



Your kind of place.

TO: Gary Iwata, Manhard Consulting

FROM: Stacey Nerger, Associate Planner

DATE: May 17, 2017

SUBJECT: Compark Village South Filing No. 2 – Final Plat
[Application SUB16-034]

The following are the comments regarding your application. All comments must be responded to, and if you disagree with a comment please indicate the reasoning of your disagreement. Please sign and return this memo with your next submittal. A follow-up meeting with the reviewing agencies can be scheduled to provide additional guidance.

TOWN OF PARKER PLANNING DEPARTMENT:

ATTN: STACEY NERGER

E-MAIL: snerger@parkeronline.org

FAX: 303-841-3223

PHONE: 303-805-3199

COMPARK VILLAGE SOUTH FILING NO. 2 - FINAL PLAT

Final Plat:

1. Please see the attached redlines for required changes.

Complied: Yes No

Response:

Plat redlines have been addressed.

Landscaping Plan:

2. Please submit a revised Landscape Plan. The item under attachments titled Landscape Plans is actually the Roadway and Drainage cost estimate.

Complied: Yes No

Response:

Landscape plan has been uploaded for your review



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Address Plat:

3. Please submit an address plat for review and addressing. The Final Plat cannot be approved until an Address Plat has been reviewed and addresses assigned.

Complied: Yes No

Response:

Address has been uploaded for your review and addressing.

General:

4. A draft subdivision agreement has been sent to the applicant. Please let us know if you have any questions or changes.

Complied: Yes No

Response:

Comment noted.

5. Once a revised landscape plan has been submitted and reviewed, additional comments may be necessary on the landscape cost estimates. Cost estimates should include all park equipment, for example; play equipment, shelters, benches, trash receptacles, etc.)

Complied: Yes No

Response:

Landscape plans and cost estimate have been uploaded for your review

OUTSIDE REFERRAL AGENCY COMMENTS

6. Please address all outside referral agency comments with a written response. Copies of these comments can be found within the case file in TRAKiT.

Complied: Yes No

Response:



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Referral comments were addressed on 1/3/2017. Please find
uploaded response letter.

Property Owner

Date

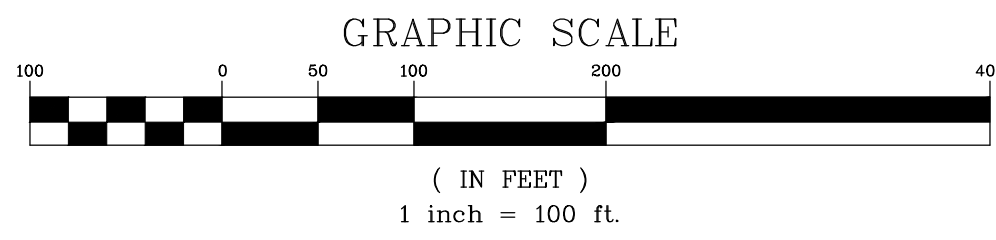
Project Representative

Date

COMPARK VILLAGE SOUTH FILING NO. 2

PLANNING AREAS 17 & 18 (COMPARK VILLAGE PD - FOURTH AMENDMENT)

A REPLAT OF TRACT H, COMPARK VILLAGE SOUTH FILING NO. 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.
 93 LOTS, 13 TRACTS, 32.872 ACRES



LEGEND

- = EX. BOUNDARY LINE
- - - = EX. SECTION LINE
- - - = EX. RIGHT-OF-WAY LINE
- = EX. LOT LINE
- - - = EX. EASEMENT LINE
- - - = PR. RIGHT-OF-WAY LINE
- = PR. LOT LINE
- ◆ = FOUND SECTION CORNER AS NOTED
- = SET NO. 5 REBAR WITH 1.25" V.P.C. PLS 38445 FLUSH WITH GROUND
- 0.00 = BOUNDARY DIMENSION
- 0.00 = LOT DIMENSION

LINE TABLE

LINE	BEARING	LENGTH
L1	N 49°15'47" W	3.50'
L2	N 65°41'53" E	19.50'
L3	S 24°18'07" E	55.00'
L4	S 65°41'53" W	19.50'
L5	S 24°18'07" E	19.50'
L6	S 65°41'53" W	55.00'
L7	N 24°18'07" W	19.50'
L8	S 89°30'37" E	19.50'
L9	S 00°29'23" W	55.00'
L10	S 78°58'28" W	123.15'
L11	S 02°04'56" E	16.72'

CURVE TABLE

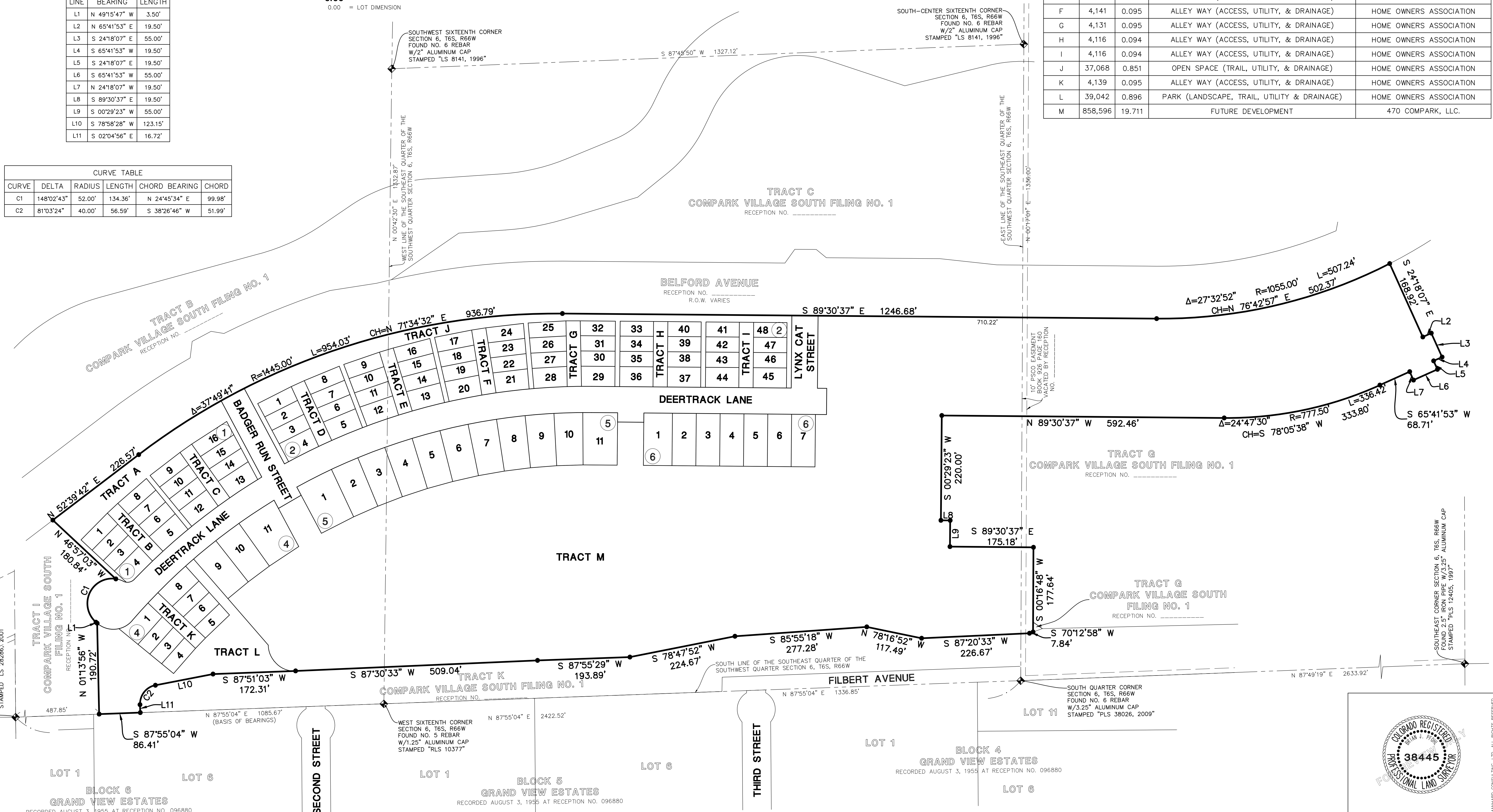
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	148°02'43"	52.00'	134.36'	N 24°45'34" E	99.98'
C2	81°03'24"	40.00'	56.59'	S 38°26'46" W	51.99'

LOT SIZE SUMMARY TABLE

MINIMUM LOT SIZE: 2,184 S.F. (0.050 ACRES)
 MAXIMUM LOT SIZE: 8,963 S.F. (0.206 ACRES)
 AVERAGE LOT SIZE: 3,422 S.F. (0.079 ACRES)

TRACT SUMMARY TABLE

TRACT	AREA (S.F.)	AREA (AC.)	USAGE	OWNERSHIP
A	26,138	0.600	OPEN SPACE (TRAIL, UTILITY, & DRAINAGE)	HOME OWNERS ASSOCIATION
B	4,141	0.095	ALLEY WAY (ACCESS, UTILITY, & DRAINAGE)	HOME OWNERS ASSOCIATION
C	4,141	0.095	ALLEY WAY (ACCESS, UTILITY, & DRAINAGE)	HOME OWNERS ASSOCIATION
D	4,141	0.095	ALLEY WAY (ACCESS, UTILITY, & DRAINAGE)	HOME OWNERS ASSOCIATION
E	4,141	0.095	ALLEY WAY (ACCESS, UTILITY, & DRAINAGE)	HOME OWNERS ASSOCIATION
F	4,141	0.095	ALLEY WAY (ACCESS, UTILITY, & DRAINAGE)	HOME OWNERS ASSOCIATION
G	4,131	0.095	ALLEY WAY (ACCESS, UTILITY, & DRAINAGE)	HOME OWNERS ASSOCIATION
H	4,116	0.094	ALLEY WAY (ACCESS, UTILITY, & DRAINAGE)	HOME OWNERS ASSOCIATION
I	4,116	0.094	ALLEY WAY (ACCESS, UTILITY, & DRAINAGE)	HOME OWNERS ASSOCIATION
J	37,068	0.851	OPEN SPACE (TRAIL, UTILITY, & DRAINAGE)	HOME OWNERS ASSOCIATION
K	4,139	0.095	ALLEY WAY (ACCESS, UTILITY, & DRAINAGE)	HOME OWNERS ASSOCIATION
L	39,042	0.896	PARK (LANDSCAPE, TRAIL, UTILITY & DRAINAGE)	HOME OWNERS ASSOCIATION
M	858,596	19.711	FUTURE DEVELOPMENT	470 COMPARK, LLC.



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COMPARK VILLAGE SOUTH FILING NO. 2
 TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO
 FINAL PLAT

PROJ. MGR.: JMR
 PROJ. ASSOC.: BJP
 DRAWN BY: GDP
 DATE: 09/22/16
 SCALE: 1" = 100'

SHEET
2 OF 4
 OOC.LCPK3.10

November 23, 2016 - 11:09 Draw Name: P:\Cadd\3\Compark02-Residential Preliminary\Plot\Drawings\Final\Drawings\Final Plot\Filing No. 2\01-000.LCPK3.10-PS.dwg Updated By: BPF/col



