

PLAT COMMENTS

Douglas County Assessor's Office

Brooke Decker

1/21/2016 3:15:41 PM

Sheets 2 & 4 of the plat have an unlabeled solid vertical line that bisects Tracts D, F, & G. It could cause confusion on where the tract boundaries run since it looks like a lot line. If the line is not relevant to the plat, please remove it. If it is depicting something specific, please label it and consider changing the symbology so it doesn't look like a lot line.

The solid vertical line depicts the limits of the two tracts which define the eastern boundary of the platted property. The line has been shaded and leaders have been added on sheet 2 for clarity. The line has been removed from sheet 4.

IREA

Brooks Kaufman

1/21/2016 7:15:46 AM The Association has reviewed the contents in the above-referenced referral response packet. We reviewed the project for maintaining our existing facilities, utility easements, electric loading, and service requirements. We are advising you of the following concerns and comments:

The Association has existing overhead electric facilities on the subject property. The Association will maintain these existing utility easements and facilities unless otherwise requested by the applicant to modify them under the Association's current extension policies.

The Association is requesting all utility easements adjacent to any roadway be changed to at fifteen-feet (15') in width to accommodate the installation of electric facilities in this project. In addition a fifteen-foot (15') utility easement to accommodate an underground tie along the western boundary of Filing 10.

The Association will require that all structures and landscaping maintain adequate clearances to the underground facilities and allow for the Association to access for maintenance purposes. The Association has strong concern in regards to a potential screening of the electrical equipment.

The comment of the existing facilities is noted. 14' and 15' easements have been added.

Town of Parker

Patrick Mulready

1/26/2016 2:51:35 PM Please refer to attached Redline Versions of the Minor Development Plat and Streetscape/Landscape Plan.

Please see the greenline responses on the attached Town Redlines.

Jacob James

1/27/2016 3:46:27 PM

1. Please add language to the plat indicating Tract C cannot be replatted for development until a LOMR is completed removing the Tract from the floodplain.

Note 8 has been added indicating the LOMR requirement prior to replatting Tract C.

2. The plat shall reference the Standard Operating Procedure document for the proposed retention pond using the Town's standard language.

The consultant was not able to find any standard language referencing the Standard Operating Procedure document. If the language is provided we will add it to the plat.