



Development Review Division

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

MEMORANDUM

TO: PCS Group Inc., Applicant
FROM: Julia Duncan, Associate Planner
DATE: May 24, 2022
SUBJECT: SUB21-073; Compark Village South Tract G Sketch Plan
SUB21-074; Compark Village South Tract G Preliminary Plan
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: Julia Duncan
EMAIL: jduncan@parkeronline.org
PHONE: 303.805.3334

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](#)

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 includes a comprehensive detailing of comments.
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.**

Sketch and Preliminary Plan Project Details

- 1. Pay outstanding fees for SUB21-074.

- 2. Please reference the redlines for comments/clarification.

Comments 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:

- Intermountain Rural Electric Association (CORE) – Utility

Please keep an eye out in eTRAKiT for outstanding reviews.

- Stonegate Village Metro District

These comments are available on eTRAKiT. Please address accordingly.

Comment(s) Addressed: Yes No
Response:

Property Owner

Date

Project Representative

Date

COMPARK VILLAGE SOUTH TRACT A PRELIMINARY PLAN

TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

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, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

OF LOTS: 33
OF TRACTS: 1
AREA: 7.686 ACRES

PROJECT NUMBER
65120950
DRAWN BY
TV
DATE
05/04/2022

LEGAL DESCRIPTION:

TRACT A OF COMPARK VILLAGE SOUTH FILING NO. 1, AMENDMENT NO 1, TOWN OF PARKER, COUNTY OF DOUGLAS,
STATE OF COLORADO.

LEGEND

PROPOSED	EXISTING	
CATV	CATV	CABLE TV LINE W/ PEDESTAL
E	EX E	ELECTRIC LINE W/ BOX, METER, AND LIGHT
OHE	EX OHE	OVERHEAD ELECTRIC WITH POLE
OHE/C	EX OHE/C	OVERHEAD ELECTRIC COMMUNICATIONS
UE	EX UE	UNDERGROUND ELECTRIC
FO	EX FO	FIBER OPTIC LINE W/ TRAFFIC CONTROL BOX
F	EX F	FIRE
G	EX G	GAS LINE W/ DRY UTILITY VAULT
IRR	EX IRR	IRRIGATION
SS	EX SS	SANITARY SEWER W/ MANHOLE
SS	EX SD	STORM SEWER FES W/ MANHOLE, RIPRAP
T	EX T	TELEPHONE LINE W/ PEDESTAL
OT	OHT	OVERHEAD TELEPHONE
W	EX W	WATER LINE, VALVE, FITTINGS, METER, AND HYDRANT
T	EX T	UNDERDRAIN
		CURB AND GUTTER
		WHEEL STOP
4950	4950	CONTOURS
UD	UD	TRASH ENCLOSURE
UD	UD	UNDERDRAIN W/ TYPE R INLET
X	X	FENCE LINE
>	>	DRAINAGE SWALE
		RIGHT-OF-WAY
		SECTION LINE
		PROPERTY LINE
		LOT LINE
		EASEMENT
		IRRIGATION CONTROL VALVE BOX
		PEDESTRIAN LIGHT
		STREET LIGHT
		TRAFFIC LIGHT
		SPOT ELEVATION
		FLOW OF WATER
		SIGN
#		PROPOSED LOT NUMBER

BASIS OF BEARINGS:

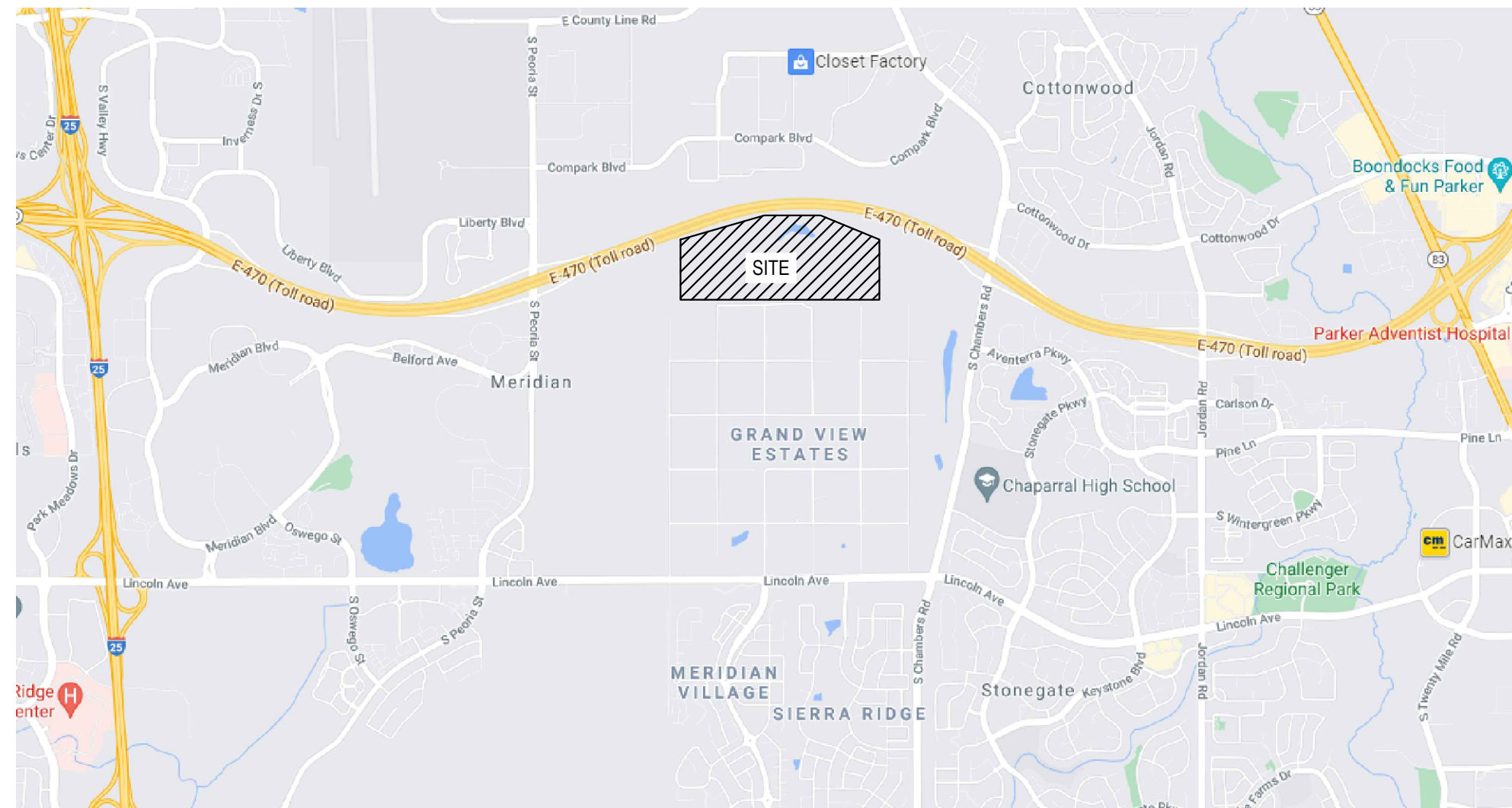
BEARINGS ARE ASSUMED AND ARE BASED UPON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 6, AS BEARING N87°48'59"E A DISTANCE OF 2634.09 FEET BETWEEN THE SOUTH QUARTER CORNER OF SAID SECTION 6, BEING A FOUND 3-1/4" ALUMINUM CAP, FLUSH WITH THE SURFACE AND STAMPED: PLS 38026 AND THE SOUTHEAST CORNER OF SAID SECTION 6, BEING A FOUND 3-1/4" ALUMINUM CAP, FLUSH WITH THE SURFACE AND STAMPED PLS 12405.

BASIS OF ELEVATION:

SOURCE BENCHMARK
DOUGLAS COUNTY BM 1.115010
A DOUGLAS COUNTY GIS MONUMENT SET IN CONCRETE LOCATED APPROXIMATELY 130 FEET SOUTHWESTERLY OF THE CENTERLINE OF CHAMBERS ROAD AND 95 FEET NORTHWESTERLY OF THE CENTERLINE OF COMPARK BOULEVARD.

SITE BENCHMARKS

- A NO. 5 REBAR WITH 2" ALUMINUM CAP STAMPED "LS 28286, 2001" FOUND AT THE SOUTHWEST CORNER OF SECTION 6, T6S, R66W LOCATED ON THE WEST LINE OF FIRST STREET APPROXIMATELY 1000 FEET NORTH OF ELM AVENUE.
- A 2.5" IRON PIPE WITH 3.25" ALUMINUM CAP STAMPED "PLS 12405, 19997" FOUND AT THE SOUTHEAST CORNER OF SECTION 6, T6S, R66W LOCATED APPROXIMATELY 960 FEET NORTH OF THE CENTERLINE OF AVENTERRA PARKWAY AND APPROXIMATELY 1050 FEET WEST OF THE CENTERLINE OF CHAMBERS ROAD.



Vicinity Map

N.T.S.

ABBREVIATION LEGEND

TW	GRADE AT TOP OF WALL
BG	GRADE AT BOTTOM OF WALL
PC	POINT OF CURVE
PT	POINT OF TANGENT
Δ	DELTA, HORIZONTAL CURVE DIRECTION CHANGE
CL	CENTERLINE
FL	FLOWLINE
DBL	DOUBLE
C.O.	CLEAN OUT
K	RATE OF CURVATURE
AD	ABSOLUTE GRADE DIFFERENCE IN %
VC	VERTICAL CURVE
PVC	POINT OF VERTICAL CURVE
PVT	POINT OF VERTICAL TANGENT
PVI	POINT OF VERTICAL INTERSECTION
PI	POINT OF TANGENT INTERSECTION
ROW	RIGHT OF WAY
PVMT	PAVEMENT
HP	HIGH POINT
LP	LOW POINT
PCR	POINT OF CURB RETURN
PCC	POINT OF COMPOUND CURVE
PRC	POINT OF REVERSE CURVE
EX	EXISTING
PR	PROPOSED
ME	MATCH EXISTING
TC	BACK TOP OF CURB
FG	FINISHED GRADE
STA	STATION
EL	ELEVATION
FF	FINISHED FLOOR
TC	TOP OF CONCRETE
B/P	BOTTOM OF PIPE
T/P	TOP OF PIPE
Ø	DIAMETER
UE	UTILITY EASEMENT
ESMT	EASEMENT
HCL	HORIZONTAL CONTROL LINE
N	NORTH/NORTHING
E	EAST/EASTING
W	WEST
S	SOUTH
R	RADIUS
LC	LENGTH OF CORD
L	LENGTH
CB	CHORD BEARING

DEVELOPER/ OWNER

CENTURY COMMUNITIES
8390 E. CRESCENT PARKWAY,
SUITE 650, GREENWOOD VILLAGE,
CO 80111
PHONE: 303-770-8300
CONTACT: CINDY MYERS

SURVEYOR

MERRICK & COMPANY
5970 GREENWOOD PLAZA BLVD.,
GREENWOOD VILLAGE, CO 80111
PHONE: 303-751-0741
CONTACT: KENNETH G. OUELLETTE, PLS

TOWN & UTILITY CONTACTS

TOWN OF PARKER
CONTACT: MIKE WAUGH
PHONE: 303-840-9546

INTERMOUNTAIN REA
CONTACT: BROCKS KAUFMAN
PHONE: 303-888-3100

CENTURY LINK
CONTACT: WILLIAM BENSON
PHONE: 303-320-8333

SOUTH METRO FIRE DISTRICT
CONTACT: MICHELLE HERIAN
PHONE: 720-488-7200

PLANNER

PCS GROUP
200 KLAMATH ST, DENVER, CO
80223
PHONE: 720-259-8248
CONTACT: PAUL SHOUKAS

ENGINEER

MERRICK & COMPANY
5970 GREENWOOD PLAZA BLVD.,
GREENWOOD VILLAGE, CO 80111
PHONE: 303-751-0741
CONTACT: KRISTOFER K. WIEST, PE

XCEL ENERGY
CONTACT: MICHELLE O'NAN
PHONE: 303-329-1618

STONEGATE VILLAGE METRO DISTRICT
CONTACT: SCOTT BARNETT
PHONE: 303-858-9909

PA-17 LOT WIDTH DATA	
	LOT WIDTH (LF)
SMALLEST RESIDENTIAL LOT WIDTH	50
LARGEST RESIDENTIAL LOT WIDTH	68

LAND USE SUMMARY CHART			
TYPE	SF	AC	% OF TOTAL AREA
LOTS	187099	4.30	56
PARK	83837	1.92	25
ROW	38121	0.88	11
OPEN SPACE	25743	0.59	8
TOTAL	334800	7.69	100

LAND USE TABLE			
	AREA (AC)	AREA (SF)	% OF TOTAL
GROSS AREA	7.69	334800.0	100%
NET AREA (EXCLUDING PUBLIC ROW)	6.81	296663.3	89%
TOTAL NUMBER OF RESIDENTIAL LOTS	33 LOTS	-	-
TOTAL NUMBER OF COMMERCIAL LOTS	0 LOTS	-	-
AREA OF RESIDENTIAL LOTS	4.30	187099.32	56%
TOTAL NUMBER OF TRACTS	5 TRACTS	-	-
TRACT A1	0.65	28348	
TRACT A2	0.59	25569	
TRACT A3	0.88	38121	
TRACT A4	0.59	25743	
TRACT A5	0.69	29920	
TOTAL AREA OF TRACTS	3.39	147701	100%
AREA OF PUBLIC STREET DEDICATION	0.88	38121.6	11%
AREA OF PRIVATE STREET DEDICATION	0	0	0%
SMALLEST RESIDENTIAL LOT	0.13	5499.8	-
LARGEST RESIDENTIAL LOT	0.17	7244.3	-

TRACT	AREA (SF)	AREA (AC)	OWNERSHIP/ MAINTENANCE	USE
A1	28348	0.65	Town of Parker	Park
A2	25569	0.59	Town of Parker	Park
A3	38121	0.88	Town of Parker	Public access & utility easement
A4	25743	0.59	HOA	Open space
A5	29920	0.69	Town of Parker	Park
TOTAL	147701	3.39	-	-

Sheet List Table	
Sheet Number	Sheet Title
01	COVER SHEET
02	PRELIM PLAN EXHIBIT
03	PRELIM PLAN EXHIBIT-40 scale

SIGHT DISTANCE CERTIFICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE PROPOSED SUBDIVISION, _____, IS DESIGNED IN ACCORDANCE WITH THE TOWN OF PARKER SIGHT DISTANCE CRITERIA AND WITH AASHTO POLICY ON GEOMETRIC DESIGN OF HIGHWAY & STREETS.

FIRE/LIFE SAFETY REVIEW BLOCK

All fire hydrants shall be installed according to water utility standards. The number and locations of the fire hydrants as shown on the Overall Utility Plan are correct as specified by the Town of Parker, Community Development Department.

Fire Code Official or Designated Representative

Date

(NOTE - Underground Fire Line (UFL) submittal documents must meet the requirements of NFPA 24 when submitting for review.)



This is not the area of the tracts this is the total gross area. If you are going to have a subtotal here it should be the area of tracts A1-A5

PREPARED FOR CENTURY COMMUNITIES



PROJECT

COMPARK VILLAGE SOUTH

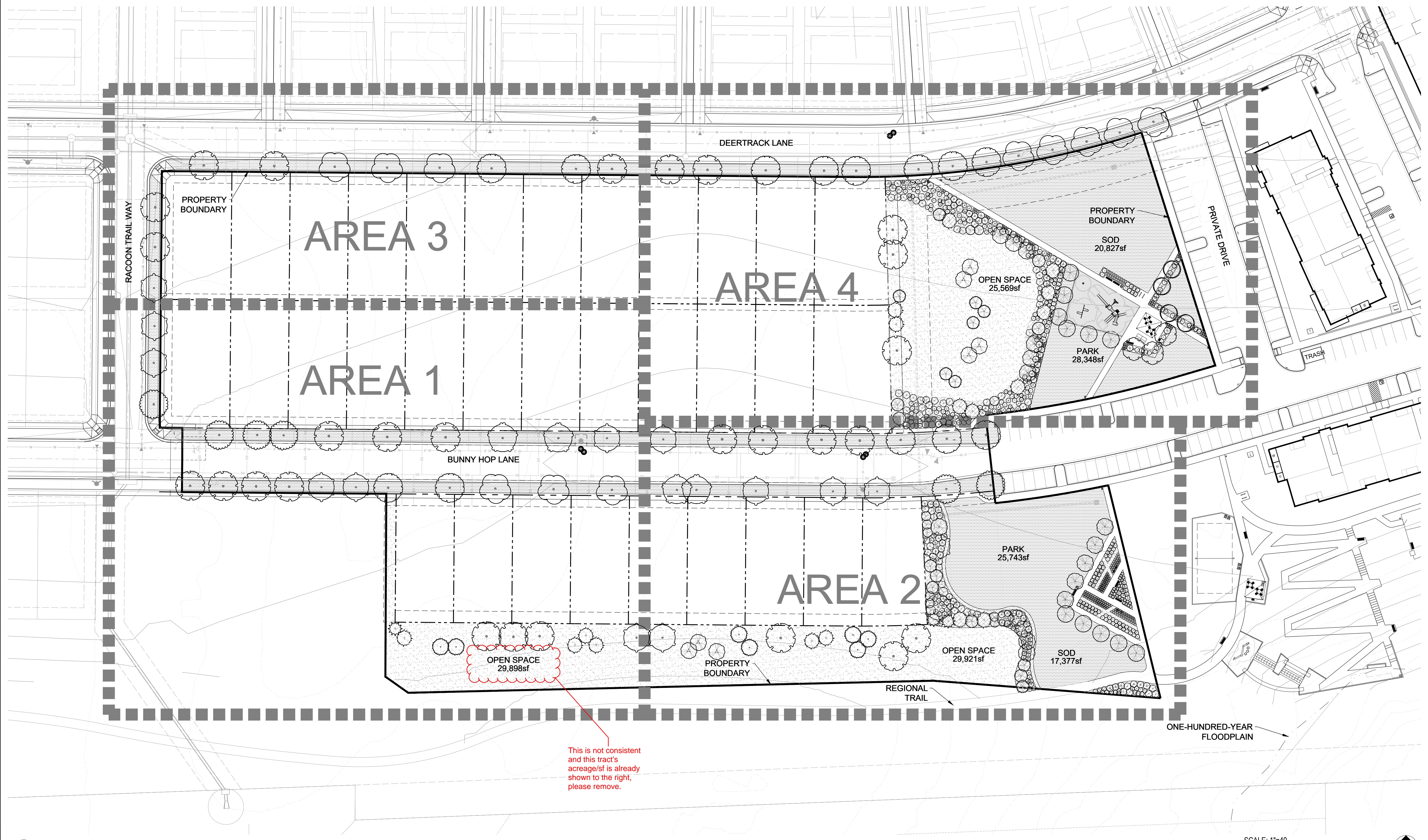
TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO 80134

SHEET TITLE
PRELIMINARY PLAN COVER

SHEET NUMBER
1 OF 3

COMPARK VILLAGE SOUTH PRELIMINARY PLAN

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



This is not consistent and this tract's acreage/sf is already shown to the right, please remove.

1 MASTER LANDSCAPE PLAN

SCALE: 1"=40'
 0 20 40 80 120 NORTH

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
 LANDSCAPE PLANS AND
 MASTER STREET TREE PLANS
 PARKER, CO

Stamp:

Drawn by:
 AML
 Checked by:
 PMS
 Issue Date:
 10/08/2021
 Issued For:
 TOWN OF PARKER

Rev#	Date	Revisions
1		
2		
3		
4		
5		
6		
7		
8		

Sheet Name
 MASTER LANDSCAPE PLAN
 Sheet Number

COMPARK VILLAGE SOUTH PRELIMINARY PLAN

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

You do not need to include an equivalent count because you do not have a deficit-equivalents are only allowed if you have a deficit and prove that you cannot meet the shrub or tree requirement. Please remove.

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	169	0	31	112	860
*Streetscape tree counts have been removed from this calculation.								169/3=56		31x10=310		494+56+310

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	35	35	0	N/A			-	-	-	35	-
RACoon TRAIL WAY	220	6	6	0	N/A			-	-	-	6	-
DEERTRACK LANE	845	21	21	0	N/A			-	-	-	21	-

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

35 should be rounded up to 36
21 should be rounded up to 22

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.pcsgroupco.com
p.o. box 18287
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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

COMPARK VILLAGE SOUTH
LANDSCAPE PLANS AND
MASTER STREET TREE PLANS
PARKER, CO

Stamp:

Drawn by:
AML
Checked by:
PMS
Issue Date:
10/08/2021
Issued For:
TOWN OF PARKER

Rev#	Date	Revisions
1		
2		
3		
4		
5		
6		
7		
8		

Sheet Name
LANDSCAPE REQUIREMENTS

Sheet Number

COMPARK VILLAGE SOUTH PRELIMINARY PLAN

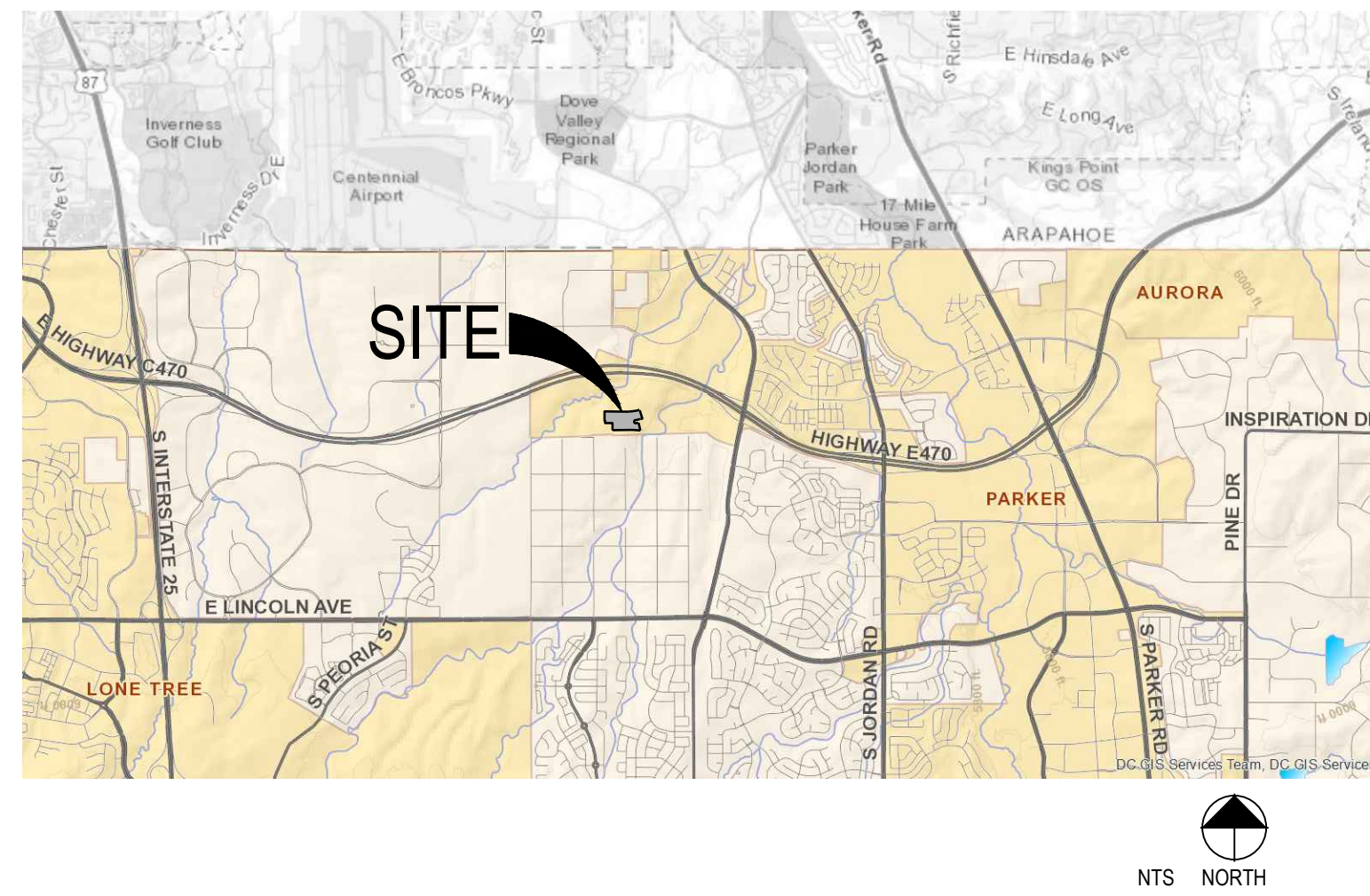
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RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
7.69 ACRES, 33 RESIDENTIAL LOTS

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

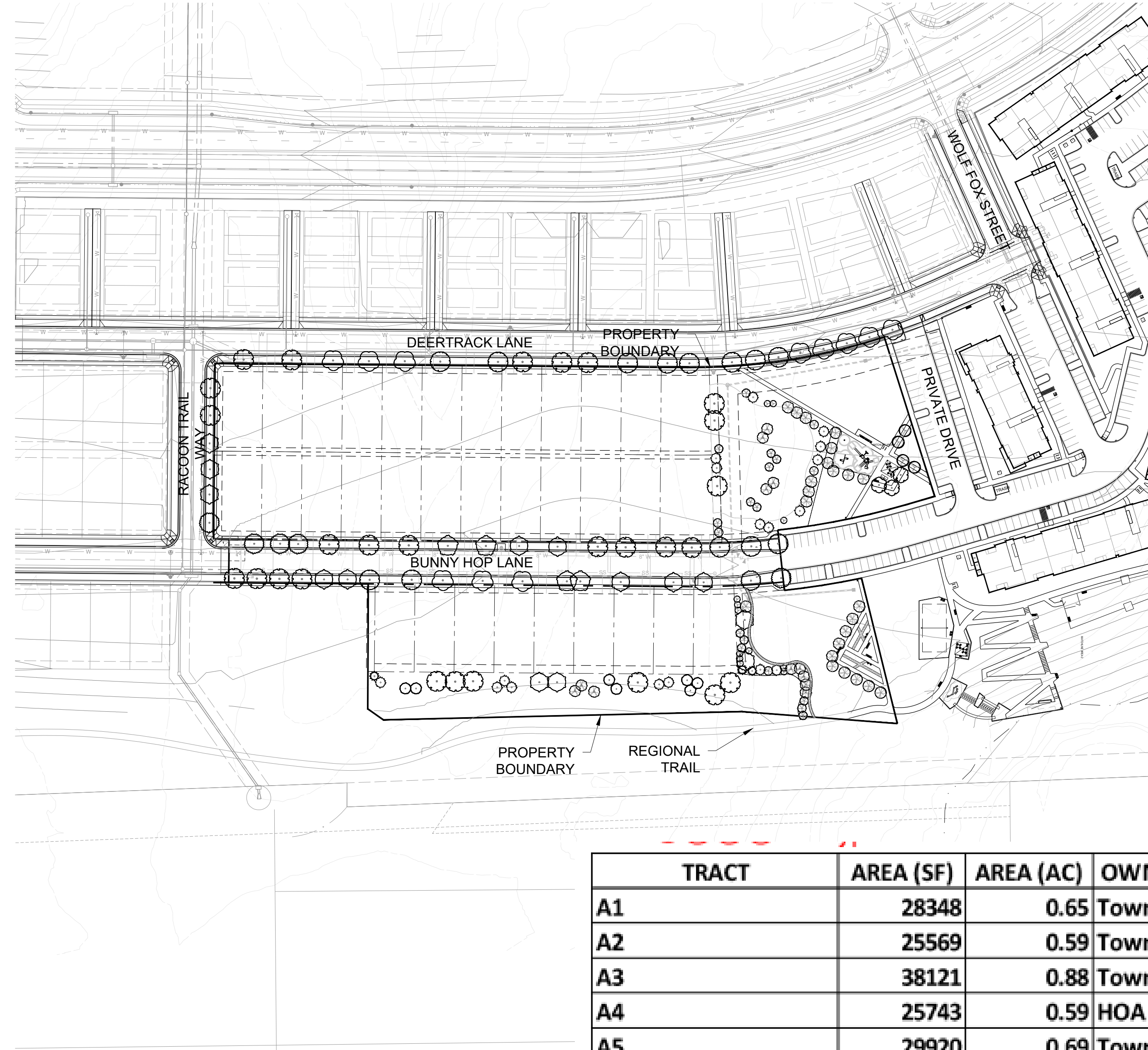
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■ Civil Engineering ■
MERRICK & COMPANY
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5970 GREENWOOD PLAZA BLVD,
GREENWOOD VILLAGE, CO 80111
303.353.3695

VICINITY MAP



OVERALL SITE PLAN



SHEET INDEX

SHEET NO.	TITLE
1	COVER SHEET
2	MASTER PARK PLAN
3	PARK REQUIREMENTS
4	PARK ENLARGEMENTS
5	PARK ENLARGEMENTS
6	SITE DETAILS
7	SITE DETAILS

Please include this information on this cover sheet-this comment has been given in every review.

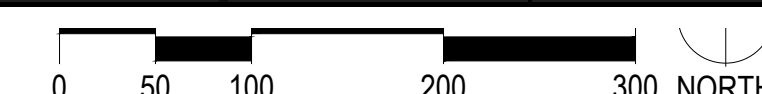
PARK DEDICATION REQUIREMENT

SINGLE FAMILY DETACHED
TOT AMOUNT = DWELLING UNITS X 0.0239AC

33LOTS X 0.0239AC = 0.7887AC
REQ: 34,356SF or 0.79AC
PROV: 54,091SF or 1.24AC

These numbers don't match what you are showing on your Prelim Plan for parks

TRACT	AREA (SF)	AREA (AC)	OWNERSHIP/ MAINTENANCE	USE
A1	28348	0.65	Town of Parker	Park
A2	25569	0.59	Town of Parker	Park
A3	38121	0.88	Town of Parker	Public access & utility easement
A4	25743	0.59	HOA	Open space
A5	29920	0.69	Town of Parker	Park
TOTAL	147701	3.39	-	-



MAY 4, 2022

PCS Group, Inc



P.O. BOX 18287
DENVER, CO 80218
T: 303.531.4905

COMPARK VILLAGE SOUTH
PARK FACILITIES MASTER PLANS
AND CONSTRUCTION PLANS
PARKER, CO

Stamp:

Drawn by:
AML
Checked by:
PMS
Issue Date:
10/08/2021
Issued For:
TOWN OF PARKER

Rev#	Date	Revisions
1		
2		
3		
4		
5		
6		
7		
8		

■ Sheet Name ■
COVER SHEET
■ Sheet Number ■
1 of 7