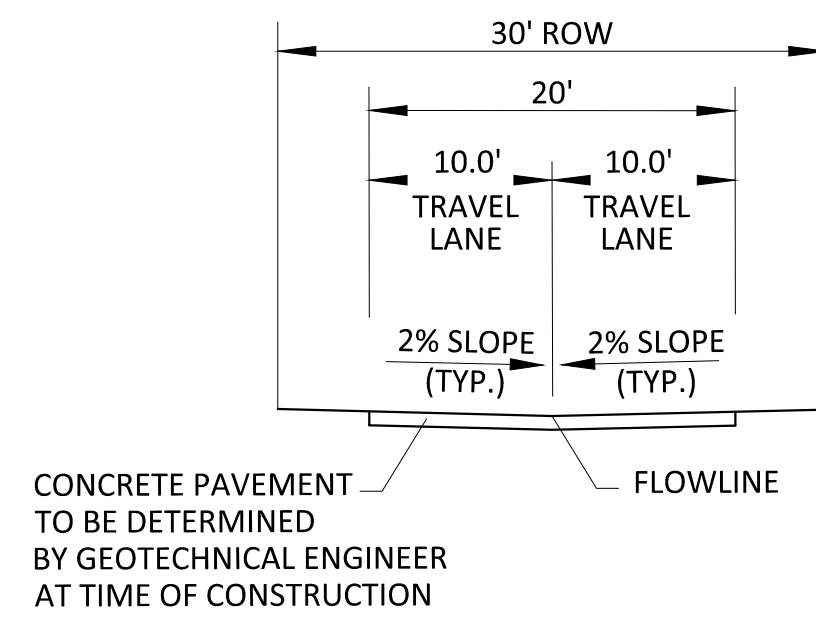
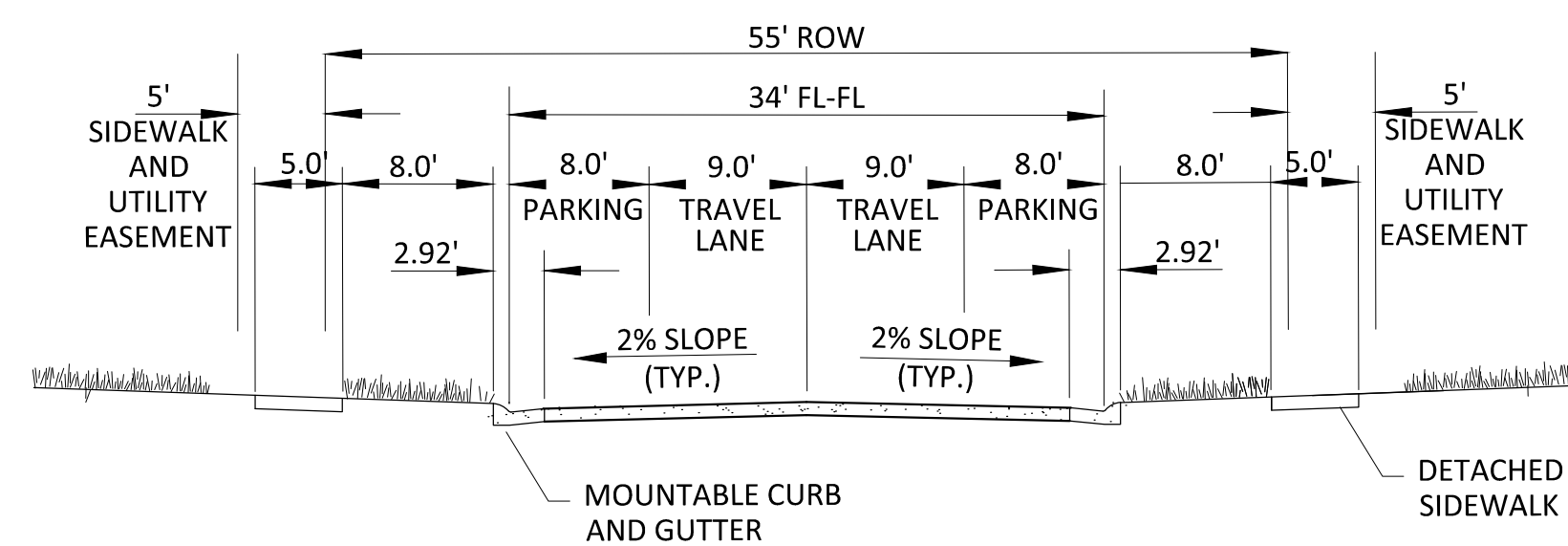




PRIVATE RESIDENTIAL ALLEY



RESIDENTIAL LOCAL

GENERAL NOTES

1. ROW WIDTH SHOWN IS TYPICAL. ADDITIONAL ROW AND/OR LANES MAY BE REQUIRED BASED ON A TRAFFIC STUDY.
2. SEE STANDARD DETAIL 3 FOR TYPICAL CURB AND GUTTER INFORMATION.
3. SEE STANDARD DETAIL 4 FOR TYPICAL SIDEWALK INFORMATION.



Know what's **below**.
Call before you dig.

TOWN OF PARKER APPROVALS

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TOWN OF PARKER, DIRECTOR OF ENGINEERING

DATE _____

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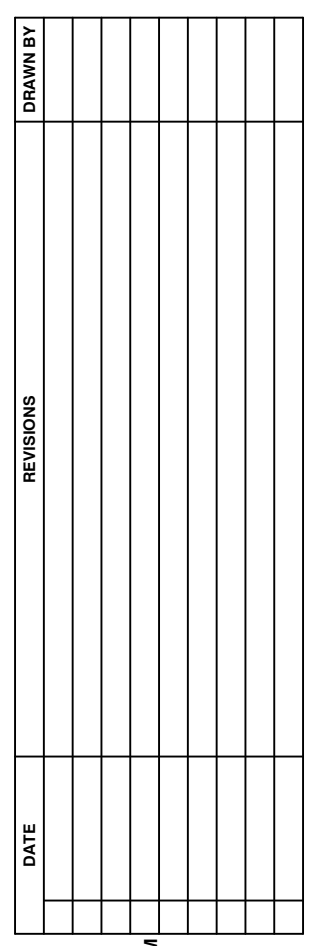
COMPARK VILLAGE SOUTH FILING NO. 2

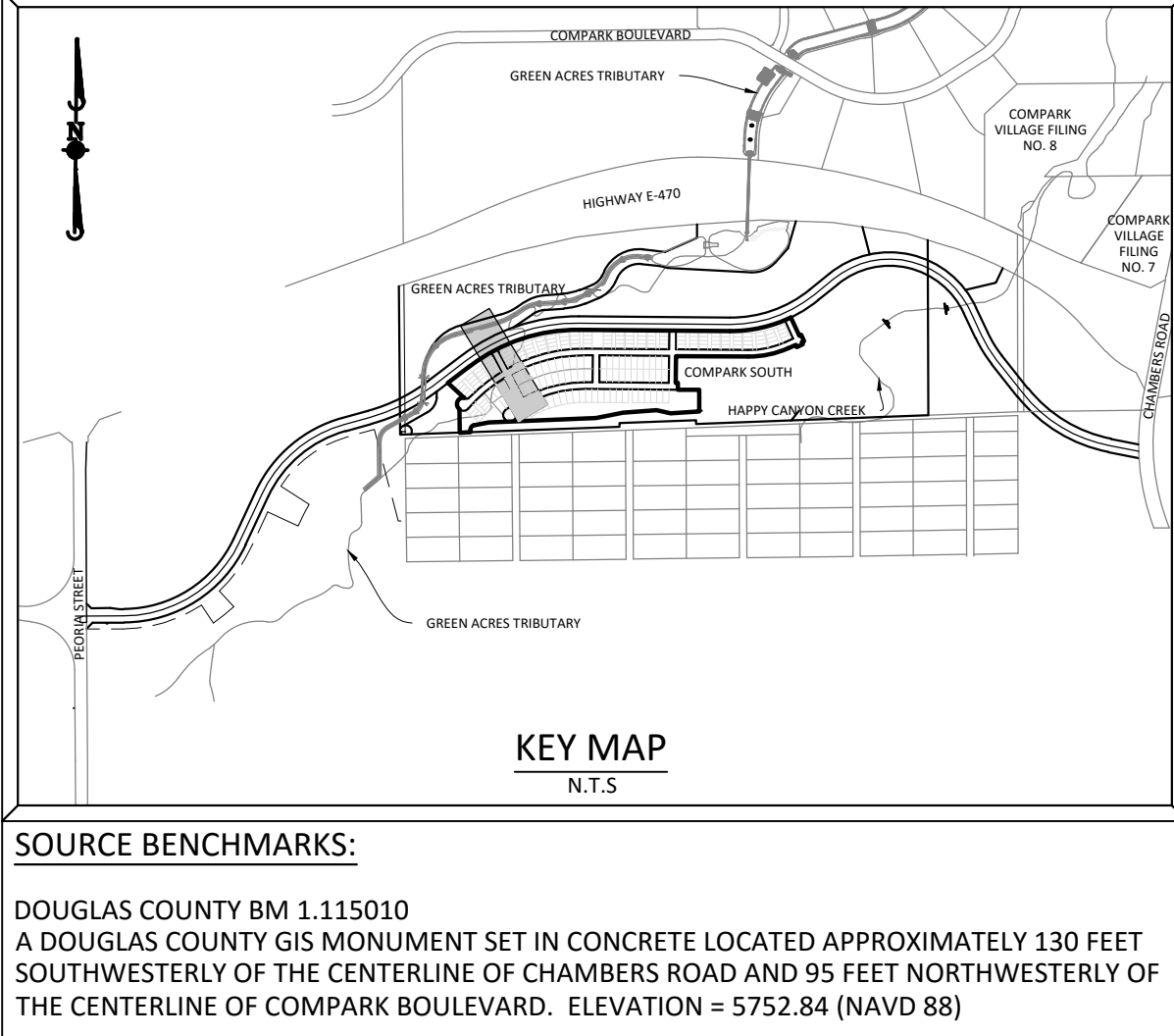
TOWN OF PARKER, COLORADO

TYPICAL ROADWAY SECTIONS

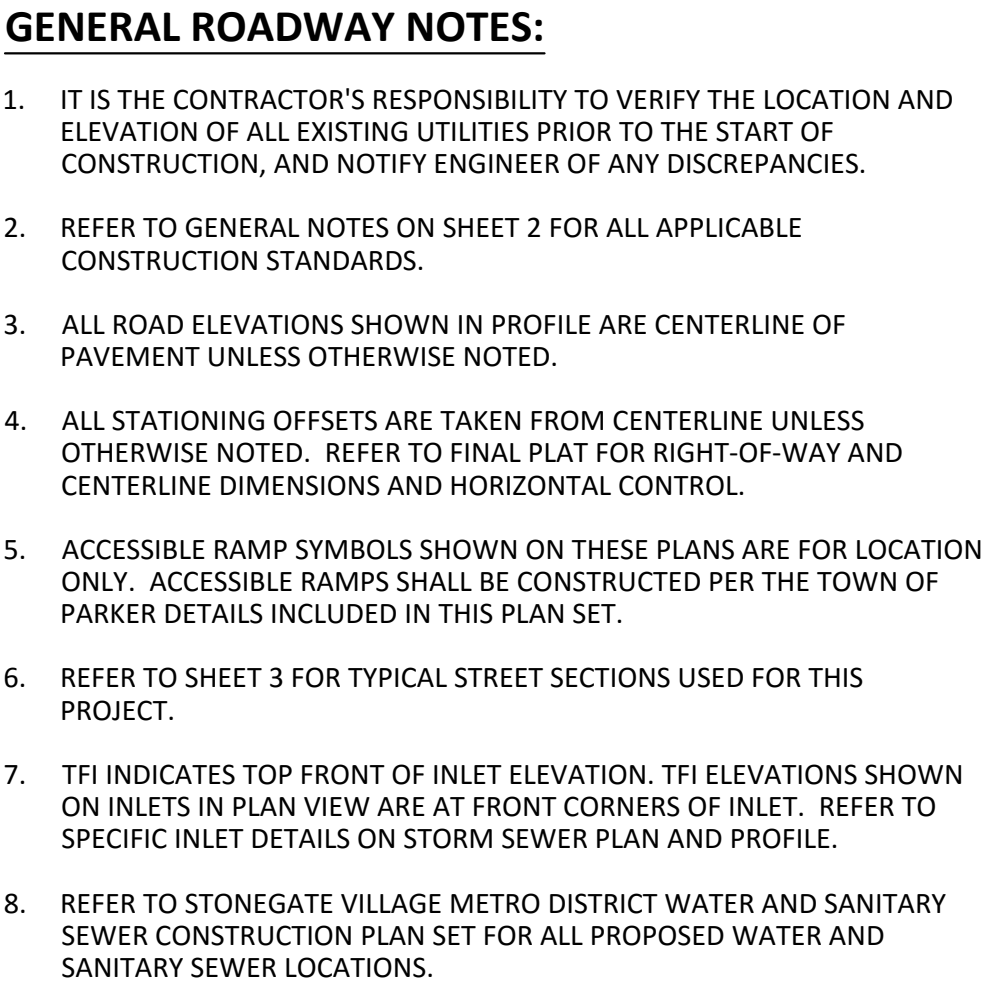
PROJ. MGR.: RJM
 PROJ. ASSOC.:
 DRAWN BY:
 DATE: 09/2016

SHEET
3 OF 19
 CLCPKC3





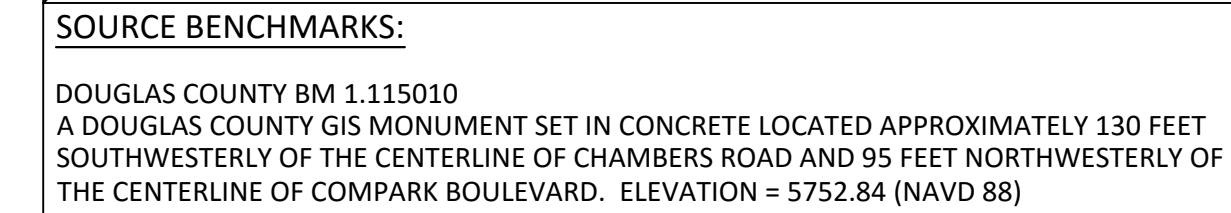
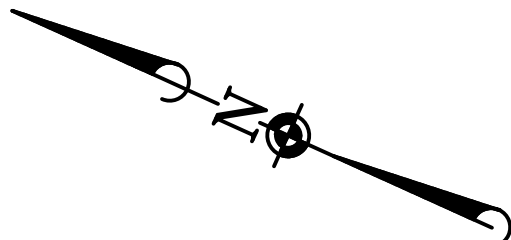
CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
CR1	30.16'	20.00'	86°24'53"	S15° 09' 14.72"W	30.16
CR2	31.55'	20.00'	90°22'32"	N73° 14' 28.16"W	31.55
CR3	31.28'	20.00'	89°36'07"	S16° 44' 51.75"W	31.28
CR4	32.74'	20.00'	93°47'53"	N74° 57' 08.47"W	32.74
CR5	29.84'	20.00'	85°28'17"	N14° 40' 55.56"E	29.84
CR6	31.58'	20.00'	90°28'28"	S73° 17' 25.76"E	31.58



Know what's **below**.
Call before you dig.

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CURVE TABLE



CURVE TABLE



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TOWN OF PARKER, DIRECTOR OF ENGINEERING

DATE _____

COMPARK VILLAGE SOUTH FILING NO. 2

TOWN OF PARKER, COLORADO

GOLDEN EAGLE ST & SAGE GROUSE ST ROADWAY PLANS & PROFIL

PROJ. MGR.: RJM

DRAWN BY: _____

DATE: 09/

SHEE

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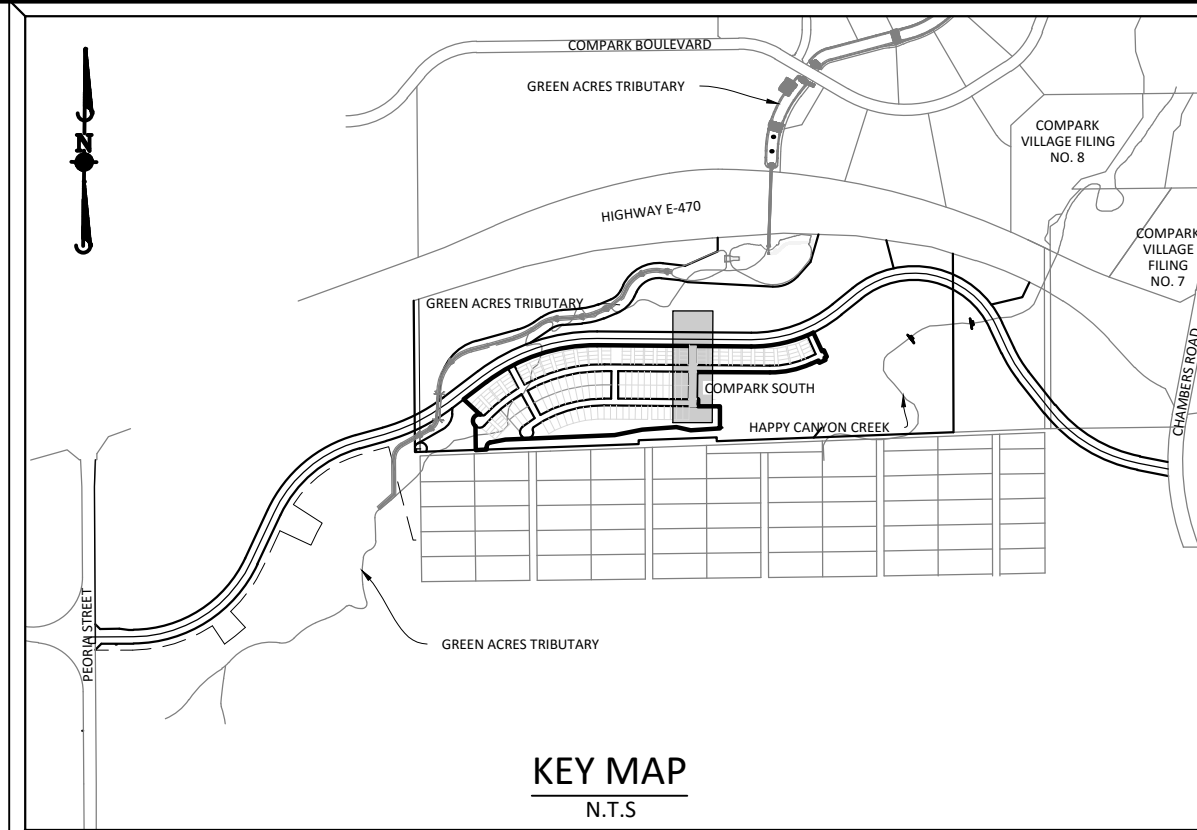
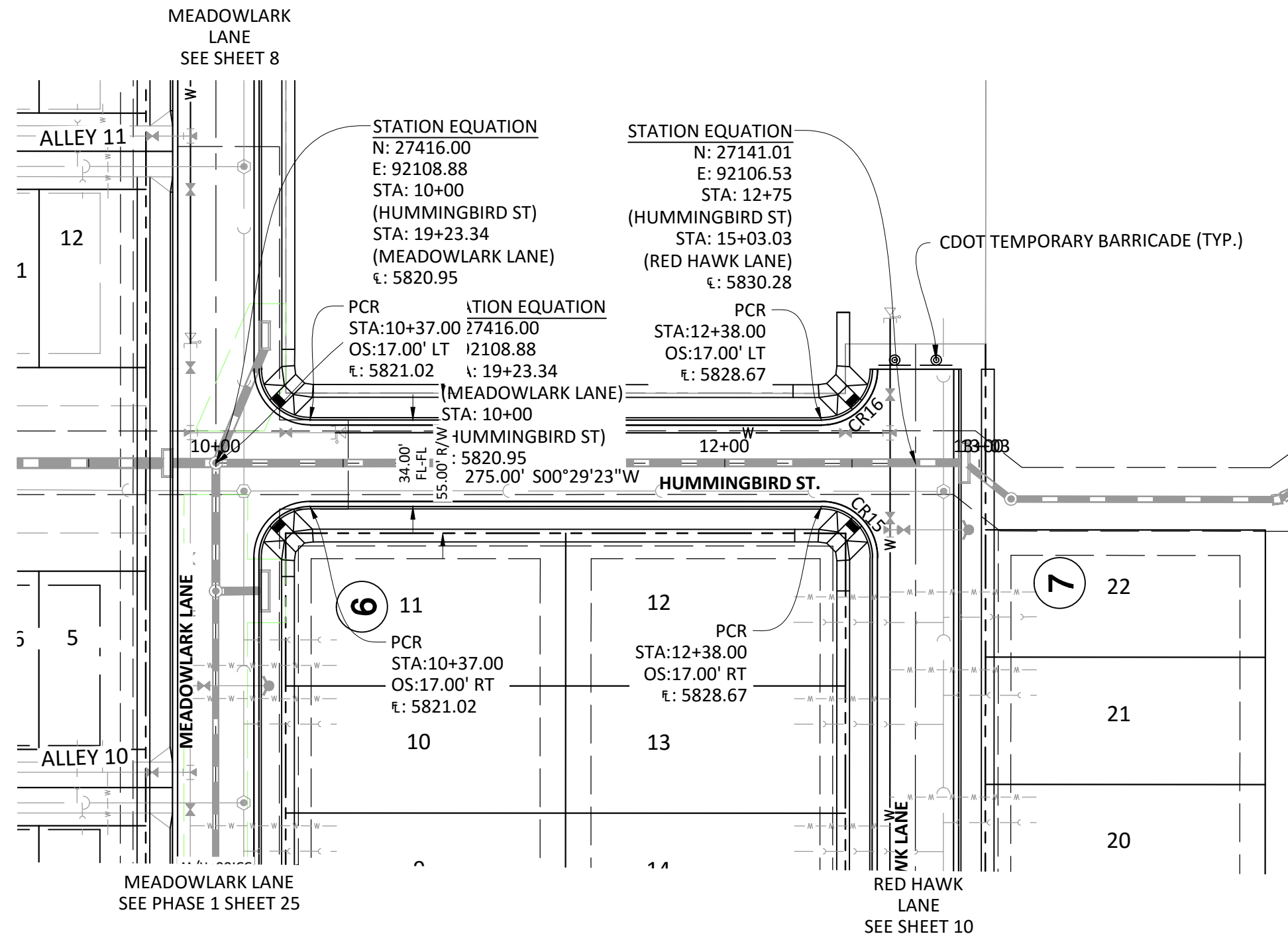
6 OF

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CLCPKC3

FIRST SUBMITTAL

Plotted: 9/23/2016 1:52 PM Day Name: p:\c\pkc3\compark\05-residential\cd\dwg\civil\drawings\Plan Set\Town\Phase 2\05B-CLCPKC3-PP-1.dwg Updated By: RKatz



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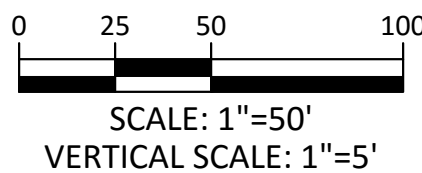
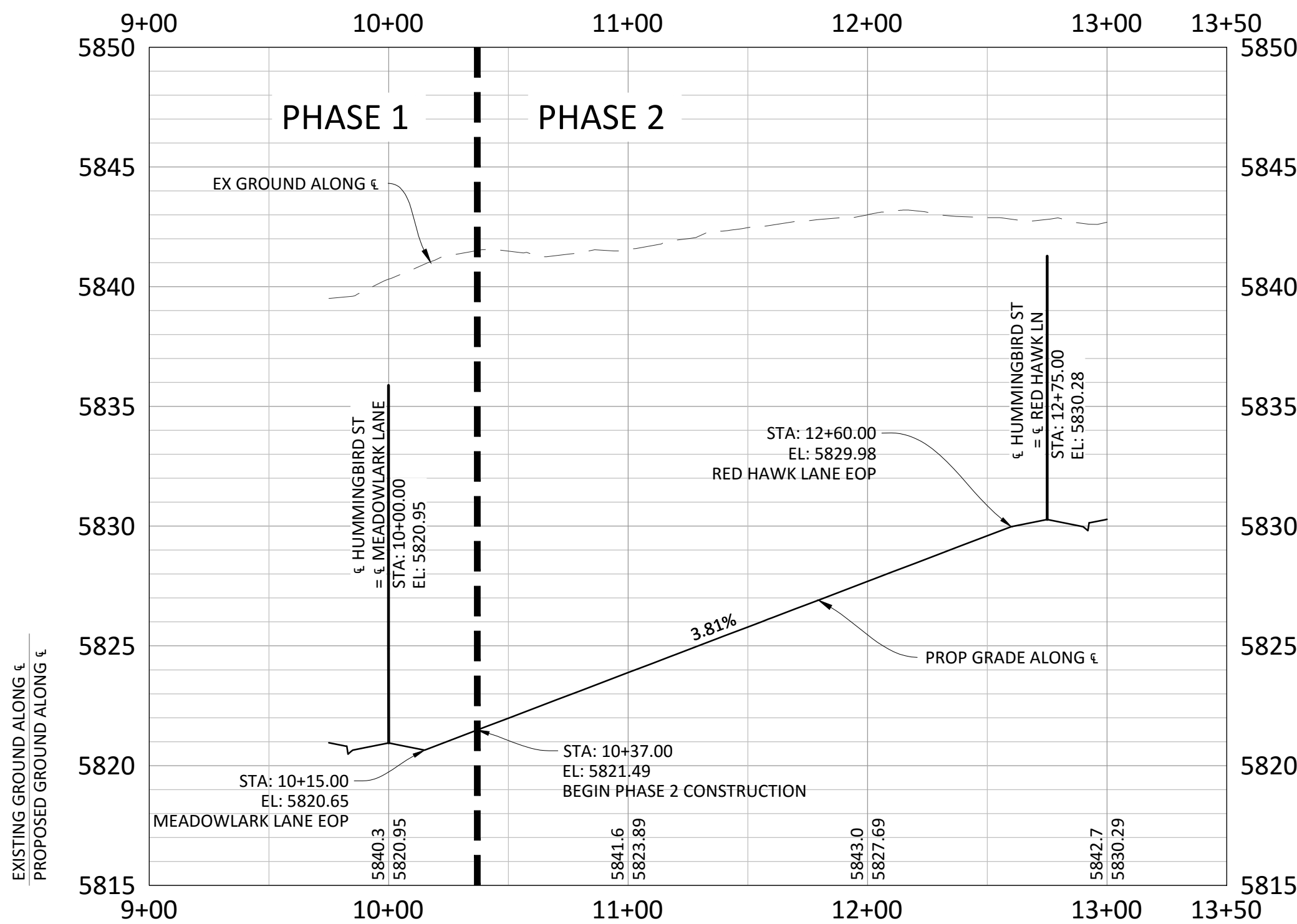
DOUGLAS COUNTY BM 1.115010
A DOUGLAS COUNTY GIS MONUMENT SET IN CONCRETE LOCATED APPROXIMATELY 130 FEET
SOUTHWESTERLY OF THE CENTERLINE OF CHAMBERS ROAD AND 95 FEET NORTHWESTERLY OF
THE CENTERLINE OF COMPARK BOULEVARD. ELEVATION = 5752.84 (NAVD 88)

HUMMINGBIRD ST.

CURVE TABLE						
Curve #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	
CR13	31.42'	20.00'	90°00'00"	S45° 29' 23.01"W	31.42	
CR14	31.42'	20.00'	90°00'00"	N44° 30' 36.99"W	31.42	
CR15	31.42'	20.00'	90°00'00"	N45° 29' 23.01"E	31.42	
CR16	31.42'	20.00'	90°00'00"	S44° 30' 36.99"E	31.42	



Know what's below.
Call before you dig.



GENERAL ROADWAY NOTES:

- IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION, AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
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- ALL ROAD ELEVATIONS SHOWN IN PROFILE ARE CENTERLINE OF PAVEMENT UNLESS OTHERWISE NOTED.
- ALL STATIONING OFFSETS ARE TAKEN FROM CENTERLINE UNLESS OTHERWISE NOTED. REFER TO FINAL PLAT FOR RIGHT-OF-WAY AND CENTERLINE DIMENSIONS AND HORIZONTAL CONTROL.
- ACCESSIBLE RAMP SYMBOLS SHOWN ON THESE PLANS ARE FOR LOCATION ONLY. ACCESSIBLE RAMPS SHALL BE CONSTRUCTED PER THE TOWN OF PARKER DETAILS INCLUDED IN THIS PLAN SET.
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- TFI INDICATES TOP FRONT OF INLET ELEVATION. TFI ELEVATIONS SHOWN ON INLETS IN PLAN VIEW ARE AT FRONT CORNERS OF INLET. REFER TO SPECIFIC INLET DETAILS ON STORM SEWER PLAN AND PROFILE.
- REFER TO STONEGATE VILLAGE METRO DISTRICT WATER AND SANITARY SEWER CONSTRUCTION PLAN SET FOR ALL PROPOSED WATER AND SANITARY SEWER LOCATIONS.

TOWN OF PARKER APPROVALS

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TOWN OF PARKER, DIRECTOR OF ENGINEERING

DATE

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PROJ. MGR.: RIM
PROJ. ASSOC.:
DRAWN BY:
DATE: 09/2016
SHEET
7 OF 19
CLCPKC3

COMPARK VILLAGE SOUTH FILING NO. 2
TOWN OF PARKER, COLORADO
HUMMINGBIRD ST ROADWAY PLAN & PROFILE

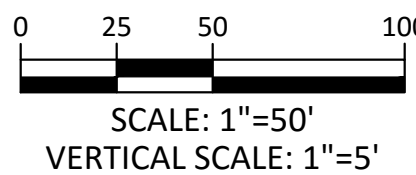
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RED HAWK LANE

CURVE TABLE					
Curve #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
CR15	31.42'	20.00'	90°00'00"	N45° 29' 23.01"E	31.42
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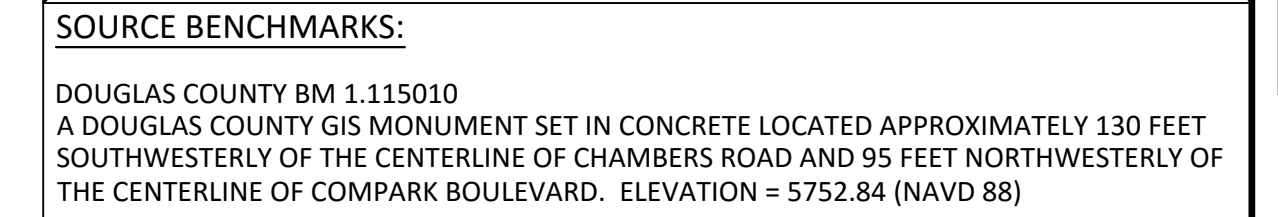
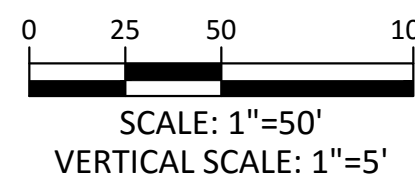
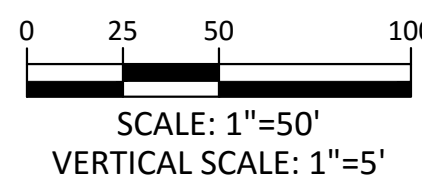
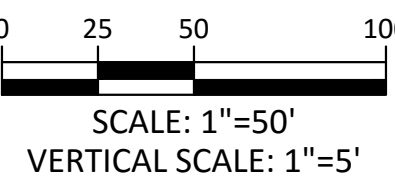


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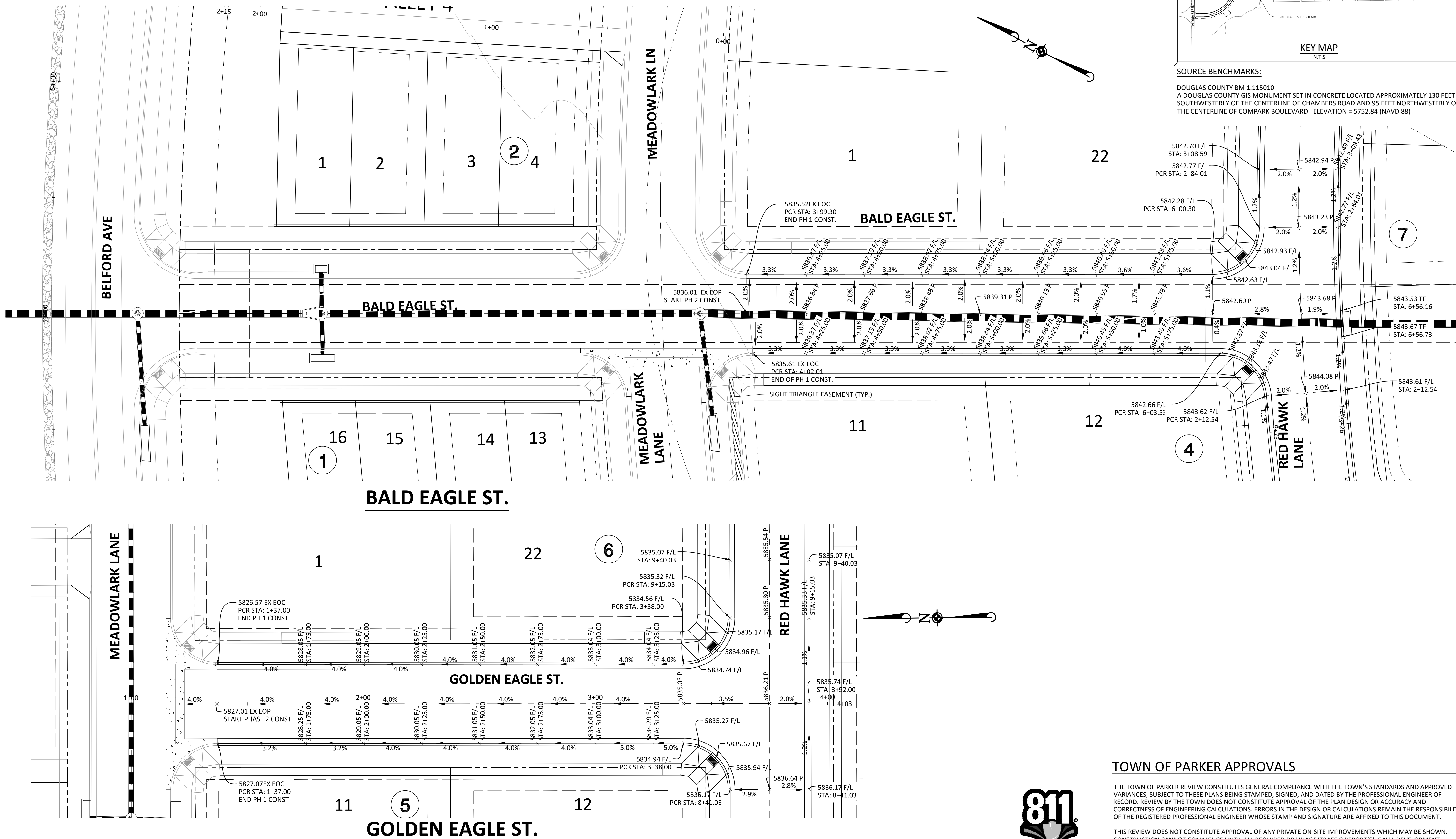




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TOWN OF PARKER APPROVALS

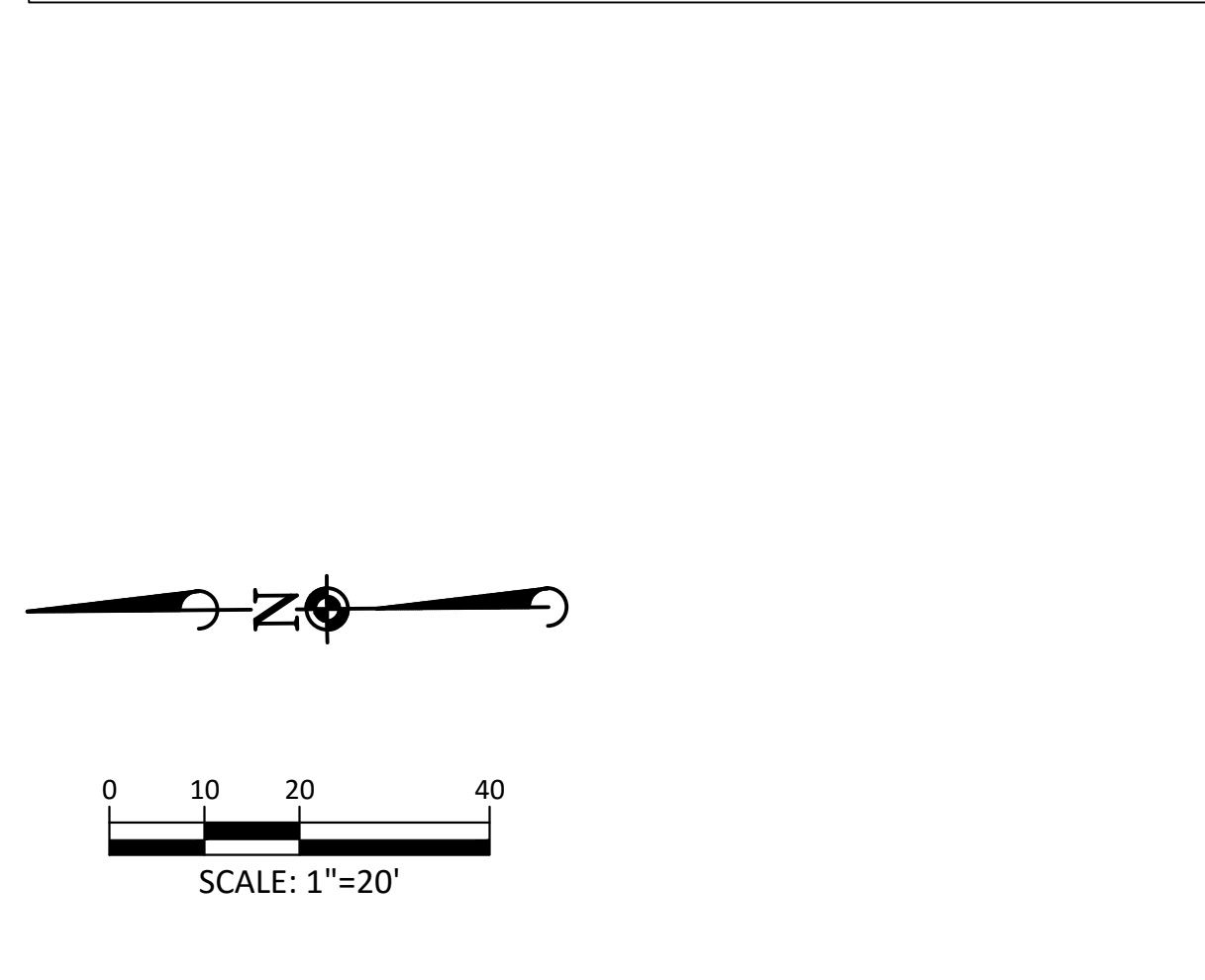
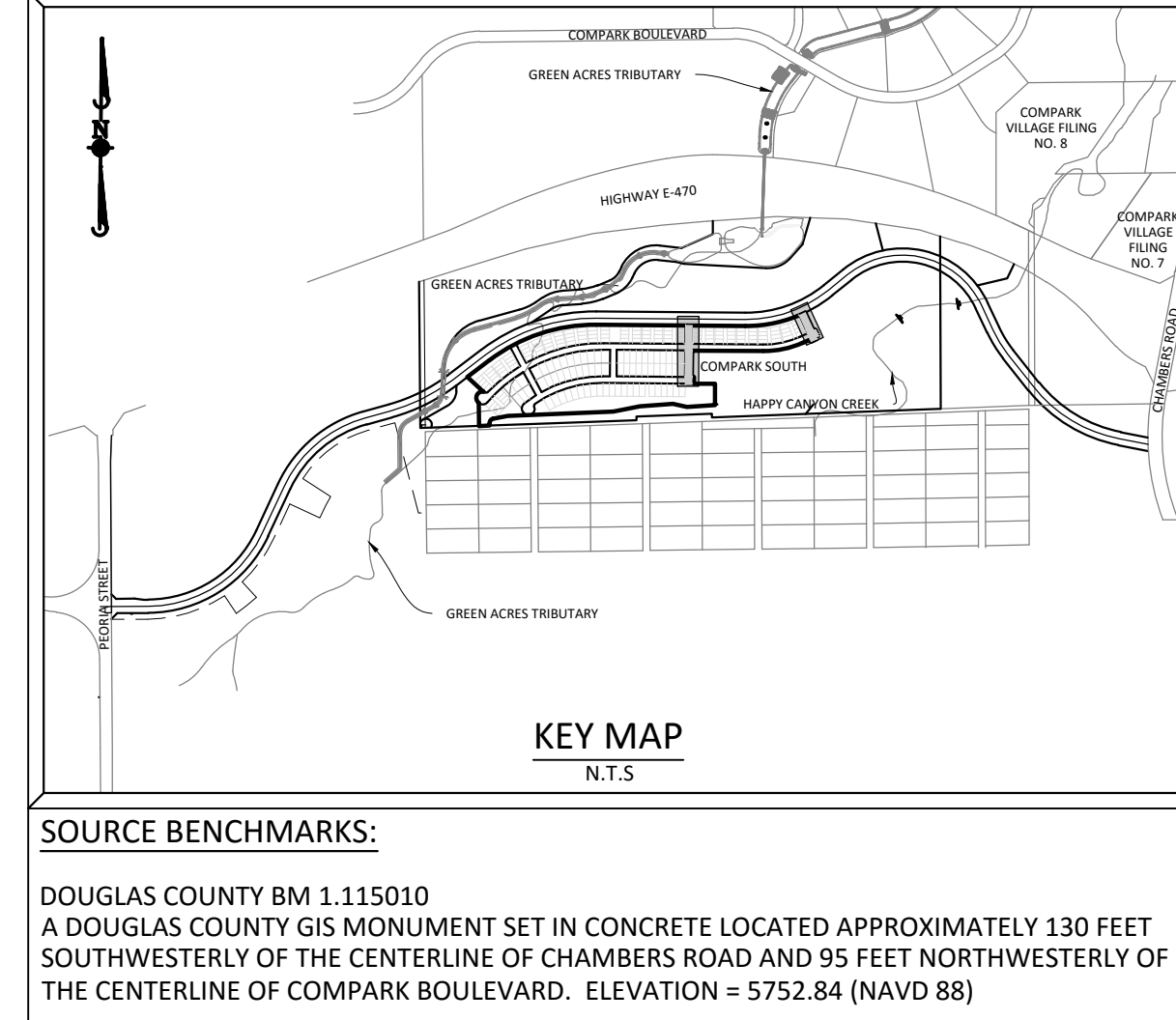
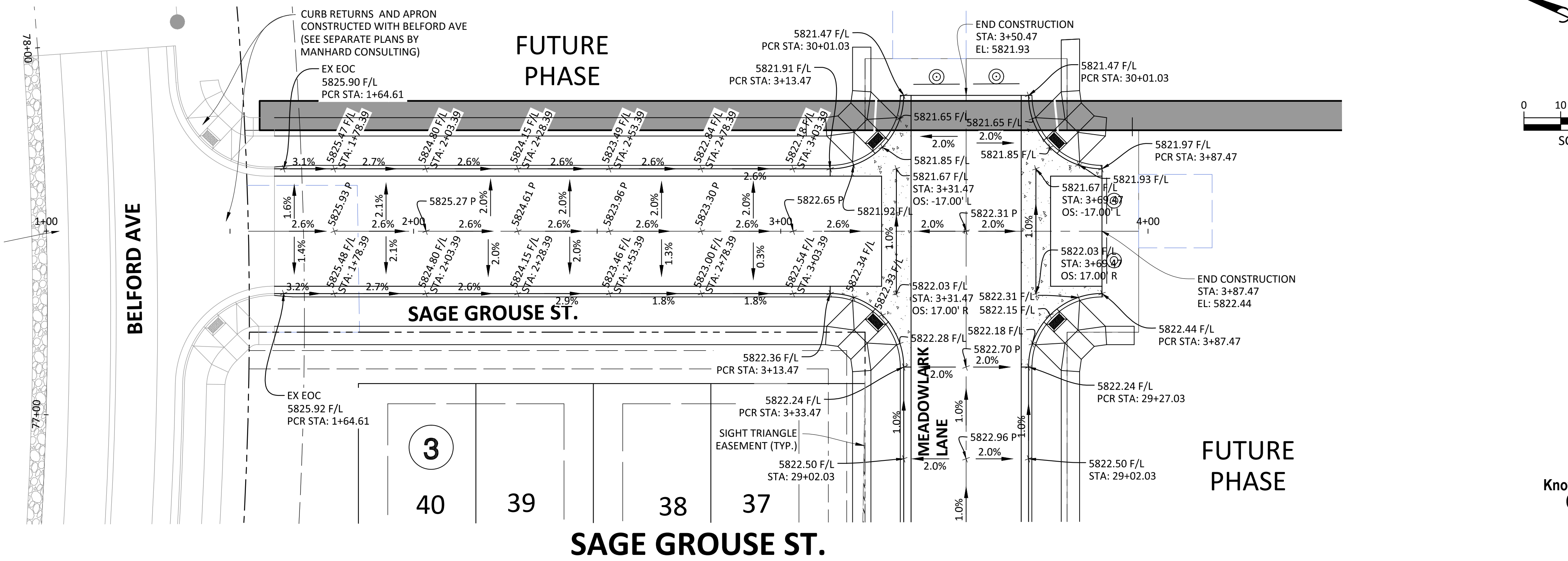
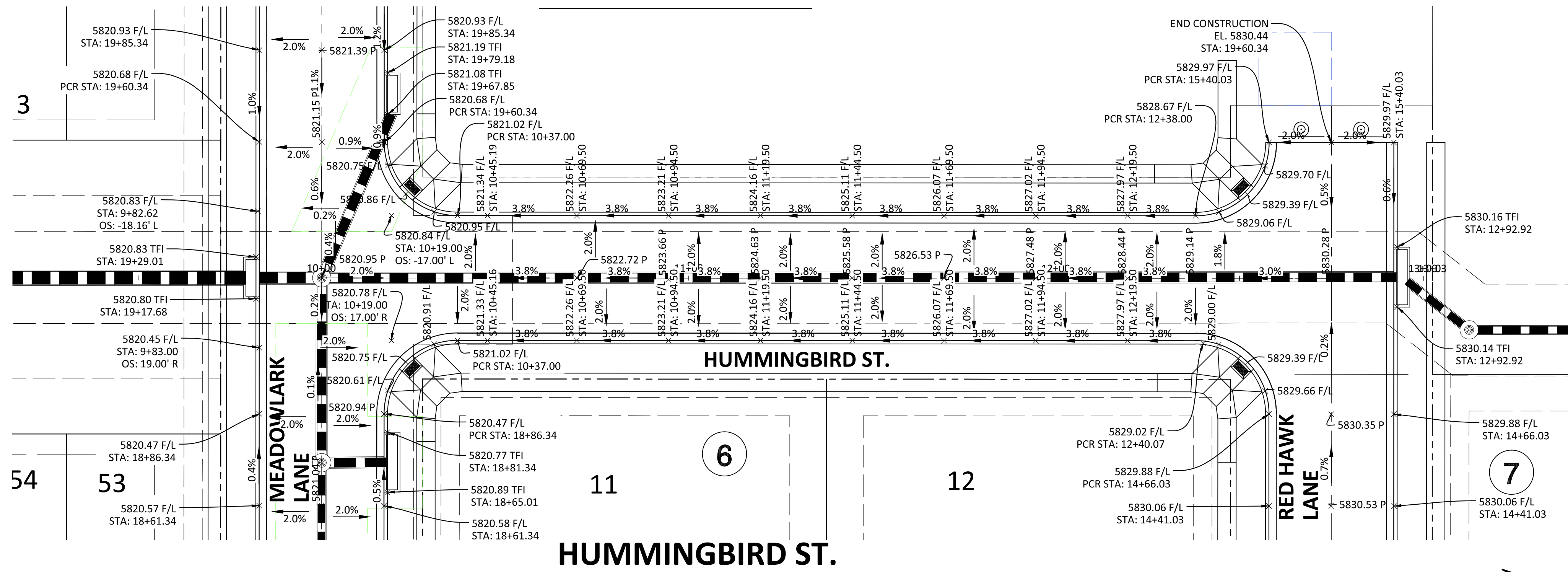
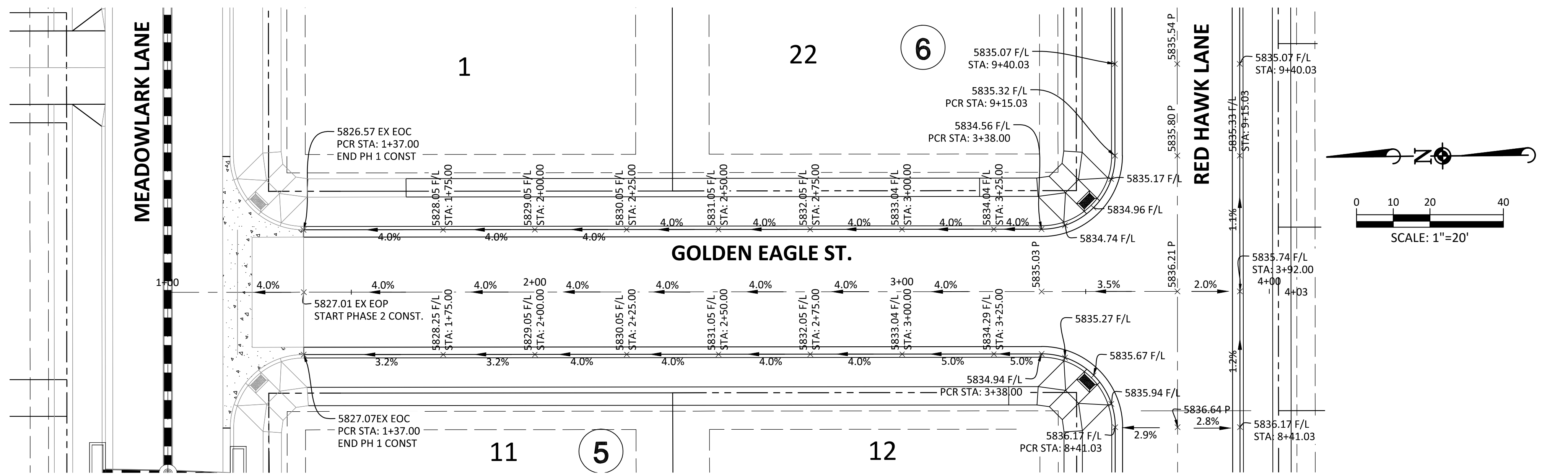
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TOWN OF PARKER, DIRECTOR OF ENGINEERING

DATE _____

Plotted: 9/23/2016 2:06 PM Day Name: p:\c\pkc3\compark\05-residential\cd\dwg\Eng\Final\Drawings\Plus Set\Town\PHASE 2\05B-CLCPKC3-Street Intersection Details.dwg Updated By: RIM



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manhard.com

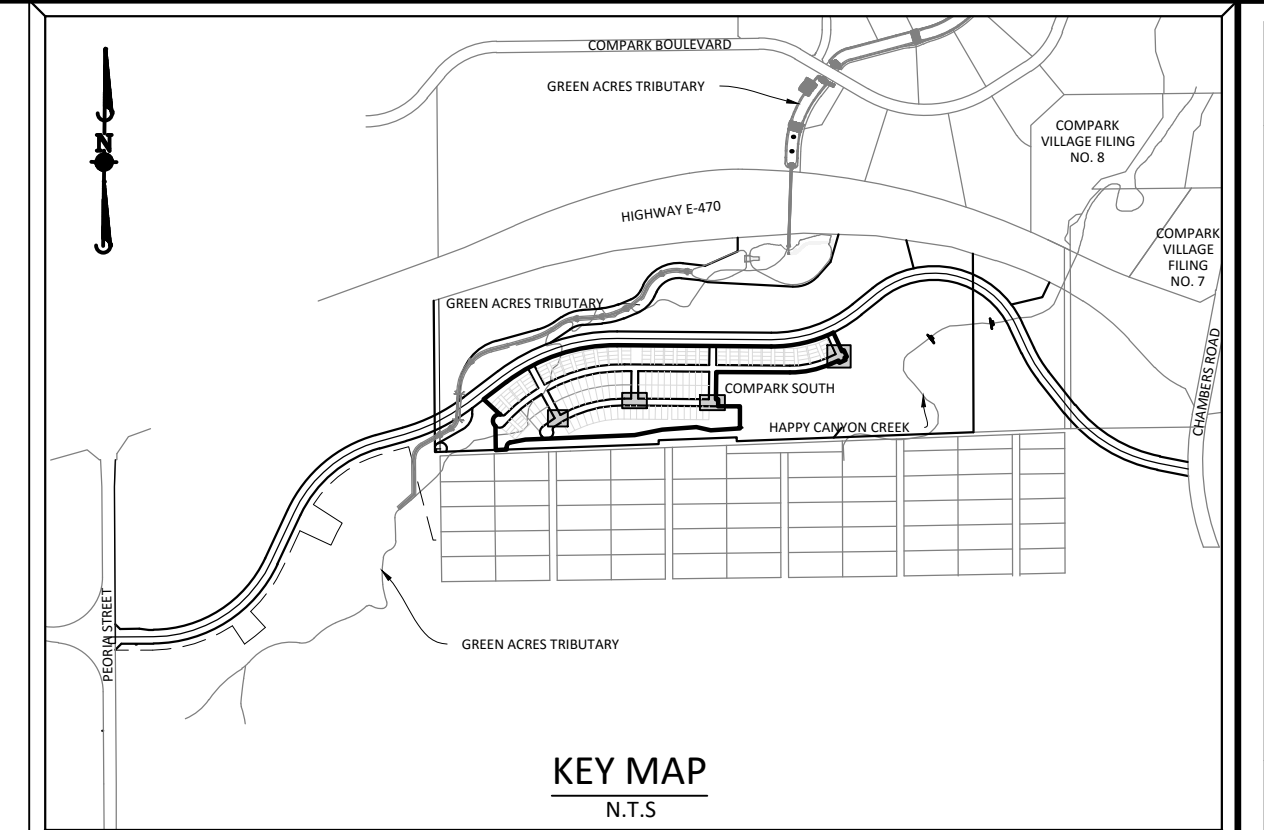
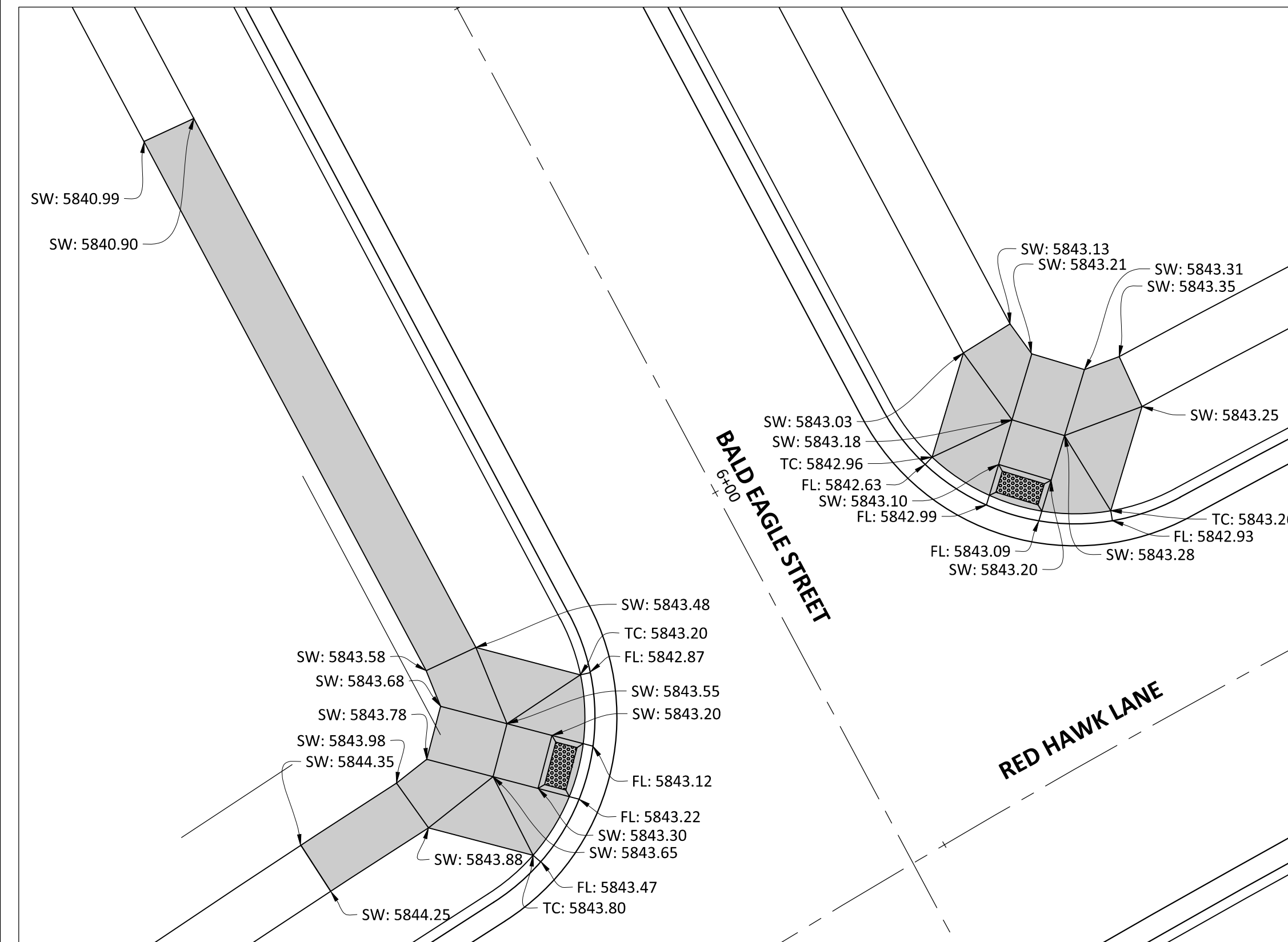
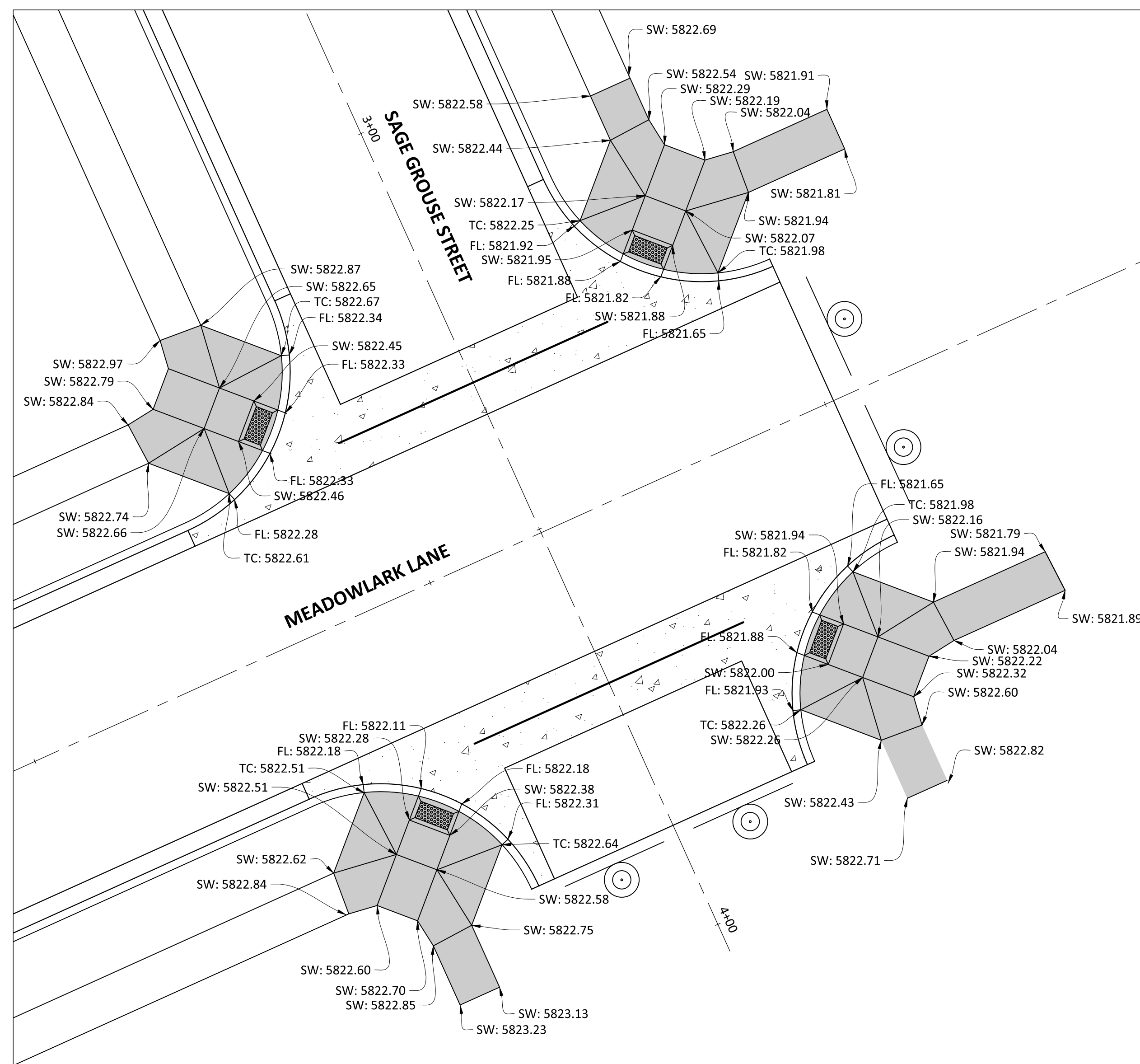
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COMPARK VILLAGE SOUTH FILING NO. 2
TOWN OF PARKER, COLORADO
INTERSECTION DETAILS - HUMMINGBIRD ST & SAGE GROUSE ST

PROJ. MGR.: RIM
PROJ. ASSOC.:
DRAWN BY:
DATE: 09/2016

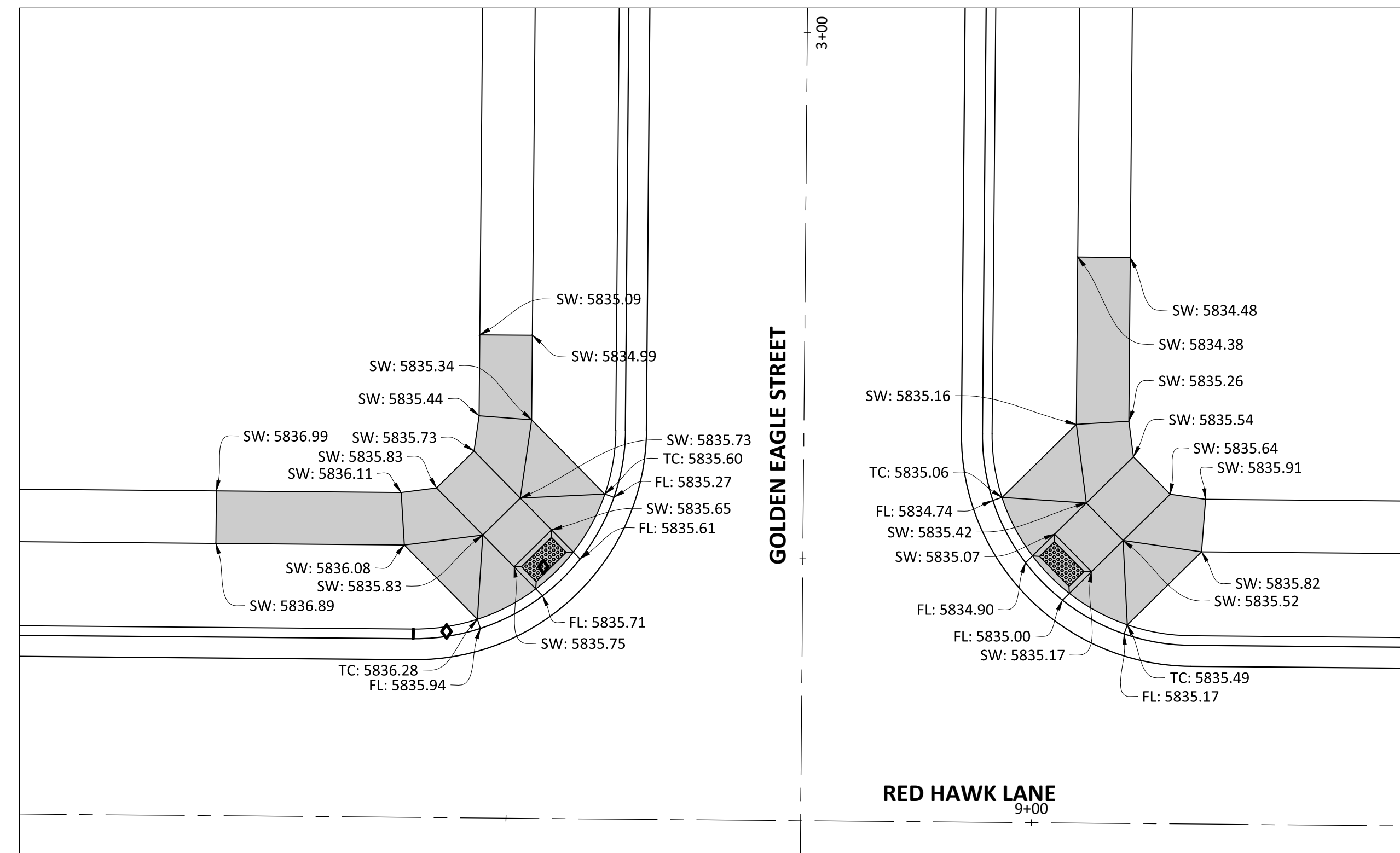
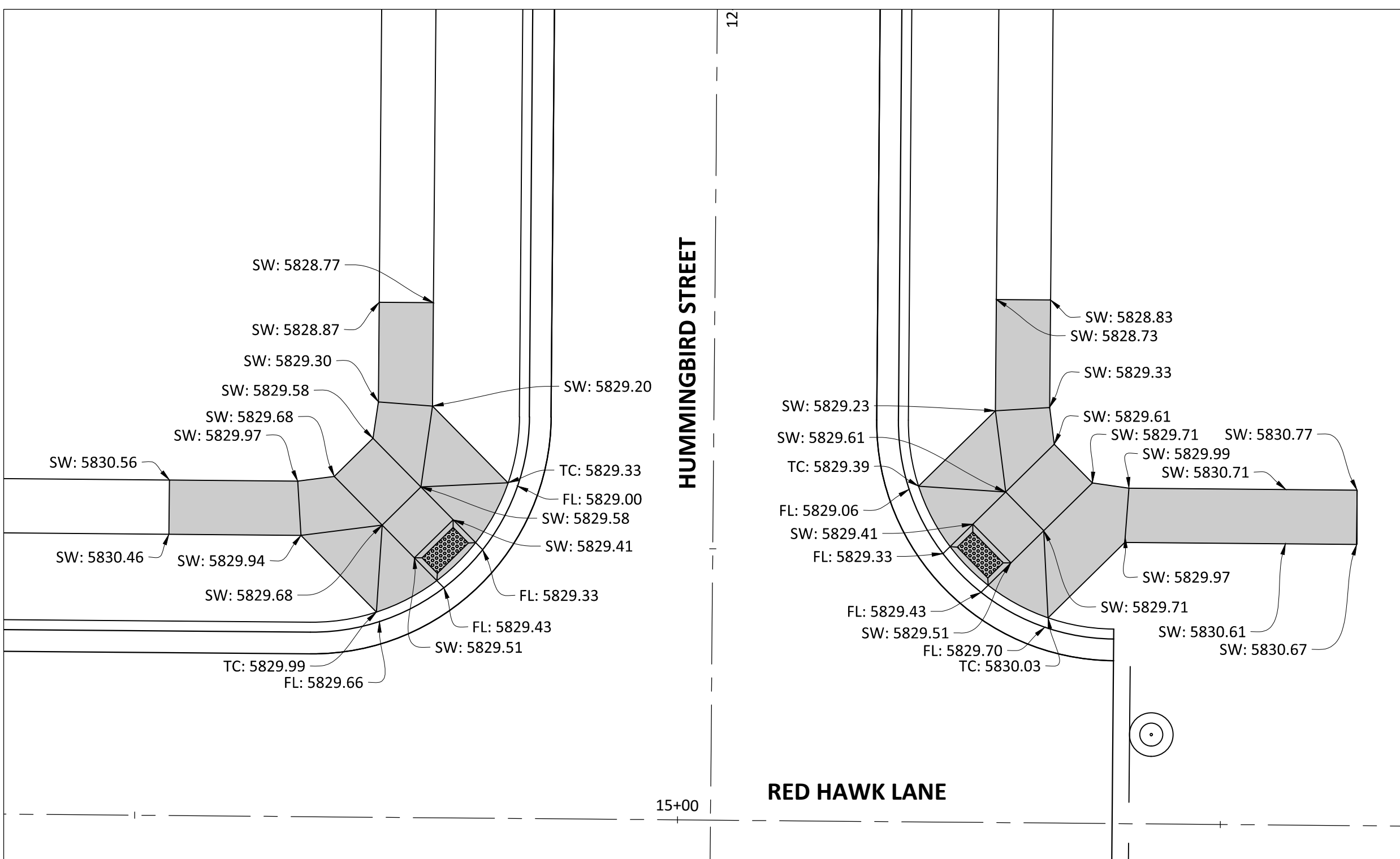
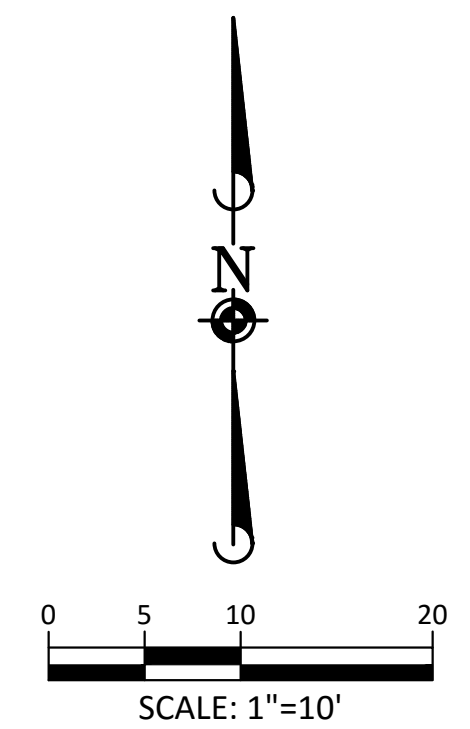
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14 OF **19**
CLCPKC3

FIRST SUBMITTAL

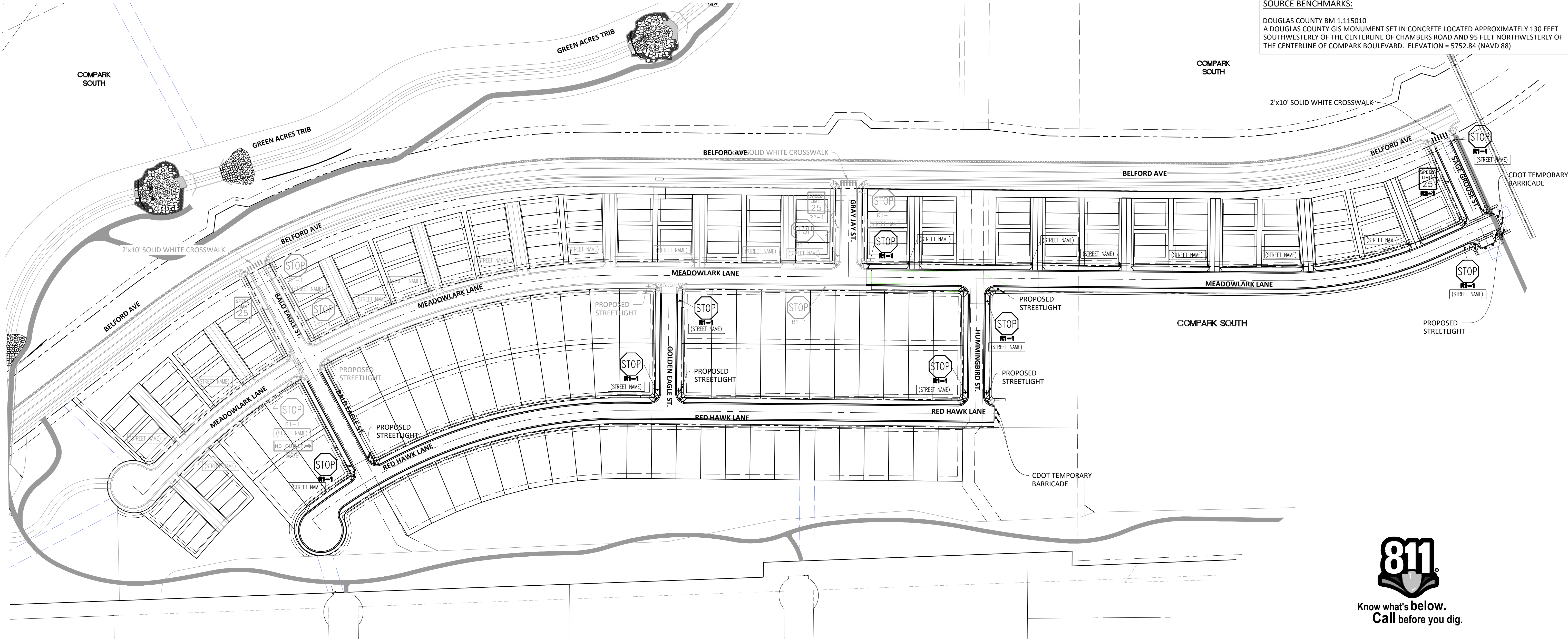


SOURCE BENCHMARKS:

DOUGLAS COUNTY BM 1.115010
A DOUGLAS COUNTY GIS MONUMENT SET IN CONCRETE LOCATED APPROXIMATELY 130 FEET
SOUTHWESTERLY OF THE CENTERLINE OF CHAMBERS ROAD AND 95 FEET NORTHWESTERLY OF
THE CENTERLINE OF COMPARK BOULEVARD. ELEVATION = 5752.84 (NAVD 88)



Plotted: 9/23/2016 2:13 PM Day Name: p:\c:\pck3\comsouth05-residential.cdw\p\c\pck3-signage.dwg Updated By: Rkatz



KEY MAP
N.T.S.

SOURCE BENCHMARKS:
DOUGLAS COUNTY BM 1.115010
A DOUGLAS COUNTY GIS MONUMENT SET IN CONCRETE LOCATED APPROXIMATELY 130 FEET SOUTHWESTERLY OF THE CENTERLINE OF CHAMBERS ROAD AND 95 FEET NORTHWESTERLY OF THE CENTERLINE OF COMPARK BOULEVARD. ELEVATION = 5752.84 (NAVD 88)

SIGNAGE AND STRIPING NOTES:

1. ALL TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE MOST RECENT VERSION OF THE FEDERAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), COLORADO SUPPLEMENTAL MUTCD, AND THE TOWN OF PARKER ROADWAY DESIGN AND CONSTRUCTION CRITERIA MANUAL. FURTHER SPECIFICATIONS AND ILLUSTRATIONS ARE LOCATED IN THE COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) M AND S STANDARDS.
2. A FIELD INSPECTION OF LOCATION AND INSTALLATION OF ALL SIGNS AND MARKING SHALL BE PERFORMED BY THE TOWN OF PARKER.
3. THE CONTRACTOR INSTALLING SIGNS SHALL BE RESPONSIBLE FOR THE LOCATING AND PROTECTING OF ALL UNDERGROUND UTILITIES.
4. TYPE III (LIGHTED) BARRICADES SHALL BE SET AT THE ENDS OF ROADWAYS SEPARATING FINISHED (AND/OR ACCEPTED) AND UNFINISHED CONSTRUCTION AREAS AND SHALL BE MAINTAINED BY THE CONTRACTOR/DEVELOPER. A "ROAD CLOSED AHEAD" AND "TO BE EXTENDED" WARNING SIGNS SHALL BE INSTALLED APPROPRIATELY IN ADVANCE OF THE TYPE III BARRICADES.
5. SPECIAL CARE SHALL BE TAKEN IN SIGN LOCATIONS TO ENSURE AN UNOBSTRUCTED VIEW OF EACH SIGN.
6. WHERE STOP SIGN CONTROL IS APPROPRIATE, 36-INCH STOP SIGNS SHALL BE USED FOR APPROACHES TO ANY ROADWAY THAT IS CLASSIFIED AS A COLLECTOR OR GREATER.

SIGNAGE AND STRIPING NOTES (CONT):

7. A 7-FOOT MINIMUM POST LENGTH SHALL BE MAINTAINED FROM THE BOTTOM OF THE SIGN PANEL TO THE GROUND. THIS REQUIREMENT FOR VERTICAL CLEARANCE IS FOR ALL SIGNS.
8. DELINEATION OF ROADWAYS SHALL BE AS SPECIFIED IN THE COLORADO DEPARTMENT OF TRANSPORTATION M AND S STANDARDS.
9. RAISED MEDIAN ISLAND NOSES SHALL HAVE R4-7 SIGNS AT EACH END.
10. SIGNAGE AND STRIPING HAVE BEEN DETERMINED BY INFORMATION AVAILABLE AT THE TIME OF REVIEW. PRIOR TO THE INITIATION OF ANY WARRANTY PERIOD, THE TOWN OF PARKER RESERVES THE RIGHT TO REQUIRE MODIFICATIONS TO EXISTING, OR INSTALLATION OF, ADDITIONAL SIGNAGE AND/OR PAVEMENT MARKING IF IT IS DETERMINED THAT CONDITIONS WARRANT SUCH MODIFICATION ACCORDING TO THE MUTCD OR THE CDOT M AND S STANDARDS. ALL SIGNAGE AND STRIPING SHALL FALL UNDER THE REQUIREMENTS OF THE TWO-YEAR WARRANTY PERIOD FOR NEW CONSTRUCTION. ADDITIONALLY, ALL PAVEMENT MARKING SHALL NOT LIFT OR PEEL DURING THE FIRST YEAR AFTER INSTALLATION.
11. DIAMOND GRADE MATERIAL SHALL BE USED ON ALL STOP SIGN AND OVERHEAD SIGNS. ALL OTHER ROADSIDE TRAFFIC CONTROL DEVICES SHALL USE HIGH INTENSITY GRADE SHEETING. NO FLUORESCENT YELLOW-GREEN SHEETING SHALL BE USED UNLESS SPECIFICALLY APPROVED BY THE TOWN OF PARKER.

SIGNAGE AND STRIPING NOTES (CONT):

12. ALL STREET NAME SIGNS SHALL BE HIGH INTENSITY, EXTRUDED, GREEN AND WHITE BLADES. ARTERIAL AND COLLECTOR STREET NAME SIGNS SHALL BE 9-INCH BLADES AND HAVE MIXED CASE LETTERING. LOCAL STREET NAME SIGNS SHALL BE 6-INCH BLADES WITH ALL CAPITALIZED LETTERING.
13. ALL LAYOUTS FOR INTERNALLY ILLUMINATED STREET NAME SIGNS SHALL BE SUBMITTED TO THE TOWN FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
14. ALL REMOVED SIGNS SHALL BE RETURNED TO THE TOWN OF PARKER.
15. CROSSWALKS: SHALL BE CONSTRUCTED USING PRE-FORMED THERMOPLASTIC OR AN APPROVED EQUAL.

SHALL BE LONGITUDINAL 2-FEET BY 10-FEET (CONTINENTAL) TYPE OR OTHER APPROVED BY THE TOWN OF PARKER.

SHALL LINE UP WITH HANDICAP RAMPS.

SHALL BE CENTERED WITHIN LANES AND PLACED ON LANE AND CURB LINES SO AS TO AVOID VEHICLE WHEEL PATHS.

SIGNAGE AND STRIPING NOTES (CONT):

- FOR CONCRETE SURFACE:
LONG LINE MARKINGS (CHANNELIZATION LINES, SKIPS, ETC.) SHALL BE EPOXY PAINT. OTHER PAINT MAY BE USED FOR TEMPORARY APPLICATION ONLY WHEN APPROVED BY THE TOWN OF PARKER.
- WORDS, SYMBOLS, AND CROSSWALKS/STOP BARS SHALL BE METHYL-MYTHACRALATE, PREFORMED THERMOPLASTIC (90 MIL), PREFORMED PLASTIC (90 MIL), INLAYED TAPE (STAMARK), OR AS SPECIFIED.
- (SAND OR WATER BLAST CURING COMPOUND PRIOR TO INSTALLATION OF MARKINGS.)
- FOR ASPHALT SURFACE:
LONG LINE MARKINGS (CHANNELIZATION LINES, SKIPS, ETC.) SHALL BE EPOXY PAINT. OTHER PAINT MAY BE USED FOR TEMPORARY APPLICATION ONLY WHEN APPROVED BY THE TOWN OF PARKER.
- WORDS, SYMBOLS, AND CROSSWALKS/STOP BARS SHALL BE HOT APPLIED THERMOPLASTIC (90 MIL), PREFORMED PLASTIC (90 MIL), INLAYED TAPE (STAMARK), METHYL-MYTHACRALATE, OR AS SPECIFIED.
17. INSPECTION AND APPROVAL OF STRIPING AND CROSSWALK LAYOUT TO BE DONE BY TOWN OF PARKER DEVELOPMENT REVIEW ENGINEER (CALL 303-840-9546) PRIOR TO APPLICATION OF FINAL STRIPING.

TOWN OF PARKER APPROVALS

THE TOWN OF PARKER REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE TOWN'S STANDARDS AND APPROVED VARIANCES, SUBJECT TO THESE PLANS BEING STAMPED, SIGNED, AND DATED BY THE PROFESSIONAL ENGINEER OF RECORD. REVIEW BY THE TOWN DOES NOT CONSTITUTE APPROVAL OF THE PLAN DESIGN OR ACCURACY AND CORRECTNESS OF ENGINEERING CALCULATIONS. ERRORS IN THE DESIGN OR CALCULATIONS REMAIN THE RESPONSIBILITY OF THE REGISTERED PROFESSIONAL ENGINEER WHOSE STAMP AND SIGNATURE ARE AFFIXED TO THIS DOCUMENT.

THIS REVIEW DOES NOT CONSTITUTE APPROVAL OF ANY PRIVATE ON-SITE IMPROVEMENTS WHICH MAY BE SHOWN. CONSTRUCTION CANNOT COMMENCE UNTIL ALL REQUIRED DRAINAGE/TRAFFIC REPORT(S), FINAL DEVELOPMENT PLAN(S), SPECIAL REVIEW(S), GRADING PERMIT, AND/OR OTHER PERMITS ARE COMPLETE, APPROVED AND ON FILE WITH THE TOWN OF PARKER.

TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

Manhard
CONSULTING LTD

8008 E. Arapahoe Court, Suite 110, Greenwood, CO 80115
PH: 303.708.0000 FAX: 303.708.0000
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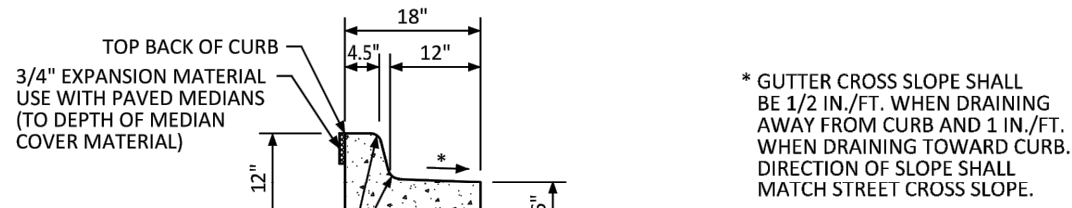
COMPARK VILLAGE SOUTH FILING NO. 2
TOWN OF PARKER, COLORADO
SIGNAGE, STRIPING AND STREET LIGHT PLAN

PROJ. MGR.: RIM
PROJ. ASSOC.:
DRAWN BY:
DATE: 09/2016

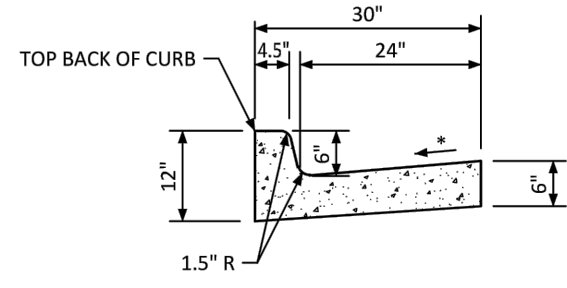
SHEET
16 OF **19**
CLCPKC3

FIRST SUBMITTAL

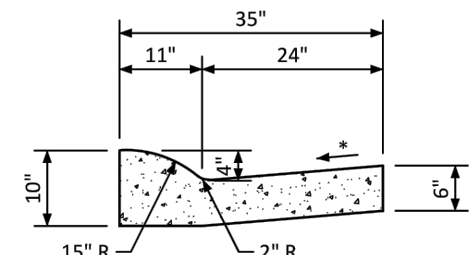
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MEDIAN CURB AND GUTTER SECTION
(CDOT CURB AND GUTTER TYPE 2 (SECTION I-B))



VERTICAL CURB AND GUTTER SECTION
(CDOT CURB AND GUTTER TYPE 2 (SECTION I-B))



MOUNTABLE CURB AND GUTTER SECTION

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.

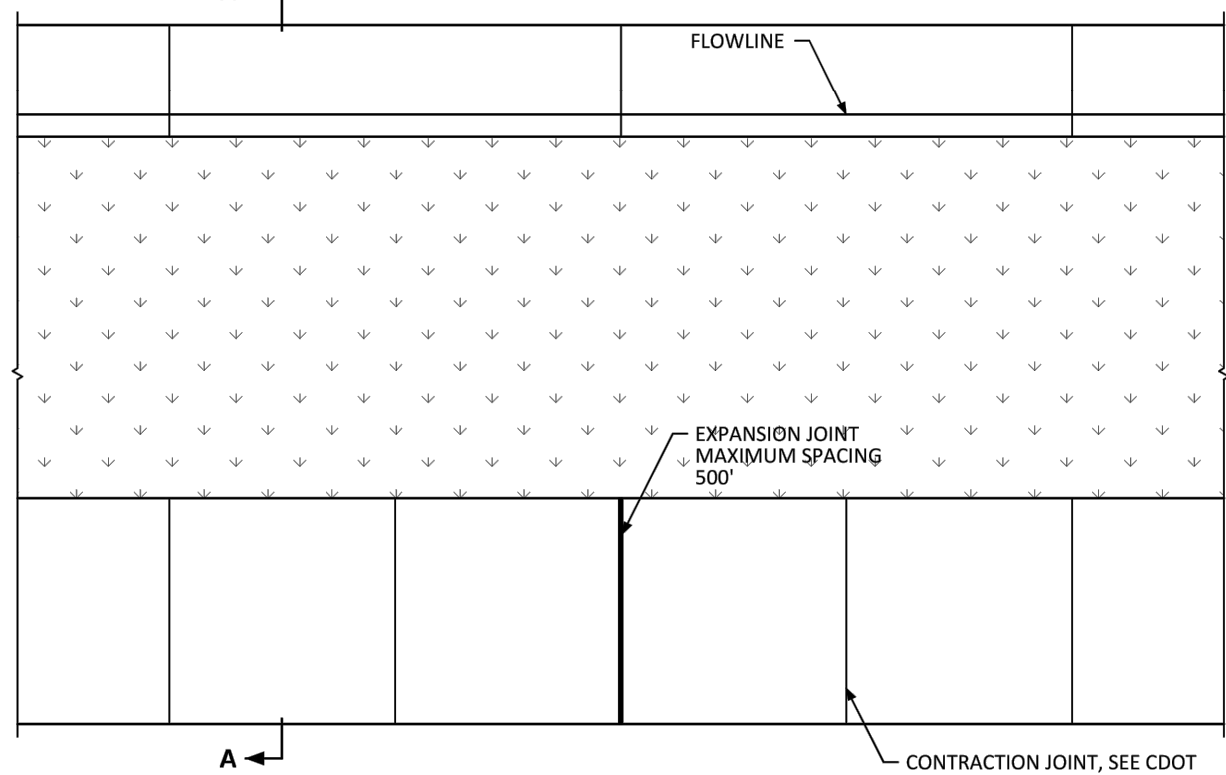


**CURB, GUTTER, AND
SIDEWALK SECTIONS
STANDARD DETAIL**

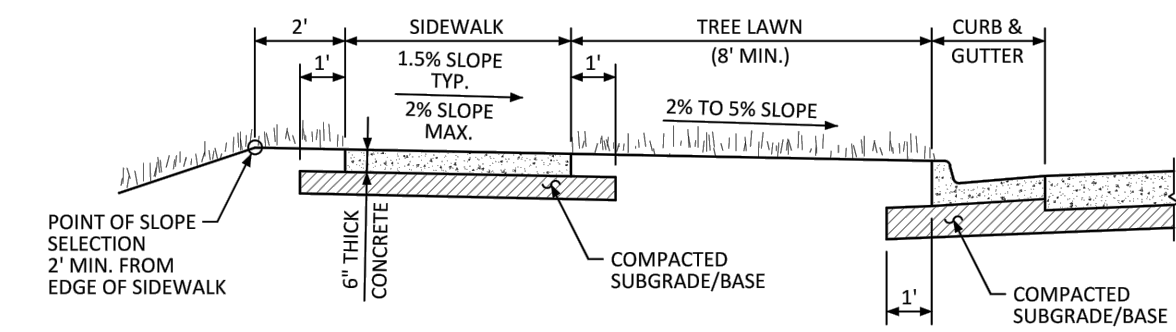
DATE
AUGUST
2014

DETAIL
3

1 OF 1



JOINT SPACING



SECTION A-A

GENERAL NOTES

1. CONTRACTION JOINTS ON CONCRETE TRAILS SHALL BE SAWCUT.

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.

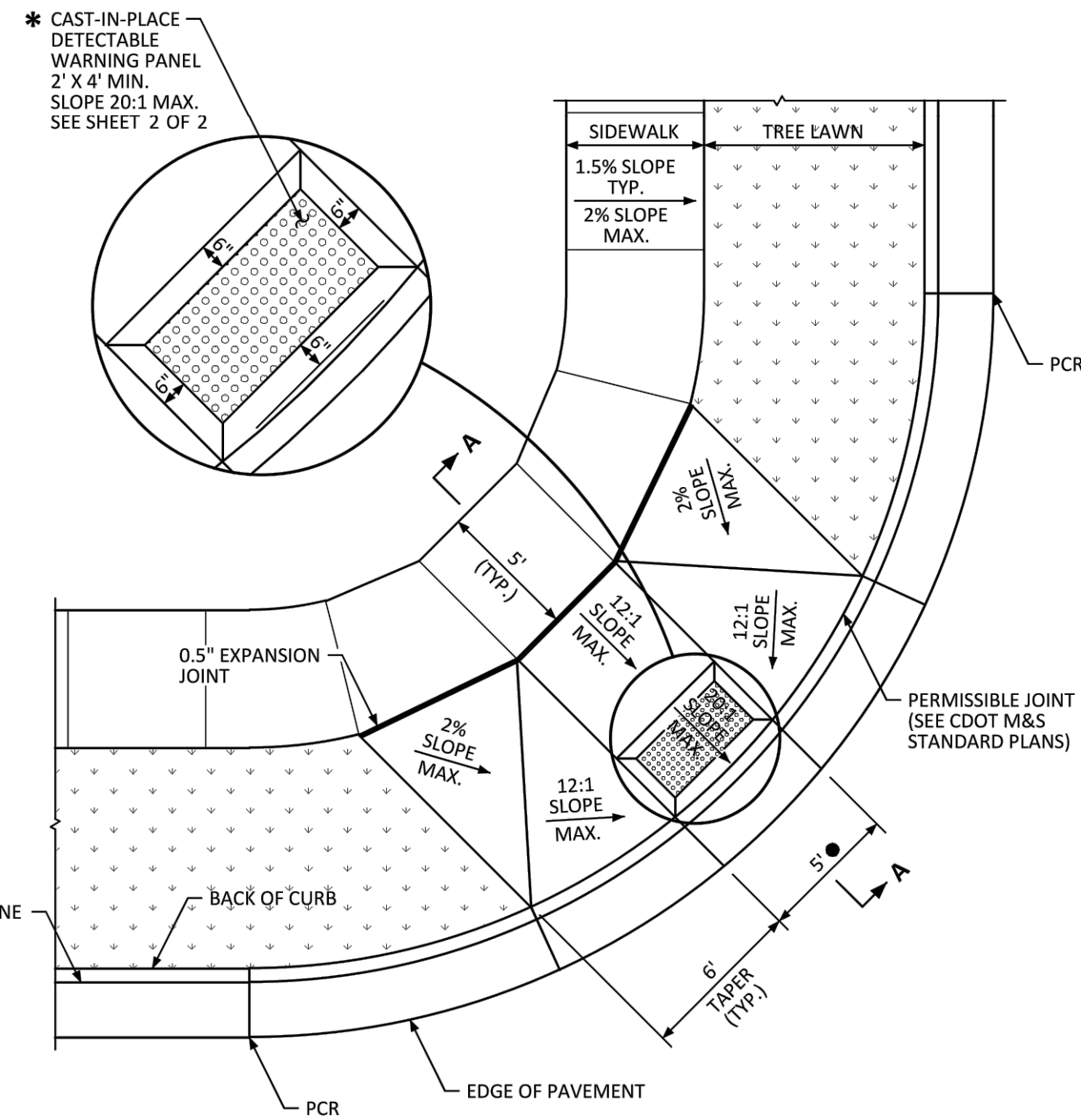


**DETACHED SIDEWALK
STANDARD DETAIL**

DATE
AUGUST
2014

DETAIL
4

1 OF 2



- * DETECTABLE WARNINGS SHALL BE ONE OF THE PRODUCTS APPROVED FOR USE AS LISTED ON CDOT'S APPROVED LIST.
- FOR RESIDENTIAL COLLECTOR/COLLECTOR LAYOUT OR COLLECTOR/ARTERIAL LAYOUT, CURB RAMP SHALL BE 7' WIDE.

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.

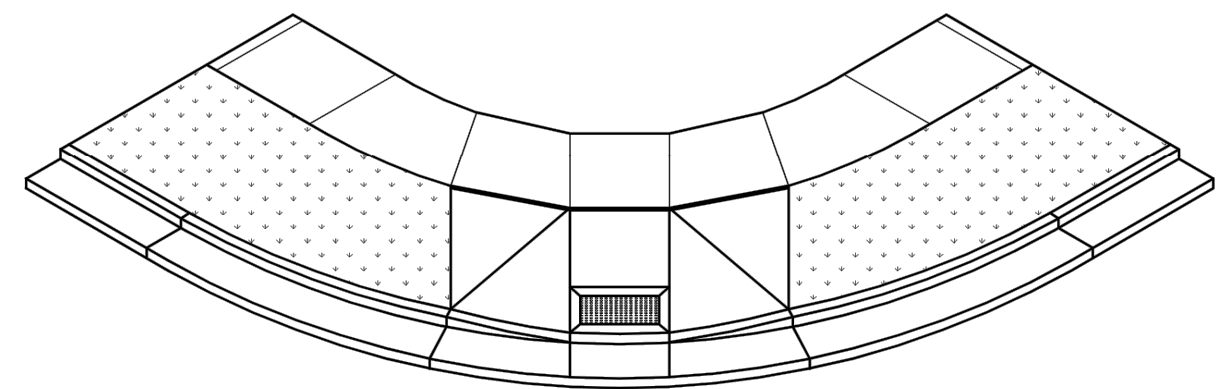


**DIAGONAL CURB RAMP
(DETACHED SIDEWALK) LAYOUT
STANDARD DETAIL**

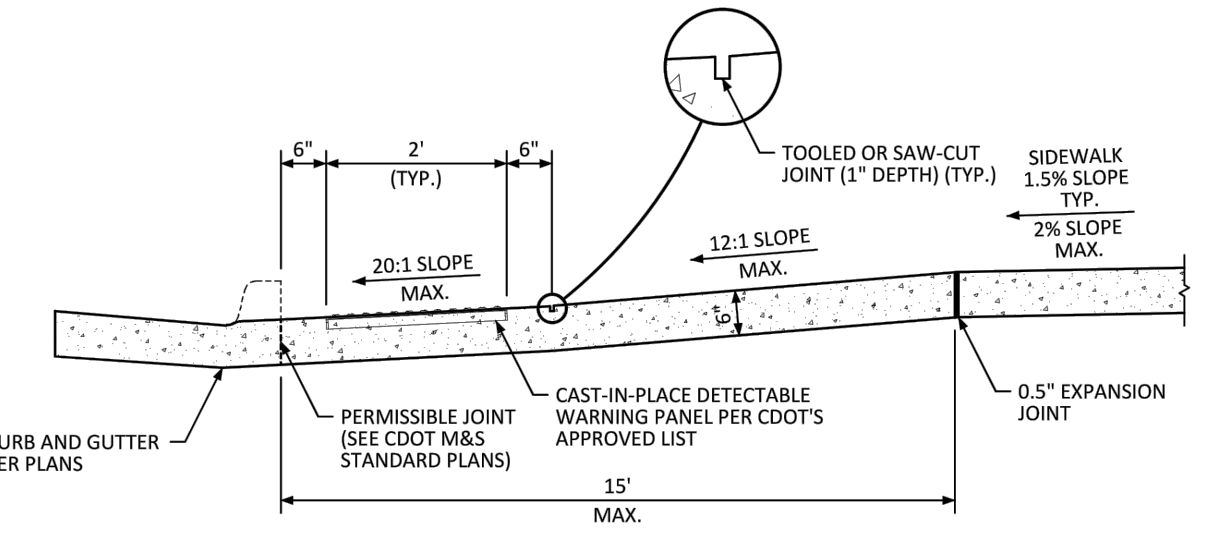
DATE
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DETAIL
15

1 OF 2



ISOMETRIC



SECTION A-A

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.

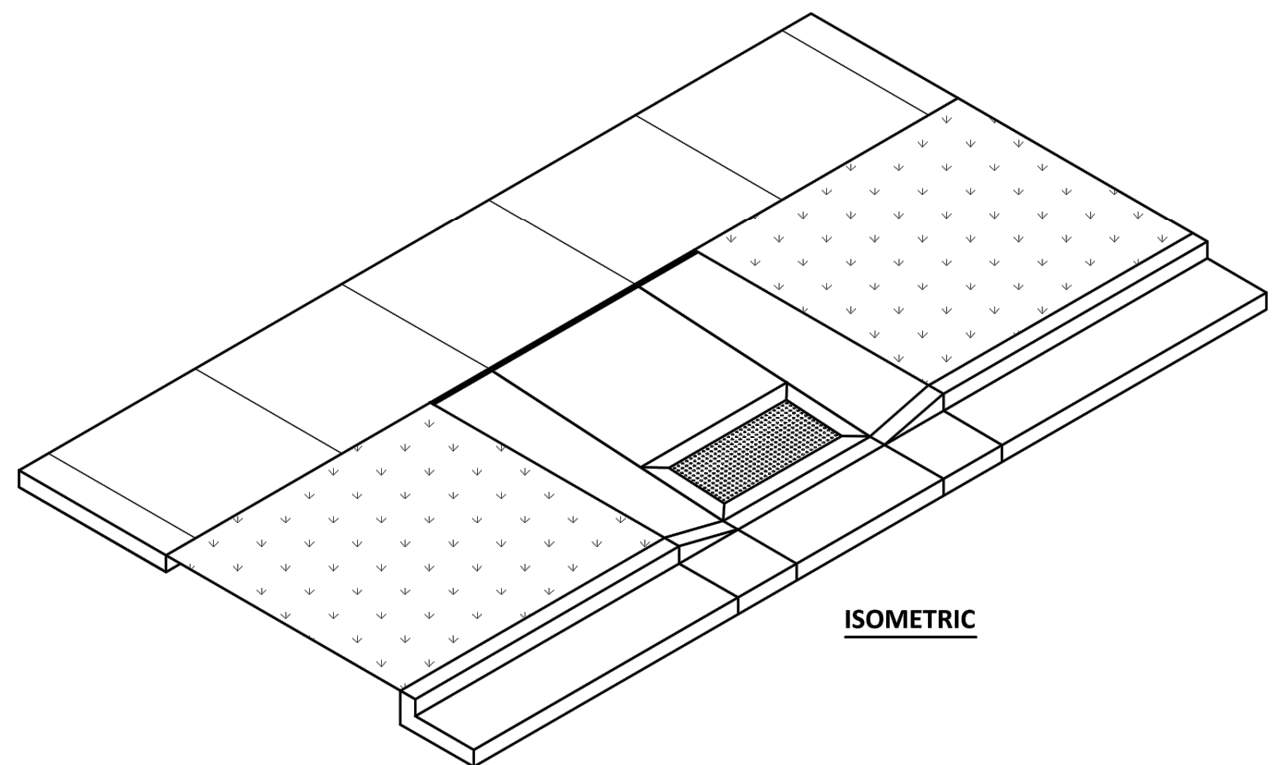


**DIAGONAL CURB
RAMP LAYOUT
STANDARD DETAIL**

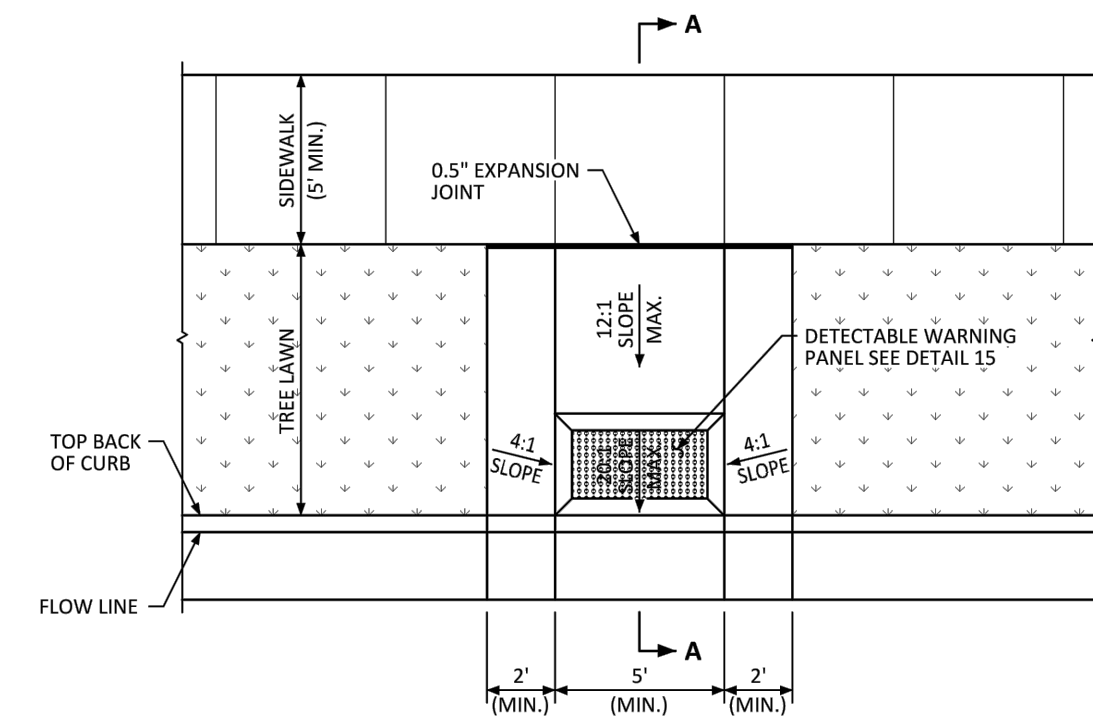
DATE
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2014

DETAIL
15

2 OF 2



ISOMETRIC



MIDBLOCK CURB RAMP

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.

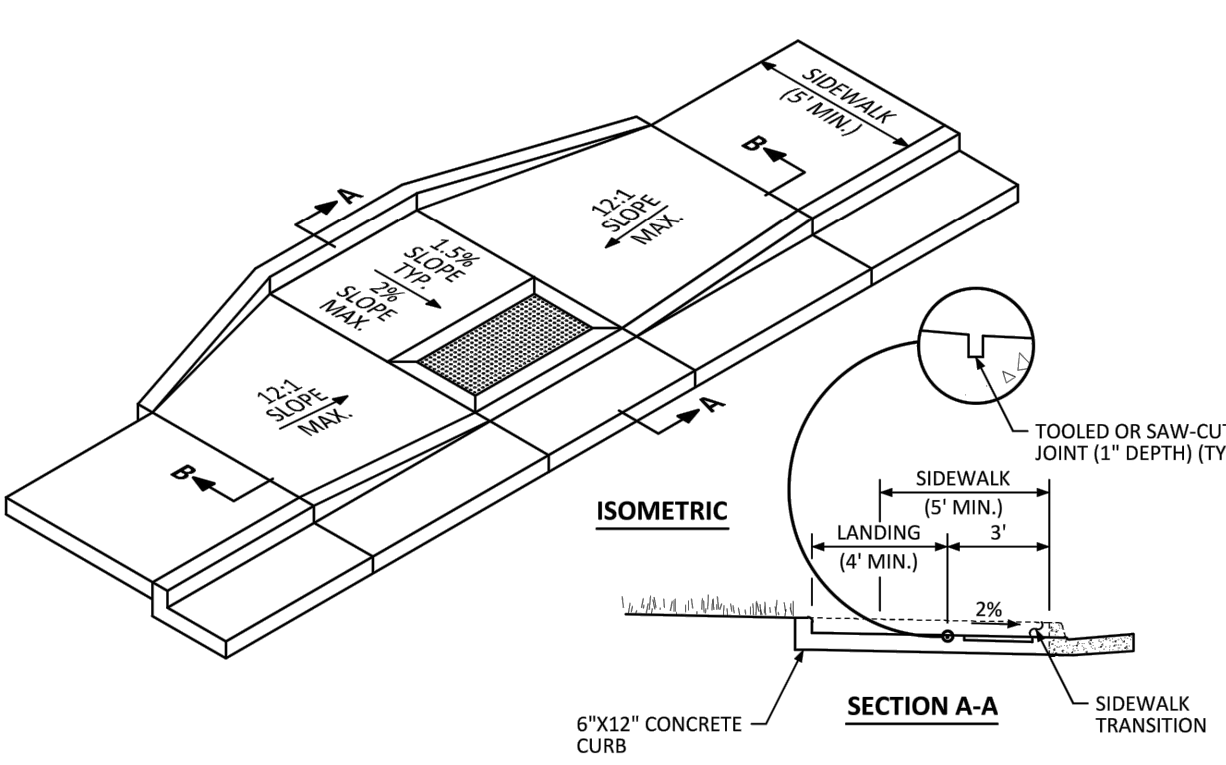


**MIDBLOCK
CURB RAMP LAYOUT
STANDARD DETAIL**

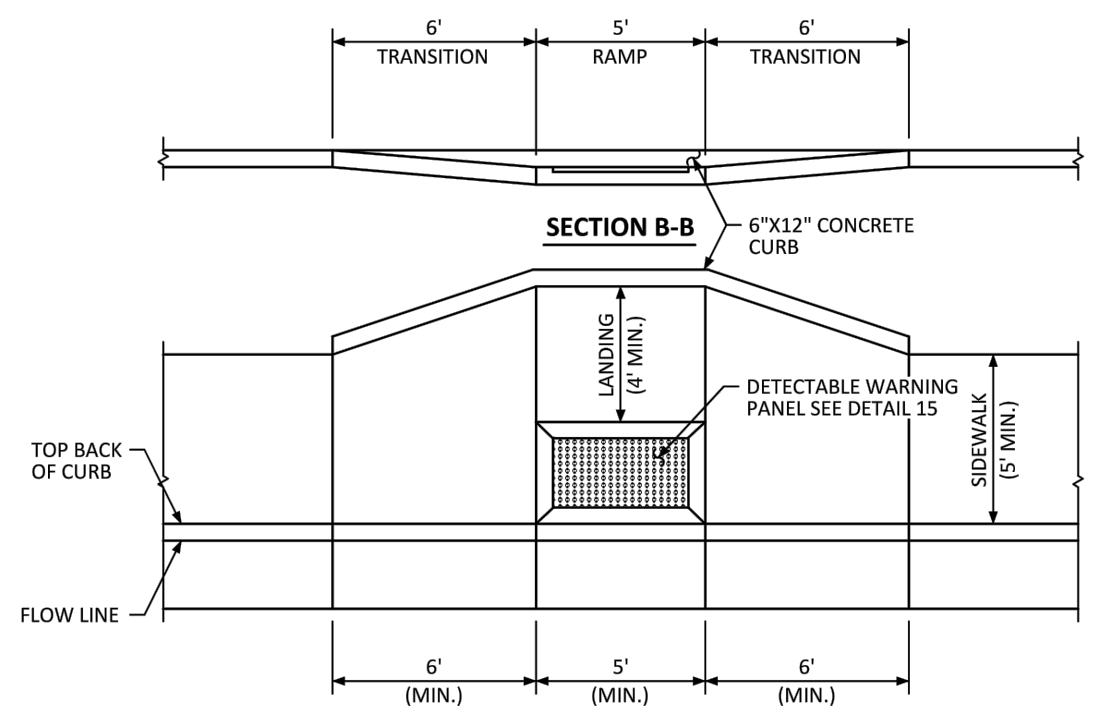
DATE
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2014

DETAIL
17

1 OF 2



ISOMETRIC



**MIDBLOCK CURB RAMP
LAYOUT**

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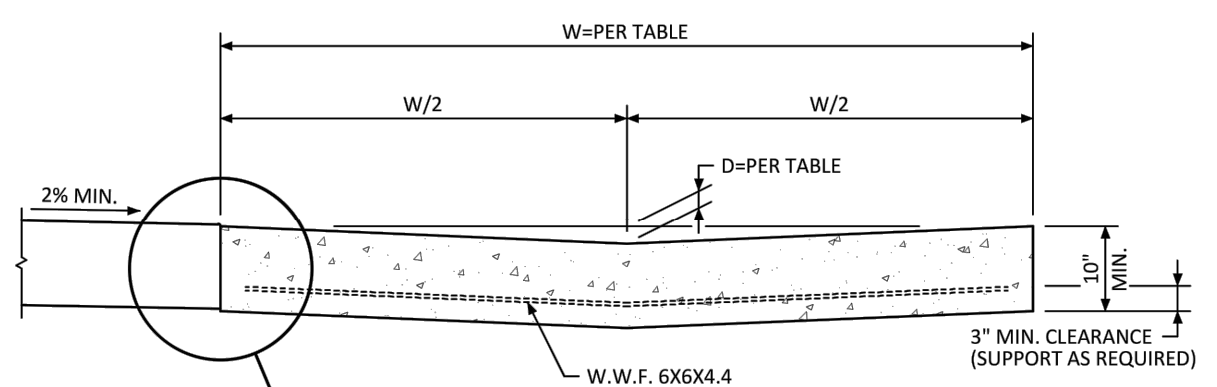


**MIDBLOCK CURB RAMP
LAYOUT
STANDARD DETAIL**

DATE
AUGUST
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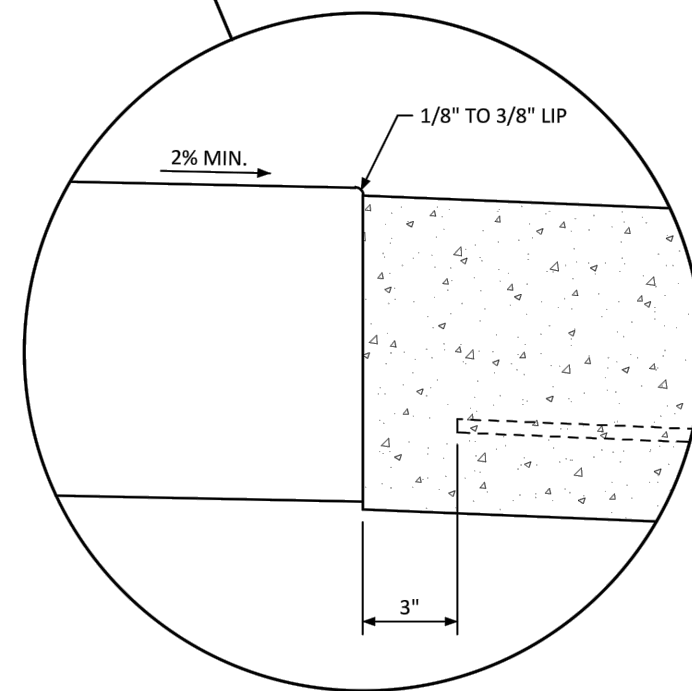
DETAIL
17

2 OF 2



SECTION A-A

WIDTH (W)	DEPTH (D)
8'-0" (TYP.)	2'
10'-0"	2 1/2"



GENERAL NOTES

1. CONTRACTION JOINTS SHALL BE PROVIDED AT 10' MAXIMUM SPACING.

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.

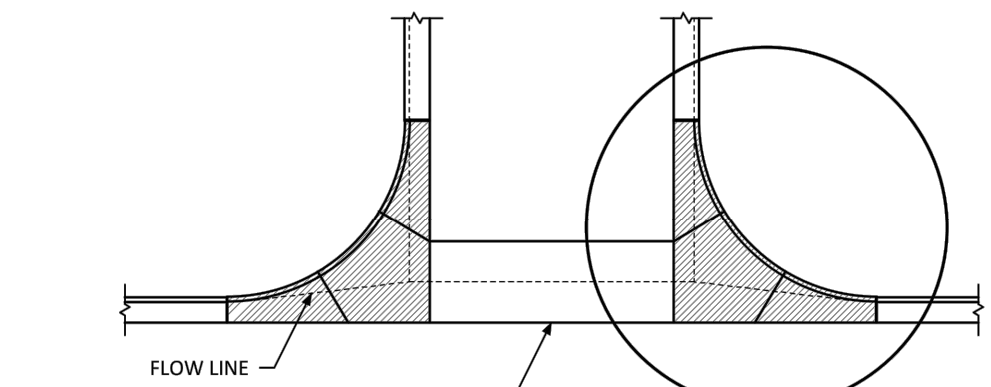


**CROSS PAN
LAYOUT
STANDARD DETAIL**

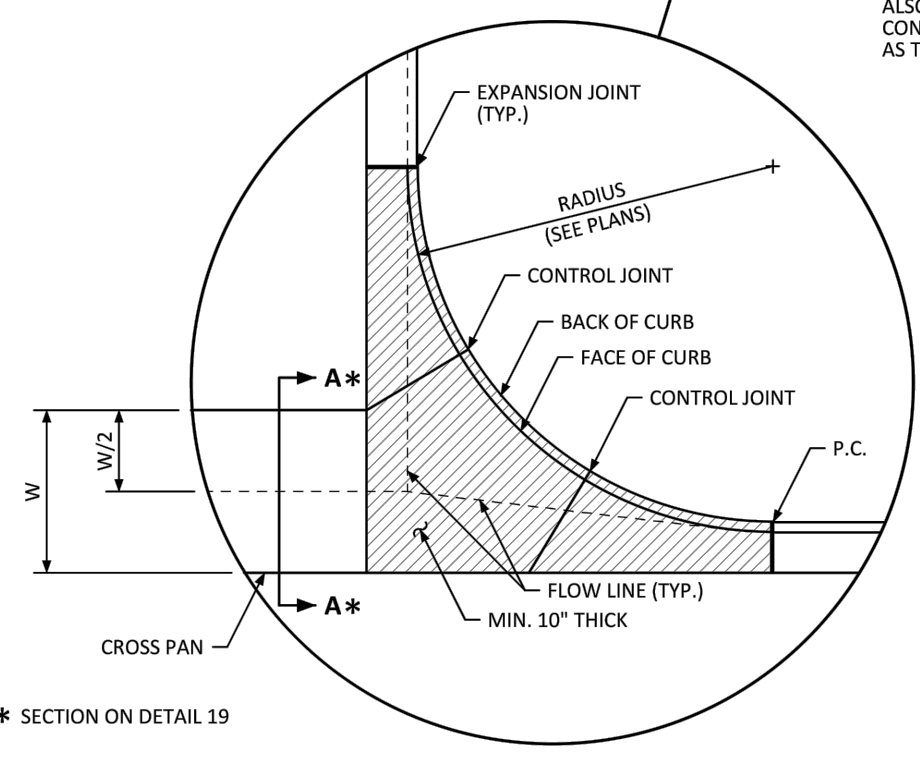
DATE
AUGUST
2014

DETAIL
19

1 OF 1



PLAN VIEW



GENERAL NOTES

1. EXPANSION JOINTS SHALL BE SEALED IN ACCORDANCE WITH THE LATEST CDOT M&S STANDARD PLANS.
2. REINFORCING SHALL BE CONTINUOUS FROM CROSS PAN TO APRONS AND PLACED AS SHOWN IN STANDARD DETAIL 19.

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.



**INTERSECTION
CROSS PAN LAYOUT
STANDARD DETAIL**

DATE
AUGUST
2014

DETAIL
20

1 OF 1

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PROJ. MGR.: RIM
PROJ. ASSOC.:
DRAWN BY: 09/2016
DATE:
SHEET
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COMPARK VILLAGE SOUTH FILING NO. 2

TOWN OF PARKER, COLORADO

STREET DETAILS

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