



February 28, 2022

**Julia Duncan
Town of Parker
Community Development Department
2010 East Mainstreet
Parker, CO 80138**

**Re: Compark Village South – 2nd Review Comment - Responses
Tract G Sketch Plan – SUB21-073
Tract G Preliminary Plan – SUB21-074**

Ms. Duncan:

This letter is in response to the 2nd Formal Submittal comments dated January 24, 2022 regarding the Compark Village South – Tract G Sketch and Preliminary Plans. PCS Group's responses to all comments are in red.

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
 - Land Development Ordinance
 - Development Design Standards**Response: Comment noted.**
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.
Response: Comment noted.
3. Please contact the referral agencies if you have questions regarding their review comment(s).
Response: Comment noted.
4. A redlined plan is included with this memorandum and includes a comprehensive detailing of comments.





Response: Comment noted. Responses to all comments and redlines are included in PCS Ground and Merrick response letters.

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.*

Response: Comment noted.

Sketch and Preliminary Plan Project Details

1. Please reference the redlines for comments/clarification.

Response: Comment noted.

2. A Subdivision Agreement will be required with this plat. Attached to this memo is the Town's standard agreement. This standard form has been adopted by Town Council and is not available for change. Additional conditions will be added for your development and included in the final draft which will be available for review near the approval of the platting process.

Response: Comment noted.

3.

Comments Addressed:

Yes

No

Response:

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

- Provide a minimum of 7-feet from the dripline of any existing or proposed tree to the edge of any existing or proposed storm sewer infrastructure.

Response: Noted, 7-foot minimum from dripline has been provided.

Prel. Plan 1st 20 – Town of Parker Recreation 20 – Advisory Comments – Brett Collins

- The playground should include equipment for 2-5 and 5-12-year-olds, roofs for shade and Americans with Disabilities Act (ADA) access. Belt and tot swings should be provided to accommodate all age groups.

Response: Playground equipment includes several items fit for all ages and accessible for ADA.





Landscape Plans and Master Street Tree Plans – Cover Sheet – Sheet 1 of 7

- Need to include an irrigation plan.
Response: Noted. Irrigation plans have been included.

Landscape Plans and Master Street Tree Plans – Master Landscape Plan - Sheet 2 of 7

- On enlarged sheets need to show street lawn dimensions and sidewalk dimensions.
Response: Lawn and sidewalk dimensions have been included.

Landscape Plans and Master Street Tree Plans – Landscape Note & Details - Sheet 3 of 7

- Must use Parker planting standards:
<http://www.parkeronline.org/DocumentCenter/View/400/Construction-Specifications?bidId>
Response: Noted, Parker planting standards have been added to landscape details.
- Need to include a chart of linear street frontage of all streets and show breakdown of 1 tree per 40 linear feet, The requested tree totals need to show compliance with these requirements.
Response: Noted. A landscape requirement chart has been added to show conformance with street tree requirements.
- Need to show percentage of evergreen trees to overall trees.
Response: Total percentages have been added to plant schedule.
- Provide percentage to required landscape area.
Response: Percentages have been added to plant schedule and required landscape percentages are shown in charts.
- Need to include a chart to show tree totals, shrub totals, and grass totals.
Response: Noted. Landscape totals are now included in plant schedule.

Landscape Plans and Master Street Tree Plans – Landscape Area 2 - Sheet 5 of 7

- Show park acreage and sf. What else is happening in these areas? These are huge areas of sod.
Response: Sod areas have been greatly reduced. More shrub beds and native area has been included in these areas.

Landscape Plans and Master Street Tree Plans – Landscape Area 3 - Sheet 6 of 7



- Show dimension of pathways.
Response: Dimensions of sidewalks have been added.
- What else is happening in these areas? These are huge areas of sod.
Response: Sod areas have been greatly reduced. More shrub beds and native area has been included in these areas.

Park Facilities Master Plans and Construction Plans – Cover Sheet – Sheet 1 of 4

- Need to include irrigation plan.
Response: Irrigation plans have been included in landscape sheets.
- Include Park acreages/sf in chart.
Response: Park area is included in chart.

Park Facilities Master Plans and Construction Plans – Site Enlargement – Sheet 3 of 4

- Dog waste stations shall be provided at all pedestrian access points into the park, with a minimum of three (3) per park.
Response: Pet stations have been added at all entrances to park area.
- What is shelter capacity?
Response: The shelter can fit 8 comfortably.
- Include an additional chart showing how many of each amenity is provided and how the additional amenities meet your park points requirements from 13.07.140A.
Response: Please refer to park requirements chart with points for amenities within park master plan sheets.

Compark Village SF – Sketch Plan - Comments from Plan Sheets

Compark Village South – Tract G – Illustrative Site Plan - PCS Group

- What else is happening in these areas? These are huge areas of sod.
Response: Sod areas have been greatly reduced. More shrub beds and native area has been included in these areas.

Compark Village SF – Preliminary Plan – Engineering Memo R1

Compark Village South – Tract G- General Comments

- A comprehensive review of the plans and technical reports will be conducted at final plat stage. The purpose of engineering review at Sketch and Preliminary is to





prevent significant changes to the site layout at final plat stage. Please expect additional, and more technical specific comments during the final plat review.

Response: Acknowledged.

- Please note that the developer will be required to meet all conditions outlined in the Annexation Agreement.

Response: Acknowledged.

