response letter and/or the enclosed documents.

Sincerely,
RICK ENGINEERING COMPANY



Troy Bales, PE