



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:

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.

Landscaping Plan:

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

Complied: Yes No

Response:

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

Complied: Yes No

Response:

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:

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

Complied: Yes No

Response:



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:

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.

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

Complied: Yes No

Response:

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

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, 4 TRACTS, 32.872 ACRES

SHEET INDEX

SHEET 1: COVER SHEET, LEGAL DESCRIPTION, NOTES

SHEET 2: OVERALL BOUNDARY

SHEET 3-4: DETAILED DESIGN SHEET

LEGAL DESCRIPTION

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
 CONTAINING A CALCULATED AREA OF 1,431,883 SQUARE FEET OR 32.872 ACRES, MORE OR LESS.

DEDICATION STATEMENT

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS OF THE LANDS DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LANDS INTO **FOUR TRACTS, TWO STREET AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF COMPARK VILLAGE SOUTH FILING NO. 2.**

THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND CABLE COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES ARE RESPONSIBLE FOR PROVIDING THE UTILITY SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES. THE OWNERS OF THE LANDS DESCRIBED HEREIN ARE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF DRAINAGE EASEMENTS SHOWN HEREON AND RELATED FACILITIES, AS PROVIDED IN THE STORM DRAINAGE AND ENVIRONMENTAL CRITERIA MANUAL, AS AMENDED. THE UNDERSIGNED GRANTS THE TOWN OF PARKER A PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTY TO MAINTAIN, OPERATE AND RECONSTRUCT THE DRAINAGE EASEMENTS AND RELATED FACILITIES COVERED BY CHAPTER 4.08 OF THE PARKER MUNICIPAL CODE, AS AMENDED; AND TO MAINTAIN, OPERATE AND RECONSTRUCT THE DRAINAGE EASEMENTS AND RELATED FACILITIES NOT COVERED BY CHAPTER 4.08 OF THE PARKER MUNICIPAL CODE AS AMENDED, WHEN THE OWNER(S) FAIL TO ADEQUATELY MAINTAIN SUCH DRAINAGE EASEMENTS AND RELATED FACILITIES, WHICH MAINTENANCE, OPERATION AND RECONSTRUCTION SHALL BE AT THE COST OF THE OWNER(S).

ALL PUBLIC STREETS AND RIGHTS-OF-WAY SHOWN HEREON ARE DEDICATED AND CONVEYED TO THE TOWN OF PARKER, COLORADO, IN FEE SIMPLE ABSOLUTE, FOR PUBLIC USES AND PURPOSES. DRAINAGE AND DETENTION EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE TOWN. THE TOWN IS HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO THE ADJACENT PROPERTIES FOR CONSTRUCTION, REPAIR, MAINTENANCE, OPERATION AND REPLACEMENT OF STORM SEWERS AND DRAINAGE FACILITIES. THE UNDERSIGNED GRANTS TO THE TOWN A SIGHT EASEMENT(S) AS SHOWN HEREON WITHIN THE SUBDIVISION TO MAINTAIN ADEQUATE SIGHT DISTANCE AT ALL ROADWAY INTERSECTIONS AS PROVIDED BY THE TOWN OF PARKER ROADWAY DESIGN AND CONSTRUCTION CRITERIA MANUAL, AS AMENDED.

THE TOWN IS HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS ACROSS ALL LOTS AND TRACTS WITHIN THE SUBDIVISION TO REMOVE ANY OBSTRUCTION TO THE PROPER SITE DISTANCE, INCLUDING, BUT NOT LIMITED TO, ANY STRUCTURE, FENCE, UTILITY BOX, RAISED MEDIAN AND LANDSCAPING, AT THE SOLE COST AND EXPENSE OF THE OWNER OF THE LOT AND/OR TRACT UPON WHICH SUCH OBSTRUCTION IS SITUATED. THE OWNERS OR ADJACENT PROPERTY OWNERS OF THE LANDS ARE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SIGHT EASEMENTS SHOWN HEREON. WHEN THE OWNER(S) OR ADJACENT OWNERS FAIL TO ADEQUATELY MAINTAIN SUCH SIGHT EASEMENTS, THE MAINTENANCE, OPERATION AND RECONSTRUCTION SHALL BE AT THE COST OF THE OWNER(S).

THE UNDERSIGNED HEREBY DEDICATES SIDEWALK EASEMENTS AS DESCRIBED HEREIN AND AS SHOWN FOR PUBLIC SIDEWALK PURPOSES. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING ALL SIDEWALK ADJACENT TO THE PROPERTY IN GOOD CONDITION AND FREE FROM ANY HAZARD. THE UNDERSIGNED GRANTS THE TOWN THE PERPETUAL RIGHTS OF INGRESS AND EGRESS UPON THE PROPERTY FOR THE OPERATION, MAINTENANCE, AND RECONSTRUCTION OF THE PUBLIC SIDEWALK WHEN THE OWNERS FAIL TO MAINTAIN SUCH PUBLIC SIDEWALK, WHICH MAINTENANCE, OPERATION AND RECONSTRUCTION SHALL BE AT THE COST OF THE OWNERS. THE TOWN SHALL ALSO HAVE THE RIGHT TO REMOVE ANY OBSTRUCTIONS THAT WOULD ADVERSELY AFFECT THE OPERATION AND MAINTENANCE OF THE SIDEWALK, AS DETERMINED BY THE TOWN.

ACKNOWLEDGEMENT

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS OF THE LANDS DESCRIBED HEREIN, HEREBY ACKNOWLEDGE THAT ANY SUBDIVISION APPROVAL OBTAINED BY THE TOWN OF PARKER DOES NOT OBLVIATE SAID UNDERSIGNED'S NEED OR RESPONSIBILITY TO COMPLY WITH THE REQUIREMENTS OF THE ENDANGERED SPECIES ACT OF 1973, 16U.S.C. § 531, et seq., AS AS AMENDED, OR WITH ANY OTHER APPLICABLE FEDERAL, STATE OR LOCAL LAWS OR REGULATIONS.

OWNER

470 COMPARK LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: _____
 NAME: MICHAEL P. VICKERS
 TITLE: AUTHORIZED SIGNATORY

STATE OF COLORADO)
 COUNTY OF _____) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, BY MICHAEL P. VICKERS, AS AN AUTHORIZED SIGNATORY OF 470 COMPARK LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES _____
 NOTARY PUBLIC _____
 ADDRESS _____

DEED OF TRUST HOLDER

KERS & CO., A KANSAS GENERAL PARTNERSHIP

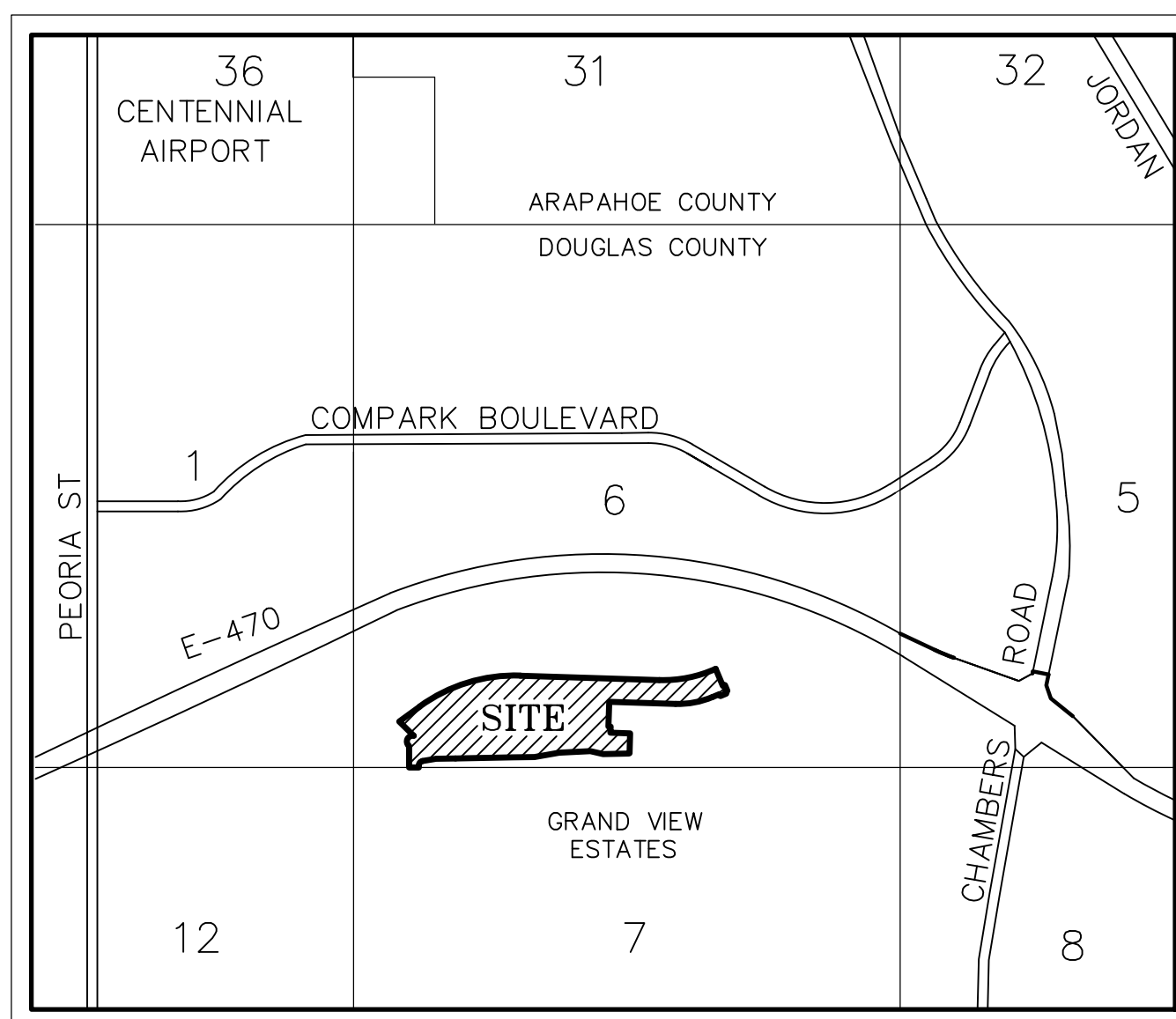
BY: _____
 NAME: THOMAS C. TRIPLETT
 TITLE: PARTNER

STATE OF COLORADO)
 COUNTY OF _____) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, BY THOMAS C. TRIPLETT AS A PARTNER OF KERS & CO., A KANSAS GENERAL PARTNERSHIP.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES _____
 NOTARY PUBLIC _____
 ADDRESS _____



VICINITY MAP

(NOT TO SCALE)

TITLE VERIFICATION

I, _____, AN AUTHORIZED REPRESENTATIVE OF FIRST AMERICAN TITLE INSURANCE COMPANY, A TITLE INSURANCE COMPANY, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT TITLE TO SUCH LAND IS IN THE DEDICATOR(S) FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT FOR TAXES FOR THE YEAR _____ AND SUBSEQUENT YEARS, EXCEPT FOR ALL COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, ENCUMBRANCES, EASEMENTS AND RIGHTS OF WAY OF RECORD, AS SHOWN ON FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. NCS-766290-CO, EFFECTIVE DATE JANUARY 11, 2016 AT 5:00 P.M.

BY: _____

TITLE: _____

SATE OF COLORADO)
 COUNTY OF _____) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____.

BY _____ OF FIRST AMERICAN TITLE INSURANCE COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES _____.

NOTARY PUBLIC _____ ADDRESS _____

Please update language. See Planning memo

PLANNING COMMISSION

THIS PRELIMINARY PLAN FOR THIS PLAT WAS REVIEWED BY THE PLANNING COMMISSION ON AUGUST 25, 2016.

PLANNING DIRECTOR, ON BEHALF OF THE PLANNING COMMISSION _____ DATE _____

LAND USE SUMMARY TABLE

USAGE	AREA (S.F.)	ACREAGE	%
RESIDENTIAL LOTS	371,424	8.527	25.94%
PUBLIC RIGHTS-OF-WAY	115,606	2.654	8.07%
PUBLIC PARK	37,042	0.850	2.59%
OPEN SPACE	49,215	1.130	3.44%
FUTURE DEVELOPMENT	858,596	19.711	59.96%
TOTAL	1,431,883	32.872	100%

SURVEYOR'S CERTIFICATION

I, BRIAN J. PFOHL, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON _____, 2016, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; 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 WITH MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND AND ALL PROVISIONS, WITHIN MY CONTROL, OF THE TOWN SUBDIVISION REGULATIONS.

I ATTEST THE ABOVE ON NOVEMBER 23, 2016.

BRIAN J. PFOHL
 COLORADO PLS. NO. 38445
 FOR AND ON BEHALF OF MANHARD CONSULTING
 8008 E. ARAPAHOE COURT, SUITE 110
 CENTENNIAL, COLORADO 80112
 (303) 708-9500



Please update language as described in the Planning Memo

NOTES

- NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY MANHARD CONSULTING TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, AND TITLE OF RECORD, MANHARD CONSULTING RELIED UPON THE TITLE COMMITMENT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NCS-766290-CO WITH AN EFFECTIVE DATE OF FEBRUARY 9, 2016 AT 5:00 P.M.
- THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON(S) OR ENTITY(S) NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON(S) OR ENTITY(S) WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON(S) OR ENTITY(S).
- THE LINEAL UNIT USED IN THE PREPARATION OF THIS PLAT IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.
- BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN IS ASSUMED TO BEAR NORTH 87°55'04" EAST AS MONUMENTED AND SHOWN HEREON.
- FLOODPLAIN: THE SURVEYED PROPERTY IS LOCATED WITHIN ZONE X, OTHER AREAS - DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP (FIRM) - MAP NUMBER 08035C0062G WITH AN EFFECTIVE DATE OF MARCH 16, 2016.
- THIS PLAT CONSISTS OF 93 LOTS AND 4 TRACTS.
- OWNER WAIVES, REMISES, AND RELEASES ANY RIGHT OR CAUSE OF ACTION IT MAY NOW HAVE OR WHICH IT MAY HAVE IN THE FUTURE AGAINST THE TOWN OF PARKER, ITS OFFICERS, EMPLOYEES, AND AGENTS RELATED TO OR RESULTING FROM THE PASSAGE OF AIRCRAFT IN THE AIRSPACE ABOVE THE PROPERTY THAT IS THE SUBJECT OF THIS FINAL PLAT.
- PUBLIC ACCESS EASEMENTS ARE HEREBY DEDICATED AS SHOWN ON THE PLAT FOR THE PURPOSES OF INGRESS AND EGRESS OF VEHICLES, INCLUDING EMERGENCY VEHICLES, PEDESTRIANS AND BICYCLES. THE UNDERLYING PROPERTY OWNER OR ASSIGNS IS RESPONSIBLE FOR MAINTENANCE OF THE EASEMENT AREA.
- WITHIN THE SIGHT TRIANGLES, AS SHOWN, LIMITED LANDSCAPING SHALL BE ALLOWED BUT NO SOLID STRUCTURES OR TREES WILL BE PERMITTED. SOLID STRUCTURES SHALL INCLUDE, BUT NOT BE LIMITED TO, FENCES AND UTILITY BOXES. LANDSCAPING WITHIN THE SIGHT TRIANGLES WILL BE LIMITED TO SHRUBS AND PLANTINGS THAT AT MATURITY WILL BE NO TALLER THAN TWO FEET. LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE MAINTAINED BY THE PROPERTY OWNER OR APPROPRIATE ASSOCIATION.
- BLANKET DRAINAGE EASEMENTS ARE HEREBY DEDICATED TO THE TOWN OF PARKER OVER AND ACROSS TRACTS A, B, AND C FOR THE PURPOSE OF ACCESSING, MAINTAINING AND REPAIRING STORM WATER MANAGEMENT IMPROVEMENTS, INCLUDING, BUT NOT LIMITED TO, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, RIPRAP, DETENTION BASINS, FOREBAYS, MICRO-Pools, AND WATER QUALITY FACILITIES (COLLECTIVELY "FACILITIES") IN THE EVENT 470 COMPARK LLC, ITS SUCCESSORS AND ASSIGNS ("SYSTEM OWNER") FAILS TO SATISFACTORILY MAINTAIN OR REPAIR SAID FACILITIES. A BLANKET ACCESS EASEMENT OVER TRACTS A, B, AND C IS ALSO GRANTED TO THE TOWN OF PARKER, BUT ONLY FOR THE PURPOSE OF ACCESSING THE FACILITIES IN THE EVENT THAT THE DRAINAGE EASEMENTS DO NOT PROVIDE ADEQUATE ACCESS.
- TRACT D IS HEREBY ESTABLISHED AS PARCELS TO BE REPLATTED IN THE FUTURE INTO BUILDABLE LOTS. AT SUCH TIME AS A REPLAT IS APPROVED FOR THESE TRACTS, PUBLIC IMPROVEMENTS UNDERSIGNED WITH THE RESULTING LOTS WILL BE DETERMINED BY A SIGNED AND FINANCIALLY SECURED SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WITH EACH REPLAT APPLICATION. NO PORTION OF THE TRACTS SHALL BE DEVELOPED OR THE ERECTION OF ANY STRUCTURE, TEMPORARY OR OTHERWISE, UNTIL SITE PLAN APPROVAL IS OBTAINED.
- AFTER RECORDING THIS PLAT, OWNERSHIP OF TRACTS A, B, AND C ARE TO BE CONVEYED SEPARATELY BY SEPARATE WARRANTY DEED TO THE HOME OWNERS ASSOCIATION.
- 470 COMPARK LLC/PROPERTY OWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL AREAS OF RIGHT-OF-WAY DEDICATED BY THIS PLAT UNTIL THE ROADWAYS LOCATED WITHIN THEM HAVE BEEN CONSTRUCTED AND ACCEPTED BY THE TOWN OF PARKER.

Director of Engineering

APPROVAL OF TOWN COUNCIL

TRACT H, COMPARK VILLAGE SOUTH FILING NO. 1 IS HEREWIT AMENDED BY THIS PLAT WHICH IS HEREBY APPROVED BY THE TOWN COUNCIL AND/OR, WHERE APPLICABLE, THE PLANNING DIRECTOR AND PUBLIC WORKS DIRECTOR OF THE TOWN OF PARKER, COLORADO, ON THE _____ DAY OF _____, 20____ FOR FILING IN THE OFFICE OF THE DOUGLAS COUNTY CLERK AND RECORDER SUBJECT TO ALL COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AGAINST AND APPURTENANT TO THE ORIGINAL PLAT RECORDED IN THE OFFICE OF THE DOUGLAS COUNTY CLERK AND RECORDER, RECEPTION NO. _____. THE DEDICATIONS ARE HEREBY ACCEPTED.

THOSE PORTIONS OF THE 15 FOOT UTILITY EASEMENTS AND 25 FOOT DRAINAGE EASEMENTS DEPICTED ON THE PLAT OF COMPARK VILLAGE SOUTH FILING NO. 1 RECORDED IN THE OFFICE OF THE DOUGLAS COUNTY CLERK AND RECORDER, RECEPTION NO. _____ THAT ARE NOTED HEREIN AS "VACATED BY THIS PLAT" ARE HEREBY VACATED THIS _____ DAY OF _____, 20____.

ALL EXPENSES INCURRED WITH RESPECT TO IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING, GRADING, CURBS, GUTTER, SIDEWALKS, ROAD LIGHTING, ROAD SIGNS, FLOOD PROTECTION DEVICES, DRAINAGE STRUCTURES AND ALL OTHER IMPROVEMENTS THAT MAY BE REQUIRED SHALL BE THE RESPONSIBILITY OF THE SUBDIVIDER AND NOT THE TOWN OF PARKER. THE TOWN SHALL ONLY ACCEPT MAINTENANCE OF THE ROADWAY IMPROVEMENTS AFTER CONSTRUCTION HAS BEEN COMPLETED, AND AFTER THE WARRANTY PERIOD, IN ACCORDANCE WITH TOWN REGULATIONS.

THIS ACCEPTANCE DOES NOT GUARANTEE THAT THE SOIL CONDITIONS, SUBSURFACE GEOLOGY, GROUNDWATER CONDITIONS OR FLOODING CONDITIONS OF ANY LOT SHOWN HEREON ARE SUCH THAT A BUILDING PERMIT WILL BE ISSUED.

TOWN OF PARKER PLANNING DIRECTOR _____ TOWN OF PARKER ENGINEERING DIRECTOR _____

CLERK & RECORDER'S CERTIFICATE

STATE OF COLORADO)
 COUNTY OF DOUGLAS) SS

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE OF ON THIS _____ DAY OF _____, 20____ AT _____ O'CLOCK _____M. RECEPTION NO. _____.

COUNTY CLERK AND RECORDER

DATE	REVISIONS	DATE	REVISIONS

Manhard CONSULTING LTD.
 1000 E. Hampden Ave., Suite 200, Aurora, CO 80010
 303.708.9500
 Manhard Consulting Ltd. is a Professional Engineering Firm
 Civil Engineer • Surveyor • Water Resource Engineer • Water Resources Engineer • Environmental Engineer • Environmental Scientist • Environmental Biologist • Environmental Planner • Construction Manager • Environmental Scientist • Landscaping Architect • Planner

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: N/A

SHEET
1 OF **4**
 OOC.LCPK3.10

June 9, 2017 - 02:11 - Dan Name: P:\Projects\3\ComSub06-Residential Preliminary Plat\Sub\Final Drawing\Final of Subdivision\Final Plat\Final.dwg, Updated By: GJudd

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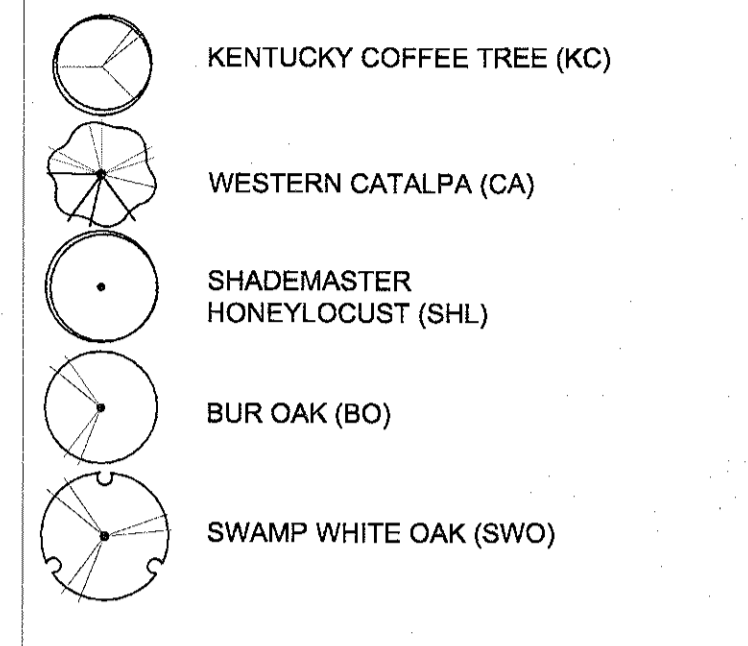
COMPARK VILLAGE SOUTH FILING NO. 2 FINAL LANDSCAPE PLAN

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

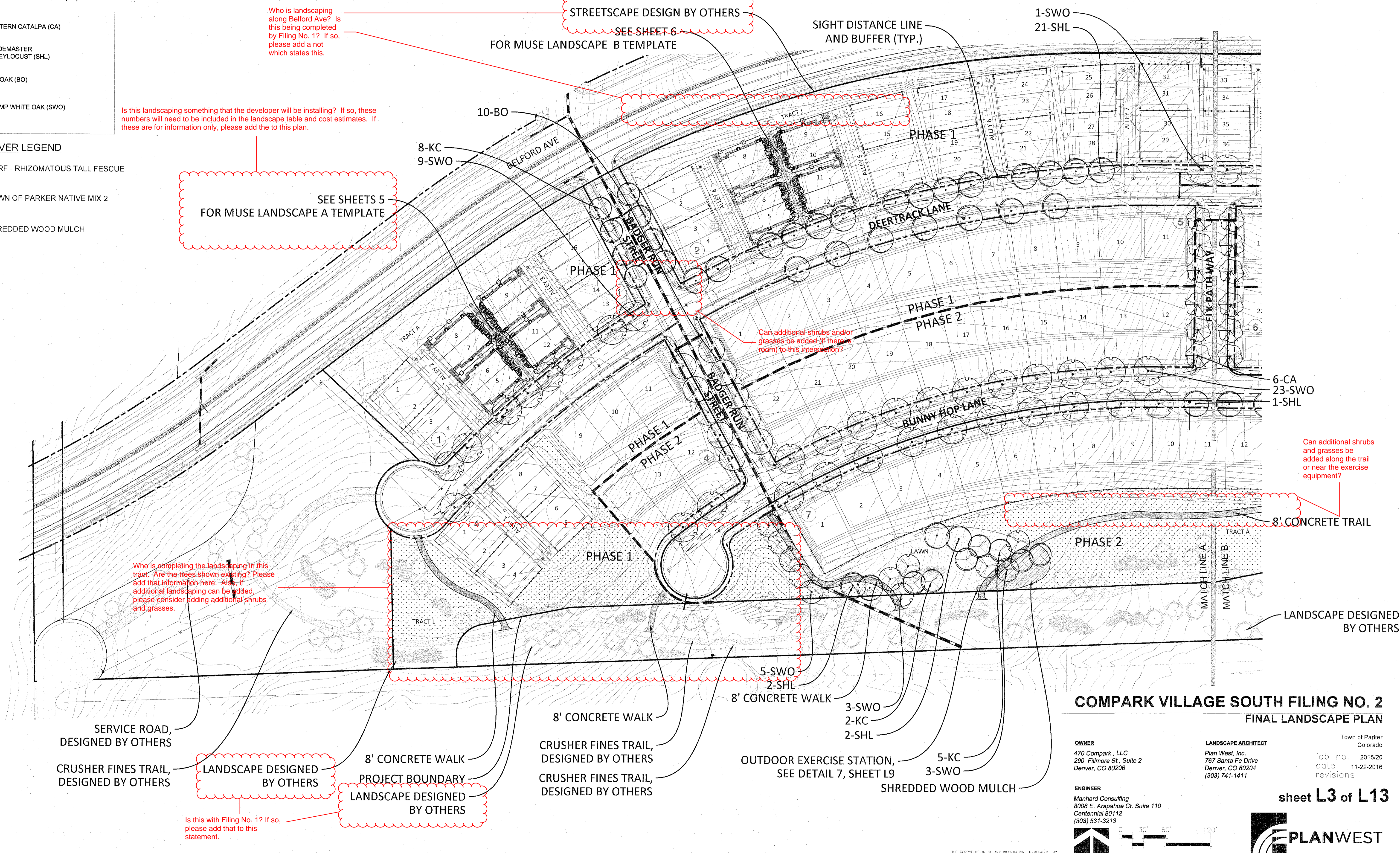
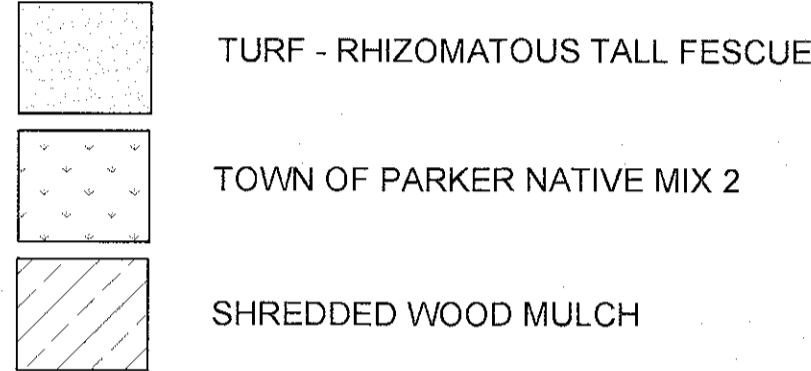
PLANNING AREA 17 & 18

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

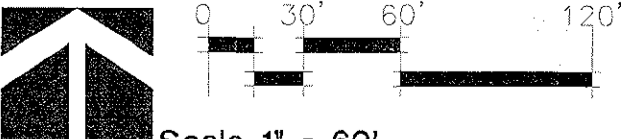
COMPARK VILLAGE SOUTH FILING NO. 2 FINAL LANDSCAPE PLAN

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



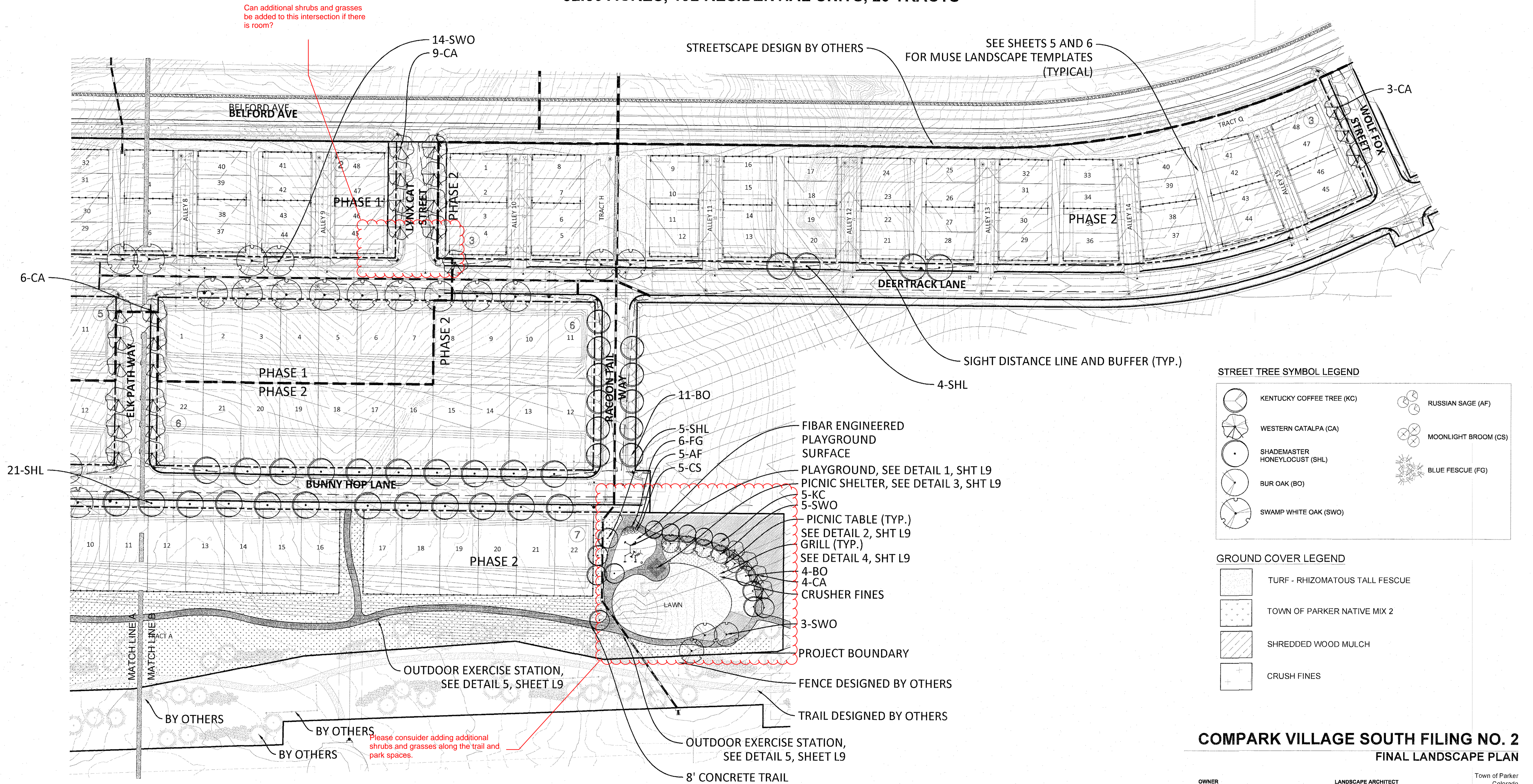
PLANNING | SITE DESIGN | LANDSCAPE ARCHITECTURE | ENTITLEMENTS
Denver, Colorado, 80204
303-741-1411

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 INACCURACIES OR OMISSIONS. A REPRESENTATION BY PLAN WEST AS TO THE SUFFICIENCY OR ACCURACY OF SAID INFORMATION.

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

	KENTUCKY COFFEE TREE (KC)		RUSSIAN SAGE (AF)
	WESTERN CATALPA (CA)		MOONLIGHT BROOM (CS)
	SHADEMASTER HONEYLOCUST (SHL)		BLUE FESCUE (FG)
	BUR OAK (BO)		
	SWAMP WHITE OAK (SWO)		

GROUND COVER LEGEND

	TURF - RHIZOMATOUS TALL FESCUE
	TOWN OF PARKER NATIVE MIX 2
	SHREDDED WOOD MULCH
	CRUSH FINES

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
8008 E. Arapahoe Ct. Suite 110
Centennial 80112
(303) 531-3213

Scale 1" = 60'

0 30' 60' 120'

North

PLANWEST

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

sheet L4 of L13

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