

MM&D Engineering & Surveying Services

www.mmdeng.com
6901 S Yosemite, Suite 201
Centennial, Colorado 80112
303-908-0062
303-708-8399 FAX

September 27, 2014

Mr. Tom Williams PE
Manager of Engineering & Stormwater Division
Town of Parker
20120 Main Street
Parker, Colorado 80138

Re: Replat of Lot 4, Crown Point Filing No 1
14th Amendment

Dear Tom:

Lot 4 of the referenced subdivision has been purchased by Stratus Companies with the intention of providing five lots for commercial buildings. Lot 4 was previously plotted as a single commercial property containing approximately 14.875 acres. The intent of this replat is to plat the existing said Lot 4 into 5 smaller lots ranging in size from 9.04 acres to 1.19 acres. The acreage and proposed use of each proposed lot is as follows:

Lot 1 contains 9.04 acres and its use is proposed to be a Boondocks Entertainment Center.

Lot 2 contains 1.71 acres with a proposed a 9,000 sf retail and office complex.

Lot 3 contains 1.63 acres with a proposed 5,560 sf building.

Lot 4 contains 1.31 acres and is to have a 7,056 sf building

Lot 5 contains 1.19 acres with a proposed 7,500 sf building.

All lots comply with the existing zoning and the Boondocks Entertainment Center was reviewed by the Planning Commission and Town Council for a Use by Special Review.

The general drainage will remain the same or be less than that anticipated with the Crown Point Filing No. 14th Amendment final drainage study. Therefore no drainage study will be submitted with the Final Replat submittal. A Final Report will be submitted with the Final Site Plan.

A Final Site Plan and all its appropriate is to be submitted in the next couple of weeks and better identifies the uses and the relation of the boundary of the lots to their use. However for clarity in review of this replat, a site plan is added for your convenience.

If you should have any questions, please give me a call or e-mail me at wem46@comcast.net.

Thank You for Your Time.

Sincerely,



William E. Miller PE
MM&D Engineering