

# COMPARK VILLAGE SOUTH TRACT A PRELIMINARY PLAN

TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

TRACT A, COMPARK VILLAGE SOUTH FILING NO. 1, AMENDMENT 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

# OF LOTS: 33  
# OF TRACTS: 1  
AREA: 7.686 ACRES

PROJECT NUMBER  
65120950  
  
DRAWN BY  
TV  
  
DATE  
05/04/2022

**LEGAL DESCRIPTION:**

TRACT A OF COMPARK VILLAGE SOUTH FILING NO. 1, AMENDMENT NO 1, TOWN OF PARKER, COUNTY OF DOUGLAS,  
STATE OF COLORADO.

**LEGEND**

PROPOSED	EXISTING	
CATV	CATV	CABLE TV LINE W/ PEDESTAL
E	EX E	ELECTRIC LINE W/ BOX, METER, AND LIGHT
OHE	EX OHE	OVERHEAD ELECTRIC WITH POLE
OHE/C	EX OHE/C	OVERHEAD ELECTRIC COMMUNICATIONS
UE	EX UE	UNDERGROUND ELECTRIC
FO	EX FO	FIBER OPTIC LINE W/ TRAFFIC CONTROL BOX
F	EX F	FIRE
G	EX G	GAS LINE W/ DRY UTILITY VAULT
IRR	EX IRR	IRRIGATION
SS	EX SS	SANITARY SEWER W/ MANHOLE
SS	EX SD	STORM SEWER FES W/ MANHOLE, RIPRAP
T	EX T	TELEPHONE LINE W/ PEDESTAL
OT	OHT	OVERHEAD TELEPHONE
W	EX W	WATER LINE, VALVE, FITTINGS, METER, AND HYDRANT
T	EX T	UNDERDRAIN
		CURB AND GUTTER
		WHEEL STOP
4950	4950	CONTOURS
UD	UD	TRASH ENCLOSURE
UD	UD	UNDERDRAIN W/ TYPE R INLET
X	X	FENCE LINE
>	>	DRAINAGE SWALE
		RIGHT-OF-WAY
		SECTION LINE
		PROPERTY LINE
		LOT LINE
		EASEMENT
		IRRIGATION CONTROL VALVE BOX
		PEDESTRIAN LIGHT
		STREET LIGHT
		TRAFFIC LIGHT
4990	4990	SPOT ELEVATION
		FLOW OF WATER
		SIGN
#		PROPOSED LOT NUMBER

**BASIS OF BEARINGS:**

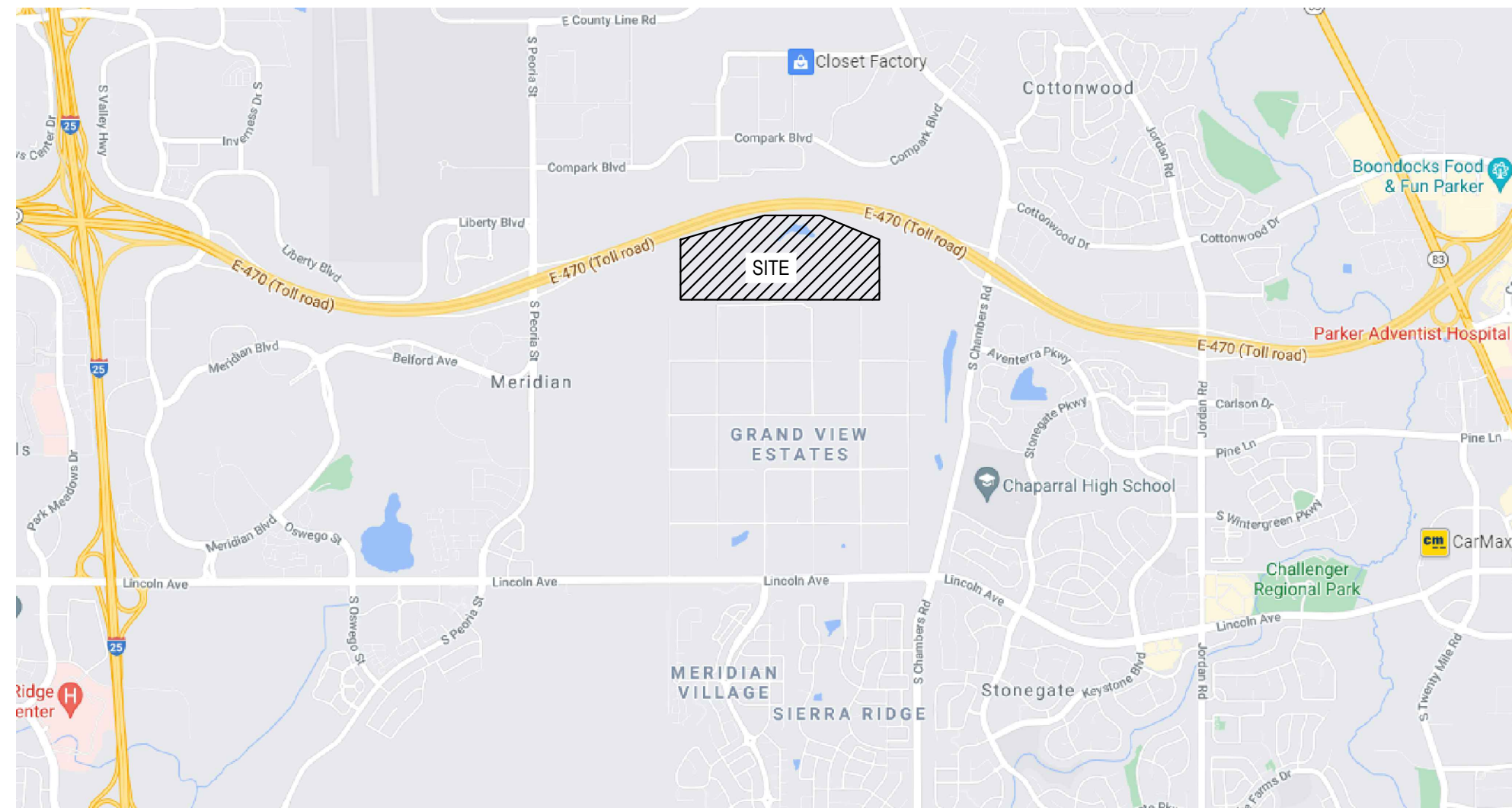
BEARINGS ARE ASSUMED AND ARE BASED UPON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 6, AS BEARING N87°48'59"E A DISTANCE OF 2634.09 FEET BETWEEN THE SOUTH QUARTER CORNER OF SAID SECTION 6, BEING A FOUND 3-1/4" ALUMINUM CAP, FLUSH WITH THE SURFACE AND STAMPED: PLS 38026 AND THE SOUTHEAST CORNER OF SAID SECTION 6, BEING A FOUND 3-1/4" ALUMINUM CAP, FLUSH WITH THE SURFACE AND STAMPED PLS 12405.

**BASIS OF ELEVATION:**

SOURCE BENCHMARK  
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.

**SITE BENCHMARKS**

- A NO. 5 REBAR WITH 2" ALUMINUM CAP STAMPED "LS 28286, 2001" FOUND AT THE SOUTHWEST CORNER OF SECTION 6, T6S, R66W LOCATED ON THE WEST LINE OF FIRST STREET APPROXIMATELY 1000 FEET NORTH OF ELM AVENUE.
- A 2.5" IRON PIPE WITH 3.25" ALUMINUM CAP STAMPED "PLS 12405, 19997" FOUND AT THE SOUTHEAST CORNER OF SECTION 6, T6S, R66W LOCATED APPROXIMATELY 960 FEET NORTH OF THE CENTERLINE OF AVENTERRA PARKWAY AND APPROXIMATELY 1050 FEET WEST OF THE CENTERLINE OF CHAMBERS ROAD.



Vicinity Map

N.T.S.

**ABBREVIATION LEGEND**

TW	GRADE AT TOP OF WALL
BG	GRADE AT BOTTOM OF WALL
PC	POINT OF CURVE
PT	POINT OF TANGENT
Δ	DELTA, HORIZONTAL CURVE DIRECTION CHANGE
CL	CENTERLINE
FL	FLOWLINE
DBL	DOUBLE
C.O.	CLEAN OUT
K	RATE OF CURVATURE
AD	ABSOLUTE GRADE DIFFERENCE IN %
VC	VERTICAL CURVE
PVC	POINT OF VERTICAL CURVE
PVT	POINT OF VERTICAL TANGENT
PVI	POINT OF VERTICAL INTERSECTION
PI	POINT OF TANGENT INTERSECTION
ROW	RIGHT OF WAY
PVMT	PAVEMENT
HP	HIGH POINT
LP	LOW POINT
PCR	POINT OF CURB RETURN
PCC	POINT OF COMPOUND CURVE
PRC	POINT OF REVERSE CURVE
EX	EXISTING
PR	PROPOSED
ME	MATCH EXISTING
TC	BACK TOP OF CURB
FG	FINISHED GRADE
STA	STATION
EL	ELEVATION
FF	FINISHED FLOOR
TC	TOP OF CONCRETE
B/P	BOTTOM OF PIPE
T/P	TOP OF PIPE
Ø	DIAMETER
UE	UTILITY EASEMENT
ESMT	EASEMENT
HCL	HORIZONTAL CONTROL LINE
N	NORTH/NORTHING
E	EAST/EASTING
W	WEST
S	SOUTH
R	RADIUS
LC	LENGTH OF CORD
L	LENGTH
CB	CHORD BEARING

**DEVELOPER/ OWNER**

CENTURY COMMUNITIES  
8390 E. CRESCENT PARKWAY,  
SUITE 650, GREENWOOD VILLAGE,  
CO 80111  
PHONE: 303-770-8300  
CONTACT: CINDY MYERS

**SURVEYOR**

MERRICK & COMPANY  
5970 GREENWOOD PLAZA BLVD.,  
GREENWOOD VILLAGE, CO 80111  
PHONE: 303-751-0741  
CONTACT: KENNETH G. OUELLETTE, PLS

**TOWN & UTILITY CONTACTS**

TOWN OF PARKER  
CONTACT: MIKE WAUGH  
PHONE: 303-840-9546

INTERMOUNTAIN REA  
CONTACT: BROCKS KAUFMAN  
PHONE: 303-888-3100

CENTURY LINK  
CONTACT: WILLIAM BENSON  
PHONE: 303-320-8333

SOUTH METRO FIRE DISTRICT  
CONTACT: MICHELLE HERIAN  
PHONE: 720-488-7200

**PLANNER**

PCS GROUP  
200 KLAMATH ST, DENVER, CO  
80223  
PHONE: 720-259-8248  
CONTACT: PAUL SHOUKAS

**ENGINEER**

MERRICK & COMPANY  
5970 GREENWOOD PLAZA BLVD.,  
GREENWOOD VILLAGE, CO 80111  
PHONE: 303-751-0741  
CONTACT: KRISTOFER K. WIEST, PE

COMCAST  
CONTACT: KEVIN YOUNG  
PHONE: 720-490-3867

XCEL ENERGY  
CONTACT: MICHELLE O'NAN  
PHONE: 303-329-1618

STONEGATE VILLAGE METRO DISTRICT  
CONTACT: SCOTT BARNETT  
PHONE: 303-858-9909

PA-17 LOT WIDTH DATA	
	LOT WIDTH (LF)
SMALLEST RESIDENTIAL LOT WIDTH	50
LARGEST RESIDENTIAL LOT WIDTH	68

LAND USE SUMMARY CHART			
TYPE	SF	AC	% OF TOTAL AREA
LOTS	187099	4.30	56
PARK	83837	1.92	25
ROW	38121	0.88	11
OPEN SPACE	25743	0.59	8
TOTAL	334800	7.69	100

LAND USE TABLE			
	AREA (AC)	AREA (SF)	% OF TOTAL
GROSS AREA	7.69	334800.0	100%
NET AREA (EXCLUDING PUBLIC ROW)	6.81	296663.3	89%
TOTAL NUMBER OF RESIDENTIAL LOTS	33 LOTS	-	-
TOTAL NUMBER OF COMMERCIAL LOTS	0 LOTS	-	-
AREA OF RESIDENTIAL LOTS	4.30	187099.32	56%
TOTAL NUMBER OF TRACTS	5 TRACTS	-	-
TRACT A1	0.65	28348	
TRACT A2	0.59	25569	
TRACT A3	0.88	38121	
TRACT A4	0.59	25743	
TRACT A5	0.69	29920	
TOTAL AREA OF TRACTS	7.69	334800	100%
AREA OF PUBLIC STREET DEDICATION	0.88	38121.6	11%
AREA OF PRIVATE STREET DEDICATION	0	0	0%
SMALLEST RESIDENTIAL LOT	0.13	5499.8	-
LARGEST RESIDENTIAL LOT	0.17	7244.3	-

TRACT	AREA (SF)	AREA (AC)	OWNERSHIP/ MAINTENANCE	USE
A1	28348	0.65	Town of Parker	Park
A2	25569	0.59	Town of Parker	Park
A3	38121	0.88	Town of Parker	Public access & utility easement
A4	25743	0.59	HOA	Open space
A5	29920	0.69	Town of Parker	Park
TOTAL	147701	3.39	-	-

Sheet List Table	
Sheet Number	Sheet Title
01	COVER SHEET
02	PRELIM PLAN EXHIBIT
03	PRELIM PLAN EXHIBIT-40 scale

**SIGHT DISTANCE CERTIFICATION**

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE PROPOSED SUBDIVISION, \_\_\_\_\_, IS DESIGNED IN ACCORDANCE WITH THE TOWN OF PARKER SIGHT DISTANCE CRITERIA AND WITH AASHTO POLICY ON GEOMETRIC DESIGN OF HIGHWAY & STREETS.

**FIRE/LIFE SAFETY REVIEW BLOCK**

All fire hydrants shall be installed according to water utility standards. The number and locations of the fire hydrants as shown on the Overall Utility Plan are correct as specified by the Town of Parker, Community Development Department.

Fire Code Official or Designated Representative

Date

(NOTE - Underground Fire Line (UFL) submittal documents must meet the requirements of NFPA 24 when submitting for review.)



PREPARED FOR CENTURY COMMUNITIES



PROJECT

**COMPARK VILLAGE SOUTH**

TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO 80134

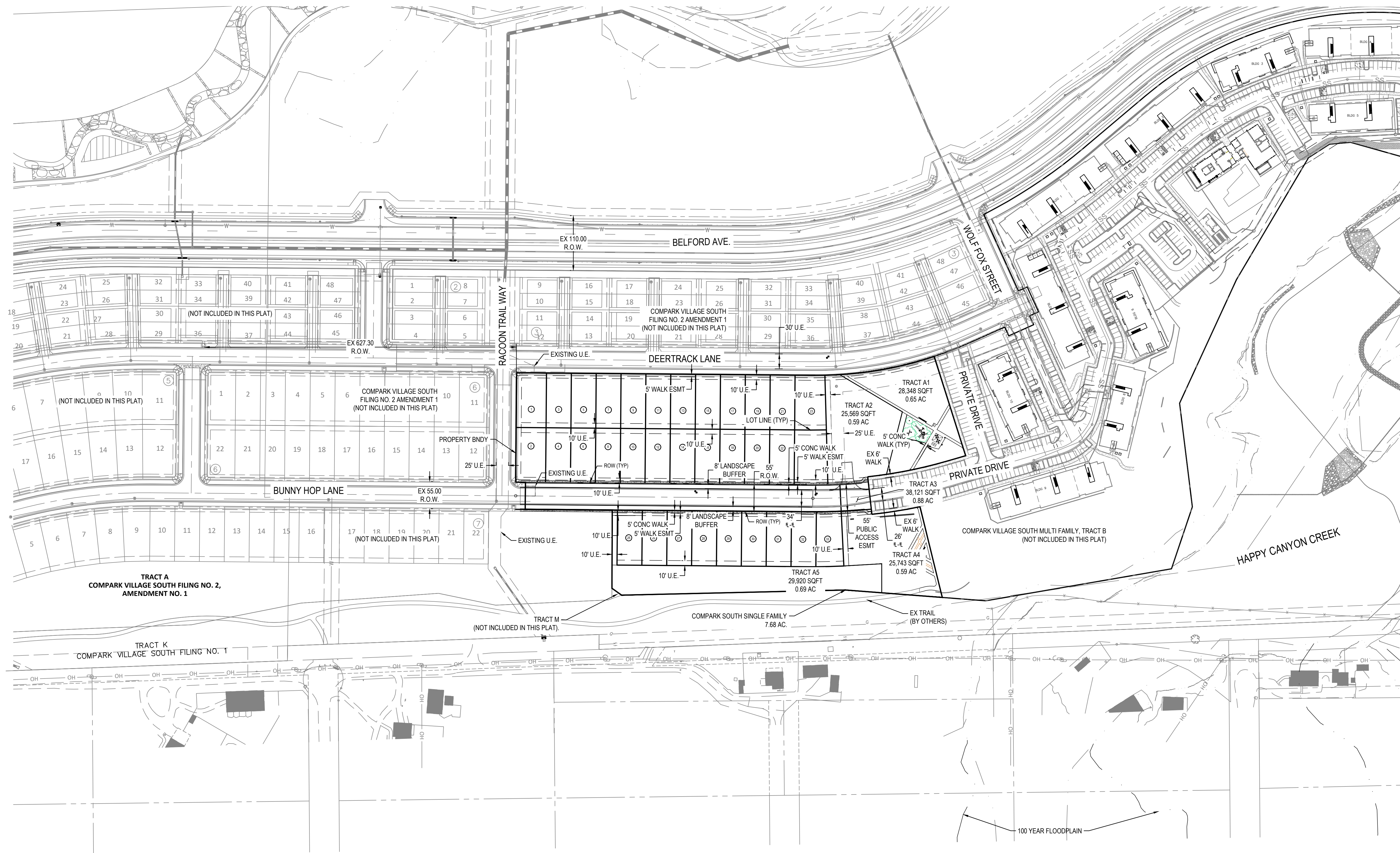
SHEET TITLE  
PRELIMINARY PLAN COVER

SHEET NUMBER

1 OF 3

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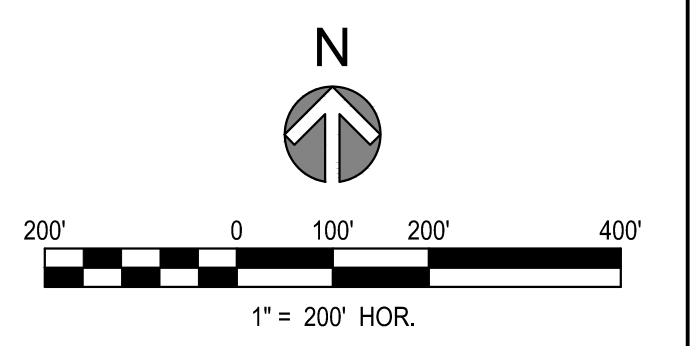


PROJECT  
**COMPARK VILLAGE SOUTH**

TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO 80134

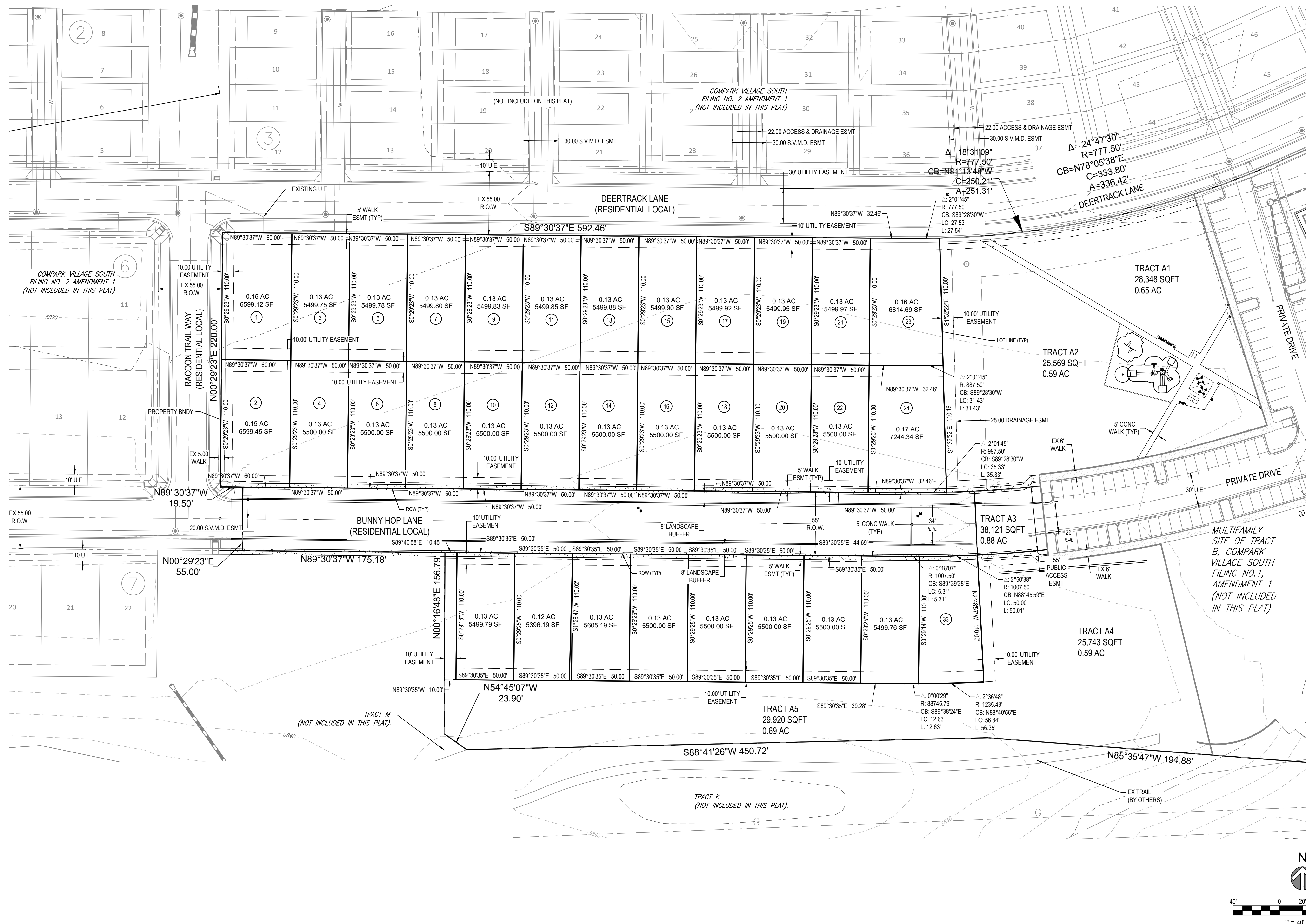
SHEET TITLE  
PRELIMINARY PLAN EXHIBIT

SHEET NUMBER  
2 OF 3



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Engineering | Architecture | Design-Build | Surveying |  
 Planning | Geospatial Solutions  
 5970 GREENWOOD PLAZA BLVD.  
 GREENWOOD VILLAGE, CO. 80111  
 303-751-0741  
 www.merrick.com

PREPARED FOR CENTURY  
 COMMUNITIES



PROJECT

**COMPARK  
 VILLAGE  
 SOUTH**

TOWN OF PARKER, COUNTY  
 OF DOUGLAS, COLORADO  
 80134

SHEET TITLE  
 PRELIMINARY PLAN EXHIBIT

SHEET NUMBER  
 3 OF 3