



Your kind of place.

TO: Gary Iwata, Manhard Consulting
FROM: Stacey Nerger, Associate Planner
DATE: June 27, 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:

[The redline comments have been addressed. See the attached greenline responses.](#)

2. The Town recently updated the surveyor language for plats based on feedback the Town had received from Surveyor's. Please update the Surveyor Certificate to the following:

I, (name), a professional land surveyor licensed to practice land surveying in the State of Colorado, do hereby certify that the survey of (plat name) was made by me or directly under my supervision on or about the ____ day of _____, 20__, and that the survey is based upon my knowledge, information and belief that all monuments exist as shown hereon; it has been prepared in accordance with applicable standards of practice, that mathematical closure errors are less than 1:50,000 (second order); and that said plat has been prepared in full compliance with all applicable laws of the State of Colorado dealing



Your kind of place.

with monuments, subdivisions or surveying of land and all provisions, within my control, of the Town subdivision regulations. This survey is not a guaranty or warranty, either expressed or implied, and the accompanying plat accurately and properly shows said minor development plat and the survey thereof.

I attest the above on this _____ day of _____ 20_____.

(Signature)_____

(Name)_____, P.L.S. #_____

For and on behalf of (Company Name)

Surveyor's seal shall appear with this certificate.

Complied: Yes No

Response:

The certificate has been revised.

3. Please update the Title Verification language to the following:

I/We (name), a (choose one: qualified title insurance company, title attorney or attorney-at-law), do hereby certify that I/we have examined the title of all land platted hereon and that title to such land is in the dedicator(s) free and clear of all liens, taxes and encumbrances, except as follows:

(When signed by an attorney):

(signature) (Registration No.)
Date Name of Attorney

(When signed by an official of a title insurance company):

(notarized signature)
Date Company Name

Complied: Yes No

Response:

The certificate has been revised.



Your kind of place.

Landscaping Plan:

4. Please see the attached redlines for required changes to the landscape plans.

Complied: Yes No

Response:

Acknowledged.

5. Please consider adding additional shrubs and grasses to major intersection corner and parks spaces.

Complied: Yes No

Response:

The previously approved landscape plan is how the current developer would prefer to move forward. Landscape enhancements may potentially be added during construction if the developer prefers to do so.

6. The landscape plan will need to be broken down by filing. This also helps to determine what landscaping is being completed with each filing. The phase lines need to state either Filing No. 2 or Filing No. 2 Amendment No. 1. Inspections will be completed to get building permits or to get money back and it will be hard to determine what landscaping is in what filing.

Complied: Yes No

Response:

The phase line has been modified to read "Filing No. 2" and "Filing No. 2, Amendment No. 1" for clarity on the landscape portions to be complete with each filing.

7. The landscape plan and cost estimate will need to match. Please ensure both of these are consistent.

Complied: Yes No

Response:

The landscape plan and cost estimate show consistent quantities.



Your kind of place.

8. The Fence details within the Landscape Plan are hard to read and I am not able to determine which fences are proposed to be 5 feet and which fences are proposed to be 2-rail. Please revise for ease of determining which fence is which.

Please keep in mind that a 2-rail fence will be required for any lot which back up to open space or parks. In addition, a 2-rail fence should be utilized along Deertrack Lane.

Complied: Yes No

Response:

The fence details have been modified for clarity. The line-types on the plan have been adjusted to clearly show the fence-type proposed. A 2-rail fence has been added to Deertrack Lane.

Address Plat:

9. The address plat is currently at Douglas County for addresses. As soon as addresses have been released we will forward to the applicant for review.

Complied: Yes No

Response:

General:

10. 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:

11. The landscape cost estimates will need to state Filing No. 2 and Filing No. 2 Amendment No. 1 Landscape Cost Estimate or Streetscape Cost Estimate. These will be used within each Subdivision Agreement. The cost estimate will need to follow the landscape plan for each filing.

Complied: Yes No

Response:



Your kind of place.

The cost estimates have been separated out by filing and streetscape/parks & open space.

12. The current cost estimates do not match the landscape plan submitted. Please ensure that these match.

Complied: Yes No

Response:

Acknowledged.

OUTSIDE REFERRAL AGENCY COMMENTS

13. 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:

Property Owner

Date

Project Representative

Date

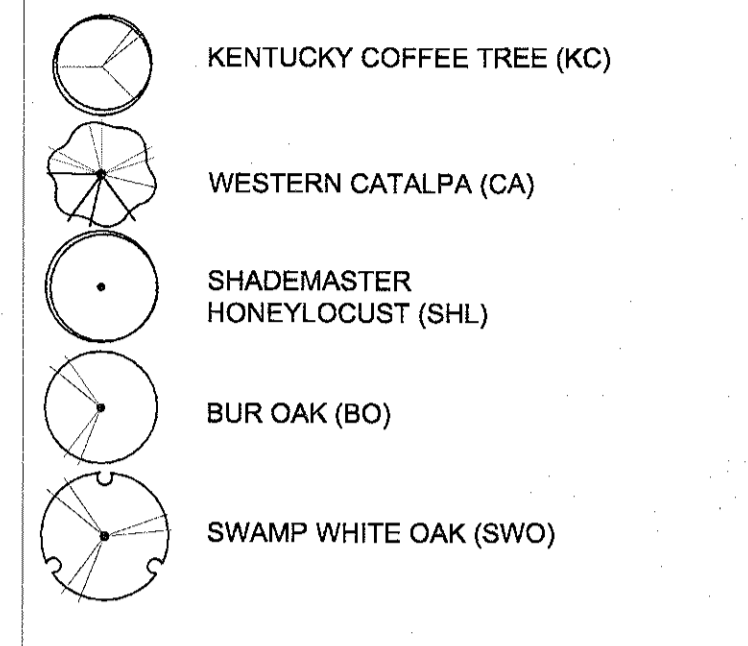
COMPARK VILLAGE SOUTH FILING NO. 2 FINAL LANDSCAPE PLAN

A PARCEL OF LAND 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

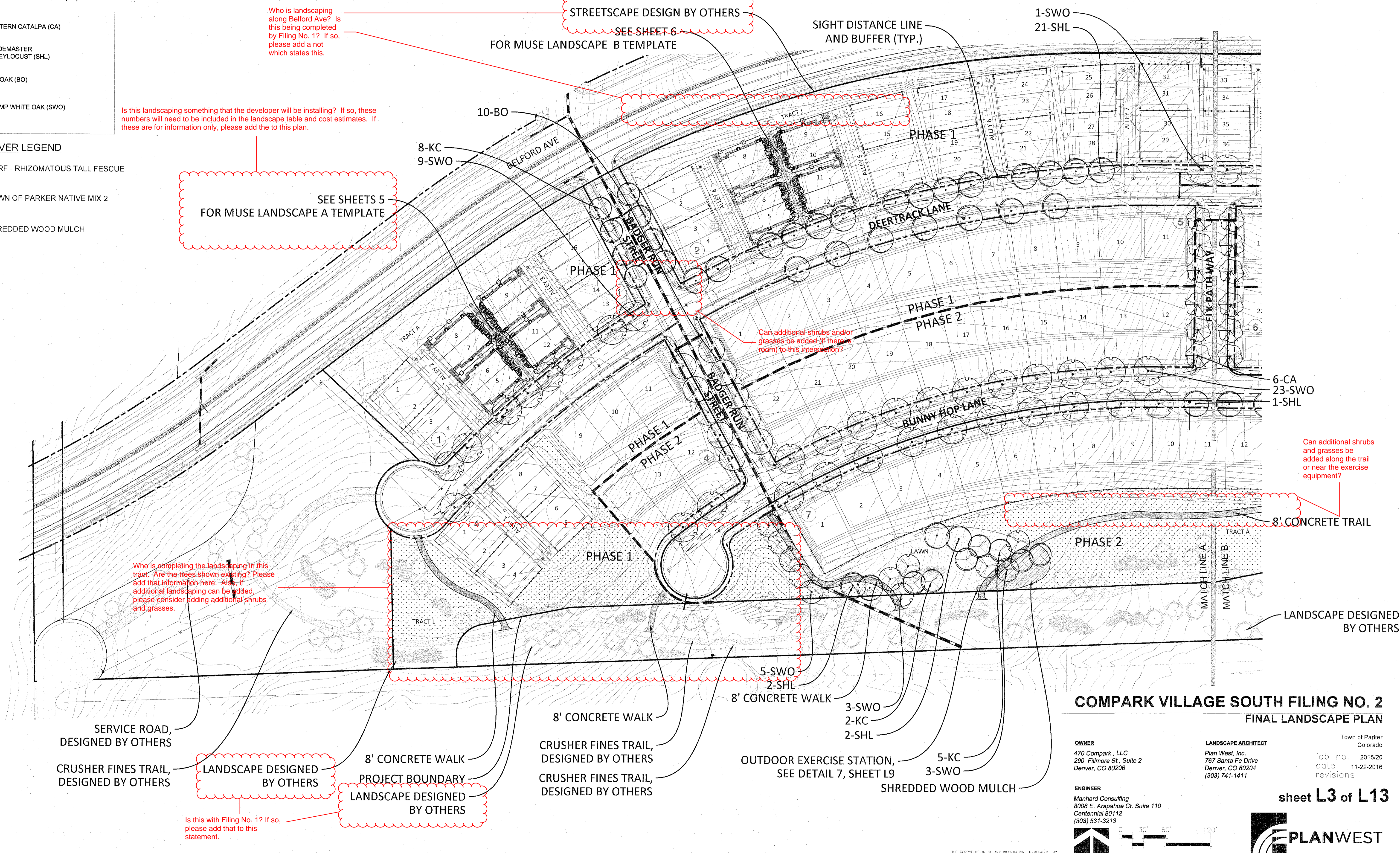
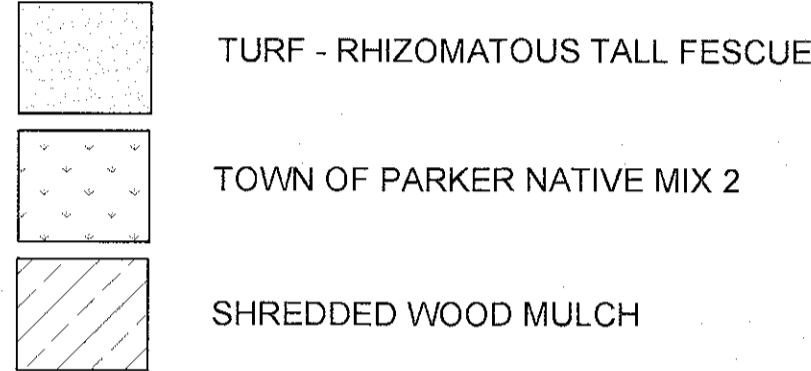
PLANNING AREA 17 & 18

32.86 ACRES, 192 RESIDENTIAL UNITS, 20 TRACTS

STREET TREE SYMBOL LEGEND



GROUND COVER LEGEND



Who is landscaping along Belford Ave? Is this being completed by Filing No. 1? If so, please add a not which states this.

STREETSCAPE DESIGN BY OTHERS
SEE SHEET 6

SIGHT DISTANCE LINE AND BUFFER (TYP.)

1-SWO
21-SHL

Is this landscaping something that the developer will be installing? If so, these numbers will need to be included in the landscape table and cost estimates. If these are for information only, please add the to this plan.

SEE SHEETS 5
FOR MUSE LANDSCAPE A TEMPLATE

Can additional shrubs and/or grasses be added (if there is room) to this intersection?

Can additional shrubs and grasses be added along the trail or near the exercise equipment?

Who is completing the landscaping in this tract. Are the trees shown existing? Please add that information here. Also, if additional landscaping can be added, please consider adding additional shrubs and grasses.

SERVICE ROAD, DESIGNED BY OTHERS

CRUSHER FINES TRAIL, DESIGNED BY OTHERS

LANDSCAPE DESIGNED BY OTHERS

8' CONCRETE WALK
PROJECT BOUNDARY
LANDSCAPE DESIGNED BY OTHERS

Is this with Filing No. 1? If so, please add that to this statement.

8' CONCRETE WALK

CRUSHER FINES TRAIL, DESIGNED BY OTHERS

CRUSHER FINES TRAIL, DESIGNED BY OTHERS

OUTDOOR EXERCISE STATION, SEE DETAIL 7, SHEET L9

3-SWO
2-KC
2-SHL

SHREDDED WOOD MULCH

5-KC
3-SWO

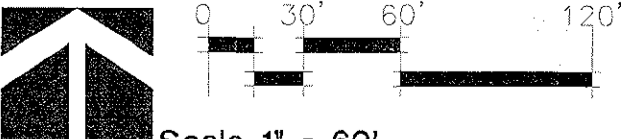
COMPARK VILLAGE SOUTH FILING NO. 2 FINAL LANDSCAPE PLAN

OWNER
470 Compark, LLC
290 Fillmore St., Suite 2
Denver, CO 80206

LANDSCAPE ARCHITECT
Plan West, Inc.
767 Santa Fe Drive
Denver, CO 80204
(303) 741-1411

Town of Parker
Colorado
job no. 2015/20
date 11-22-2016
revisions

ENGINEER
Manhard Consulting
8000 E. Arapahoe Ct. Suite 110
Centennial 80112
(303) 531-3213



North



PLANNING | SITE DESIGN | LANDSCAPE ARCHITECTURE | ENTITLEMENTS
Denver, Colorado, 80204
303-741-1411

sheet L3 of L13

THE REPRODUCTION OF ANY INFORMATION GENERATED BY ARCHITECTS, ENGINEERS OR OTHER CONSULTANTS ON THESE DRAWINGS IS FOR THE EXPRESS PURPOSE OF CONSTRUCTION AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. NO LIABILITY IS ASSUMED FOR ANY INFORMATION OR FOR ANY DAMAGE TO PERSONS OR PROPERTY. A REPRESENTATION BY PLAN WEST AS TO THE SUFFICIENCY OR ACCURACY OF SAID INFORMATION.

