

From: Chasez, Ashley
To: Paul Shoukas
Subject: RE: Compark Village South F1 AMD 3
Date: Thursday, January 11, 2024 1:30:08 PM
Attachments: imaoe002.png
imaoe003.png
imaoe004.png
imaoe005.png
imaoe006.png
imaoe007.png
imaoe008.png
imaoe009.png
imaoe010.png
imaoe011.png
imaoe012.png

Notes have been added to Plat Cover Page

Hello Paul,

1. As far as the plat itself goes, it is complete, but I just noticed that we have not updated your dedication statement to the most recent one adopted by the Town. Please replace the current dedication statement with the following language:

"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 lots, tracts, blocks, streets and easements as shown hereon under the name and subdivision of _____.

Rights-of-way.

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.

Utility easements.

The utility easements as shown hereon are hereby dedicated for public utilities, cable communication systems, fiber, 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. No improvements that conflict with or interfere with construction, maintenance or access to utilities shall be placed within the utility easements. Prohibited improvements include, but are not limited to, permanent structures, buildings, decks, stairs, window wells, air conditioning units, and other objects that may interfere with the utility facilities or use and maintenance thereof. Prohibited improvements may be removed by the entities responsible for providing the utility services. The owners of the property subject to or adjacent to the utility easements shown herein are responsible for the maintenance and operation of such areas, which does not include utility lines and related facilities. When the owner(s) or adjacent owners fail to adequately maintain such utility easements, including the removal of prohibited improvements, the maintenance, operation, reconstruction and removal shall be at the cost of the owner(s).

Drainage and Stormwater.

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 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).

Sight easements.

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. Should the owner(s) or adjacent owners fail to adequately maintain such sight easements, the Town may perform or cause to be performed the necessary maintenance, operation and reconstruction shall be at the cost of the owner(s).

Sidewalks.

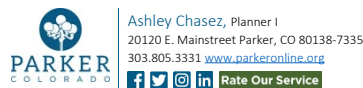
The undersigned hereby dedicates sidewalk easements as shown hereon, which sidewalks shall remain open for public use. The undersigned grants the Town the perpetual rights of ingress and egress upon the adjacent property for the operation, maintenance, and reconstruction of the sidewalks. The Town shall also have the right to remove any obstruction that would adversely affect the operation and maintenance of the sidewalks, as determined by the Town."

2. The only other thing is that we no longer need the clerk and recorder certificate, and that item can be removed. Since these are small changes, no need to do another formal review. Just please upload the updated plat to eTRAKIT when you are complete.

Once you are able to make these changes, then your plat is complete, and I can approve it.

Please let me know if you have any other questions.

Thank you,



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From: Paul Shoukas <paul@pcsgroupco.com>
Sent: Thursday, January 11, 2024 9:57 AM
To: Chasez, Ashley <achasez@parkeronline.org>
Subject: RE: Compark Village South F1 AMD 3

Hi Ashley,
I was just checking in to see if we were now approved with this last submittal. Thanks and talk to you soon.

paul shoukas, pla
vice president
office. (720) 259-8248
www.pcsgroupco.com

From: Chasez, Ashley <achasez@parkeronline.org>
Sent: Monday, December 11, 2023 3:38 PM
To: Paul Shoukas <paul@pcsgroupco.com>; Kurt Moje <kurt@pcsgroupco.com>
Subject: RE: Compark Village South F1 AMD 3

Hello Paul,

Thank you for getting this submitted. I was able to send this out for the fourth review cycle. There are only two reviews needed for this application, including myself, so this review should go somewhat quickly.

Please let me know if you have any questions.

Thank you,

1



Ashley Chasez, Planner I
 20120 E. Mainstreet Parker, CO 80138-7335
 303.805.3331 www.parkeronline.org



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From: Paul Shoukas <paul@pcsgroupco.com>
Sent: Friday, December 8, 2023 3:15 PM
To: Chasez, Ashley <achasez@parkeronline.org>; Kurt Moje <kurt@pcsgroupco.com>
Subject: RE: Compark Village South F1 AMD 3

Hi Ashley,
 The final submittal has been uploaded to E-trackit.
 Have a good weekend,

paul shoukas, pla
vice president
 office, (720) 259-8248
www.pcsgroupco.com

From: Chasez, Ashley <achasez@parkeronline.org>
Sent: Tuesday, November 21, 2023 4:14 PM
To: Kurt Moje <kurt@pcsgroupco.com>
Cc: Paul Shoukas <paul@pcsgroupco.com>
Subject: RE: Compark Village South F1 AMD 3

Hello Kurt,

What you have is perfect! Have a great holiday.

Thank you,



Ashley Chasez, Planner I
 20120 E. Mainstreet Parker, CO 80138-7335
 303.805.3331 www.parkeronline.org



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From: Kurt Moje <kurt@pcsgroupco.com>
Sent: Tuesday, November 21, 2023 9:31 AM
To: Chasez, Ashley <achasez@parkeronline.org>
Cc: Paul Shoukas <paul@pcsgroupco.com>
Subject: RE: Compark Village South F1 AMD 3

Hi Ashley,

Per my voicemail, I'm not sure how to fill out the equivalent calculation for the overall internal landscape. Below is a screenshot of the revised chart. Please review and let me know if all is correct.

Thanks,

A. OVERALL INTERNAL LANDSCAPE														
INTERNAL LANDSCAPE AREA (SF)	AC	SF	TREE REQUIREMENT 1/1500 SF			SHRUB REQUIREMENT 5/1500 SF			EQUIVALENT CALCULATION					
			REQUIRED	PROVIDED	SURPLUS / DEFICIT	REQUIRED	PROVIDED	SURPLUS / DEFICIT	Grasses available for Equivalents	Shrubs available for Equivalents	Trees available for Equivalents	Provided Trees with Equivalents	Provided Shrubs with Equivalents	
TRACT A1	0.65	28,325	19	7	-12	95	44	-51	-	-	-	7	44	
TRACT A2	0.59	25,546	18	42	24	86	241	155	-	-	-	42	241	
TRACT A4	0.59	25,740	18	37	19	86	202	116	-	-	-	34	202	
TRACT A5	0.69	30,129	21	26	5	101	8	-93	-	-	-	26	8	
TOTAL	2.52	109,740	76	112	36	368	495	127	-	-	-	112	495	

*Streetscape tree counts have been removed from this calculation.

kurt moje, pla
senior associate
 office, (303) 653-9771
www.pcsgroupco.com

From: Chasez, Ashley <achasez@parkeronline.org>
Sent: Monday, November 20, 2023 2:50 PM
To: Paul Shoukas <paul@pcsgroupco.com>
Cc: Cindy Myers - Century Communities <Cindy.Myers@centurycommunities.com> <Cindy.Myers@centurycommunities.com>; Kurt Moje <kurt@pcsgroupco.com>; Kris Wiest <Kris.Wiest@Merrick.com>; Kellan Black <kellan.black@merrick.com>
Subject: RE: Compark Village South F1 AMD 3

Hello Paul,

I was able to get comments out for your project today. Please show that you have addressed CORE's and Planning's comments in your next submittal.

Please let me know if you have any questions.

Thank you,

Ashley Chasez, Planner I



20120 E. Mainstreet Parker, CO 80138-7335
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From: Paul Shoukas <paul@pcsgroupco.com>
Sent: Wednesday, November 15, 2023 9:30 AM
To: Chasez, Ashley <achasez@parkeronline.org>
Cc: Cindy Myers - Century Communities (Cindy.Myers@centurycommunities.com) <Cindy.Myers@centurycommunities.com>; Kurt Moje <kurt@pcsgroupco.com>; Kris Wiest <Kris.Wiest@Merrick.com>; Kellan Black <kellan.black@merrick.com>
Subject: RE: Compark Village South F1 AMD 3

How's everything going, Ashley.

Looks like we received one minor comment from IREA to include a 10-foot utility easements in Tract M and add a 10-foot utility easement in Tract A5 on the Plat. CDs were approved, along with Fire/Life Safety. We all good and ready for approval?

Thanks and talk to you soon,

paul shoukas, pla
vice president
office. (720) 259-8248
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From: Chasez, Ashley <achasez@parkeronline.org>
Sent: Tuesday, October 24, 2023 1:15 PM
To: Paul Shoukas <paul@pcsgroupco.com>
Cc: Cindy Myers - Century Communities (Cindy.Myers@centurycommunities.com) <Cindy.Myers@centurycommunities.com>; Kurt Moje <kurt@pcsgroupco.com>; Kris Wiest <Kris.Wiest@Merrick.com>; Kellan Black <kellan.black@merrick.com>
Subject: RE: Compark Village South F1 AMD 3

Hello Paul,

My apologies to my delayed response. I am back logged and working to catch up.

But I have received your submission and will send it out for its next review today.

Thank you for your patience.



Ashley Chasez, Planner I
20120 E. Mainstreet Parker, CO 80138-7335
303.805.3331 www.parkeronline.org



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From: Paul Shoukas <paul@pcsgroupco.com>
Sent: Thursday, October 19, 2023 10:05 AM
To: Chasez, Ashley <achasez@parkeronline.org>
Cc: Cindy Myers - Century Communities (Cindy.Myers@centurycommunities.com) <Cindy.Myers@centurycommunities.com>; Kurt Moje <kurt@pcsgroupco.com>; Kris Wiest <Kris.Wiest@Merrick.com>; Kellan Black <kellan.black@merrick.com>
Subject: Compark Village South F1 AMD 3

Hi Ashley,

I hope this message finds you well. The Final Plat revisions were uploaded to the E-trackit Portal last night for project number #S0823-006 for your review and hopeful approval.

Thanks and let me know if you have any questions.



paul shoukas, pla
vice president
200 kalamath street denver, co 80223
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