

**COMPARK VILLAGE SOUTH  
F1 AMD 2 - MULTIFAMILY  
SITE PLAN**

LOT 1, COMPARK VILLAGE FILING NO. 1, AMEND NO. 2  
SOUTH HALF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN  
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

**BASIS OF BEARINGS:**

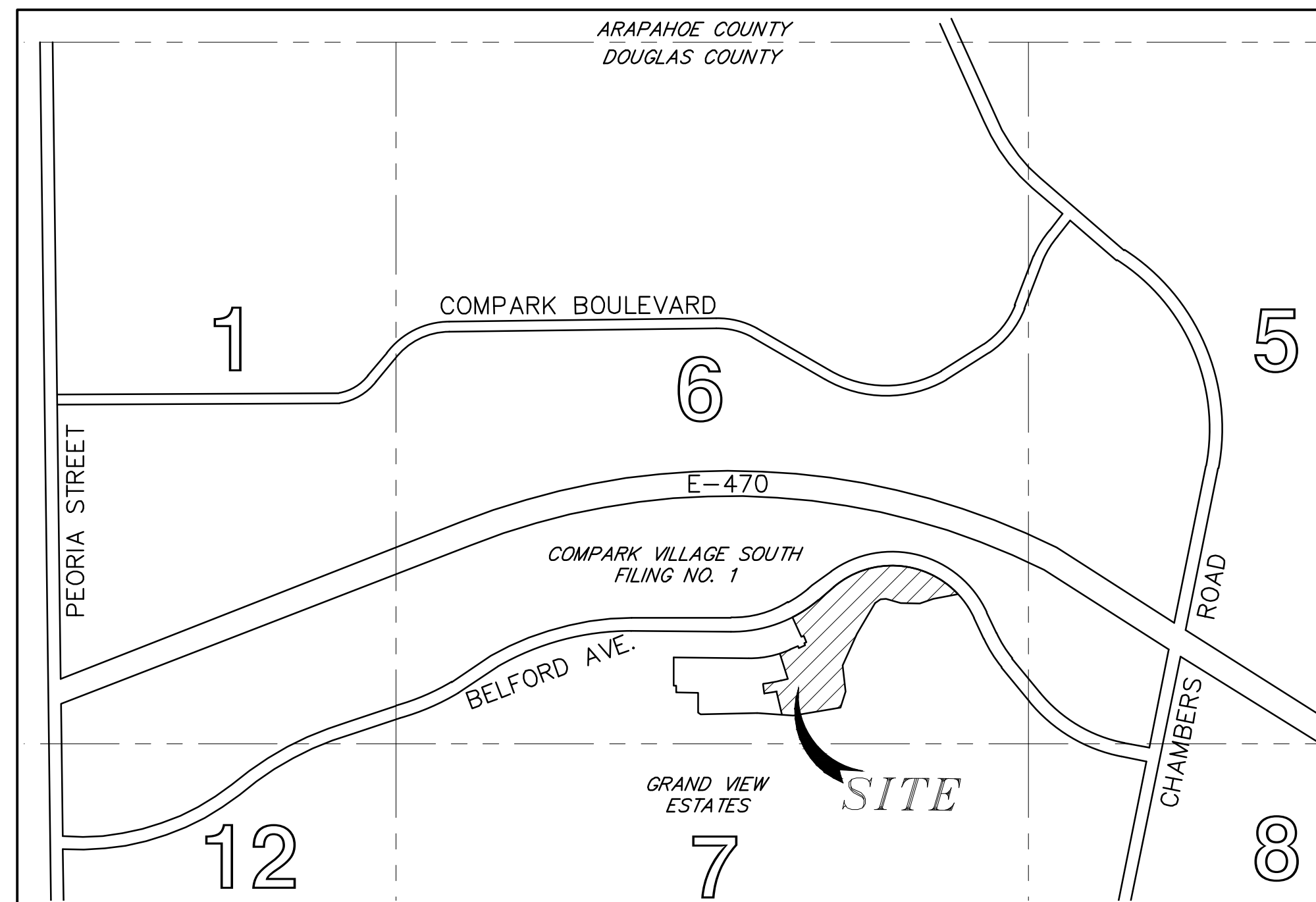
BEARINGS ARE ASSUMED AND ARE BASED UPON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 6, AS BEARING N87°48'59"E A DISTANCE OF 2634.09 FEET BETWEEN THE SOUTH QUARTER CORNER OF SAID SECTION 6, BEING A FOUND 3-1/4" ALUMINUM CAP, FLUSH WITH THE SURFACE AND STAMPED: PLS 38026 AND THE SOUTHEAST CORNER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

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**PROJECT DIRECTORY**

**DEVELOPER / OWNER**  
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**LANDSCAPE ARCHITECT / PLANNER**  
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MERRICK & COMPANY  
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CONTACT: STEPHEN LINGEN

**TOWN OF PARKER BUILDING DEPT FIRE LIFE SAFETY APPROVAL**

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 SUBMITTAL DOCUMENTS MUST MEET THE REQUIREMENTS OF NFPA 24 WHEN SUBMITTING FOR REVIEW.)

**PARK LAND TABULATION**

DWELLING UNITS: 300  
REQUIRED PARK LAND = DWELLING UNITS \* 0.0139 ACRES/UNIT  
= 300 \* 0.0139  
= 4.17 ACRES

PARK LAND PROVIDED: 4.17 ACRES

LAND USE TABLE:		
ITEM		
BUILDING COVERAGE	2.75 AC	119,532 SF
BUILDING TYPE A AREA	0.42 AC	18,295 SF
BUILDING TYPE B AREA	0.61 AC	26,572 SF
BUILDING TYPE C AREA	0.60 AC	26,136 SF
BUILDING TYPE D AREA	0.92 AC	40,075 SF
CLUB HOUSE AREA	0.18 AC	7,841 SF
MAINTENANCE BUILDING AREA	0.05 AC	2,446 SF
PARKING LOT AND DRIVING ISLE AREA:	3.70 AC	161,172 SF
PARK COVERAGE:	4.17 AC	181,645 SF
OPEN SPACE/LANDSCAPE COVERAGE	3.31 AC	144,264 SF
POND TRACT:	1.03 AC	44,867 SF
LOT 1 AREA	13.97 AC	608,446 SF
TOTAL SITE AREA (POND TRACT & LOT 1)	14.998 AC	653,310 SF
TOTAL UNITS:		300
LOT 1 DENSITY		21.47 DU/AC

PARKING CALCULATION TABLE			
PARKING REQUIRED	NUMBER OF ROOMS	PARKING PER UNIT	SPACES REQUIRED
STUDIO UNITS	15	1	15
ONE BEDROOM UNITS	149	1	149
TWO BEDROOM UNITS	114	1.5	171
THREE BEDROOM UNITS	22	2	44
GUEST	300	0.2500	75
		SUB-TOTAL PARKING	454
		PARKING PER UNIT	SPACES REQUIRED
<b>TOTAL PARKING REQUIRED</b>			454
RESIDENT STANDARD PARKING SPACES			447
RESIDENT ACCESSIBLE PARKING SPACES*			10
<b>TOTAL PARKING PROVIDED</b>			457
BICYCLE PARKING			
<b>TOTAL BICYCLE PARKING PROVIDED**</b>			48

\* INCLUDES 4 VAN ACCESSIBLE STALLS AND 6 STANDARD ACCESSIBLE STALLS  
\*\* 24 BIKE RACKS WITH 2 BIKES PER RACK

PROJECT NUMBER  
65120950  
  
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09/06/2022



PREPARED FOR CENTURY COMMUNITIES



PROJECT

**COMPARK VILLAGE SOUTH**

TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO 80134

SHEET TITLE

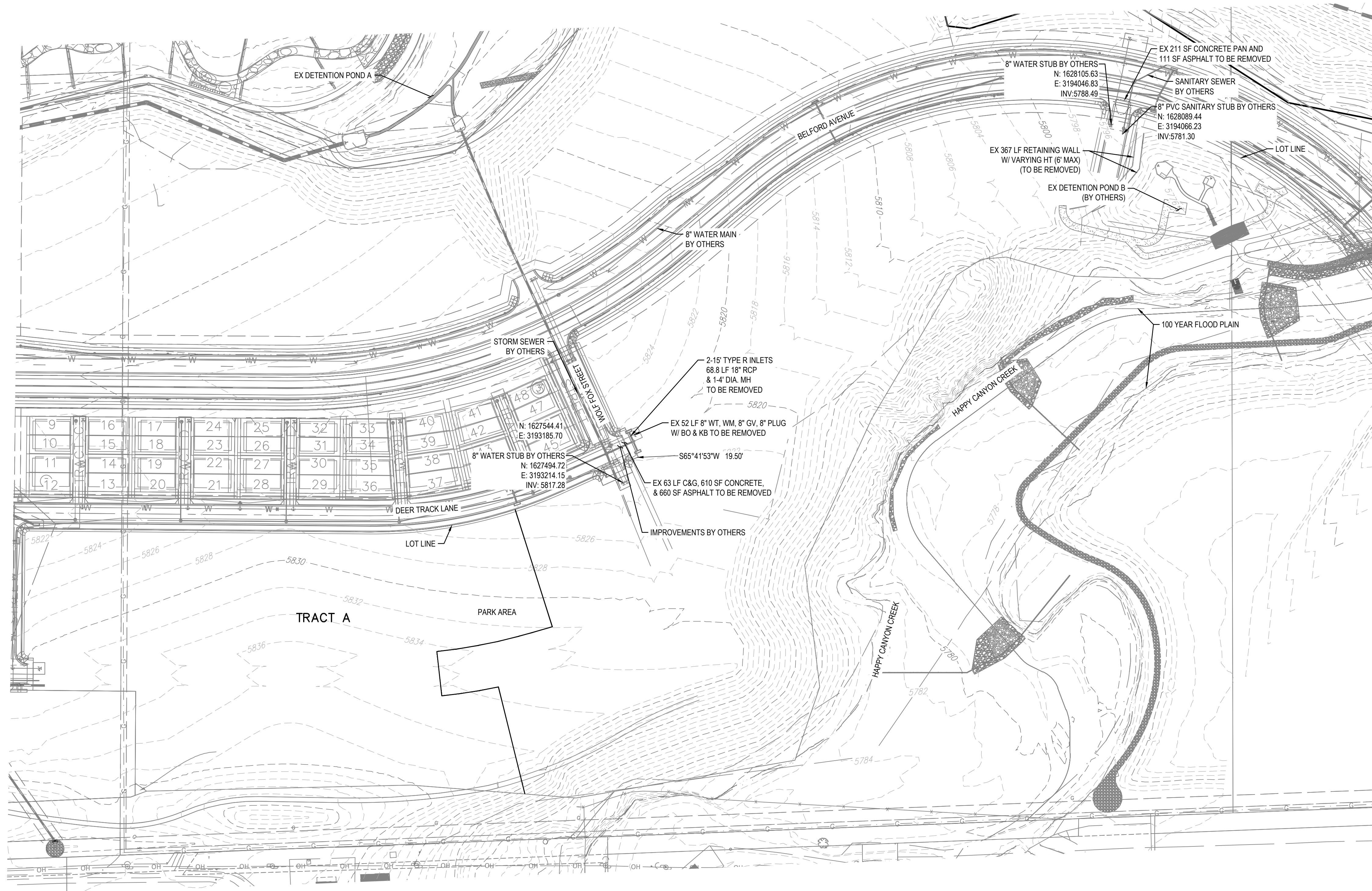
COVER SHEET

SHEET NUMBER

1

COMPARK VILLAGE SOUTH  
F1 AMD 2 - MULTIFAMILY  
SITE PLAN

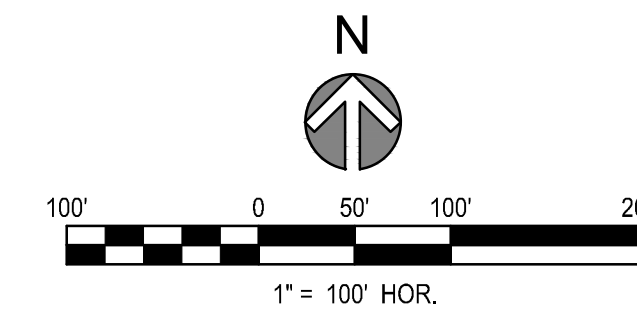
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NOTES

- EXISTING ITEMS AND CONTOURS SHOWN WERE PREPARED BY MANHARD CONSULTING, LLC. SITE IS ACTIVELY UNDER CONSTRUCTION DURING TIME OF DESIGN. CONTRACTOR TO FIELD VERIFY FEATURES DEPICTED BEFORE STARTING WORK.



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TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO 80134

SHEET TITLE  
**EXISTING CONDITIONS**

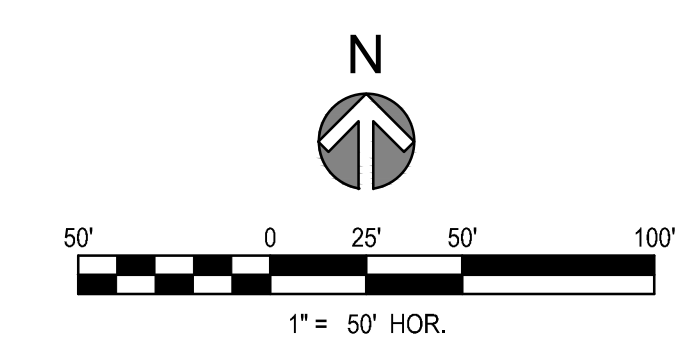
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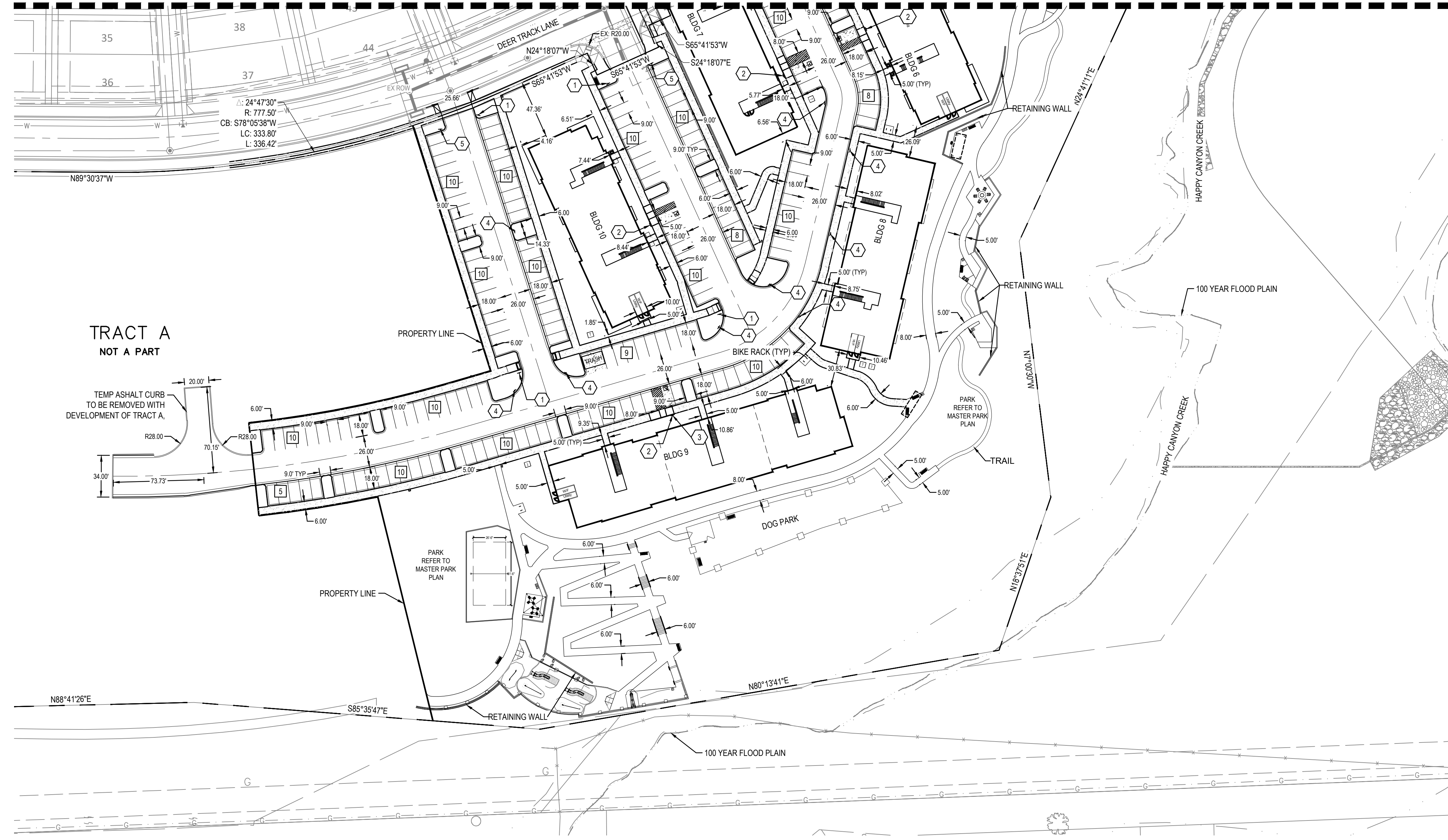
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MATCH LINE SEE SHEET 3



LEGEND / KEYNOTES

- PARKING SPACE COUNT
  - PROPERTY LINE
  - SIGN
  - ① R1-1 (30' x 30')
  - ② R7-8 (12' x 18')
  - ③ R7-8 P (12' x 9')
  - ④ R7-1 (SP) (12' x 18')
  - ⑤ R2-1 (SP) (12' x 18')
- PAVEMENT MARKING OF INTERNATIONAL SYMBOL OF ACCESSIBILITY

NOTES

1. DIMENSIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED.



PREPARED FOR CENTURY COMMUNITIES



PROJECT  
**COMPARK VILLAGE SOUTH**

TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO 80134

SHEET TITLE  
SITE PLAN

SHEET NUMBER  
4

COMPARK VILLAGE SOUTH  
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SITE PLAN

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PREPARED FOR CENTURY  
COMMUNITIES



PROJECT  
**COMPARK  
VILLAGE  
SOUTH**

TOWN OF PARKER, COUNTY  
OF DOUGLAS, COLORADO  
80134

SHEET TITLE  
**BLOCK  
SCHEMATIC**

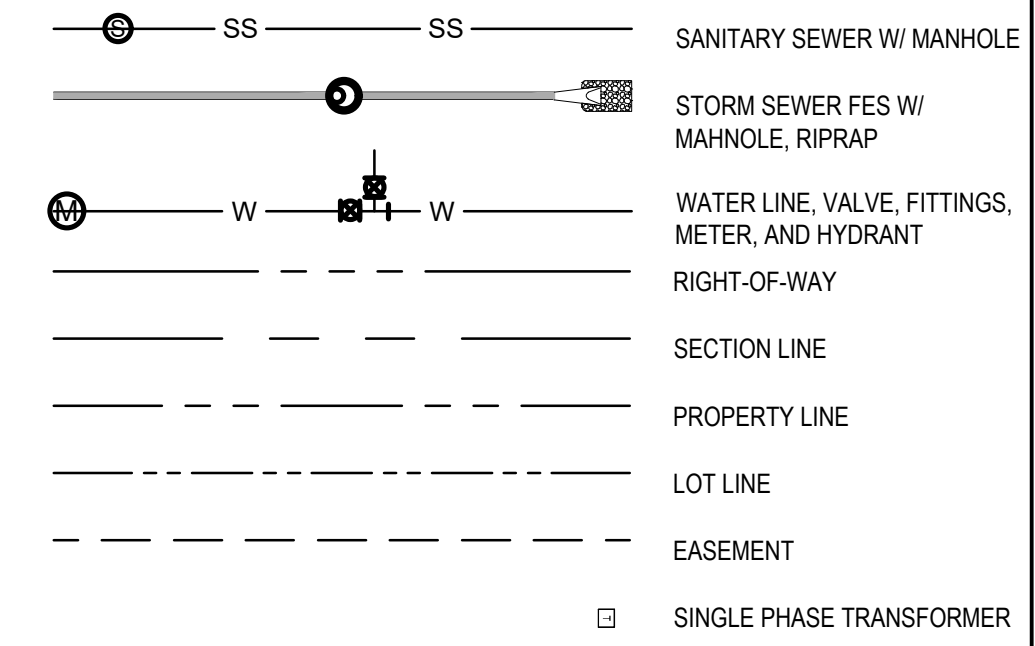
SHEET NUMBER  
**5**

COMPARK VILLAGE SOUTH  
F1 AMD 2 - MULTIFAMILY  
SITE PLAN

LOT 1, COMPARK VILLAGE FILING NO. 1, AMEND NO. 2  
SOUTH HALF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN  
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

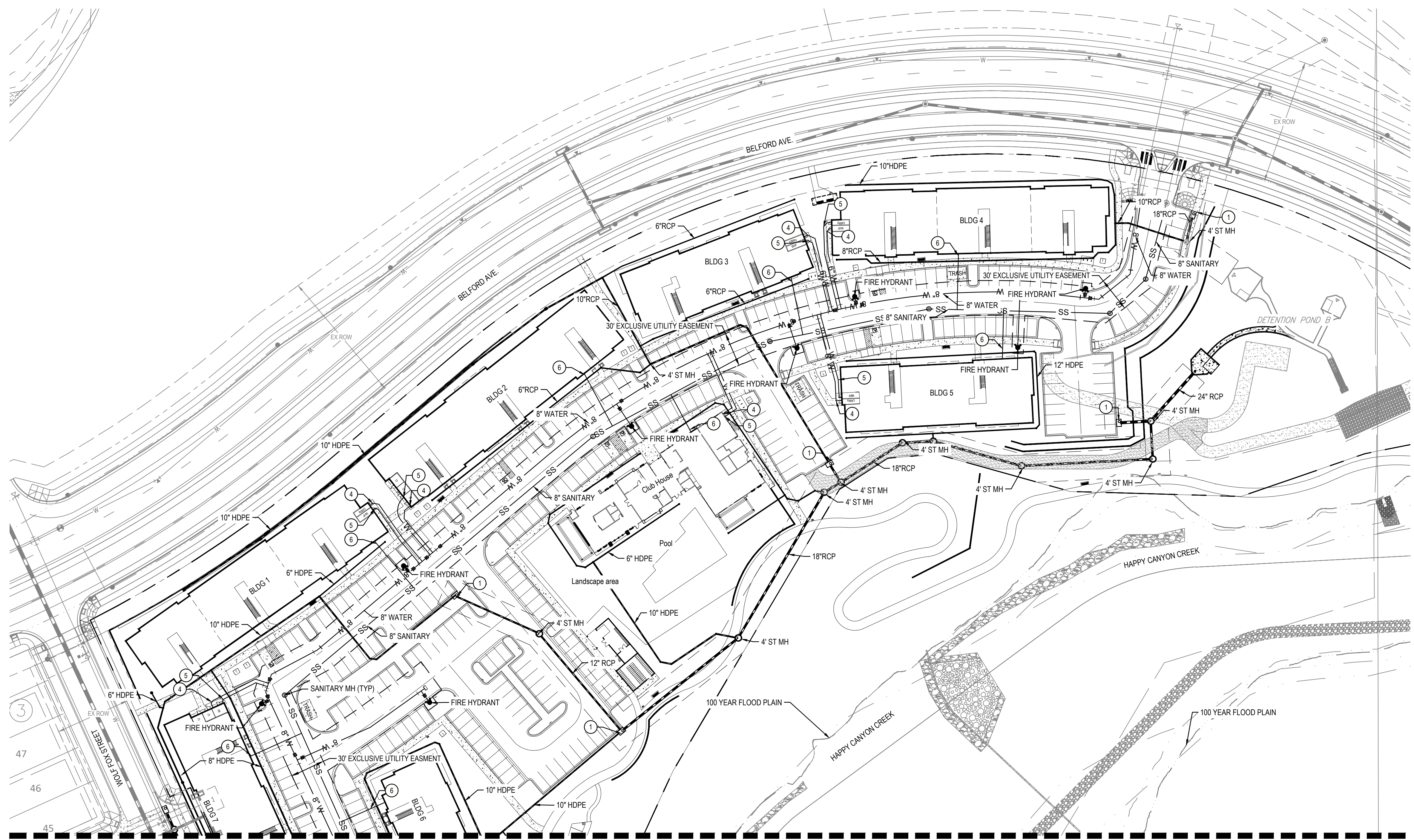
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LEGEND

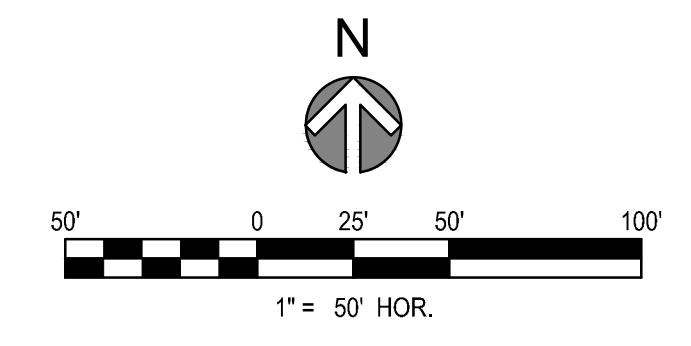


KEYNOTES

- 1 5' TYPE R INLET
- 2 10' TYPE R INLET
- 3 DOUBLE COMBO INLET TYPE 13
- 4 2" DOMESTIC WATER SERVICE
- 5 6" FIRE WATER SERVICE
- 6 6" SANITARY SERVICE



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MATCH LINE SEE SHEET 7

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

PREPARED FOR CENTURY COMMUNITIES



PROJECT  
**COMPARK VILLAGE SOUTH**

TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO 80134

SHEET TITLE  
UTILITY PLAN

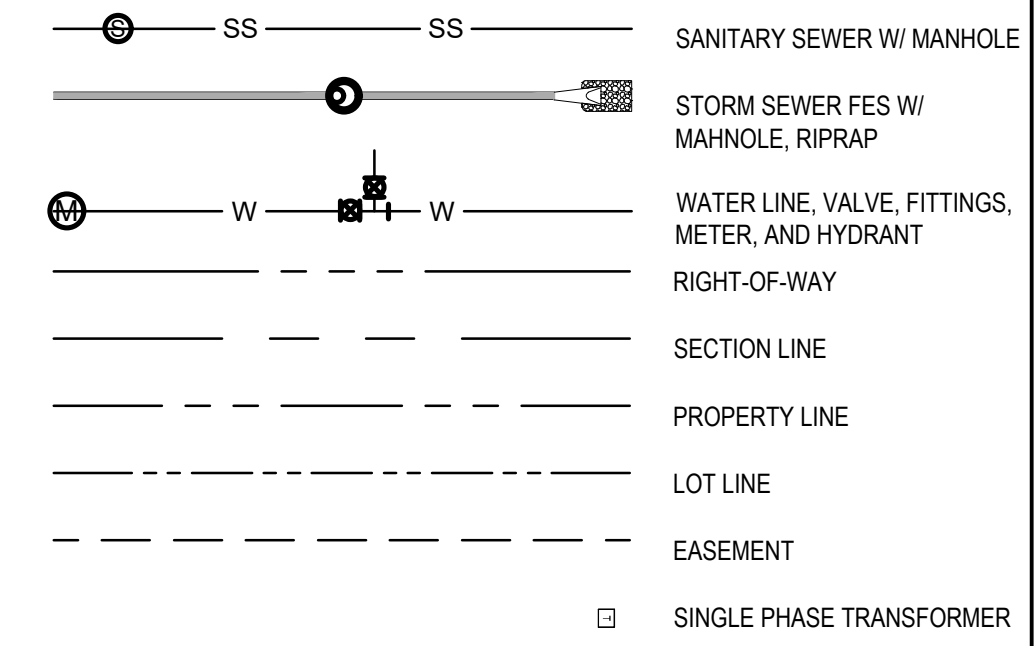
SHEET NUMBER  
6

COMPARK VILLAGE SOUTH  
F1 AMD 2 - MULTIFAMILY  
SITE PLAN

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TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

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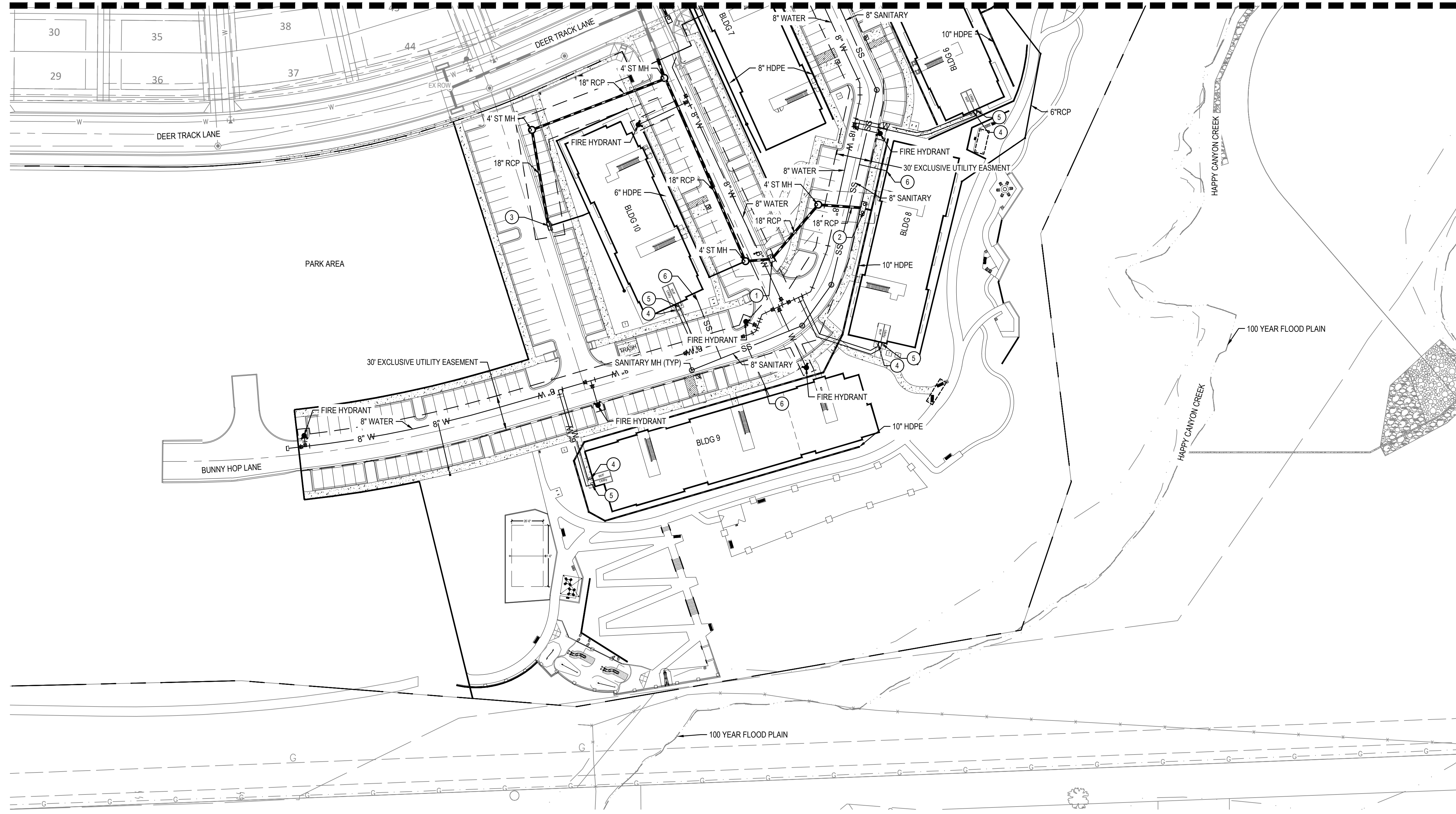
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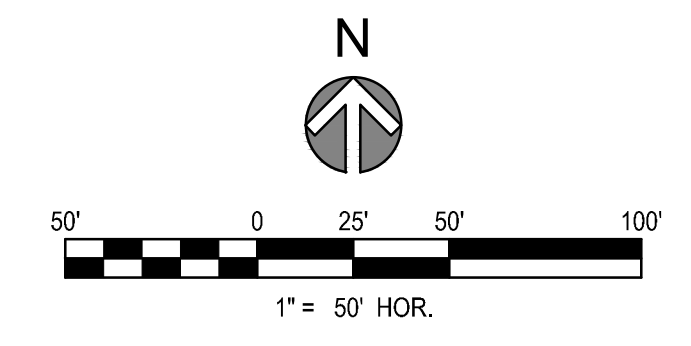
KEYNOTES

- ① 5' TYPE R INLET
- ② 10' TYPE R INLET
- ③ DOUBLE COMBO INLET TYPE 13
- ④ 2" DOMESTIC WATER SERVICE
- ⑤ 6" FIRE WATER SERVICE
- ⑥ 6" SANITARY SERVICE

MATCH LINE SEE SHEET 6



TOWN OF PARKER BUILDING DEPT FIRE LIFE SAFETY APPROVAL  
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PROJECT  
**COMPARK VILLAGE SOUTH**

TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO 80134

SHEET TITLE  
UTILITY PLAN

SHEET NUMBER  
7

COMPARK VILLAGE SOUTH  
F1 AMD 2 - MULTIFAMILY  
SITE PLAN

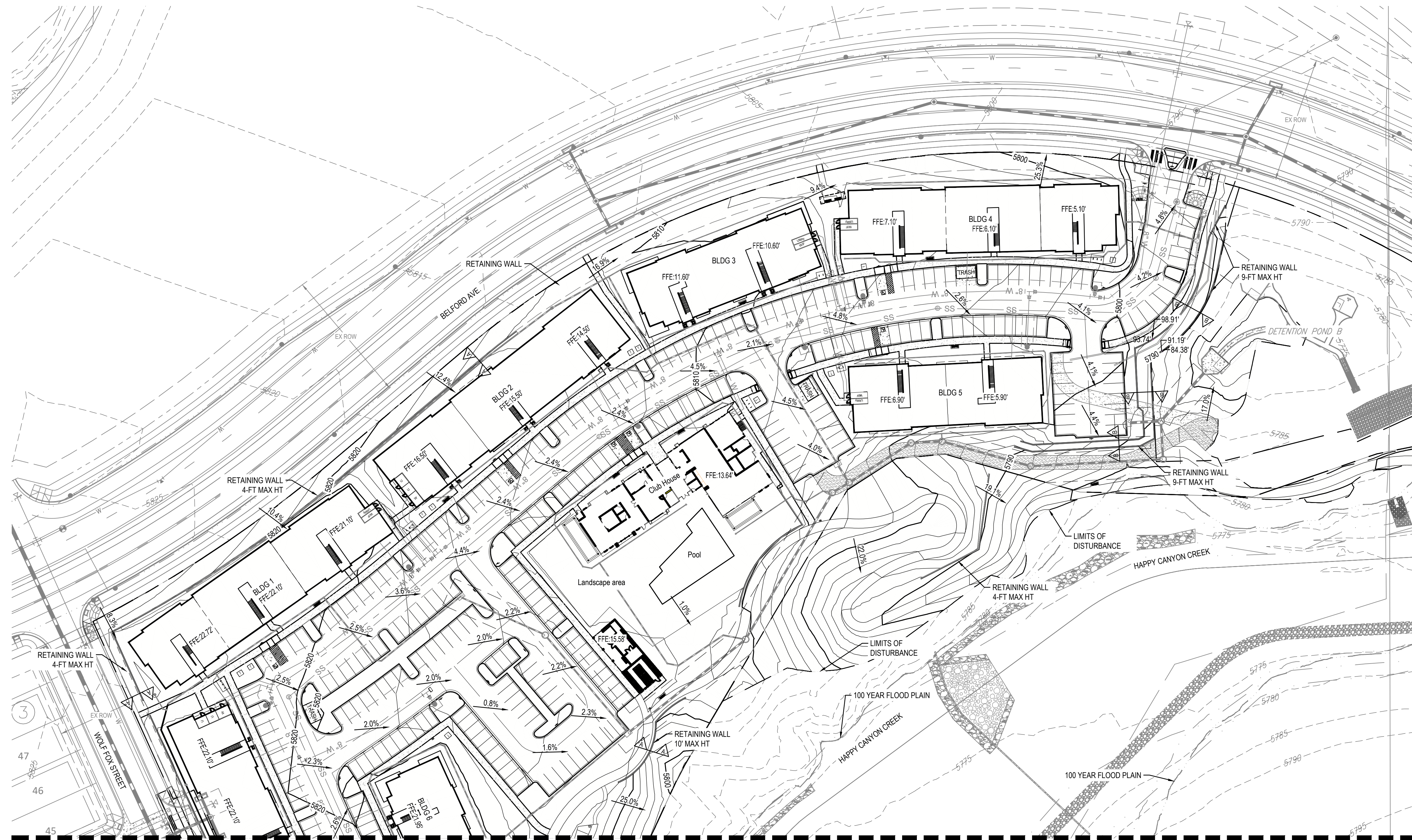
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**LEGEND**

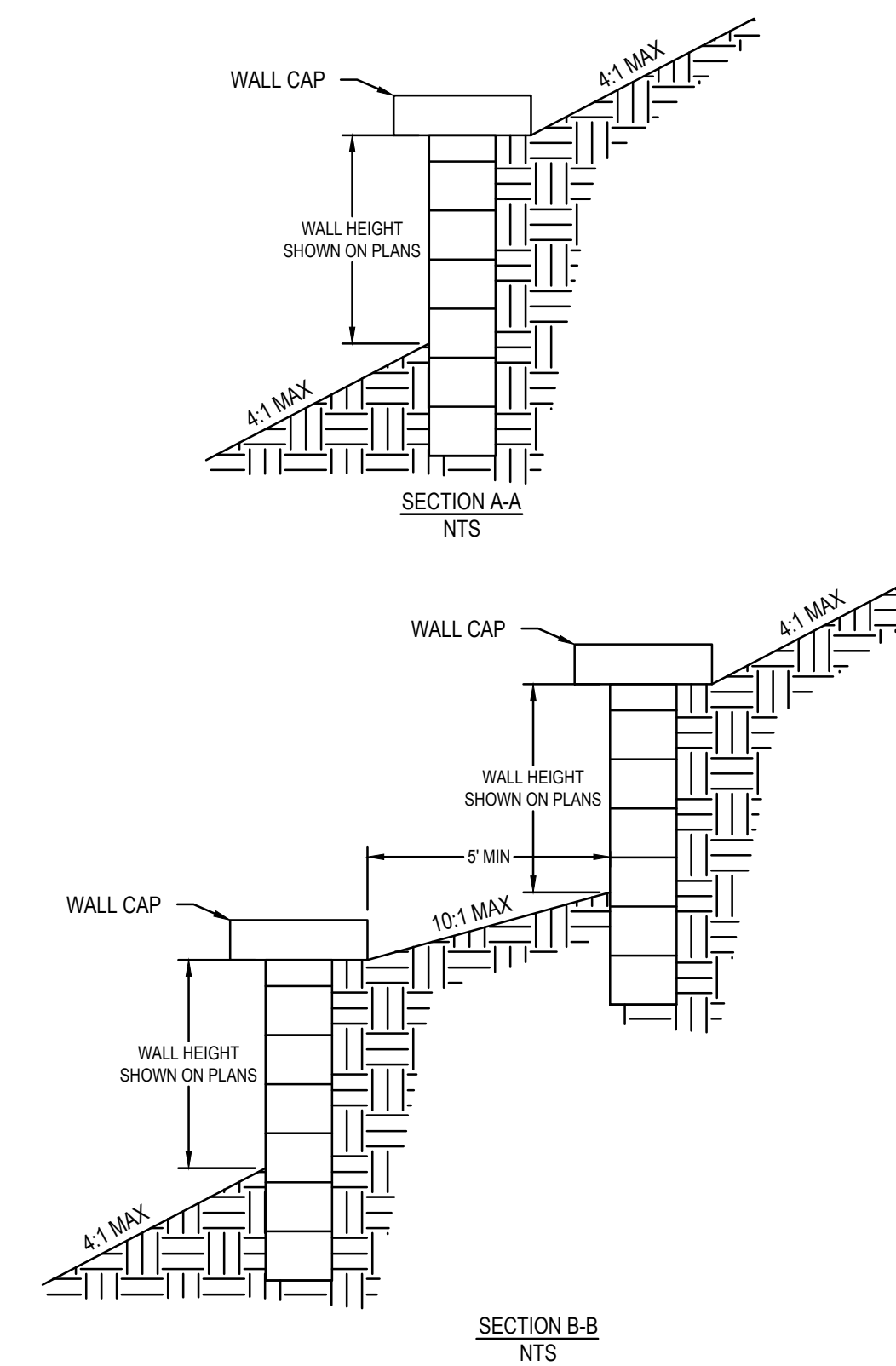
---	RIGHT-OF-WAY
- - -	SECTION LINE
---	PROPERTY LINE
---	LOT LINE
---	LIMITS OF DISTURBANCE

PROJECT NUMBER  
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- NOTES:**
- RETAINING WALL HEIGHTS SHOWN REPRESENT EXPOSED FACE OF WALL (EXCLUDING CAP). RETAINING WALLS GREATER THAN 4-FT IN HEIGHT FROM BOTTOM COURSE (OR BASE OF FOOTING) REQUIRE SEPARATE BUILDING PERMITS. WALL PLANS MUST BE STAMPED BY A QUALIFIED COLORADO REGISTERED PROFESSIONAL ENGINEER.
  - RETAINING WALLS TO BE SPLIT FACE MASONRY MATERIAL, TAN OR EARTH TONE COLOR.



**WALL SECTIONS**



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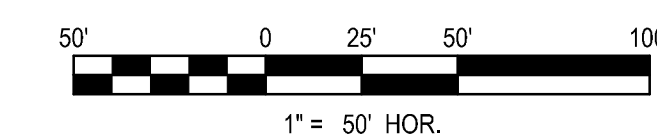
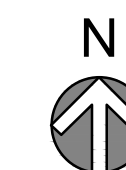


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**COMPARK VILLAGE SOUTH**

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SHEET TITLE  
GRADING PLAN

SHEET NUMBER  
8



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LEGEND	
	RIGHT-OF-WAY
	SECTION LINE
	PROPERTY LINE
	LOT LINE
	LIMITS OF DISTURBANCE

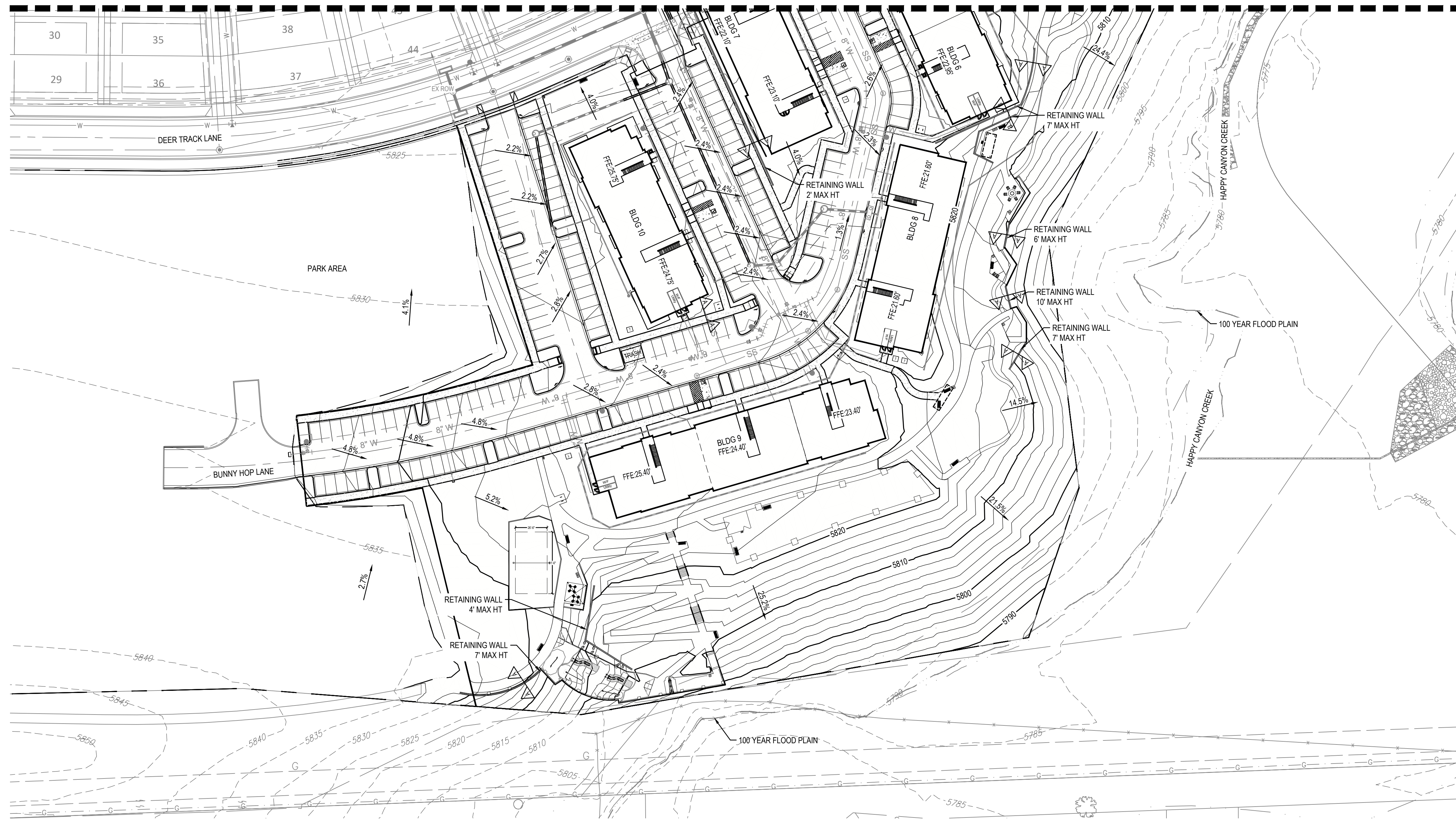
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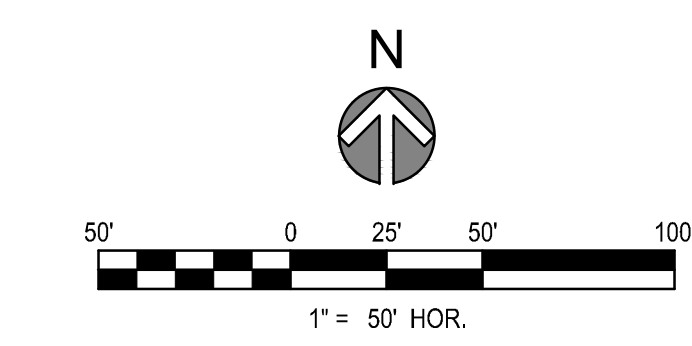
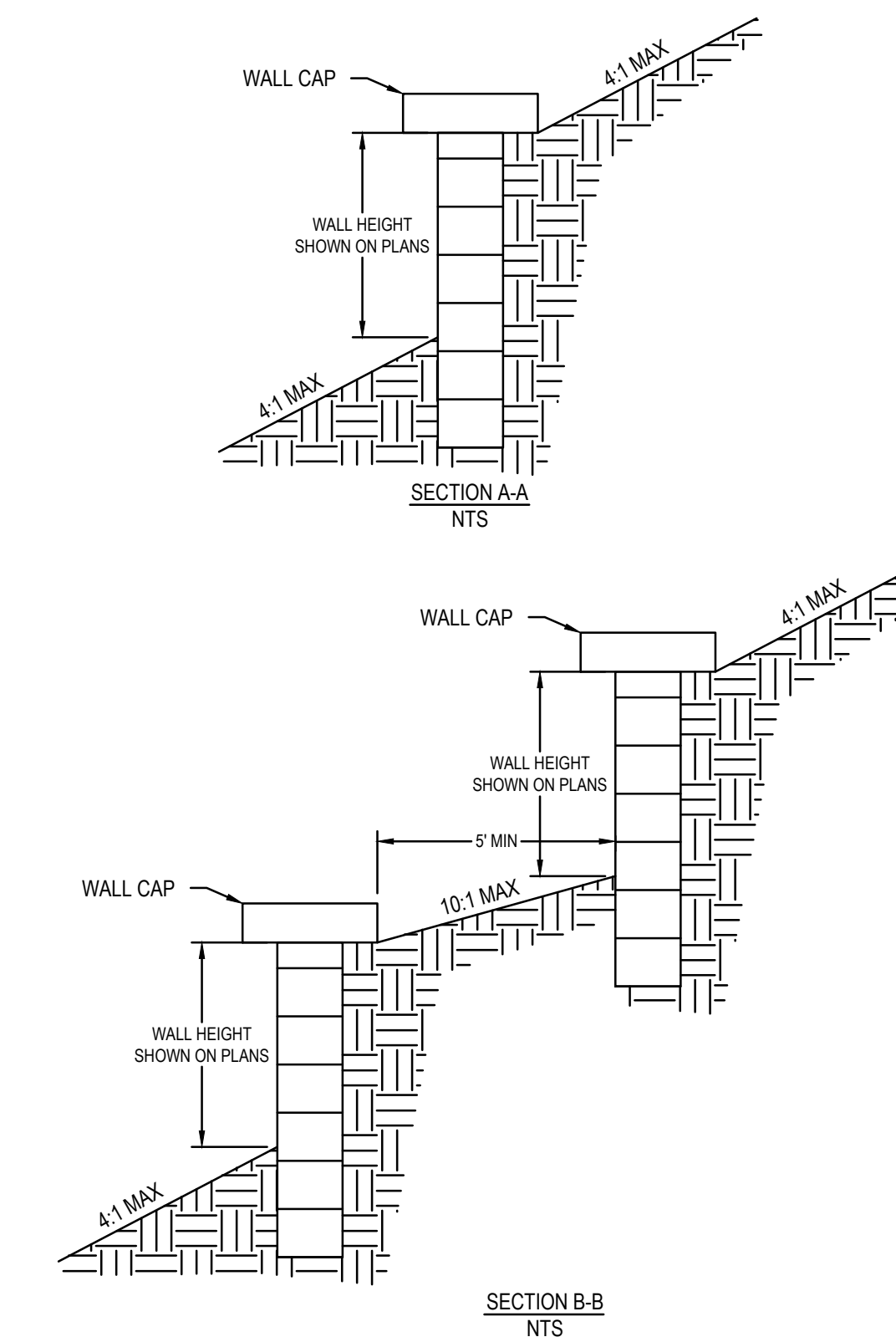
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MATCH LINE SEE SHEET 8



WALL SECTIONS



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**COMPARK VILLAGE SOUTH**

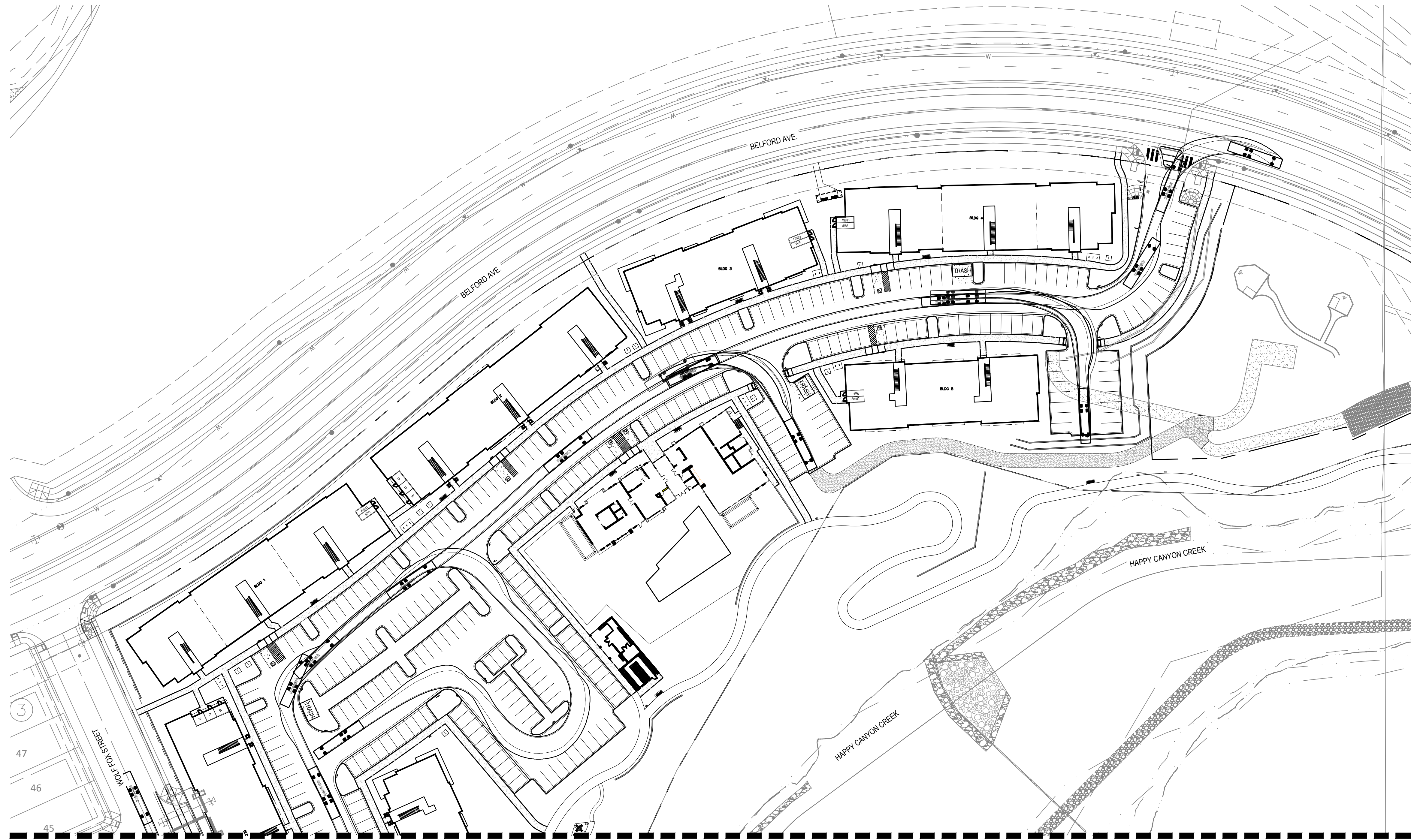
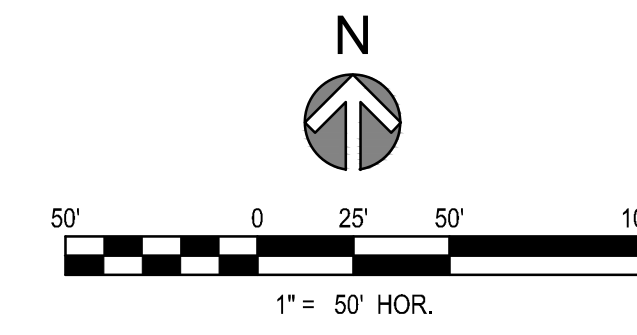
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SHEET TITLE  
**GRADING PLAN**

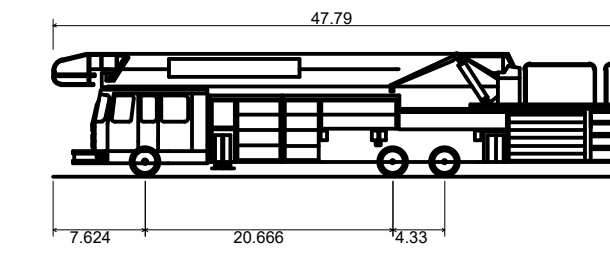
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MATCH LINE SEE SHEET 11



colorado south metro fire	47.790ft
Overall Length	8.410ft
Overall Width	10.243ft
Overall Body Height	0.673ft
Min Body Ground Clearance	6.920ft
Track Width	4.00s
Lock-to-lock time	46.666ft
Wall to Wall Turning Radius	

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PREPARED FOR CENTURY  
COMMUNITIES



PROJECT  
**COMPARK  
VILLAGE  
SOUTH**

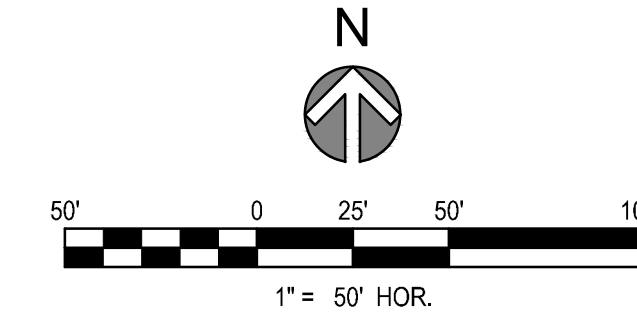
TOWN OF PARKER, COUNTY  
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80134

SHEET TITLE  
**AUTOTURN  
PLAN**

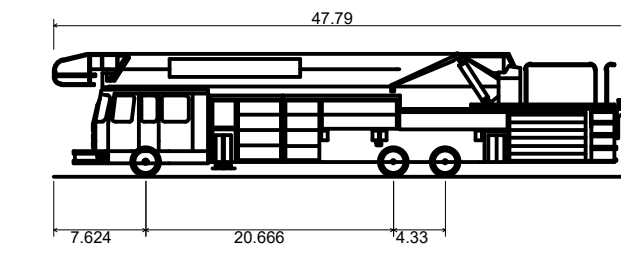
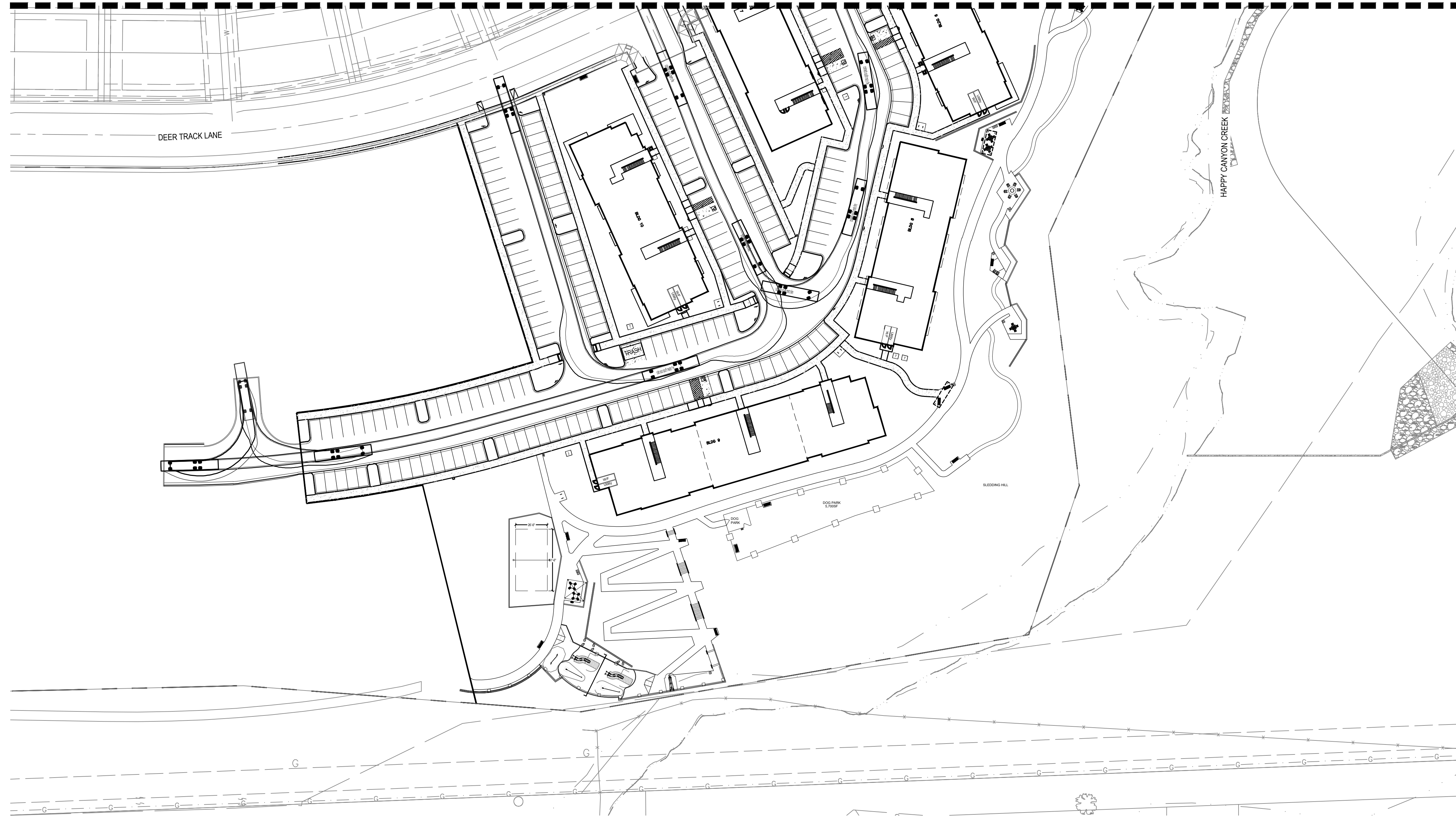
SHEET NUMBER  
**10**

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LOT 1, COMPARK VILLAGE FILING NO. 1, AMEND NO. 2  
SOUTH HALF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN  
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO



MATCH LINE SEE SHEET 10



colorado south metro fire  
Overall Length 47.790ft  
Overall Width 8.410ft  
Overall Body Height 10.243ft  
Min Body Ground Clearance 0.673ft  
Track Width 6.920ft  
Lock-to-lock time 4.00s  
Wall to Wall Turning Radius 46.666ft

PROJECT NUMBER  
65120950  
  
DRAWN BY  
TV  
  
DATE  
09/06/2022

**MERRICK**  
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

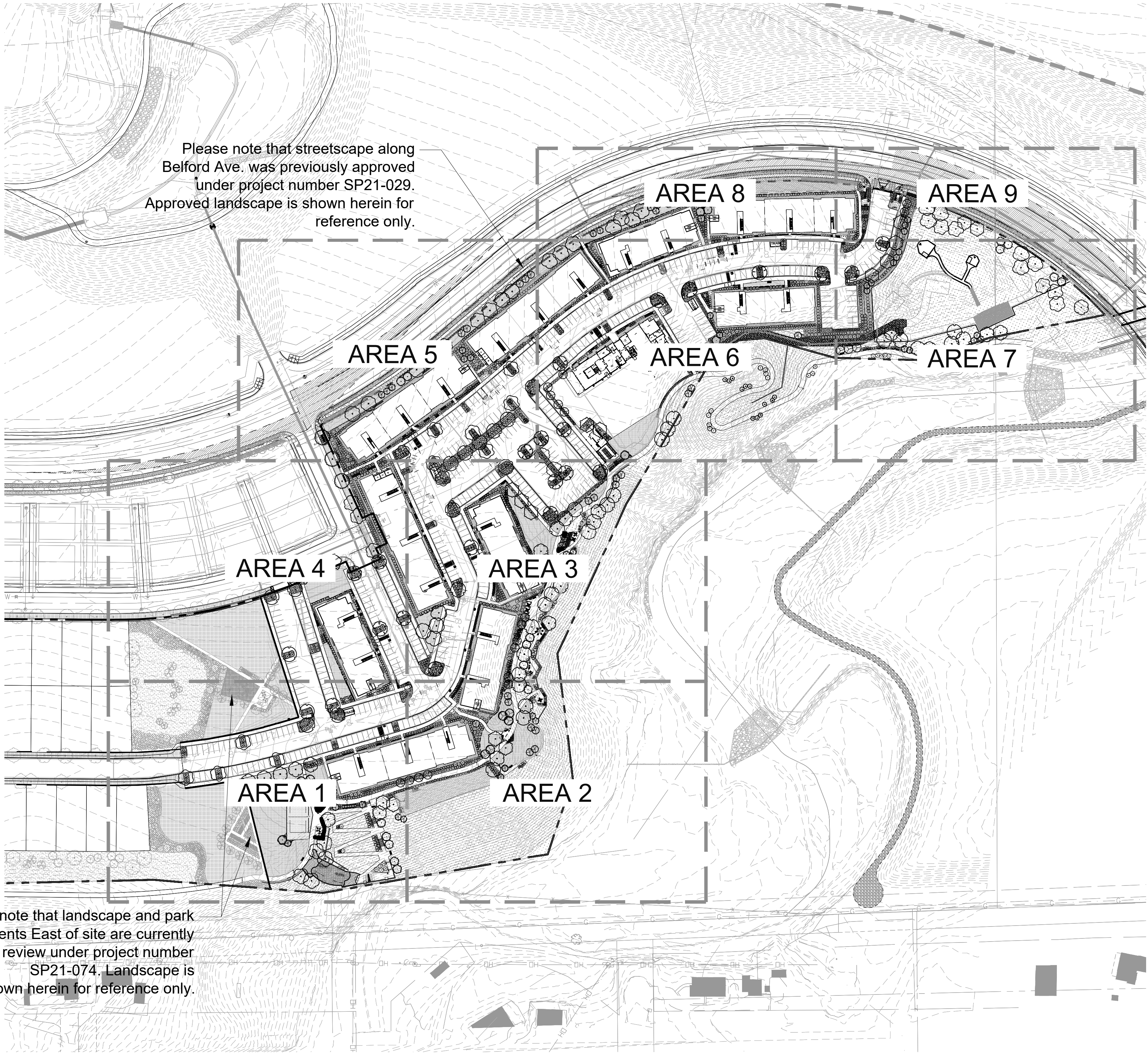
SHEET TITLE  
**AUTOTURN  
PLAN**

SHEET NUMBER  
**11**

COMPARK VILLAGE SOUTH  
F1 AMD 2 - MULTIFAMILY  
SITE PLAN

LOT 1, COMPARK VILLAGE FILING NO. 1, AMEND NO. 2  
SOUTH HALF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN  
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

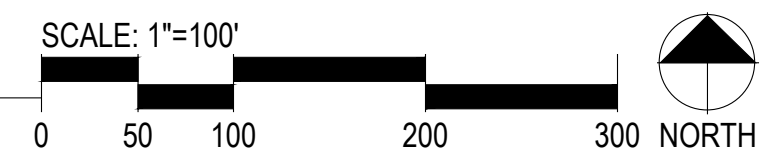
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Please note that landscape and park elements East of site are currently under review under project number SP21-074. Landscape is shown herein for reference only.

OVERALL PLANT SCHEDULE							
Canopy Tree	Quantity	Common Name	ROOT	CALIPER/HT.	MATURE HEIGHT WIDTH	YEARS TO MATURITY	IRR ZONE
CS	43	NORTHERN CATALPA	B & B	2" CAL	50' X 30'	20-30yr	LOW
GI	12	IMPERIAL HONEYLOCUST	B & B	2" CAL	35' X 25'	20-30yr	LOW-MOD
GS2	15	SHADEMASTER HONEYLOCUST	B & B	2" CAL	35' X 25'	20-30yr	LOW-MOD
GK	19	KENTUCKY COFFEE TREE	B & B	2" CAL	60' X 50'	20-30yr	LOW
PB3	3	LONDON PLANE TREE	B & B	2" CAL	60' X 35'	20-30yr	LOW-MOD
QB	20	SWAMP WHITE OAK	B & B	2" CAL	50' X 50'	20-30yr	LOW
BRO	20	BUR OAK	B & B	2" CAL	60' X 50'	20-30yr	LOW
QR	16	ENGLISH OAK	B & B	2" CAL	60' X 50'	20-30yr	LOW-MOD
QR3	3	RED OAK	B & B	2" CAL	50' X 40'	20-30yr	LOW
TG	3	GLENLEVEN LITTLELEAF LINDEN	B & B	2" CAL	45' X 30'	20-30yr	LOW-MOD
TOTAL	154						
Percentage of TOT	55%						
Evergreen Tree	Quantity	Common Name	ROOT	CALIPER/HT.	MATURE HEIGHT WIDTH	YEARS TO MATURITY	IRR ZONE
PD3	25	BLACK HILLS SPRUCE	B & B	6 HT.	20' X 10'	20-30yr	LOW-MOD
PP	20	PINON PINE	B & B	6 HT.	25' X 15'	20-30yr	LOW
PH	23	BOSNIAN PINE	B & B	6 HT.	30' X 15'	20-30yr	LOW
AP	23	AUSTRIAN BLACK PINE	B & B	6 HT.	50' X 35'	20-30yr	LOW
TOTAL	91						
Percentage of TOT	33%						
Ornamental Tree	Quantity	Common Name	ROOT	CALIPER/HT.	MATURE HEIGHT WIDTH	YEARS TO MATURITY	IRR ZONE
FAM	7	FLAME AMUR MAPLE	B & B	1.5" CAL	20' X 15'	10-15yr	LOW
AB2	14	AUTUMN BRILLIANCE SERVICEBERRY	B & B	1.5" CAL	20' X 15'	10-15yr	LOW
SS2	12	SPRING SNOW CRAB APPLE	B & B	1.5" CAL	20' X 15'	10-15yr	LOW
TOTAL	33						
Percentage of TOT	12%						
Deciduous Shrubs	Quantity	Common Name	SIZE	MATURE HEIGHT WIDTH	YEARS TO MATURITY	IRR ZONE	
AA	5	SASKATOON SERVICEBERRY	5 GAL	12' X 6'	7-12yr	LOW	
BG	78	GOLDEN NUGGET BARBERRY	5 GAL	2' X 2'	7-12yr	LOW	
RGB	76	ROSY GLOW BARBERRY	5 GAL	5' X 4'	7-12yr	LOW	
BR	90	ROYAL BURGUNDY BARBERRY	5 GAL	3' X 3'	7-12yr	LOW	
DKS	177	BLUE MIST SPIREA	5 GAL	3' X 3'	7-12yr	LOW-MOD	
CL2	18	CURL LEAF MOUNTAIN MAHOGANY	5 GAL	8' X 8'	7-12yr	LOW	
CF	35	FERNBUSH	5 GAL	4' X 4'	7-12yr	LOW	
CF2	54	YELLOW TWIG DOGWOOD	5 GAL	6' X 6'	7-12yr	LOW	
CI	28	ISANTI REDOSIER DOGWOOD	5 GAL	5' X 5'	7-12yr	LOW-MOD	
EC2	107	COMPACT BURNING BUSH	5 GAL	5' X 5'	7-12yr	LOW	
FN	57	NEW MEXICAN PRIVET	5 GAL	10' X 8'	7-12yr	LOW	
LL	58	LODENSE PRIVET	5 GAL	3' X 3'	7-12yr	LOW	
PA	216	RUSSIAN SAGE	5 GAL	4' X 4'	7-12yr	LOW	
PL	181	LITTLELEAF MOCKORANGE	5 GAL	4' X 4'	7-12yr	LOW	
PDG	157	DART'S GOLD NINEBARK	5 GAL	5' X 5'	7-12yr	LOW-MOD	
PL2	176	LITTLE DEVIL NINEBARK	5 GAL	4' X 4'	7-12yr	LOW	
PP2	238	CREeping WESTERN SAND CHERRY	5 GAL	1.5' X 4'	7-12yr	LOW	
RG2	24	SMOOTH SUMAC	5 GAL	10' X 8'	7-12yr	LOW	
RC	18	WESTERN SMOOTH SUMAC	5 GAL	3' X 5'	7-12yr	LOW	
RG	231	DWARF FRAGRANT SUMAC	5 GAL	3' X 5'	7-12yr	LOW	
RF	100	FIRE MEIDLAND ROSE	5 GAL	4' X 4'	7-12yr	LOW	
RR2	59	WHITE KNOCK OUT ROSE	5 GAL	4' X 4'	7-12yr	LOW	
SW	61	ANTHONY WATERER SPREA	5 GAL	3' X 4'	7-12yr	LOW-MOD	
SG	45	GOLDFLAME SPIREA	5 GAL	3' X 3'	7-12yr	LOW-MOD	
SN	110	SNOWMOUND SPIREA	5 GAL	4' X 4'	7-12yr	LOW-MOD	
SC3	68	HAN COCK CHENALILT CORALBERRY	5 GAL	3' X 6'	7-12yr	LOW	
SC	13	MISS CANADA PRESTON LILAC	5 GAL	8' X 7'	7-12yr	LOW	
VB	31	BURKWOOD VIBURNUM	5 GAL	6' X 6'	7-12yr	LOW-MOD	
TOTAL	2511						
Evergreen Shrubs	Quantity	Common Name	SIZE	MATURE HEIGHT WIDTH	YEARS TO MATURITY	IRR ZONE	
AP2	150	PANCHITO MANZANITA	5 GAL	1.5' X 4'	7-12yr	LOW	
EK2	47	MANHATTAN EUON YMIUS	5 GAL	4' X 6'	7-12yr	LOW	
JC	123	ARMSTRONG JUNIPER	5 GAL	4' X 4'	7-12yr	LOW	
JUB	97	BLUE CHIP JUNIPER	5 GAL	8' X 7'	7-12yr	LOW	
JH	166	HUGHES JUNIPER	5 GAL	1.5' X 6'	7-12yr	LOW	
JUA	73	ARCADIA JUNIPER	5 GAL	2' X 6'	7-12yr	LOW	
JB	25	BUFFALO JUNIPER	5 GAL	1.5' X 6'	7-12yr	LOW	
JS3	98	SIERRA SPREADER JUNIPER	5 GAL	1.5' X 6'	7-12yr	LOW	
JS2	21	SKYROCKET JUNIPER	10 GAL	20' X 3'	7-12yr	LOW	
JO	221	OLD GOLD JUNIPER	5 GAL	4' X 4'	7-12yr	LOW	
JS	58	SEA GREEN JUNIPER	5 GAL	8' X 6'	7-12yr	LOW	
WBM	135	MUGO PINE	5 GAL	2' X 3'	7-12yr	LOW	
TOTAL	1214						
Grasses	Quantity	Common Name	SIZE	MATURE HEIGHT WIDTH	YEARS TO MATURITY	IRR ZONE	
BB	385	BLONDE AMBITION BLUE GRAMA	1 GAL	3' X 2'	3yr	LOW	
FRG	354	FEATHER REED GRASS	1 GAL	5' X 30"	3yr	LOW-MOD	
CL	90	WOOD OATS	1 GAL	2' X 2'	3yr	LOW	
HS	85	BLUE OAT GRASS	1 GAL	2.5' X 2.5'	3yr	LOW	
MM	52	MORNING LIGHT MAIDEN GRASS	1 GAL	5' X 3'	3yr	LOW	
NP	167	MEXICAN FEATHERGRASS	1 GAL	2' X 2'	3yr	LOW	
PC2	142	SWITCH GRASS	1 GAL	3' X 2'	3yr	LOW	
TOTAL	1275						
Perennials	Quantity	Common Name	SIZE	MATURE HEIGHT WIDTH	YEARS TO MATURITY	IRR ZONE	
MNS	26	SALVIA X SYLVESTRIS 'MAY NIGHT'	1 GAL	2' X 2'	1Yr	LOW	
TOTAL	26						
Ground Cover	Area	Common Name	Percentage of Landscape Area				
NATIVE SEED	148,216	NATIVE LOW GROW SEED MIX	46.0%				
SOD	52,793	SOD - DROUGHT TOLERANT FESCUE/ BLUEGRASS 80/20 MIX	16.4%				
WOOD MULCH	83,271	SHREDDED BROWN WOOD MULCH	25.9%				
CRUSHER FINE	5,700	CRUSHER FINES - GRAY	1.8%				
DOG PARK							
SAND	2,938	SAND	0.9%				
TOTAL	322,032sf		100%				

1 MASTER LANDSCAPE PLAN



PREPARED FOR CENTURY COMMUNITIES



PROJECT  
**COMPARK VILLAGE SOUTH**

TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO 80134

SHEET TITLE  
**MASTER LANDSCAPE PLAN**

SHEET NUMBER

COMPARK VILLAGE SOUTH  
F1 AMD 2 - MULTIFAMILY  
SITE PLAN

LOT 1, COMPARK VILLAGE FILING NO. 1, AMEND NO. 2  
SOUTH HALF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN  
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

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GENERAL NOTES

- NO SUBSTANTIAL CHANGE FROM THE APPROVED LANDSCAPE PLAN WITHOUT PRIOR REVIEW OF THE PARKER WATER AND SANITATION DISTRICT, WHICH MAY REQUIRE ADDITIONAL IRRIGATION TAPS FOR CHANGES DUE TO MORE WATER INTENSIVE LANDSCAPING.
- ALL LANDSCAPING (EDGE OF ROOT BALLS) SHALL BE SETBACK FROM BUILDINGS A MINIMUM OF 3'.
- ABSOLUTELY NO IRRIGATION EQUIPMENT OF ANY KIND IS TO BE INSTALLED OR PLACED CLOSER THAN 5'-0" TO THE STRUCTURAL FOUNDATION OF ANY BUILDING.

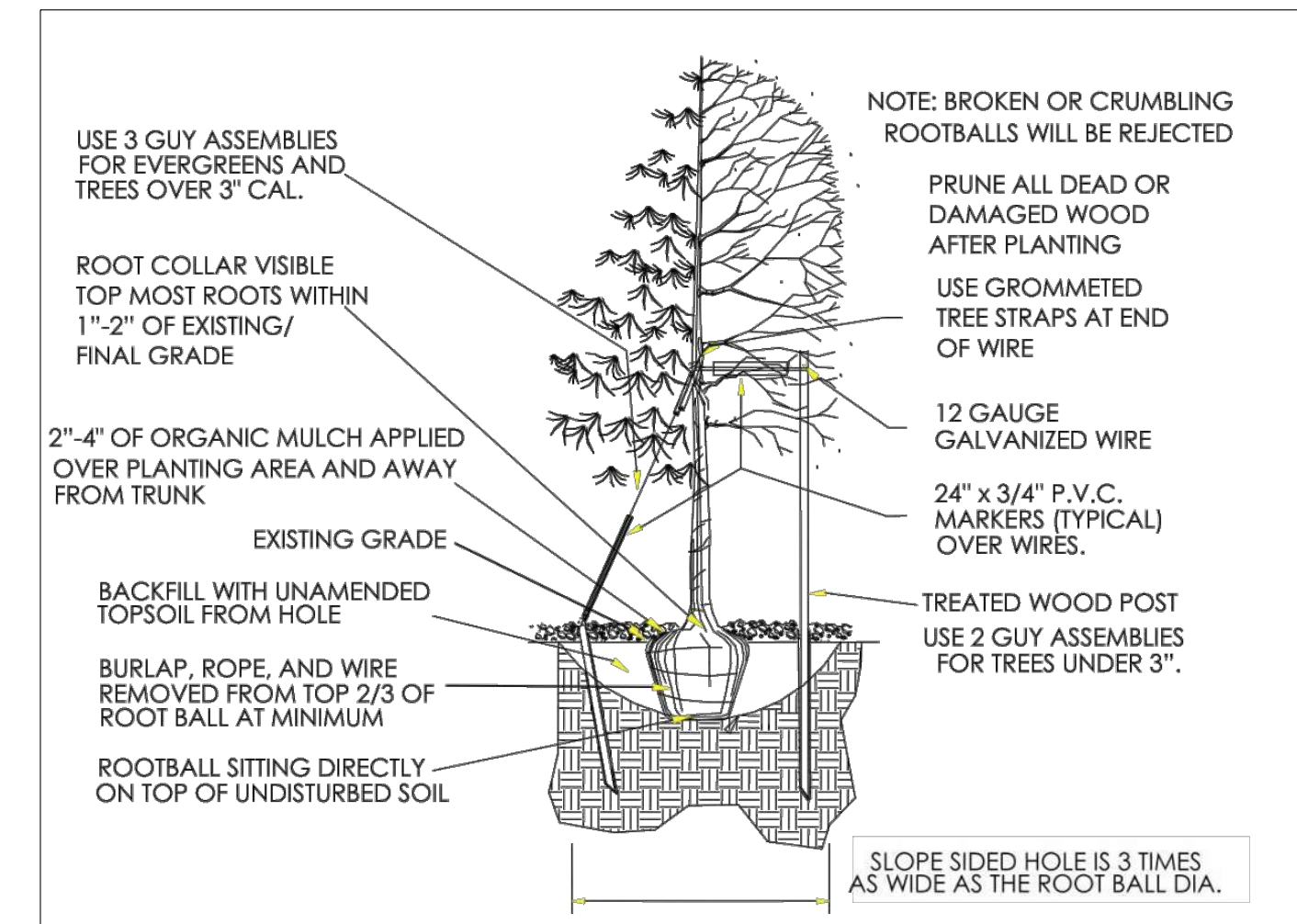
LANDSCAPE NOTES

- ALL WORK SHALL CONFORM TO LOCAL CITY AND COUNTY CODES. CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES, LINES AND STRUCTURES PRIOR TO EXCAVATION OR TRENCHING. DAMAGE TO THESE UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER OR LANDSCAPE ARCHITECT.
- PLANT QUANTITIES TO BE BASED ON CONTRACTOR'S ESTIMATE ACCORDING TO PLANS, WHICH ARE SUBJECT TO APPROVAL BY LANDSCAPE ARCHITECT.
- GRAPHIC SYMBOLS PRESIDE OVER WRITTEN PLANT QUANTITIES. (IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN GRAPHIC AND LANDSCAPE LEGEND, THE PLANT MATERIAL QUANTITY AS DETERMINED BY THE PLAN GRAPHIC SHALL TAKE PRECEDENCE.)
- ALL TREE AND SHRUB LOCATIONS SHALL BE STAKED BY THE CONTRACTOR AND APPROVED BY THE OWNER, OR LANDSCAPE ARCHITECT.
- PLANT SUBSTITUTIONS WILL NOT BE PERMITTED WITHOUT APPROVAL BY THE OWNER OR LANDSCAPE ARCHITECT.
- ALL TURF AREAS TO BE SPRAY IRRIGATED. ALL SHRUB BEDS TO BE DRIP IRRIGATED. ALL PERENNIAL AREAS TO BE IRRIGATED WITH 12" POP-UP SPRAY HEADS UNLESS OTHERWISE NOTED. THIS SYSTEM IS AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM.
- WINTER PROTECTION AND WATERING OF TREES SHALL BE PROVIDED WHEN NECESSARY TO MAINTAIN THE HEALTH AND SURVIVAL OF PLANT MATERIAL.
- WOOD MULCH TO BE SHREDDED WESTERN RED CEDAR BARK MULCH.
- SOD TO BE BLACK BEAUTY FESCUE.
- DOG AREA MIX TO BE BUFFALO GRASS SEED MIX.
- SEED MIXES TO BE SUPPLIED BY PAWNEE BUTTES SEED INC.
- REFER TO PAWNEE BUTTES SEED INC. FOR SEEDING RATES.
- ALL AREAS DISTURBED BY GRADING OPERATIONS TO BE SEEDED WITH NATIVE SEED MIX.
- ALL TREE RINGS TO BE MULCHED WITH WOOD MULCH TO A DEPTH OF 3 INCHES MINIMUM WITH NO LANDSCAPE FABRIC.
- ALL SHRUB BEDS TO BE MULCHED WITH WOOD MULCH TO A DEPTH OF 3 INCHES MINIMUM WITH LANDSCAPE FABRIC.
- FOR TREES IN SOD OR NATIVE GRASS, ALLOW A 2' DIAMETER BED WITHOUT SOD AROUND ROOT COLLAR. APPLY 3" DEPTH OF WOOD MULCH OVER 2' DIAMETER BED FOLLOWING SOD INSTALLATION.
- ALL SHRUB AND SOD AREAS SHALL RECEIVE THE FOLLOWING SOIL AMENDMENTS PER 1000 S.F.: 4 CUBIC YARDS 'SUPREME ORGANICS' COMPOST (50% COW MANURE, 50% WOOD FINES) OR APPROVED EQUAL, PLUS 15 LBS. OF 20-10-5 COMMERCIAL FERTILIZER. ROT-TILL TO A MINIMUM DEPTH OF 6".
- PLANTS SHALL BE INSTALLED IMMEDIATELY UPON DELIVERY TO SITE. IF THIS IS NOT POSSIBLE, PLANTS SHALL BE HEELED IN AND WATERED TO PREVENT DEHYDRATION.
- PLANTING PITS SHALL BE EXCAVATED TO A MINIMUM OF TWICE THE WIDTH OF THE ROOTBALL. DO NOT DISTURB SOIL

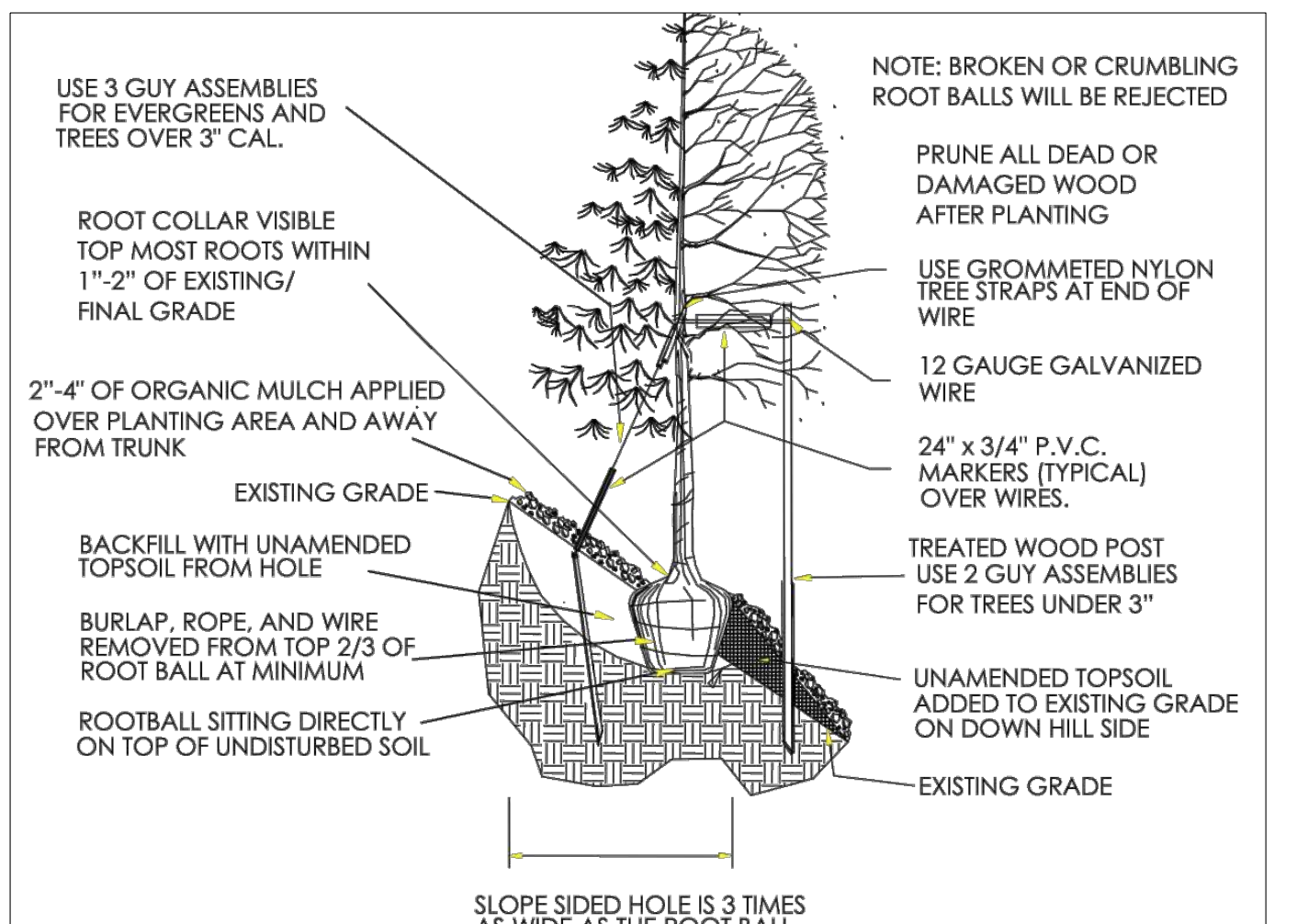
- AT THE BOTTOM OF PIT BUT SCARIFY SIDES TO PREVENT GLAZING.
- PLANTS SHOULD BE THOROUGHLY WATERED IMMEDIATELY AFTER PLANTING, ALLOWING WATER TO SOAK DOWN AND FILL REMAINDER OF HOLE WITH LOOSE SOIL. WITHOUT FURTHER PACKING, A MOUND OF SOIL SHALL BE FORMED AROUND THE EDGE OF EACH TREE PIT TO FORM A SHALLOW SAUCER.
- AFTER PLANT INSTALLATION, ALL PLANT MATERIAL SHALL BE PLACED WITH THEIR ROOT COLLARS SLIGHTLY HIGHER THAN FINISH GRADE. (3" HIGHER FOR TREES.)
- LANDSCAPING SHALL BE PLANTED AND MAINTAINED BY THE OWNER, SUCCESSOR, AND/OR ASSIGNS. SHOULD ANY PLANT MATERIAL DIE, IT SHALL BE REPLACED WITH SIMILAR PLANT MATERIAL WITHIN ONE PLANTING SEASON.
- LANDSCAPE AND SCREENING MAINTENANCE AND REPLACEMENT: THE PROPERTY OWNER SHALL MAINTAIN THE LANDSCAPE PLAN AS ORIGINALLY APPROVED, AND PROVIDE FOR REPLACEMENT OF PLANT MATERIALS THAT HAVE DIED OR HAVE OTHERWISE BEEN DAMAGED OR REMOVED, AND MAINTENANCE OF ALL NON-LIVE LANDSCAPING MATERIALS. IN THIS CASE, LIVE MATERIAL IS TO BE MAINTAINED AND REPLACED BY THE CONTRACTOR WHICH SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL INSPECTION.
- ALL LANDSCAPE SHOWN ON THESE PLANS SHALL BE MAINTAINED IN A NEAT AND ADEQUATE MANNER. REQUIRED MAINTENANCE ACTIVITIES SHALL INCLUDE, BUT NOT BE LIMITED TO TRIMMING OF HEDGES, ADEQUATE IRRIGATION, REPLACEMENT OF DEAD, DISEASED OR UNSIGHTLY LANDSCAPING, REMOVAL OF WEEDS FROM PLANTING AREAS, AND APPROPRIATE PRUNING OF PLANT MATERIALS.
- THE CONTRACTOR SHALL STAKE OUT ALL KEY AREAS INCLUDING BUT NOT LIMITED TO SIDE WALKS, STEEL EDGING, PLANT BEDS, TREE AND SHRUB LOCATIONS AND OBTAIN APPROVAL BY THE LANDSCAPE ARCHITECT OR DEVELOPER (MAKING MODIFICATIONS AS MAY BE REQUIRED AT NO ADDITIONAL COST), PRIOR TO PROCEEDING WITH THE CONSTRUCTION.
- SOIL BACKFILL MIXTURE FOR ALL PERENNIAL BEDS SHALL BE 1/3 COW MANURE, 1/3 IMPORTED TOPSOIL, AND 1/3 ON-SITE SOIL.
- THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND BASE HIS BID ON ACTUAL ON-SITE CONDITIONS AND MEASUREMENTS. ANY DISCREPANCIES, ERRORS OR OMISSIONS ON THE CONSTRUCTION DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT MANAGER. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL REVISIONS DUE TO FAILURE TO GIVE SUCH NOTICE.
- CONTRACTOR SHALL SEED ALL NON-SODDED AND NON-IRRIGATED SODDED AREAS WHICH ARE DISTURBED BY GRADING WITH THE DOUGLAS COUNTY PERMANENT DRILL SEED MIX.
- THE CONTRACTOR OR AN OWNER'S REPRESENTATIVE WILL MONITOR THE ESTABLISHMENT OF SEEDED AREAS ON A MONTHLY BASIS FROM APRIL 15TH TO OCTOBER 15TH FOR THE FIRST THREE YEARS AFTER INSTALLATION. AREAS OF POOR GERMINATION OR GROWTH AND AREAS OF EROSION OR WEED INFESTATION WILL BE CORRECTED BY THE CONTRACTOR.
- THE CONTRACTOR SHALL RESTORE ANY AND ALL DAMAGE DUE TO HIS CONSTRUCTION OPERATIONS TO THEIR ORIGINAL STATE AT HIS EXPENSE.
- IF ANY TRANSFORMERS, GROUND-MOUNTED HVAC UNITS, UTILITY PEDESTALS AND SIMILAR FEATURES ARE NOT SHOWN ON THE LANDSCAPE PLANS, ADDITIONAL LANDSCAPING AND SCREENING MAY BE REQUIRED BASED UPON FIELD CONDITIONS DURING THE SITE INSPECTION PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, OR FINAL INSPECTION AS APPLICABLE.

LANDSCAPE MAINTENANCE

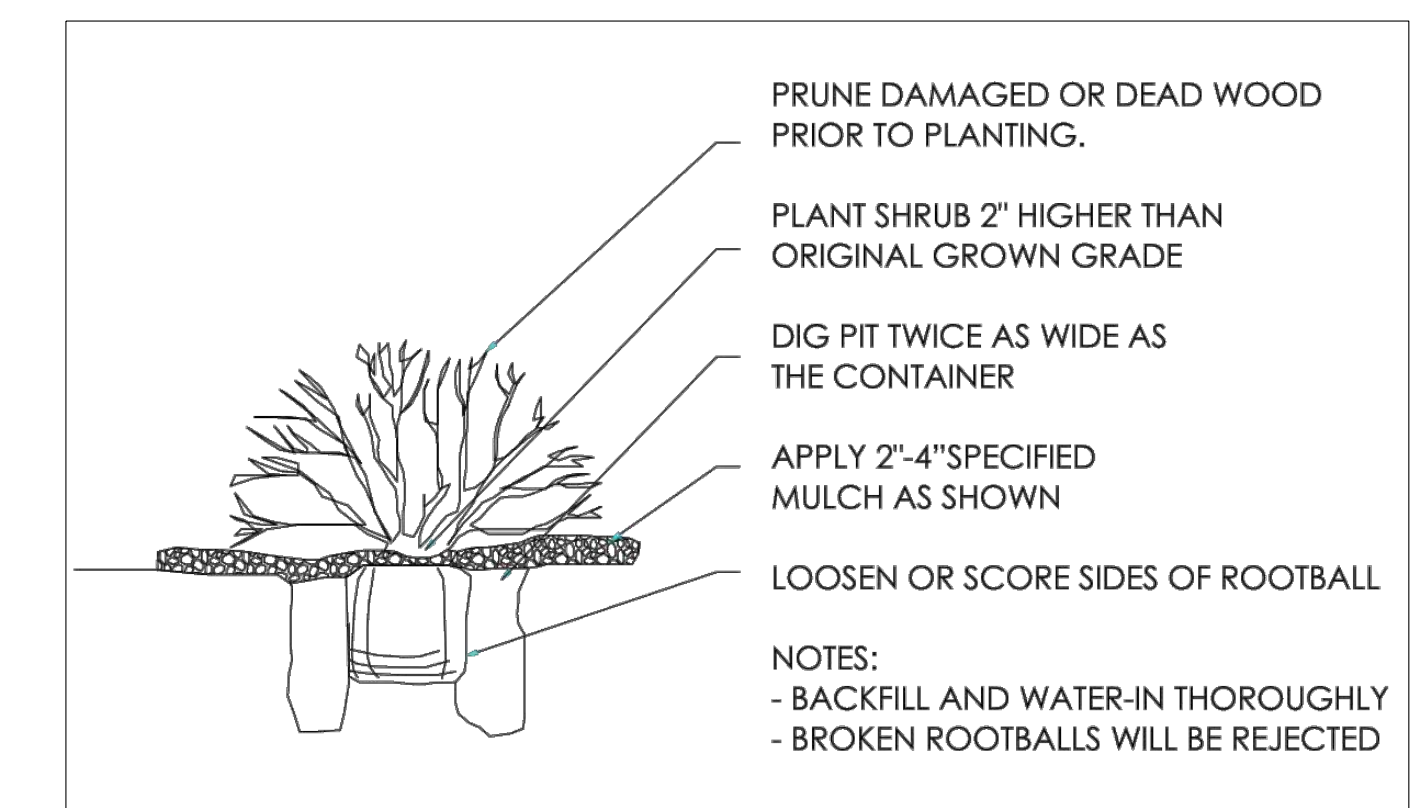
- LANDSCAPING SHALL BE PLANTED AND MAINTAINED BY THE OWNER, SUCCESSOR, AND/OR ASSIGNS. SHOULD ANY PLANT MATERIAL DIE, IT SHALL BE REPLACED WITH SIMILAR PLANT MATERIAL WITHIN ONE PLANTING SEASON.



1 Town of Parker - Tree Planting Detail  
Scale: NTS



2 Town of Parker - Tree Planting Detail - Slopes  
Scale: NTS



3 Town of Parker - Shrub Planting Detail  
Scale: NTS

A. INTERNAL LANDSCAPING		LANDSCAPE AREA			% LIVE COVER		
NET SITE AREA		REQUIRED (45%)	PROVIDED	SURPLUS / DEFICIT	REQUIRED (75%)	PROVIDED	SURPLUS / DEFICIT
653303.1		293986.4	322032	28045.6	241524.0	294477	52953.0

\*Parking lot island landscape area is not included in this calculation.

INTERNAL LANDSCAPE AREA (SF)		TREE REQUIREMENT 1/1500 SF			SHRUB REQUIREMENT 5/1500 SF			TREE EQUIVALENT CALCULATION		
		REQUIRED	PROVIDED	SURPLUS / DEFICIT	REQUIRED	PROVIDED	SURPLUS / DEFICIT	Shrubs available for Tree Equivalents	Total Equivalent Trees	Total Tree & Tree Equivalents Provided
322032		215	278	63	1073	2685	1612	-	-	-
MIN. & MAX EVERGREEN REQ.	25% & 50%	54	91 = 33%	37	N/A	-	-	-	-	-

\*Streetscape and parking lot tree and shrub counts have been removed from this calculation.

B. STREETScape LANDSCAPE		TREE REQUIREMENT 1/40 LF			SHRUB REQUIREMENT			TREE EQUIVALENT CALCULATION		
LOCATION	LENGTH	REQUIRED	PROVIDED	SURPLUS / DEFICIT	REQUIRED	PROVIDED		Shrubs available for Tree Equivalents	Total Equivalent Trees	Total Tree & Tree Equivalents Provided
ACCESS AISLES	560	14	14	0	N/A			-	-	-

C. LANDSCAPE PERIMETER (STANDARD)		TREE REQUIREMENT 1/40 LF			SHRUB REQUIREMENT 5/40 LF			TREE EQUIVALENT CALCULATION		
LOCATION	LENGTH / PERCENT	REQUIRED	PROVIDED	SURPLUS / DEFICIT	REQUIRED	PROVIDED	SURPLUS / DEFICIT	Shrubs available for Tree Equivalents	Total Equivalent Trees	Total Tree & Tree Equivalents Provided
SOUTH PROPERTY BOUNDARY	2040	51	54	3	255	401	146	-	-	-
NORTH PROPERTY BOUNDARY	1486	37	51	14	186	206	20	-	-	-
MIN. EVERGREEN REQUIREMENT	40%	35	51 = 49%	8	N/A			-	-	-

D. PARKING LOT LANDSCAPE		TREE REQUIREMENT 1/162 SF OF LANDSCAPE ISLAND			SHRUB REQUIREMENT 5/162 SF OF LANDSCAPE ISLAND			TREE EQUIVALENT CALCULATION		
PARKING LOT INTERIOR	AREA	REQUIRED	PROVIDED	SURPLUS / DEFICIT	REQUIRED	PROVIDED	SURPLUS / DEFICIT	Shrubs available for Tree Equivalents	Total Equivalent Trees	Total Tree & Tree Equivalents Provided
	16239	100	50	-50	501	1013	512	512	54	104

\*Trees were provided in all parking lot islands where utility conflicts were not present.

TOT PARKING LOT AREA		LANDSCAPE AREA		
AREA	REQUIRED (10%)	PROVIDED	SURPLUS / DEFICIT	
160238	16024	16239	215	



PREPARED FOR CENTURY COMMUNITIES



PROJECT

COMPARK VILLAGE SOUTH

TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO 80134

SHEET TITLE

LANDSCAPE NOTES & DETAILS

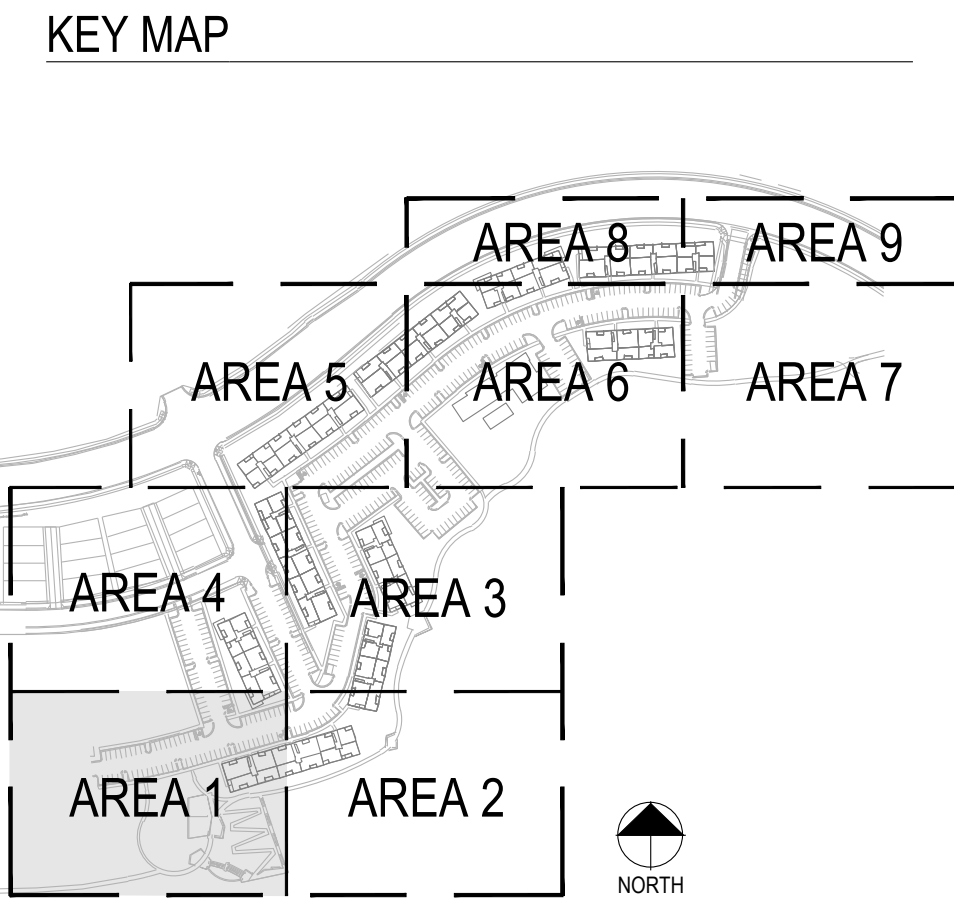
SHEET NUMBER

COMPARK VILLAGE SOUTH  
F1 AMD 2 - MULTIFAMILY  
SITE PLAN

LOT 1, COMPARK VILLAGE FILING NO. 1, AMEND NO. 2  
SOUTH HALF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN  
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

PROJECT NUMBER  
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Canopy Tree	Quantity	Common
CS	4	NORTHERN CATALPA
GI	1	IMPERIAL HONEYLOCUST
GS2	6	SHADEMASTER HONEY LOCUST
GK	4	KENTUCKY COFFEE TREE
BRO	4	BUR OAK
QR	3	ENGLISH OAK
Evergreen Tree	Quantity	Common
PD3	2	BLACK HILLS SPRUCE
PP	6	PINON PINE
AP	6	AUSTRIAN BLACK PINE
Ornamental Tree	Quantity	Common
AB2	3	AUTUMN BRILLIANCE SERVICEBERRY
FAM	2	FLAME AMUR MAPLE
SS2	1	SPRING SNOW CRAB APPLE
Deciduous Shrubs	Quantity	Common
RGB	16	ROSY GLOW BARBERRY
BR	6	ROYAL BURGUNDY BARBERRY
DKS	44	BLUE MIST SPIREA
FN	10	NEW MEXICAN PRIVET
PA	37	RUSSIAN SAGE
PL2	48	LITTLE DEVIL NINEBARK
PP2	53	CREeping WESTERN SAND CHERRY
RG	61	DWARF FRAGRANT SUMAC
RF	20	FIRE MEIDLAND ROSE
RR2	9	WHITE KNOCK OUT ROSE
SN	18	SNOWMOUND SPIREA
Evergreen Shrubs	Quantity	Common
AP2	1	PANCHITO MANZANITA
JUB	12	BLUE CHIP JUNIPER
JH	44	HUGHES JUNIPER
JUA	2	ARCADIA JUNIPER
JS2	1	SKYROCKET JUNIPER
JO	39	OLD GOLD JUNIPER
WBM	23	MUGO PINE
Grasses	Quantity	Common
BB	27	BLONDE AMBITION BLUE GRAMA
FRG	52	FEATHER REED GRASS
CL	74	WOOD OATS
HS	21	BLUE OAT GRASS
PC2	24	SWITCH GRASS



LANDSCAPE KEY

- DECIDUOUS TREES
- EVERGREEN TREES
- ORNAMENTAL TREES
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES
- DROUGHT TOLERANT SOD MIX
- NATIVE LOW GROW SEED MIX
- CRUSHER FINES- GRAY
- SHREDDED BROWN WOOD MULCH
- VOLLEYBALL SAND-REGIONAL QUARRY PRODUCT
- POURED-IN-PLACE RUBBER SURFACE
- FIBAR SURFACE
- EDGER - PERFORATED
- CRUSHER FINES TRAIL
- PROPERTY LINE



PREPARED FOR CENTURY COMMUNITIES



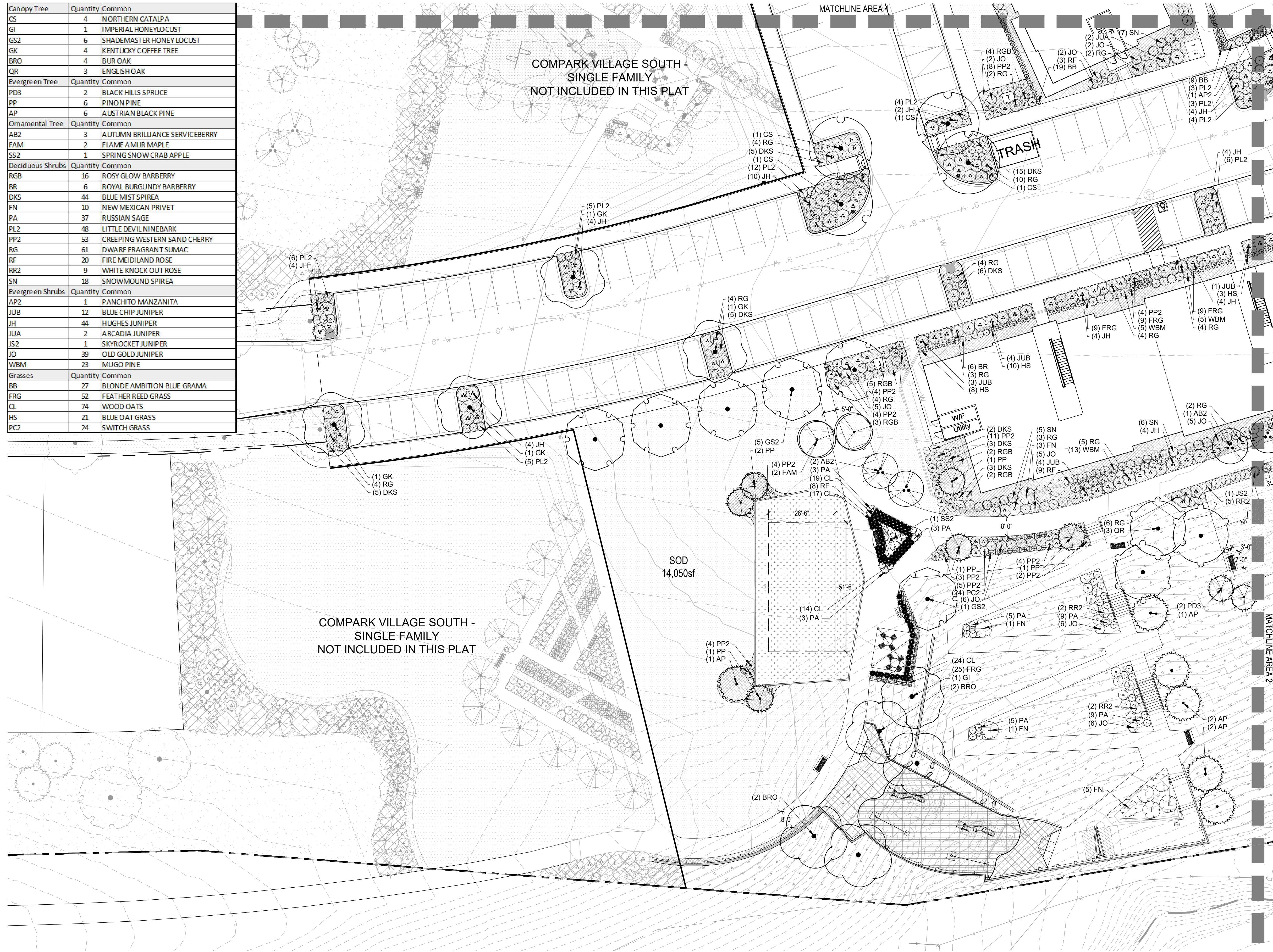
PROJECT  
**COMPARK VILLAGE SOUTH**

TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO 80134

SHEET TITLE

**LANDSCAPE PLAN AREA 1**

SHEET NUMBER



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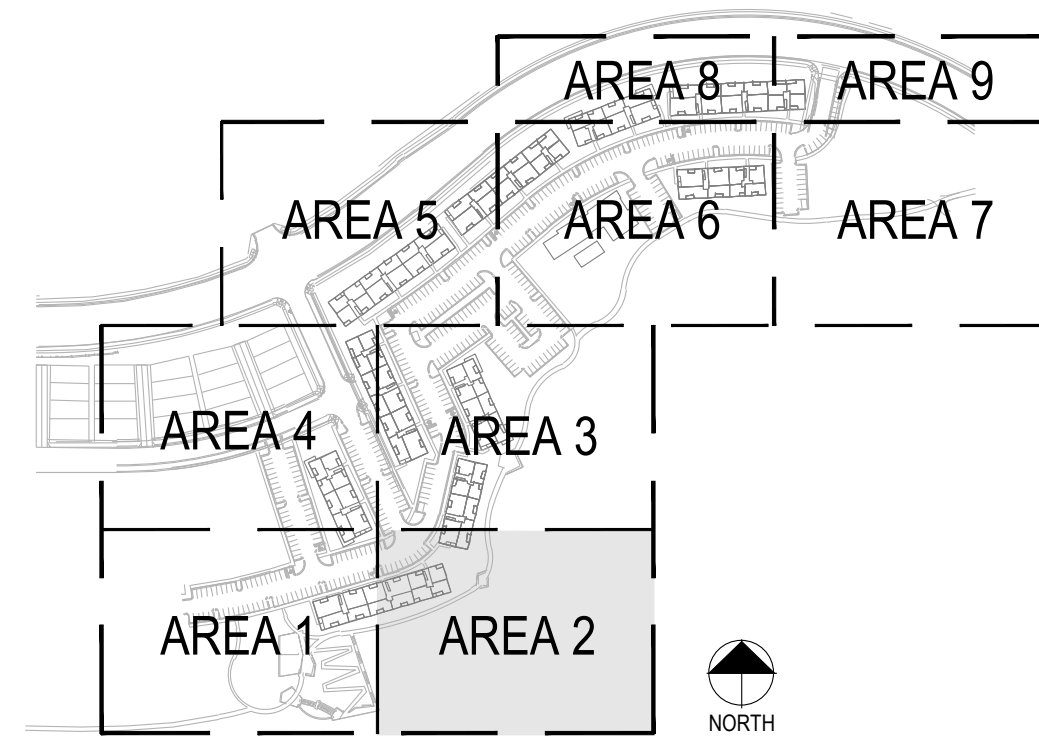


COMPARK VILLAGE SOUTH  
F1 AMD 2 - MULTIFAMILY  
SITE PLAN

LOT 1, COMPARK VILLAGE FILING NO. 1, AMEND NO. 2  
SOUTH HALF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN  
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

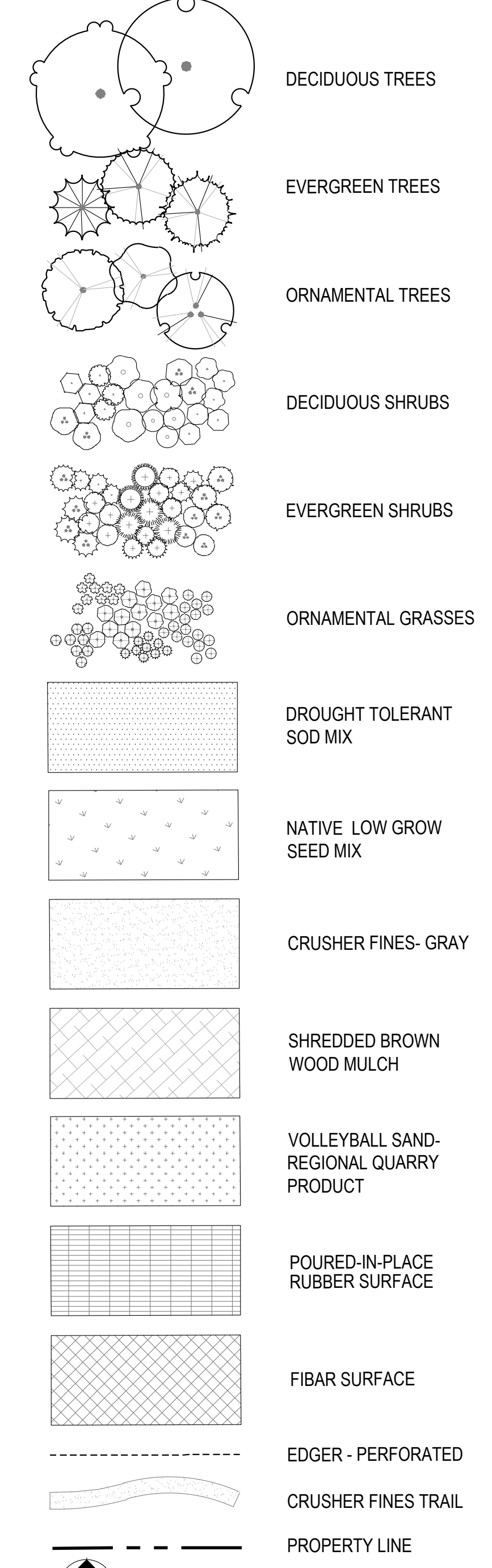
PROJECT NUMBER  
65120950  
DRAWN BY  
TV  
DATE  
09/06/2022

KEY MAP



Canopy Tree	Quantity	Common
CS	4	NORTHERN CATALPA
GS2	1	SHADEMASTER HONEY LOCUST
QR	1	ENGLISH OAK
Evergreen Tree	Quantity	Common
PD3	4	BLACK HILLS SPRUCE
PH	7	BOSNIAN PINE
AP	1	AUSTRIAN BLACK PINE
Ornamental Tree	Quantity	Common
AB2	4	AUTUMN BRILLIANCE SERVICEBERRY
FAM	5	FLAME AMUR MAPLE
Deciduous Shrubs	Quantity	Common
BG	18	GOLDEN NUGGET BARBERRY
BR	6	ROYAL BURGUNDY BARBERRY
DKS	23	BLUE MIST SPIREA
CF	8	FERNBUSH
FN	8	NEW MEXICAN PRIVET
PA	11	RUSSIAN SAGE
PL	25	LITTLELEAF MOCKORANGE
PL2	2	LITTLE DEVIL NINEBARK
PP2	7	CREEPING WESTERN SAND CHERRY
RC	5	WESTERN SMOOTH SUMAC
RG	56	DWARF FRAGRANT SUMAC
RF	5	FIRE MEIDLAND ROSE
RR2	13	WHITE KNOCK OUT ROSE
SW	10	ANTHONY WATERER SPRIEA
SN	6	SNOWMOUND SPIREA
Evergreen Shrubs	Quantity	Common
AP2	9	PANCHITO MANZANITA
JC	28	ARMSTRONG JUNIPER
JUB	7	BLUE CHIP JUNIPER
JH	19	HUGHES JUNIPER
JS2	11	SKYROCKET JUNIPER
JO	11	OLD GOLD JUNIPER
JS	5	SEA GREEN JUNIPER
WBM	22	MUGO PINE
Grasses	Quantity	Common
FRG	12	FEATHER REED GRASS
HS	17	BLUE OAT GRASS
NP	14	MEXICAN FEATHERGRASS
PC2	49	SWITCH GRASS

LANDSCAPE KEY



PREPARED FOR CENTURY COMMUNITIES



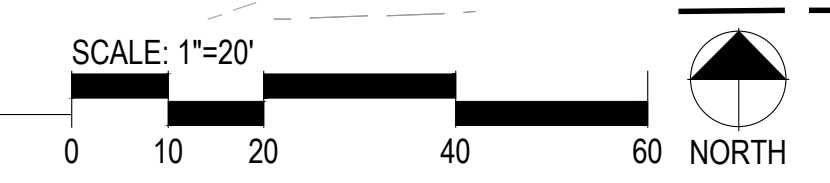
PROJECT  
**COMPARK VILLAGE SOUTH**

TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO 80134

SHEET TITLE  
**LANDSCAPE PLAN AREA 2**

SHEET NUMBER  
15

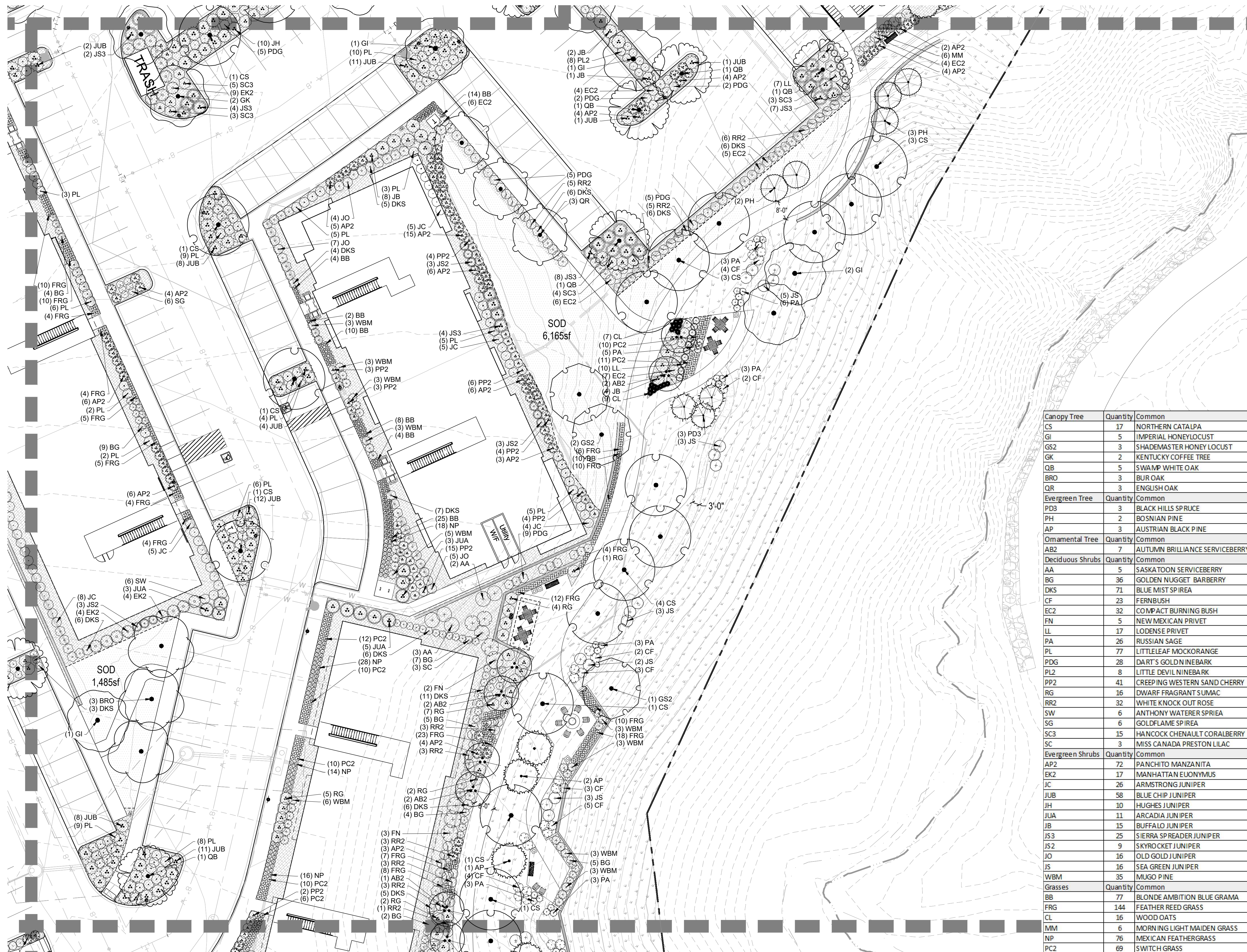
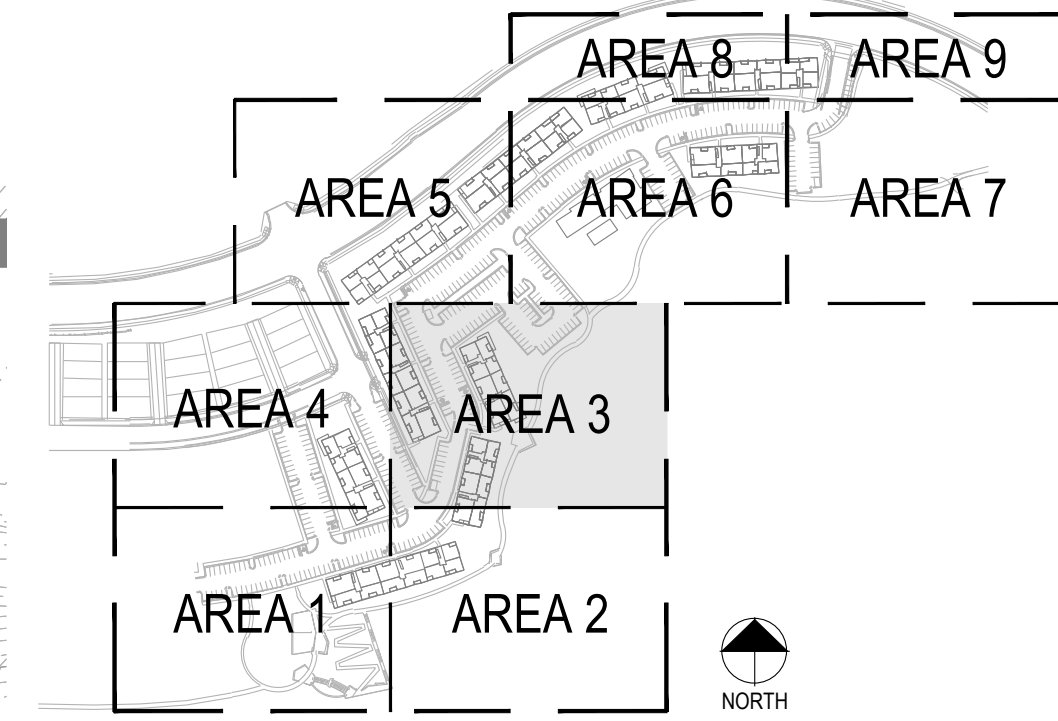
1 LANDSCAPE AREA 2



COMPARK VILLAGE SOUTH  
F1 AMD 2 - MULTIFAMILY  
SITE PLAN

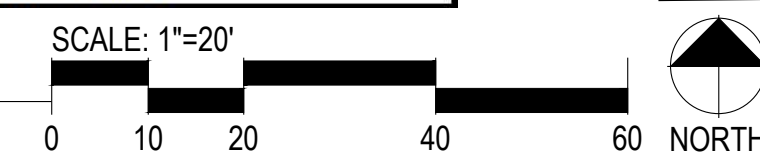
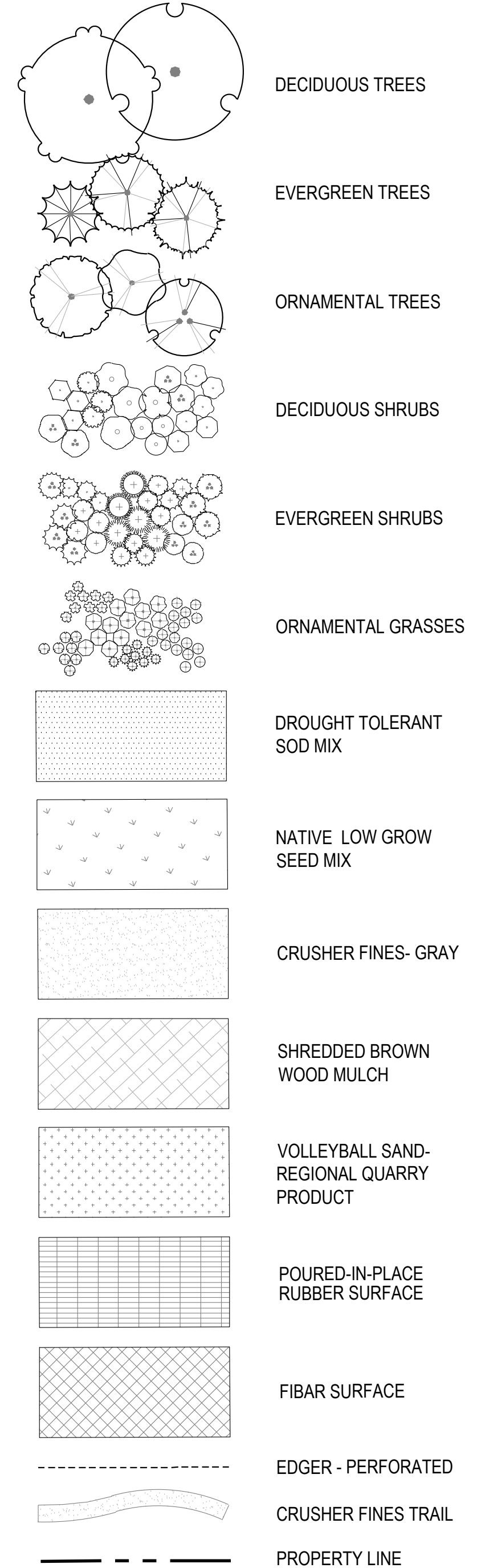
LOT 1, COMPARK VILLAGE FILING NO. 1, AMEND NO. 2  
SOUTH HALF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN  
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

KEY MAP



Canopy Tree	Quantity	Common
CS	17	NORTHERN CATALPA
GI	5	IMPERIAL HONEYLOCUST
GS2	3	SHADEMASTER HONEY LOCUST
GK	2	KENTUCKY COFFEE TREE
QB	5	SWAMP WHITE OAK
BRO	3	BUR OAK
QR	3	ENGLISH OAK
Evergreen Tree	Quantity	Common
PD3	3	BLACK HILLS SPRUCE
PH	2	BOSNIAN PINE
AP	3	AUSTRIAN BLACK PINE
Ornamental Tree	Quantity	Common
AB2	7	AUTUMN BRILLIANCE SERVICEBERRY
Deciduous Shrubs	Quantity	Common
AA	5	SASKATOON SERVICEBERRY
BG	36	GOLDEN NUGGET BARBERRY
DKS	71	BLUE MIST SPIREA
CF	23	FERNBUSH
EC2	32	COMPACT BURNING BUSH
FN	5	NEW MEXICAN PRIVET
LL	17	LODENSE PRIVET
PA	26	RUSSIAN SAGE
PL	77	LITTLELEAF MOCKORANGE
PDG	28	DART'S GOLD NINEBARK
PL2	8	LITTLE DEVIL NINEBARK
PP2	41	CREEPING WESTERN SAND CHERRY
RG	16	DWARF FRAGRANT SUMAC
RR2	32	WHITE KNOCK OUT ROSE
SW	6	ANTHONY WATERER SPREA
SG	6	GOLDFLAME SPIREA
SC3	15	HANCOCK CHENAULT CORALBERRY
SC	3	MISS CANADA PRESTON LILAC
Evergreen Shrubs	Quantity	Common
AP2	72	PANCHITO MANZANITA
EK2	17	MANHATTAN EUONYMUS
JC	26	ARMSTRONG JUNIPER
JUB	58	BLUE CHIP JUNIPER
JH	10	HUGHES JUNIPER
JUA	11	ARCADIA JUNIPER
JB	15	BUFFALO JUNIPER
JS3	25	SIERRA SPREADER JUNIPER
JS2	9	SKYROCKET JUNIPER
JO	16	OLD GOLD JUNIPER
JS	16	SEA GREEN JUNIPER
WBM	35	MUGO PINE
Grasses	Quantity	Common
BB	77	BLONDE AMBITION BLUE GRAMA
FRG	144	FEATHER REED GRASS
CL	16	WOOD OATS
MM	6	MORN LIGHT MAIDEN GRASS
NP	76	MEXICAN FEATHERGRASS
PC2	69	SWITCH GRASS

LANDSCAPE KEY



PROJECT NUMBER  
65120950  
DRAWN BY  
TV  
DATE  
09/06/2022



PREPARED FOR CENTURY COMMUNITIES



PROJECT

COMPARK VILLAGE SOUTH

TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO 80134

SHEET TITLE

LANDSCAPE PLAN AREA 3

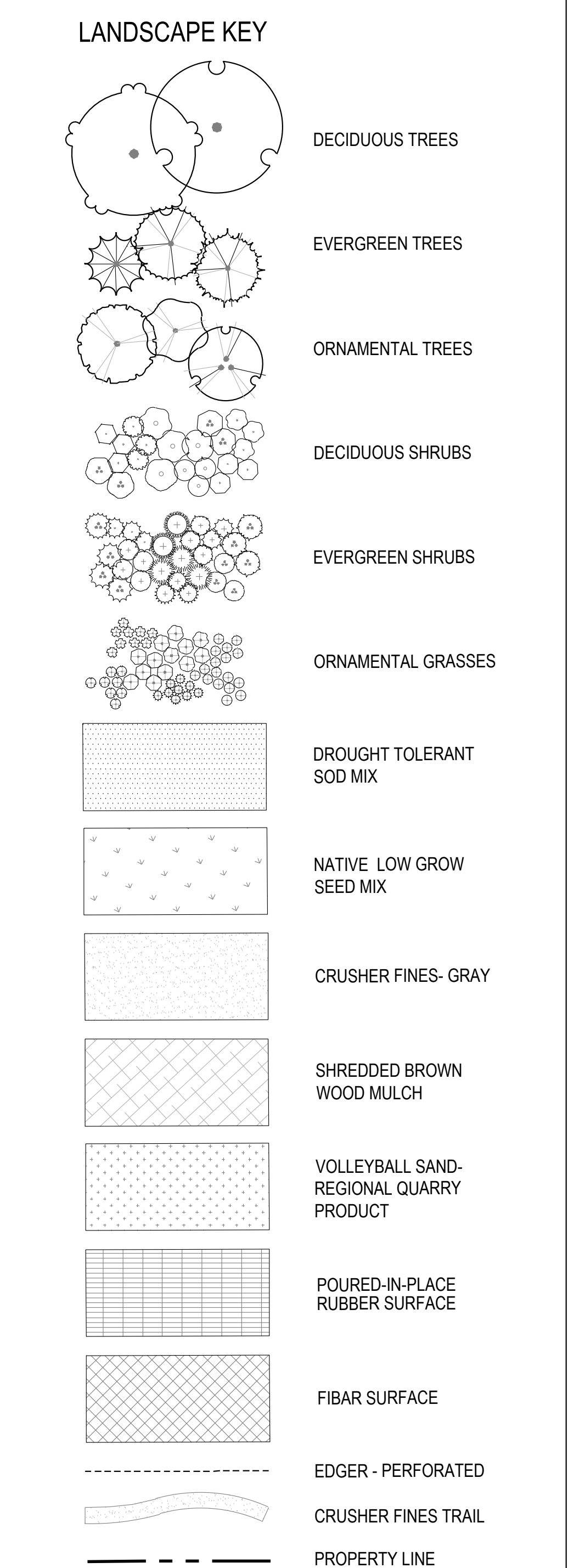
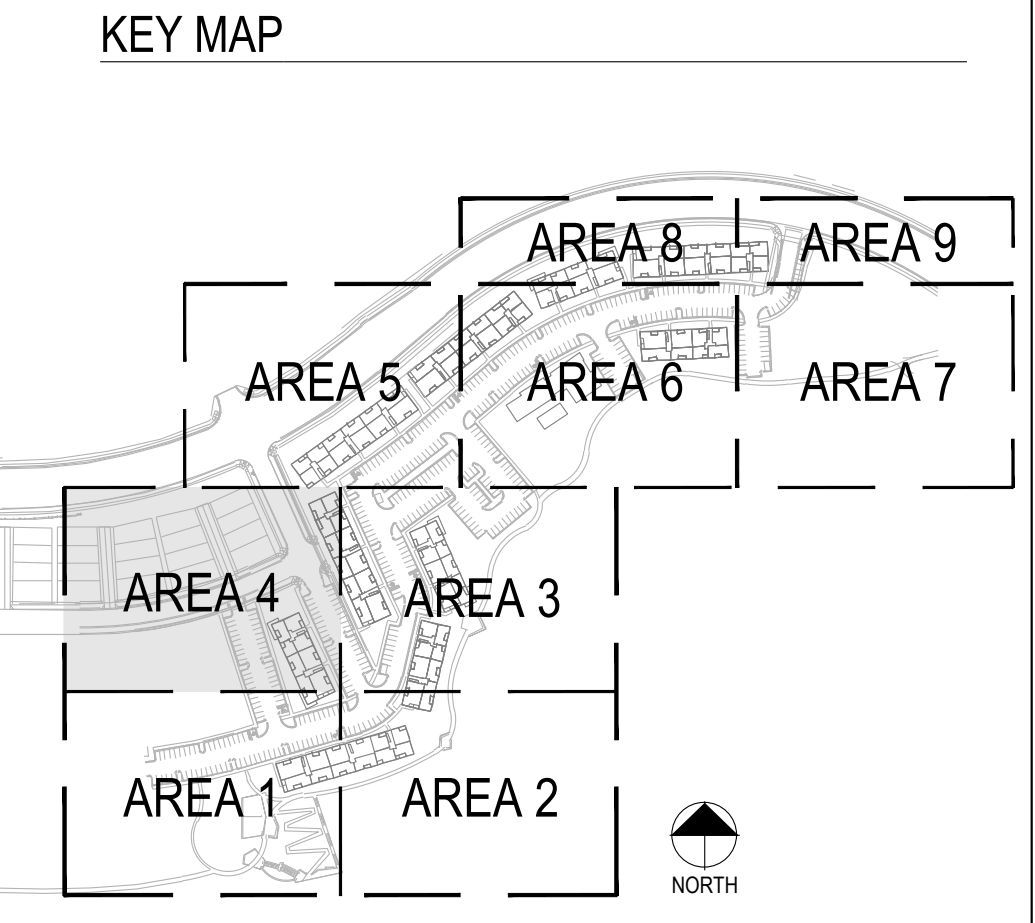
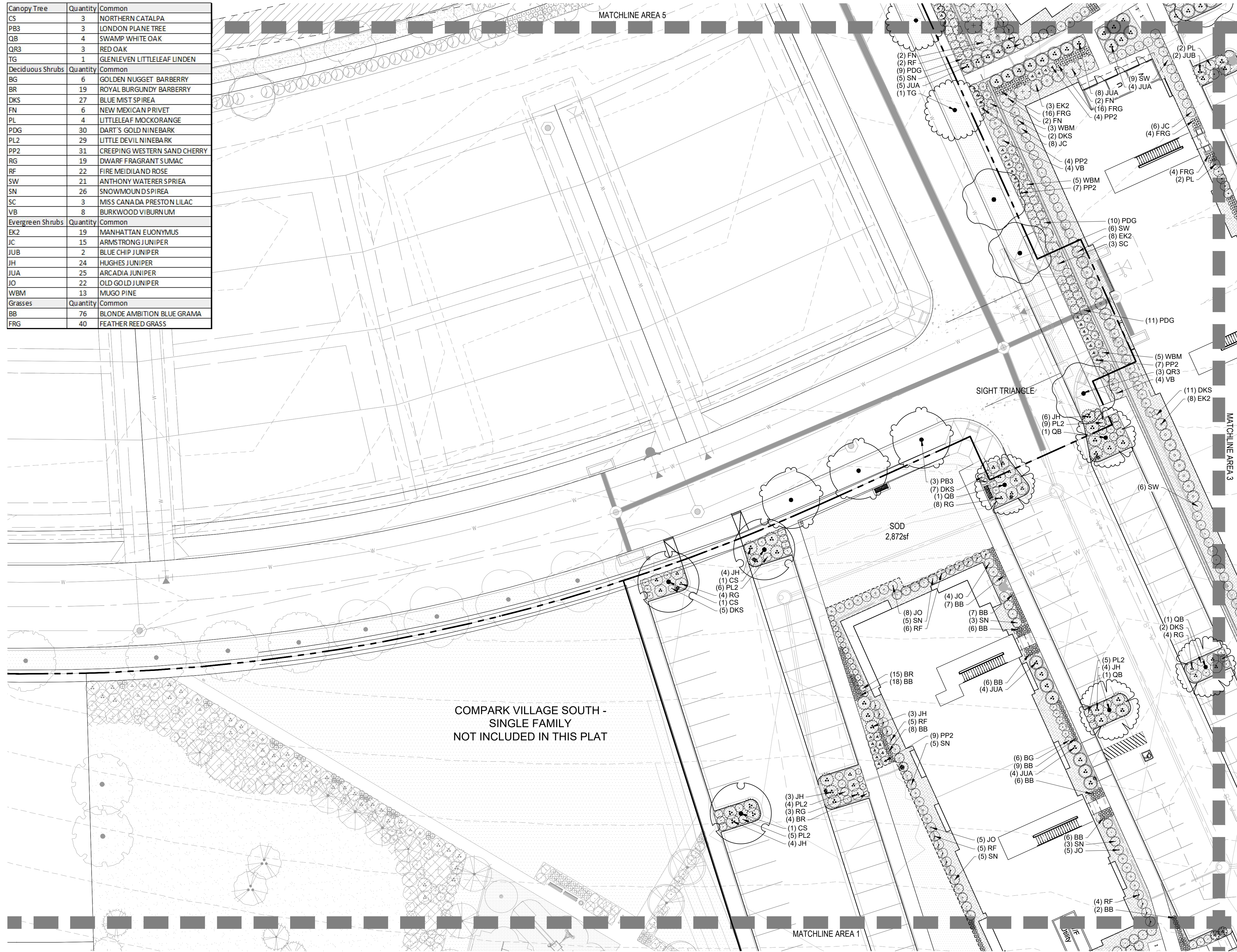
SHEET NUMBER

COMPARK VILLAGE SOUTH  
F1 AMD 2 - MULTIFAMILY  
SITE PLAN

LOT 1, COMPARK VILLAGE FILING NO. 1, AMEND NO. 2  
SOUTH HALF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN  
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

PROJECT NUMBER  
65120950  
DRAWN BY  
TV  
DATE  
09/06/2022

Canopy Tree	Quantity	Common
CS	3	NORTHERN CATALPA
PB3	3	LONDON PLANE TREE
QB	4	SWAMP WHITE OAK
QR3	3	RED OAK
TG	1	GLENLEVEN LITTLELEAF LINDEN
Deciduous Shrubs	Quantity	Common
BG	6	GOLDEN NUGGET BARBERRY
BR	19	ROYAL BURGUNDY BARBERRY
DKS	27	BLUE MIST SPIREA
FN	6	NEW MEXICAN PRIVET
PL	4	LITTLELEAF MOCKORANGE
PDG	30	DART'S GOLD NINEBARK
PL2	29	LITTLE DEVIL NINEBARK
PP2	31	CREEPING WESTERN SAND CHERRY
RG	19	DWARF FRAGRANT SUMAC
RF	22	FIRE MEIDLAND ROSE
SW	21	ANTHONY WATERER SPIREA
SN	26	SNOWMOUND SPIREA
SC	3	MISS CANADA PRESTON LILAC
VB	8	BURKWOOD VIBURNUM
Evergreen Shrubs	Quantity	Common
EK2	19	MANHATTAN EUONYMUS
JC	15	ARMSTRONG JUNIPER
JUB	2	BLUE CHIP JUNIPER
JH	24	HUGHES JUNIPER
JUA	25	ARCADIA JUNIPER
JO	22	OLD GOLD JUNIPER
WBM	13	MUGO PINE
Grasses	Quantity	Common
BB	76	BLONDE AMBITION BLUE GRAMA
FRG	40	FEATHER REED GRASS



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PROJECT  
**COMPARK VILLAGE SOUTH**

TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO 80134

SHEET TITLE  
**LANDSCAPE PLAN AREA 4**

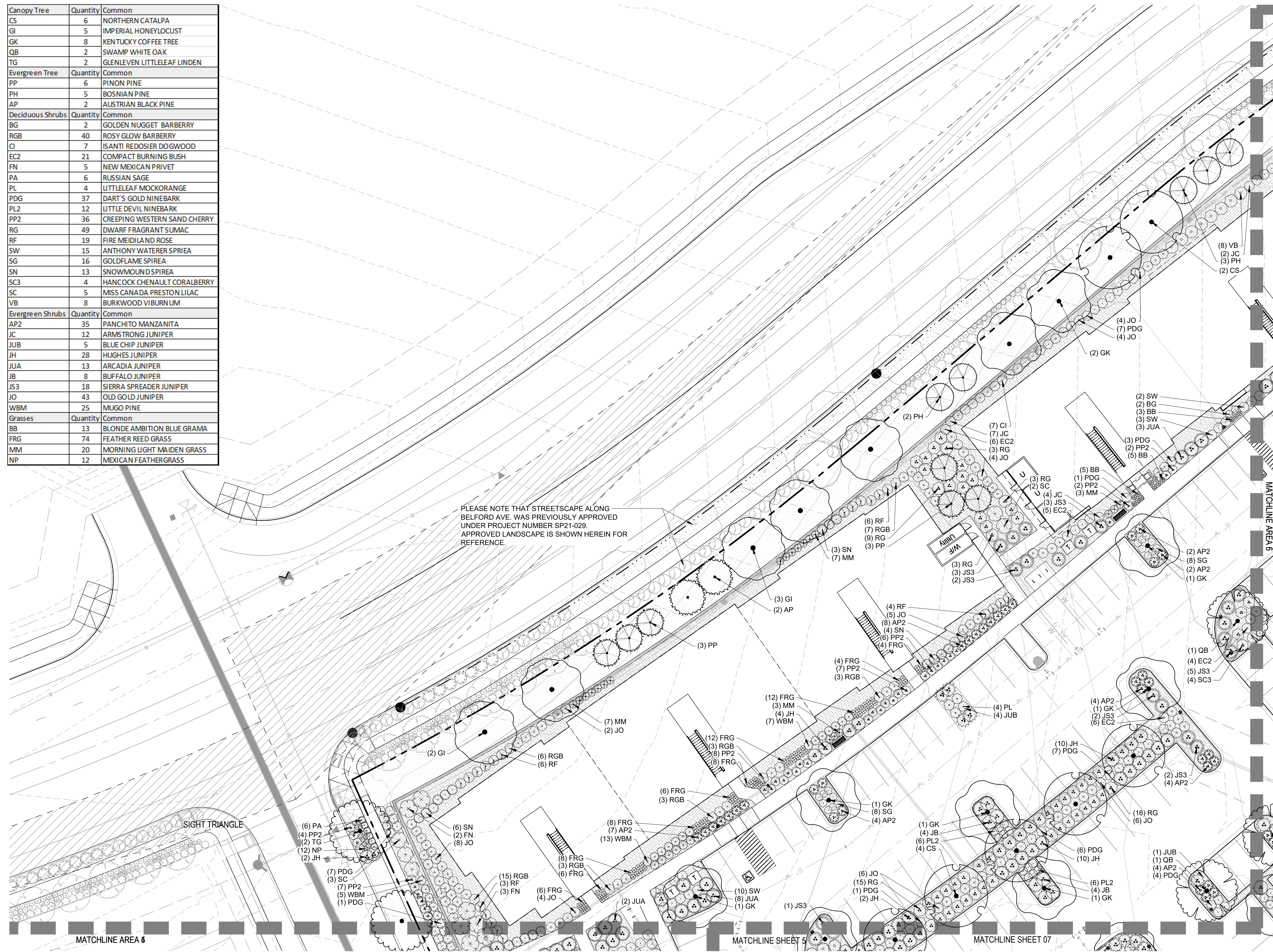
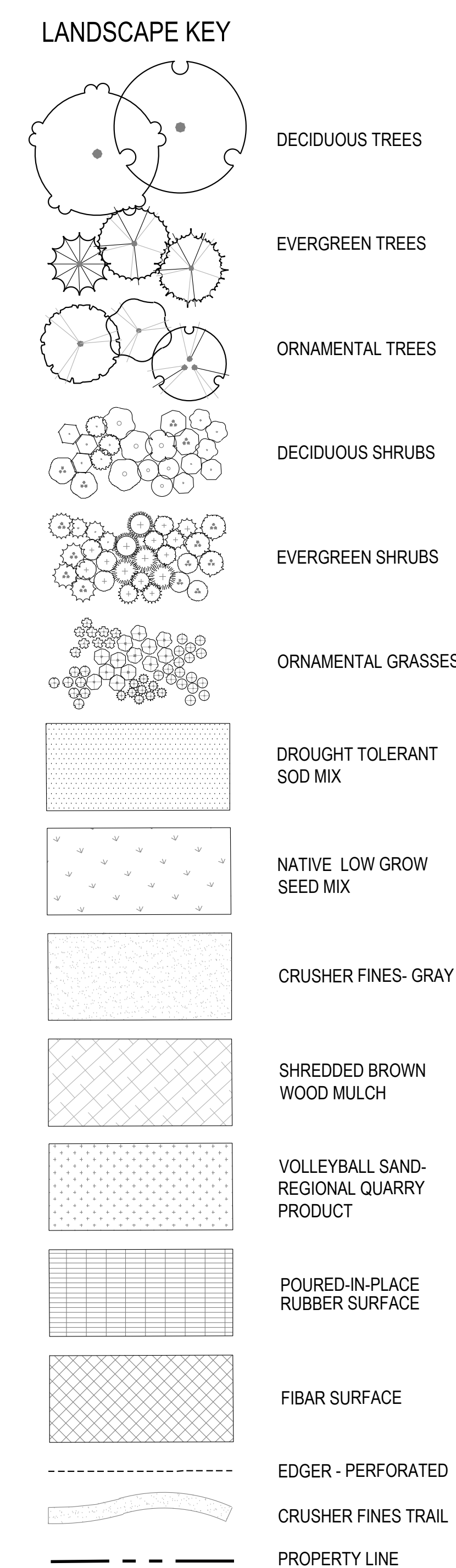
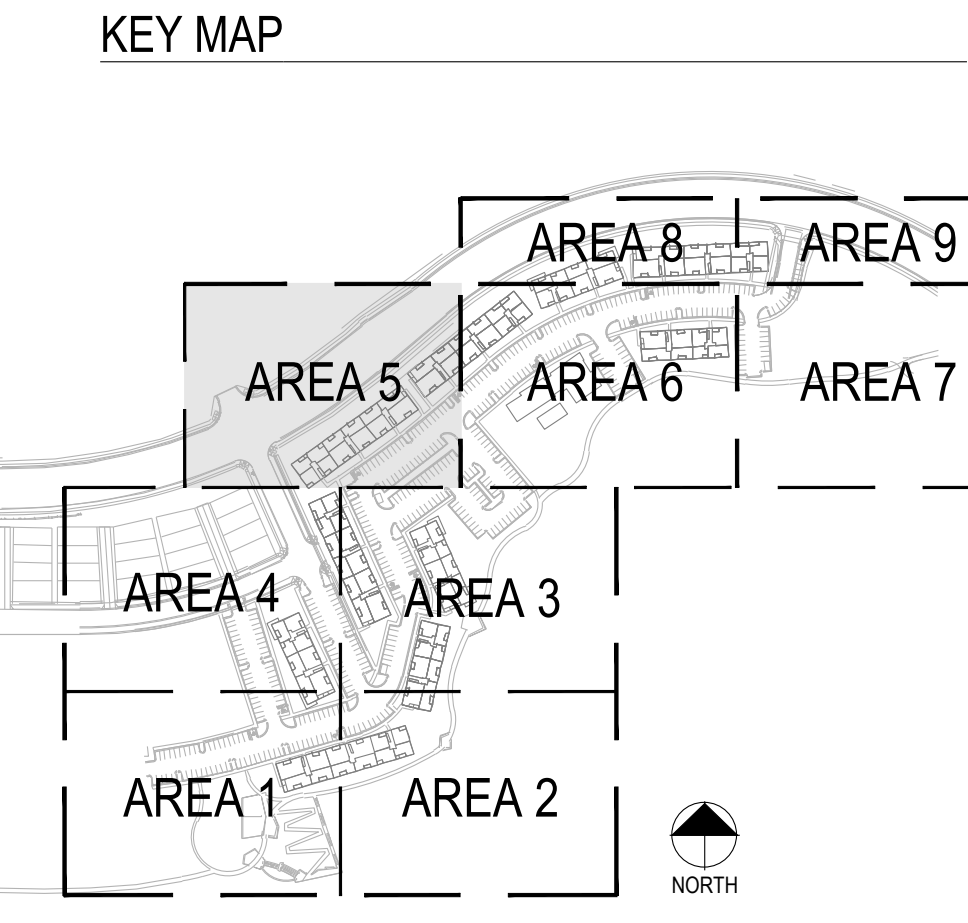
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COMPARK VILLAGE SOUTH  
F1 AMD 2 - MULTIFAMILY  
SITE PLAN

LOT 1, COMPARK VILLAGE FILING NO. 1, AMEND NO. 2  
SOUTH HALF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN  
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

PROJECT NUMBER  
65120950  
DRAWN BY  
TV  
DATE  
09/06/2022

Canopy Tree	Quantity	Common
CS	6	NORTHERN CATALPA
GI	5	IMPERIAL HONEYLOCUST
GK	8	KENTUCKY COFFEE TREE
QB	2	SWAMP WHITE OAK
TG	2	GLENLEVEN LITTLELEAF LINDEN
Evergreen Tree	Quantity	Common
PP	6	PINON PINE
PH	5	BOSNIAN PINE
AP	2	AUSTRIAN BLACK PINE
Deciduous Shrubs	Quantity	Common
BG	2	GOLDEN NUGGET BARBERRY
RGB	40	ROSY GLOW BARBERRY
CI	7	ISANTI REDOSIER DOGWOOD
EC2	21	COMPACT BURNING BUSH
FN	5	NEW MEXICAN PRIVET
PA	6	RUSSIAN SAGE
PL	4	LITTLELEAF MOCKORANGE
PDG	37	DART'S GOLD NINEBARK
PL2	12	LITTLE DEVIL NINEBARK
PP2	36	CREEPING WESTERN SAND CHERRY
RG	49	DWARF FRAGRANT SUMAC
RF	19	FIRE MEIDLAND ROSE
SW	15	ANTHONY WATERER SPRIEA
SG	16	GOLDFLAME SPIREA
SN	13	SNOWMOUND SPIREA
SC3	4	HANCOCK CHENAUET CORALBERRY
SC	5	MISS CANADA PRESTON LILAC
VB	8	BURKWOOD VIBURNUM
Evergreen Shrubs	Quantity	Common
AP2	35	PANCHITO MANZANITA
JC	12	ARMSTRONG JUNIPER
JUB	5	BLUE CHIP JUNIPER
JH	28	HUGHES JUNIPER
JUA	13	ARCADIA JUNIPER
JB	8	BUFFALO JUNIPER
JS3	18	SIERRA SPREADER JUNIPER
JO	43	OLD GOLD JUNIPER
WBM	25	MUGO PINE
Grasses	Quantity	Common
BB	13	BLONDE AMBITION BLUE GRAMA
FRG	74	FEATHER REED GRASS
MM	20	MORNING LIGHT MAIDEN GRASS
NP	12	MEXICAN FEATHERGRASS



PLEASE NOTE THAT STREETSCAPE ALONG BELFORD AVE. WAS PREVIOUSLY APPROVED UNDER PROJECT NUMBER SP21-029. APPROVED LANDSCAPE IS SHOWN HEREIN FOR REFERENCE.

SIGHT TRIANGLE

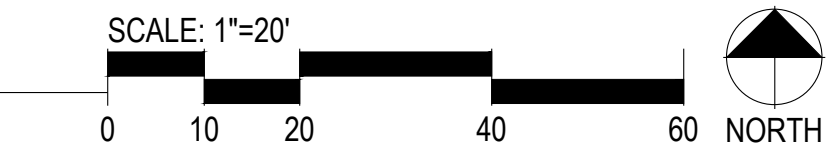
MATCHLINE AREA 6

MATCHLINE SHEET 5

MATCHLINE SHEET 07

MATCHLINE AREA 6

1 LANDSCAPE AREA 5



PREPARED FOR CENTURY COMMUNITIES



PROJECT  
**COMPARK VILLAGE SOUTH**  
TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO 80134

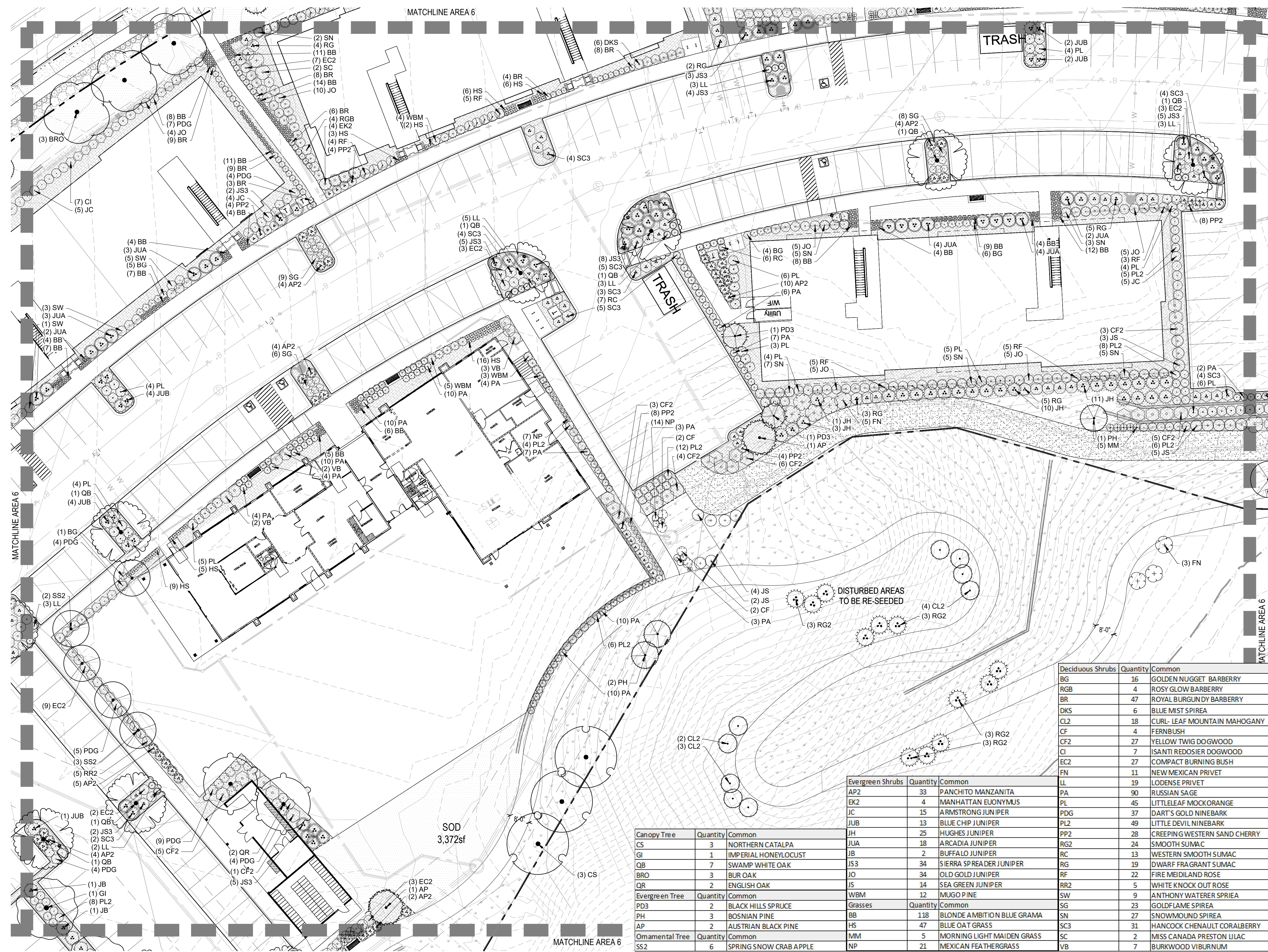
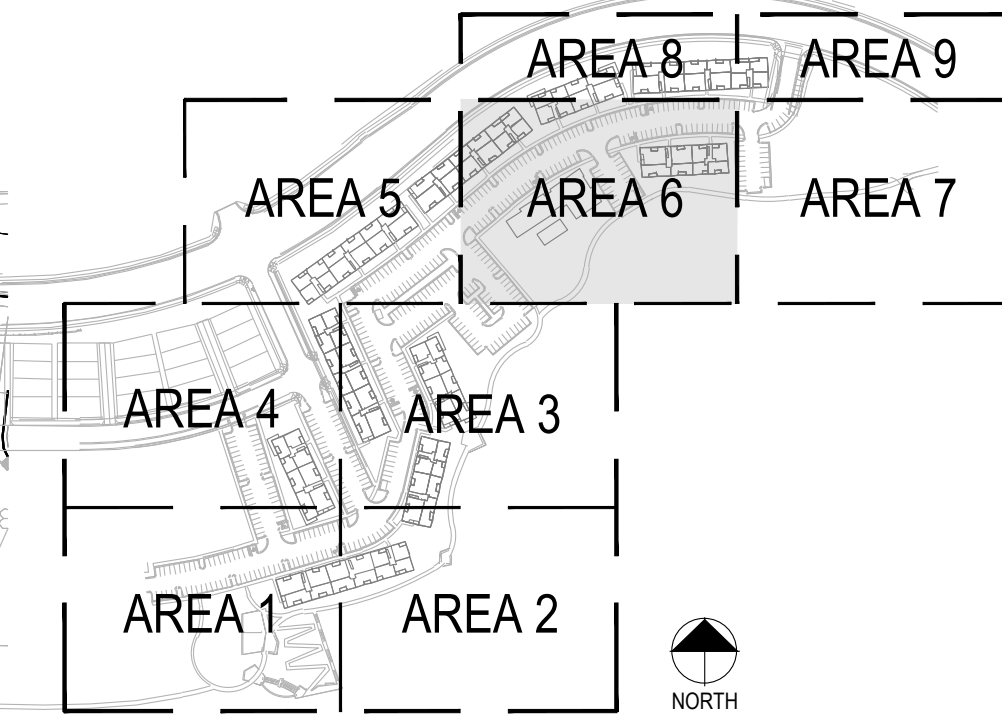
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**LANDSCAPE PLAN AREA 5**

SHEET NUMBER  
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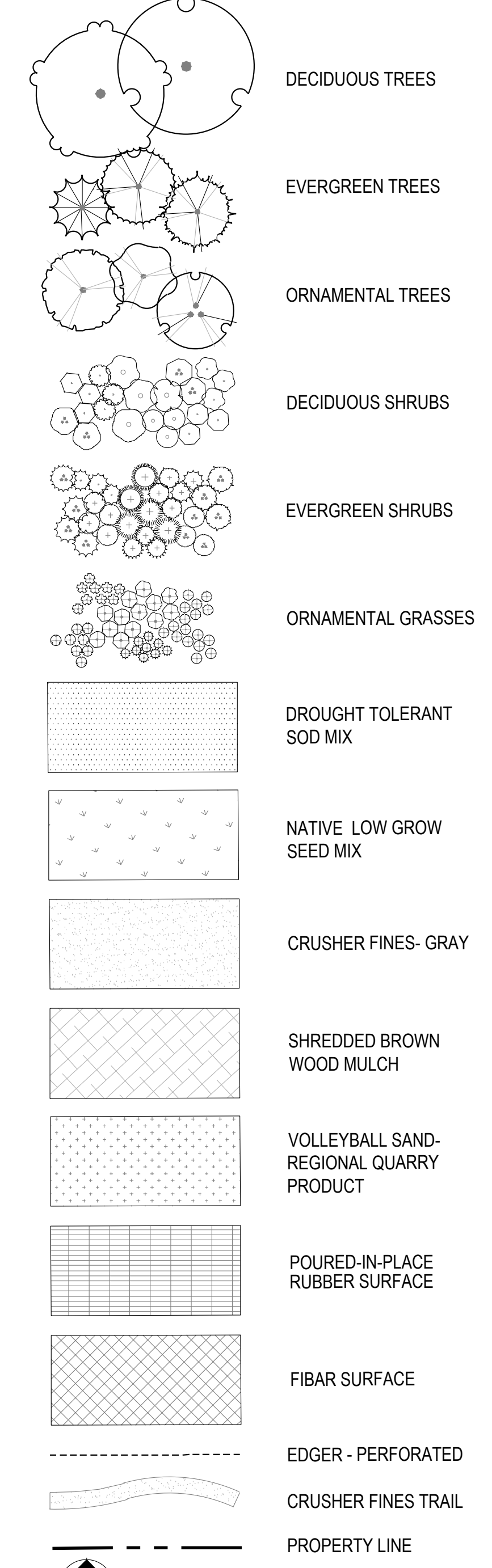
COMPARK VILLAGE SOUTH  
F1 AMD 2 - MULTIFAMILY  
SITE PLAN

LOT 1, COMPARK VILLAGE FILING NO. 1, AMEND NO. 2  
SOUTH HALF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN  
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

KEY MAP



LANDSCAPE KEY



Canopy Tree	Quantity	Common
CS	3	NORTHERN CATALPA
GI	1	IMPERIAL HONEYLOCUST
QB	7	SWAMP WHITE OAK
BRO	3	BUR OAK
QR	2	ENGLISH OAK
Evergreen Tree	Quantity	Common
PD3	2	BLACK HILLS SPRUCE
PH	3	BOSNIAN PINE
AP	2	AUSTRIAN BLACK PINE
Ornamental Tree	Quantity	Common
SS2	6	SPRING SNOW CRAB APPLE

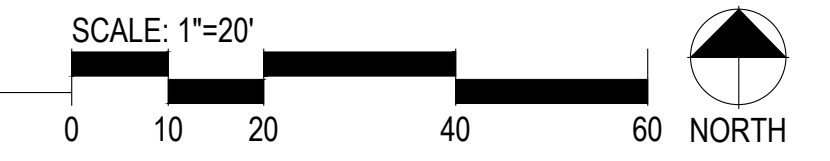
  

Evergreen Shrubs	Quantity	Common
AP2	33	PANCHITO MANZANITA
EK2	4	MANHATTAN EUONYMUS
JC	15	ARMSTRONG JUNIPER
JUB	13	BLUE CHIP JUNIPER
JH	25	HUGHES JUNIPER
JUA	18	ARCADIA JUNIPER
JB	2	BUFFALO JUNIPER
JS3	34	SIERRA SPREADER JUNIPER
JO	34	OLD GOLD JUNIPER
JS	14	SEA GREEN JUNIPER
WBM	12	MUGO PINE
Grasses	Quantity	Common
BB	118	BLONDE A MBITION BLUE GRAMA
HS	47	BLUE OAT GRASS
MM	5	MORNING LIGHT MAIDEN GRASS
NP	21	MEXICAN FEATHERGRASS

Deciduous Shrubs	Quantity	Common
BG	16	GOLDEN NUGGET BARBERRY
RGB	4	ROSY GLOW BARBERRY
BR	47	ROYAL BURGUNDY BARBERRY
DKS	6	BLUE MIST SPIREA
CL2	18	CURL- LEAF MOUNTAIN MAHOGANY
CF	4	FERNBUSH
CF2	27	YELLOW TWIG DOGWOOD
CI	7	ISANTI REDOSIER DOGWOOD
EC2	27	COMPACT BURNING BUSH
FN	11	NEW MEXICAN PRIVET
LL	19	LODENSE PRIVET
PA	90	RUSSIAN SAGE
PL	45	LITTLELEAF MOCKORANGE
PDG	37	DART'S GOLD NINEBARK
PL2	49	LITTLE DEVIL NINEBARK
PP2	28	CREEPING WESTERN SAND CHERRY
RG2	24	SMOOTH SUMAC
RC	13	WESTERN SMOOTH SUMAC
RG	19	DWARF FRAGRANT SUMAC
RF	22	FIRE MEIDLAND ROSE
RR2	5	WHITE KNOCK OUT ROSE
SW	9	ANTHONY WATERER SPIREA
SG	23	GOLDFLAME SPIREA
SN	27	SNOWMOUND SPIREA
SC3	31	HANCOCK CHENAULT CORALBERRY
SC	2	MISS CANADA PRESTON LIAC
VB	7	BURKWOOD VIBURNUM

1 LANDSCAPE AREA 6



PROJECT NUMBER  
65120950  
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DATE  
09/06/2022



PREPARED FOR CENTURY COMMUNITIES



PROJECT  
**COMPARK VILLAGE SOUTH**

TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO 80134

SHEET TITLE  
**LANDSCAPE PLAN AREA 6**

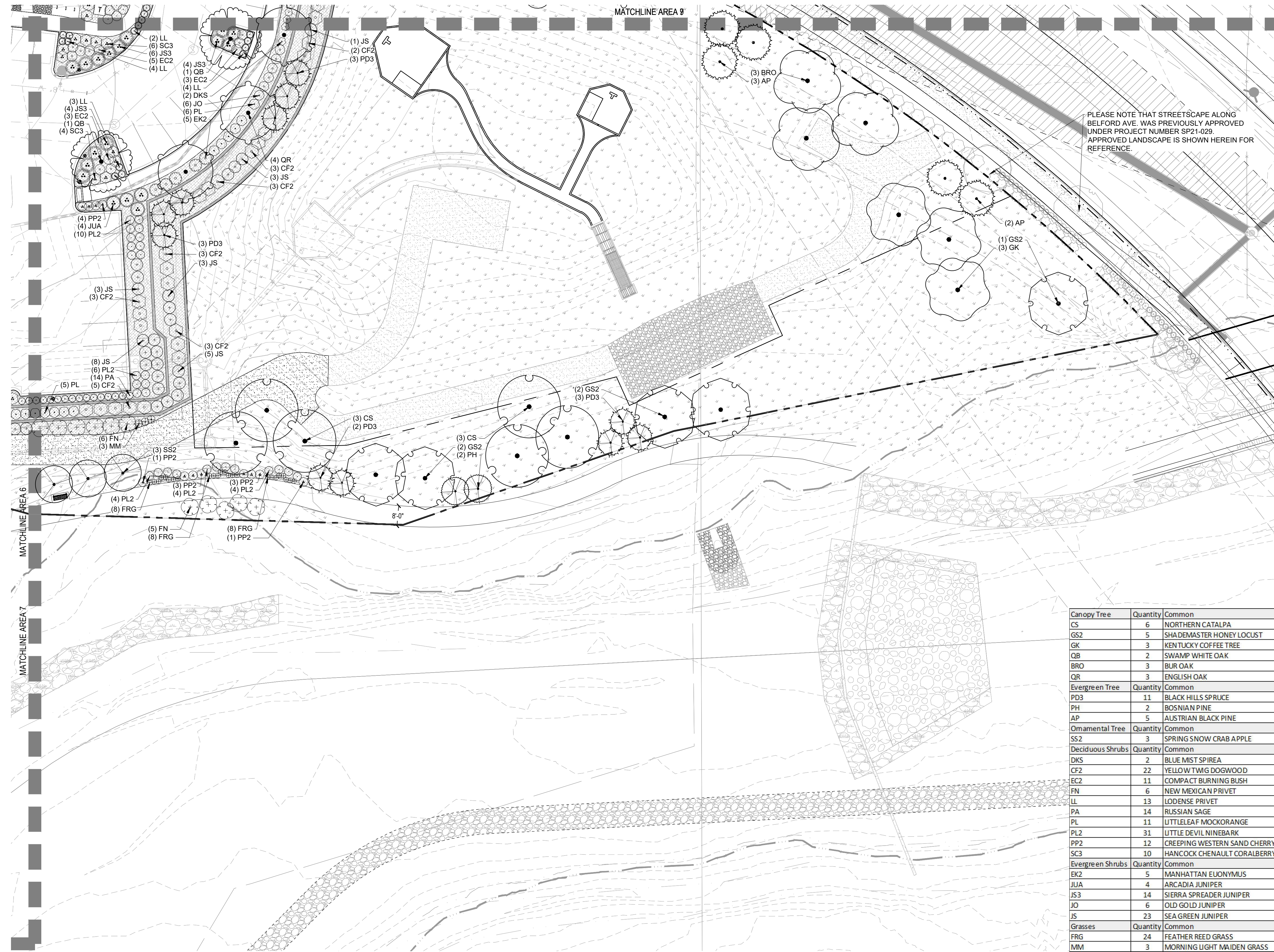
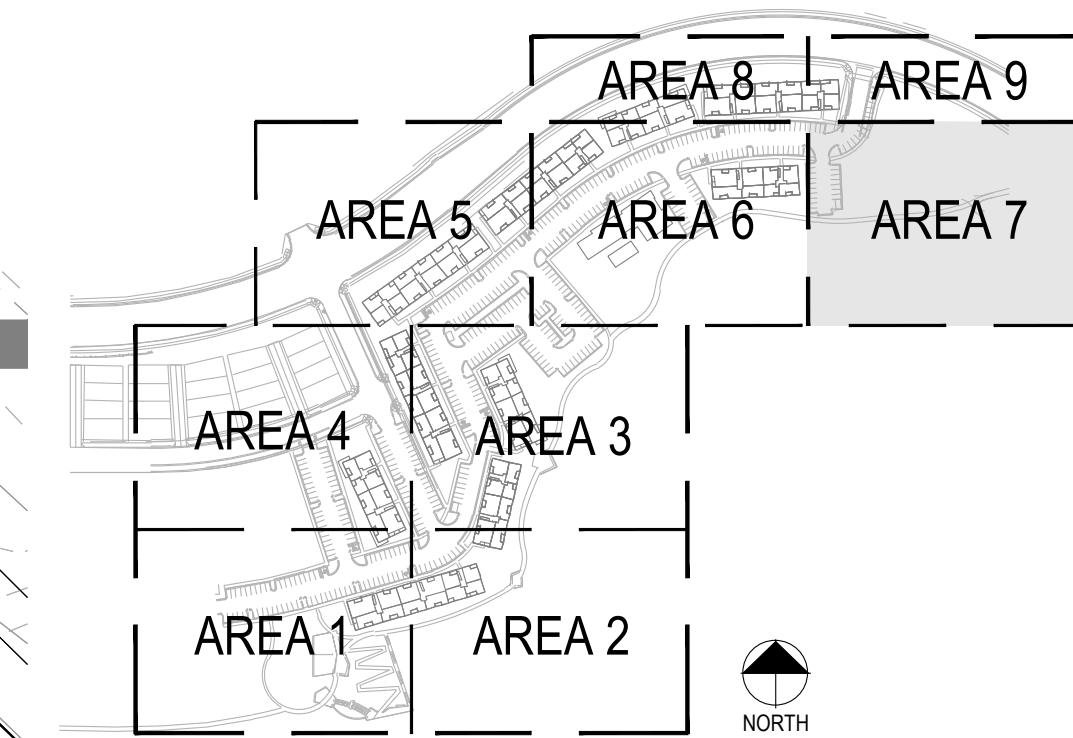
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COMPARK VILLAGE SOUTH  
F1 AMD 2 - MULTIFAMILY  
SITE PLAN

LOT 1, COMPARK VILLAGE FILING NO. 1, AMEND NO. 2  
SOUTH HALF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN  
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

PROJECT NUMBER  
65120950  
DRAWN BY  
TV  
DATE  
09/06/2022

KEY MAP



PLEASE NOTE THAT STREETSCAPE ALONG BELFORD AVE. WAS PREVIOUSLY APPROVED UNDER PROJECT NUMBER SP21-029. APPROVED LANDSCAPE IS SHOWN HEREIN FOR REFERENCE.

LANDSCAPE KEY

- DECIDUOUS TREES
- EVERGREEN TREES
- ORNAMENTAL TREES
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES
- DROUGHT TOLERANT SOD MIX
- NATIVE LOW GROW SEED MIX
- CRUSHER FINES - GRAY
- SHREDDED BROWN WOOD MULCH
- VOLLEYBALL SAND - REGIONAL QUARRY PRODUCT
- POURED-IN-PLACE RUBBER SURFACE
- FIBAR SURFACE
- EDGER - PERFORATED
- CRUSHER FINES TRAIL
- PROPERTY LINE

Canopy Tree	Quantity	Common
CS	6	NORTHERN CATALPA
GS2	5	SHADEMASTER HONEY LOCUST
GK	3	KEN TUCKY COFFEE TREE
QB	2	SWAMP WHITE OAK
BRO	3	BUR OAK
QR	3	ENGLISH OAK
Evergreen Tree	Quantity	Common
PD3	11	BLACK HILLS SPRUCE
PH	2	BOSNIAN PINE
AP	5	AUSTRIAN BLACK PINE
Ornamental Tree	Quantity	Common
SS2	3	SPRING SNOW CRAB APPLE
Deciduous Shrubs	Quantity	Common
DKS	2	BLUE MIST SPIREA
CF2	22	YELLOW TWIG DOGWOOD
EC2	11	COMPACT BURNING BUSH
FN	6	NEW MEXICAN PRIVET
LL	13	LODENSE PRIVET
PA	14	RUSSIAN SAGE
PL	11	LITTLELEAF MOCKORANGE
PL2	31	LITTLE DEVIL NINEBARK
PP2	12	CREEPING WESTERN SAND CHERRY
SC3	10	HANCOCK CHENAULT CORALBERRY
Evergreen Shrubs	Quantity	Common
EK2	5	MANHATTAN EUONYMUS
JUA	4	ARCADIA JUNIPER
JS3	14	SIERRA SPREADER JUNIPER
JO	6	OLD GOLD JUNIPER
JS	23	SEA GREEN JUNIPER
Grasses	Quantity	Common
FRG	24	FEATHER REED GRASS
MM	3	MORNING LIGHT MAIDEN GRASS



1 LANDSCAPE AREA 7



PREPARED FOR CENTURY COMMUNITIES



PROJECT

COMPARK VILLAGE SOUTH

TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO 80134

SHEET TITLE

LANDSCAPE PLAN AREA 7

SHEET NUMBER

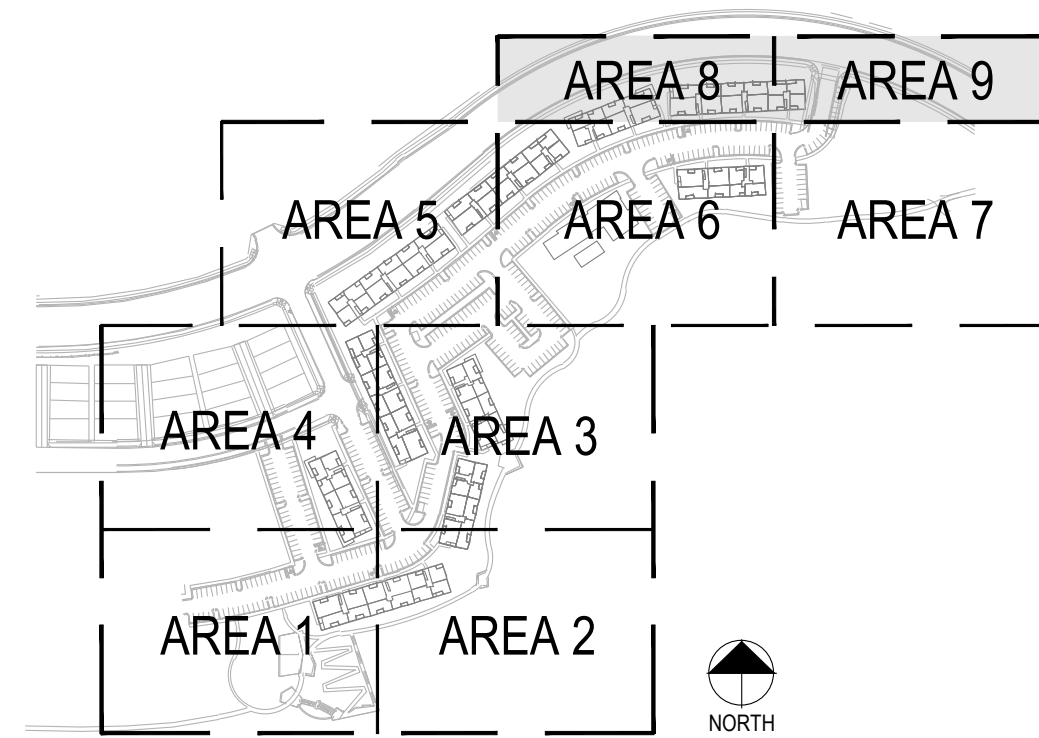
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COMPARK VILLAGE SOUTH  
F1 AMD 2 - MULTIFAMILY  
SITE PLAN

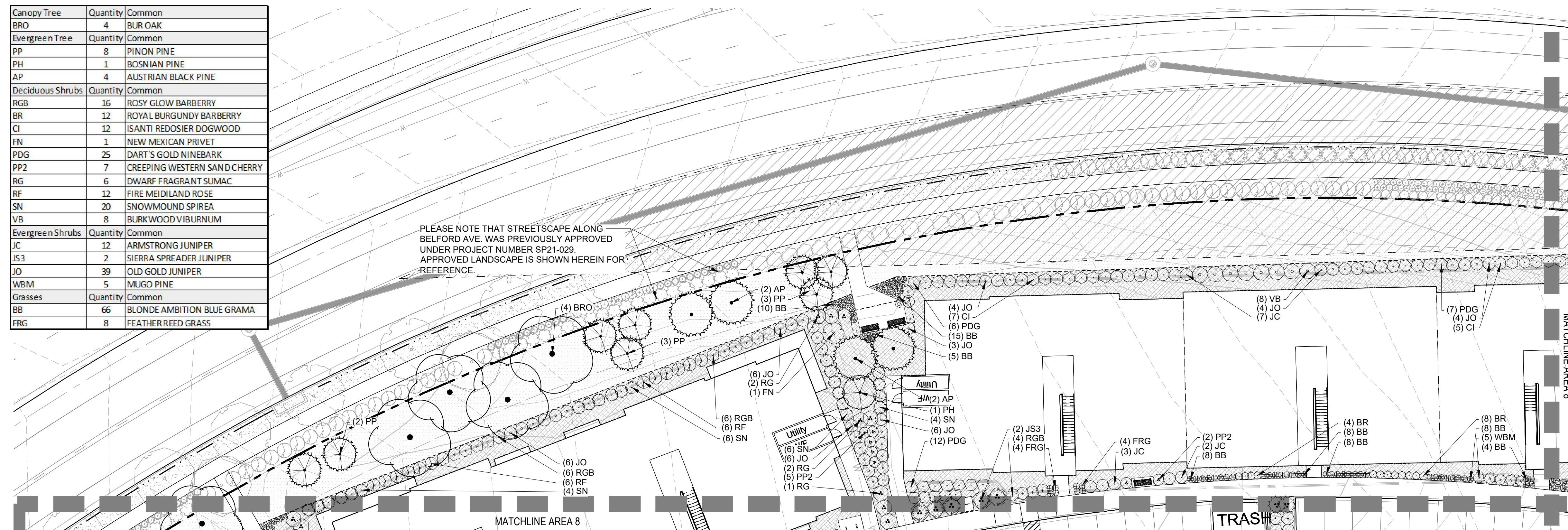
LOT 1, COMPARK VILLAGE FILING NO. 1, AMEND NO. 2  
SOUTH HALF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN  
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

PROJECT NUMBER  
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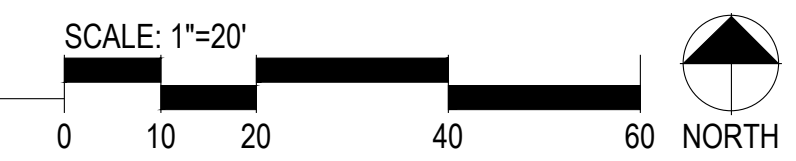
KEY MAP



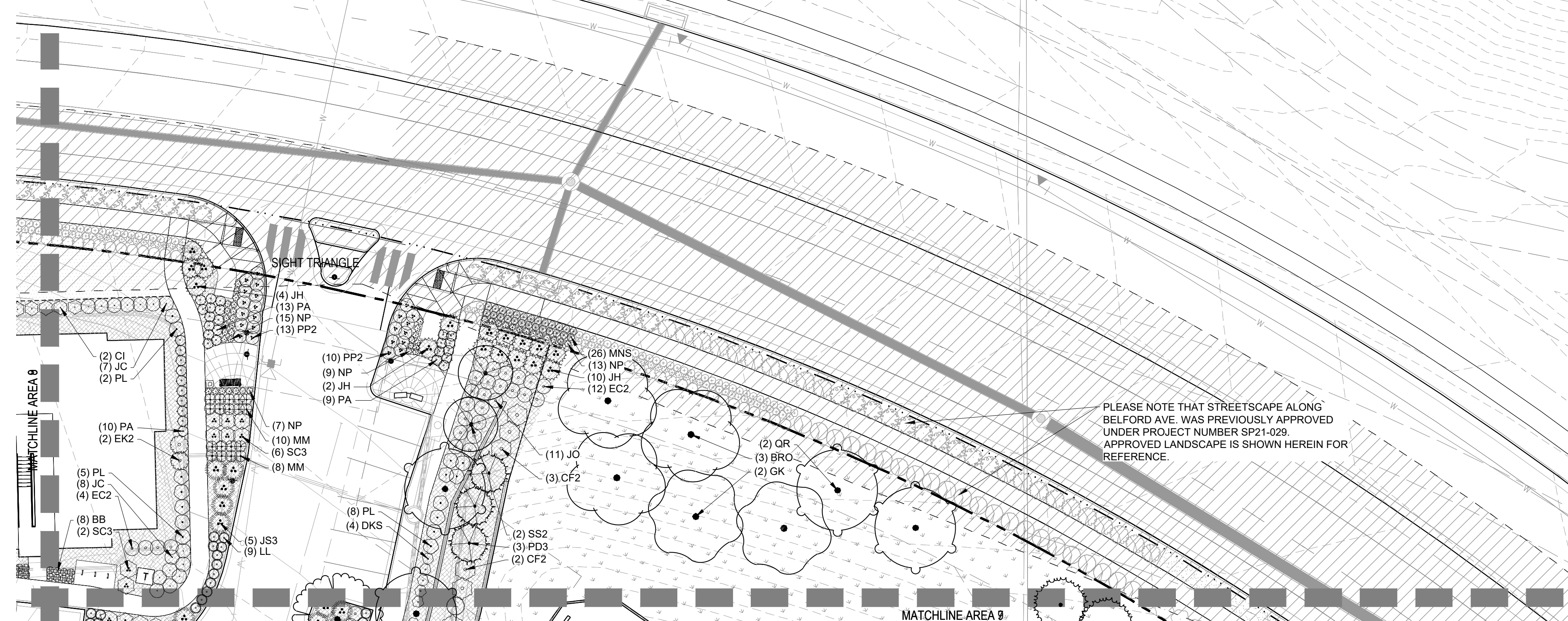
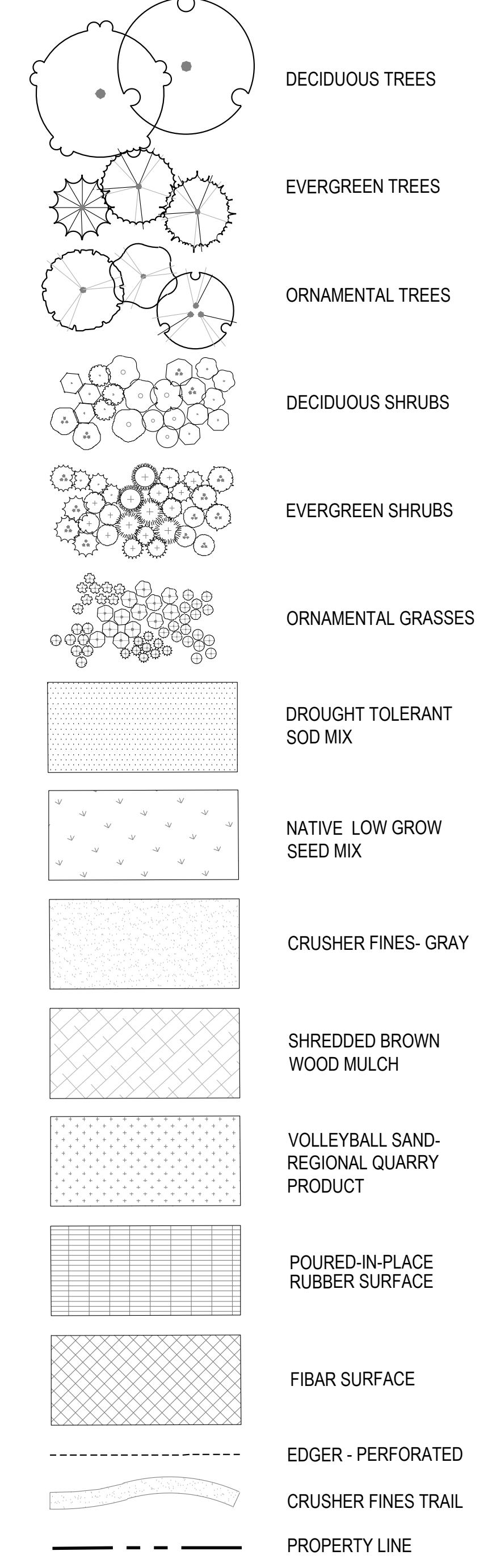
Canopy Tree	Quantity	Common
BRO	4	BUR OAK
Evergreen Tree	Quantity	Common
PP	8	PINON PINE
PH	1	BOSNIAN PINE
AP	4	AUSTRIAN BLACK PINE
Deciduous Shrubs	Quantity	Common
RGB	16	ROSY GLOW BARBERRY
BR	12	ROYAL BURGUNDY BARBERRY
CI	12	ISANTI REDOSIER DOGWOOD
FN	1	NEW MEXICAN PRIVET
PDG	25	DART'S GOLD NINEBARK
PP2	7	CREEPING WESTERN SAND CHERRY
RG	6	DWARF FRAGRANT SUMAC
RF	12	FIRE MEIDLAND ROSE
SN	20	SNOWMOUND SPIREA
VB	8	BURKWOOD VIBURNUM
Evergreen Shrubs	Quantity	Common
JC	12	ARMSTRONG JUNIPER
JS3	2	SIERRA SPREADER JUNIPER
JO	39	OLD GOLD JUNIPER
WBM	5	MUGO PINE
Grasses	Quantity	Common
BB	66	BLONDE AMBITION BLUE GRAMA
FRG	8	FEATHER REED GRASS



1 LANDSCAPE AREA 8

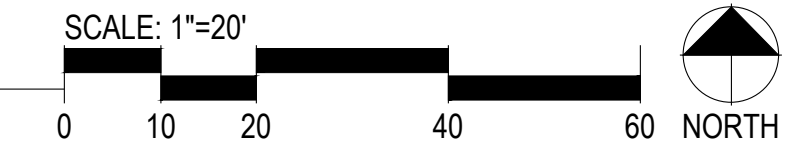


LANDSCAPE KEY



2 LANDSCAPE AREA 9

Canopy Tree	Quantity	Common
GK	2	KENTUCKY COFFEE TREE
BRO	3	BUR OAK
QR	3	ENGLISH OAK
Evergreen Tree	Quantity	Common
PD3	3	BLACK HILLS SPRUCE
Ornamental Tree	Quantity	Common
SS2	2	SPRING SNOW CRAB APPLE
Deciduous Shrubs	Quantity	Common
DKS	4	BLUE MIST SPIREA
CF2	5	YELLOW TWIG DOGWOOD
CI	2	ISANTI REDOSIER DOGWOOD
EC2	16	COMPACT BURNING BUSH
LL	9	LODENSE PRIVET
PA	32	RUSSIAN SAGE
PL	15	LITTLELEAF MOCKORANGE
PP2	23	CREEPING WESTERN SAND CHERRY
SC3	8	HANCOCK CHENAULT CORALBERRY
Evergreen Shrubs	Quantity	Common
EK2	2	MANHATTAN EJONYMIUS
JC	15	ARMSTRONG JUNIPER
JH	16	HUGHES JUNIPER
JS3	5	SIERRA SPREADER JUNIPER
JO	11	OLD GOLD JUNIPER
Grasses	Quantity	Common
BB	8	BLONDE AMBITION BLUE GRAMA
MM	18	MORNING LIGHT MAIDEN GRASS
NP	44	MEXICAN FEATHERGRASS
Perennials	Quantity	Common
MNS	26	MAYNIGHT SALVIA



PREPARED FOR CENTURY COMMUNITIES



PROJECT  
**COMPARK VILLAGE SOUTH**

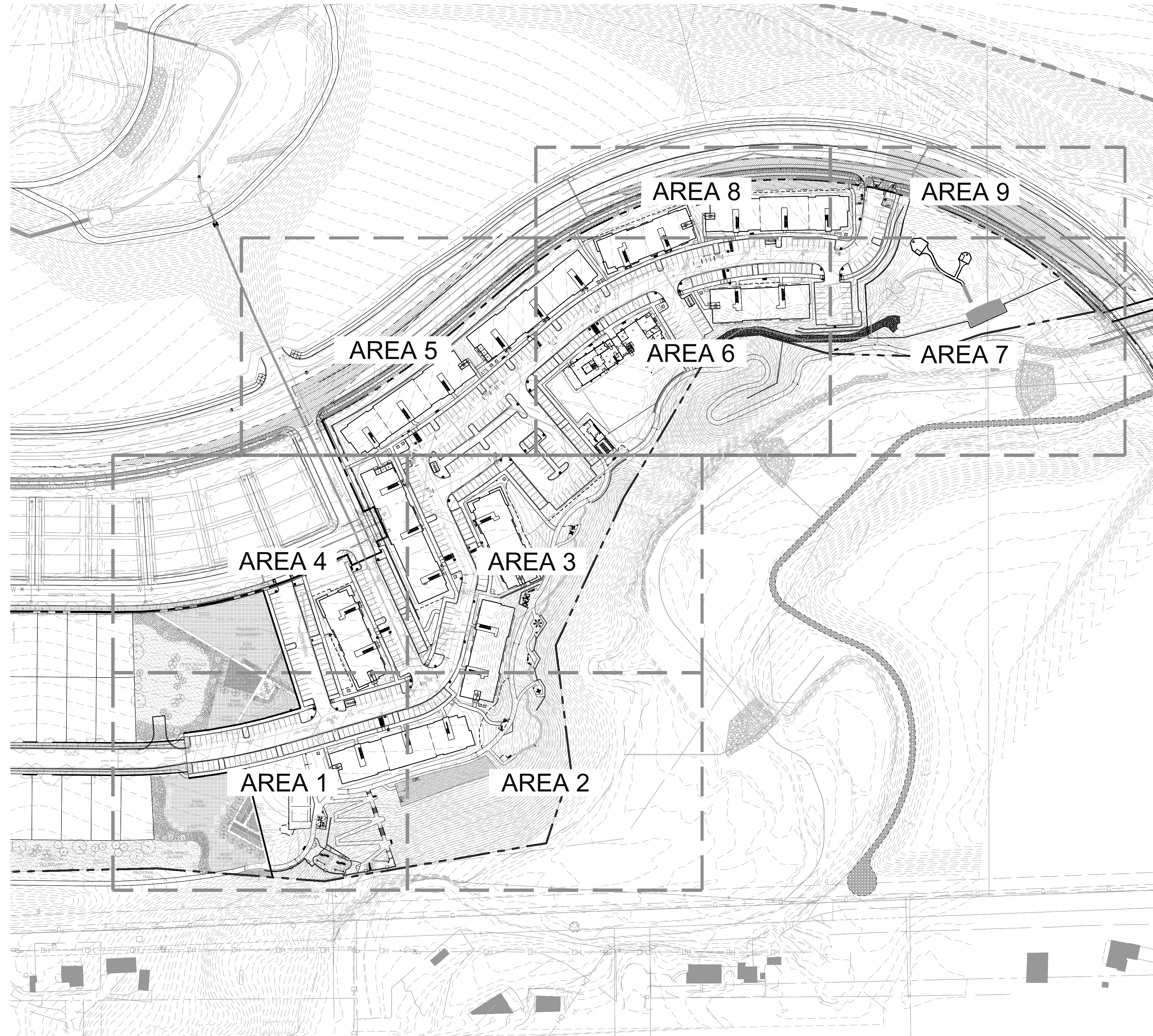
TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO 80134

SHEET TITLE  
**LANDSCAPE PLAN AREAS 8 & 9**

SHEET NUMBER

COMPARK VILLAGE SOUTH  
F1 AMD 2 - MULTIFAMILY  
SITE PLAN

LOT 1, COMPARK VILLAGE FILING NO. 1, AMEND NO. 2  
SOUTH HALF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN  
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO



PARK DEDICATION REQUIREMENT  
MULTI-FAMILY

TOT AMOUNT = DWELLING UNITS X 0.0139AC

REQUIRED: 300 X 0.0139AC = 4.17AC  
PROVIDED: = 4.17AC



PROJECT NUMBER  
65120950  
DRAWN BY  
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DATE  
09/06/2022



PREPARED FOR CENTURY  
COMMUNITIES



PROJECT  
**COMPARK  
VILLAGE  
SOUTH**

TOWN OF PARKER, COUNTY  
OF DOUGLAS, COLORADO  
80134

SHEET TITLE

**MASTER  
PARK PLAN**

SHEET NUMBER

22

COMPARK VILLAGE SOUTH  
F1 AMD 2 - MULTIFAMILY  
SITE PLAN

LOT 1, COMPARK VILLAGE FILING NO. 1, AMEND NO. 2  
SOUTH HALF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN  
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

PROJECT NUMBER  
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Required Amenities for All Parks			
Requirements	Provided	Quantity	Details
Landscape for all impervious areas	Yes	N/A	All impervious areas are landscaped with plant material or ground cover (ie. sod, mulch, seed)
Tables and seating, such as benches, chairs, picnic tables and ADA seating	Yes	42	Picnic tables, tables and chairs, adirondack chairs and benches are located throughout the site
Internal access pathways between park amenities	Yes	N/A	Sidewalks connect all park amenities and gathering spaces. A regional trail connects continuous park area to the south
Open turf play areas	Yes	4	Four open turf areas are located around the site
Universal and inclusive play elements to accommodate all ages and abilities	Yes	3	Play elements proposed are inclusive and accessible to all ages, including natural play element and embankment slides with at grade access
Dog waste stations at all pedestrian access points into the park, minimum of three	Yes	7	Pet stations are proposed at all entrances to the park and sod areas
Trash receptacles at all seating areas with a minimum of three	Yes	12	Trash receptacles are proposed at all seating areas along with recycle bins in some central seating areas
Small shelter serving a capacity of between five and ten users	Yes	4	One small shelter for 8 users SE of the volleyball court, one large trellis south of building 6 and two small shelter for 4 users (one along Belford Ave., one south of building 8)
Options for Parks and Open Space Amenities			
Category 1 - Gathering Spaces & Self-directed Group Activities	Provided Amenity	Quantity	Location
<b>Pick 1</b>			
Dog off-leash area (fenced)	Dog Area	1	5,700sf fenced dog area is proposed south of building 6 with benches and dog waste station and double gate entry for leash/un-leasing
Category 2 - Active Uses	Provided Amenity	Quantity	Location
<b>Pick 2, but only 1 may be from paths, trails</b>			
Hard-surfaced multi-use trail	Trail	1	Paved trail 8' width along south boundary adjacent to open space connects all park areas
Nature play features	Log Traverse and Log Steppers	1	Just above embankment slides, includes log climbers and jumpers, perfect for all ages
Sports and Fitness	Mini Incline Loop	1	Miniature incline with large steps and zig zag path back to bottom platform, great for circuit training
Outdoor fitness equipment	Kompan Outdoor Fitness	1	Suspension trainer, magnetic bells, core twist located at lower platform below incline and embankment slides
Sport court	Sand Volleyball Court	1	Southwest corner of site complete with rubber edge, outdoor net setup
Category 3 - Support Amenities	Provided Amenity	Quantity	Location
<b>Pick 1 per acre (4.17ac of park)</b>			
Barbecues, single or dual with ash disposal	Standard Charcoal Grill	2	South of square shelter and North of trellis
Bike rack and repair station	U-racks, indoor storage, repair sta.	25+	Bike racks are located throughout the site, indoor bike storage will be located in shed along with repair station
Signage	Wayfinding & Sign Plaques	5	Plant identification plaques along trail as well as site history plaques along trail at SE corner of site near detention pond
Category 4 - Specialized Facilities	Provided Amenity	Quantity	Location
<b>Optional</b>			
Swimming pool	Swimming Pool and Spa	1	Swimming pool and hot tub just south of clubhouse
Activity building/clubhouse	Clubhouse	1	Clubhouse central to site, includes fitness area, meeting rooms, kitchen and dining areas

GENERAL PARK CONSTRUCTION NOTES

- THESE PLANS SHALL NOT BE UTILIZED FOR CONSTRUCTION OR PERMITTING UNLESS STATED FOR SUCH USE IN THE TITLE BLOCK.
- DRAWINGS ARE INTENDED TO BE PRINTED ON 24" X 36" PAPER. PRINTING THESE DRAWINGS AT A DIFFERENT SIZE WILL IMPACT THE SCALE. VERIFY THE GRAPHIC SCALE BEFORE REFERENCING ANY MEASUREMENTS ON THESE SHEETS. THE RECIPIENT OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR ANY ERRORS RESULTING FROM INCORRECT PRINTING, COPYING, OR ANY OTHER CHANGES THAT ALTER THE SCALE OF THE DRAWINGS.
- VERIFY ALL PLAN DIMENSIONS PRIOR TO START OF CONSTRUCTION. NOTIFY THE OWNER'S REPRESENTATIVE TO ADDRESS ANY QUESTIONS OR CLARIFY ANY DISCREPANCIES.
- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- SUBMIT A CHANGE ORDER FOR APPROVAL FOR ANY CHANGES TO WORK SCOPE RESULTING FROM FIELD CONDITIONS OR DIRECTION BY OWNER'S REPRESENTATIVE WHICH REQUIRE ADDITIONAL COST TO THE OWNER PRIOR TO PERFORMANCE OF WORK.
- THE CONTRACTOR SHALL PROVIDE A STAKED LAYOUT OF ALL SITE IMPROVEMENTS FOR INSPECTION BY THE OWNER'S REPRESENTATIVE AND MAKE MODIFICATIONS AS REQUIRED. ALL LAYOUT INFORMATION IS AVAILABLE IN DIGITAL FORMAT FOR USE BY THE CONTRACTOR.
- IF A GEOTECHNICAL SOILS REPORT IS NOT AVAILABLE AT THE TIME OF CONSTRUCTION, PCS GROUP, INC. RECOMMENDS A REPORT BE AUTHORIZED BY THE OWNER AND THAT ALL RECOMMENDATIONS OF THE REPORT ARE FOLLOWED DURING CONSTRUCTION. THE CONTRACTOR SHALL USE THESE CONTRACT DOCUMENTS AS A BASIS FOR THE BID. IF THE OWNER ELECTS TO PROVIDE A GEOTECHNICAL REPORT, THE CONTRACTOR SHALL REVIEW THE REPORT AND SUBMIT AN APPROPRIATE CHANGE ORDER TO THE OWNER'S REPRESENTATIVE IF ADDITIONAL COSTS ARE REQUESTED.
- CONTRACTOR SHALL CONFIRM THAT SITE CONDITIONS ARE SIMILAR TO THE PLANS, WITHIN TOLERANCES STATED IN THE CONTRACT DOCUMENTS, AND SATISFACTORY TO THE CONTRACTOR PRIOR TO START OF WORK. SHOULD SITE CONDITIONS BE DIFFERENT THAN REPRESENTED ON THE PLANS OR UNSATISFACTORY TO THE CONTRACTOR, THE CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE FOR CLARIFICATION AND FURTHER DIRECTION.
- CONTRACTOR IS RESPONSIBLE TO PAY FOR, AND OBTAIN, ANY REQUIRED APPLICATIONS, PERMITTING, LICENSES, INSPECTIONS AND METERS ASSOCIATED WITH WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO ANY VIOLATIONS OR NON-COMFORMANCE WITH THE PLANS, SPECIFICATIONS, CONTRACT DOCUMENTS, JURISDICTIONAL CODES AND REGULATORY AGENCIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL UTILITY LOCATES PRIOR TO ANY EXCAVATION.
- THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT OR EXISTING LANDSCAPE, ADJACENT OR EXISTING PAVING, OR ANY PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION, ESTABLISHMENT OR DURING THE SPECIFIED MAINTENANCE PERIOD. ALL DAMAGES SHALL BE REPAIRED TO PRE-CONSTRUCTION CONDITIONS AS DETERMINED BY THE OWNER'S REPRESENTATIVE. CONTRACTOR SHALL BE RESPONSIBLE FOR LOGGING ANY DAMAGES PRIOR TO START OF CONSTRUCTION AND DURING THE CONTRACT PERIOD.
- ALL WORK SHALL BE CONFINED TO THE AREA WITHIN THE CONSTRUCTION LIMITS AS SHOWN ON THE PLANS. ANY AREAS OR IMPROVEMENTS DISTURBED OUTSIDE THESE LIMITS SHALL BE RETURNED TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. IN THE EVENT THE CONTRACTOR REQUIRES A MODIFICATION TO THE CONSTRUCTION LIMITS, WRITTEN PERMISSION MUST BE OBTAINED FROM THE OWNER'S REPRESENTATIVE PRIOR TO ANY DISTURBANCE OUTSIDE OF THE LIMITS OF WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
- COORDINATE SITE ACCESS, STAGING, STORAGE AND CLEANOUT AREAS WITH OWNER'S REPRESENTATIVE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF THEIR MATERIAL STOCK PILES AND WORK FROM VANDALISM, EROSION OR UNINTENDED DISTURBANCE DURING THE CONSTRUCTION PERIOD AND UNTIL FINAL ACCEPTANCE IS ISSUED.
- THE CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL INSURE THAT ALL LOADS OF CONSTRUCTION MATERIAL IMPORTED TO OR EXPORTED FROM THE PROJECT SITE SHALL BE PROPERLY COVERED TO PREVENT LOSS OF MATERIAL DURING TRANSPORT. TRANSPORTATION METHODS ON PUBLIC RIGHT OF WAYS SHALL CONFORM TO JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE REQUIREMENTS.
- THE CLEANING OF EQUIPMENT IS PROHIBITED AT THE JOB SITE UNLESS AUTHORIZED BY THE OWNER'S REPRESENTATIVE IN A DESIGNATED AREA. THE DISCHARGE OF WATER, WASTE CONCRETE, POLLUTANTS, OR OTHER MATERIALS SHALL ONLY OCCUR IN AREAS DESIGNED FOR SUCH USE AND APPROVED BY THE OWNER'S REPRESENTATIVE.
- THE CLEANING OF CONCRETE EQUIPMENT IS PROHIBITED AT THE JOB SITE EXCEPT IN DESIGNATED CONCRETE WASHOUT AREAS. THE DISCHARGE OF WATER CONTAINING WASTE CONCRETE IN THE STORM SEWER IS PROHIBITED.
- LOCAL, STATE AND FEDERAL JURISDICTIONAL REQUIREMENTS, RESTRICTIONS OR PROCEDURES SHALL SUPERSEDE THESE PLANS, NOTES AND SPECIFICATIONS WHEN MORE STRINGENT. NOTIFY THE OWNER'S REPRESENTATIVE IF CONFLICTS OCCUR.
- SPECIFICATIONS ARE SHOWN TO INDICATE THE DESIGN INTENT. SUBSTITUTES FOR ALL MATERIALS AND FINISHES MAY BE CONSIDERED IF THEY MATCH THE APPEARANCE, QUALITY, AND GENERAL SPECIFICATIONS AS PRODUCTS SHOWN ON THIS SHEET AND SUBSEQUENT DETAILS. ALL MATERIALS AND FINISHES WILL REQUIRE A SAMPLE (OR DATA SHEET) TO BE SUBMITTED FOR FINAL REVIEW AND APPROVAL BY THE OWNER'S REPRESENTATIVE, PRIOR TO INSTALLATION. SUBSTITUTIONS WILL BE CONSIDERED.
- PROPOSED GRADING IS BASED ON EXISTING TOPOGRAPHY BASE FILES PROVIDED BY OTHERS. PCS GROUP ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE GRADING INFORMATION OR AS-BUILT CONDITIONS. THE CONTRACTOR SHALL ACCEPT FINAL GRADING PRIOR TO COMMENCING WORK AND SHALL NOTIFY THE OWNER AND LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE ACTUAL GRADING CONDITIONS AND PROPOSED DESIGN PRIOR TO BEGINNING WORK.



PREPARED FOR CENTURY COMMUNITIES



PROJECT

COMPARK VILLAGE SOUTH

TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO 80134

SHEET TITLE

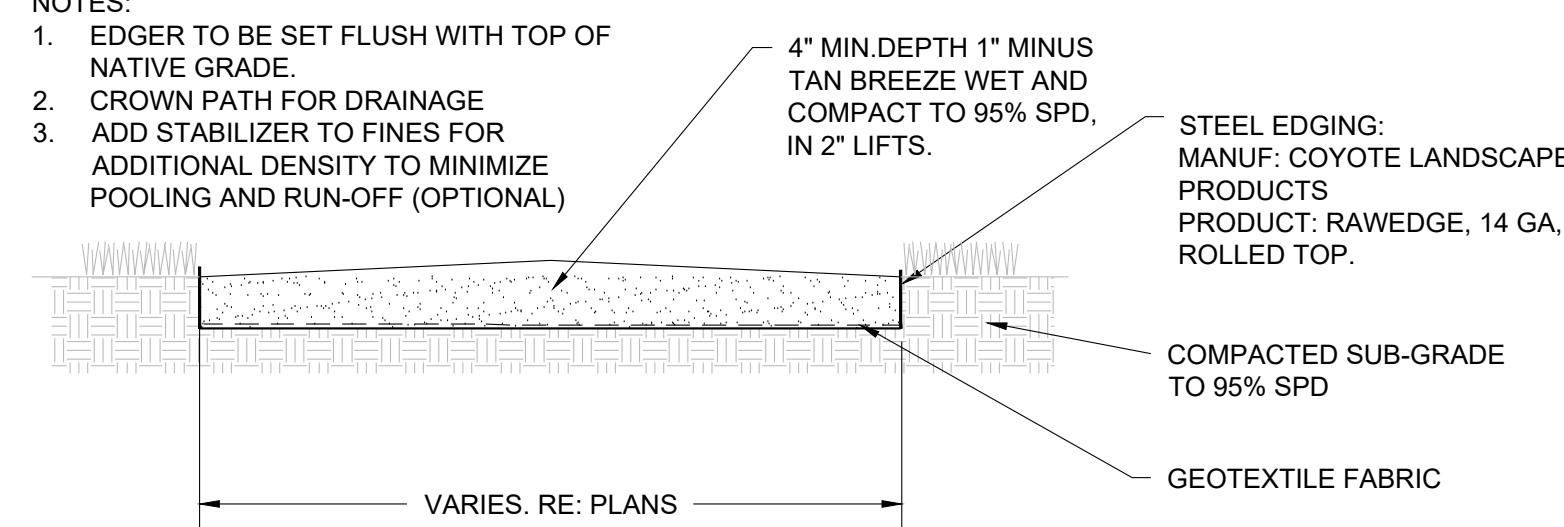
PARK NOTES & REQUIREMENTS

SHEET NUMBER

23

NOTES:

- EDGER TO BE SET FLUSH WITH TOP OF NATIVE GRADE.
- CROWN PATH FOR DRAINAGE
- ADD STABILIZER TO FINES FOR ADDITIONAL DENSITY TO MINIMIZE POOLING AND RUN-OFF (OPTIONAL)

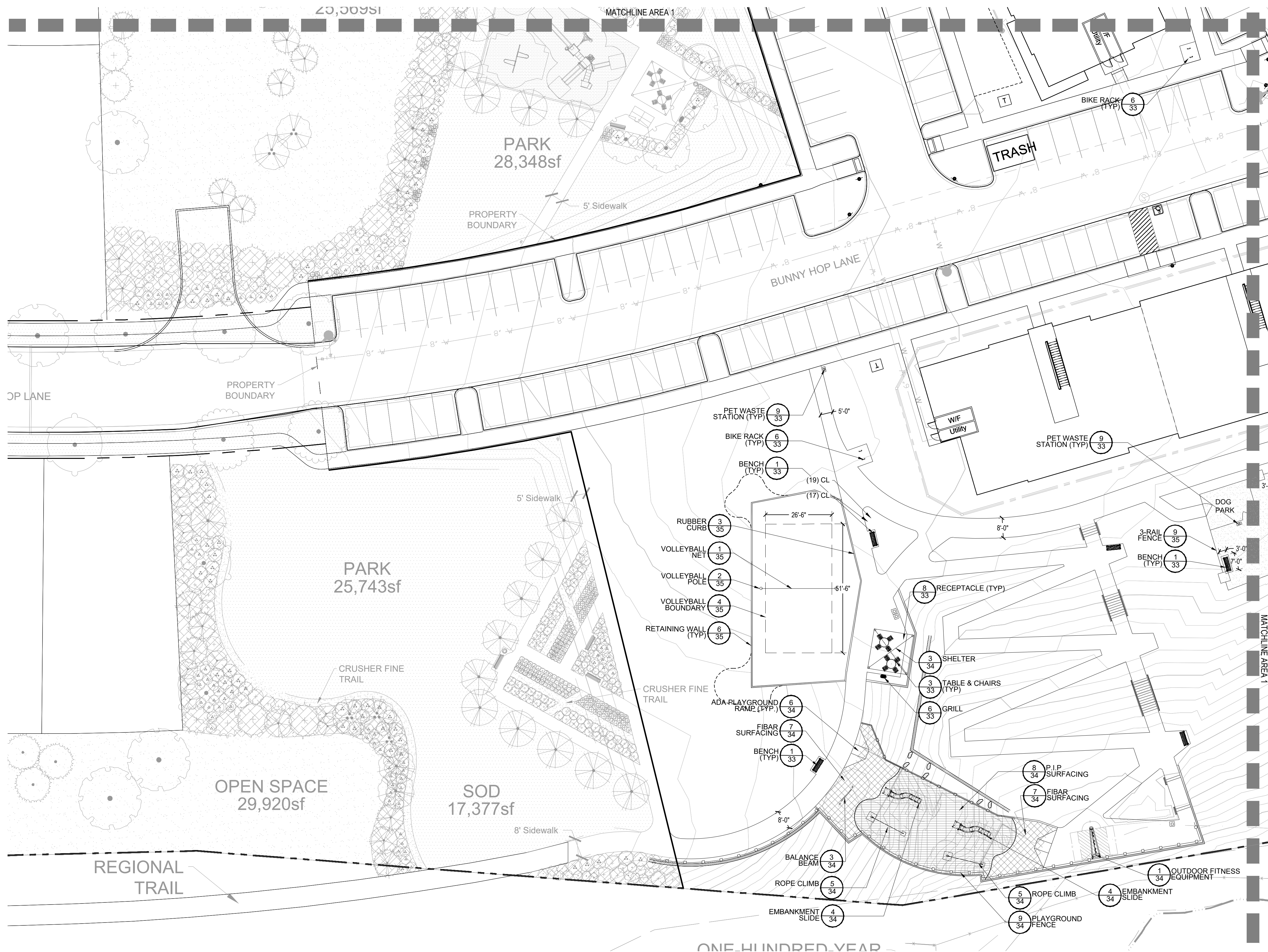
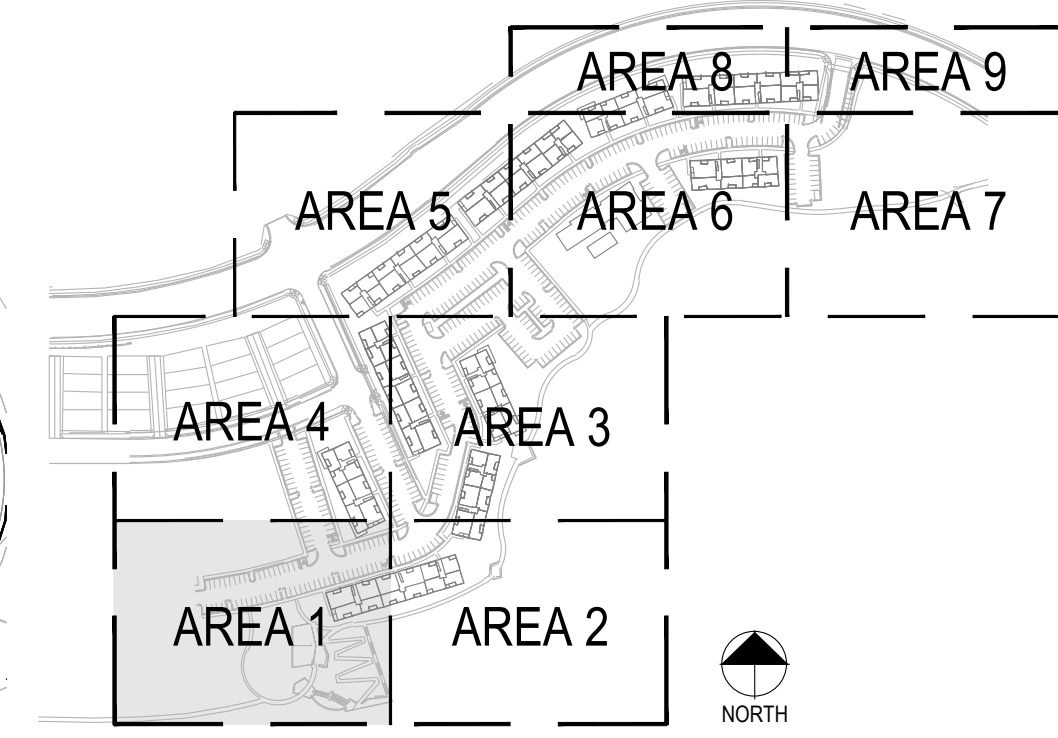


1 CRUSHER FINES TRAIL  
Scale: NTS

COMPARK VILLAGE SOUTH  
F1 AMD 2 - MULTIFAMILY  
SITE PLAN

LOT 1, COMPARK VILLAGE FILING NO. 1, AMEND NO. 2  
SOUTH HALF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN  
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

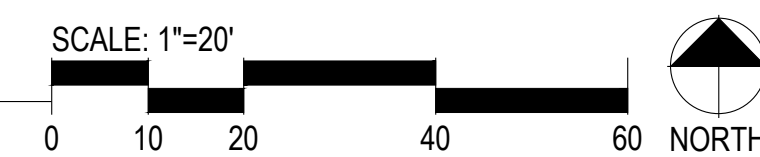
KEY MAP



LEGEND

- BENCH
- RECEPTACLE
- GRILL
- PET WASTE STATION
- BIKE RACK
- TABLE AND CHAIRS
- TRAIL
- STEEL EDGER

1 PARK AREA 1



PROJECT NUMBER  
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PREPARED FOR CENTURY COMMUNITIES



PROJECT  
**COMPARK VILLAGE SOUTH**

TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO 80134

SHEET TITLE

**PARK PLAN AREA 1**

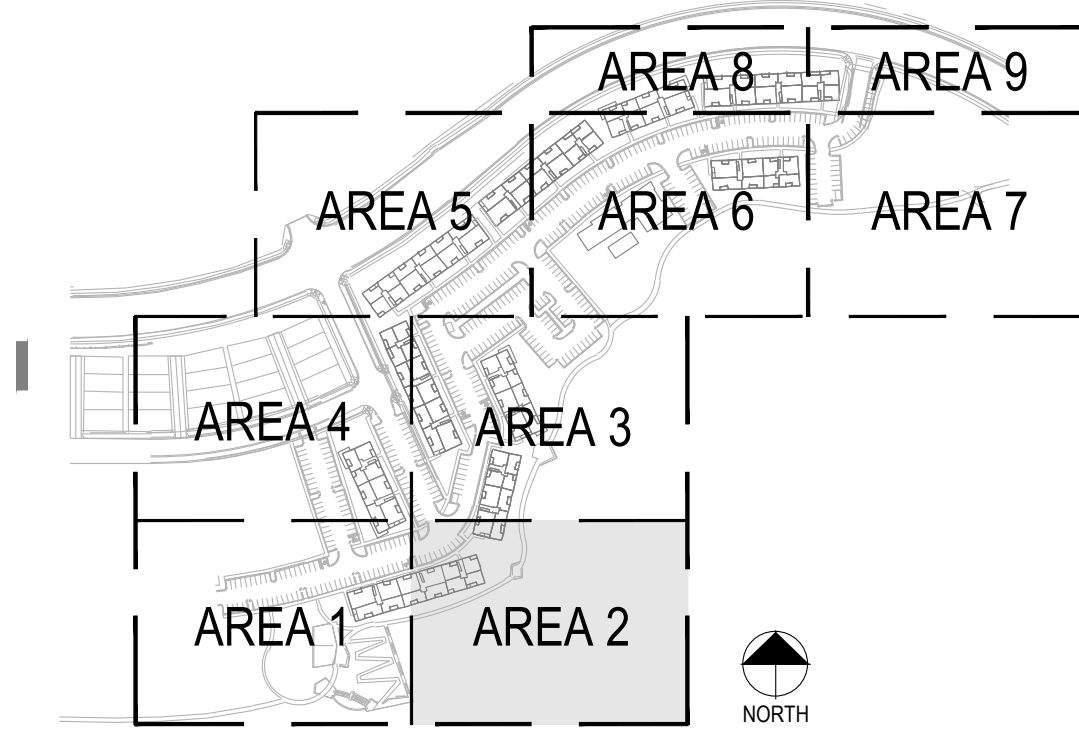
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COMPARK VILLAGE SOUTH  
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SITE PLAN

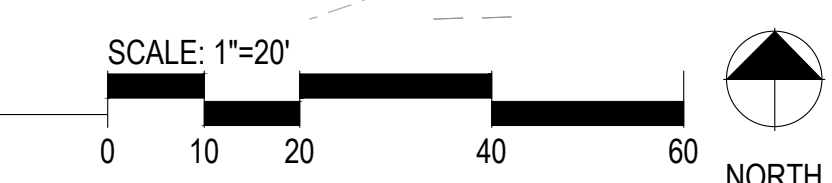
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SOUTH HALF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN  
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

KEY MAP



LEGEND

- BENCH
- RECEPTACLE
- GRILL
- PET WASTE STATION
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- TRAIL
- STEEL EDGER



1 PARK AREA 2

PROJECT NUMBER  
65120950  
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PROJECT  
**COMPARK  
VILLAGE  
SOUTH**

TOWN OF PARKER, COUNTY  
OF DOUGLAS, COLORADO  
80134

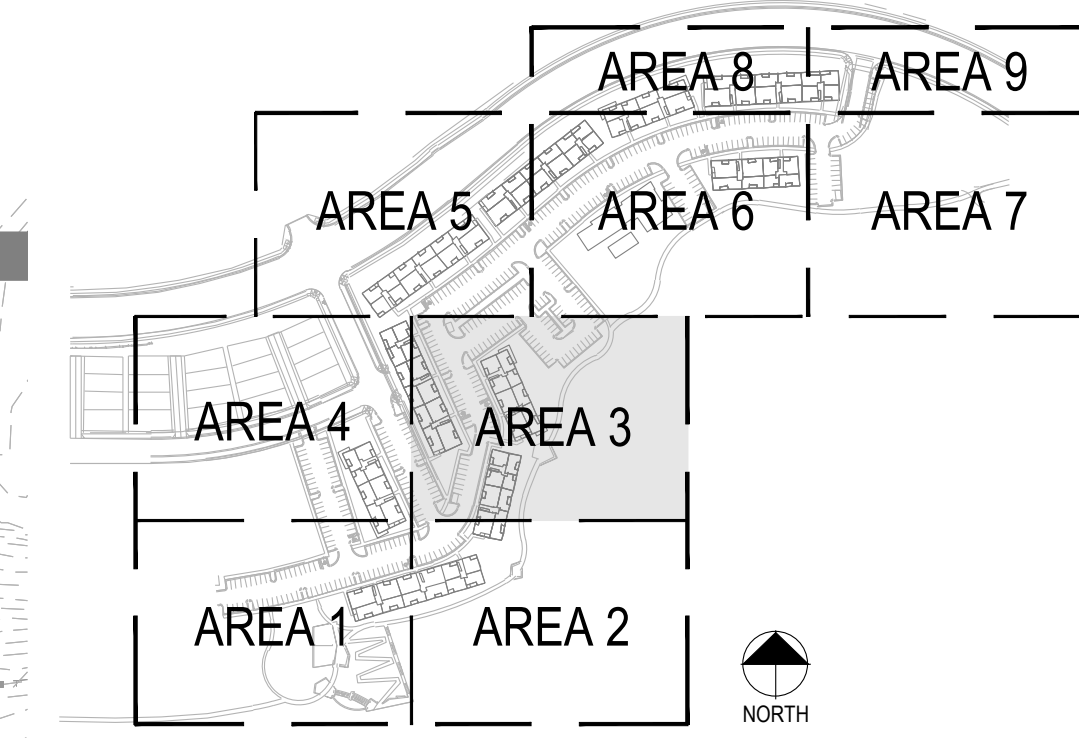
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AREA 2**

SHEET NUMBER  
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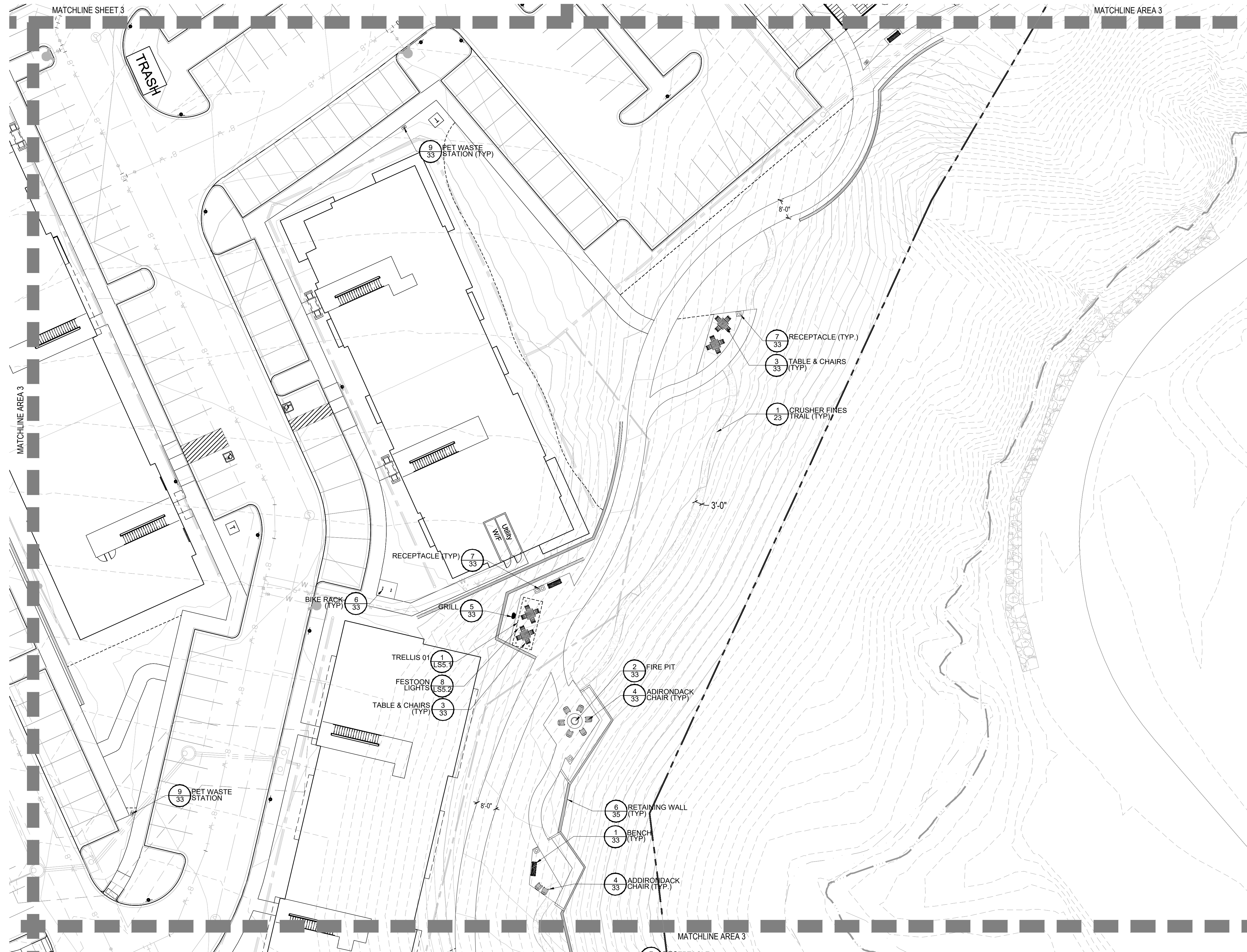
COMPARK VILLAGE SOUTH  
F1 AMD 2 - MULTIFAMILY  
SITE PLAN

LOT 1, COMPARK VILLAGE FILING NO. 1, AMEND NO. 2  
SOUTH HALF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN  
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

KEY MAP



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DATE  
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LEGEND

- BENCH
- RECEPTACLE
- GRILL
- PET WASTE STATION
- BIKE RACK
- TABLE AND CHAIRS
- TRAIL
- STEEL EDGER



1 PARK AREA 3

PREPARED FOR CENTURY COMMUNITIES



PROJECT

COMPARK VILLAGE SOUTH

TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO 80134

SHEET TITLE

PARK PLAN AREA 3

SHEET NUMBER

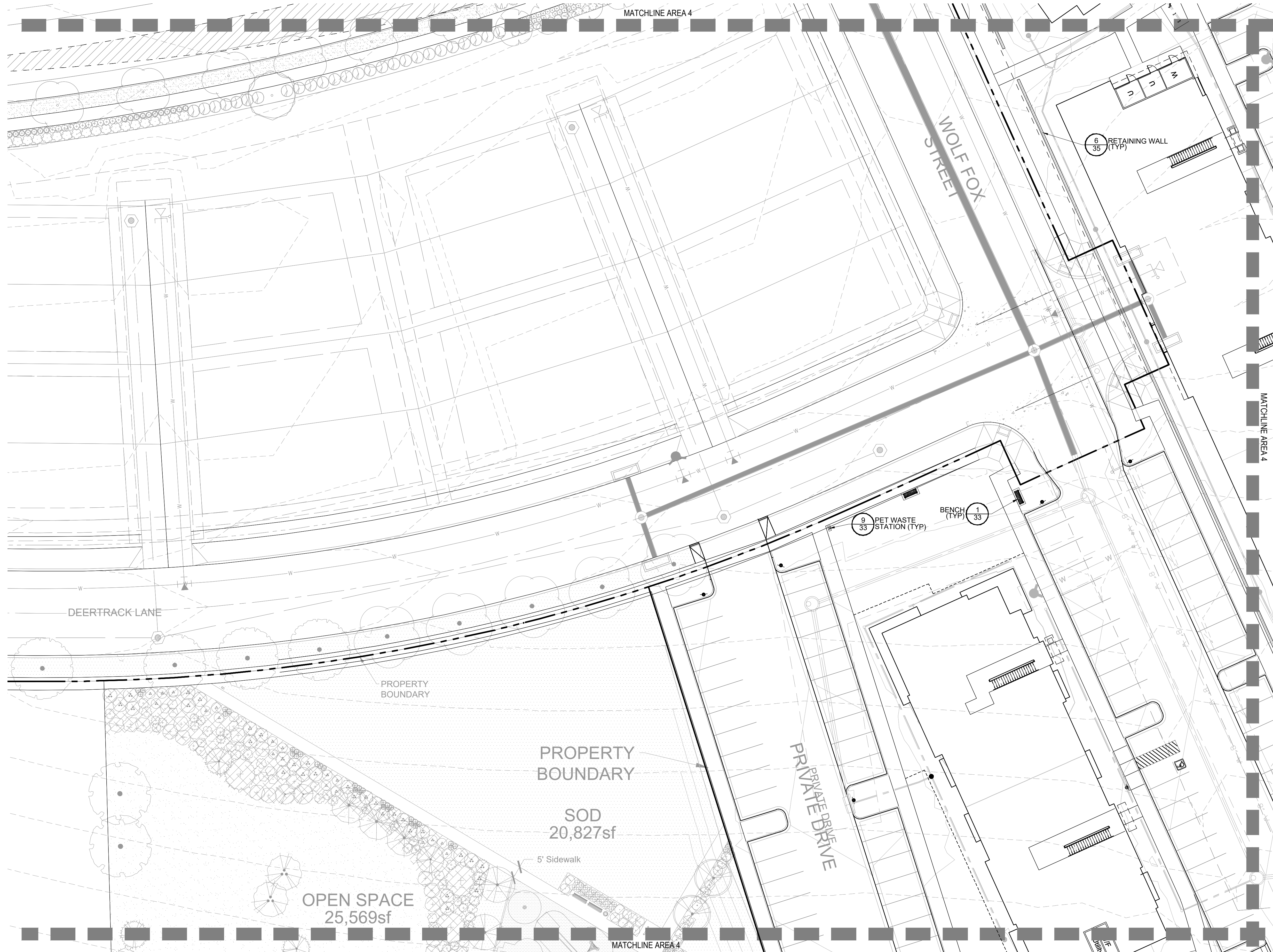
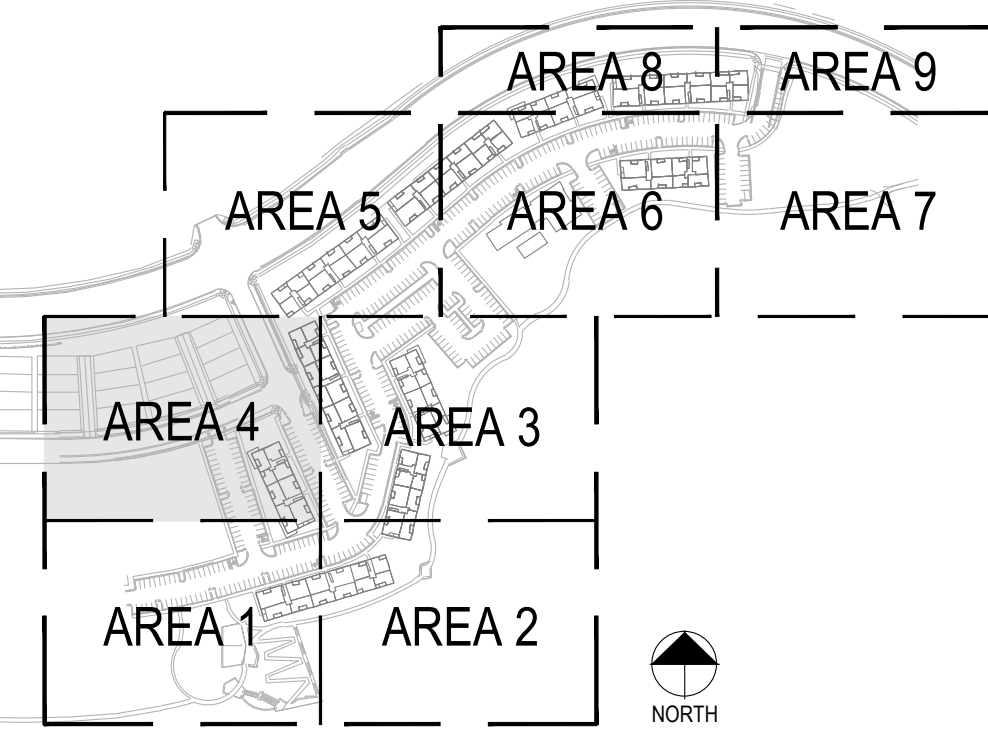
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COMPARK VILLAGE SOUTH  
F1 AMD 2 - MULTIFAMILY  
SITE PLAN

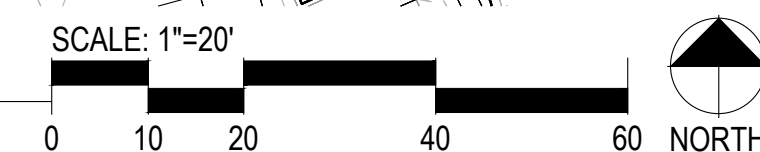
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SOUTH HALF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN  
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

KEY MAP



LEGEND

- BENCH
- RECEPTACLE
- GRILL
- PET WASTE STATION
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- TRAIL
- STEEL EDGER



1 PARK AREA 4

PROJECT NUMBER  
65120950  
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PREPARED FOR CENTURY COMMUNITIES



PROJECT  
**COMPARK VILLAGE SOUTH**

TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO 80134

SHEET TITLE

**PARK PLAN AREA 4**

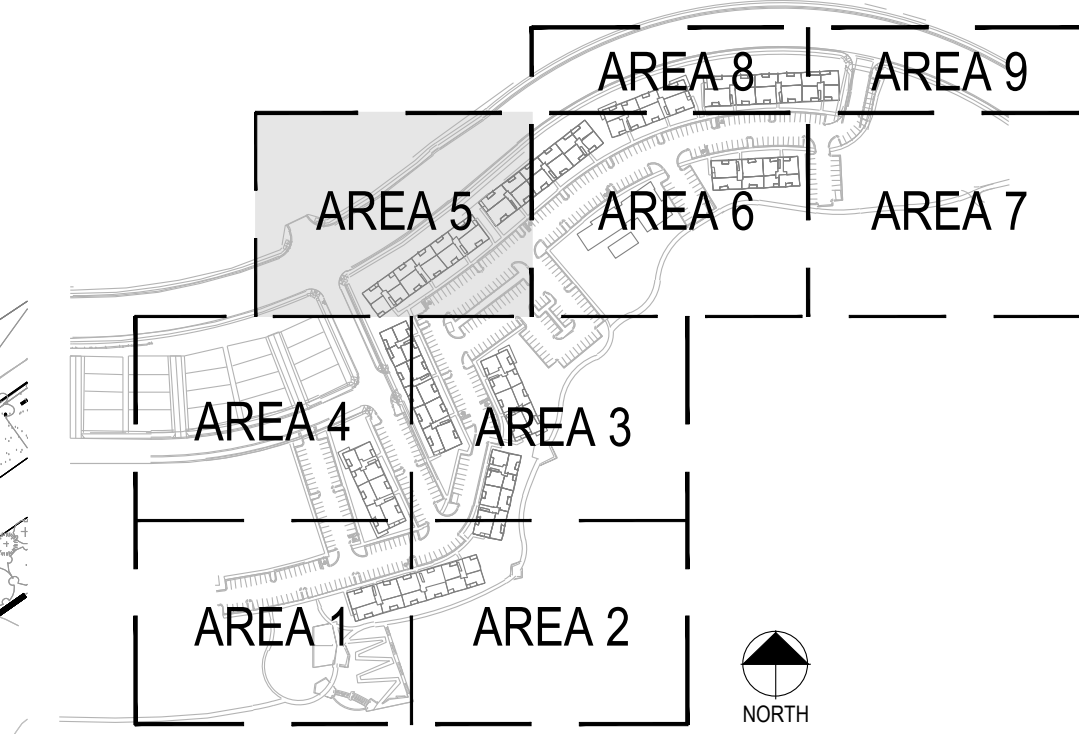
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27

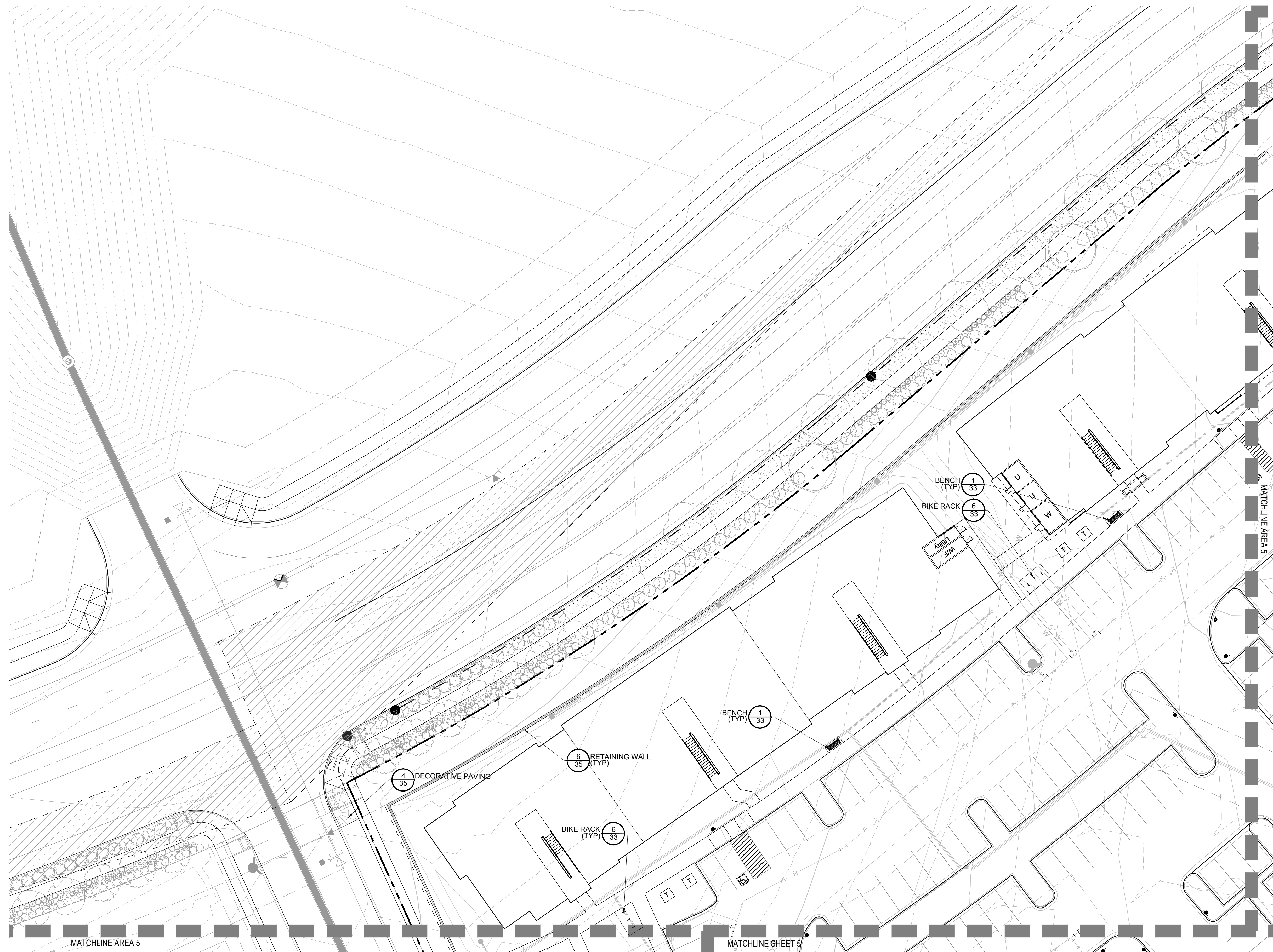
COMPARK VILLAGE SOUTH  
F1 AMD 2 - MULTIFAMILY  
SITE PLAN

LOT 1, COMPARK VILLAGE FILING NO. 1, AMEND NO. 2  
SOUTH HALF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN  
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

KEY MAP

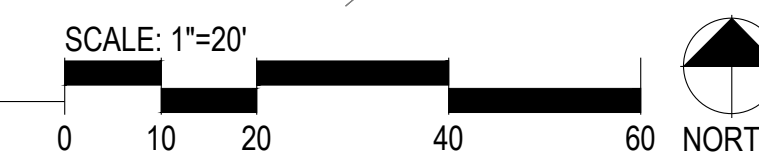


PROJECT NUMBER  
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DATE  
09/06/2022



LEGEND

- BENCH
- RECEPTACLE
- GRILL
- PET WASTE STATION
- BIKE RACK
- TABLE AND CHAIRS
- TRAIL
- STEEL EDGER



1 PARK AREA 5

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PROJECT  
**COMPARK  
VILLAGE  
SOUTH**

TOWN OF PARKER, COUNTY  
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80134

SHEET TITLE

**PARK PLAN  
AREA 5**

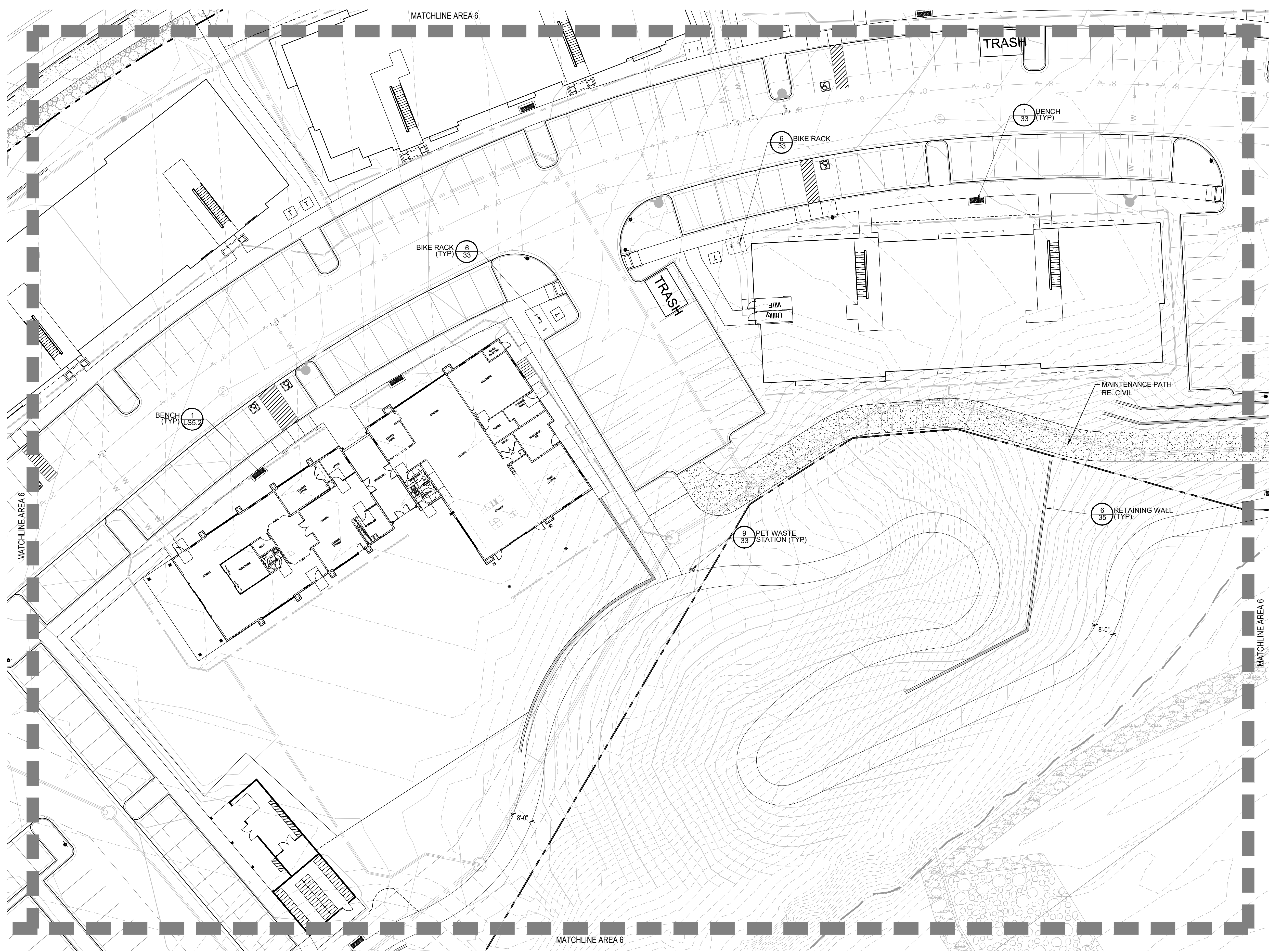
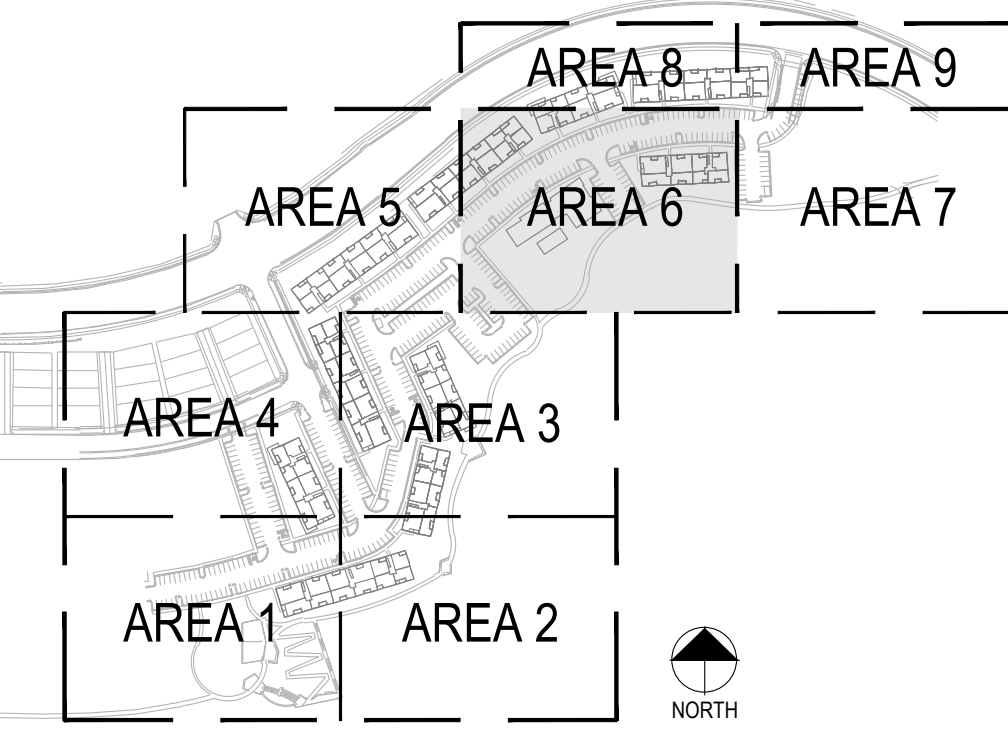
SHEET NUMBER

28








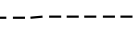
COMPARK VILLAGE SOUTH  
F1 AMD 2 - MULTIFAMILY  
SITE PLAN

LOT 1, COMPARK VILLAGE FILING NO. 1, AMEND NO. 2  
SOUTH HALF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN  
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

KEY MAP



LEGEND

-  BENCH
-  RECEPTACLE
-  GRILL
-  PET WASTE STATION
-  BIKE RACK
-  TABLE AND CHAIRS
-  TRAIL
-  STEEL EDGER

1 PARK AREA 6



PROJECT NUMBER  
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PREPARED FOR CENTURY COMMUNITIES



PROJECT  
**COMPARK VILLAGE SOUTH**

TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO 80134

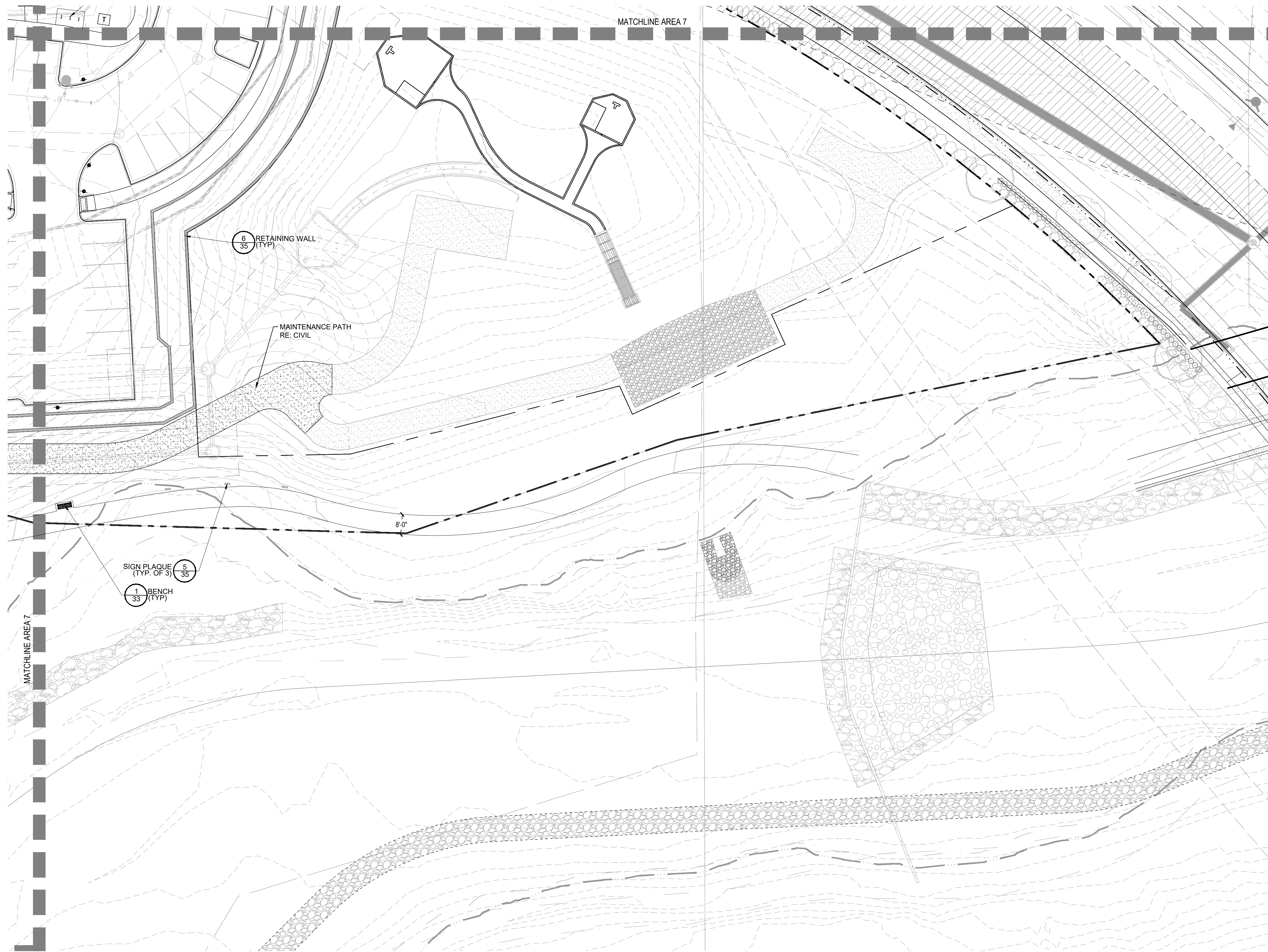
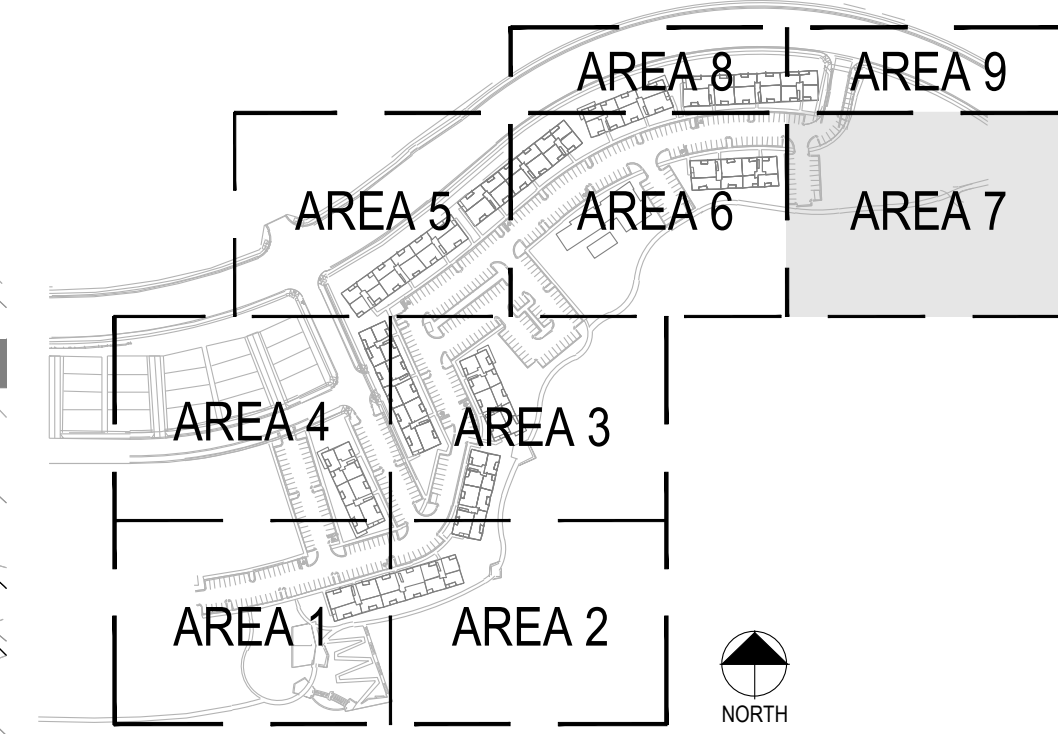
SHEET TITLE  
**PARK PLAN AREA 6**

SHEET NUMBER  
**29**

COMPARK VILLAGE SOUTH  
F1 AMD 2 - MULTIFAMILY  
SITE PLAN

LOT 1, COMPARK VILLAGE FILING NO. 1, AMEND NO. 2  
SOUTH HALF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN  
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

KEY MAP



PROJECT NUMBER  
65120950  
DRAWN BY  
TV  
DATE  
09/06/2022



PREPARED FOR CENTURY  
COMMUNITIES



PROJECT  
**COMPARK  
VILLAGE  
SOUTH**

TOWN OF PARKER, COUNTY  
OF DOUGLAS, COLORADO  
80134

LEGEND

- BENCH
- RECEPTACLE
- GRILL
- PET WASTE STATION
- BIKE RACK
- TABLE AND CHAIRS
- TRAIL
- STEEL EDGER



1 PARK AREA 7

SHEET TITLE

**PARK PLAN  
AREA 7**

SHEET NUMBER

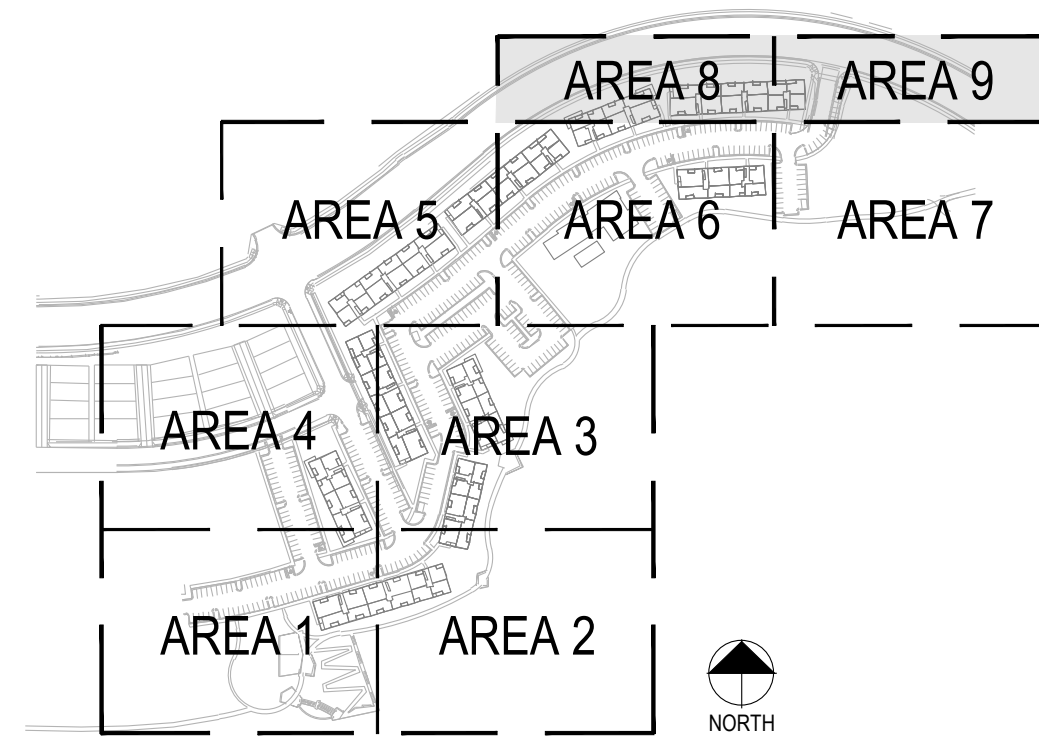
30

COMPARK VILLAGE SOUTH  
F1 AMD 2 - MULTIFAMILY  
SITE PLAN

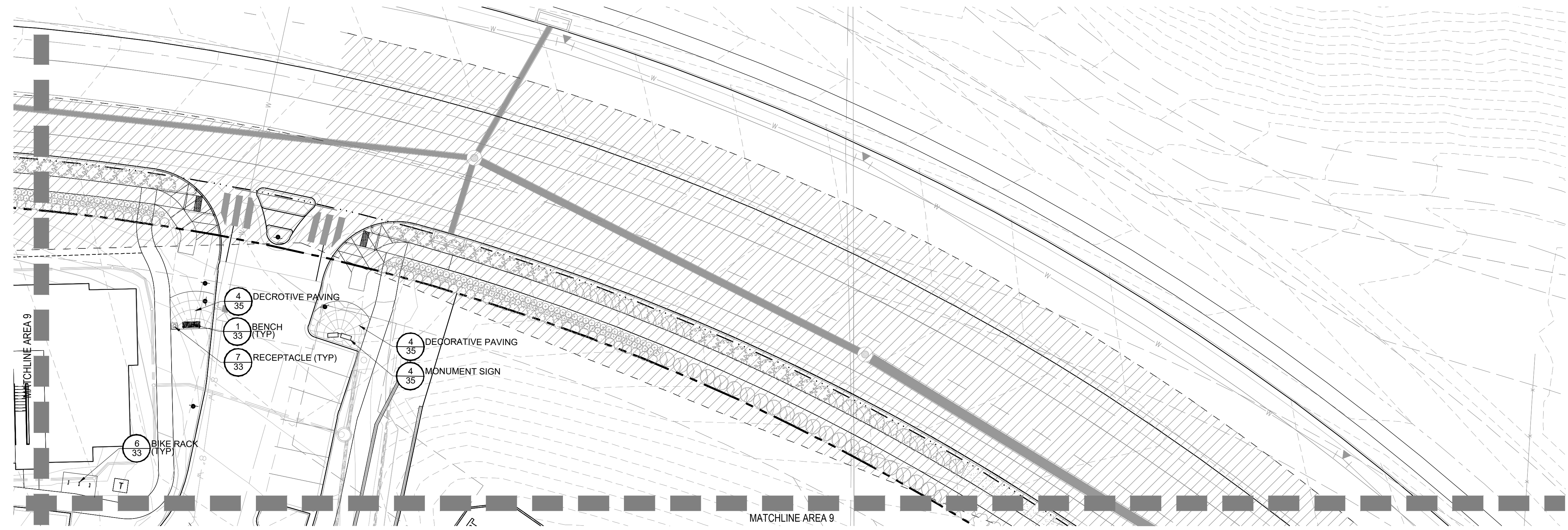
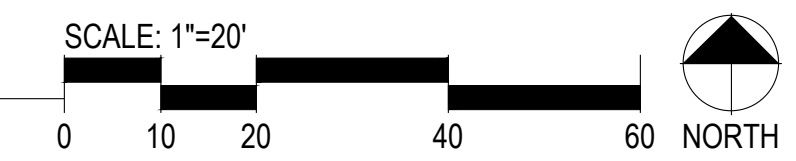
LOT 1, COMPARK VILLAGE FILING NO. 1, AMEND NO. 2  
SOUTH HALF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN  
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

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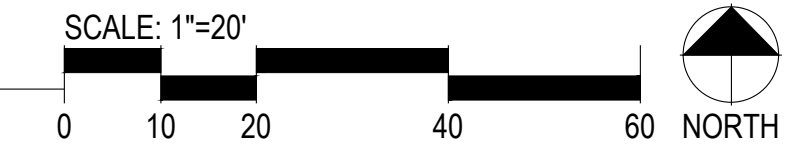
KEY MAP



1 PARK AREA 8



2 PARK AREA 9



LEGEND

- BENCH
- RECEPTACLE
- GRILL
- PET WASTE STATION
- BIKE RACK
- TABLE AND CHAIRS
- TRAIL
- STEEL EDGER



PREPARED FOR CENTURY COMMUNITIES



PROJECT  
**COMPARK VILLAGE SOUTH**

TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO 80134

SHEET TITLE

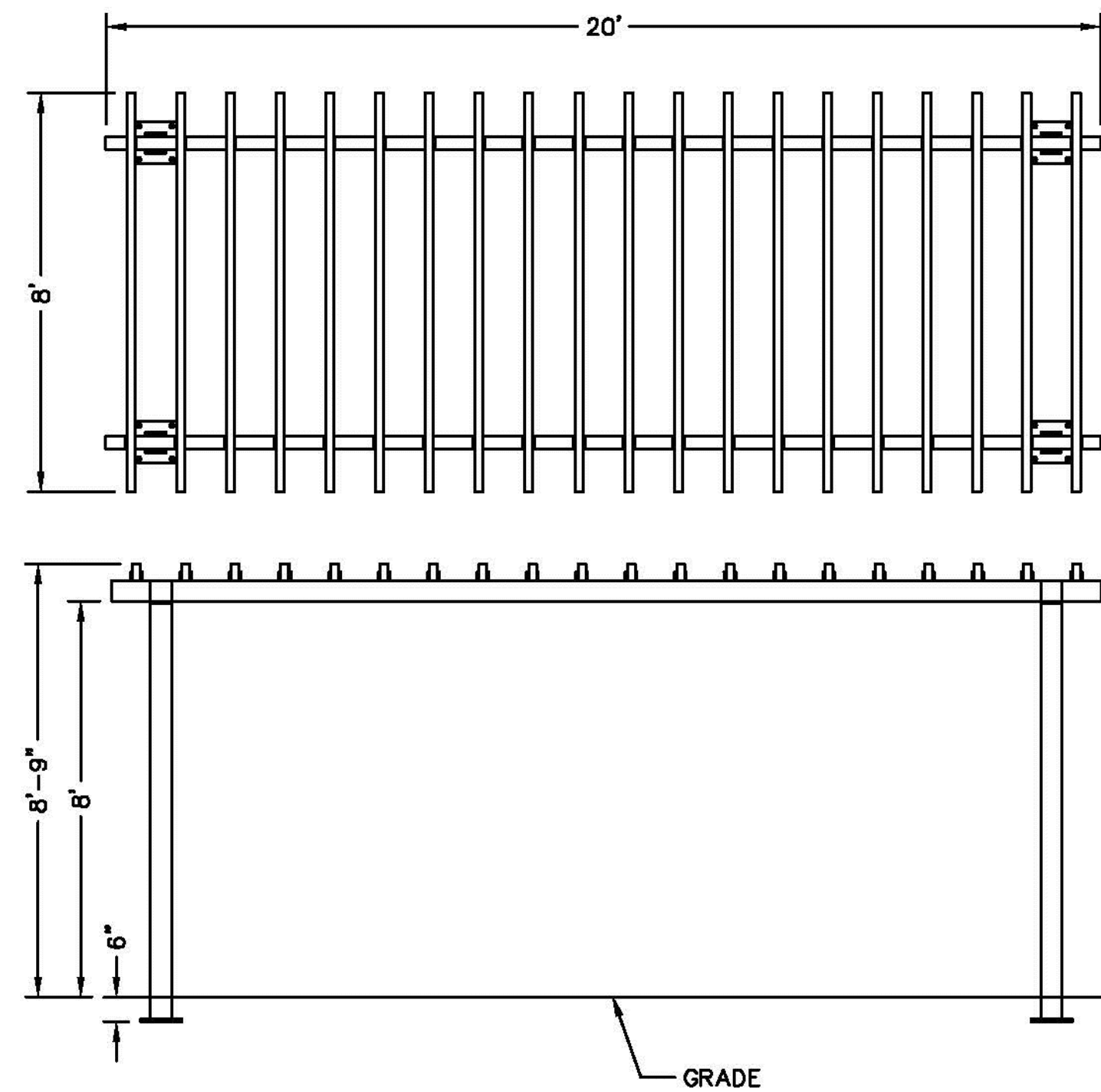
**PARK PLAN AREA 8 & 9**

SHEET NUMBER

COMPARK VILLAGE SOUTH  
F1 AMD 2 - MULTIFAMILY  
SITE PLAN

LOT 1, COMPARK VILLAGE FILING NO. 1, AMEND NO. 2  
SOUTH HALF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN  
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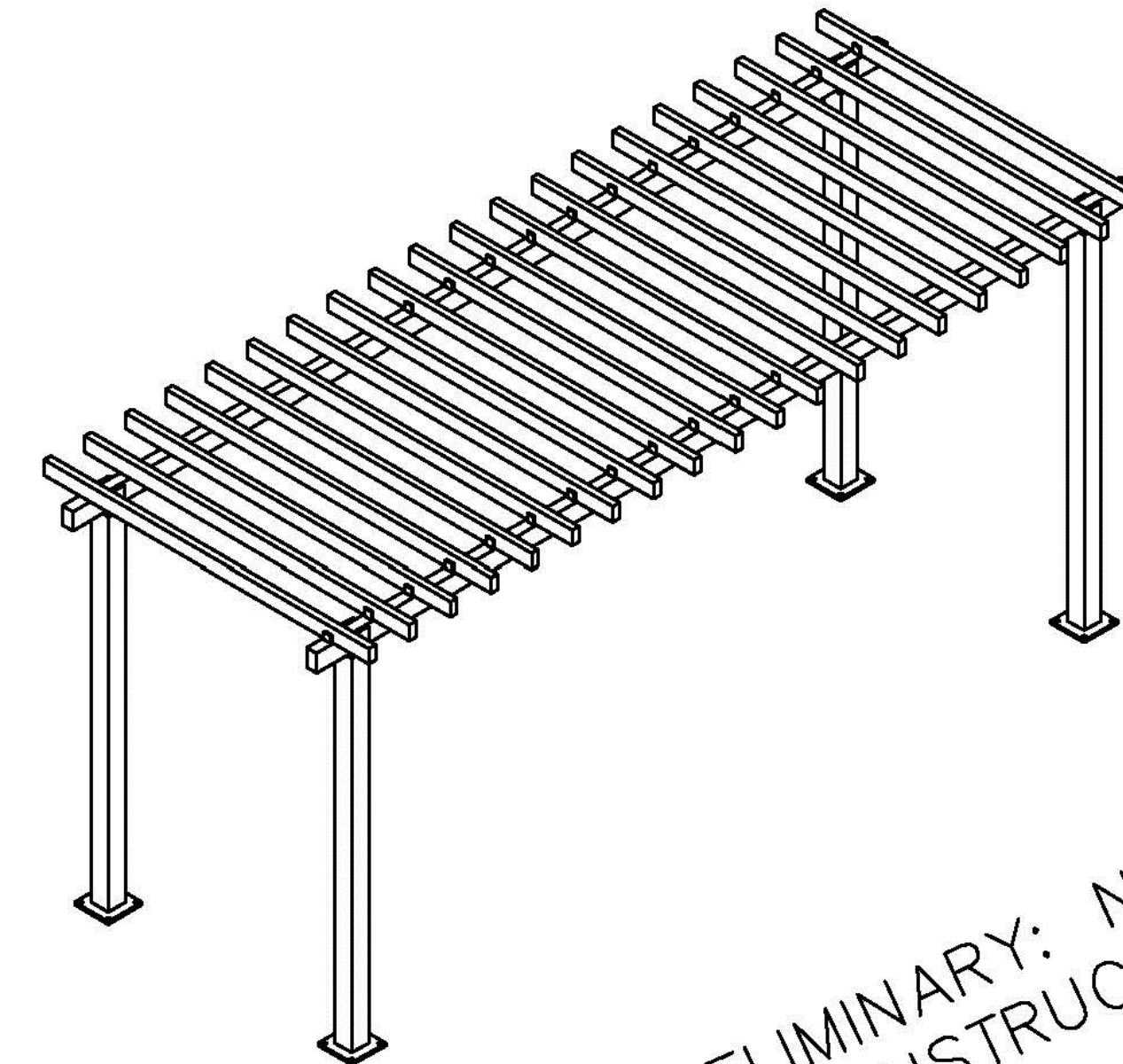
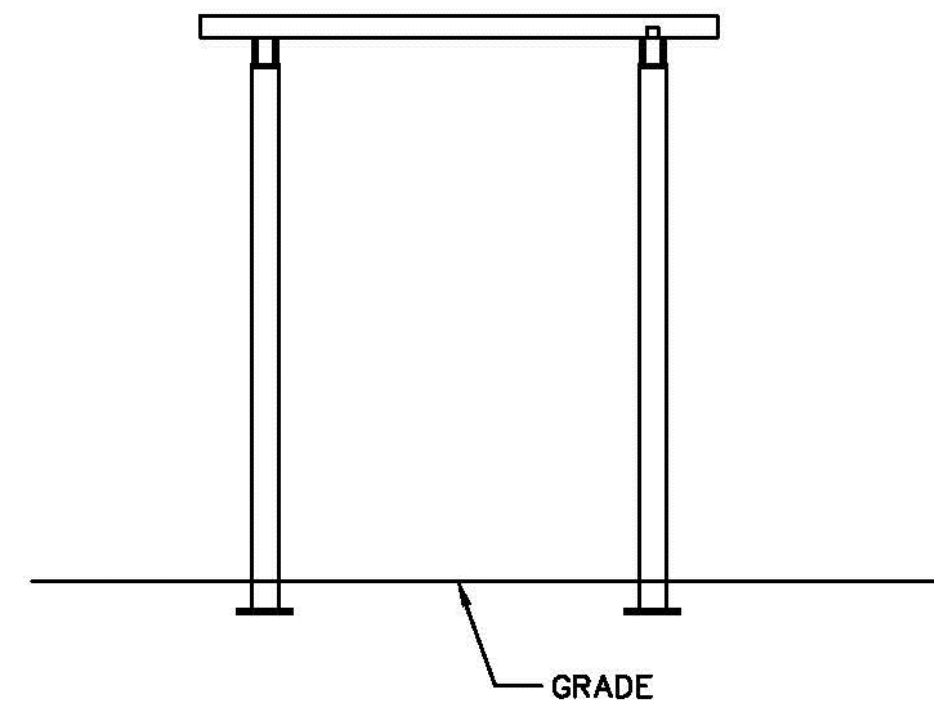
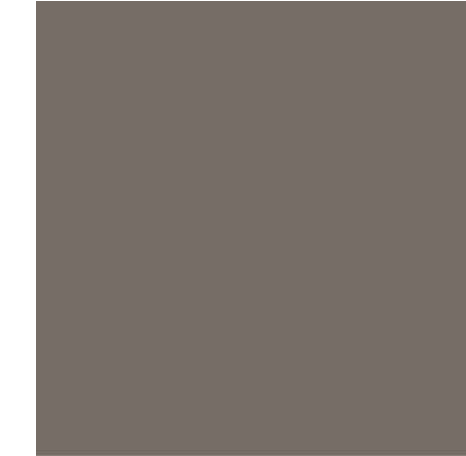
TRELLIS STRUCTURE

SIZE: 20'Lx8'Wx8'-9"H  
COLOR: MEMBERS TO BE POWDER COATED "STOLEN ROCK - PPG0999-6," SEE PPG POWDER COAT COLORING FOR COLOR CHART FOR MORE INFORMATION.

- NOTE:
- INSTALL PER MANUFACTURER'S SPECS
  - IMAGES ARE FOR REFERENCE ONLY. ALL STRUCTURAL INFORMATION TO BE PROVIDED BY MANUFACTURER.

SUPPLIER: ICON SHELTERS  
WEBSITE: ICONSHELTERS.COM  
P: 616.396.0919

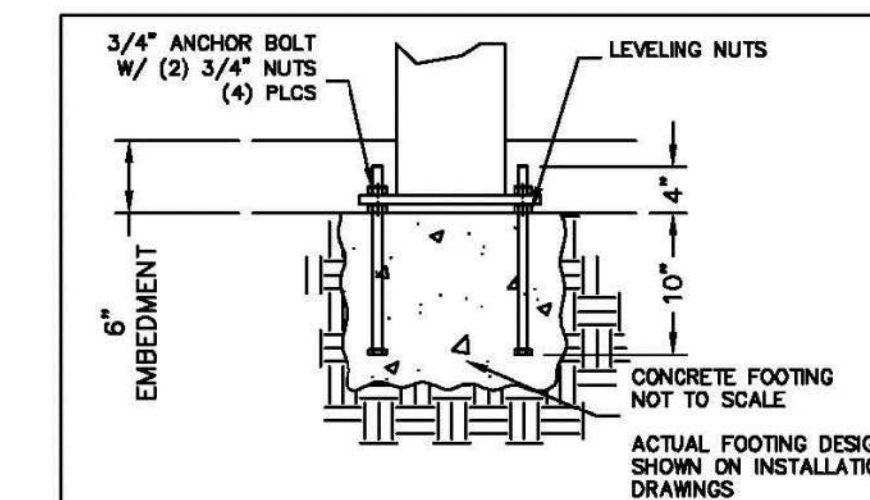
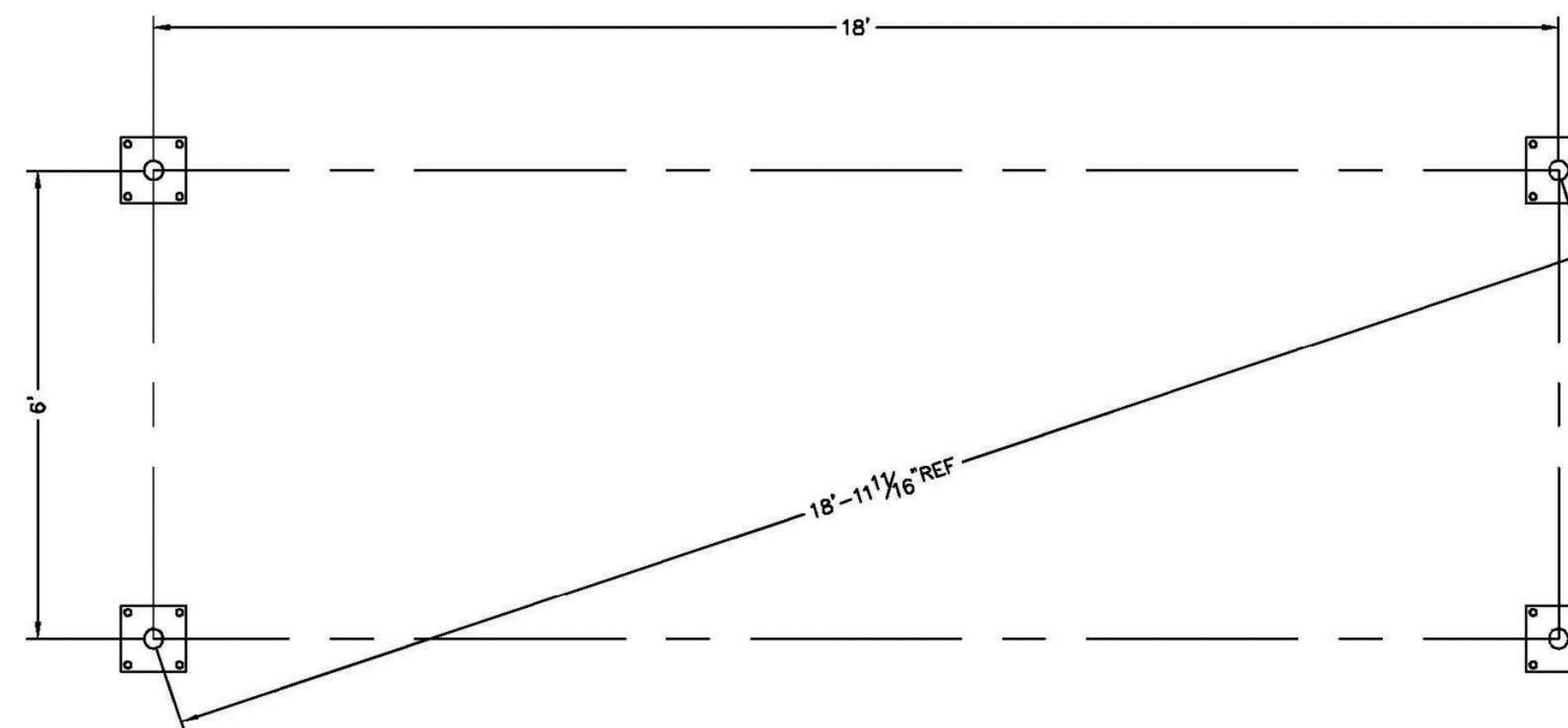
STOLEN ROCK POWDER COAT



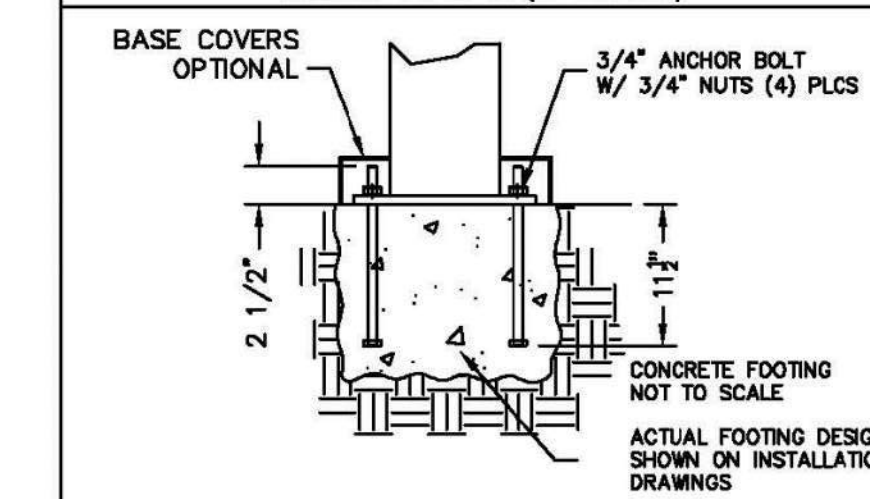
PRELIMINARY: NOT FOR CONSTRUCTION

ALL STRUCTURAL COMPONENTS WILL BE:  
TUBE: ASTM A500 GRADE B  
PLATE: ASTM A36  
BOLTS: ASTM A325  
NUTS: ASTM A563  
WELDING: GMAW

NOTE:  
COLUMN SIZE: HSS 6x6x3/16



PRELIMINARY DRAWINGS SHOWN AS 6" BURIED  
STANDARD BASE CONNECTION  
COLUMN TYPE: A (6" BURIED)



OPTIONAL BASE CONNECTION  
COLUMN TYPE: B (SURFACE MOUNT W/ COVERS)



PREPARED FOR CENTURY COMMUNITIES



PROJECT  
**COMPARK VILLAGE SOUTH**

TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO 80134

SHEET TITLE  
**SITE DETAILS**

SHEET NUMBER

32

1 TRELLIS-01  
Scale: NTS