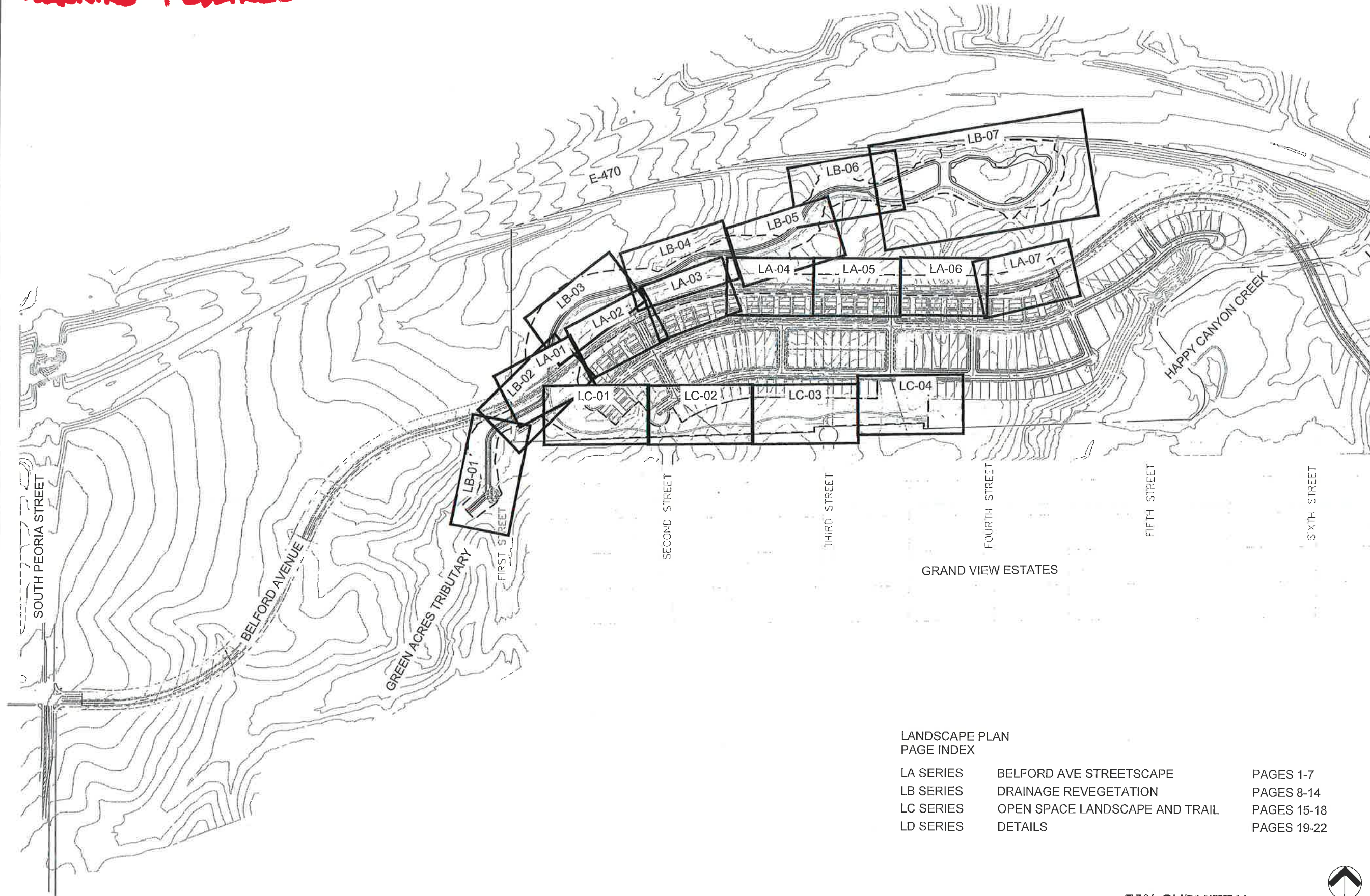


PLANNING REFINES



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LANDSCAPE PLAN		
PAGE INDEX		
LA SERIES	BELFORD AVE STREETSCAPE	PAGES 1-7
LB SERIES	DRAINAGE REVEGETATION	PAGES 8-14
LC SERIES	OPEN SPACE LANDSCAPE AND TRAIL	PAGES 15-18
LD SERIES	DETAILS	PAGES 19-22

75% SUBMITTAL
MINOR DEVELOPMENT PLAN

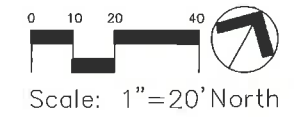


DATE	DESCRIPTION


Manhard CONSULTING
 1000 North Lincoln Street, Suite 100
 Denver, Colorado 80202
 Phone: 303.733.1111
 Fax: 303.733.1112
 Email: info@manhardconsulting.com

BELFORD AVE. LANDSCAPE PLAN
 PARKER, COLORADO
 COMPARK VILLAGE PLANNED DEVELOPMENT

PROJECT: 7681
 PROJECT: EG
 DRAWN BY: JLD
 DATE: 11/20/2015
 SHEET
 COVER SHEET
 7681-000

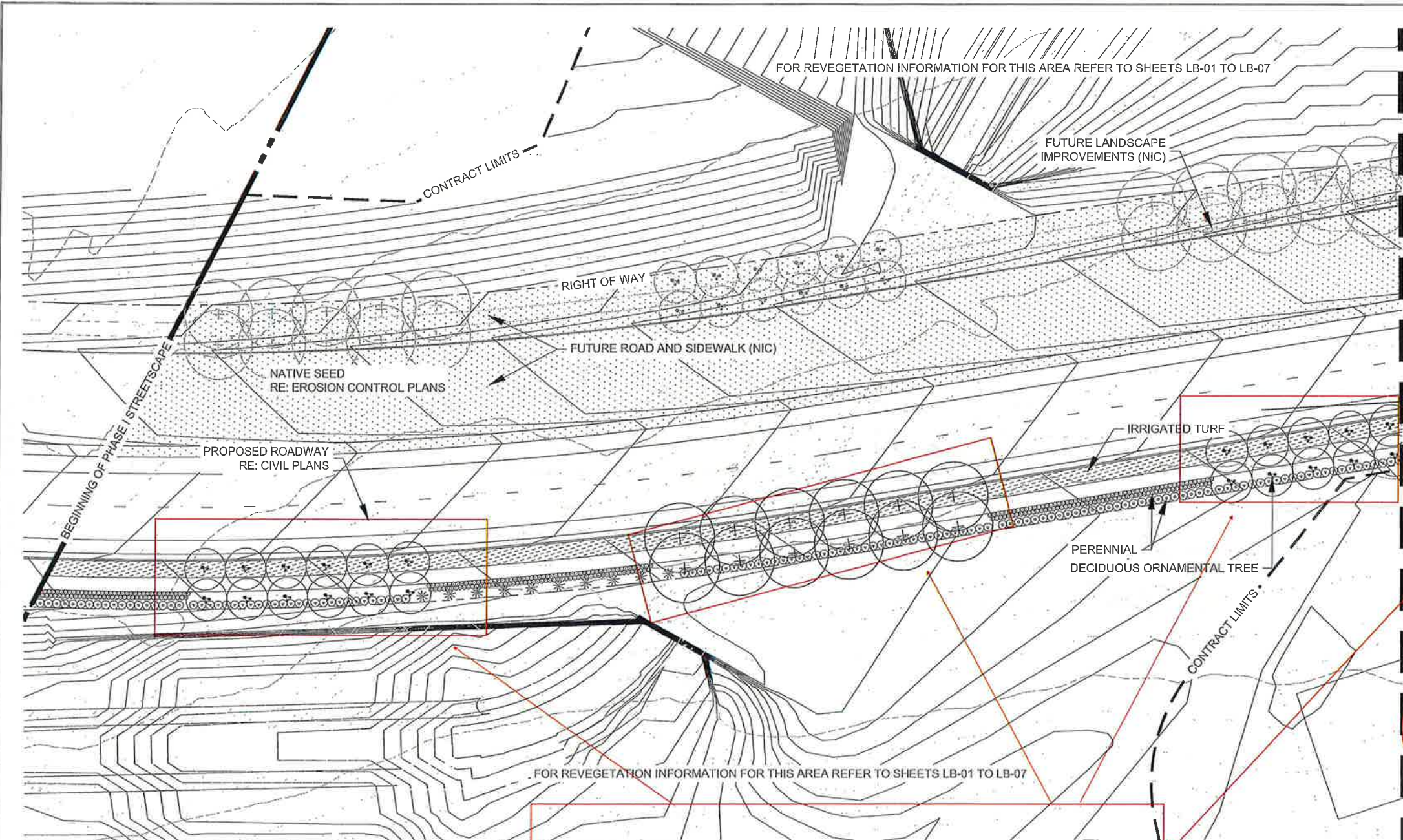


LANDSCAPE PLANTING NOTES

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2. IRRIGATED TURF SHALL BE DURABLE TALL FESCUE SOD AVAILABLE THRU GRAFF TURF FARMS, FORT MORGAN, CO 1-800-280-8873 OR APPROVED EQUAL.

Please clarify what species of tree are going where. When it comes time for a review of the installed landscaping, staff will need to know what species were proposed for specific locations.

Where is the trail connecting to the Belford Avenue sidewalk? This connection should be shown, and highlighted with sections of split rail fence bracketing the trail/sidewalk intersection.



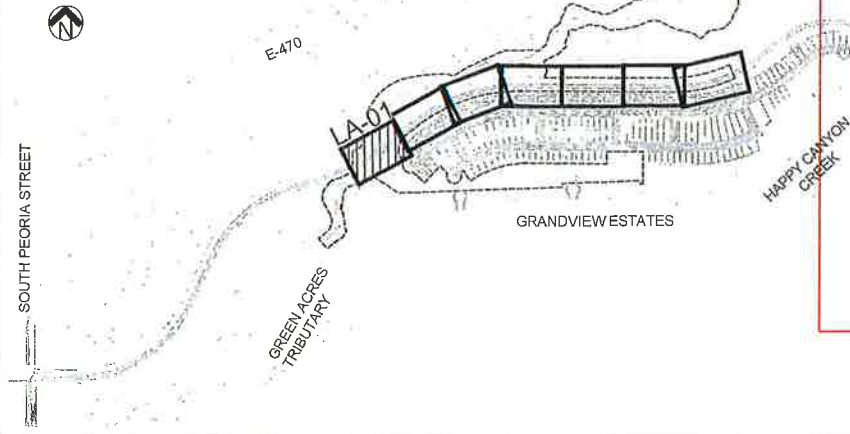
PLANT LEGEND

- | | | |
|---|---|---|
| + | DECIDUOUS SHADE TREE
NORTHERN ACCLAIM HONEY LOCUST
PATMORE ASH
SHADEMASTER LOCUST
SUMMIT ASH | GLEDITSIA TRIACANTHUS VAR. INERMIS 'HARVE'
FRAXINUS PENNSYLVANICA 'PATMORE'
GLEDITSIA TRIACANTHUS VAR. INERMIS 'SHADEMASTER'
FRAXINUS PENNSYLVANICA 'SUMMIT' |
| + | DECIDUOUS ORNAMENTAL TREE
ADIRONDAK CRABAPPLE
AMUR MAPLE
AUTUMN BRILLIANCE SERVICEBERRY
CENTURION CRABAPPLE
SPRING SNOW CRABAPPLE
WINTER KING HAWTHORNE | MALUS 'ADIRONDAK'
ACER GINNALA 'FLAME'
AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'
MALUS 'CENTURION'
MALUS 'SPRING SNOW'
CRATAEGUS VIRIOUS 'WINTER KING' |
| ⊕ | DECIDUOUS SHRUB
PURPLE HAZE BUTTERFLY BUSH
TOM THUMB COTONEASTER | BUDDLEJA 'PURPLE HAZE'
COTONEASTER ADPRESSUS 'TOM THUMB' |
| * | ORNAMENTAL GRASS
DWARF FOUNTAIN GRASS
KARL FOERSTER GRASS
MORNING LIGHT MAIDEN GRASS | PENNISETUM ALOPECUROIDES 'HAMELN'
CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'
MISCANTHUS SINENSIS 'MORNING LIGHT' |

- ⊕ PERENNIAL
DEEP BLUE LAVENDER
ENGLISH LAVENDER
GOLDEN YELLOW YARRO
MOONSHINE YARROW
RUBY STELLA DAYLILY
STELLA DE ORO DAYLILY
- ⊕ UPLAND NATIVE SEED MIX
SEE EROSION CONTROL PLANS
- ⊕ IRRIGATED SOD AREA
- - - CONSTRUCTION LIMIT LINE
- - - RIGHT OF WAY LINE

ALL PLANTING AREAS SHALL HAVE 3" OF GORILLA HAIR MULCH

KEY MAP



**75% SUBMITTAL
MINOR DEVELOPMENT PLAN**

MANHARD CONSULTING, INC.
1000 S. W. 10th St., Suite 100
Fort Lauderdale, FL 33315
Tel: 954.344.1111
Fax: 954.344.1112
www.manhardconsulting.com

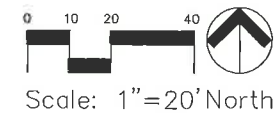
Manhard CONSULTING

BELFORD AVE. LANDSCAPE PLAN
PARKER, COLORADO
COMPARK VILLAGE PLANNED DEVELOPMENT

PROJ. NO.: 7681
PROJ. ASSOC.: E.G.
DRAWN BY: E.G.
DATE: 11/20/2015

SHEET
LA - 01
SHEET 1 OF 22
7681-000

Printed: 11/19/2015 5:25 PM. Draw Name: L:\7681-000\Waters Trust-MI Belford\04_CAD\LA-01_Sheets\13110_7681_Landscape_Plan.dwg. Updated By: ajgrns



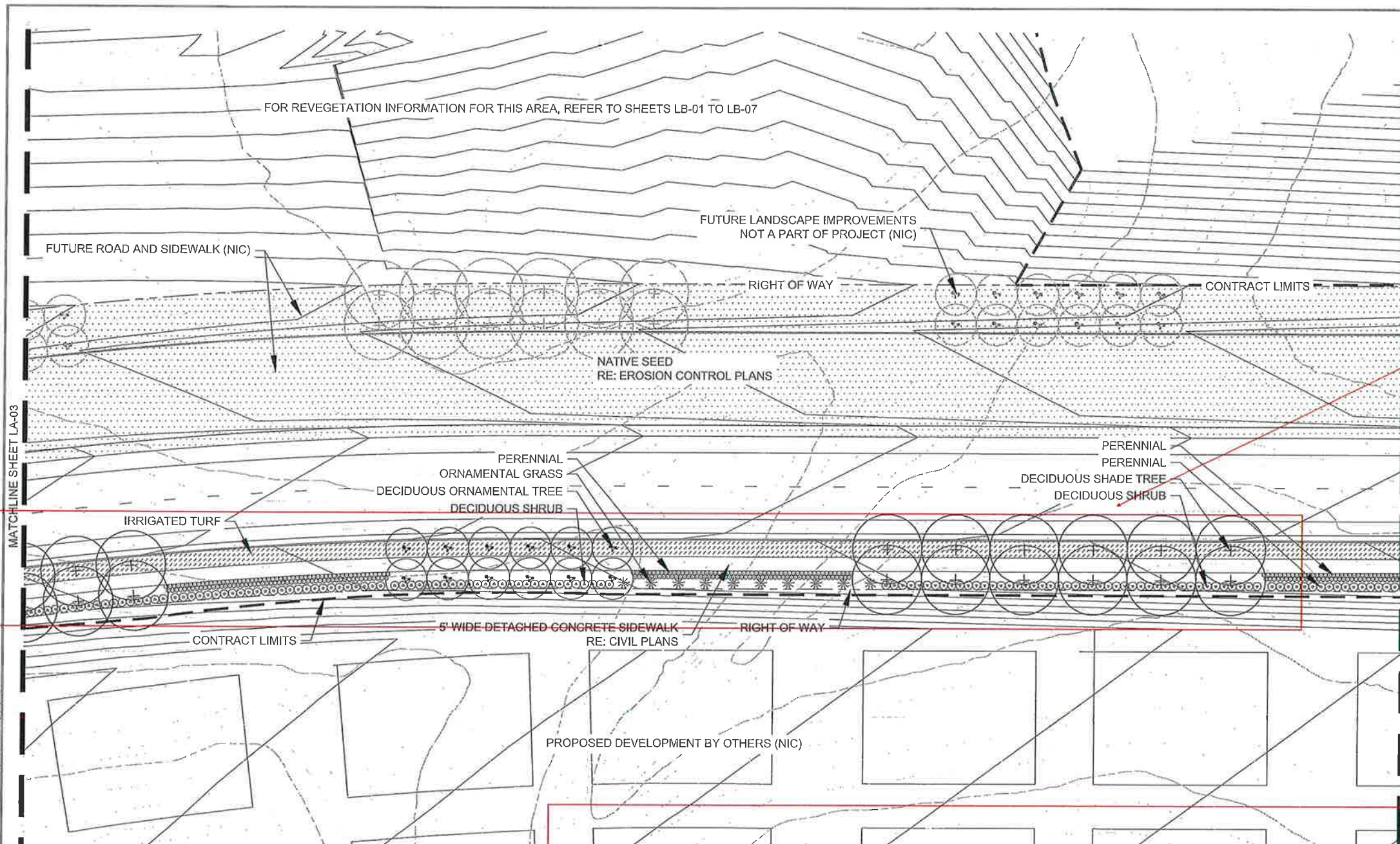
LANDSCAPE PLANTING NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL GRADING AND REVEGETATION IMPROVEMENTS SHOWN ON THESE DRAWINGS.
2. IRRIGATED TURF SHALL BE DURABLE TALL FESCUE SOD AVAILABLE THRU GRAFF TURF FARMS, FORT MORGAN, CO 1-800-280-8873 OR APPROVED EQUAL.

Please clarify what species of tree are going where. When it comes time for a review of the installed landscaping, staff will need to know what species were proposed for specific locations.



MATCHLINE SHEET LA-05

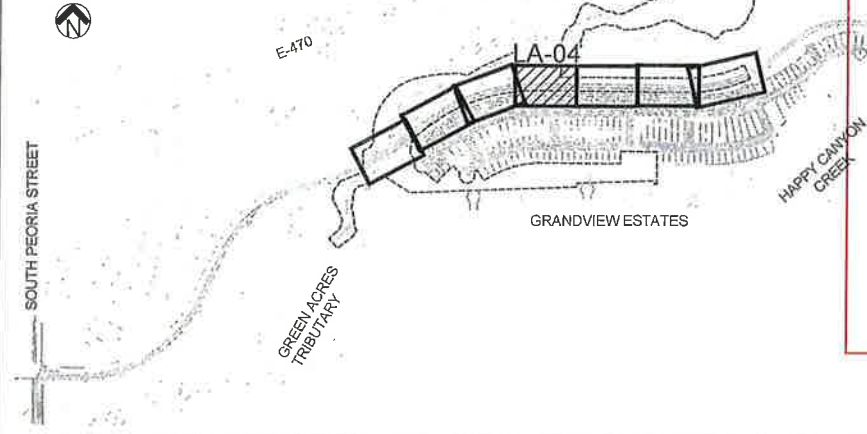


PLANT LEGEND

<p>(+) DECIDUOUS SHADE TREE NORTHERN ACCLAIM HONEY LOCUST PATMORE ASH SHADEMASTER LOCUST SUMMIT ASH</p> <p>(*) DECIDUOUS ORNAMENTAL TREE ADIRONDACK CRABAPPLE AMUR MAPLE AUTUMN BRILLIANCE SERVICEBERRY CENTURION CRABAPPLE SPRING SNOW CRABAPPLE WINTER KING HAWTHORNE</p> <p>(◇) DECIDUOUS SHRUB PURPLE HAZE BUTTERFLY BUSH TOM THUMB COTONEASTER</p> <p>(*) ORNAMENTAL GRASS DWARF FOUNTAIN GRASS KARL FOERSTER GRASS MORNING LIGHT MAIDEN GRASS</p>	<p>(○) GLEDITSIA TRIACANTHUS VAR. INERMIS 'HARVE' FRAXINUS PENNSYLVANICA 'PATMORE' GLEDITSIA TRIACANTHUS VAR. INERMIS 'SHADEMASTER' FRAXINUS PENNSYLVANICA 'SUMMIT'</p> <p>(○) MALUS 'ADIRONDACK' ACER GINNALA 'FLAME' AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' MALUS 'CENTURION' MALUS 'SPRING SNOW' CRATAEGUS VIRIDIOS 'WINTER KING'</p> <p>(○) BUDDLEJA 'PURPLE HAZE' COTONEASTER ADPRESSUS 'TOM THUMB'</p> <p>(*) PENNISETUM ALOPECUROIDES 'HAMELN' CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER' MISCANTHUS SINENSIS 'MORNING LIGHT'</p>	<p>(○) PERENNIAL DEEP BLUE LAVENDER ENGLISH LAVENDER GOLDEN YELLOW YARRO MOONSHINE YARROW RUBY STELLA DAYLILY STELLA DE ORO DAYLILY</p> <p>(●) UPLAND NATIVE SEED MIX SEE EROSION CONTROL PLANS</p> <p>(■) IRRIGATED SOD AREA</p> <p>--- CONSTRUCTION LIMIT LINE</p> <p>--- RIGHT OF WAY LINE</p> <p>ALL PLANTING AREAS SHALL HAVE 3" OF GORILLA HAIR MULCH</p>	<p>LAVANDULA ANGUSTIFOLIA 'HIDCOTE' LAVANDULA ANGUSTIFOLIA 'MUNDSTEAD' ACHILLEA 'CORONATION GOLD' ACHILLEA 'MOONSHINE' HEMEROCALLIS 'RUBY STELLA' HEMEROCALLIS 'STELLA DE ORO'</p>
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KEY MAP



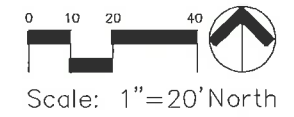
**75% SUBMITTAL
MINOR DEVELOPMENT PLAN**

DATE	
REVISIONS	



BELFORD AVE. LANDSCAPE PLAN
 PARKER, COLORADO
 COMPARK VILLAGE PLANNED DEVELOPMENT

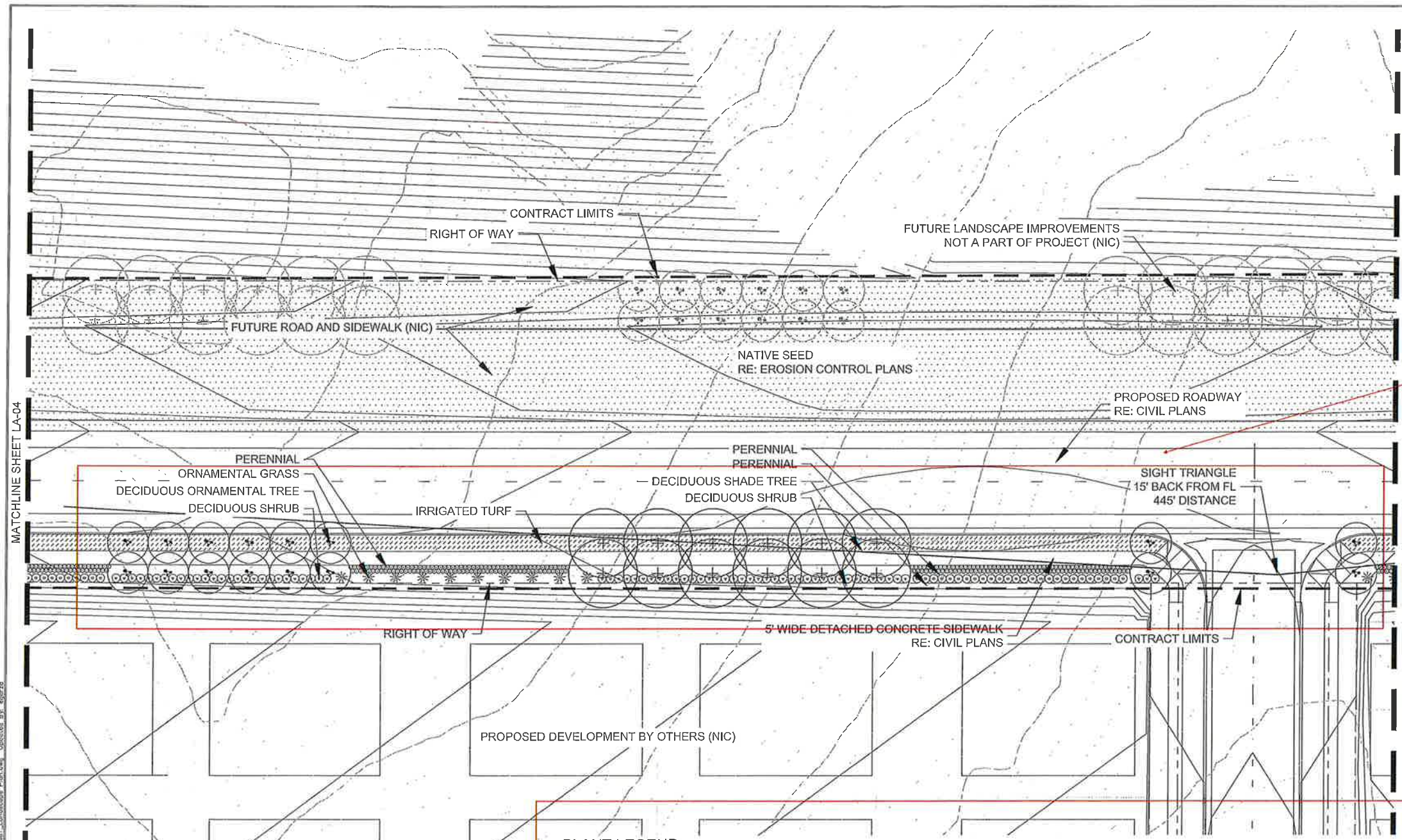
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LANDSCAPE PLANTING NOTES

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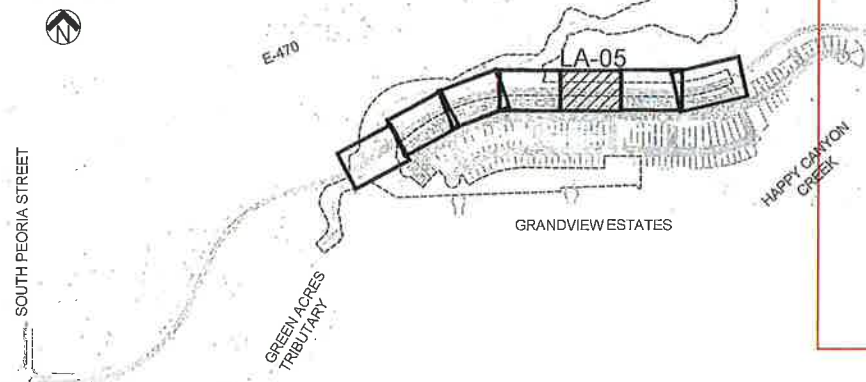


PLANT LEGEND

<ul style="list-style-type: none"> ⊕ DECIDUOUS SHADE TREE NORTHERN ACCLAIM HONEY LOCUST PATMORE ASH SHADEMASTER LOCUST SUMMIT ASH ⊕ DECIDUOUS ORNAMENTAL TREE ADIRONDAK CRABAPPLE AMUR MAPLE AUTUMN BRILLIANCE SERVICEBERRY CENTURION CRABAPPLE SPRING SNOW CRABAPPLE WINTER KING HAWTHORNE ⊕ DECIDUOUS SHRUB PURPLE HAZE BUTTERFLY BUSH TOM THUMB COTONEASTER * ORNAMENTAL GRASS DWARF FOUNTAIN GRASS KARL FOERSTER GRASS MORNING LIGHT MAIDEN GRASS 	<ul style="list-style-type: none"> ⊕ GLEDITSIA TRIACANTHUS VAR. INERMIS 'HARVE' ⊕ FRAXINUS PENNSYLVANICA 'PATMORE' ⊕ GLEDITSIA TRIACANTHUS VAR. INERMIS 'SHADEMASTER' ⊕ FRAXINUS PENNSYLVANICA 'SUMMIT' ⊕ MALUS 'ADIRONDAK' ⊕ ACER GINNALA 'FLAME' ⊕ AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' ⊕ MALUS 'CENTURION' ⊕ MALUS 'SPRING SNOW' ⊕ CRATAEGUS VIRIOSUS 'WINTER KING' ⊕ BUDDLEJA 'PURPLE HAZE' ⊕ COTONEASTER ADPRESSUS 'TOM THUMB' ⊕ PENNISETUM ALOPECUROIDES 'HAMELN' ⊕ CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER' ⊕ MISCANTHUS SINENSIS 'MORNING LIGHT' 	<ul style="list-style-type: none"> ⊕ PERENNIAL DEEP BLUE LAVENDER ENGLISH LAVENDER GOLDEN YELLOW YARRO MOONSHINE YARROW RUBY STELLA DAYLILY STELLA DE ORO DAYLILY ⊕ UPLAND NATIVE SEED MIX SEE EROSION CONTROL PLANS ⊕ IRRIGATED SOD AREA --- CONSTRUCTION LIMIT LINE --- RIGHT OF WAY LINE 	<ul style="list-style-type: none"> ⊕ LAVANDULA ANGUSTIFOLIA 'HIDCOTE' ⊕ LAVANDULA ANGUSTIFOLIA 'MUNDSTEAD' ⊕ ACHILLEA 'CORONATION GOLD' ⊕ ACHILLEA 'MOONSHINE' ⊕ HEMEROCALLIS 'RUBY STELLA' ⊕ HEMEROCALLIS 'STELLA DE ORO'
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ALL PLANTING AREAS SHALL HAVE 3" OF GORILLA HAIR MULCH

KEY MAP

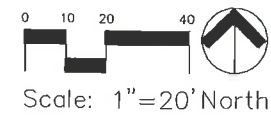


**75% SUBMITTAL
MINOR DEVELOPMENT PLAN**

DATE	
REVISIONS	



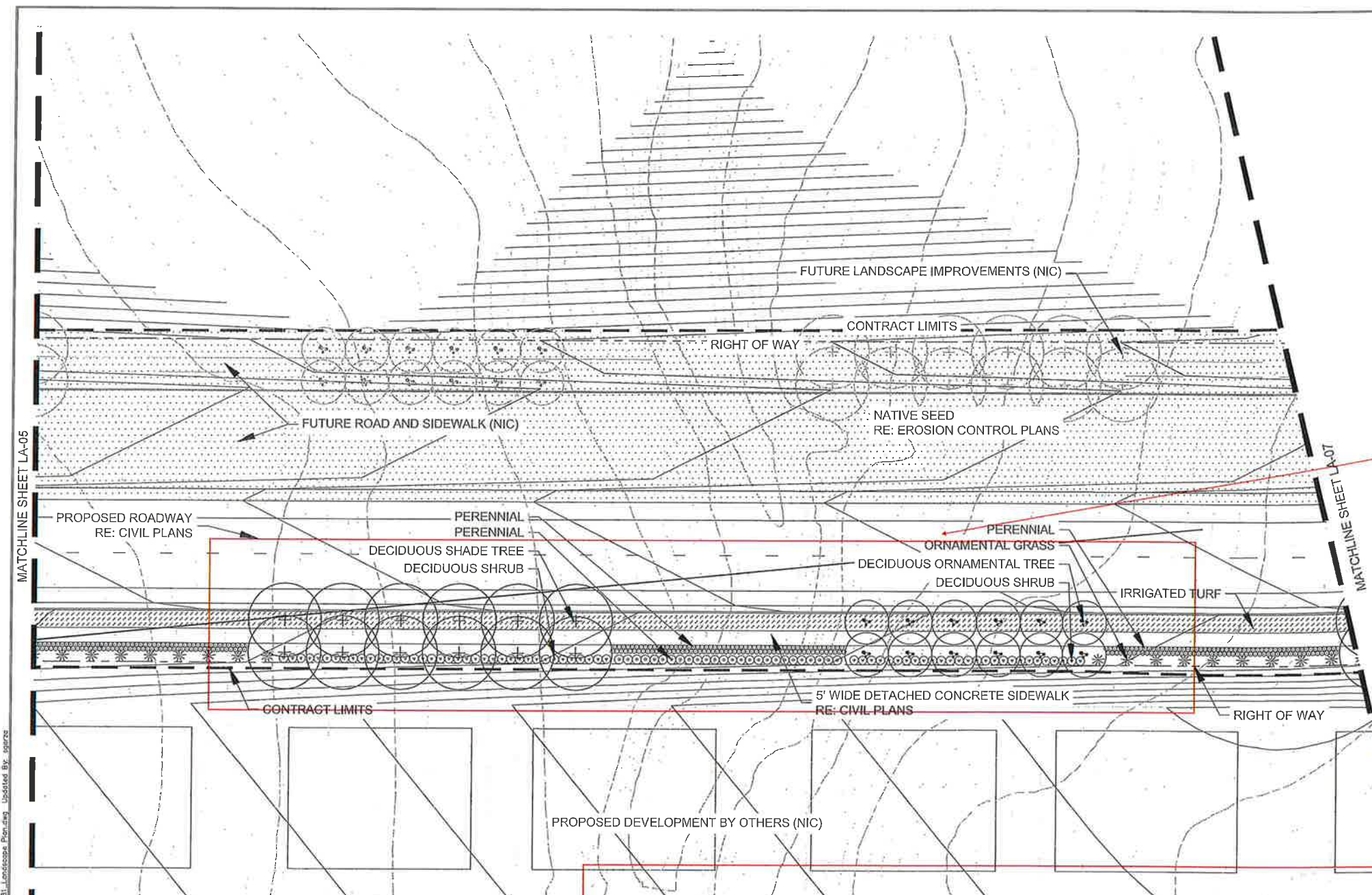
BELFORD AVE. LANDSCAPE PLAN
PARKER, COLORADO
COMPARK VILLAGE PLANNED DEVELOPMENT



LANDSCAPE PLANTING NOTES

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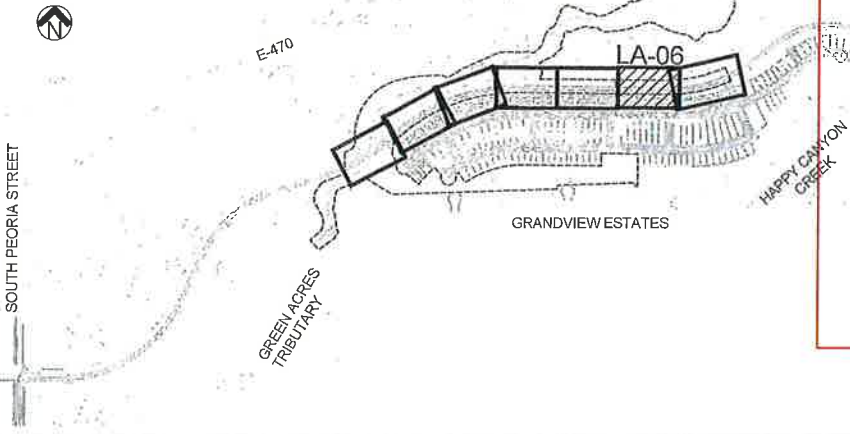
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PLANT LEGEND

- | | | |
|---|--|--|
| <ul style="list-style-type: none"> ⊕ DECIDUOUS SHADE TREE
NORTHERN ACCLAIM HONEY LOCUST
PATMORE ASH
SHADEMASTER LOCUST
SUMMIT ASH ⊙ DECIDUOUS ORNAMENTAL TREE
ADIRONDAK CRABAPPLE
AMUR MAPLE
AUTUMN BRILLIANCE SERVICEBERRY
CENTURION CRABAPPLE
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ENGLISH LAVENDER
GOLDEN YELLOW YARRO
MOONSHINE YARROW
RUBY STELLA DAYLILY
STELLA DE ORO DAYLILY ⊕ LAVANDULA ANGUSTIFOLIA 'HIDCOTE' ⊕ LAVANDULA ANGUSTIFOLIA 'MUNDSTEAD' ⊕ ACHILLEA 'CORONATION GOLD' ⊕ ACHILLEA 'MOONSHINE' ⊕ HEMEROCALLIS 'RUBY STELLA' ⊕ HEMEROCALLIS 'STELLA DE ORO' |
|---|--|--|
- [Pattern] UPLAND NATIVE SEED MIX
 SEE EROSION CONTROL PLANS
 [Pattern] IRRIGATED SOD AREA
 [Dashed Line] CONSTRUCTION LIMIT LINE
 [Dotted Line] RIGHT OF WAY LINE
 ALL PLANTING AREAS SHALL HAVE 3" OF GORILLA HAIR MULCH

KEY MAP



**75% SUBMITTAL
MINOR DEVELOPMENT PLAN**

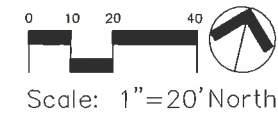
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REVISIONS	



BELFORD AVE. LANDSCAPE PLAN
 PARKER, COLORADO
 COMPARK VILLAGE PLANNED DEVELOPMENT

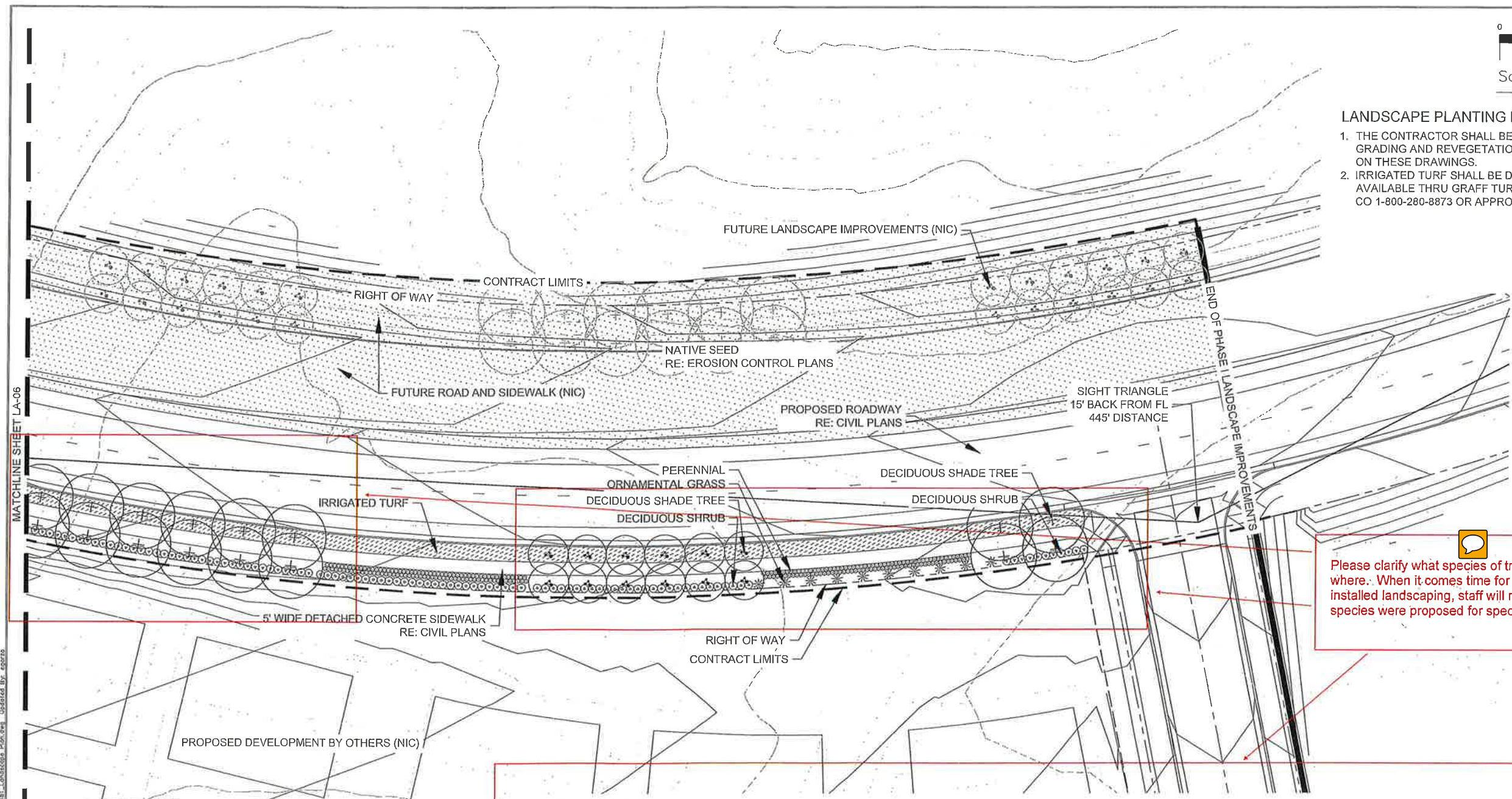
PROJ. NO.	11110
PROJ. NAME	7681-000
DRAWN BY	E.O.
DATE	11/20/2015
SHEET	LA-06
SHEET 6 OF 22	7681-000

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LANDSCAPE PLANTING NOTES

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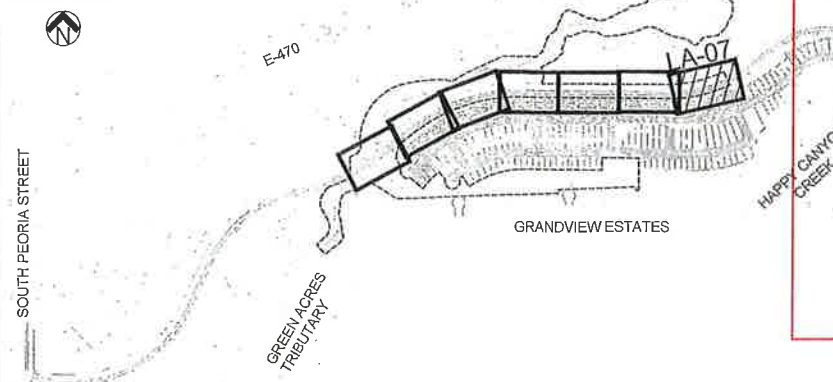
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PLANT LEGEND

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ALL PLANTING AREAS SHALL HAVE 3" OF GORILLA HAIR MULCH

KEY MAP



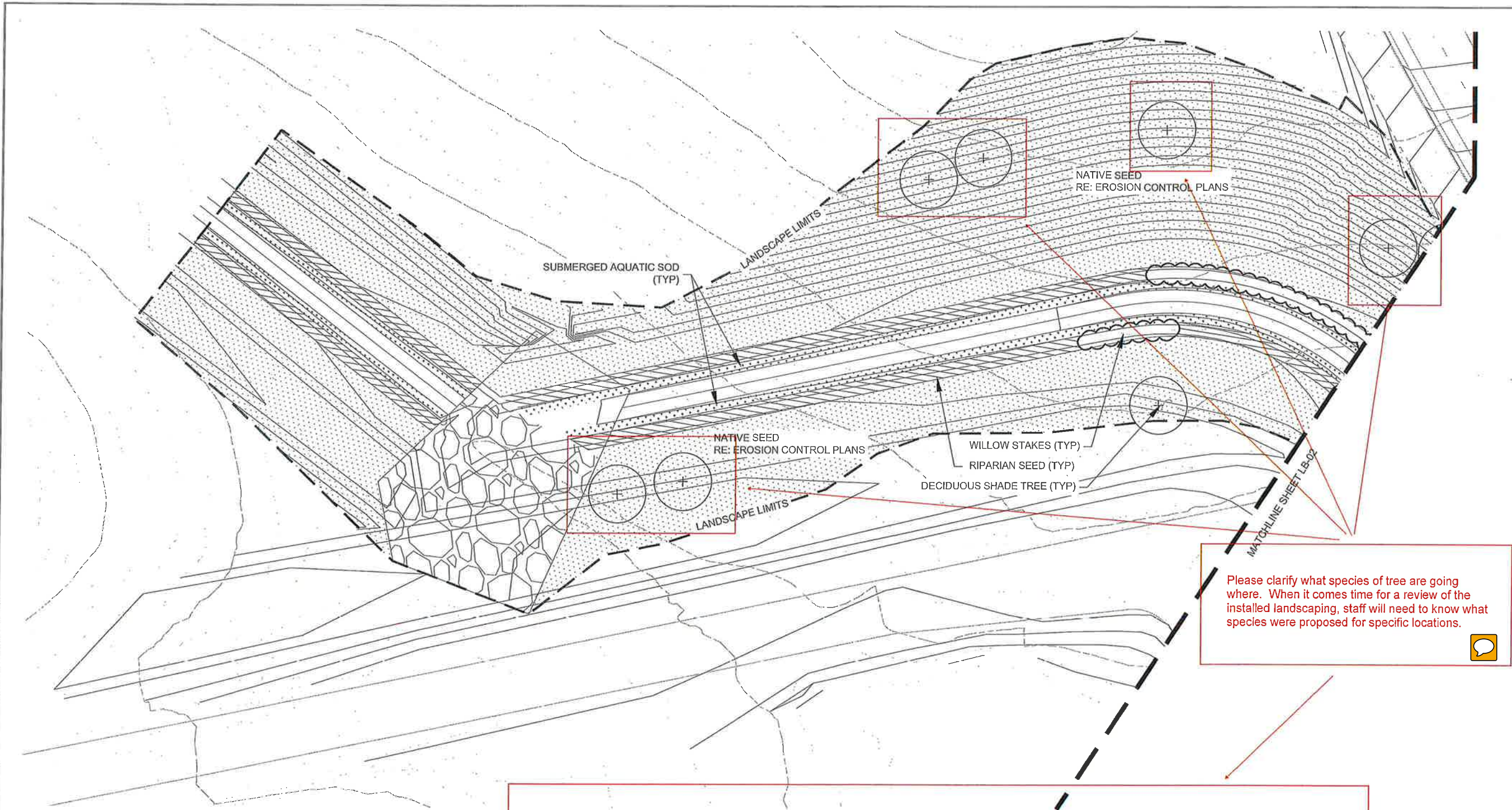
**75% SUBMITTAL
MINOR DEVELOPMENT PLAN**

DATE	
REVISIONS	

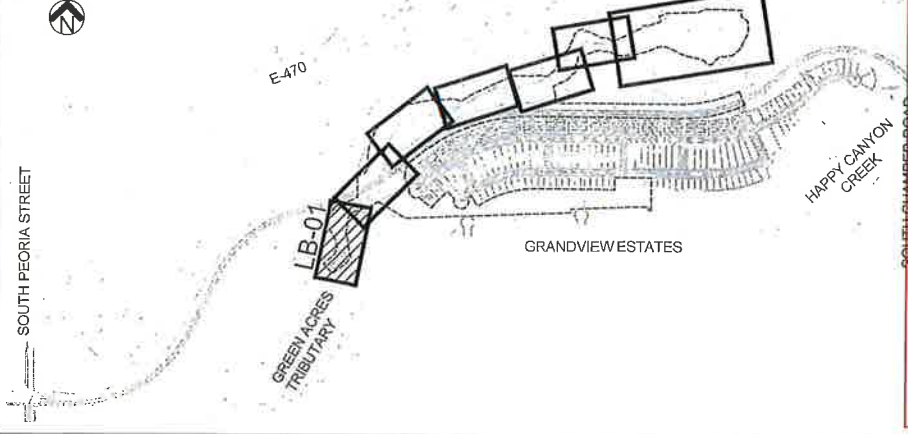


BELFORD AVE. LANDSCAPE PLAN
PARKER, COLORADO
COMPARK VILLAGE PLANNED DEVELOPMENT

Plot: 11/19/2015 5:28 PM - Draw Name: L:\7681-000\Drawings\7681-000\Drawings\7681-000\7681-Landscape\Planting - Updated By: aggrz



KEY MAP



PLANT LEGEND

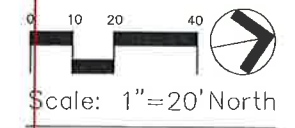
<p>DECIDUOUS SHADE TREE - PLAINS COTTONWOOD NARROWLEAF COTTONWOOD</p> <p>UPLAND NATIVE SEED MIX - BIG BLUESTEM, KAW BLUE GRAMA, LOVINGSTON CANADA WILDRIE JUNEGRASS SIDEOTS GRAMA, HACHITA SLENDER WEATGRASS SWITCHGRASS, TRAILBLAZER WESTERN WHEAT GRASS, ARRIBA YELLOW INDIAN GRASS, HOLT</p>	<p>POPULUS DELTOIDES POPULUS ANGSTIFOLIA</p> <p>ANDROPOGON GERARDII BOUTELOUA GRACILIS ELYMUS CANADENSIS KOELERIA MACRANTHERA ELYMUS TRACHYCALLUS BOUTELOUA CURTIPENDULA SUBSP, TRACHYCAULUS PANICUM VIRGATUM PASCOPYRUM SMITHII SORGHASTRUM NUTANS</p>	<p>RIPARIAN SEED MIX - ALKALI SACATION PRAIRIE CORDGRASS GREEN NEEDLEGRASS SWITCHGRASS WESTERN WHEATGRASS HIGH PLAINS WET MEADOW MIX LOUISIANA SAGE NUTTALL'S SUNFLOWER BLUE VERVAIN YARROW WATER SEDGE ARCTIC RUSH CREEPING SPIKERUSH</p>	<p>SPOROBOLUS AIROIDES SPARTINA PECTINATA NASSELLA VIRIDULA PANICUM VIRGATUM PASCOPYRUM SMITHII WESTERN NATIVE SEED CO ARTEMISIA LUDOVICIANA NELANIUS NUTTALLII VERBANA HASTATA ACHILLEA LANULOSA CAREX AQUATILLIS JUNCUS ARCTICUS ELEOCHARIS PALUSTRIS</p>	<p>SUBMERGED AQUATIC SOD - NEBRASKA SEDGE WOOLY SEDGE ARCTIC RUSH BEAKED SEDGE WATER SEDGE CREEPING SPIKERUSH PANICLED BULRUSH HARDSTEM BULRUSH TUFTED HAIRGRASS MANNAGRASS</p> <p>WILLOW STAKES</p>	<p>CAREX NEBRASCENSIS CAREX PELLITA JUNCUS ARCTICUS CAREX LITRICALATA CAREX AQUATILLIS ELEOCHARIS PALUSTRIS SCIRPUS MICROCARPUS SCHOENOPLECTUS ACUTUS DESCHAMPSIA CESPITOSA GLYCERIA GRANDIS</p>
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LANDSCAPE PLANTING NOTES

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2. ALL NATIVE SEED, SUBMERGED AQUATIC AND RIPARIAN SEED AREAS SHALL BE IRRIGATED.
3. FOR SEED MIX OF ALL DISTURBED AREAS, NOT DEPICTED ON THESE DRAWINGS, REFER TO EROSION CONTROL PLANS.

Please clarify what species of tree are going where. When it comes time for a review of the installed landscaping, staff will need to know what species were proposed for specific locations.

**75% SUBMITTAL
MINOR DEVELOPMENT PLAN**

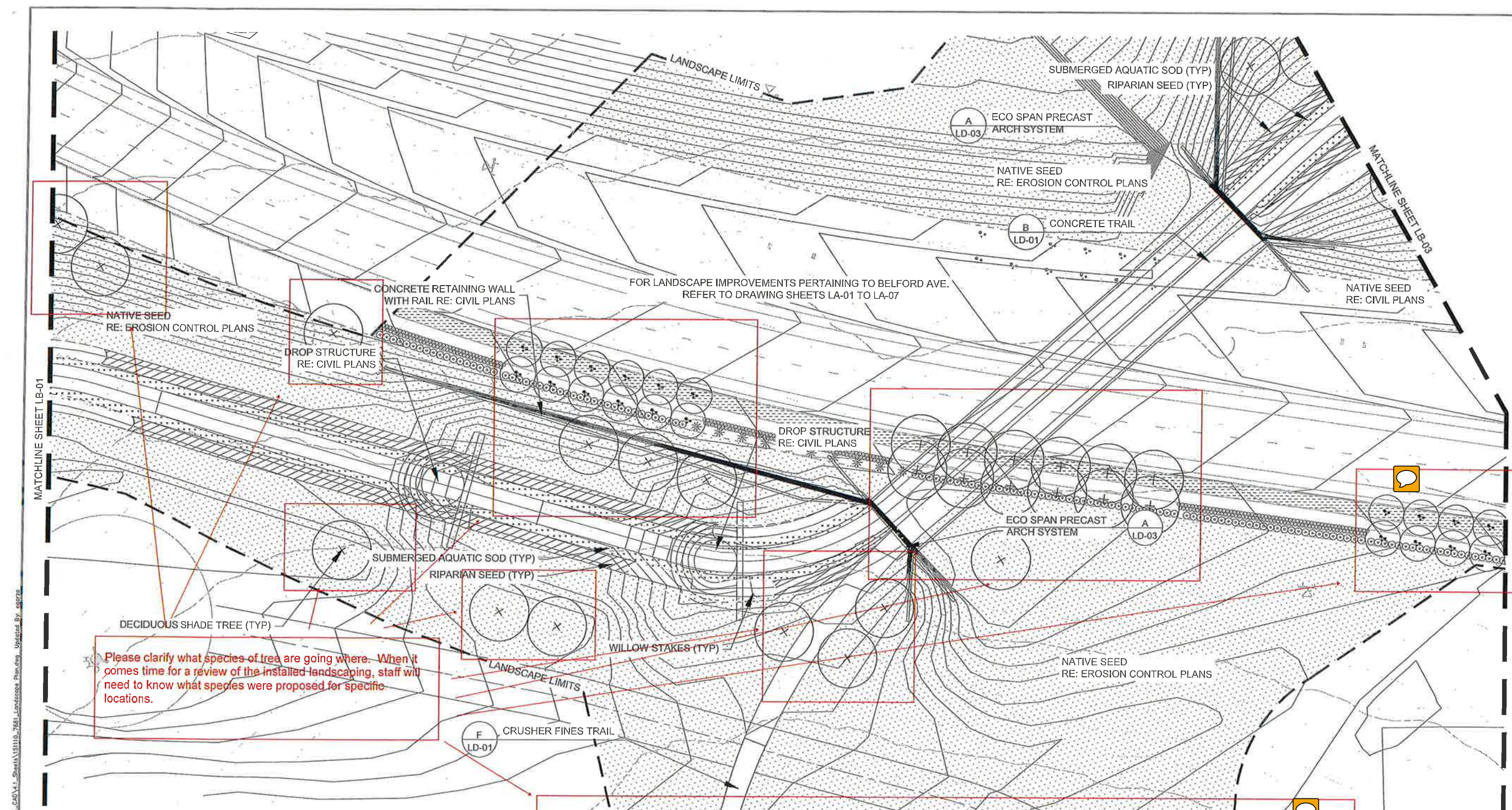


NO.	REVISIONS	DATE



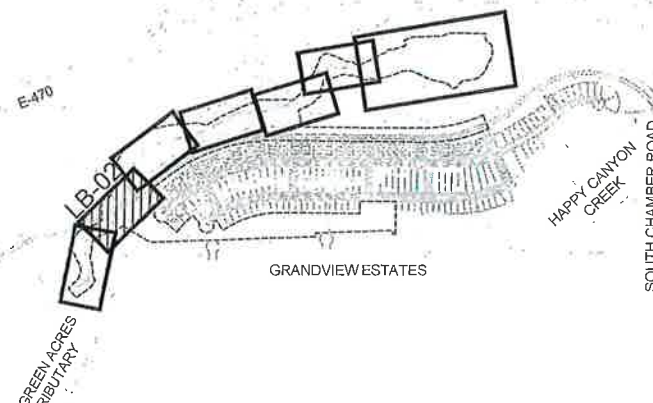
BELFORD AVE. LANDSCAPE PLAN
PARKER, COLORADO
COMPARK VILLAGE PLANNED DEVELOPMENT

PROJ. NO.: 1117
 PROJ. ASSO.: E.G.
 DRAWN BY: E.G.
 DATE: 11/20/2015
 SHEET
LB - 01
 SHEET 8 OF 22
 7681-000



Please clarify what species of tree are going where. When it comes time for a review of the installed landscaping, staff will need to know what species were proposed for specific locations.

KEY MAP



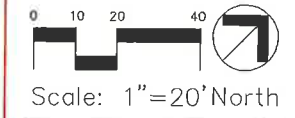
PLANT LEGEND

	DECIDUOUS SHADE TREE - PLAINS COTTONWOOD NARROWLEAF COTTONWOOD		POPULUS DELTOIDES POPULUS ANGUSTIFOLIA		RIPARIAN SEED MIX - ALKALI SACATION PRAIRIE CORDGRASS GREEN NEEDLEGRASS SWITCHGRASS WESTERN WHEATGRASS HIGH PLAINS WET MEADOW MIX LOUISIANA SAGE NUTTALL'S SUNFLOWER BLUE VERVAIN YARROW WATER SEDGE ARCTIC RUSH CREEPING SPIKERUSH		SUBMERGED AQUATIC SOD - NEBRASKA SEDGE WOOLY SEDGE ARCTIC RUSH BEAKED SEDGE WATER SEDGE CREEPING SPIKERUSH PANICLED BLUARSH HARDSTEM BLUARSH TUFTED HAIRGRASS MANNAGRASS		WILLOW STAKES
	UPLAND NATIVE SEED MIX - BIG BLUESTEM, KAW BLUE GRAMA, LOVINGSTON CANADA WILDRYE JUNEGRASS SIDE-OATS GRAMA, HACHITA SLENDER WEATGRASS SWITCHGRASS, TRAILBLAZER WESTERN WHEATGRASS, ARRIBA YELLOW INDIAN GRASS, HOLT		ANDROPOGON GERARDII BOUTELOUA GRACILIS ELYMUS CANADENSIS KOeleria MACRANTHERA ELYMUS TRACHYULLUS BOUTELOUA CURTIPENDULA SUBSP. TRACHYCAULUS PANICUM VIRGATUM PASCOPYRUM SMITHII SORGHASTRUM NUTANS		SPOROBOLUS AIROIDES SPARTINA PECTINATA NASSELLA VIRIDULA PANICUM VIRGATUM PASCOPYRUM SMITHII WESTERN NATIVE SEED CO ARTEMISIA LUDOVICIANA NELANTIS NUTTALLII VERBANA HASTATA ACHILLEA LANULOSA CAREX AQUATILIS JUNCUS ARCTICUS ELEOCHARIS PALLISTRIS		CAREX NEBRASCENSIS CAREX PELLITA JUNCUS ARCTICUS CAREX UTRICULATA CAREX AQUATILIS ELEOCHARIS PALLISTRIS SCIRPUS MICROCARPUS SCHOENOPLECTUS ACUTUS DESCHAMPSIA CESPIITOSA GLYCERIA GRANDIS		

LANDSCAPE PLANTING NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REVEGETATION IMPROVEMENTS SHOWN ON THESE DRAWINGS.
2. ALL NATIVE SEED, SUBMERGED AQUATIC AND RIPARIAN SEED AREAS SHALL BE IRRIGATED.
3. FOR SEED MIX OF ALL DISTURBED AREAS, NOT DEPICTED ON THESE DRAWINGS, REFER TO EROSION CONTROL PLANS.

75% SUBMITTAL
MINOR DEVELOPMENT PLAN



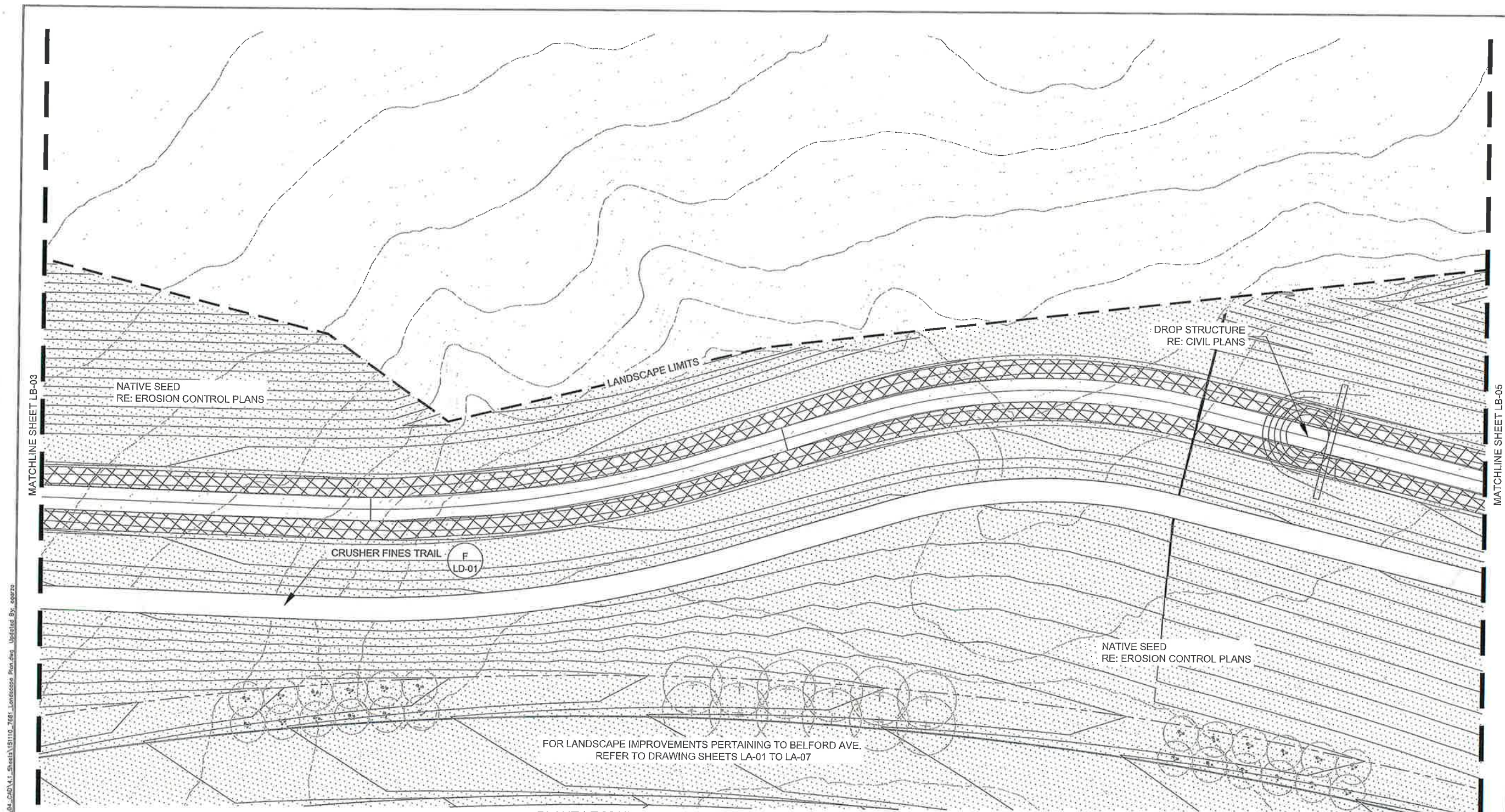
DATE	
REVISION	

Manhard CONSULTING
 2015 Highway 104, Suite 101
 Parker, Colorado 80138
 Phone: 303.261.1111
 Fax: 303.261.1112

BELFORD AVE. LANDSCAPE PLAN
 PARKER, COLORADO
 COMPARK VILLAGE PLANNED DEVELOPMENT

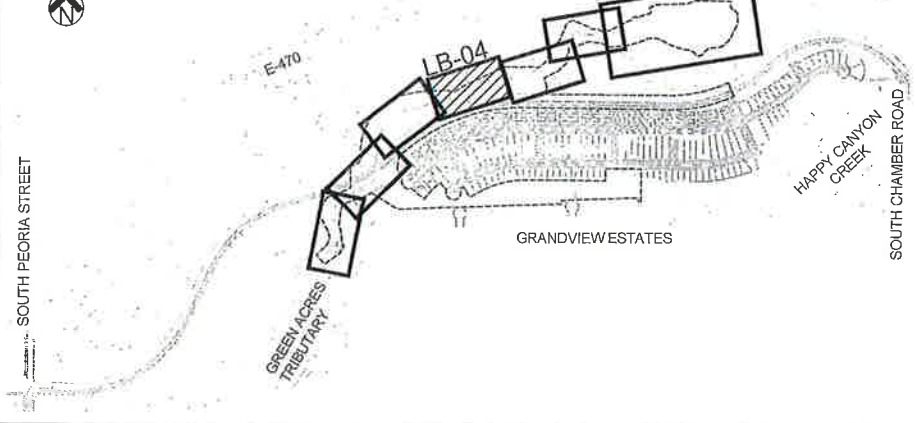
PROJ. NO.: 117
 PROJ. ARCH.: E17
 DRAWN BY: EG
 DATE: 11/20/2015

SHEET
LB - 02
 SHEET 9 OF 22
 7681-000



Plot#66-11/19/2015 3:27 PM C:\Users\l\7681-000\My Documents\Projects\7681-000\Drawings\LA-04.dwg 7681-000 Landscape Plan.dwg Updated By: ags/2015

KEY MAP



PLANT LEGEND

<p>(+) DECIDUOUS SHADE TREE - PLAINS COTTONWOOD, NARROWLEAF COTTONWOOD</p> <p>(•••••) UPLAND NATIVE SEED MIX - BIG BLUESTEM, KAW, BLUE GRAMA, LOVINGSTON CANADA WILDRIE, JUNEGRASS, SIDEOATS GRAMA, HACHITA, SLENDER WEATGRASS, SWITCHGRASS, TRAILBLAZER, WESTERN WHEAT GRASS, ARRIBA, YELLOW INDIANGRASS, HOLT</p>	<p>(○) POPULUS DELTOIDES, POPULUS ANGUSTIFOLIA</p> <p>(○) ANDROPOGON GERARDII, BOUTELOUA GRACILIS, ELYMUS CANADENSIS, KOELERIA MACRANTHERA, ELYMUS TRACHYCALLUS, BOUTELOUA CURTIPENDULA, SUBSP. TRACHYCAULUS, PANICUM VIRGATUM, PASCOPYRUM SMITHII, SORGHASTRUM NUTANS</p>	<p>(X) RIPARIAN SEED MIX - ALKALI SACATION, PRAIRIE CORDGRASS, GREEN NEEDLEGRASS, SWITCHGRASS, WESTERN WHEATGRASS, BOUTELOUA GRACILIS, ELYMUS CANADENSIS, LOUISIANA SAGE, NUTTALL'S SUNFLOWER, BLUE VERVAIN, YARROW, WATER SEDGE, ARCTIC RUSH, CREEPING SPIKERUSH, NEBRASKA SEDGE, TUFTED HAIRGRASS, ROCKY MOUNTAIN IRIS, BLUE JOINT REEDGRASS, MAIDEN GRASS, REDTOP CREEPING GRASS, MARSH MILKWEED</p>	<p>(•••••) SPOROBOLUS AIROIDES, SPARTINA PECTINATA, NASSELLA VIRIDULA, PANICUM VIRGATUM, PASCOPYRUM SMITHII, WESTERN NATIVE SEED CO, ARTEMISIA LUDOVICIANA, NELIANTUS NUTTALLII, VERBANA HASTATA, ACHILLEA LANULOSA, CAREX AQUATILIS, JUNCUS ARCTICUS, ELEOCHARIS PALUSTRIS, CAREX NEBRASCENSIS, DESCHAMPSIA CESPITOSA, IRIS MISSOURIENSIS, CALAMAGROSTIS CANADENSIS, MISCANTHUS SINENSIS 'GRACILLIMUS', AGROSTIS STOLONIFERA, ASCLEPIAS INCARNATA</p>
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LANDSCAPE PLANTING NOTES

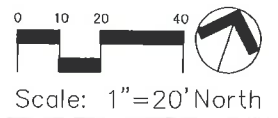
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DATE	
REVISIONS	

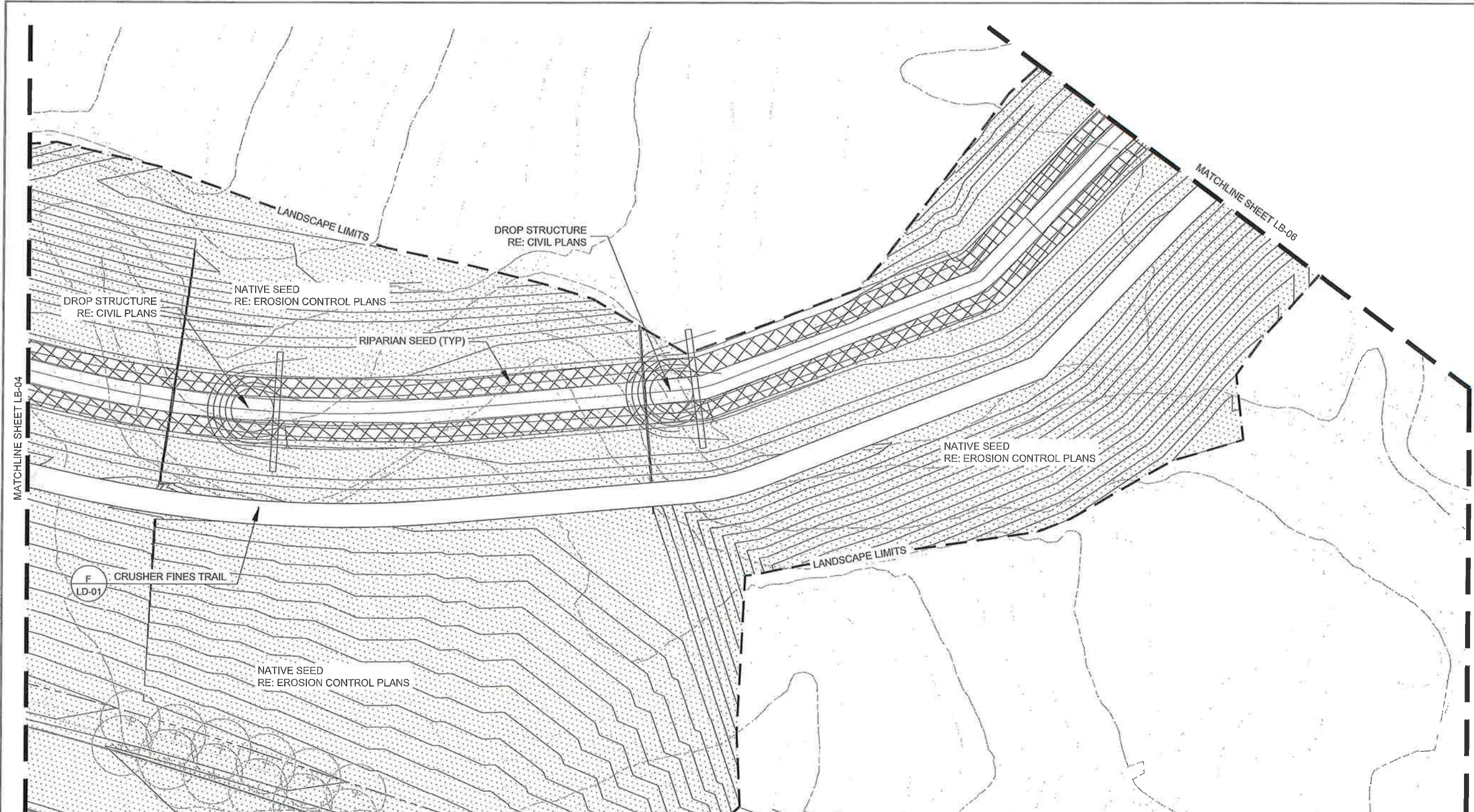
Manhard CONSULTING
 ASSOCIATES, INC.
 2015 South Peoria Street, Suite 100
 Peoria, IL 61614

BELFORD AVE. LANDSCAPE PLAN
 PARKER, COLORADO
 COMPARK VILLAGE PLANNED DEVELOPMENT

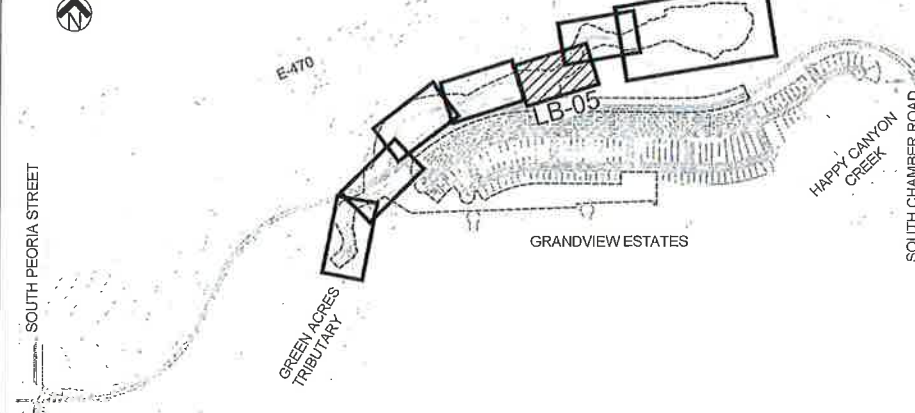
**75% SUBMITTAL
 MINOR DEVELOPMENT PLAN**



PROJ. NO.	7681-000
FILE ASSOC.	LA-04
DRAWN BY	EG
DATE	11/20/2015
SHEET	LB-04
SHEET 11 OF 22	
7681-000	



KEY MAP



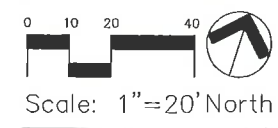
PLANT LEGEND

<p>(+)</p> <p>DECIDUOUS SHADE TREE - PLAINS COTTONWOOD NARROWLEAF COTTONWOOD</p> <p>(---)</p> <p>UPLAND NATIVE SEED MIX - BIG BLUESTEM, KAW BLUE GRAMA, LOVINGSTON CANADA WILDRIE JUNEGRASS SIDEOATS GRAMA, HACHITA SLENDER WEATGRASS SWITCHGRASS, TRAILBLAZER WESTERN WHEAT GRASS, ARRIBA YELLOW INDIANGRASS, HOLT</p>	<p>POPULUS DELTOIDES POPULUS ANGUSTIFOLIA</p> <p>ANDROPOGON GERARDII BOUTELOUA GRACILIS ELYMUS CANADENSIS KOELERIA MACRANTHERA ELYMUS TRACHYCYLLUS BOUTELOUA CURTIPENDULA SUBSP. TRACHYCAULUS PANICUM VIRGATUM PASCOPYRUM SMITHII SORGHASTRUM NUTANS</p>	<p>(X)</p> <p>RIPARIAN SEED MIX - ALKALI SACATION PRAIRIE CORDGRASS GREEN NEEDLEGRASS SWITCHGRASS WESTERN WHEATGRASS HIGH PLAINS WET MEADOW MIX LOUISIANA SAGE NUTTALL'S SUNFLOWER BLUE VERVAIN YARROW WATER SEDGE ARCTIC RUSH CREEPING SPIKERUSH NEBRASKA SEDGE TUFTED HAIRGRASS ROCKY MOUNTAIN IRIS BLUE JOINT REEDGRASS MAIDEN GRASS REDTOP CREEPING GRASS MARSH MILKWEED</p>	<p>SPOROBOLUS AIROIDES SPARTINA PECTINATA NASSELLA VIRIDULA PANICUM VIRGATUM PASCOPYRUM SMITHII WESTERN NATIVE SEED CO ARTEMISIA LUDOVICIANA NELIANTUS NUTTALLII VERBANA HASTATA ACHILLEA LANULOSA CAREX AQUATILIS JUNCUS ARCTICUS ELEOCHARIS PALLUSTRIS CAREX NEBRASCENSIS DESCHAMPSIA CESPITOSA IRIS MISSOURIENSIS CALAMAGROSTIS CANADENSIS MISCANTHUS SINENSIS 'GRACILLIMUS' AGROSTIS STOLONIFERA ASCLEPIAS INCARNATA</p>
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LANDSCAPE PLANTING NOTES

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**75% SUBMITTAL
MINOR DEVELOPMENT PLAN**



DATE	
REVISION	

Manhard CONSULTING
 750 South Peoria Street, Suite 111
 Denver, Colorado 80202
 (303) 733-1111

BELFORD AVE. LANDSCAPE PLAN
PARKER, COLORADO
COMPARK VILLAGE PLANNED DEVELOPMENT

DATE: 11/29/2018
 SHEET: **LB - 05**
 SHEET 12 OF 22
 7681-000

File: 11/19/2015 8:27 PM Date: 11/29/2018 8:27 AM User: L:\7681-000_Vickers_Tristram\Belford\04_CAD\1_Sheets\181110_7681_Landscape_Planning_Updated By: aguzo

COMPARK VILLAGE SOUTH MINOR DEVELOPMENT PLAT

PLANNING AREAS 13-18 (COMPARK VILLAGE PD - FOURTH AMENDMENT)
PART OF 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
11 TRACTS - 150.119 ACRES

SHEET INDEX

SHEET 1: COVER SHEET, LEGAL DESCRIPTION,
NOTES & CERTIFICATES
SHEET 2: OVERALL BOUNDARY
SHEETS 3-4: DETAILED DESIGN SHEET

LEGAL DESCRIPTION

PART OF LOTS 19, AND 20, ALL OF LOTS 21, 22, AND 23, AND THAT 40-FOOT RIGHT OF WAY, GREEN ACRES SUBDIVISION RECORDED IN BOOK 1152 AT PAGE 1093, AT RECEPTION NO. 153760 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER TOGETHER WITH PART OF THE SOUTH HALF OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 6 AND CONSIDERING THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 6 TO BEAR NORTH 00°30'14" WEST, AND MONUMENTED AS SHOWN HEREON, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE NORTH 00°30'14" WEST ALONG SAID WEST LINE OF THE SOUTHWEST QUARTER A DISTANCE 1216.44 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF HIGHWAY E-470 AS DESCRIBED IN BOOK 902 AT PAGE 573 AND AT BOOK 902 AT PAGE 578 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING TEN (10) COURSES:

- 1) NORTH 72°48'01" EAST A DISTANCE OF 328.41 FEET;
- 2) NORTH 73°02'20" EAST A DISTANCE OF 596.76 FEET;
- 3) NORTH 77°03'02" EAST A DISTANCE OF 576.89 FEET;
- 4) NORTH 83°04'45" EAST A DISTANCE OF 573.61 FEET;
- 5) NORTH 85°05'07" EAST A DISTANCE OF 380.93 FEET;
- 6) NORTH 86°06'18" EAST A DISTANCE OF 574.74 FEET;
- 7) SOUTH 87°52'51" EAST A DISTANCE OF 578.89 FEET;
- 8) SOUTH 81°41'15" EAST A DISTANCE OF 612.23 FEET;
- 9) SOUTH 72°31'23" EAST A DISTANCE OF 371.41 FEET TO A POINT ON A CURVE;
- 10) ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 103°27'27", A RADIUS OF 3005.03 FEET, AN ARC LENGTH OF 574.70 FEET, THE CHORD OF WHICH BEARS SOUTH 67°01'44" EAST, A DISTANCE OF 573.82 FEET TO A POINT BEING THE NORTHEASTERLY CORNER OF THAT PARCEL OF LAND AS DESCRIBED IN DEED RECORDED UNDER RECEPTION NO. 2010056842 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER;

There is a plat name convention discrepancy. The project file in Trakit lists this as Compark Village Filing 10. This plat is calling itself Compark Village South Minor Development, without referencing a filing number. If this is to be Compark Village South Filing 1, it will mean the file the town recently received for the duplexes and single family homes in Planning Areas 17 and 18 must be retitled Compark Village South Filing 2. If this is Compark Village Filing 10, the plat for Planning Areas 17 and 18 must be retitled Compark Village Filing 11. There must be consistency. Please choose a naming convention and stick with it.

THENCE ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL OF LAND THE FOLLOWING NINE (9) COURSES:

- 1) SOUTH 21°56'14" WEST, A DISTANCE OF 91.53 FEET TO A POINT OF CURVATURE;
- 2) ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 43°58'01", A RADIUS OF 200.00 FEET AND AN ARC LENGTH OF 153.47 FEET, THE CHORD OF WHICH BEARS SOUTH 43°58'01" WEST, A DISTANCE OF 149.74 FEET;
- 3) SOUTH 65°54'15" WEST, A DISTANCE OF 75.57 FEET TO A POINT OF CURVATURE;
- 4) ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 24°33'38", A RADIUS OF 200.00 FEET AND AN ARC LENGTH OF 85.73 FEET, THE CHORD OF WHICH BEARS SOUTH 78°11'04" WEST, A DISTANCE OF 85.08 FEET;
- 5) NORTH 89°32'07" WEST, A DISTANCE OF 9.07 FEET TO A POINT OF CURVATURE;
- 6) ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 12°56'47", A RADIUS OF 200.00 FEET AND AN ARC LENGTH OF 45.19 FEET, THE CHORD OF WHICH BEARS SOUTH 83°59'30" WEST, A DISTANCE OF 45.10 FEET;
- 7) SOUTH 77°31'06" WEST, A DISTANCE OF 135.79 FEET TO A POINT OF CURVATURE;
- 8) ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 09°27'04", A RADIUS OF 500.00 FEET AND AN ARC LENGTH OF 82.48 FEET, THE CHORD OF WHICH BEARS SOUTH 82°14'38" WEST, A DISTANCE OF 82.38 FEET;
- 9) SOUTH 86°58'10" WEST, A DISTANCE OF 149.52 FEET TO A POINT BEING THE NORTHEASTERLY CORNER OF THAT PARCEL OF LAND AS DESCRIBED IN DEED RECORDED UNDER RECEPTION NO. 2010056977 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER;

THENCE ALONG THE NORTHWESTERLY LINE OF SAID PARCEL OF LAND THE FOLLOWING THIRTEEN (13) COURSES:

- 1) SOUTH 86°58'10" WEST, A DISTANCE OF 158.57 FEET TO A POINT OF CURVATURE;
- 2) ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 33°25'14", A RADIUS OF 200.00 FEET AND AN ARC LENGTH OF 116.66 FEET, THE CHORD OF WHICH BEARS SOUTH 70°15'33" WEST, A DISTANCE OF 115.01 FEET;
- 3) SOUTH 53°32'50" WEST, A DISTANCE OF 294.75 FEET TO A POINT OF CURVATURE;
- 4) ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 94°27'12", A RADIUS OF 125.00 FEET AND AN ARC LENGTH OF 206.07 FEET, THE CHORD OF WHICH BEARS SOUTH 06°19'20" WEST, A DISTANCE OF 183.51 FEET;
- 5) SOUTH 40°54'16" EAST, A DISTANCE OF 251.99 FEET TO A POINT OF CURVATURE;
- 6) ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 231°16'42", A RADIUS OF 50.00 FEET AND AN ARC LENGTH OF 20.31 FEET, THE CHORD OF WHICH BEARS SOUTH 52°32'37" EAST, A DISTANCE OF 20.17 FEET;
- 7) SOUTH 64°10'58" EAST, A DISTANCE OF 23.43 FEET TO A POINT OF CURVATURE;
- 8) ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 43°29'20", A RADIUS OF 50.00 FEET AND AN ARC LENGTH OF 37.95 FEET, THE CHORD OF WHICH BEARS SOUTH 42°26'18" EAST, A DISTANCE OF 37.05 FEET;
- 9) SOUTH 20°41'38" EAST, A DISTANCE OF 39.38 FEET TO A POINT OF CURVATURE;
- 10) ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 20°09'03", A RADIUS OF 100.00 FEET AND AN ARC LENGTH OF 35.17 FEET, THE CHORD OF WHICH BEARS SOUTH 10°38'24" EAST, A DISTANCE OF 34.99 FEET;
- 11) SOUTH 00°32'10" EAST, A DISTANCE OF 40.51 FEET TO A POINT OF CURVATURE;
- 12) ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 47°17'03", A RADIUS OF 100.00 FEET AND AN ARC LENGTH OF 82.53 FEET, THE CHORD OF WHICH BEARS SOUTH 23°30'21" WEST, A DISTANCE OF 82.20 FEET;
- 13) SOUTH 46°44'52" WEST, A DISTANCE OF 59.24 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 6;

THENCE SOUTH 87°49'19" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 1546.96 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 6, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THAT RIGHT-OF-WAY PARCEL DESCRIBED IN BOOK 195 AT PAGE 510 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER;

THENCE ALONG THE BOUNDARY OF SAID PARCEL THE FOLLOWING THREE (3) COURSES:

- 1) NORTH 00°17'01" EAST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF SECTION 6, A DISTANCE OF 30.03 FEET;
- 2) SOUTH 87°55'04" WEST ALONG A LINE THIRTY FEET NORTHERLY DISTANT, WHEN MEASURED AT RIGHT ANGLES, AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SOUTHWEST QUARTER OF SECTION 6, A DISTANCE OF 626.87 FEET;
- 3) SOUTH 00°42'41" WEST A DISTANCE OF 30.04 FEET TO A POINT ON SAID SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6;

THENCE SOUTH 87°55'04" WEST, ALONG SAID SOUTH LINE A DISTANCE OF 709.76 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 6;

THENCE SOUTH 87°55'04" WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SOUTHWEST QUARTER OF SECTION 6, A DISTANCE OF 1085.67 FEET TO THE POINT OF BEGINNING,

CONTAINING A CALCULATED AREA OF 6,539,184 SQUARE FEET OR 150.119 ACRES, MORE OR LESS.

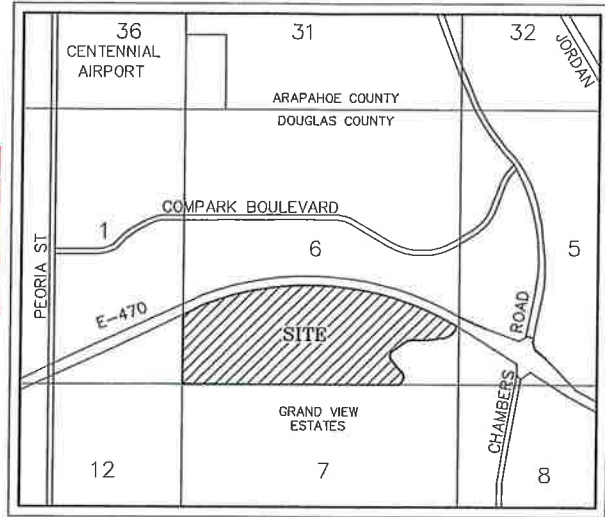
DEDICATION STATEMENT

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 TEN TRACTS, ONE STREET AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF COMPARK VILLAGE SOUTH.

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 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).



VICINITY MAP
(NOT TO SCALE)

TITLE VERIFICATION

WE, FIDELITY NATIONAL TITLE INSURANCE COMPANY, A QUALIFIED TITLE INSURANCE COMPANY, DO HEREBY CERTIFY THAT 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 FOR TAXES FOR THE YEAR _____ AND SUBSEQUENT YEARS, EXCEPT FOR ALL COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS AND RIGHTS OF WAY OF RECORD, AS SHOWN ON FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. F231491, EFFECTIVE DATE JULY 16, 2015 AT 7:30 A.M.

DATE: _____ COMPANY NAME: _____
STATE OF COLORADO }
COUNTY OF _____ } SS
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, BY _____ OF _____
WITNESS MY HAND AND OFFICIAL SEAL, MY COMMISSION EXPIRES _____

NOTARY PUBLIC ADDRESS

"THIS MINOR DEVELOPMENT PLAT..."

PLANNING COMMISSION

THE PRELIMINARY PLAN FOR THIS PLAT WAS REVIEWED BY THE PLANNING COMMISSION ON _____
PLANNING DIRECTOR, ON BEHALF OF THE PLANNING COMMISSION
Is the applicant created two Metropolitan Districts, or one? Staff has only seen one Metro District Service Plan.

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 OBTAIN SAID UNDERSIGNED'S NEED OR RESPONSIBILITY TO COMPLY WITH THE REQUIREMENTS OF THE ENDANGERED SPECIES ACT OF 1973, 16 U.S.C. § 531, et seq., AS AMENDED, OR WITH ANY OTHER APPLICABLE FEDERAL, STATE OR LOCAL LAWS OR REGULATIONS.

OWNER

OWNER: 470 COMPARK LLC, A COLORADO LIMITED LIABILITY COMPANY
BY: NAME: _____ TITLE: PRESIDENT
STATE OF COLORADO }
COUNTY OF _____ } SS
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, BY _____ AS PRESIDENT AND _____ AS SECRETARY/TREASURER OF 470 COMPARK LLC, A COLORADO LIMITED LIABILITY COMPANY.
WITNESS MY HAND AND OFFICIAL SEAL, MY COMMISSION EXPIRES _____
NOTARY PUBLIC ADDRESS

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 AUGUST 3, 2015, 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 OF LAND AND ALL PROVISIONS, WITHIN MY CONTROL, OF THE TOWN SUBDIVISION REGULATIONS.

I ATTEST THE ABOVE ON NOVEMBER 23, 2015.



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

NOTES

1. 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.
2. 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 PUNISHABLE TO STATE STATUTE 18-6-509, C.R.S.
3. 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 FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. F231491 WITH AN EFFECTIVE DATE OF JULY 16, 2015 AT 7:30 AM.
4. 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).
5. 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.
6. UTILITY LOCATIONS WERE DERIVED FROM OBSERVED SURFACE EVIDENCE.
7. BASIS OF BEARINGS: THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN IS ASSUMED TO BEAR NORTH 00°30'14" WEST BETWEEN THE FOUND MONUMENTS AS SHOWN AND DESCRIBED HEREON.
8. FLOODPLAIN: A PORTION OF THE SURVEYED PROPERTY IS LOCATED WITHIN FLOODWAY AREA IN ZONE AE, SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD WHERE BASE FLOOD ELEVATIONS HAVE BEEN DETERMINED AND WHERE THE FLOODWAY OF THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOOD AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS; A PORTION OF THE SURVEYED PROPERTY IS LOCATED WITHIN ZONE X, SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD WHERE NO BASE FLOOD ELEVATIONS HAVE BEEN DETERMINED; A PORTION OF THE SURVEYED PROPERTY IS LOCATED IN ZONE X, OTHER FLOOD AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD; A PORTION OF 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 MAPS (FIRM) - MAP NUMBERS 08035C0062F AND 08035C0066F, BOTH WITH AN EFFECTIVE DATE OF SEPTEMBER 30, 2005.
9. DRAINAGE EASEMENTS ARE HEREBY GRANTED TO THE TOWN OF PARKER AS SHOWN HEREON, FOR THE PURPOSE OF ACCESSING, MAINTAINING AND REPAIRING STORM WATER MANAGEMENT IMPROVEMENTS, INCLUDING, BUT NOT LIMITED TO, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, RIP RAP, DETENTION BASINS, FOREBAYS, MICRO-PHOOLS, 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. THE INGRESS/EGRESS EASEMENTS OVER AND ACROSS THE SUBDIVISION ARE 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.
10. A REGIONAL STORM WATER DETENTION AND WATER QUALITY POND FOR THE BENEFIT OF ALL TRACTS, WILL BE CONSTRUCTED ON TRACTS B AND J. A BLANKET UTILITY/DRAINAGE EASEMENT IS HEREBY GRANTED OVER AND ACROSS TRACTS B AND J, FOR THE PURPOSE OF ACCESSING, MAINTAINING AND REPAIRING STORM WATER MANAGEMENT IMPROVEMENTS, INCLUDING, BUT NOT LIMITED TO, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, RIP RAP, DETENTION BASINS, FOREBAYS, MICRO-PHOOLS, AND WATER QUALITY FACILITIES (COLLECTIVELY "FACILITIES") IN THE EVENT COMPARK INVESTMENTS, LLC, ITS SUCCESSORS AND ASSIGNS ("SYSTEM OWNER") FAILS TO SATISFACTORILY MAINTAIN OR REPAIR SAID FACILITIES.
11. TRACTS A, C, G AND H ARE HEREBY ESTABLISHED AS PARCELS TO BE REPLATTED IN THE FUTURE INTO BUILDABLE LOTS. AT SUCH TIME AS A REPLAT IS APPROVED FOR THESE TRACTS, PUBLIC IMPROVEMENTS ASSOCIATED WITH THE RESULTING LOTS WILL BE DETERMINED BY A SIGNED AND FINANCIALLY SECURED SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WITH EACH REPLAT APPLICATION. NO PORTION OF THE TRACTS SHALL BE DEVELOPED, INCLUDING BUT NOT LIMITED TO STAKING, EARTHWORK, OVERLAP GRADING, OR THE ERECTION OF ANY STRUCTURE, TEMPORARY OR OTHERWISE, UNTIL SITE PLAN APPROVAL IS OBTAINED.
12. AFTER RECORDING THIS PLAT, OWNERSHIP OF TRACTS B, D AND E ARE TO BE CONVEYED SEPARATELY BY A SPECIAL WARRANTY DEED TO BELFORD NORTH METROPOLITAN DISTRICT.
13. AFTER RECORDING THIS PLAT, OWNERSHIP OF TRACTS F, I, J AND K ARE TO BE CONVEYED SEPARATELY BY A SPECIAL WARRANTY DEED TO BELFORD SOUTH METROPOLITAN DISTRICT.

APPROVAL OF TOWN COUNCIL

THIS PLAT 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. THE DEDICATIONS ARE HEREBY ACCEPTED.

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.

MAYOR, TOWN OF PARKER ATTEST: TOWN CLERK

CLERK & RECORDER'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY, COLORADO ON THE _____ DAY OF _____, 20____, AT _____ O'CLOCK _____ M.
RECEPTION NO. _____
BY: DEPUTY
BY: COUNTY CLERK AND RECORDER

Manhard CONSULTING
3030 E. Arapahoe Court, Suite 110, Centennial, CO 80115
800.353.7080
Civil Engineers • Surveyors • Water Resources Engineers • Water & Wastewater Engineers • Planning Construction Managers • Environmental Scientists • Landscape Architects • Planners

COMPARK VILLAGE SOUTH
TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO
MINOR DEVELOPMENT PLAT

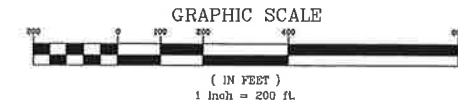
PROJ. NO.: JMR
PROJ. ASSOC.: BJP
DRAWN BY: BJP
DATE: 11/23/15
SCALE: N/A

SHEET 1 OF 4
00C.LCPK3.03

COMPARK VILLAGE SOUTH

MINOR DEVELOPMENT PLAT

PLANNING AREAS 13-18 (COMPARK VILLAGE PD - FOURTH AMENDMENT)
PART OF 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
11 TRACTS - 150.119 ACRES



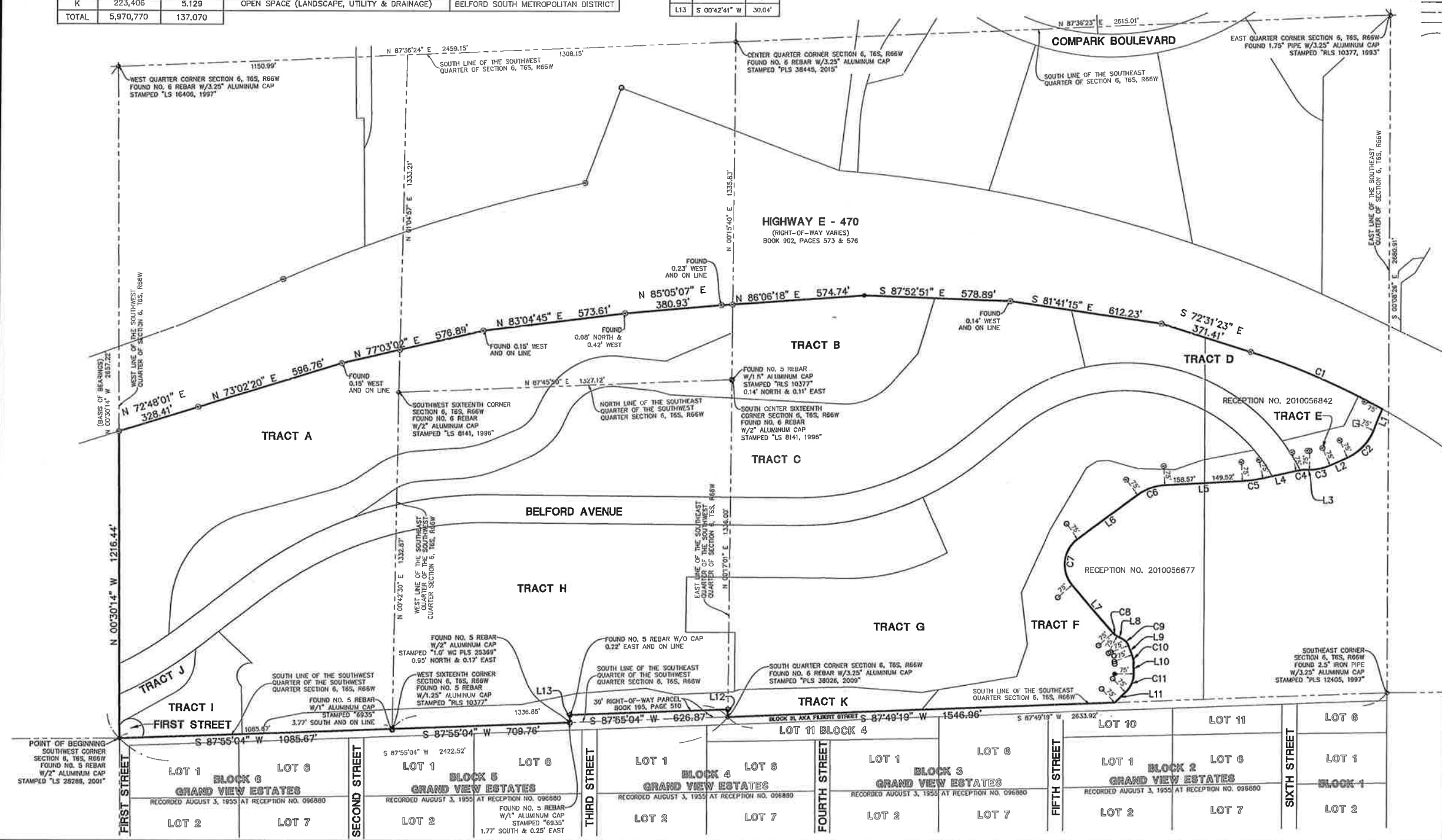
TRACT SUMMARY TABLE				
TRACT	AREA (S.F.)	AREA (AC.)	USAGE	OWNERSHIP
A	1,000,945	22.979	FUTURE DEVELOPMENT	470 COMPARK, LLC
B	668,518	15.347	DETENTION POND (LANDSCAPE, UTILITY & DRAINAGE)	BELFORD NORTH METROPOLITAN DISTRICT
C	906,631	20.813	FUTURE DEVELOPMENT	470 COMPARK, LLC
D	217,236	4.987	OPEN SPACE (LANDSCAPE, TRAIL, UTILITY & DRAINAGE)	BELFORD NORTH METROPOLITAN DISTRICT
E	51,589	1.184	OPEN SPACE (LANDSCAPE, UTILITY & DRAINAGE)	BELFORD NORTH METROPOLITAN DISTRICT
F	340,146	7.809	OPEN SPACE (LANDSCAPE, UTILITY & DRAINAGE)	BELFORD SOUTH METROPOLITAN DISTRICT
G	979,790	22.493	FUTURE DEVELOPMENT	470 COMPARK, LLC
H	1,444,634	33.164	FUTURE DEVELOPMENT	470 COMPARK, LLC
I	105,208	2.415	DRAINAGE (LANDSCAPE, UTILITY & DRAINAGE)	BELFORD SOUTH METROPOLITAN DISTRICT
J	32,667	0.750	OPEN SPACE (LANDSCAPE, UTILITY & DRAINAGE)	BELFORD SOUTH METROPOLITAN DISTRICT
K	223,408	5.129	OPEN SPACE (LANDSCAPE, UTILITY & DRAINAGE)	BELFORD SOUTH METROPOLITAN DISTRICT
TOTAL	5,970,770	137.070		

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 21°56'14" W	91.83'
L2	S 65°54'15" W	76.57'
L3	N 89°32'07" W	9.07'
L4	S 77°31'08" W	135.79'
L5	S 88°58'10" W	308.09'
L6	S 53°32'56" W	294.75'
L7	S 40°54'16" E	251.99'
L8	S 64°10'58" E	23.43'
L9	S 20°41'38" E	39.38'
L10	S 00°32'10" E	40.51'
L11	S 48°44'52" E	59.24'
L12	N 00°17'01" E	30.03'
L13	S 00°42'41" W	30.04'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	10°57'27"	3005.03'	574.70'	S 67°01'44" E	573.82'
C2	43°58'01"	200.00'	153.47'	S 43°55'15" W	149.74'
C3	24°33'38"	200.00'	85.73'	S 78°11'04" W	85.08'
C4	12°56'47"	200.00'	45.18'	S 83°59'30" W	45.10'
C5	9°27'04"	500.00'	82.48'	S 82°14'38" W	82.38'
C6	33°25'14"	200.00'	116.66'	S 70°15'33" W	116.01'
C7	94°27'12"	125.00'	206.07'	S 06°19'20" W	193.51'
C8	23°16'42"	50.00'	20.31'	S 52°32'37" E	20.17'
C9	43°29'20"	50.00'	37.95'	S 42°28'18" E	37.05'
C10	20°09'03"	100.00'	35.17'	S 10°38'24" E	34.99'
C11	47°17'03"	100.00'	82.53'	S 23°08'21" W	80.20'

LAND USE SUMMARY TABLE			
LAND USE	AREA (S.F.)	AREA (AC.)	% OF TOTAL AREA
FUTURE DEVELOPMENT TRACTS	4,332,000	99.449	66.25%
PUBLIC RIGHT-OF-WAY	568,414	13.049	8.69%
OPEN SPACE	937,585	21.524	14.34%
DETENTION POND/DRAINAGE	701,185	16.097	10.72%
OVERALL SITE TOTAL:	6,539,184	150.119	100%

- LEGEND**
- EX. PROPERTY LINE
 - EX. SECTION LINE
 - EX. LOT LINE
 - EX. FLOOD ZONE LIMITS
 - SECTION CORNER
 - FOUND NO. 5 REBAR AS NOTED
 - FOUND 1" PIPE
 - FOUND 1.75" ALUMINUM CAP STAMPED "E470 RLS 10377"
 - FOUND NAIL & 0.75" BRASS DISC STAMPED "75" WC PLS 25369"
 - FOUND NO. 5 REBAR
 - FOUND 1/2" ALUMINUM CAP STAMPED "75" WC PLS 25369"
 - SET NO. 5 REBAR WITH 1.25" Y.P.C. PLS 38445 FLUSH WITH GROUND
 - BOUNDARY DIMENSION
 - LOT DIMENSION



Manhard CONSULTING LTD.
200 E. Sherman Ave., Suite 100, Aurora, CO 80012
303.733.1111
www.manhardconsulting.com
Civil Engineers • Surveyors • Water Resources • Environmental Solutions • Landscape Architecture • Planning
Construction Management

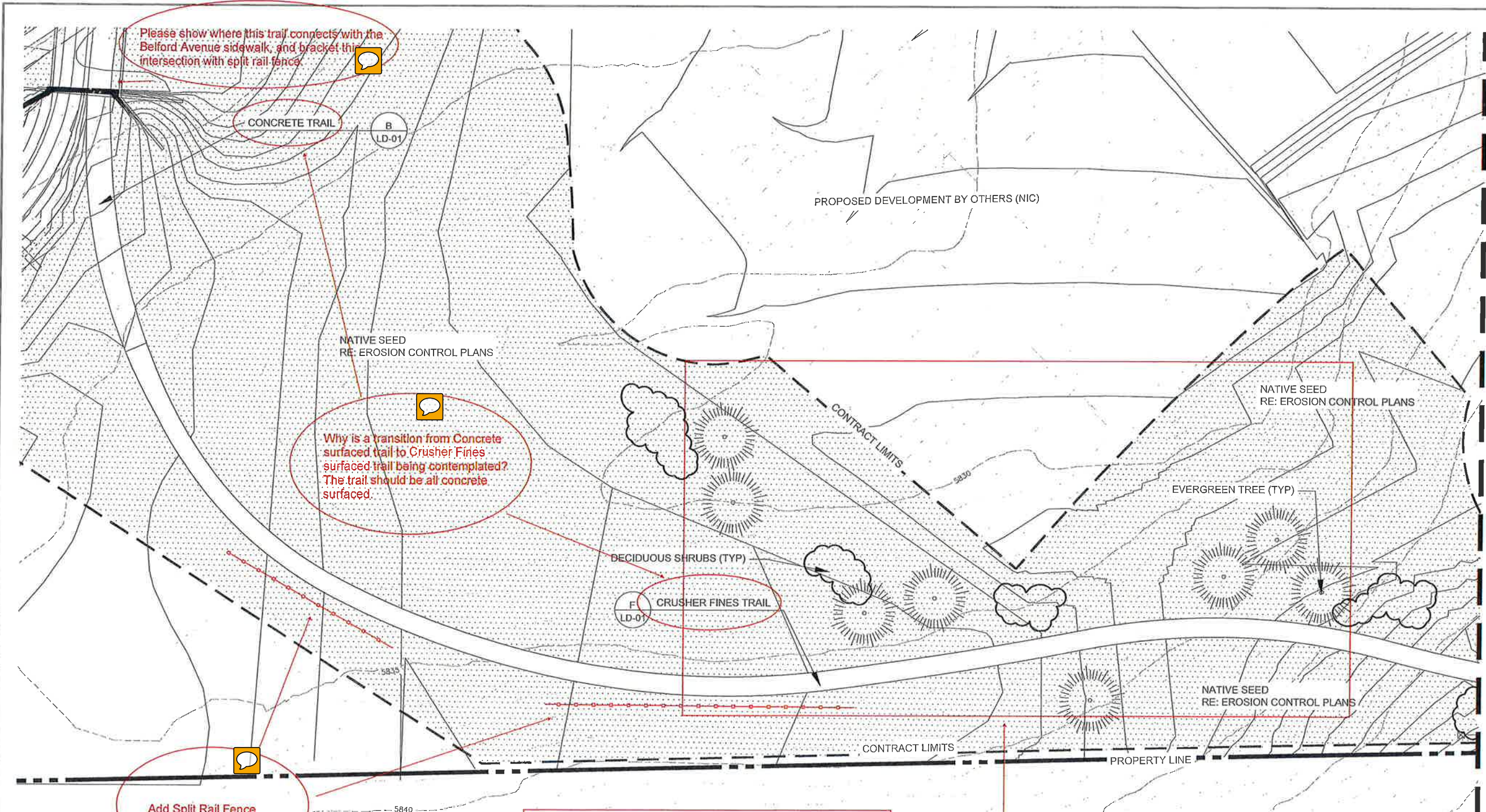
COMPARK VILLAGE SOUTH
TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO
MINOR DEVELOPMENT PLAT



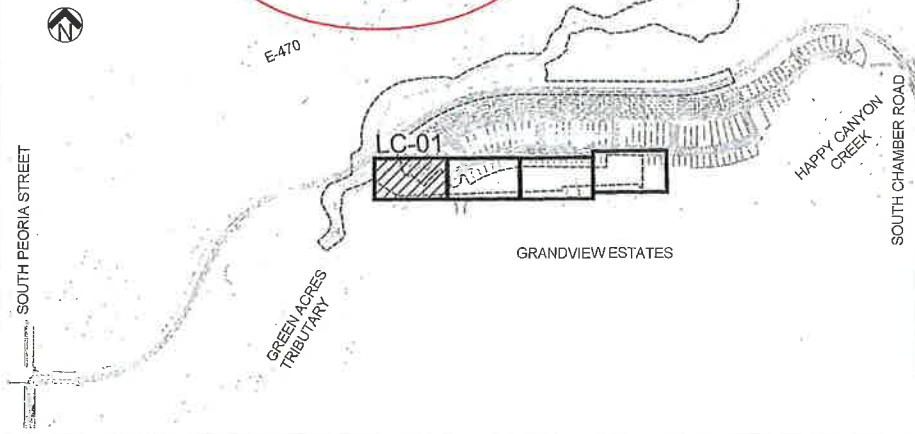
FOR AND ON BEHALF OF
MANHARD CONSULTING

PROJ. NO.: JMR
PROJ. ASSOC.: BLP
DRAWN BY: GSP/BSP
DATE: 11/23/19
SCALE: 1" = 200'
SHEET
2 OF 4
00C.LPKC3.03

Plotted: 11/19/2019 5:28 PM Des Name: L:\7681-000\Visitors\Trail-01_Belford\04_CAD\1-1_Sheets\151110_7681_Landscape_Plans.dwg Updated By: qozm



KEY MAP



LEGEND

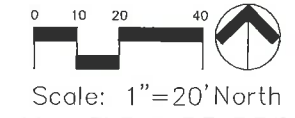
	EVERGREEN TREE		PINUS PONDEROSA
	PONDEROSA PINE		PINUS NIGRA
	AUSTRIAN PINE		QUERCUS GAMBELII
	DECIDUOUS SHRUB		UPLAND NATIVE SEED MIX
	GAMBEL OAK		BIG BLUESTEM, KAW
	UPLAND NATIVE SEED MIX		BLUE GRAMA, LOVINGSTON
	BIG BLUESTEM, KAW		CANADA WILDRYE
	BLUE GRAMA, LOVINGSTON		JUNEGRASS
	CANADA WILDRYE		SIDEOATS GRAMA, HACHITA
	JUNEGRASS		SLENDER WHEATGRASS
	SIDEOATS GRAMA, HACHITA		SWITCHGRASS, TRAILBLAZER
	SLENDER WHEATGRASS		WESTERN WHEAT GRASS, ARRIBA
	SWITCHGRASS, TRAILBLAZER		YELLOW INDIAGRASS, HOLT
	WESTERN WHEAT GRASS, ARRIBA		ANDROPOGON GERARDII
	YELLOW INDIAGRASS, HOLT		BOUTELOUA GRACILIS
			ELYMUS CANADENSIS
			KOELERIA MACRANTHERA ELYMUS TRACHYULLUS
			BOUTELOUA CURTIPENDULA
			SUBSP. TRACHYCAULIS
			PANICUM VIRGATUM
			PASCOPYRUM SMITHII
			SORGHASTRUM NUTANS

LANDSCAPE PLANTING NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL GRADING AND REVEGETATION IMPROVEMENTS SHOWN ON THESE DRAWINGS.
2. ALL SEED AREAS SHALL BE AMENDED WITH 2 CUBIC YARDS OF ORGANIC SOIL AMENDMENT PER EVERY 1000 SF.
3. ALL NATIVE TURF AREAS SHALL HAVE AN IRRIGATION SYSTEM INSTALLED TO HELP ESTABLISH A NATIVE STAND OF TURF.

Please clarify what species of tree are going where. When it comes time for a review of the installed landscaping, staff will need to know what species were proposed for specific locations.

75% SUBMITTAL
MINOR DEVELOPMENT PLAN



DATE	
REVISIONS	
DRAWN BY	

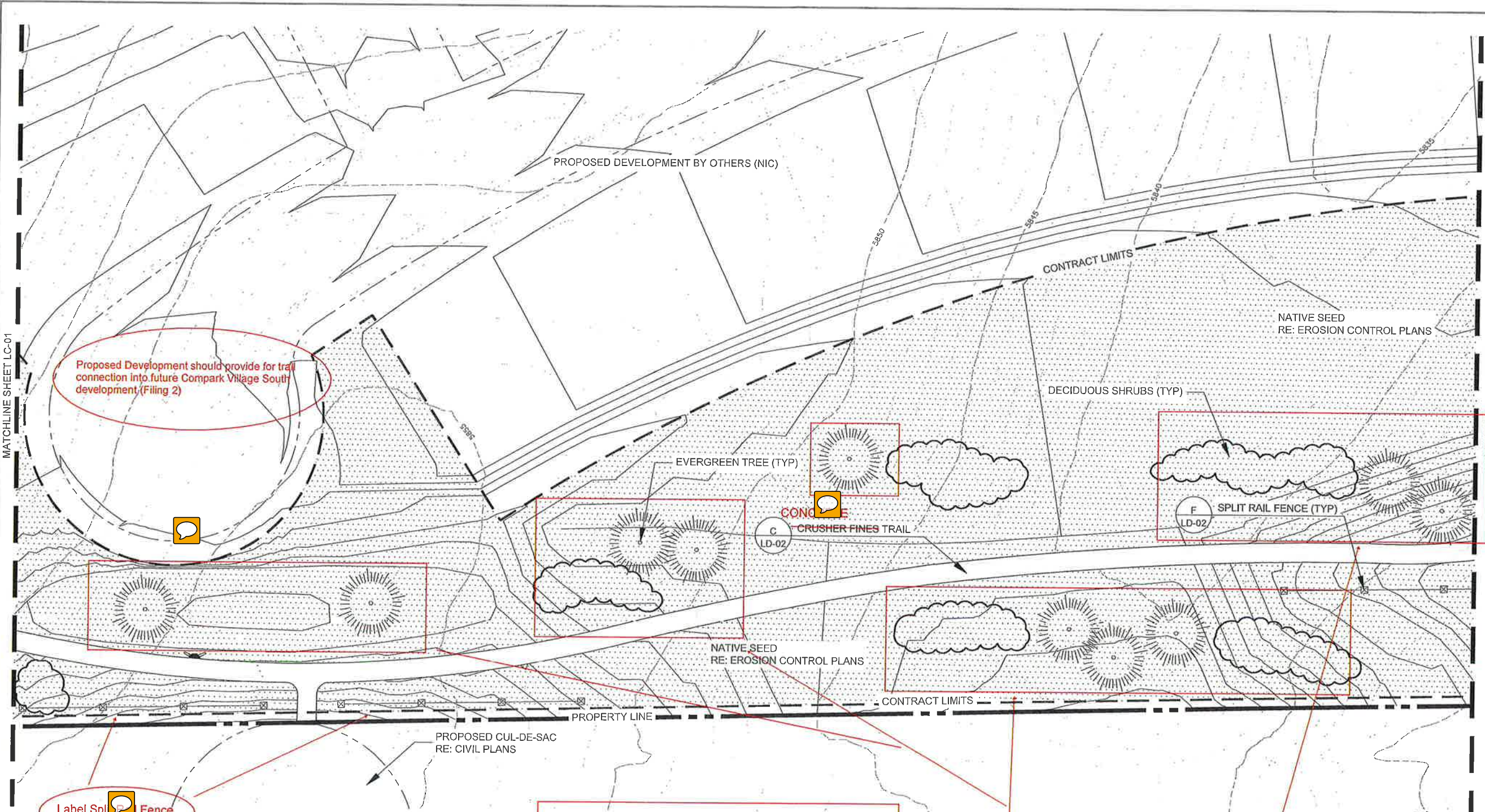


BELFORD AVE. LANDSCAPE PLAN
 PARKER, COLORADO
 COMPARK VILLAGE PLANNED DEVELOPMENT

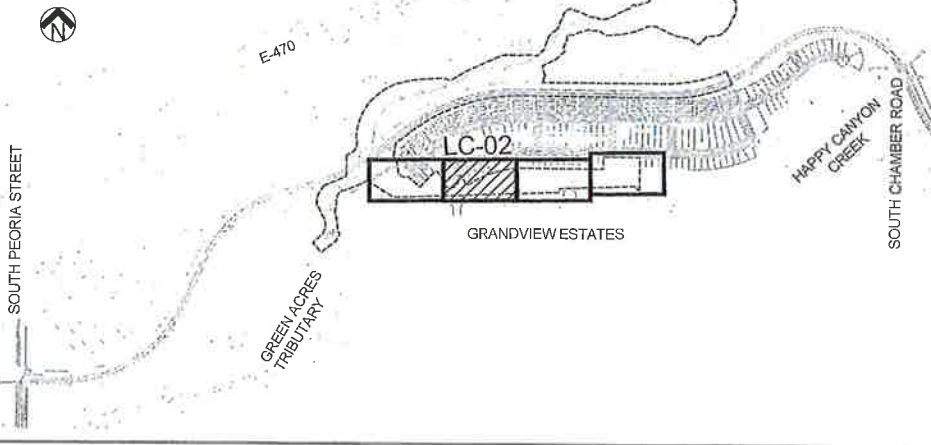
PROJECT NO.: 151110
 PROJECT ASSOCIATE: E.G.
 DRAWN BY: E.G.
 DATE: 11/20/2019

SHEET
LC - 01
 SHEET 15 OF 22
 7681-000

Project: 11/10/2015 8:28 AM Day Name: L:\7681-000\Victoria Trout-wf\Belford\04_LC-02_V1_Sheets\131116_7681_Landscape_Plan.dwg Updated By: experts



KEY MAP



LEGEND

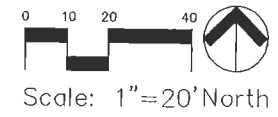
	EVERGREEN TREE		PINUS PONDEROSA
	PONDEROSA PINE		PINUS NIGRA
	AUSTRIAN PINE		
	DECIDUOUS SHRUB		QUERCUS GAMBELII
	GAMBEL OAK		
	UPLAND NATIVE SEED MIX		ANDROPOGON GERARDII
	BIG BLUESTEM, KAW		BOUTELOUA GRACILIS
	BLUE GRAMA, LOVINGSTON		ELYMUS CANADENSIS
	CANADA WILDRYE		KOELERIA MACRANTHERA
	JUNEGRASS		ELYMUS TRACHYCYLUS
	SIDEOATS GRAMA, HACHITA		BOUTELOUA CURTIPENDULA
	SLENDER WHEATGRASS		SUBSP. TRACHYCALLUS
	SWITCHGRASS, TRAILBLAZER		PANICUM VIRGATUM
	WESTERN WHEATGRASS, ARRIBA		PASCOPYRUM SMITHII
	YELLOW INDIANGRASS, HOLT		SORGHASTRUM NUTANS

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Please clarify what species of tree are going where. When it comes time for a review of the installed landscaping, staff will need to know what species were proposed for specific locations.

75% SUBMITTAL
MINOR DEVELOPMENT PLAN

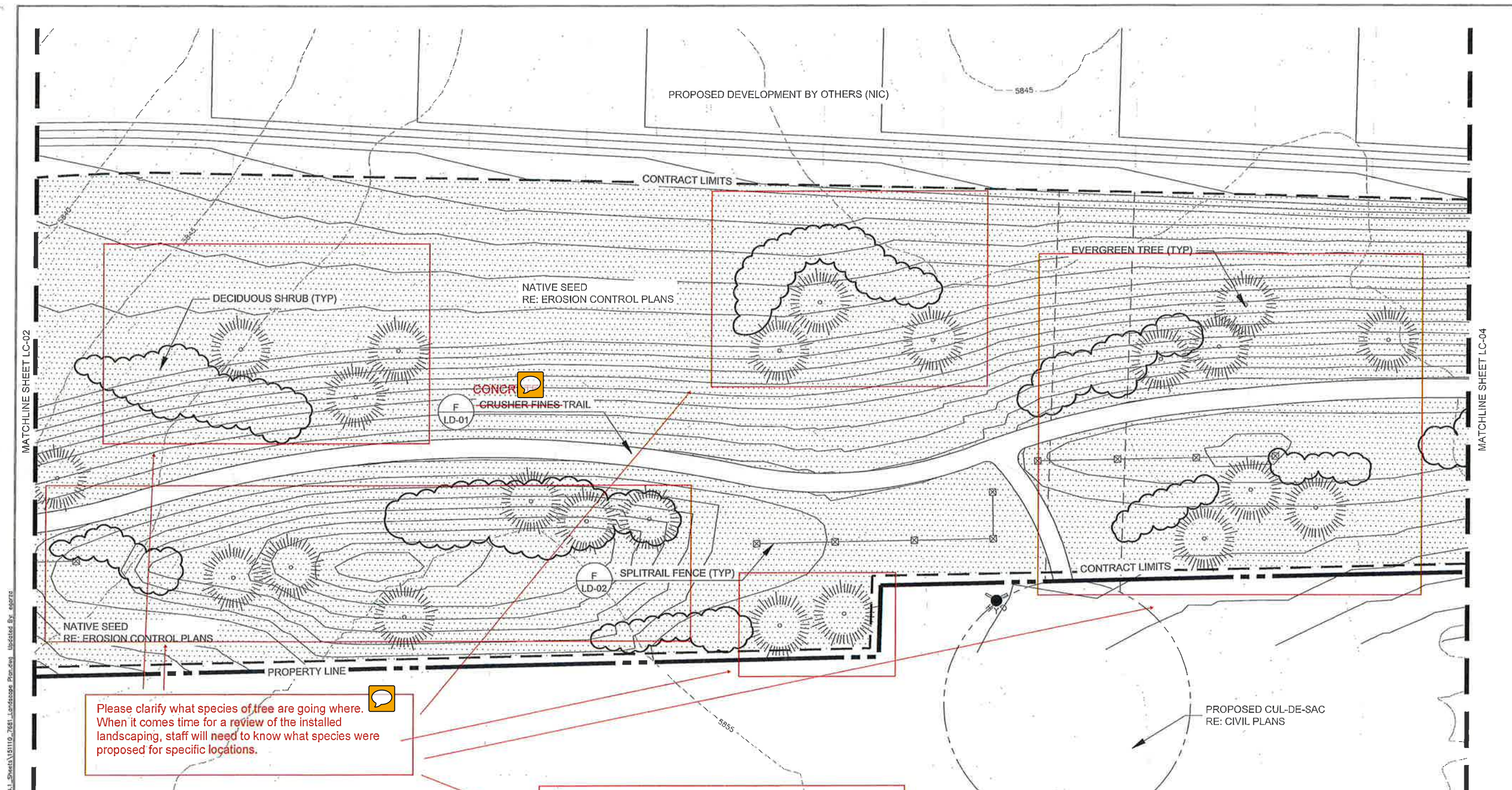


DATE	
REVISIONS	



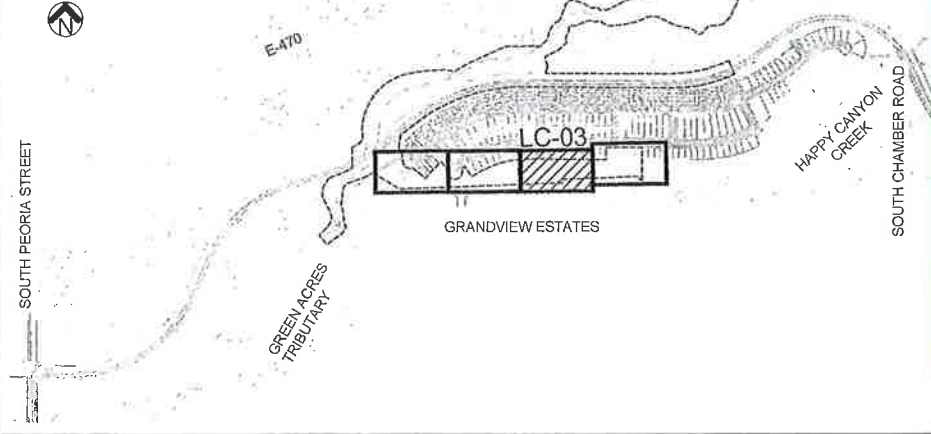
BELFORD AVE. LANDSCAPE PLAN
PARKER, COLORADO
COMPARK VILLAGE PLANNED DEVELOPMENT

PROJECT NO.	1117
PROJECT NAME	EG
DATE	11/20/2015
SHEET	LC-02
SHEET 16 OF 22	7681-000



Please clarify what species of tree are going where. When it comes time for a review of the installed landscaping, staff will need to know what species were proposed for specific locations.

KEY MAP



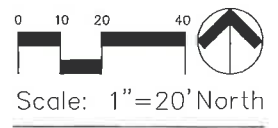
LEGEND

	EVERGREEN TREE	
	PONDEROSA PINE	
	AUSTRIAN PINE	
	DECIDUOUS SHRUB	
	GAMBEL OAK	
	UPLAND NATIVE SEED MIX	
	BIG BLUESTEM, KAW	
	BLUE GRAMA, LOVINGSTON	
	CANADA WILDRYE	
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75% SUBMITTAL
MINOR DEVELOPMENT PLAN



NO.	REVISION	DATE



BELFORD AVE. LANDSCAPE PLAN
PARKER, COLORADO
COMPARK VILLAGE PLANNED DEVELOPMENT

PROJ. NO.: MW
PROJ. ASSOC.: EG
DRAWN BY: EG
DATE: 11/20/2015
SHEET
LC - 03
SHEET 17 OF 22
7681-000

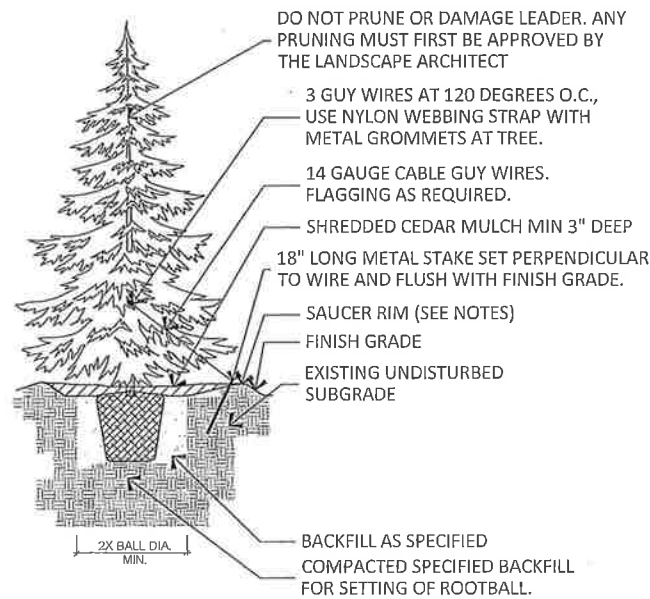
GENERAL NOTES

1. CONTRACTOR TO VERIFY FIELD CONDITIONS AND NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK.
2. CONTRACTOR SHALL HAVE UTILITIES STAKED OR LOCATED (811) AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
3. ALL TREES SHALL BE A MINIMUM OF 10' FROM EXISTING WATER AND SANITARY LINE OR IRRIGATION MAINLINE (IF POSSIBLE).
4. SHRUB BED MULCH SHALL BE SHREDDED CEDAR BARK MULCH (6" GORILLA MULCH)
5. TREES PLANTED IN NATIVE SEED AREAS SHALL HAVE SHREDDED CEDAR MULCH A MIN OF 3" DEEP IN PLANTING SAUCER (SEE DETAILS).

LANDSCAPE PLANTING NOTES

1. THE WETLAND SOD AREAS SHOWN ON THESE PLANS SHOW THE APPROXIMATE LIMITS OF WHERE AQUATIC PLANTS ARE TO BE PLACED. THESE PLANTS RELY ON WATER FOR THEIR SURVIVAL. THE LIMITS OF THESE AREAS ASSUME THAT THERE IS A WATER TABLE THAT WILL SUPPORT THESE PLANTS IN SOME AREAS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL GRADING AND REVEGETATION IMPROVEMENTS SHOWN ON THESE DRAWINGS.
3. CONTRACTOR TO COLLECT WILLOW STAKES FROM ON SITE, OR PROXIMATE TO THE SITE, WHEN THE WILLOWS ARE IN A DORMANT STATE. (I.E. EARLY SPRING OR LATE FALL.) COLLECTED WILLOWS SHOULD BE PLANTED IMMEDIATELY AFTER HARVEST OR STORED IN A SATISFACTORY STORAGE FACILITY.
4. MAKE CLEAN CUTS AND DO NOT DAMAGE STAKES OR SPLIT ENDS DURING INSTALLATION.
5. ALL SEED AREAS SHALL BE AMENDED WITH 2 CUBIC YARDS OF ORGANIC SOIL AMENDMENT PER EVERY 1000 SF.

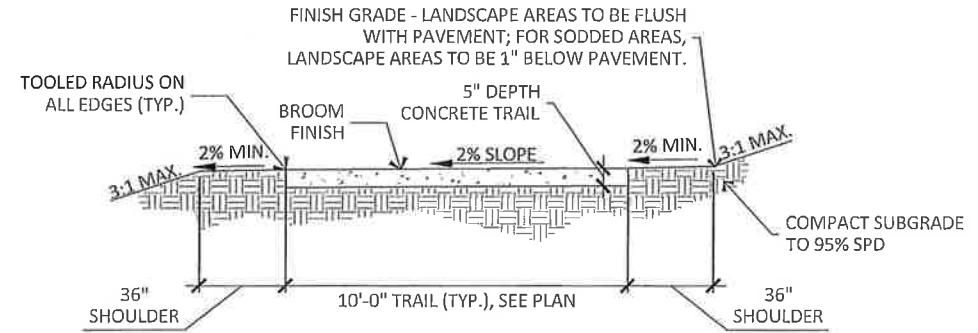
LANDSCAPE DETAILS



- NOTES:
1. TREE WILL BE PLANTED TO HAVE SAME RELATIONSHIP TO FINISH GRADE AS ITS PREVIOUS RELATIONSHIP TO FINISH GRADE.
 2. WATER THOROUGHLY AT THE TIME OF PLANTING. DO NOT FERTILIZE AT THE TIME OF PLANTING.
 3. SAUCER RIM IS TO BE ON DOWNHILL SIDE ONLY WHEN TREES ARE PLANTED ON SLOPES, BUT SHALL COMPLETELY SURROUND TREE WHEN ON LEVEL GROUND.

A EVERGREEN TREE PLANTING DETAIL

N.T.S.

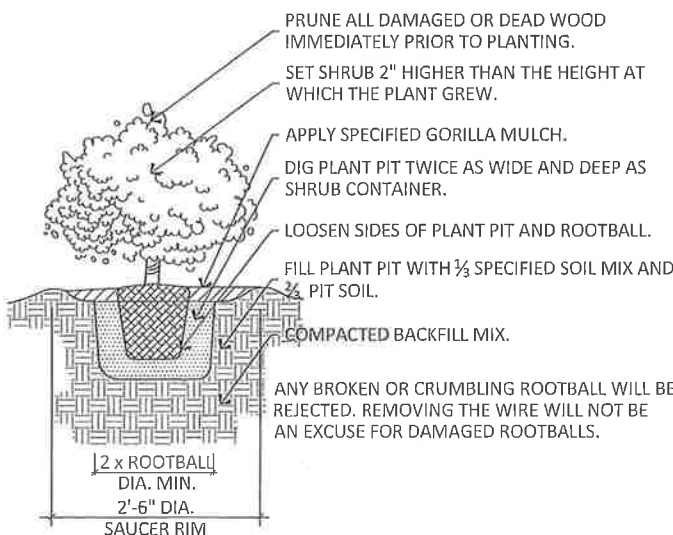


- NOTES:
1. CONCRETE MIX TO BE 4000 PSI AT 28 DAYS MIX WITH FIBERMESH ADDITIVE. SEE SPECIFICATION FOR ADDITIONAL INFORMATION.
 2. TRANSVERSE JOINTS TO BE SAWCUT (1/8" WIDE x 1-1/4" DEEP) AND PLACED 10' ON CENTER, OR AS DIRECTED.
 3. EXPANSION JOINTS, WITH FILLER AND SEALANT, TO BE PLACED EVERY 100', WHERE PAVEMENT ABUTS EXISTING PAVEMENTS OR STRUCTURES, OR AS DIRECTED. PROVIDE ADDITIONAL ROAD BASE AS NEEDED FOR CONSTRUCTION OR COMPACTION OF TRAIL.
 4. COMPACT SUBGRADE UNDER TRAIL AND 1' BEYOND EACH SIDE OF TRAIL, PRIOR TO PLACING FORMS.
 5. BACKFILL EDGES OF TRAIL WITH ON-SITE MATERIAL, PREPARE LANDSCAPE AREA PER SPECIFICATIONS, AND SEED OR SOD PER PLANS.
 6. MAXIMUM CROSS SLOPE SHALL BE 2%. LONGITUDINAL SLOPE SHALL BE LESS THAN 5%.
 7. 2' WIDE CLEAR ZONE ON EACH SIDE OF TRAIL SHALL BE FREE OF OBSTRUCTIONS.
 8. COLORED CONCRETE TRAIL SECTIONS / PAVEMENT AS NOTED ON PLANS TO BE DAVIS COLOR OMAHA TAN, RATES TO BE AS RECOMMENDED BY MANUFACTURER. ALL OTHER CONCRETE TRAIL SECTIONS NOT TO RECEIVE COLOR.

B CONCRETE TRAIL DETAIL

N.T.S.

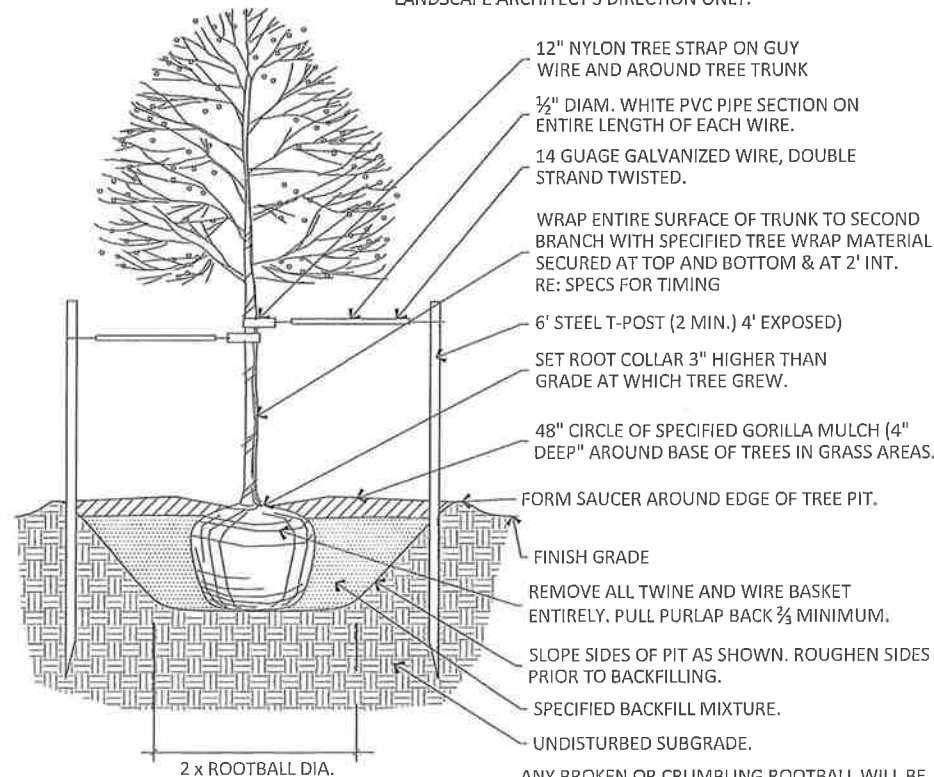
LANDSCAPE DETAILS



C SHRUB PLANTING DETAIL

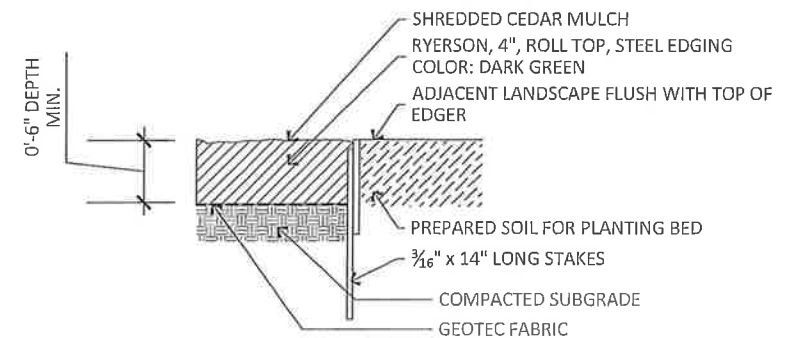
N.T.S.

DO NOT CUT SINGLE LEADER. PRUNE DAMAGED OR DEAD WOOD AND CO-DOMINANT LEADERS AT LANDSCAPE ARCHITECT'S DIRECTION ONLY.



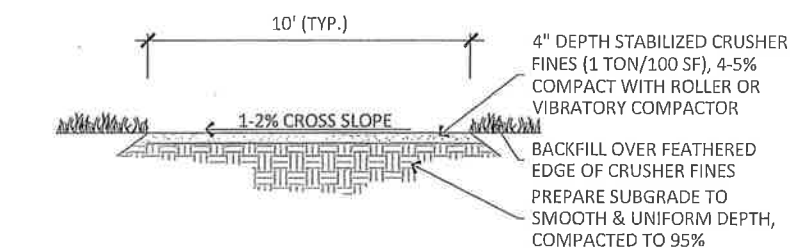
D DECIDUOUS TREE PLANTING DETAIL

N.T.S.



E EDGER DETAIL - CEDAR MULCH AND PLANT BED DETAIL

N.T.S.



F CRUSHER FINES TRAIL DETAIL

N.T.S.

Proj Name: L:\7681-000_Victoria_Trust-VI_Belford_VA_CAD\4.1_Sheets\151106_7681-502_COMP_PARK_DETAILS.dwg, Updated By: egr22
 Plot Date: 11/19/2015 4:51 PM

DATE	
REVISION	

Manhard CONSULTING, LLC
 associates inc.
 2953 South Pacific Street, Ste 101
 Aurora, Colorado 80014
 303-770-1261 FAX: 770-1132

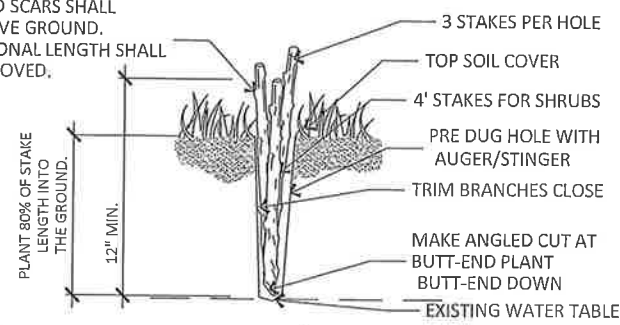
BELFORD AVE. LANDSCAPE PLAN
PARKER, COLORADO
COMPARK VILLAGE PLANNED DEVELOPMENT

PROJECT: 7681
 FIRM ASSOC: EG
 DRAWN BY: EG
 DATE: 11/20/2015
 SHEET
LD - 01
 SHEET 19 OF 22
 7681-000

75% SUBMITTAL
MINOR DEVELOPMENT PLAN

LANDSCAPE DETAILS

2-6 BUD SCARS SHALL BE ABOVE GROUND. ADDITIONAL LENGTH SHALL BE REMOVED.

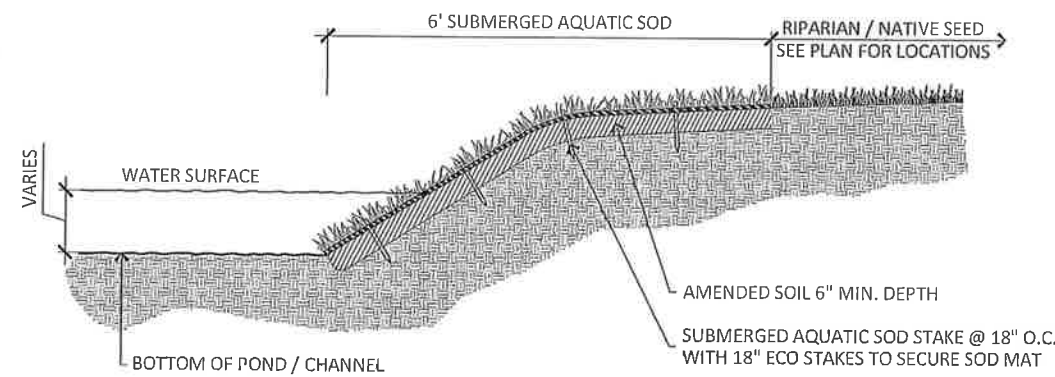


NOTES:

1. HARVEST AND PLANT STAKES DURING THE DORMANT SEASON.
2. USE HEALTHY, STRAIGHT AND LIVE WOOD AT LEAST ONE YEAR OLD.
3. MAKE CLEAN CUTS AND DO NOT DAMAGE STAKES OR SPLIT ENDS DURING INSTALLATION. USE A PILOT BAR IN FIRM SOILS.
4. SOAK CUTTINGS FOR 24 HOURS (MIN.) PRIOR TO INSTALLATION.
5. TAMP THE SOIL AROUND THE STAKE OR BACKFILL WITH MUD SLURRY.

A WILLOW STAKE

N.T.S.

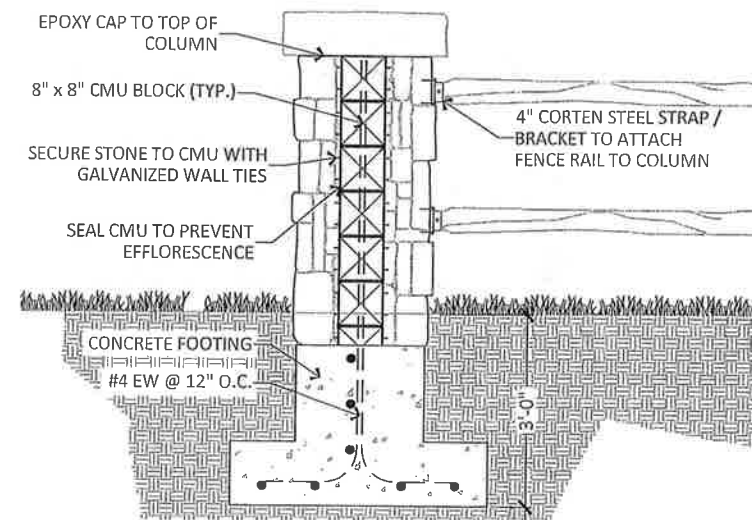


NOTE:

IRRIGATION SHALL BE PROVIDED TO ALL SUBMERGED AQUATIC SOD AREAS, AND RIPARIAN SEED AREAS.

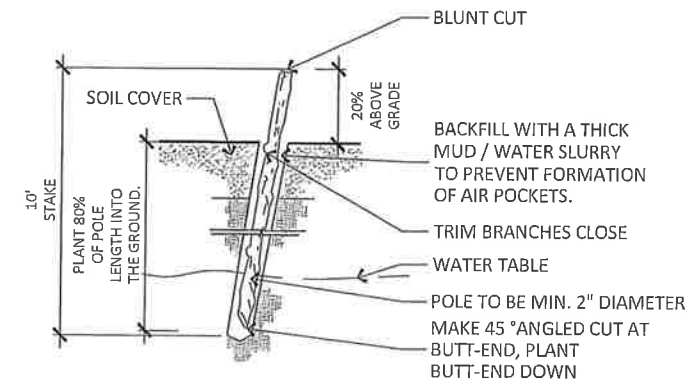
C POND EDGE / CHANNEL EDGE DETAIL

N.T.S.



E STONE COLUMN STRUCTURAL DETAIL

SCALE: 3/4" = 1'-0"

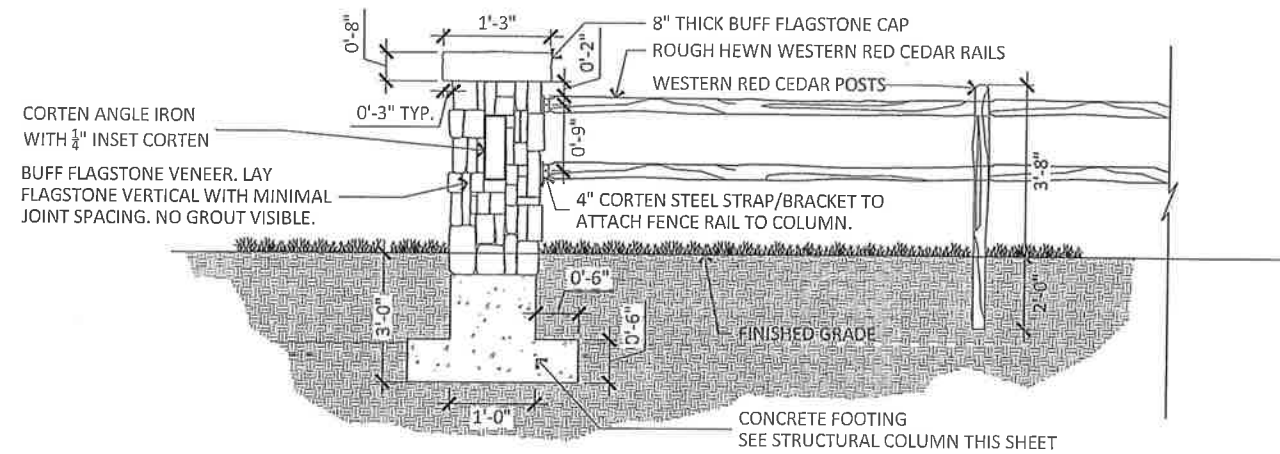


NOTE:

COLLECT POLES FROM ONSITE OR AT ANOTHER SITE IN CLOSE PROXIMITY TO THE PROJECT SITE

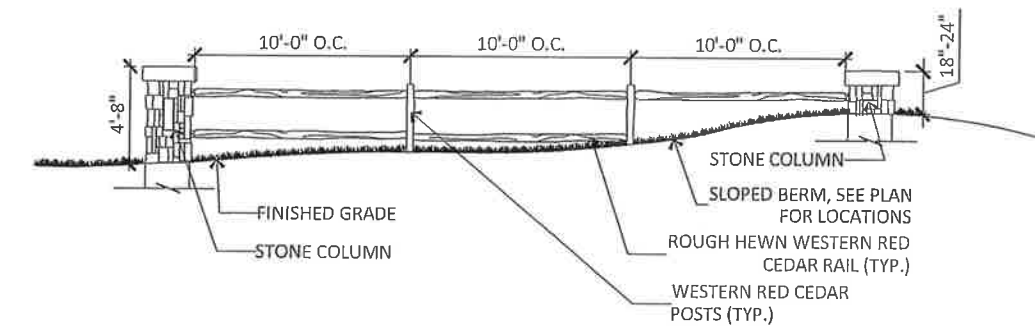
B COTTONWOOD POLE

N.T.S.



D STONE COLUMN DETAIL

SCALE: 1/2" = 1'-0"



F SPLIT RAIL FENCE ELEVATION

SCALE: 1/4" = 1'-0"

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DATE	
REVISIONS	

Manhard CONSULTING INC.
 289 South Peoria Street, Ste 101
 303-770-7201 FAX 770-7132

BELFORD AVE. LANDSCAPE PLAN
 PARKER, COLORADO
 COMPARK VILLAGE PLANNED DEVELOPMENT

PROJ. NO.	151105
PROJ. ASSOC.	EG
DRAWN BY	EG
DATE	11/20/2015
SHEET	LD - 02
SHEET	20 OF 22
	7681-000

75% SUBMITTAL
 MINOR DEVELOPMENT PLAN

Aspek Redlines

COMPARK VILLAGE SOUTH

MINOR DEVELOPMENT PLAT

PLANNING AREAS 13-18 (COMPARK VILLAGE PD - FOURTH AMENDMENT)

PART OF 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
11 TRACTS - 150.119 ACRES

SHEET INDEX

SHEET 1: COVER SHEET, LEGAL DESCRIPTION, NOTES & CERTIFICATES
SHEET 2: OVERALL BOUNDARY
SHEETS 3-4: DETAILED DESIGN SHEET

LEGAL DESCRIPTION

PART OF LOTS 19, AND 20, ALL OF LOTS 21, 22, AND 23, AND THAT 40-FOOT RIGHT OF WAY, GREEN ACRES SUBDIVISION RECORDED IN BOOK 1152 AT PAGE 883, AT RECEPTION NO. 105760 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER TOGETHER WITH PART OF THE SOUTH HALF OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 6 AND CONSIDERING THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 6 TO BEAR NORTH 00°30'14" WEST, AND MONUMENTED AS SHOWN HEREON, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE NORTH 00°30'14" WEST ALONG SAID WEST LINE OF THE SOUTHWEST QUARTER A DISTANCE 1216.44 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF HIGHWAY E-470 AS DESCRIBED IN BOOK 902 AT PAGE 573 AND AT BOOK 902 AT PAGE 576 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING TEN (10) COURSES:

- 1) NORTH 72°48'01" EAST A DISTANCE OF 328.41 FEET;
- 2) NORTH 73°02'20" EAST A DISTANCE OF 596.78 FEET;
- 3) NORTH 77°03'02" EAST A DISTANCE OF 578.89 FEET;
- 4) NORTH 83°04'45" EAST A DISTANCE OF 573.61 FEET;
- 5) NORTH 85°05'07" EAST A DISTANCE OF 380.93 FEET;
- 6) NORTH 86°06'18" EAST A DISTANCE OF 574.74 FEET;
- 7) SOUTH 87°52'51" EAST A DISTANCE OF 578.89 FEET;
- 8) SOUTH 81°41'15" EAST A DISTANCE OF 612.23 FEET;
- 9) SOUTH 72°31'23" WEST, A DISTANCE OF 105.97 FEET TO A POINT ON A CURVE;
- 10) ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 105°57'27", A RADIUS OF 3005.03 FEET, AN ARC LENGTH OF 574.70 FEET, THE CHORD OF WHICH BEARS SOUTH 67°04'44" WEST, A DISTANCE OF 573.82 FEET TO A POINT BEING THE NORTHEASTERLY CORNER OF THAT PARCEL OF LAND AS DESCRIBED IN DEED RECORDED UNDER RECEPTION NO. 2010056842 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER;

THENCE ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL OF LAND THE FOLLOWING NINE (9) COURSES:

- 1) SOUTH 21°56'14" WEST, A DISTANCE OF 91.83 FEET TO A POINT OF CURVATURE;
- 2) ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 43°58'01", A RADIUS OF 200.00 FEET AND AN ARC LENGTH OF 153.47 FEET, THE CHORD OF WHICH BEARS SOUTH 43°55'15" WEST, A DISTANCE OF 149.74 FEET;
- 3) SOUTH 65°54'15" WEST, A DISTANCE OF 75.57 FEET TO A POINT OF CURVATURE;
- 4) ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 24°33'38", A RADIUS OF 200.00 FEET AND AN ARC LENGTH OF 85.73 FEET, THE CHORD OF WHICH BEARS SOUTH 78°11'04" WEST, A DISTANCE OF 85.08 FEET;
- 5) NORTH 89°32'07" WEST, A DISTANCE OF 9.07 FEET TO A POINT OF CURVATURE;
- 6) ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 12°56'47", A RADIUS OF 200.00 FEET AND AN ARC LENGTH OF 45.19 FEET, THE CHORD OF WHICH BEARS SOUTH 83°59'30" WEST, A DISTANCE OF 45.10 FEET;
- 7) SOUTH 77°31'06" WEST, A DISTANCE OF 135.79 FEET TO A POINT OF CURVATURE;
- 8) ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 09°27'04", A RADIUS OF 500.00 FEET AND AN ARC LENGTH OF 82.48 FEET, THE CHORD OF WHICH BEARS SOUTH 82°14'38" WEST, A DISTANCE OF 82.38 FEET;
- 9) SOUTH 28°58'10" WEST, A DISTANCE OF 149.52 FEET TO A POINT BEING THE NORTHEASTERLY CORNER OF THAT PARCEL OF LAND AS DESCRIBED IN DEED RECORDED UNDER RECEPTION NO. 2010056677 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER;

THENCE ALONG THE NORTHWESTERLY LINE OF SAID PARCEL OF LAND THE FOLLOWING THIRTEEN (13) COURSES:

- 1) SOUTH 86°58'10" WEST, A DISTANCE OF 158.57 FEET TO A POINT OF CURVATURE;
- 2) ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 33°25'14", A RADIUS OF 200.00 FEET AND AN ARC LENGTH OF 116.86 FEET THE CHORD OF WHICH BEARS SOUTH 70°15'33" WEST, A DISTANCE OF 115.01 FEET;
- 3) SOUTH 53°32'56" WEST, A DISTANCE OF 294.75 FEET TO A POINT OF CURVATURE;
- 4) ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 94°27'12", A RADIUS OF 125.00 FEET AND AN ARC LENGTH OF 206.07 FEET, THE CHORD OF WHICH BEARS SOUTH 06°19'20" WEST, A DISTANCE OF 183.51 FEET;
- 5) SOUTH 40°54'16" EAST, A DISTANCE OF 251.99 FEET TO A POINT OF CURVATURE;
- 6) ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 23°16'42", A RADIUS OF 50.00 FEET AND AN ARC LENGTH OF 20.31 FEET, THE CHORD OF WHICH BEARS SOUTH 52°32'37" EAST, A DISTANCE OF 20.17 FEET;
- 7) SOUTH 64°10'58" EAST, A DISTANCE OF 23.43 FEET TO A POINT OF CURVATURE;
- 8) ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 43°29'20", A RADIUS OF 50.00 FEET AND AN ARC LENGTH OF 37.95 FEET, THE CHORD OF WHICH BEARS SOUTH 42°26'18" EAST, A DISTANCE OF 37.05 FEET;
- 9) SOUTH 20°41'38" EAST, A DISTANCE OF 29.38 FEET TO A POINT OF CURVATURE;
- 10) ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 20°09'03", A RADIUS OF 100.00 FEET AND AN ARC LENGTH OF 35.17 FEET, THE CHORD OF WHICH BEARS SOUTH 10°38'24" EAST, A DISTANCE OF 34.99 FEET;
- 11) SOUTH 00°32'10" EAST, A DISTANCE OF 40.51 FEET TO A POINT OF CURVATURE;
- 12) ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 47°17'03", A RADIUS OF 100.00 FEET AND AN ARC LENGTH OF 82.53 FEET, THE CHORD OF WHICH BEARS SOUTH 23°06'21" WEST, A DISTANCE OF 80.20 FEET;
- 13) SOUTH 46°44'52" WEST, A DISTANCE OF 59.24 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 6;

THENCE SOUTH 87°49'19" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 1546.98 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 6, SAID POINT ALSO BEING THE SOUTHEASTERLY CORNER OF THAT RIGHT-OF-WAY PARCEL DESCRIBED IN BOOK 195 AT PAGE 510 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER;

THENCE ALONG THE BOUNDARY OF SAID PARCEL THE FOLLOWING THREE (3) COURSES:

- 1) NORTH 00°37'01" EAST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF SECTION 6, A DISTANCE OF 30.03 FEET;
- 2) SOUTH 87°55'04" WEST ALONG A LINE THIRTY FEET NORTHERLY DISTANT, WHEN MEASURED AT RIGHT ANGLES, AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SOUTHWEST QUARTER OF SECTION 6, A DISTANCE OF 626.87 FEET;
- 3) SOUTH 00°42'41" WEST A DISTANCE OF 30.04 FEET TO A POINT ON SAID SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 6;

THENCE SOUTH 87°55'04" WEST, ALONG SAID SOUTH LINE A DISTANCE OF 709.76 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 6;

THENCE SOUTH 87°55'04" WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SOUTHWEST QUARTER OF SECTION 6, A DISTANCE OF 1085.67 FEET TO THE POINT OF BEGINNING,

CONTAINING A CALCULATED AREA OF 6,539,184 SQUARE FEET OR 150.119 ACRES, MORE OR LESS.

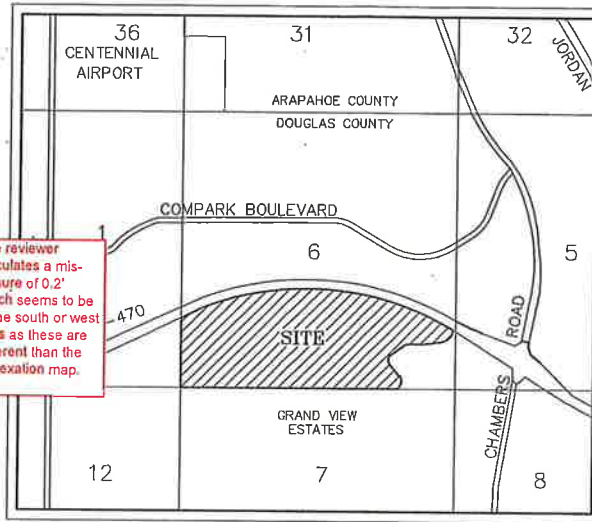
DEDICATION STATEMENT

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 TEN TRACTS, ONE STREET AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF COMPARK VILLAGE SOUTH.

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).



VICINITY MAP

(NOT TO SCALE)

TITLE VERIFICATION

WE, FIDELITY NATIONAL TITLE INSURANCE COMPANY, A QUALIFIED TITLE INSURANCE COMPANY, DO HEREBY CERTIFY THAT 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 FOR TAXES FOR THE YEAR _____ AND SUBSEQUENT YEARS, EXCEPT FOR ALL COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS AND RIGHTS OF WAY OF RECORD, AS SHOWN ON FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. F231491, EFFECTIVE DATE JULY 16, 2015 AT 7:30 A.M.

DATE: _____ COMPANY NAME: _____

STATE OF COLORADO } SS

COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____.

BY _____ OF _____

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES _____.

NOTARY PUBLIC ADDRESS _____

PLANNING COMMISSION

THE PRELIMINARY PLAN FOR THIS PLAT WAS REVIEWED BY THE PLANNING COMMISSION ON _____.

PLANNING DIRECTOR, ON BEHALF OF THE PLANNING COMMISSION

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 OBLVIATE SAID UNDERSIGNED'S NEED OR RESPONSIBILITY TO COMPLY WITH THE REQUIREMENTS OF THE ENDANGERED SPECIES ACT OF 1973, 16 U.S.C. § 531, et seq., AS AMENDED, OR WITH ANY OTHER APPLICABLE FEDERAL, STATE OR LOCAL LAWS OR REGULATIONS.

OWNER

OWNER: 470 COMPARK LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: _____ ATTEST: _____

NAME: _____ TITLE: PRESIDENT TITLE: SECRETARY/TREASURER

STATE OF COLORADO } SS

COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, BY _____ AS PRESIDENT AND _____ AS SECRETARY/TREASURER OF 470 COMPARK LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES _____.

NOTARY PUBLIC ADDRESS _____

SURVEYOR'S CERTIFICATION

I, BRIAN J. PFHIL, 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 AUGUST 3, 2015, 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, 2015.

BRIAN J. PFHIL
COLORADO PLS NO. 38445
FOR AND ON BEHALF OF MANHARD CONSULTING
808 E. ARAPAHOE COURT, SUITE 110
CENTENNIAL, COLORADO 80112
(303) 708-0500



NOTES

1. 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.
2. 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.
3. 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 FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. F231491 WITH AN EFFECTIVE DATE OF JULY 16, 2015 AT 7:30 AM.
4. 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).
5. 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.
6. UTILITY LOCATIONS WERE DERIVED FROM OBSERVED SURFACE EVIDENCE.
7. BASIS OF BEARINGS: THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN IS ASSUMED TO BEAR NORTH 00°30'14" WEST BETWEEN THE FOUND MONUMENTS AS SHOWN AND DESCRIBED HEREON.
8. FLOODPLAIN: A PORTION OF THE SURVEYED PROPERTY IS LOCATED WITHIN FLOODWAY AREA IN ZONE AE, SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD WHERE BASE FLOOD ELEVATIONS HAVE BEEN DETERMINED AND WHERE THE FLOODWAY OF THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS. A PORTION OF THE SURVEYED PROPERTY IS LOCATED WITHIN ZONE X, SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD WHERE NO BASE FLOOD ELEVATIONS HAVE BEEN DETERMINED; A PORTION OF THE SURVEYED PROPERTY IS LOCATED IN ZONE X OTHER FLOOD AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD; A PORTION OF 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 MAPS (FIRM) - MAP NUMBERS 08035C0062F AND 08035C0066F, BOTH WITH AN EFFECTIVE DATE OF SEPTEMBER 30, 2005.
9. DRAINAGE EASEMENTS ARE HEREBY GRANTED TO THE TOWN OF PARKER AS SHOWN HEREON, FOR THE PURPOSE OF ACCESSING, MAINTAINING AND REPAIRING STORM WATER MANAGEMENT IMPROVEMENTS, INCLUDING, BUT NOT LIMITED TO, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, RIP RAP, DETENTION BASINS, FOREBAYS, MICRO-POOLS, AND WATER QUALITY FACILITIES (COLLECTIVELY "FACILITIES") IN THE EVENT 470 COMPARK LLC, ITS SUCCESSORS AND AGGINS ("SYSTEM OWNER") FAILS TO SATISFACTORILY MAINTAIN OR REPAIR SAID FACILITIES. THE INGRESS/EGRESS EASEMENTS OVER AND ACROSS THE SUBDIVISION ARE 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.
10. A REGIONAL STORM WATER DETENTION AND WATER QUALITY POND FOR THE BENEFIT OF ALL TRACTS, WILL BE CONSTRUCTED ON TRACTS D AND J. A BLANKET UTILITY/DRAINAGE EASEMENT IS HEREBY GRANTED OVER AND ACROSS TRACTS B AND J, FOR THE PURPOSES OF ACCESSING, MAINTAINING AND REPAIRING STORM WATER MANAGEMENT IMPROVEMENTS, INCLUDING, BUT NOT LIMITED TO, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, RIP RAP, DETENTION BASINS, FOREBAYS, MICRO-POOLS, AND WATER QUALITY FACILITIES (COLLECTIVELY "FACILITIES") IN THE EVENT COMPARK INVESTMENTS, LLC, ITS SUCCESSORS AND AGGINS ("SYSTEM OWNER") FAILS TO SATISFACTORILY MAINTAIN OR REPAIR SAID FACILITIES.
11. TRACTS A, C, G AND H ARE HEREBY ESTABLISHED AS PARCELS TO BE REPLANTED IN THE FUTURE INTO BUILDABLE LOTS, AT SUCH TIME AS A REPLAT IS APPROVED FOR THESE TRACTS, PUBLIC IMPROVEMENTS ASSOCIATED WITH THE REPLATING WILL BE DETERMINED BY A SIGNED AND FINANCIALLY SECURED SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WITH EACH REPLAT APPLICATION. NO PORTION OF THE TRACTS SHALL BE DEVELOPED, INCLUDING BUT NOT LIMITED TO STAKING, EARTHWORK, OVERLOT GRADING, OR THE ERECTION OF ANY STRUCTURE, TEMPORARY OR OTHERWISE, UNTIL THE SITE PLAN APPROVAL IS OBTAINED.
12. AFTER RECORDING THIS PLAT, OWNERSHIP OF TRACTS B, D AND E ARE TO BE CONVEYED SEPARATELY BY A SPECIAL WARRANTY DEED TO BELFORD NORTH METROPOLITAN DISTRICT.
13. AFTER RECORDING THIS PLAT, OWNERSHIP OF TRACTS F, I, J AND K ARE TO BE CONVEYED SEPARATELY BY A SPECIAL WARRANTY DEED TO BELFORD SOUTH METROPOLITAN DISTRICT.

APPROVAL OF TOWN COUNCIL

THIS PLAT 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. THE DEDICATIONS ARE HEREBY ACCEPTED.

ALL EXPENSES INCURRED WITH RESPECT TO IMPROVEMENTS FOR ALL UTILITY SERVICES, PAWING, 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.

MAYOR, TOWN OF PARKER ATTEST: TOWN CLERK

CLERK & RECORDER'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY, COLORADO ON THE _____ DAY OF _____, 20____, AT _____ O'CLOCK ____ M.

RECEPTION NO. _____

DATE: 11/23/15

BY: _____ DEPUTY

BY: _____ COUNTY CLERK AND RECORDER

Manhard CONSULTING LTD.
 1000 E. Arapahoe Court, Suite 110, Centennial, CO 80112
 (303) 708-0500
 Manhard Consulting Ltd. is an Equal Opportunity Employer. We are currently seeking qualified individuals for the following positions: Surveyors, Engineers, Environmental Scientists, Environmental Architects, Planners, Construction Managers, Environmental Scientists, Environmental Architects, Planners.

COMPARK VILLAGE SOUTH
 TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO
 MINOR DEVELOPMENT PLAT

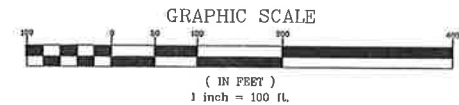
PROF. REG. NO. _____
 STATE ASSOC. _____
 EXPIRES _____
 DATE: 11/23/15
 SCALE: N/A

SHEET
1 OF **4**
 00C.LPCPK3.03

COMPARK VILLAGE SOUTH

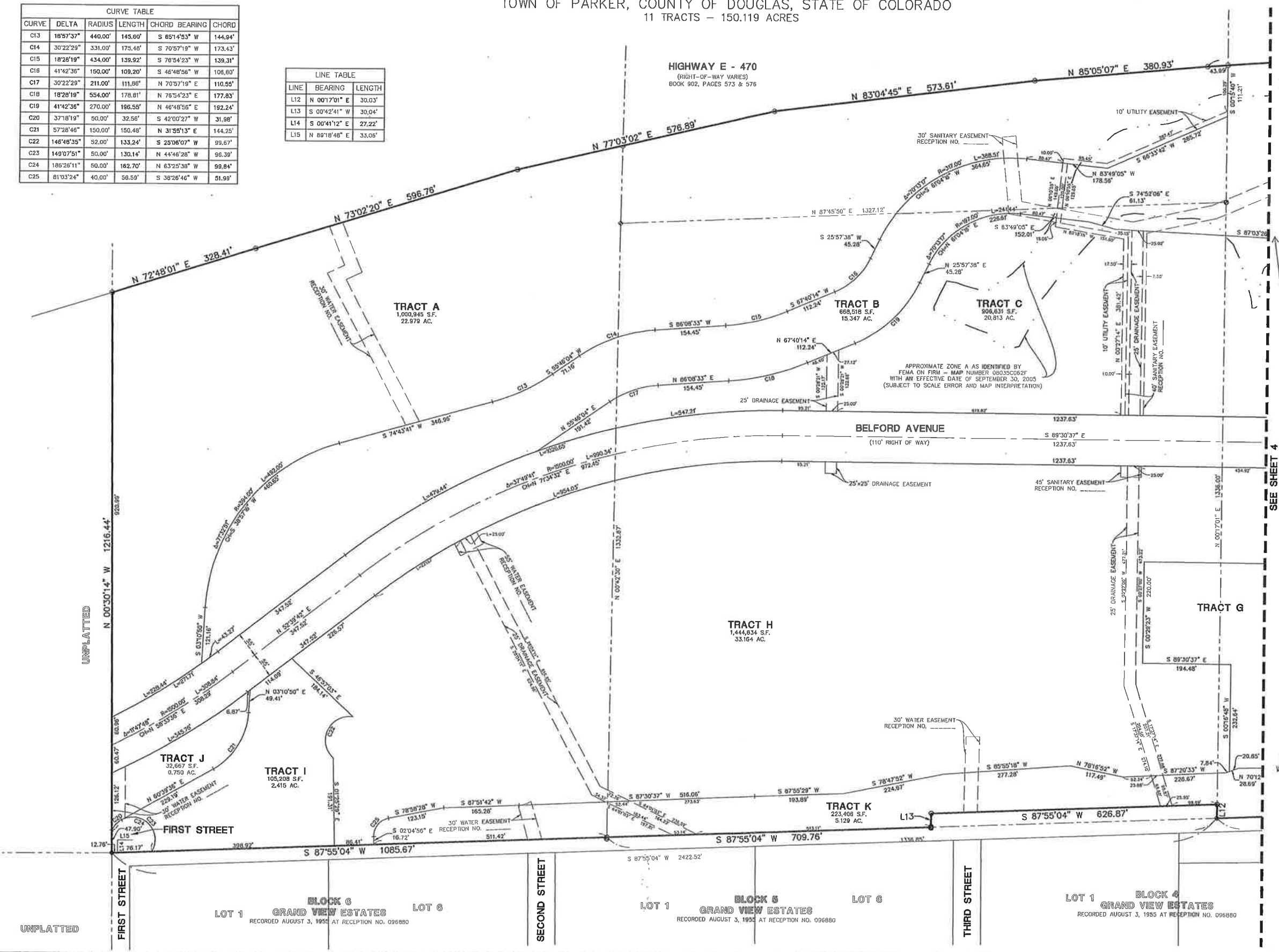
MINOR DEVELOPMENT PLAT

PLANNING AREAS 13-18 (COMPARK VILLAGE PD - FOURTH AMENDMENT)
 PART OF 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
 11 TRACTS - 150.119 ACRES



CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C13	18°57'37"	440.00'	145.80'	S 85°14'53" W	144.94'
C14	30°22'29"	331.00'	175.46'	S 70°57'19" W	173.43'
C15	18°28'19"	434.00'	139.92'	S 78°54'23" W	139.31'
C16	41°42'36"	150.00'	109.20'	S 46°48'56" W	106.80'
C17	30°22'29"	211.00'	111.86'	N 70°57'19" E	110.55'
C18	18°28'19"	554.00'	178.81'	N 78°54'23" E	177.83'
C19	41°42'36"	270.00'	196.55'	N 46°48'56" E	192.24'
C20	37°18'19"	50.00'	32.56'	S 42°00'27" W	31.98'
C21	57°28'46"	150.00'	150.48'	N 31°55'13" E	144.25'
C22	146°48'39"	52.00'	133.24'	S 23°06'07" W	99.67'
C23	149°07'51"	50.00'	130.14'	N 44°46'28" W	96.39'
C24	186°26'11"	50.00'	162.70'	N 63°25'38" W	98.84'
C25	81°03'24"	40.00'	58.59'	S 38°26'46" W	51.99'

LINE	BEARING	LENGTH
L12	N 00°17'01" E	30.03'
L13	S 00°42'41" W	30.04'
L14	S 00°41'12" E	27.22'
L15	N 89°18'46" E	33.06'



- LEGEND**
- EX. PROPERTY LINE
 - - - EX. SECTION LINE
 - - - EX. LOT LINE
 - - - EX. FLOOD ZONE LIMITS
 - SECTION CORNER
 - FOUND NO. 5 REBAR AS NOTED
 - FOUND 1" PIPE
 - W/2" 5" ALUMINUM CAP STAMPED "E470 PLS 10377"
 - FOUND NAIL & 0.75" BRASS DISC STAMPED "75" WC PLS 25369"
 - FOUND NO. 5 REBAR
 - W/2" ALUMINUM CAP STAMPED "75" WC PLS 25369"
 - SET NO. 5 REBAR WITH 1.25" Y.P.C. PLS 38445 FLUSH WITH GROUND
 - BOUNDARY DIMENSION
 - LOT DIMENSION

Manhard CONSULTING LTD.
 8000 E Arapahoe Court, Suite 110, Greenwood, CO 80118
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 Civil Engineers • Surveyors • Water Resources Engineers • Water & Wastewater Engineers
 Construction Managers • Environmental Scientists • Landscape Architects • Planners

UNPLATTED

SEE SHEET 4

Adjust VP



FOR AND ON BEHALF OF
 MANHARD CONSULTING

COMPARK VILLAGE SOUTH
 TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO
 MINOR DEVELOPMENT PLAT

Project No.: JBR
 Proj. Assoc.: BJP
 Drawn by: GJP/BJP
 Date: 11/23/15
 Scale: 1" = 100'
 SHEET
3 OF **4**
 00C.LCPK3.03

