COMPARK VILLAGE SOUTH FILING NO. 2

PLANNING AREAS 17 & 18 (COMPARK VILLAGE PD – FOURTH AMENDMENT)

A REPLAT OF TRACT H, COMPARK VILLAGE SOUTH FILING NO. 1
LOCATED IN THE SOUTH HALF OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO.
93 LOTS, 13 TRACTS, 32.872 ACRES

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

LEGEND
= EX. BOUNDARY LINE
= EX. SECTION LINE
= EX. RIGHT-OF-WAY LINE
= EX. LOT LINE
= EX. EASEMENT LINE
= PR. RIGHT-OF-WAY LINE
= PR. LOT LINE
= FOUND SECTION CORNER AS NOTED
= SET NO. 5 REBAR WITH 1.25" Y.P.C. PLS 38445 FLUSH WITH GROUND
0.00 = BOUNDARY DIMENSION
0.00 = LOT DIMENSION

LOT SIZE SUMMARY TABLE

MINIMUM LOT SIZE:	2,184 S.F. (0.050 ACRES)
MAXIMUM LOT SIZE:	8,963 S.F. (0.206 ACRES)
AVERAGE LOT SIZE:	3,422 S.F. (0.079 ACRES)

TRACT SUMMARY TABLE

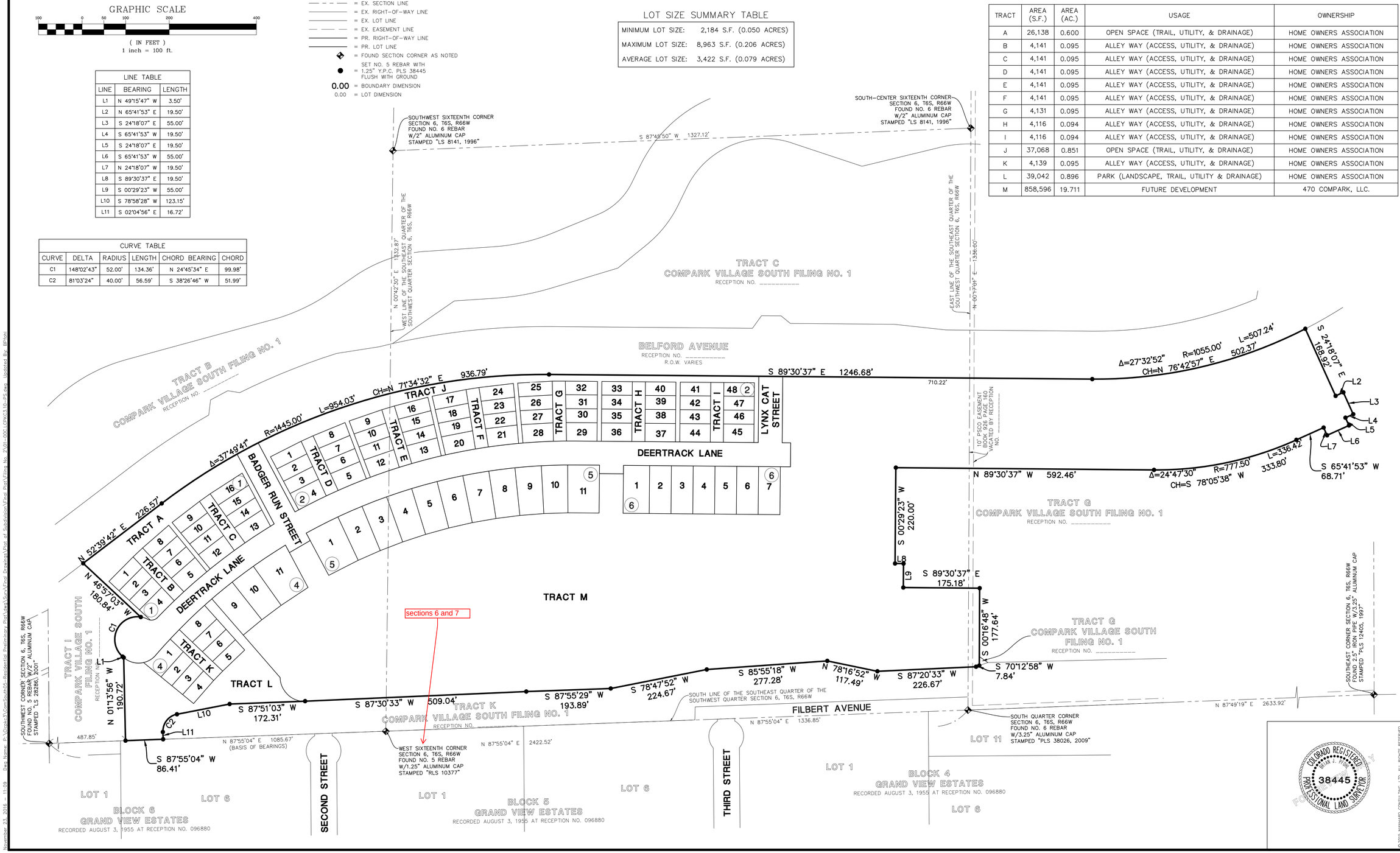
TRACT	AREA (S.F.)	AREA (AC.)	USAGE	OWNERSHIP
A	26,138	0.600	OPEN SPACE (TRAIL, UTILITY, & DRAINAGE)	HOME OWNERS ASSOCIATION
B	4,141	0.095	ALLEY WAY (ACCESS, UTILITY, & DRAINAGE)	HOME OWNERS ASSOCIATION
C	4,141	0.095	ALLEY WAY (ACCESS, UTILITY, & DRAINAGE)	HOME OWNERS ASSOCIATION
D	4,141	0.095	ALLEY WAY (ACCESS, UTILITY, & DRAINAGE)	HOME OWNERS ASSOCIATION
E	4,141	0.095	ALLEY WAY (ACCESS, UTILITY, & DRAINAGE)	HOME OWNERS ASSOCIATION
F	4,141	0.095	ALLEY WAY (ACCESS, UTILITY, & DRAINAGE)	HOME OWNERS ASSOCIATION
G	4,131	0.095	ALLEY WAY (ACCESS, UTILITY, & DRAINAGE)	HOME OWNERS ASSOCIATION
H	4,116	0.094	ALLEY WAY (ACCESS, UTILITY, & DRAINAGE)	HOME OWNERS ASSOCIATION
I	4,116	0.094	ALLEY WAY (ACCESS, UTILITY, & DRAINAGE)	HOME OWNERS ASSOCIATION
J	37,068	0.851	OPEN SPACE (TRAIL, UTILITY, & DRAINAGE)	HOME OWNERS ASSOCIATION
K	4,139	0.095	ALLEY WAY (ACCESS, UTILITY, & DRAINAGE)	HOME OWNERS ASSOCIATION
L	39,042	0.896	PARK (LANDSCAPE, TRAIL, UTILITY & DRAINAGE)	HOME OWNERS ASSOCIATION
M	858,596	19.711	FUTURE DEVELOPMENT	470 COMPARK, LLC.

LINE TABLE

LINE	BEARING	LENGTH
L1	N 49°15'47" W	3.50'
L2	N 65°41'53" E	19.50'
L3	S 24°18'07" E	55.00'
L4	S 65°41'53" W	19.50'
L5	S 24°18'07" E	19.50'
L6	S 65°41'53" W	55.00'
L7	N 24°18'07" W	19.50'
L8	S 89°30'37" E	19.50'
L9	S 00°29'23" W	55.00'
L10	S 78°58'28" W	123.15'
L11	S 02°04'56" E	16.72'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	148°02'43"	52.00'	134.36'	N 24°45'34" E	99.98'
C2	81°03'24"	40.00'	56.59'	S 38°26'46" W	51.99'



COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR 38445

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DATE	REVISIONS	DRAWN BY
11/23/16	FIRST SUBMITTAL COMMENTS	GDP

Manhard CONSULTING LTD
8008 E. Arapahoe Court, Suite 110, Centennial, CO 80112 ph:303.708.0500 fx:303.708.0400 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

COMPARK VILLAGE SOUTH FILING NO. 2
TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO
FINAL PLAT

PROJ. MGR.: JMR
PROJ. ASSOC.: BJP
DRAWN BY: GDP
DATE: 09/22/16
SCALE: 1" = 100'

SHEET 2 OF 4
00C.LCPKC3.10

November 23, 2016 - 11:09 Dwg Name: P:\Vista's\Com\South\5-Residential Preliminary Plat\Data\Survey\Final Drawings\Plat of Subdivision\Final Plat\Filing No. 2\01-00C-LCPKC3.10-PS.dwg Updated By: BPatel

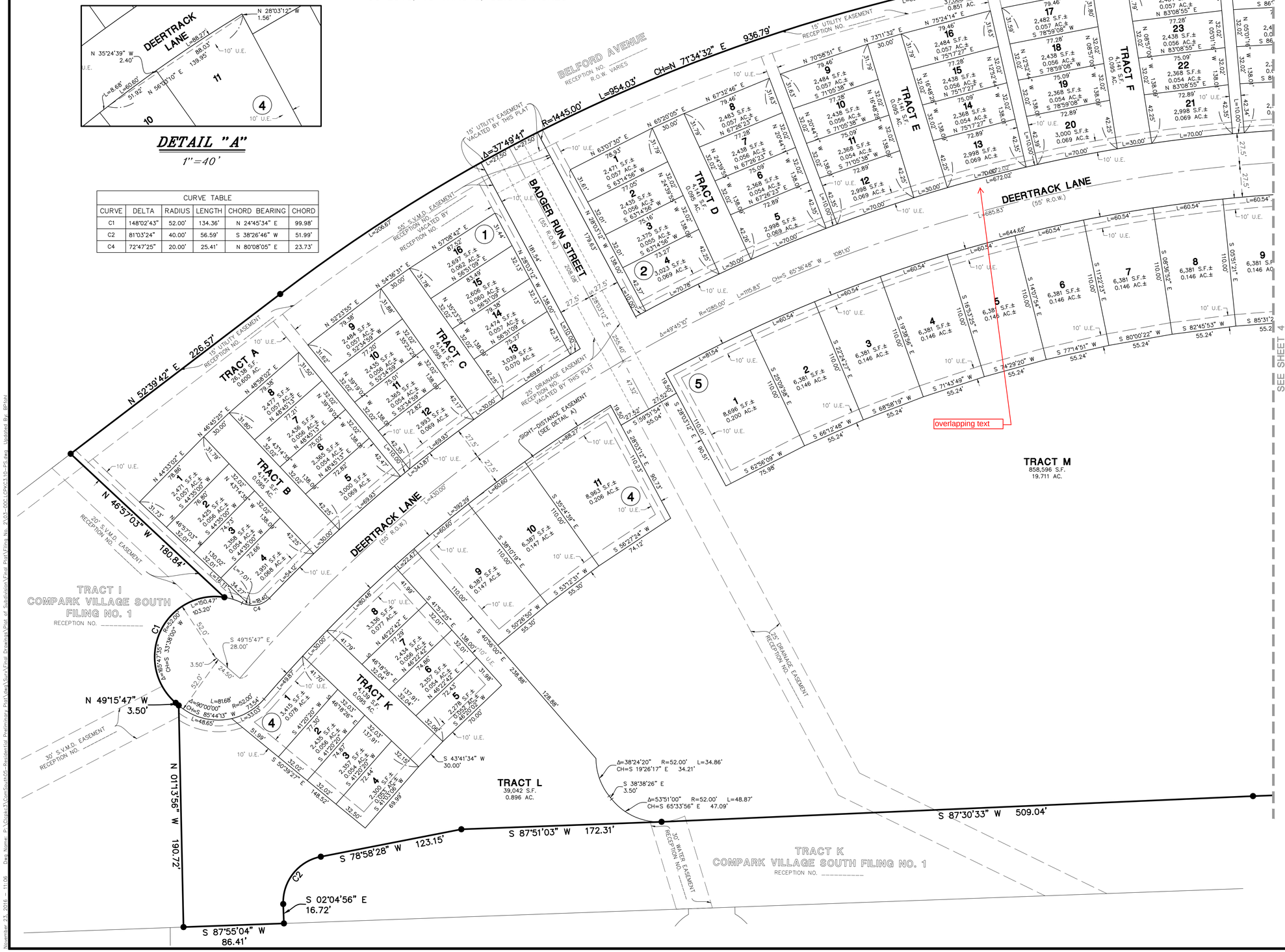
COMPARK VILLAGE SOUTH FILING NO. 2

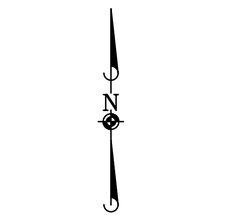
PLANNING AREAS 17 & 18 (COMPARK VILLAGE PD – FOURTH AMENDMENT)

A REPLAT OF TRACT H, COMPARK VILLAGE SOUTH FILING NO. 1
LOCATED IN THE SOUTH HALF OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO.
93 LOTS, 13 TRACTS, 32.872 ACRES

DETAIL "A"
1"=40'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	148°02'43"	52.00'	134.36'	N 24°45'34" E	99.98'
C2	81°03'24"	40.00'	56.59'	S 38°26'46" W	51.99'
C4	72°47'25"	20.00'	25.41'	N 80°08'05" E	23.73'





LEGEND

- EX. BOUNDARY LINE
- EX. SECTION LINE
- EX. LOT LINE
- EX. EASEMENT LINE
- EX. EASEMENT LINE VACATED BY THIS PLAT
- PR. ROW LINE
- PR. LOT LINE
- PR. EASEMENT LINE
- FOUND SECTION CORNER AS NOTED
- SET NO. 5 REBAR WITH 1.25" Y.P.C. PLS 38445 FLUSH WITH GROUND
- (#) = BLOCK NUMBER
- SIGHT DISTANCE TRIANGLE / EASEMENT
- 0.00 = BOUNDARY DIMENSION
- 0.00 = LOT DIMENSION
- U.E. = UTILITY EASEMENT HEREBY GRANTED

DATE	REVISIONS	DRAWN BY
11/23/16	FIRST SUBMITTAL COMMENTS	GDP

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COMPARK VILLAGE SOUTH FILING NO. 2
TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO
FINAL PLAT

PROJ. MGR.:	JMR
PROJ. ASSOC.:	BJP
DRAWN BY:	GDP
DATE:	09/22/16
SCALE:	1" = 40'

SHEET 3 OF 4
00C.LCPKC3.10

COLORADO LICENSED
BRIAN J. PAWLOWSKI
38445
PROFESSIONAL LAND SURVEYOR

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November 23, 2016 - 11:06 Dwg Name: P:\Projects\ComSouth05--Residential Preliminary Plat\Data\Survey\Final Drawings\Plat of Subdivision\Final Plat\Filing No. 2\A03--00pt.LCPKC3.10--FS.dwg Updated By: BPichl