



Your kind of place.

TO: Gary Iwata, Manhard Consulting

FROM: Stacey Nerger, Associate Planner

DATE: June 5, 2017

SUBJECT: Compark Village South Filing No. 2 Amendment No. 1 – Final Plat
[Application SUB16-035]

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 AMENDMENT NO. 1 - FINAL PLAT

Final Plat:

1. Please see the attached redlines for required changes.

Complied: Yes No

Response:

Attached redline comments have been addressed

Landscaping Plan:

2. Please submit a Landscape Plan for review.

Complied: Yes No

Response:

Landscape plans have been uploaded for your review



Your kind of place.

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. Please submit landscape (Streetscape and Tract Landscape) cost estimates to be reviewed and approved. These cost estimates are required to allow vertical construction prior to the installation of landscaping as written in the Subdivision Agreement. Cost estimates should include all park equipment, for example; play equipment, shelters, benches, trash receptacles, etc.

Complied: Yes No

Response:

Landscape cost estimate has 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:



Your kind of place.

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

Property Owner

Date

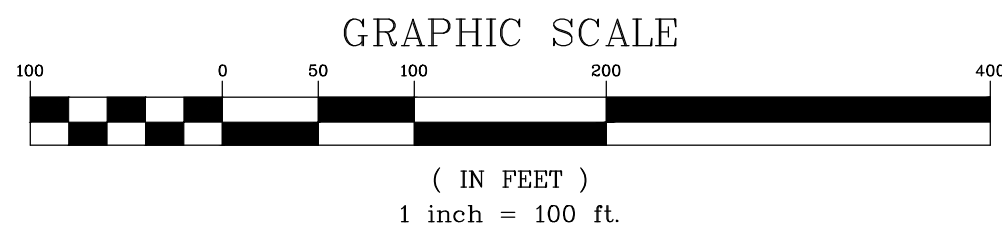
Project Representative

Date

COMPARK VILLAGE SOUTH FILING NO. 2 - AMENDMENT NO. 1

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

A REPLAT OF TRACT M, COMPARK VILLAGE SOUTH FILING NO. 2
 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.
 99 LOTS, 8 TRACTS, 19.711 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 FOUND NO. 6 REBAR W/2" ALUMINUM CAP FLUSH WITH GROUND
- = BOUNDARY DIMENSION
- = LOT DIMENSION

LOT SIZE SUMMARY TABLE

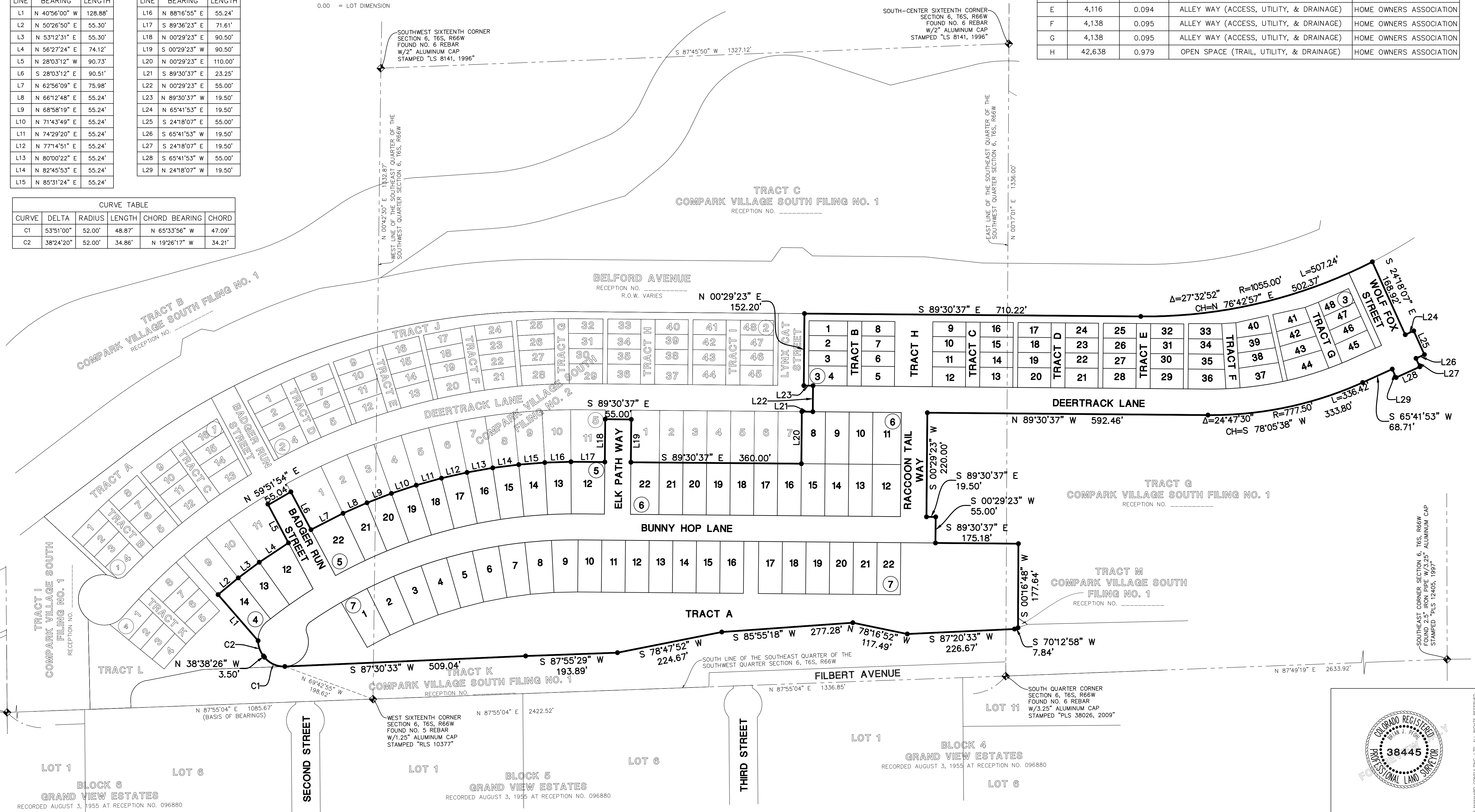
MINIMUM LOT SIZE:	2,184 S.F. (0.050 ACRES)
MAXIMUM LOT SIZE:	8,023 S.F. (0.184 ACRES)
AVERAGE LOT SIZE:	4,245 S.F. (0.097 ACRES)

TRACT SUMMARY TABLE

TRACT	AREA (S.F.)	AREA (AC.)	USAGE	OWNERSHIP
A	168,817	3.876	PARK (LANDSCAPE, TRAIL, UTILITY & DRAINAGE)	HOME OWNERS ASSOCIATION
B	4,116	0.094	ALLEY WAY (ACCESS, UTILITY, & DRAINAGE)	HOME OWNERS ASSOCIATION
C	4,116	0.094	ALLEY WAY (ACCESS, UTILITY, & DRAINAGE)	HOME OWNERS ASSOCIATION
D	4,116	0.094	ALLEY WAY (ACCESS, UTILITY, & DRAINAGE)	HOME OWNERS ASSOCIATION
E	4,116	0.094	ALLEY WAY (ACCESS, UTILITY, & DRAINAGE)	HOME OWNERS ASSOCIATION
F	4,138	0.095	ALLEY WAY (ACCESS, UTILITY, & DRAINAGE)	HOME OWNERS ASSOCIATION
G	4,138	0.095	ALLEY WAY (ACCESS, UTILITY, & DRAINAGE)	HOME OWNERS ASSOCIATION
H	42,638	0.979	OPEN SPACE (TRAIL, UTILITY, & DRAINAGE)	HOME OWNERS ASSOCIATION

LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N 40°56'00" W	128.88'	L16	N 88°16'55" E	55.24'
L2	N 50°26'50" E	55.30'	L17	S 89°36'23" E	71.61'
L3	N 53°12'31" E	55.30'	L18	N 00°29'23" E	90.50'
L4	N 56°27'24" E	74.12'	L19	S 00°29'23" W	90.50'
L5	N 28°03'12" W	90.73'	L20	N 00°29'23" E	110.00'
L6	S 28°03'12" E	90.51'	L21	S 89°30'37" E	23.25'
L7	N 62°56'09" E	75.98'	L22	N 00°29'23" E	55.00'
L8	N 66°12'48" E	55.24'	L23	N 89°30'37" W	19.50'
L9	N 68°58'19" E	55.24'	L24	N 65°41'53" E	19.50'
L10	N 71°43'49" E	55.24'	L25	S 24°18'07" E	55.00'
L11	N 74°29'20" E	55.24'	L26	S 65°41'53" W	19.50'
L12	N 77°14'51" E	55.24'	L27	S 24°18'07" E	19.50'
L13	N 80°00'22" E	55.24'	L28	S 65°41'53" W	55.00'
L14	N 82°45'53" E	55.24'	L29	N 24°18'07" W	19.50'
L15	N 85°31'24" E	55.24'			

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	53°51'00"	52.00'	48.87'	N 65°33'56" W	47.09'
C2	38°24'20"	52.00'	34.86'	N 19°26'17" W	34.21'



Manhard CONSULTING LTD.
 1800 E. Hampden Court, Suite 100, Aurora, CO 80012
 Phone: 303.733.8888 Fax: 303.733.8889
 Civil Engineers • Surveyors • Water Resource Engineers • Wetland & Wetland Engineers
 Construction Managers • Environmental Scientists • Landscape Architects • Planners

COMPARK VILLAGE SOUTH FILING NO. 2 - AMENDMENT NO. 1
 TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO
 FINAL PLAT

PROJ. MGR.: JMR
 PROJ. ASSOC.: BJP
 DRAWN BY: GDP
 DATE: 09/23/16
 SCALE: 1" = 100'

SHEET
2 OF 5
 OOC.LCPK3.10

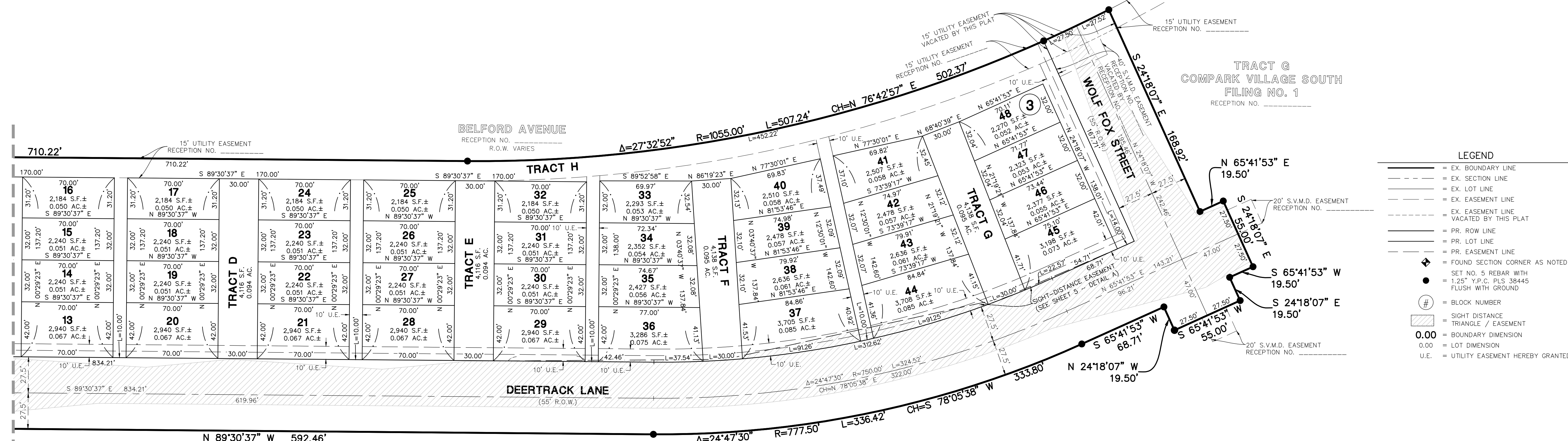
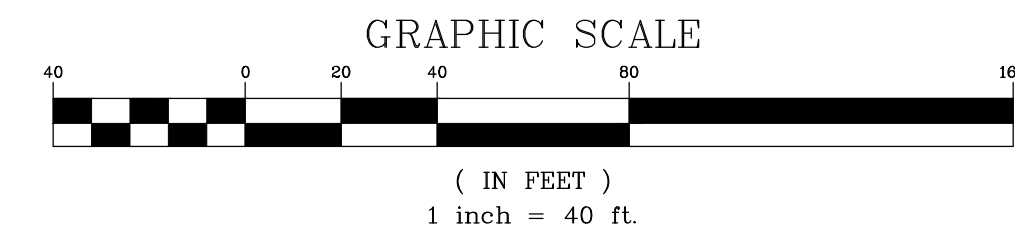
November 23, 2016 - 14:19 Draw Name: P:\Cadd\3\Compark\02-Residential Preliminary\Plat\Drawings\Final\Plat\Compark Filing No. 2 - Amendment No. 1\01-LCPK3.10-PS2.dwg Updated By: BPR/ah



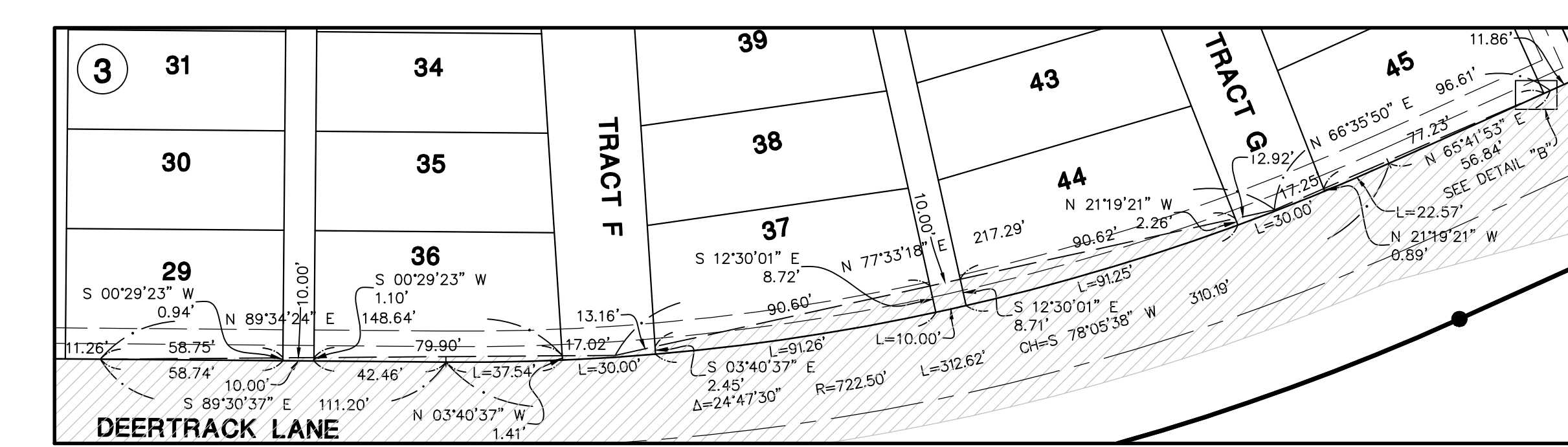
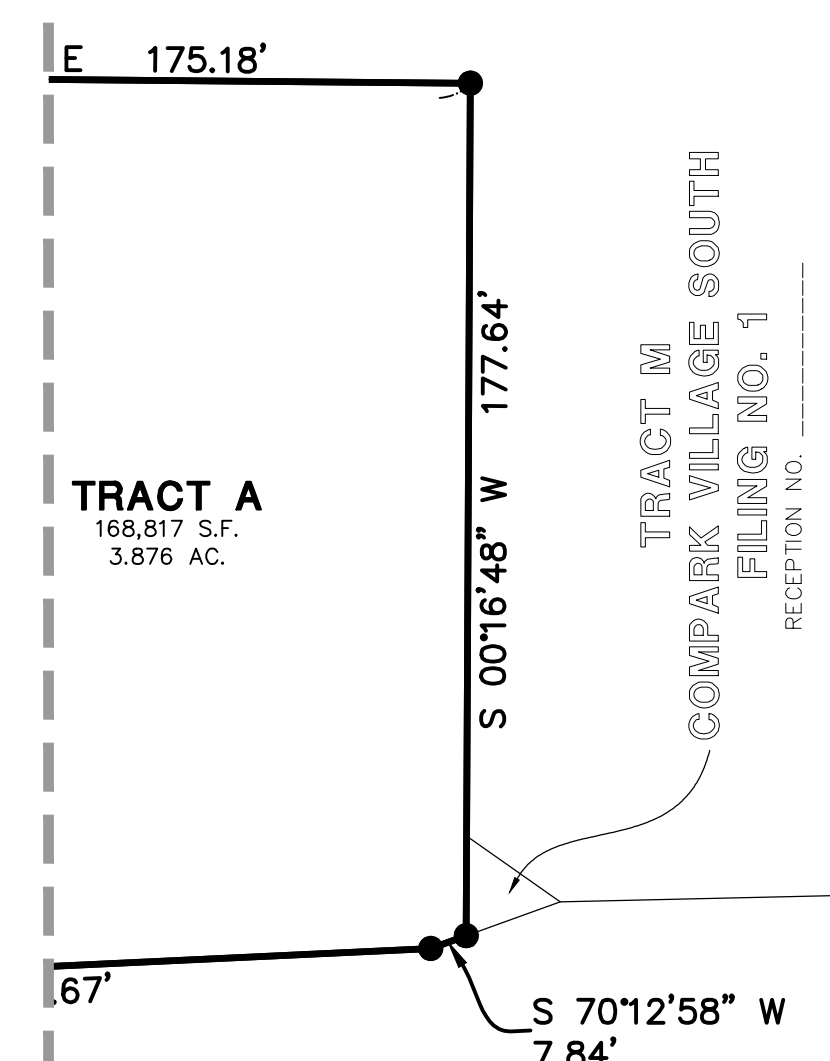
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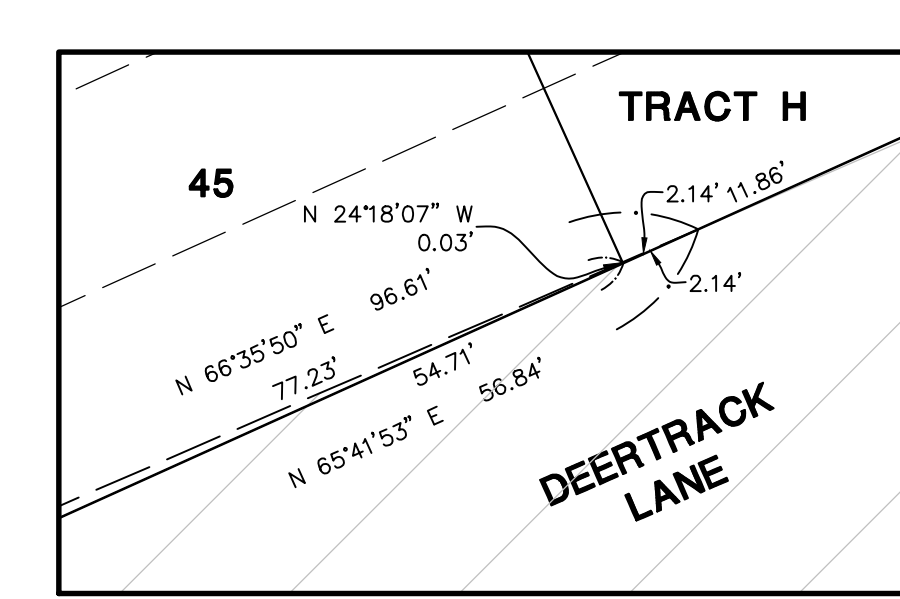
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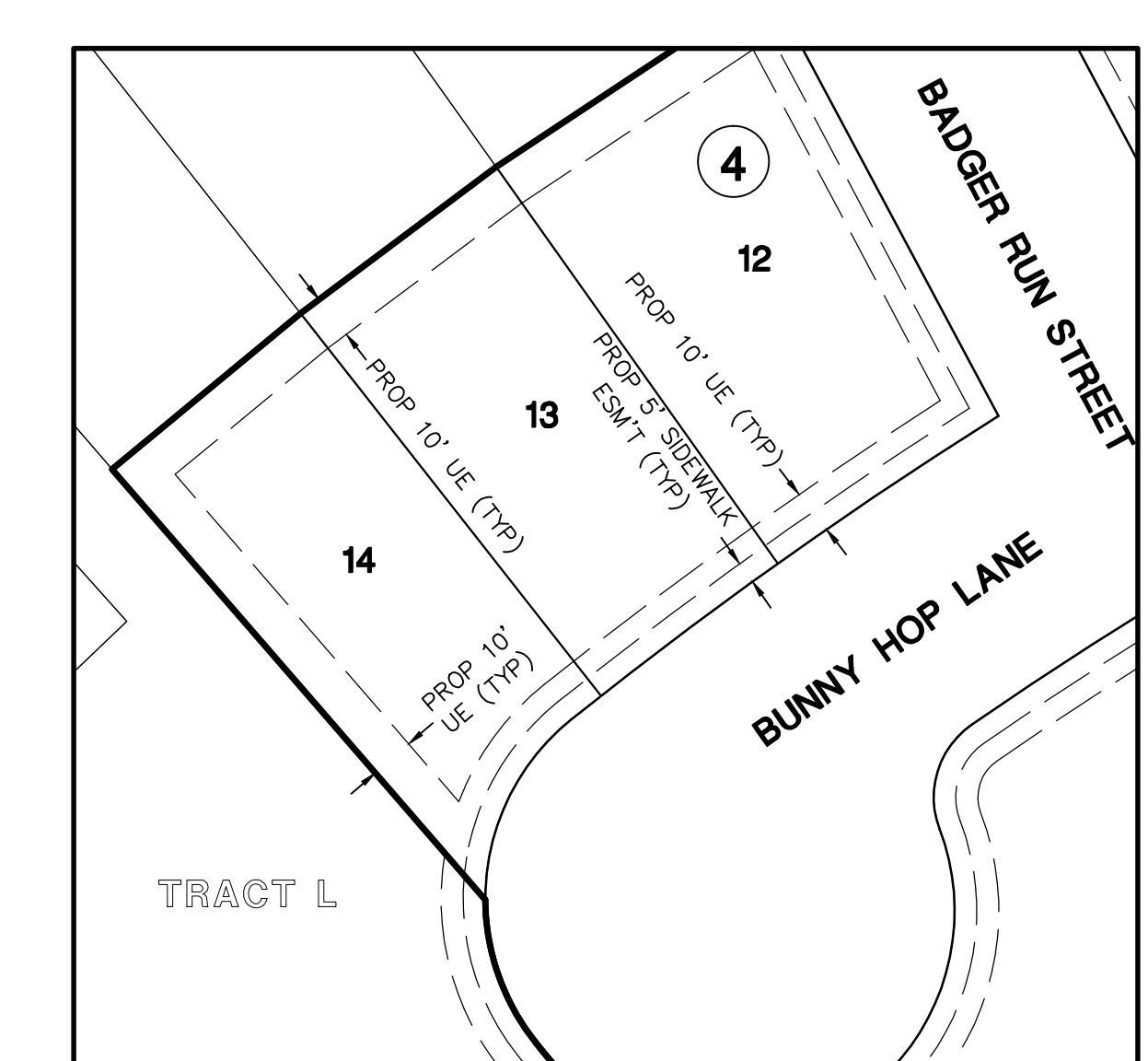
SEE SHEET 4



DETAIL "A"
1"=40'



DETAIL "B"
1"=5'



TYPICAL EASEMENT DETAIL
1"=40'

- LEGEND
- EX. BOUNDARY LINE
 - - - EX. SECTION LINE
 - - - EX. LOT LINE
 - - - EX. EASEMENT LINE
 - - - EX. EASEMENT LINE VACATED BY THIS PLAT
 - - - PR. ROW LINE
 - - - PR. LOT LINE
 - - - PR. EASEMENT LINE
 - ◆ FOUND SECTION CORNER AS NOTED
 - SET NO. 5 REBAR WITH 1.25" Y.P.C. PLUS 38445 FLUSH WITH GROUND
 - # BLOCK NUMBER
 - SIGHT DISTANCE
 - △ TRIANGLE / EASEMENT
 - 0.00 BOUNDARY DIMENSION
 - 0.00 LOT DIMENSION
 - U.E. UTILITY EASEMENT HEREBY GRANTED

DATE	REVISIONS	COMMENTS
11/23/16	1	FIRST SUBMITTAL

Manhard CONSULTING LTD.
 38445
 PROFESSIONAL LAND SURVEYOR
 COLORADO LICENSED
 38445
 FOR AND ON BEHALF OF
 MANHARD CONSULTING

COMPARK VILLAGE SOUTH FILING NO. 2 - AMENDMENT NO. 1
 TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO
 FINAL PLAT

PROJ. MGR.: JMR
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SHEET
5 OF **5**
 OOC.LCPK3.10