



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]

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:

Two horizontal lines for signature or 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



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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:

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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:

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**Landscaping Plan:**

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

Complied:  Yes  No

Response:

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

Complied:  Yes  No

Response:

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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:

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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:

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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:

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

Complied:       Yes       No

Response:

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**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:

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\_\_\_\_\_  
Property Owner

\_\_\_\_\_  
Date

\_\_\_\_\_  
Project Representative

\_\_\_\_\_  
Date



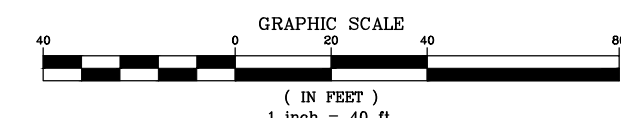


# COMPARK VILLAGE SOUTH FILING NO. 2 - AMENDMENT NO. 1

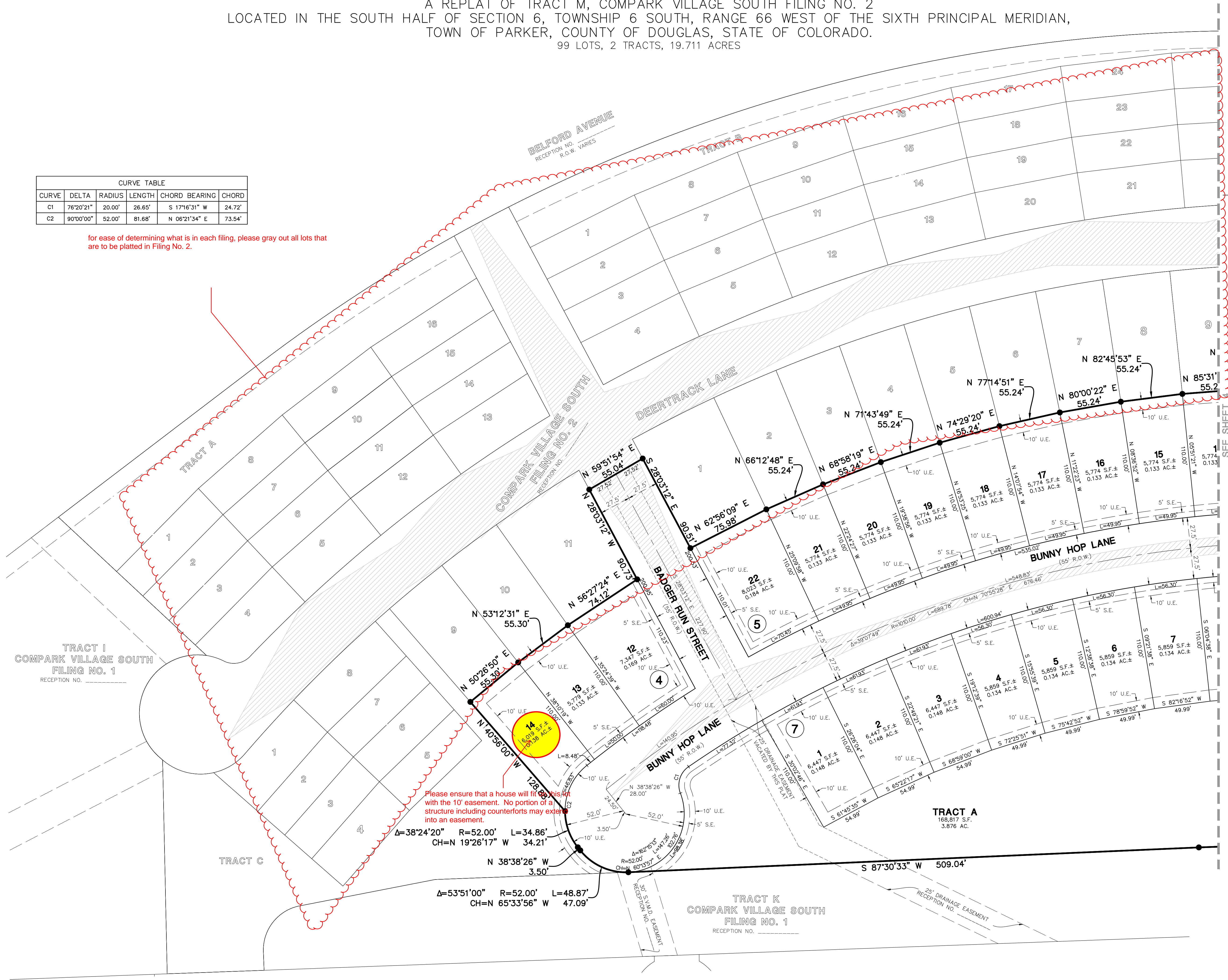
A REPLAT OF TRACT M, COMPARK VILLAGE SOUTH FILING NO. 2  
 LOCATED IN THE SOUTH HALF OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
 TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO.  
 99 LOTS, 2 TRACTS, 19.711 ACRES

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'

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.



FOR AND ON BEHALF OF  
 MANHARD CONSULTING

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

**Manhard CONSULTING LTD.**  
 1605 E. Harvard Street, Suite 100, Denver, CO 80202  
 303.755.8888  
 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" = 40'

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

June 8, 2017 - 16:17 - Dwg Name: P:\C\cck33\Compark33\Compark33\Final\Drawings\Final\Plat\Compark Filing No. 2 - Amendment No. 1\OOC.LCPK3.10-PS2.dwg Updated By: GPuckett

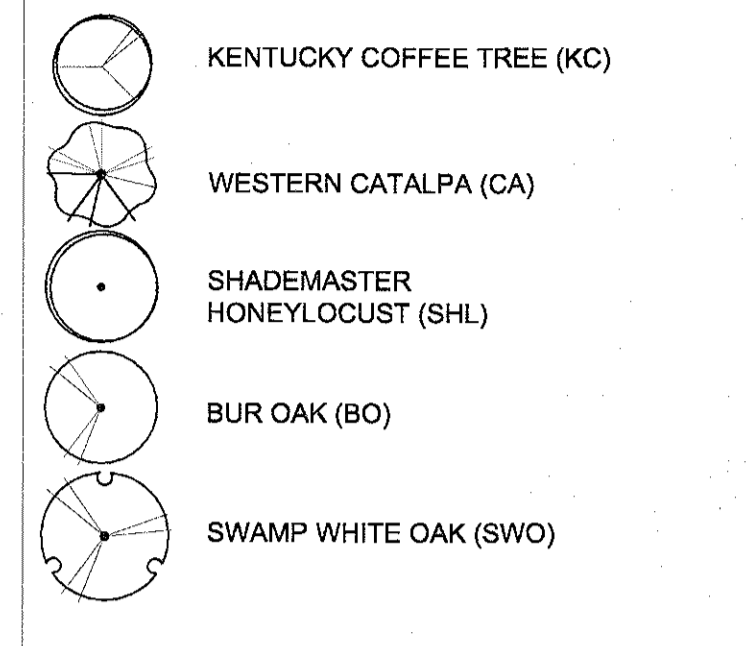
# COMPARK VILLAGE SOUTH FILING NO. 2 FINAL LANDSCAPE PLAN

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

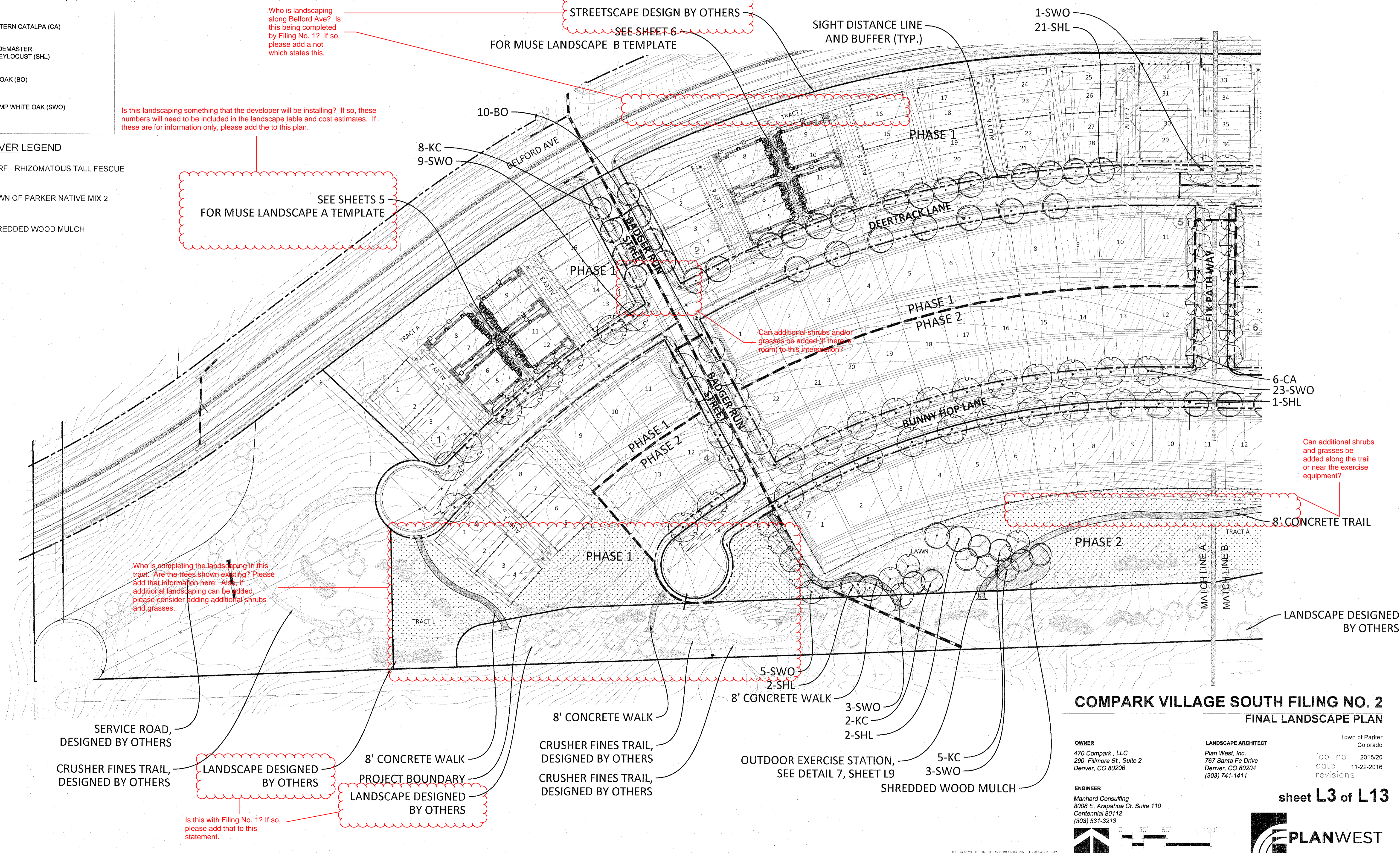
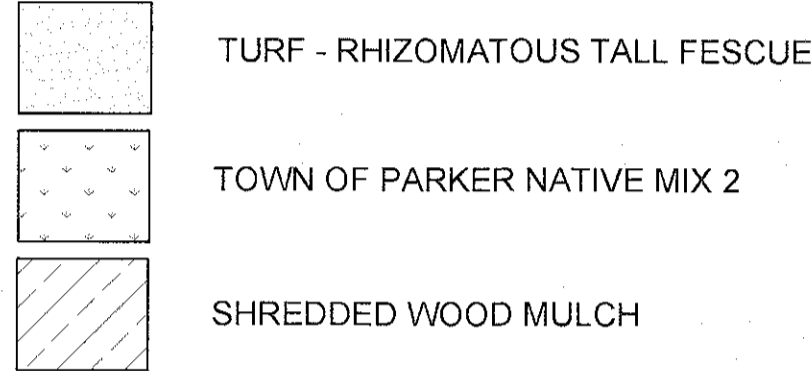
PLANNING AREA 17 & 18

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

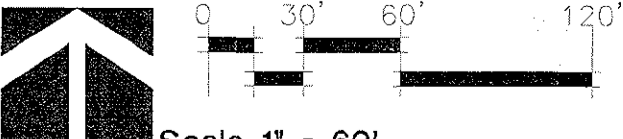
## COMPARK VILLAGE SOUTH FILING NO. 2 FINAL LANDSCAPE PLAN

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



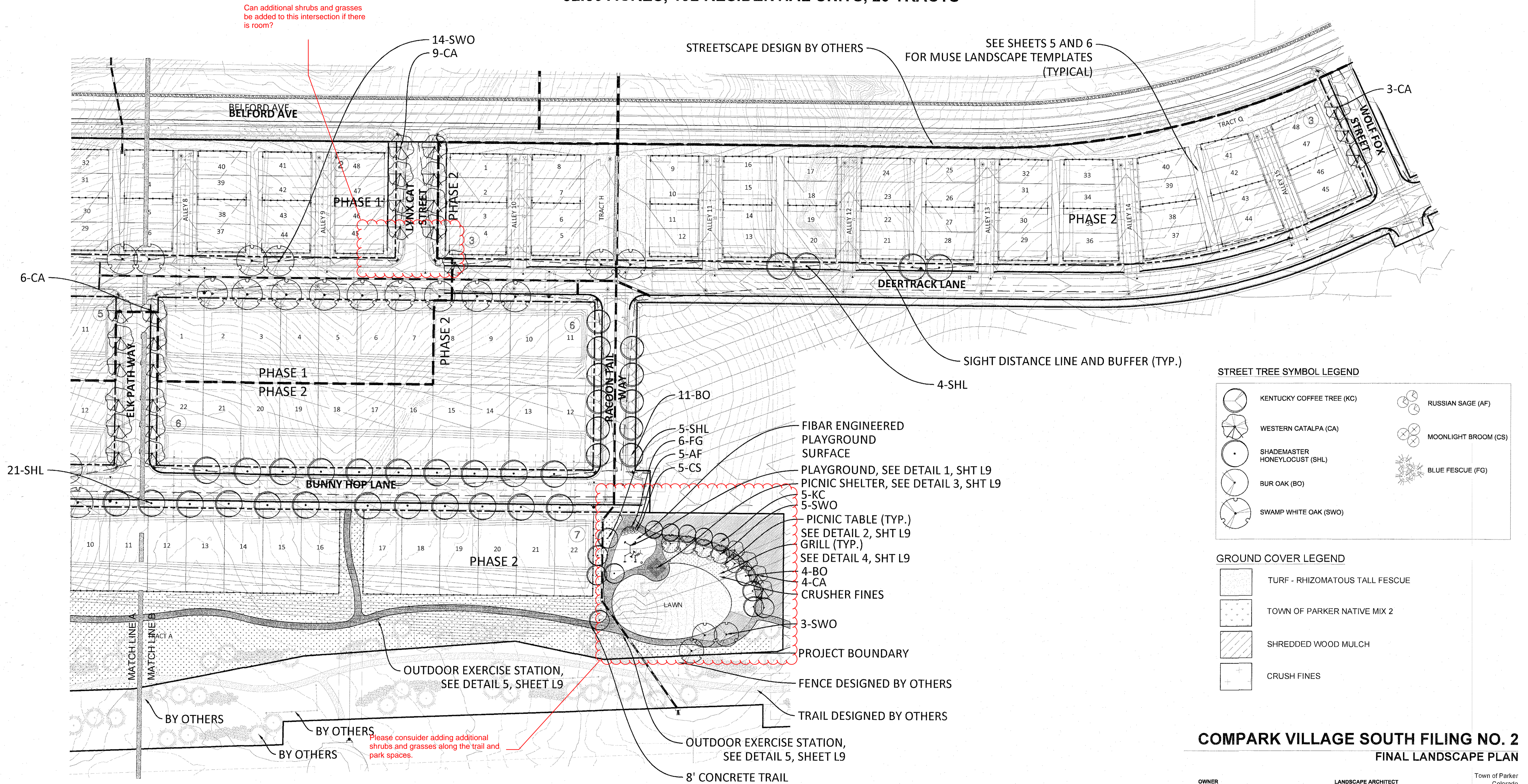
PLANNING | SITE DESIGN | LANDSCAPE ARCHITECTURE | ENTITLEMENTS  
Denver, Colorado, 80204  
303-741-1411

sheet L3 of L13

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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

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job no. 2015/20  
date 11-22-2016  
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8008 E. Arapahoe Ct. Suite 110  
Centennial 80112  
(303) 531-3213

Scale 1" = 60'

0 30' 60' 120'

North

PLANNING | SITE DESIGN | LANDSCAPE ARCHITECTURE | ENTITLEMENTS  
767 Santa Fe Drive  
Denver, Colorado, 80204  
planwest.com 303-741-1411

sheet L4 of L13

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