

# COMPARK VILLAGE SOUTH MINOR DEVELOPMENT PLAT NARRATIVE

## 1. MINOR DEVELOPMENT PLAT

### A. Description of the project:

Compark South is part of PA 13-18, Compark Village PD – Fourth Amendment.

Compark South is bound on the South by Grand View Estates, on the North by E-470, on the East by Happy Canyon Creek, and on the West by Airport 320 property and Douglas County.

The project consists of improvements to Green Acres Tributary, the construction of the South side of a major collector, Belford Avenue, from Peoria Street to Happy Canyon Creek, a screening berm as required by the annexation agreement, and main line utilities to be used for future development. Eleven tracts, A through K, are included in this plan. Tracts A and C are intended to be platted for future Commercial Development. Tracts B and J are intended to remain indefinitely as Green Acres Tributary. Tracts E and F are intended to remain as Happy Canyon Creek. Tracts H and G are intended to be platted for future residential development. Tract D will be a detention pond, Tract I will be open space, and Tract K will be a berm

Streetscape landscaping will be required along the South side of Belford Avenue

## II. TABLE OF CONTENTS- COMPARK VILLAGE SOUTH, MINOR DEVELOPMENT PLAT

A. **Application Form: Enclosed**

B. **Submittal Fees: Enclosed**

- C. Legal Description of the Property: Enclosed in electronic format as Exhibit A**
- D. Title Commitment: Enclosed as Exhibit B**
- E. Notarized Letter of Authorization: Enclosed as Exhibit C**
- F. Disclosure Letter: Enclosed as Exhibit D**
- G. Vicinity Map of Project Site: Enclosed in electronic format as Exhibit E.**
- H. Referral Agency Checklist: Enclosed**
- I. Charge Back Agreement: Enclosed and executed**
- J. Advance Const. Equipment Declaration: Not Included, Town to determine what shall be submitted by Toll for this declaration after first submittal.**
- K. Cottonwood Water & Sanitation District: Not Included, project is not within the Cottonwood W & S District.**
- L. Project Narrative: Enclosed**
- M. Minor Development Plat Exhibit: Enclosed**
- N. Civil Construction Documents: Enclosed**
- O. Tree Conservation Plan: Not Included**
- P. Master Landscape and Street Tree Plan: Enclosed**
- Q. Address Plat: N/A**
- R. Public Improvement Cost Estimates: Enclosed**
- S. Traffic Impact Analysis/Traffic Impact Compliance Letter: Included**
- T. Drainage Compliance Report: Enclosed**

### **III. MINOR DEVELOPMENT TEAM MEMBERS**

- A. Owner/Developer: 470 Compark LLC. 290 Fillmore St, #1A, Denver, CO 80206 Contact: Michael Vickers  
Phone: 303-881-6292**
- B. Civil Engineering Firm: Manhard Consulting 8008 E. Arapahoe Court, Suite 110, Centennial, CO. 80112  
Contact: Russ Burrows Phone: 303-531-3213 Facsimile: 303-708-0400**
- C. Landscape Architect: THK Consultants 2953 South Peoria Street, Suite 101, Aurora, CO 80014 Contact: Mark Wilson Phone: 303-770-7201**