



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 Amendment No. 1 – Final Plat  
[Application SUB16-035]

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**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](mailto: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:

The redline comments have been addressed. See the attached greenline responses.

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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*



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*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.

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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.

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**Landscaping Plan:**

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

Complied:  Yes  No

Response:

Acknowledged.

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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.

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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.

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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.

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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.

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**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:

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**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:

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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:



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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 - AMENDMENT NO. 1

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, 2 TRACTS, 19.711 ACRES

## SHEET INDEX

SHEET 1: COVER SHEET, LEGAL DESCRIPTION, NOTES

SHEET 2: OVERALL BOUNDARY

SHEET 3-5: DETAILED DESIGN SHEET

## LEGAL DESCRIPTION

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  
CONTAINING A CALCULATED AREA OF 858,596 SQUARE FEET OR 19.711 ACRES, MORE OR LESS.

The text has been changed.

Change to read:  
lots, tracts, blocks, streets and easements

## 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 2 TRACTS, SIX STREETS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF COMPARK VILLAGE SOUTH FILING NO. 2 - AMENDMENT NO. 1.

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 OBLVATE 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 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

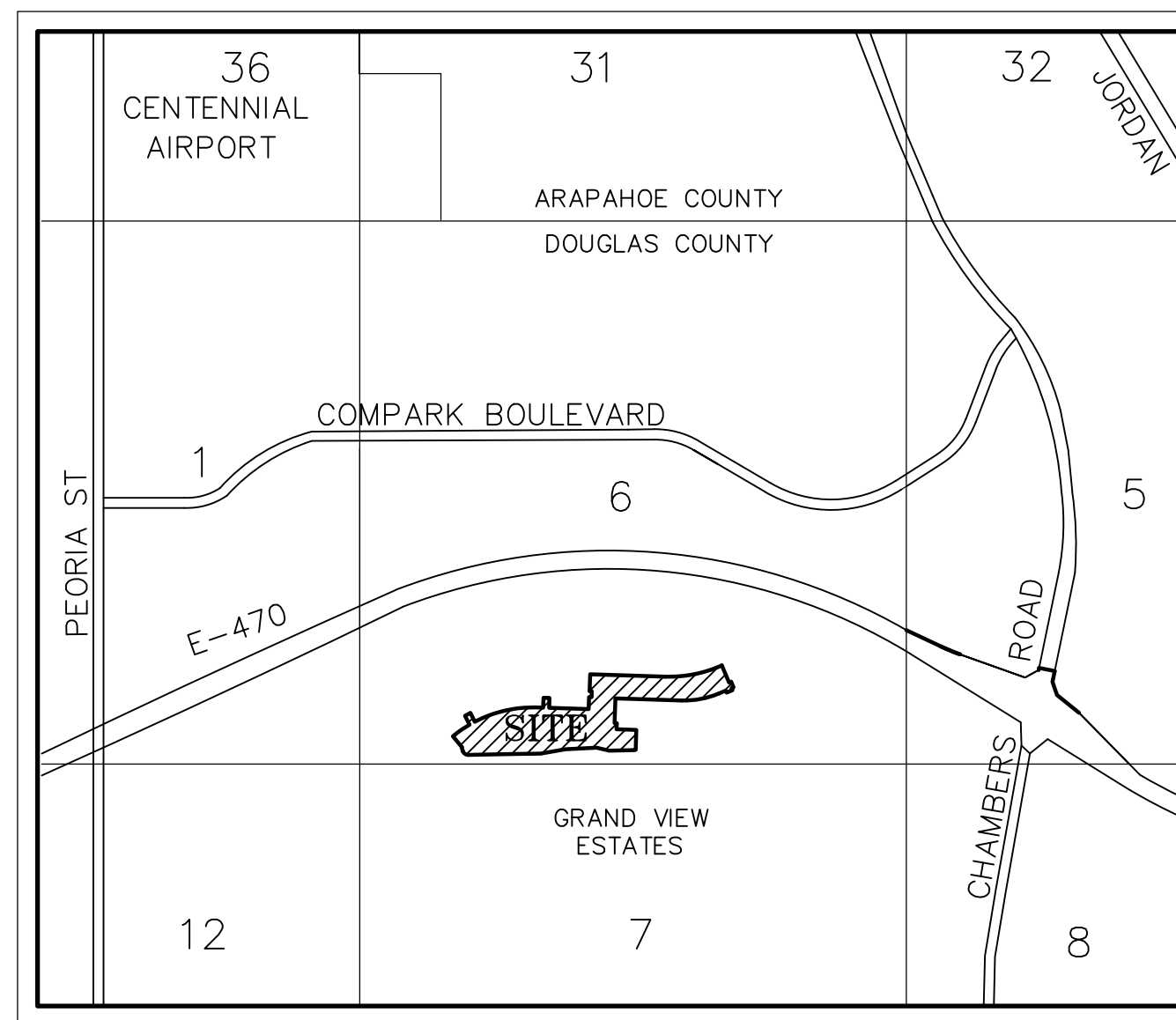
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY THOMAS C. TRIPLETT AS A PARTNER OF KERS & CO., A KANSAS GENERAL PARTNERSHIP.

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: \_\_\_\_\_

STATE 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 \_\_\_\_\_

The certificate has been revised.

Please use the Town standard 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	454,271	10.429	52.91%
PUBLIC RIGHTS-OF-WAY	202,129	4.640	23.54%
PUBLIC PARK	168,817	3.876	19.66%
OPEN SPACE	33,379	0.766	3.89%
TOTAL	858,596	19.711	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) 708-0500



The certificate has been revised.

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 09, 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 99 LOTS AND 2 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 THIS PLAT AND ACROSS TRACT B 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 AND B 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 AND B 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.
- AFTER RECORDING THIS PLAT, OWNERSHIP OF TRACTS A AND B 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.

The text has been changed.

Director of Engineering

## APPROVAL OF TOWN COUNCIL

TRACT M, COMPARK VILLAGE SOUTH FILING NO. 2 IS HEREWITH 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

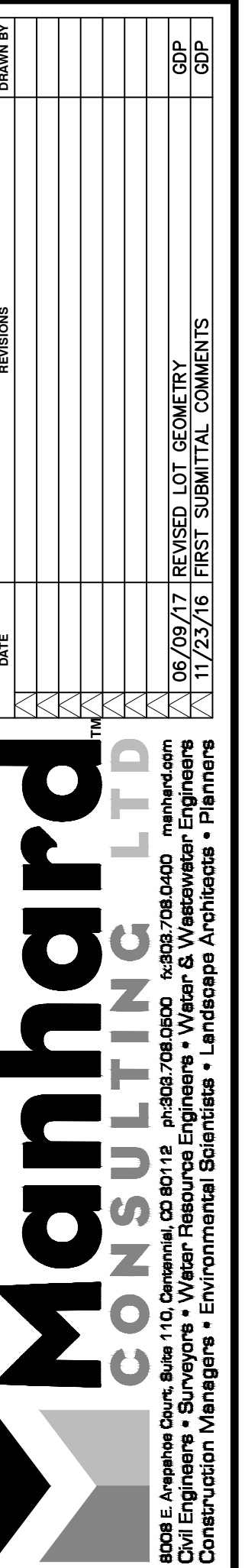
## CLERK & RECORDER'S CERTIFICATE

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



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: N/A  
SHEET  
1 OF 5  
00C.LCPK3.10

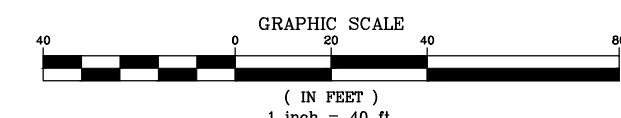
# COMPARK VILLAGE SOUTH FILING NO. 2 - AMENDMENT NO. 1

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, 2 TRACTS, 19.711 ACRES

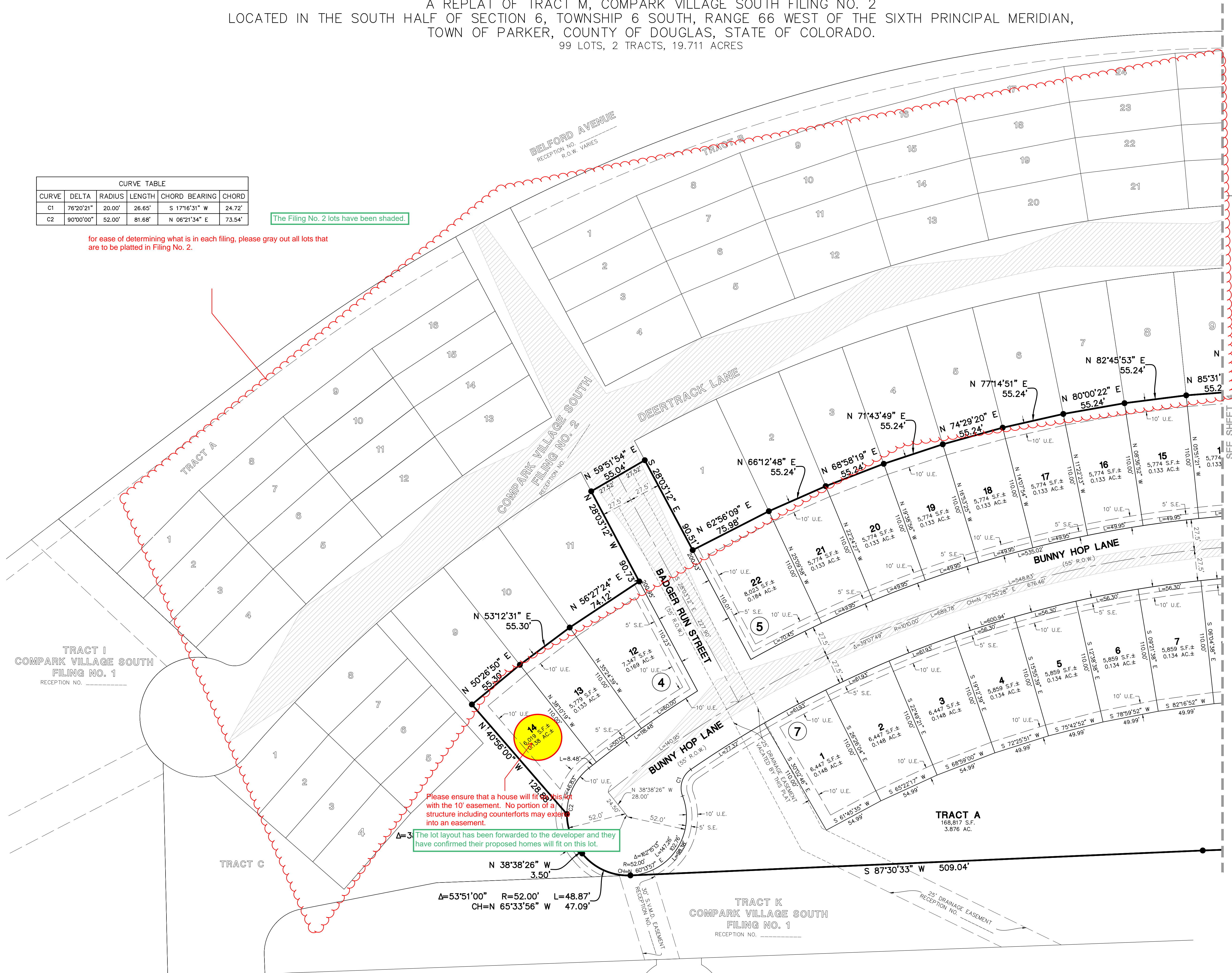
CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	76°20'21"	20.00'	26.65'	S 17°16'31" W	24.72'
C2	90°00'00"	52.00'	81.68'	N 06°21'34" E	73.54'

The Filing No. 2 lots have been shaded.

for ease of determining what is in each filing, please gray out all lots that are to be platted in Filing No. 2.



- 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. PLS 38445 FLUSH WITH GROUND
  - # BLOCK NUMBER
  - △ SIGHT DISTANCE
  - △ TRIANGLE / EASEMENT
  - 0.00 BOUNDARY DIMENSION
  - 0.00 LOT DIMENSION
  - U.E. UTILITY EASEMENT HEREBY GRANTED



Please ensure that a house will fit on this lot with the 10' easement. No portion of a structure including counterforts may extend into an easement.

The lot layout has been forwarded to the developer and they have confirmed their proposed homes will fit on this lot.



FOR AND ON BEHALF OF  
 MANHARD CONSULTING

DATE	REVISIONS	BY
06/09/17	REVISED LOT GEOMETRY	GDP
11/23/16	FIRST SUBMITTAL COMMENTS	GDP

**Manhard CONSULTING LTD.**  
 1605 E. Harvard Street, Suite 100, Denver, CO 80202  
 303.755.8888  
 Registration No. 0000000108  
 Professional 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" = 40'

SHEET  
**3** OF **5**  
 OOC.LCPK3.10

June 8, 2017 - 16:17 Dwg Name: P:\C3\3\Compark3\Compark3\Residential\Drawings\Plat\Compark Filing No. 2 - Amendment No. 1\OOC.LCPK3.10-PS2.dwg Updated By: GPruckett

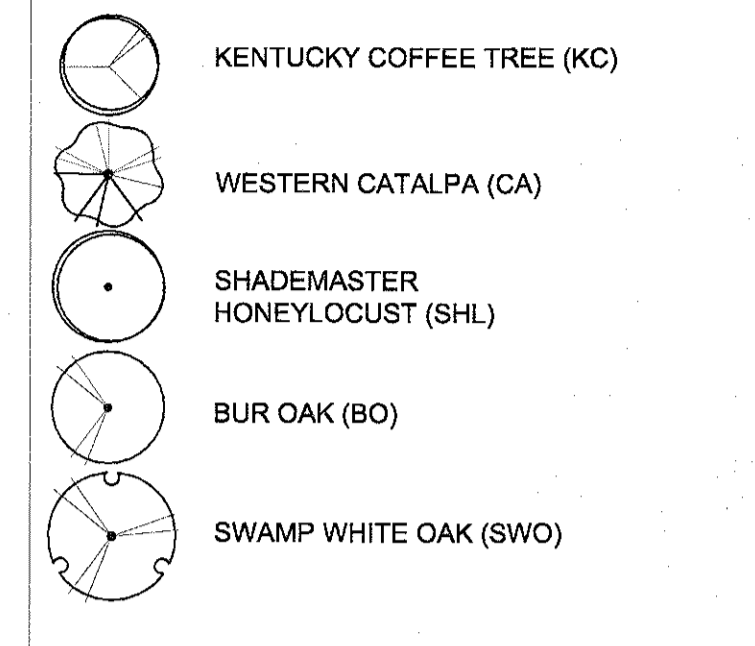
# COMPARK VILLAGE SOUTH FILING NO. 2 FINAL LANDSCAPE PLAN

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

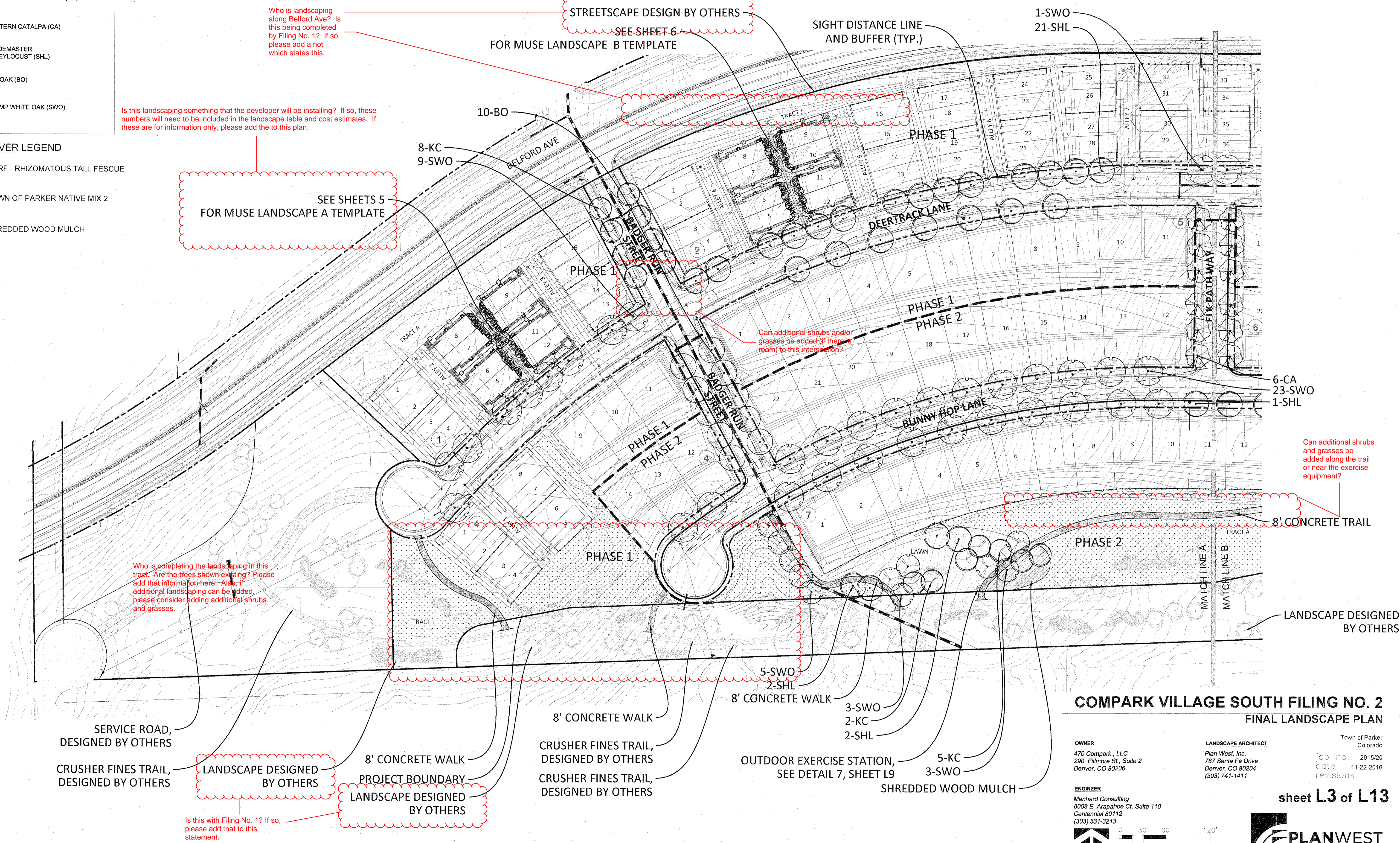
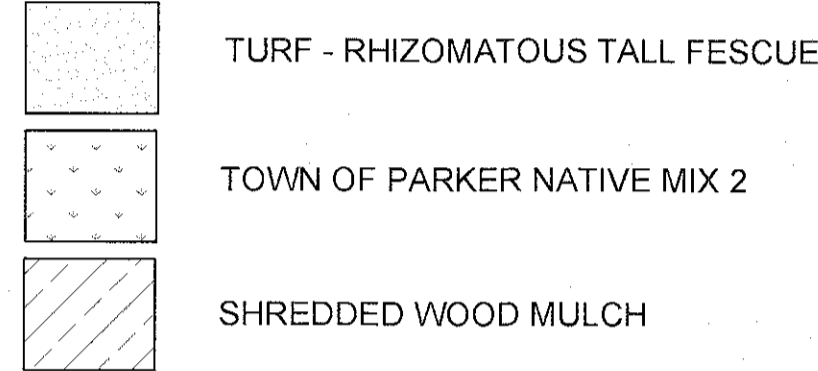
PLANNING AREA 17 & 18

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

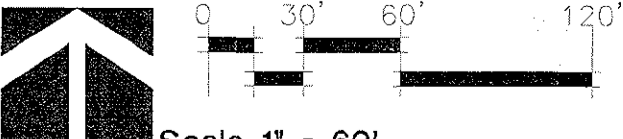
## COMPARK VILLAGE SOUTH FILING NO. 2 FINAL LANDSCAPE PLAN

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

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