COMPARK VILLAGE SOUTH, F1 – WATER BORE

PROJECT NARRATIVE

CONSTRUCTION PLANS

The Compark Village South, Filing No. 1, Water Bore project pertains to the following:

- Construct domestic water main from the north side of E-470 to the south side of E-470, including a directional bore under E-470.

INTENT

Compark Village South, Filing No. 1, Water Bore project will construct a domestic water main (approximately 657 lf) from the north side of E-470 to the south side of E-470. The proposed water main will tie into the existing water distribution system on Lot 2-C of Compark Filing 3, 1st Amendment on the north side of E-470 south of American Way. The purpose of the water main is to provide service to Compark Village South.

The proposed water main is within the Stonegate Village Metropolitan District service area.

PROPERTY OWNER

Compark Land Company
Michael Vickers
1001 Bannock St., Suite 463
Denver, CO 80204

APPLICANT

Compark Business Campus Metropolitan District
Michael Vickers
8390 E Crescent Parkway, Suite 300
Greenwood Village, CO 80111

PROJECT REPRESENTATIVE

Manhard Consulting
Gary Iwata
7600 E Orchard Road, Suite 150-N
Greenwood Village, CO 80111

VICINITY

The Compark Village South, F1 – Water Bore project is located within the Town of Parker's Urban Growth Area along the E-470 growth corridor. The site is generally located north and south of E-470, just south of Compark Filing No.3, and just north of Compark South, west of Green Acres Tributary.

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PRESENT ZONING AND LAND USE OF THE SURROUNDING AREA

The south end of the project is located in Planning Area 13 of the Compark Village PD – Fourth Amendment and the north end is located in Planning Area 5 of Compark PD – First Amendment. Following are the developments that surround this project.

North – Compark PD - HBE – Highway Business Employment

West -- Agricultural land

South – Compark South PD – Mixed Use

East – Compark South PD – Mixed Use and Compark PD - HBE

PROPERTIES INVOLVED IN THIS PROJECT

Tract A, Compark Village South, Filing No. 1

Lot 2-C, Compark Filing 3, 1st Amendment