



Development Review Division

Community Development Department: Town Hall / 20120 East Mainstreet Parker, CO 80138 Phone: 303.841.2332 Fax: 303.841.3223

MEMORANDUM

TO: Merrick and Company, *Applicant*
FROM: Julia Duncan, Associate Planner
DATE: December 2, 2021
SUBJECT: SP21-118; Compark Village South F1 AMD 2 - Multifamily Review Comments 01

Listed below are the Planning Division's comments related to your land use application, which must be responded to. If you wish to discuss a comment, please contact your Case Planner. Upon resubmittal, please sign and return this memo. A follow-up meeting with the reviewing agencies can be scheduled to provide additional guidance by contacting the Case Planner.

TOWN OF PARKER PLANNING DEPARTMENT CASE PLANNER: Julia Duncan
EMAIL: jduncan@parkeronline.org
PHONE: 303.805.3334

GENERAL PROJECT COMMENTS:

1. The Planning Division references certain sections of the Parker 2035 Master Plan, the Development Design Standards, and the Land Development Ordinance (LDO). Copies of these documents are available at:
[Parker 2035 Master Plan](#)
[Development Design Standards](#)
[Land Development Ordinance](#)
2. The Planning Division has made every effort to make this comment letter as comprehensive as possible. However, additional comments that have not been provided as part of this comment letter may be identified as part of future submittals, based on revisions to the project.
3. Please contact the referral agencies if you have questions regarding their review comment(s).
4. A redlined plan is included with this memorandum and includes a comprehensive detailing of comments.
5. Final Plans submitted to the Building Department, Engineering Department and Parker Water and Sanitation District **must be exactly the same as the approved Site Plan set.**

Site Plan and Project Details

1. **Landscape.** Please see the copied example below as a reference for a table to be used on your landscape plan.
 - a. Streetscape landscaping
 - b. Parking lot perimeter landscaping
 - c. Parking lot interior landscaping
 - d. Site perimeter landscaping
 - e. Additional areas to be landscaped
 - f. In all required landscaped areas, except within public rights-of-way and residential roadway buffers, one (1) tree and five (5) shrubs shall be planted for each one thousand five hundred (1,500) square feet of lot area not covered by a building or required parking.
 - g. The Enhanced Landscape Perimeter ratios should be used (tree requirement: 1/40 L.F. and shrubs: 5/40 L.F.) along all rights-of-way: Red Sky Dr., Chambers road, and Sliceroo Dr.

**If landscaping for parking lot perimeter and site perimeter are required in such a way that they overlap on any given site, the greater of the two (2) requirements shall apply.*

LANDSCAPE REQUIREMENTS

A. INTERNAL LANDSCAPING									
NET SITE AREA		LANDSCAPE AREA			% LIVE COVER				
		REQUIRED (15%)	PROVIDED	SURPLUS / DEFICIT	REQUIRED (75%)	PROVIDED	SURPLUS / DEFICIT		
39,507		5,926	11,120	5193.95	4,445	8,896	4451.46		

INTERNAL LANDSCAPE AREA (S.F.)		TREE REQUIREMENT 1/1500 S.F.			SHRUB REQUIREMENT 5/1500 S.F.			TREE EQUIVALENT CALCULATION		
		REQUIRED	PROVIDED	SURPLUS / DEFICIT	REQUIRED	PROVIDED	SURPLUS / DEFICIT	Shrubs available for Tree Equivalents	Total Equivalent Trees	Total Tree & Tree Equivalents Provided
5,926		4	4	0	20	20	0	0	0	4

B. STREETSCAPE LANDSCAPE										
LOCATION	LENGTH	TREE REQUIREMENT 1/40 LF			SHRUB REQUIREMENT 5/40 LF			TREE EQUIVALENT CALCULATION		
		REQUIRED	PROVIDED	SURPLUS / DEFICIT	REQUIRED	PROVIDED	SURPLUS / DEFICIT	Shrubs available for Tree Equivalents	Total Equivalent Trees	Total Tree & Tree Equivalents Provided
HESS ROAD	132	4	4	0	NA			0	0	4

C. LANDSCAPE PERIMETER (STANDARD)										
LOCATION	LENGTH / PERCENT	TREE REQUIREMENT 1 /40 LF			SHRUB REQUIREMENT 5/40 LF			TREE EQUIVALENT CALCULATION		
		REQUIRED	PROVIDED	SURPLUS / DEFICIT	REQUIRED	PROVIDED	SURPLUS / DEFICIT	Shrubs available for Tree Equivalents	Total Equivalent Trees	Total Tree & Tree Equivalents Provided
NORTH PROPERTY LINE	132	4	4	0	17	17	0	0	0	4
EAST PROPERTY LINE	242	7	6	-1	31	41	10	10	1	7
MIN. EVERGREEN REQUIREMENT	40%	5	3	-2			0			

D. LANDSCAPE PERIMETER (ENHANCED)										
LOCATION	LENGTH / PERCENT	TREE REQUIREMENT 1 /25 LF			SHRUB REQUIREMENT 5/25 LF			TREE EQUIVALENT CALCULATION		
		REQUIRED	PROVIDED	SURPLUS / DEFICIT	REQUIRED	PROVIDED	SURPLUS / DEFICIT	Shrubs available for Tree Equivalents	Total Equivalent Trees	Total Tree & Tree Equivalents Provided
WEST PROPERTY LINE	242	10	10	0	49	50	1	1	0	10
MIN. EVERGREEN REQUIREMENT	40%	4	6	2			0			

EVERGREEN TREE REQUIREMENT - OVERALL SITE				
MINIMUM EVERGREEN REQ.		25%		
Number of Trees	29	REQUIRED	PROVIDED	
		8	9	

2. Please reference the redlines for all comments/clarification.

Comment Addressed: Yes No

Response:

OUTSIDE REFERRAL AGENCY COMMENTS

Please address all outside referral agency comments with a written response. The following agencies have provided comments for review:

- Town of Parker – Building
- Cherry Creek Basin Water Quality Authority
- Town of Parker – Environmental (Construction Plans)
- Town of Parker – Stormwater (Construction Plans)
- Town of Parker – Civil (Construction Plans)
- Douglas County Planning
- Town of Parker – Drainage Report (Stormwater)
- Town of Parker – Fire/Life Safety Division
- Town of Parker – Plat (Civil)
- Intermountain Rural Electric Association – Utility
- Town of Parker – Civil (Site Plan)
- Town of Parker – Stormwater (Site Plan)

Please keep an eye out in eTRAKiT for the comment to the following reviews:

- Xcel Energy – Utility
- Town of Parker – Civil (Traffic Impact Study)
- Stonegate Village Metro District

These comments are available on eTRAKiT. Please address accordingly.

Comment(s) Addressed: Yes No

Response:

Property Owner

Date

Project Representative

Date

COMPARK VILLAGE SOUTH

SITE PLAN

LOT 2, 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

Compark Village South
F1 AMD 2 - Multifamily

BASIS OF BEARINGS:

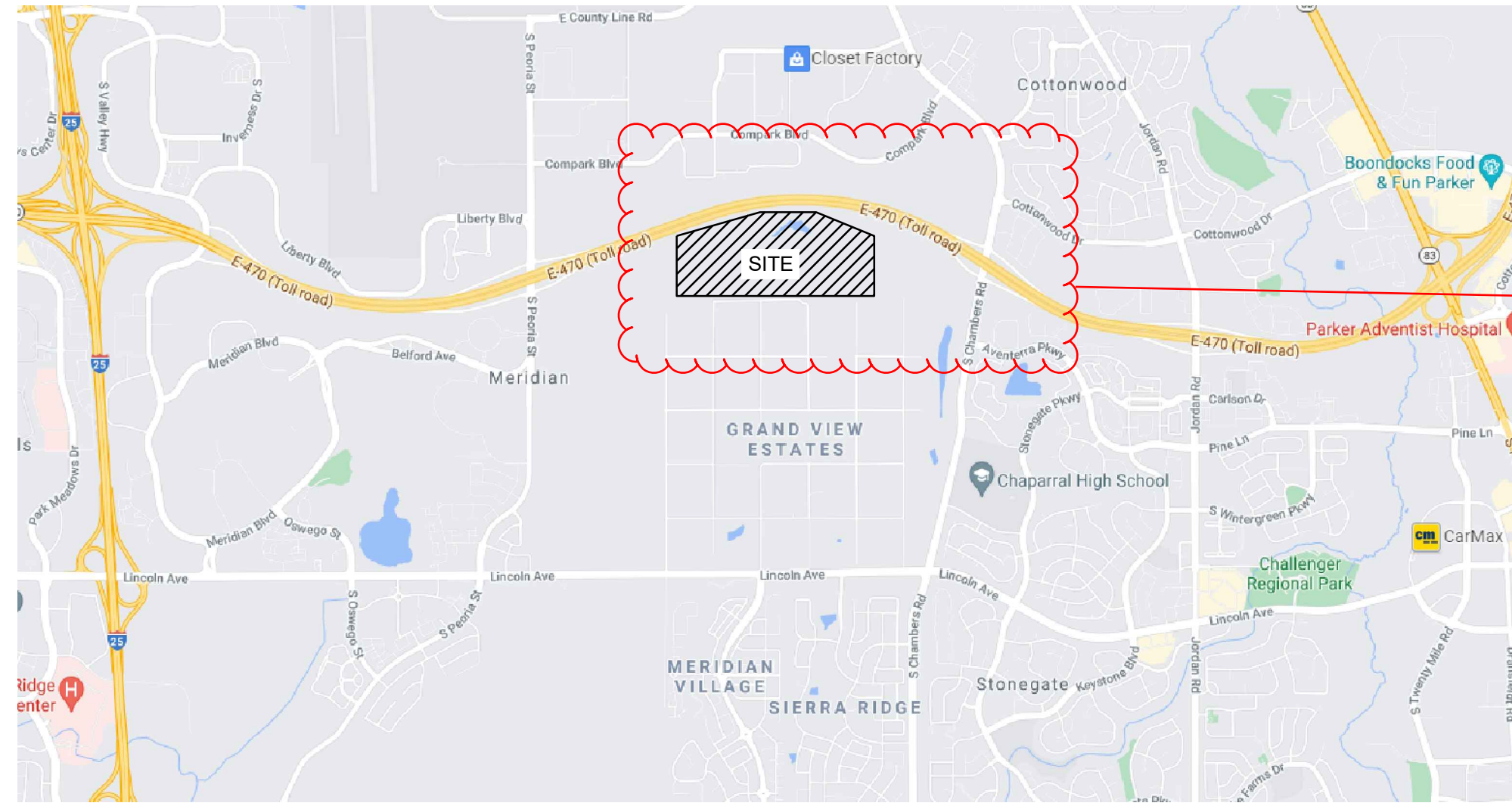
BEARINGS ARE ASSUMED AND ARE BASED UPON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 6, AS BEARING N87°48'59"E A DISTANCE OF 2634.09 FEET BETWEEN THE SOUTH QUARTER CORNER OF SAID SECTION 6, BEING A FOUND 3-1/4" ALUMINUM CAP, FLUSH WITH THE SURFACE AND STAMPED: PLS 38026 AND THE SOUTHEAST CORNER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

1. A NO. 5 REVAR WITH 2" ALUMINUM CAP STAMPED "LS 28286, 2001" FOUND A TEH SOUTHWEST CORNER OF SECTION 6, T6S, R66W LOCATED ON THE WEST LINE OF FIRST STREET APPROXIMATELY 1000 FEET NORTH OF ELM AVENUE.
2. 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.

This hatching doesn't look accurate

Include a chart showing the park acreage and its consistency with

2. Multiple-Family

Total Amount = Dwelling units x 0.0139 acres/unit

SHEET INDEX

01	COVER SHEET
02	SITE PLAN
03	SITE PLAN
04	UTILITY PLAN
05	UTILITY PLAN
06	GRADING PLAN
07	GRADING PLAN
08	MASTER LANDSCAPE PLAN
09	LANDSCAPE NOTES
10	LANDSCAPE PLAN - AREA 1
11	LANDSCAPE PLAN - AREA 2
12	LANDSCAPE PLAN - AREA 3
13	LANDSCAPE PLAN - AREA 4
14	LANDSCAPE PLAN - AREA 5
15	LANDSCAPE PLAN - AREA 6
16	LANDSCAPE PLAN - AREA 7
17	LANDSCAPE PLAN - AREAS 8 & 9
18	SITE DETAILS
19	SITE DETAILS
20	SITE DETAILS
21	SITE DETAILS
22	BUILDING A ELEVATIONS
23	BUILDING B ELEVATIONS
24	BUILDING C ELEVATIONS
25	BUILDING D ELEVATIONS
26	AMENITY BUILDING ELEVATIONS
27	SITE PHOTOMETRIC PLAN & SCHEDULES
28	LIGHT FIXTURE SPEC SHEETS
29	LIGHT FIXTURE SPEC SHEETS

Include an existing conditions sheet with grade

Need to include the SF and acreage of Lot 1 from SUB21-065 Which is shown on that Plat as 424,459 (9.744 Acres) The PD limits the number of units to no more than 30 DU/Acre on any single lot-not to exceed 300

9,744*30=292 DU Your proposal exceeds the limit on 30 DU/Acre

In order to max out on the 300 units you need to revise Lot 1 on sub21-065 to have an acreage that is compliant with the 30 DU/acre

LAND USE TABLE:

ITEM	
BUILDING TYPE A AREA	0.61ACRE
BUILDING TYPE B AREA	0.89ACRE
BUILDING TYPE C AREA	0.57ACRE
BUILDING TYPE D AREA	0.89ACRE
PARKING LOT AND DRIVING ISLE AREA:	1.83ACRE
BUILDING COVERAGE:	2.68ACRE
LANDSCAPE COVERAGE:	9.63ACRE
TOTAL UNITS:	292 OR REVISE SUB21-065 300

PARKING CALCULATION TABLE

PARKING REQUIRED	NUMBER OF ROOMS	PARKING PER UNIT	SPACES REQUIRED
STUDIO UNITS	15	1	15
ONE BEDROOM UNITS	147	1	147
TWO BEDROOM UNITS	108	1.5	162
THREE BEDROOM UNITS	30	2	60
GUEST	300	0.2500	75
		SUB-TOTAL PARKING	459
		PARKING PER UNIT	SPACES REQUIRED
TOTAL PARKING REQUIRED			459
RESIDENT STANDARD PARKING SPACES			454
RESIDENT ACCESSIBLE PARKING SPACES			10
TOTAL PARKING PROVIDED			464

Include the colored building elevations document within the plan set but remove sheet A2.0 or anything like an image board-make sure to include the building key plan

Include bicycle parking and dimension on site plan

PROJECT DIRECTORY

DEVELOPER / OWNER
CENTURY COMMUNITIES
8390 E. CRESCENT PARKWAY, SUITE 650,
GREENWOOD VILLAGE, CO 80111
PHONE: 309-287-5921
CONTACT: NATALIE DUSTMAN

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

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

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

ARCHITECT
KTGY
820 16TH ST. MALL #500
DENVER, CO 80202
PHONE: 303-825-6400
CONTACT: DERRICK PAUS

PHOTOMETRICS
JORDAN AND SKALA ENGINEERS
555 17TH ST., STE 700
DENVER, CO 80202
PHONE: 303-586-2375 x18104
CONTACT: STEPHEN LINGEN

PROJECT NUMBER
65120950

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DATE
9/10/2021



PREPARED FOR CENTURY COMMUNITIES



PROJECT

COMPARK VILLAGE SOUTH

TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO 80134

SHEET TITLE

COVER SHEET

SHEET NUMBER

01

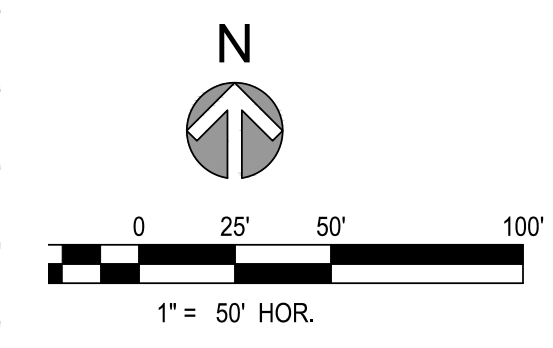
COMPARK VILLAGE SOUTH

SITE PLAN

LOT 2, 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

Table 2.4 Double-Aspect/Corridor Block

Criteria	Standard	
	Min.	Max.
A Block Depth (ft.)	260'	340'
B Half-block Depth (ft.)	130'	170'
C Block Length (ft.)	320'	640'
D Block Area (acres)	1.9	5.0
E Distance between buildings	12'	20'



You need to have a sheet showing how you are meeting the block standards

To create visual interest and buffer parking from main entry and right-of-way increase the landscape buffer in this location to the south so the first thing people see when driving by or entering is parking stalls

PD requires minimum 15' setback from front lot line

Dimension all setbacks from buildings to sidewalks

Diemnsion these parking islands

Dimension length of this parking lot from end to end

Dimension all sidewalks

Have one of the internal sidewalks connect to the external sidewalk on this end at at least one other location midway down belford

No parking aisle may exceed 10 parking stalls in length unless broken up with an 8 foot wide min. planting island

Dimension distance from building to curb

Connect down along parking and to trail

Move trash receptacle as far from trail/park as possible

More clearly delineate this line and label the Tract to match the letter being designated ia SUB21-065

Private parking lots abutting public open space and trails shall not be allowed unless they are 25 feet from the property edge and screened by a minimum 3-foot tall landscape hedge or masonry wall matching the character of the adjacent architecture.

Dimension the entire width and length of this parking area at its widest/longest point sidewalk to sidewalk

ROW TO BE VACATED (BY OTHERS)

Who and when?

MATCH LINE SEE SHEET 03

LEGEND

- SIDEWALK
- 6" ASPHALT PAVEMENT
- 6" PORTLAND CONCRETE CEMENT
- PROPERTY LINE
- SIGN

KEYNOTES

- 1 6" VERTICAL CURB AND GUTTER
- 2 CURB CUT
- 3 2" CURB CUT
- 4 6" ATTACHED SIDEWALK
- 5 RETAINING WALL
- 6 TRASH ENCLOSURE
- 7 ACCESSIBLE RAMP
- 8 ACCESSIBLE PARKING
- 9 3' CROSS PAN
- 10 8' TRAIL
- 11 10' TRAIL
- # PARKING SPACE COUNT

- 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')
- STOP
- HANDICAP
- VAN ACCESSIBLE
- FIRE LANE
- SPEED LIMIT 15
- INTERNATIONAL SYMBOL OF ACCESSIBILITY

NOTES

1. DIMENSIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
2. ALL PAVEMENT IS 6.5" ASPHALT UNLESS OTHERWISE NOTED

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PROJECT
COMPARK VILLAGE SOUTH

TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO 80134

SHEET TITLE
SITE PLAN

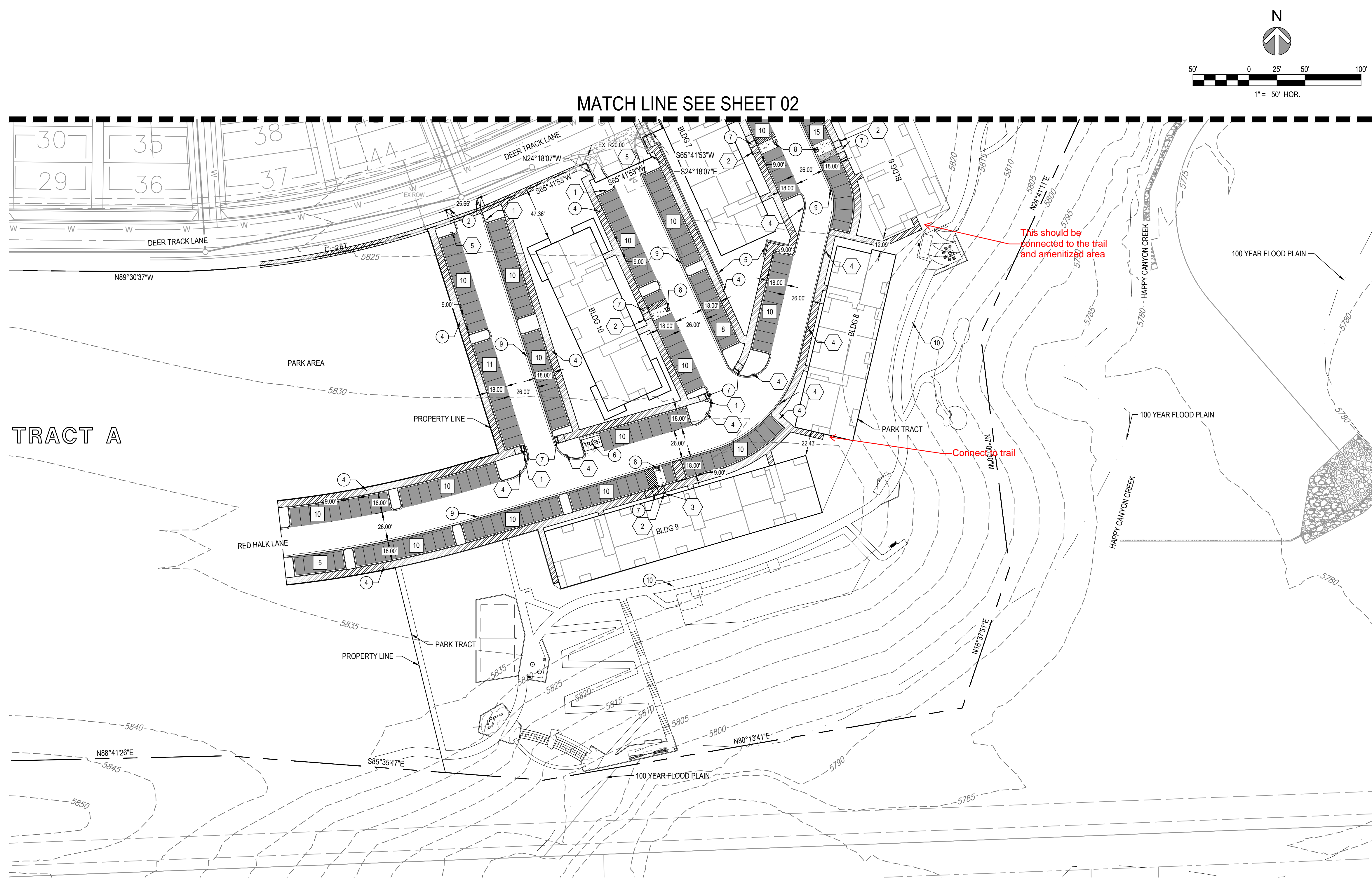
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02

**COMPARK VILLAGE SOUTH
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

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LEGEND

	SIDEWALK
	6" ASPHALT PAVEMENT
	6" PORTLAND CONCRETE CEMENT
	PROPERTY LINE
	SIGN

KEYNOTES

1	6" VERTICAL CURB AND GUTTER
2	CURB CUT
3	2" CURB CUT
4	6" ATTACHED SIDEWALK
5	RETAINING WALL
6	TRASH ENCLOSURE
7	ACCESSIBLE RAMP
8	ACCESSIBLE PARKING
9	3' CROSS PAN
10	8' TRAIL
11	10' TRAIL
#	PARKING SPACE COUNT

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**
- DIMENSIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
 - ALL PAVEMENT IS 6.5" ASPHALT UNLESS OTHERWISE NOTED

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PROJECT
COMPARK VILLAGE SOUTH

TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO 80134

SHEET TITLE
SITE PLAN

SHEET NUMBER
03

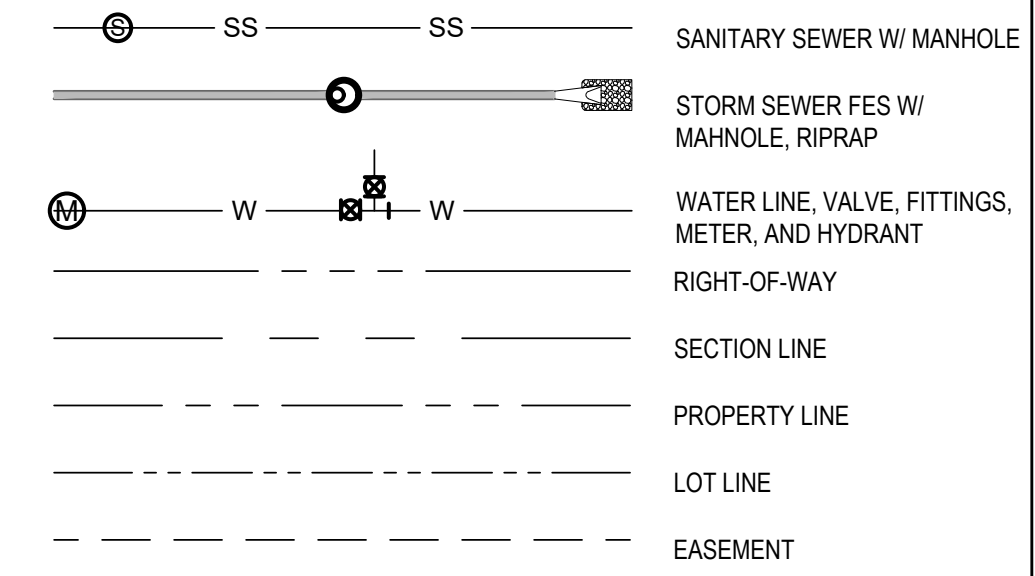
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SITE PLAN
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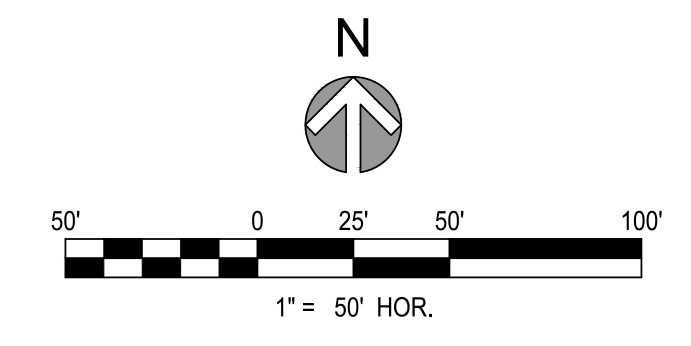
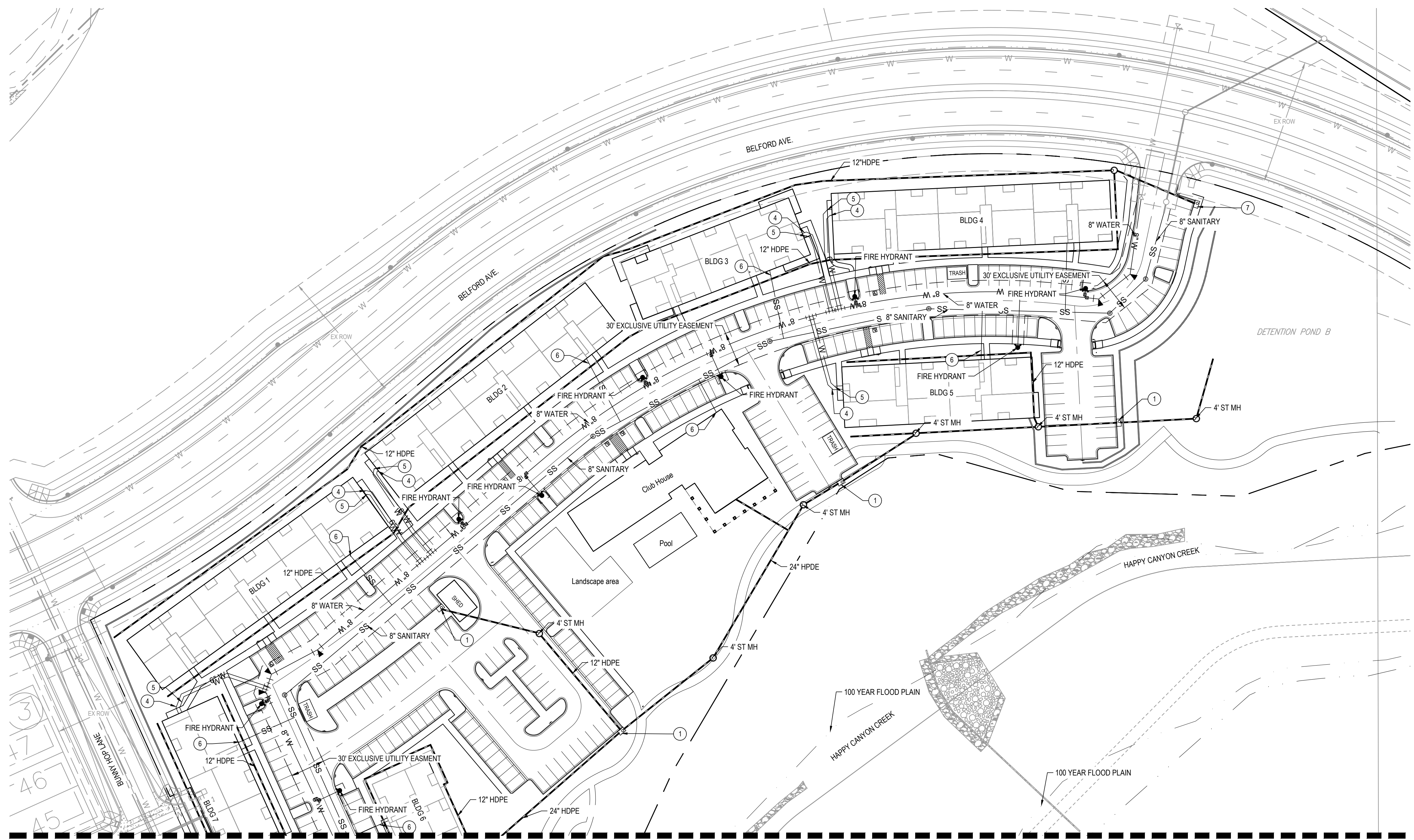
DATE
9/10/2021

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
- ⑦ TYPE B COMBO INLET SINGLE



MATCH LINE SEE SHEET 05



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PROJECT
COMPARK VILLAGE SOUTH

TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO 80134

SHEET TITLE
UTILITY PLAN

SHEET NUMBER
04

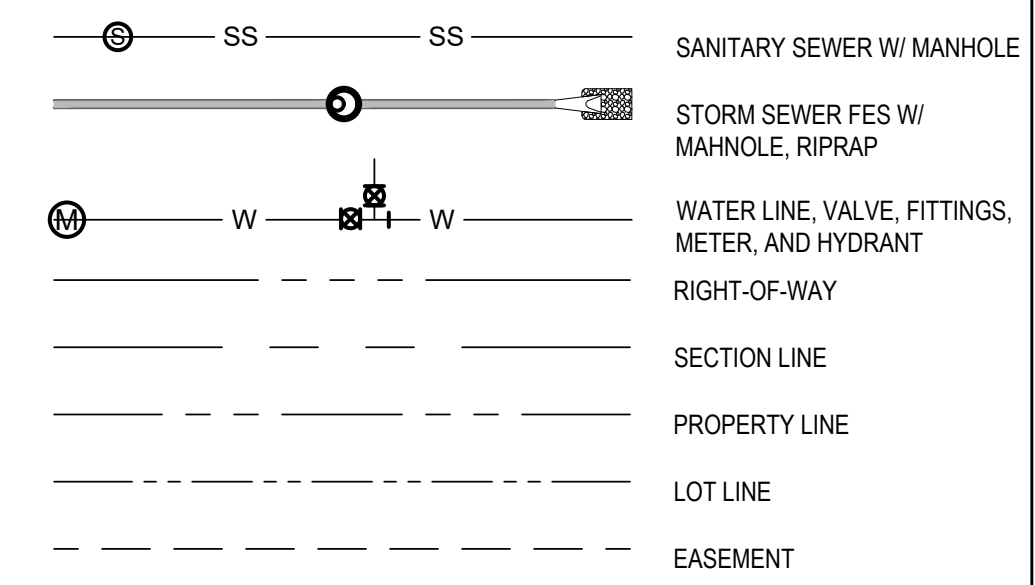
**COMPARK VILLAGE SOUTH
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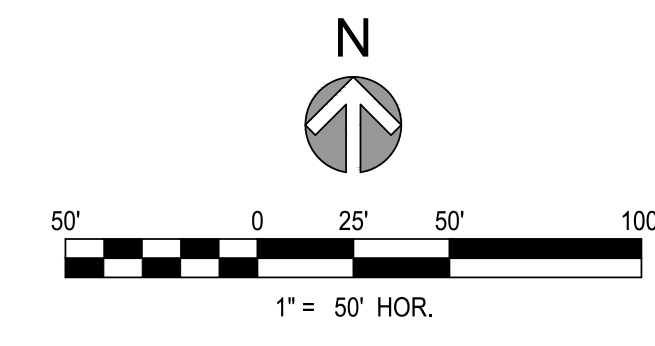
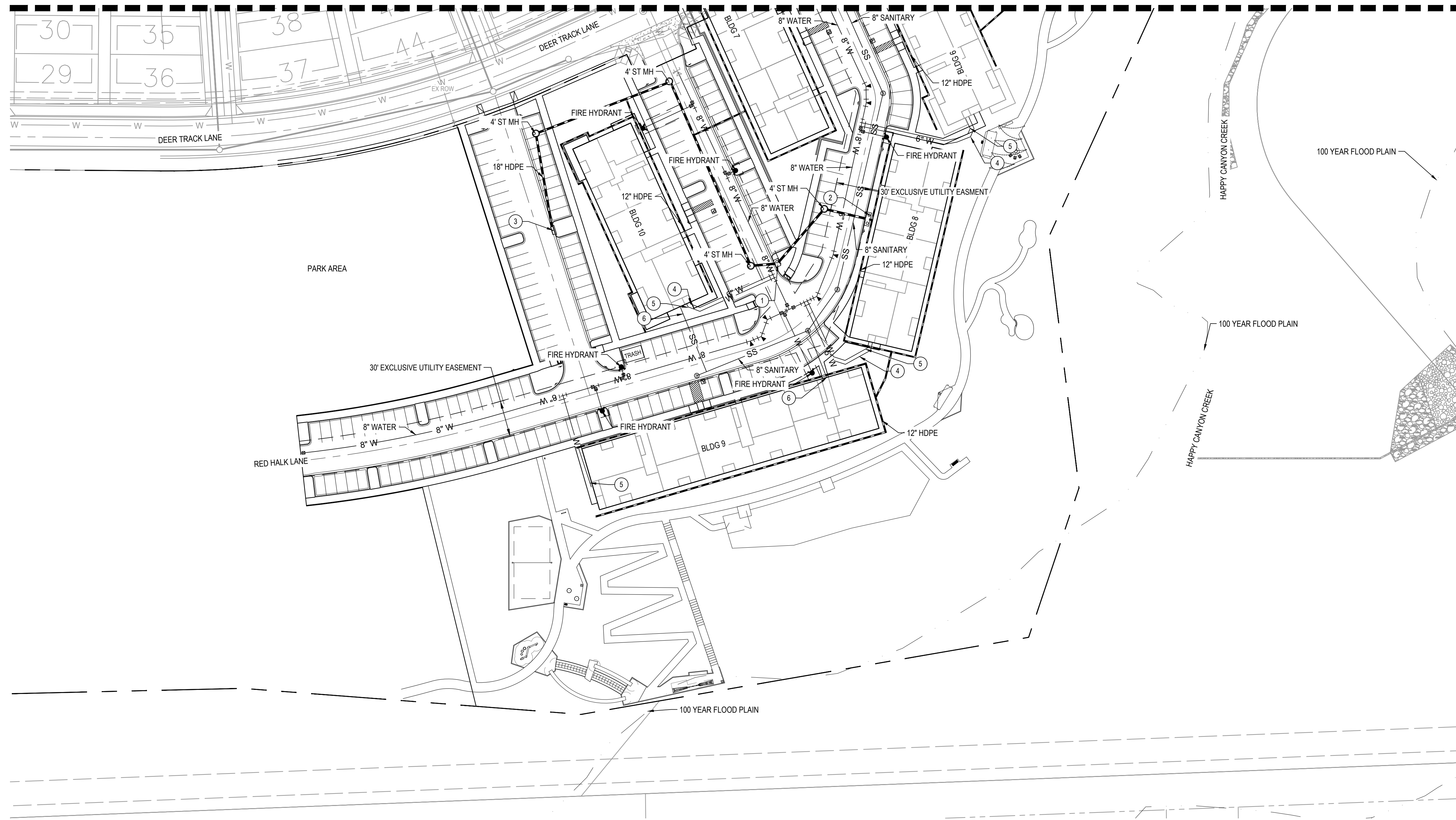
LEGEND



KEYNOTES

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- ⑤ 6" FIRE WATER SERVICE
- ⑥ 6" SANITARY SERVICE
- ⑦ TYPE B COMBO INLET SINGLE

MATCH LINE SEE SHEET 04



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COMPARK VILLAGE SOUTH

TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO 80134

SHEET TITLE
UTILITY PLAN

SHEET NUMBER
05

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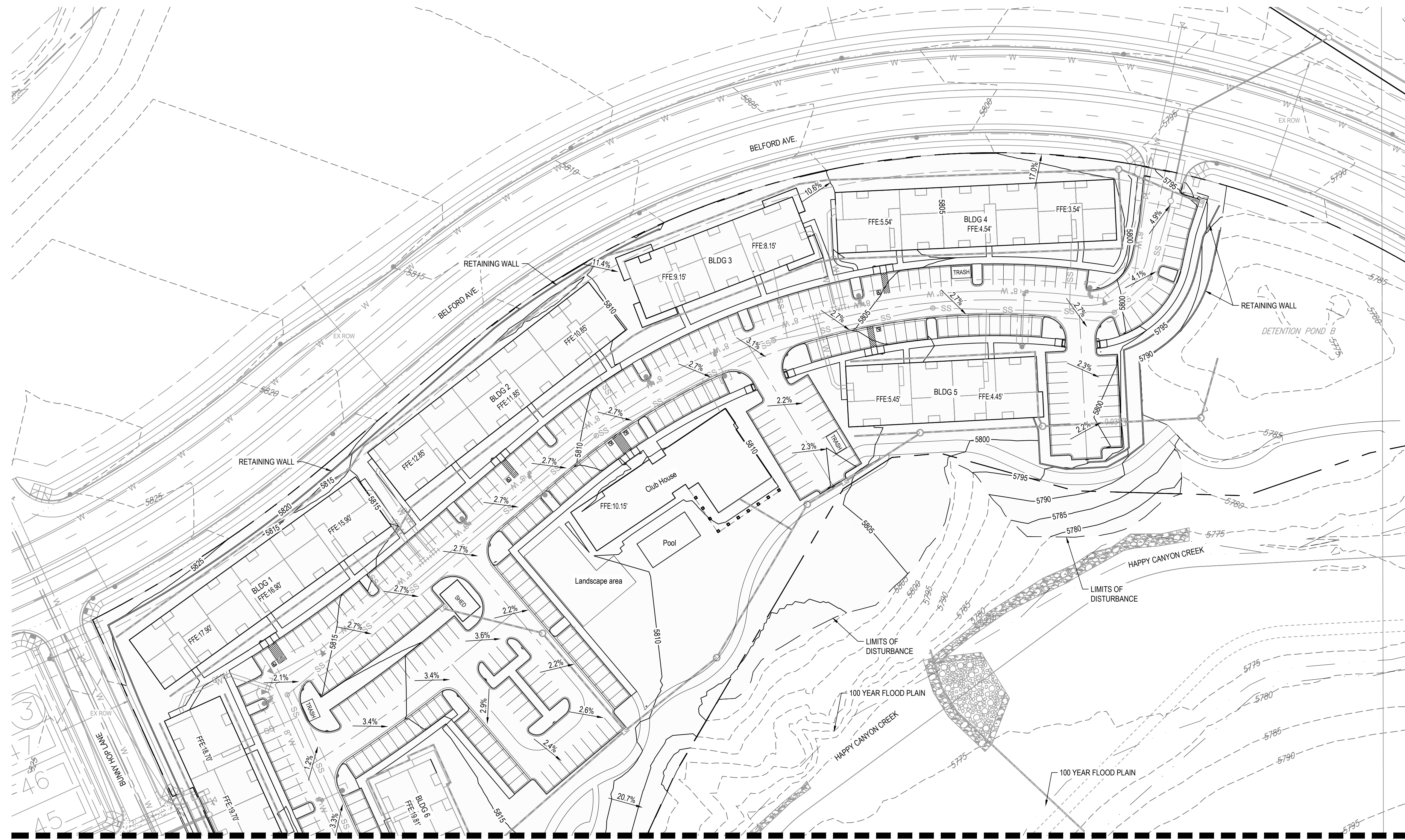
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LEGEND

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



MATCH LINE SEE SHEET 07



PREPARED FOR CENTURY
COMMUNITIES



PROJECT
**COMPARK
 VILLAGE
 SOUTH**

TOWN OF PARKER, COUNTY
OF DOUGLAS, COLORADO
80134

SHEET TITLE
GRADING PLAN

SHEET NUMBER
06

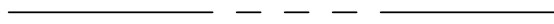
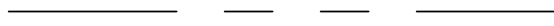
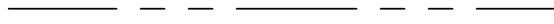
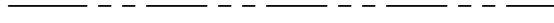
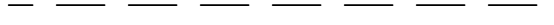

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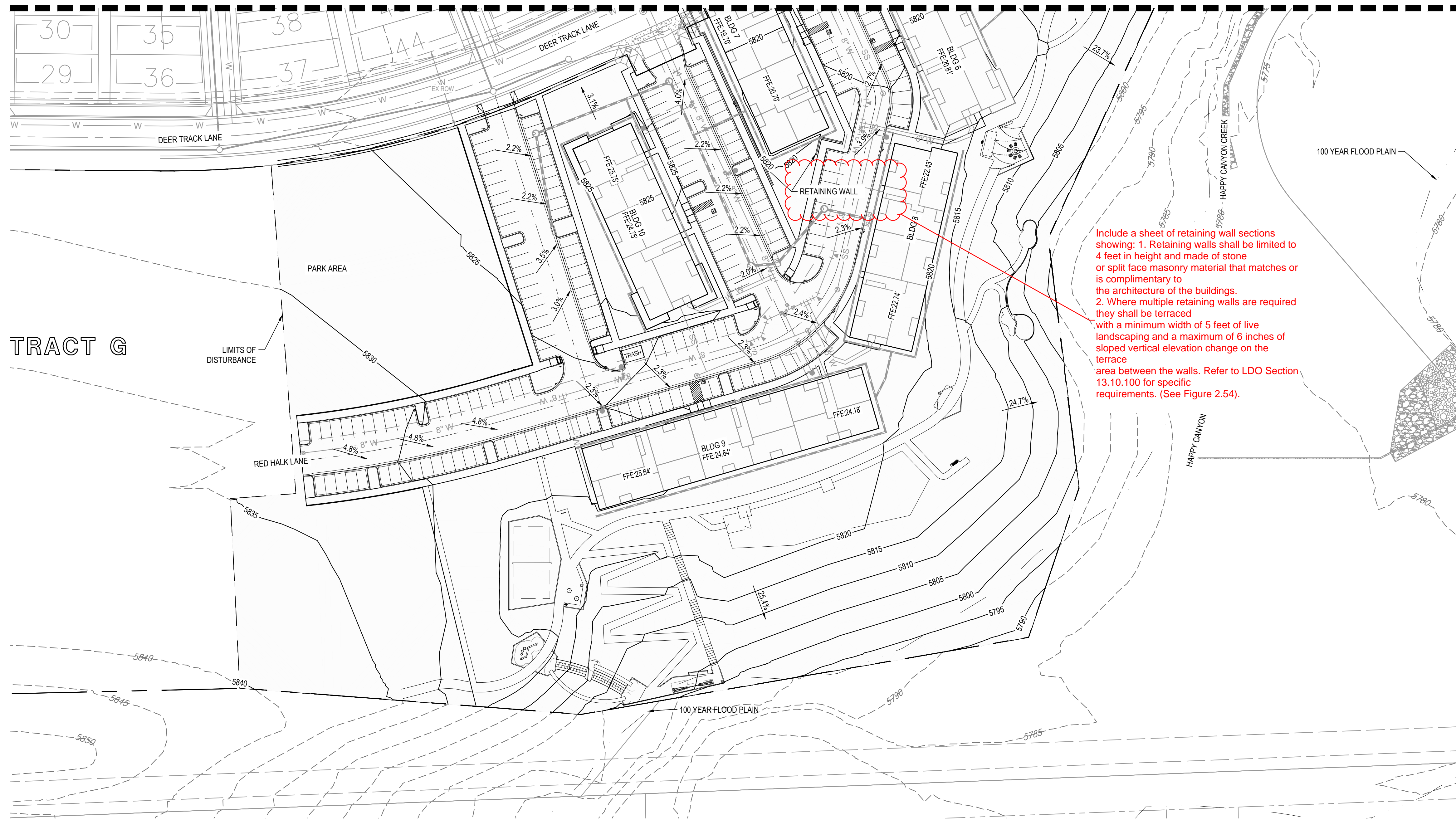
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LEGEND

	RIGHT-OF-WAY
	SECTION LINE
	PROPERTY LINE
	LOT LINE
	EASEMENT
	SIDEWALK

MATCH LINE SEE SHEET 06



Include a sheet of retaining wall sections showing:
1. Retaining walls shall be limited to 4 feet in height and made of stone or split face masonry material that matches or is complimentary to the architecture of the buildings.
2. Where multiple retaining walls are required they shall be terraced with a minimum width of 5 feet of live landscaping and a maximum of 6 inches of sloped vertical elevation change on the terrace area between the walls. Refer to LDO Section 13.10.100 for specific requirements. (See Figure 2.54).

TRACT G



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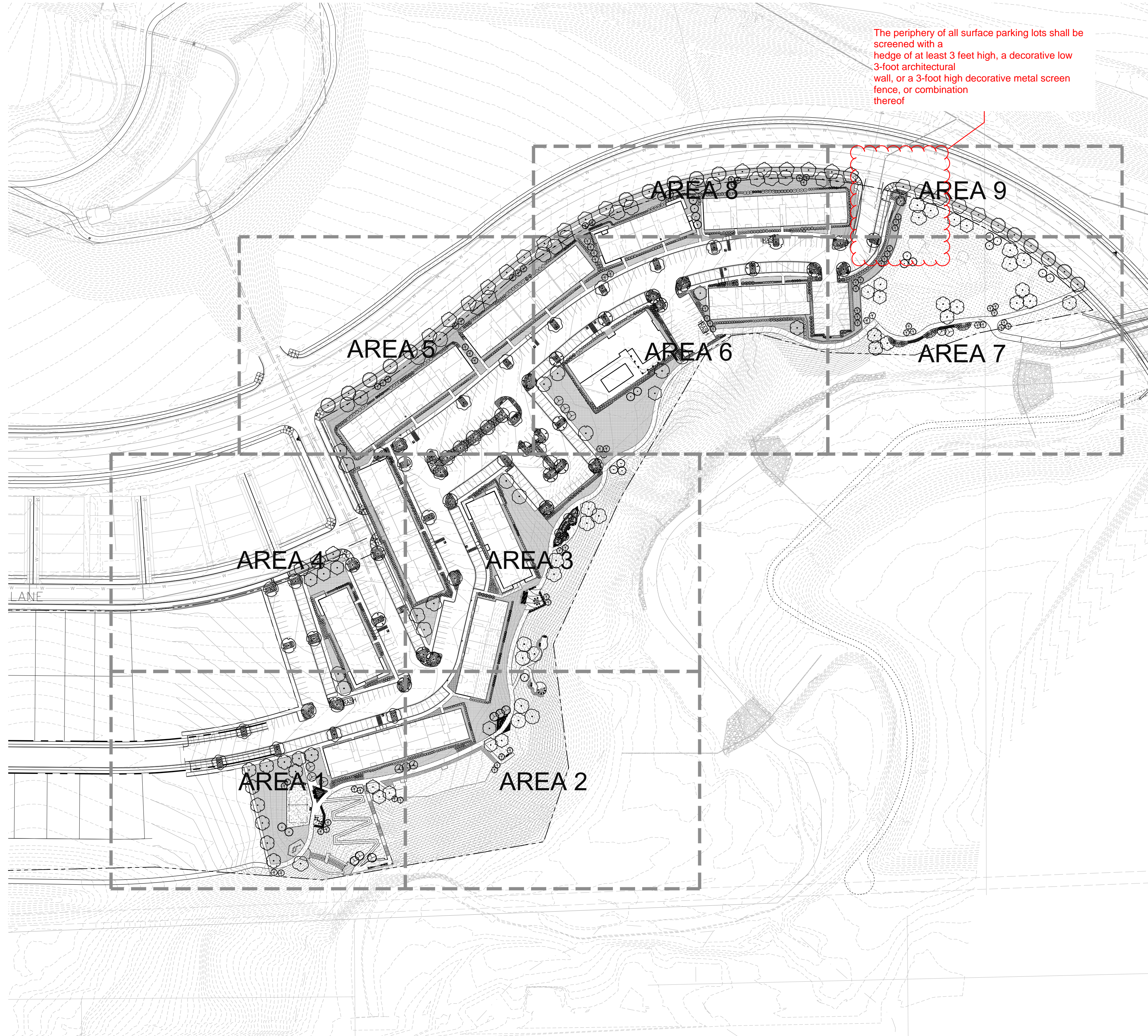
PROJECT
COMPARK VILLAGE SOUTH

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SHEET TITLE
GRADING PLAN

SHEET NUMBER
07

**COMPARK VILLAGE SOUTH
SITE PLAN**
LOT 2, 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



The periphery of all surface parking lots shall be screened with a hedge of at least 3 feet high, a decorative low 3-foot architectural wall, or a 3-foot high decorative metal screen fence, or a combination thereof

OVERALL PLANT SCHEDULE

Canopy Tree	Quantity	Common Name	ROOT	CALIPER/HT.	MATURE HEIGHT WIDTH	YEARS TO MATURITY	IRR ZONE
CS	23	NORTHERN CATALPA	B & B	2" CAL	50' X 30'	20-30yr	LOW
GI	18	IMPERIAL HONEYLOCUST	B & B	2" CAL	35' X 25'	20-30yr	LOW
GS2	22	SHADEMASTER HONEY LOCUST	B & B	2" CAL	60' X 40'	20-30yr	LOW
GK	21	KENTUCKY COFFEE TREE	B & B	2" CAL	60' X 50'	20-30yr	LOW
PB3	14	LONDON PLANE TREE	B & B	2" CAL	60' X 35'	20-30yr	LOW
QB	24	SWAMP WHITE OAK	B & B	2" CAL	50' X 50'	20-30yr	LOW-MOD
BRO	23	BUR OAK	B & B	2" CAL	60' X 50'	20-30yr	LOW-MOD
QR	18	ENGLISH OAK	B & B	2" CAL	60' X 50'	20-30yr	LOW-MOD
QR3	10	RED OAK	B & B	2" CAL	50' X 40'	20-30yr	LOW-MOD
TG	16	GLENLEVEN LITTLELEAF LUNDEN	B & B	2" CAL	45' X 30'	20-30yr	LOW
Evergreen Tree	Quantity	Common Name	ROOT	CALIPER/HT.	MATURE HEIGHT WIDTH	YEARS TO MATURITY	IRR ZONE
PD3	36	BLACK HILLS SPRUCE	B & B	6" HT.	20' X 10'	20-30yr	LOW
PP	21	PINON PINE	B & B	6" HT.	25' X 15'	20-30yr	LOW
PH	20	BOSNIAN PINE	B & B	6" HT.	30' X 15'	20-30yr	LOW
AP	22	AUSTRIAN BLACK PINE	B & B	6" HT.	50' X 35'	20-30yr	LOW
Ornamental Tree	Quantity	Common Name	ROOT	CALIPER/HT.	MATURE HEIGHT WIDTH	YEARS TO MATURITY	IRR ZONE
FAM	6	FLAME AMUR MAPLE	B & B	1.5" CAL	20' X 15'	10-15yr	LOW
AB2	9	AUTUMN BRILLIANCE SERVICEBERRY	B & B	1.5" CAL	20' X 15'	10-15yr	LOW
SS2	10	SPRING SNOW CRAB APPLE	B & B	1.5" CAL	20' X 15'	10-15yr	LOW
Deciduous Shrubs	Quantity	Common Name	SIZE	MATURE HEIGHT WIDTH	YEARS TO MATURITY	IRR ZONE	
AA	8	SASKATOON SERVICEBERRY	5 GAL	12' X 6'	7-12yr	LOW	
BG	106	GOLDEN NUGGET BARBERRY	5 GAL	2' X 2'	7-12yr	LOW	
BR	69	ROYAL BURGUNDY BARBERRY	5 GAL	3' X 3'	7-12yr	LOW	
DKS	103	BLUE MIST SPIREA	5 GAL	3' X 3'	7-12yr	LOW	
EC2	66	COMPACT BURNING BUSH	5 GAL	5' X 5'	7-12yr	LOW-MOD	
LL	98	LODENSE PRIVET	5 GAL	3' X 3'	7-12yr	LOW	
PA	112	RUSSIAN SAGE	5 GAL	4' X 4'	7-12yr	LOW	
PL	125	LITTLELEAF MOCKORANGE	5 GAL	4' X 4'	7-12yr	LOW	
PL2	84	LITTLE DEVIL NINEBARK	5 GAL	4' X 4'	7-12yr	LOW	
PP2	117	CREeping WESTERN SAND CHERRY	5 GAL	5' X 5'	7-12yr	LOW	
RC	93	WESTERN SMOOTH SUMAC	5 GAL	3' X 5'	7-12yr	LOW	
RG	70	DWARF FRAGRANT SUMAC	5 GAL	3' X 5'	7-12yr	LOW	
RF	116	FIRE MEIDLAND ROSE	5 GAL	4' X 4'	7-12yr	LOW	
RR2	15	WHITE KNOCK OUT ROSE	5 GAL	4' X 4'	7-12yr	LOW	
SC3	152	HANCOCK CHENAULT CORALBERRY	5 GAL	3' X 6'	7-12yr	LOW	
SW	10	ANTHONY WATERER SPRIEA	5 GAL	3' X 4'	7-12yr	LOW	
SN	94	SNOWMOUND SPIREA	5 GAL	4' X 4'	7-12yr	LOW-MOD	
VB	57	BURKWOOD VIBURNUM	5 GAL	6' X 6'	7-12yr	LOW-MOD	
Evergreen Shrubs	Quantity	Common Name	SIZE	MATURE HEIGHT WIDTH	YEARS TO MATURITY	IRR ZONE	
AP2	100	PANCHITO MANZANITA	5 GAL	1.5' X 4'	7-12yr	LOW	
EK2	113	MANHATTAN EUONYMUS	5 GAL	4' X 6'	7-12yr	LOW	
JC	95	ARMSTRONG JUNIPER	5 GAL	4' X 4'	7-12yr	LOW	
JH	71	HUGHES JUNIPER	5 GAL	1.5' X 6'	7-12yr	LOW	
JUA	107	ARCADIA JUNIPER	5 GAL	2' X 6'	7-12yr	LOW	
JB	122	BUFFALO JUNIPER	5 GAL	1.5' X 6'	7-12yr	LOW	
JS3	103	SIERRA SPREADER JUNIPER	5 GAL	1.5' X 6'	7-12yr	LOW	
JS2	12	SKYROCKET JUNIPER	10 GAL	20' X 3'	7-12yr	LOW	
JO	96	OLD GOLD JUNIPER	5 GAL	4' X 4'	7-12yr	LOW	
WBM	112	MUGO PINE	5 GAL	2' X 3'	7-12yr	LOW	
Grasses	Quantity	Common Name	SIZE	MATURE HEIGHT WIDTH	YEARS TO MATURITY	IRR ZONE	
FRG	162	FEATHER REED GRASS	1 GAL	5' X 30"	3yr	LOW-MOD	
CL	99	WOOD OATS	1 GAL	2' X 2'	3yr	LOW	
PC2	81	SWITCH GRASS	1 GAL	3' X 2'	3yr	LOW	
Ground Cover	Area	Common Name					
SEED	147,637sf	NATIVE SEED MIX					
SOD	92,555sf	BLACK BEAUTY FESCUE					
WOOD MULCH	100,122sf	SHREDDED WESTERN RED CEDAR BARK					
ROCK MULCH	2,441sf	2"-4" GREY ROSE COBBLE STONE					
SAND		FINE GRADE PLASTER SAND					

PROJECT NUMBER
65120950

DRAWN BY
AL

DATE
9/10/2021

Landscape Architecture

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PREPARED FOR CENTURY
COMMUNITIES

PROJECT
**COMPARK
VILLAGE
SOUTH**

TOWN OF PARKER, COUNTY
OF DOUGLAS, COLORADO
80134

COMPARK VILLAGE SOUTH

SITE PLAN

LOT 2, 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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PROJECT
COMPARK VILLAGE SOUTH
TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO 80134

SHEET TITLE
LANDSCAPE NOTES
SHEET NUMBER
9 of 29

See example chart to be used -project site must meet all landscaping requirements

LANDSCAPE REQUIREMENTS			
ONSITE			
TOTAL SITE AREA (SF)	599,386		
LANDSCAPE AREA REQUIRED (MIN 45%)	269723.7	45%	
TOTAL LANDSCAPE AREA PROPOSED	343,414	57%	
VEGETATION			
TOTAL LANDSCAPED AREA	REQUIRED	PROVIDED	
TREES (1 TREE/ 1500 SF)	229	273	
343,414 SF / 1500			
SHRUBS (5 SHRUBS/ 1500 SF)	1148	2316	
343,414 SF * 5/1500			
ORNAMENTAL GRASSES	0	266	
PARKING LOT			
TREES (1 TREE/ 1500 SF)	REQUIRED	PROVIDED	
465 SPACES* 162 SF / 1500	51	58	
SHRUBS (5 SHRUBS/ 1500 SF)	252	671	
465 SPACES* 162 SF* 5/1500			
STREET TREES (1 TREE/ 40 LF)			
ROAD A	37	37	
1,449 LF / 40			
ROAD B	3	3	
103 LF / 40			

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 THEN 5'-0" TO THE STRUCTURAL FOUNDATION OF ANY BUILDING.

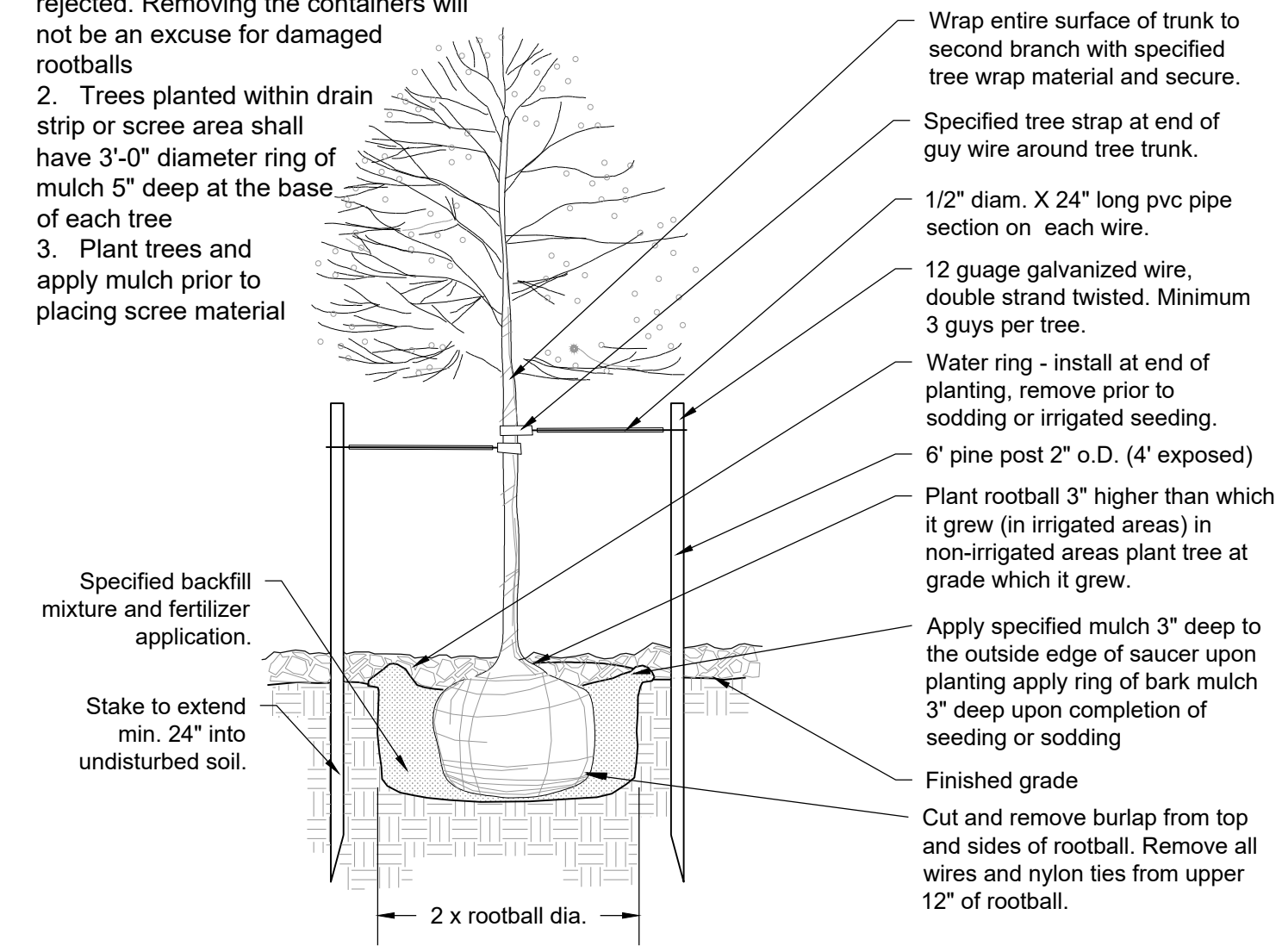
LANDSCAPE NOTES

- 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 1/2" 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.
- 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 HELED 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 LANDSCAPING 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 SEEDDED 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.

Notes:

- Any broken or crumbling rootballs will be rejected. Removing the containers will not be an excuse for damaged rootballs
- Trees planted within drain strip or scree area shall have 3'-0" diameter ring of mulch 5" deep at the base of each tree
- Plant trees and apply mulch prior to placing scree material

Use Parker's planting standards and graphical representation verbatim:
<http://www.parkeronline.org/DocumentCenter/View/400/Construction-Specifications?bidid>

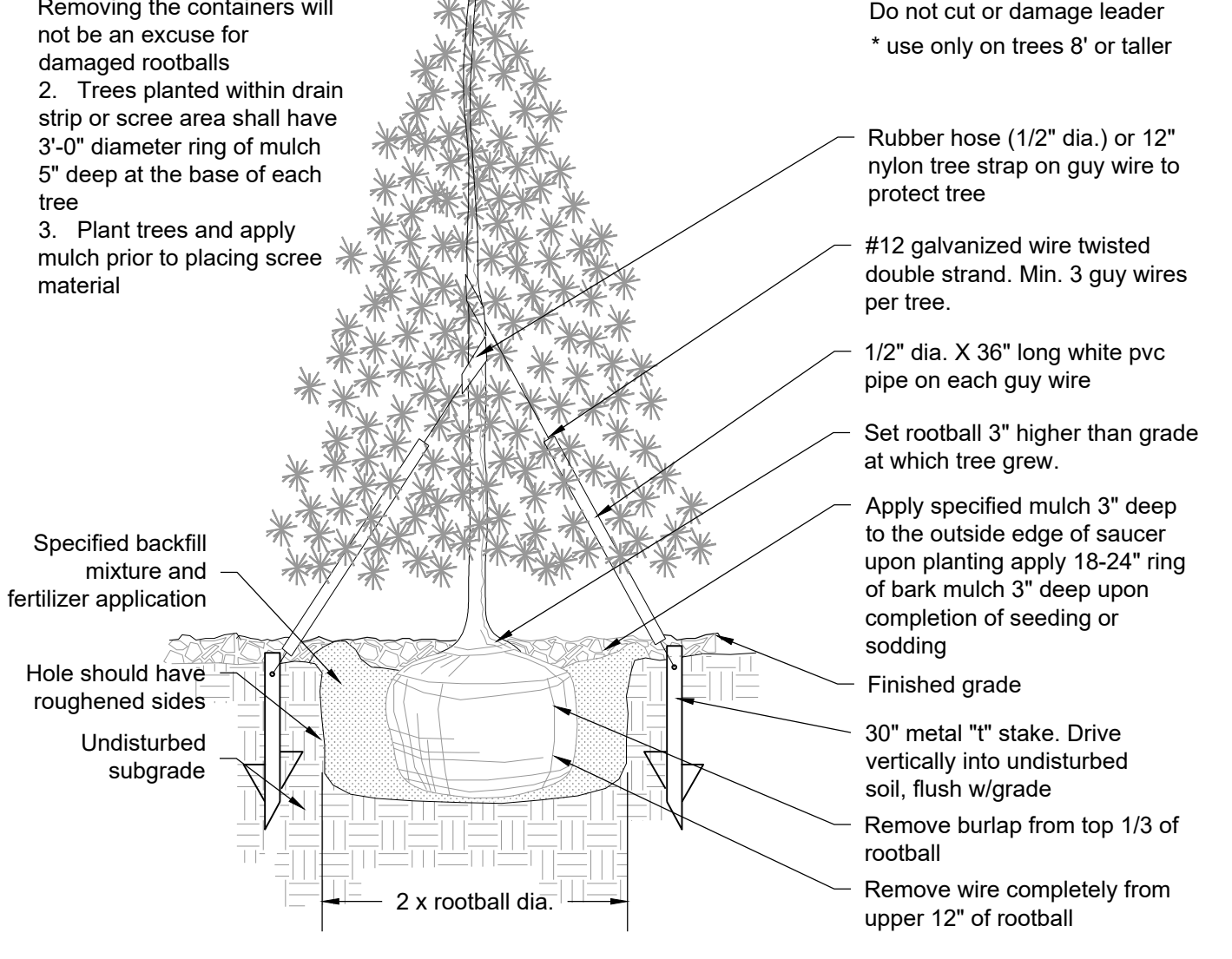


1 Deciduous Tree Planting Detail
Scale: NTS

Notes:

- Any broken or crumbling rootballs will be rejected. Removing the containers will not be an excuse for damaged rootballs
- Trees planted within drain strip or scree area shall have 3'-0" diameter ring of mulch 5" deep at the base of each tree
- Plant trees and apply mulch prior to placing scree material

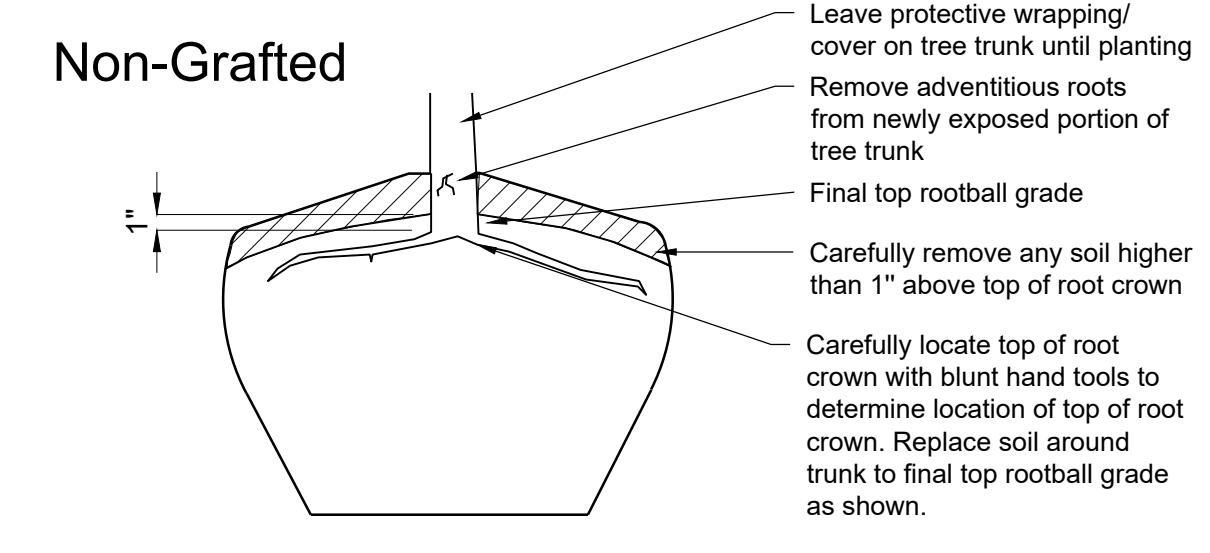
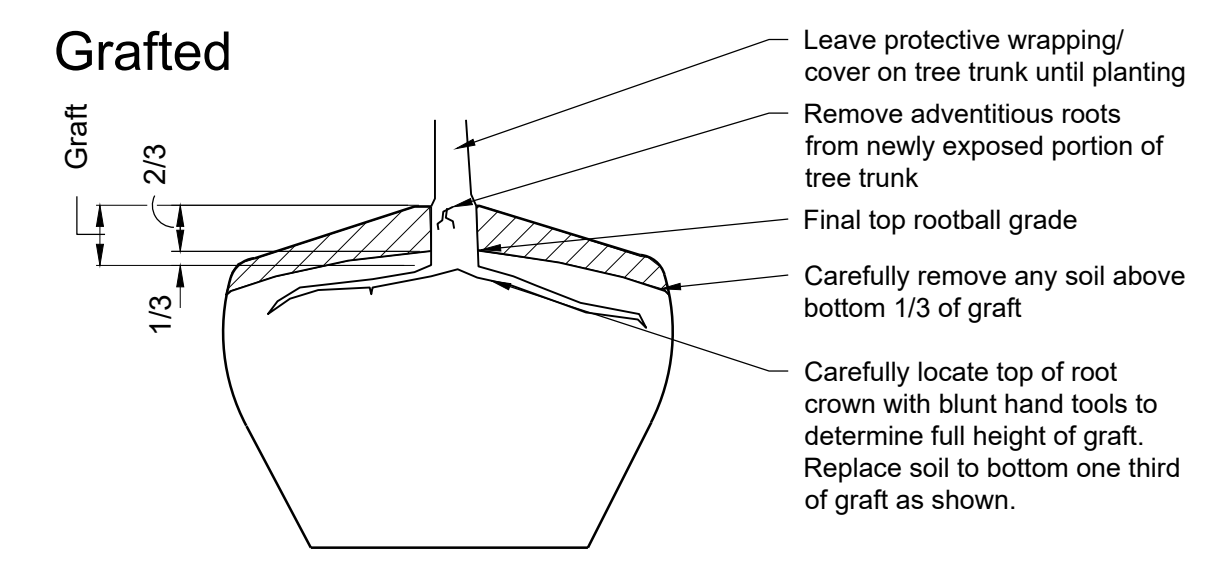
Do not cut or damage leader
* use only on trees 8' or taller



2 Evergreen Tree Planting Detail
Scale: NTS

Notes:

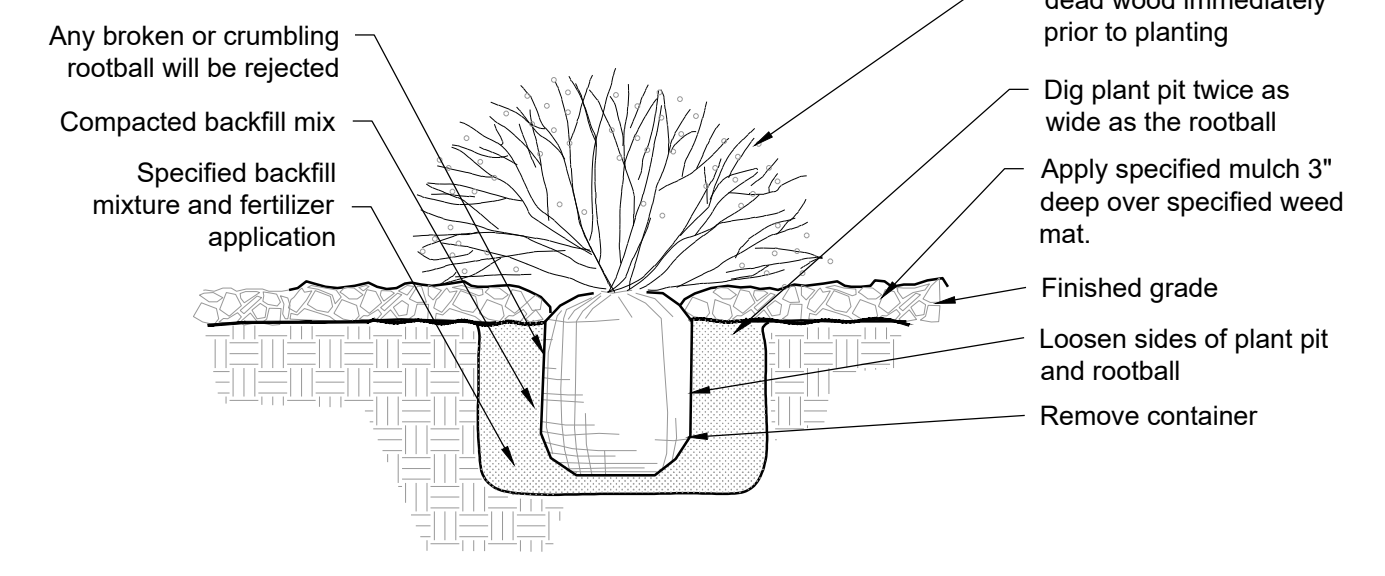
- All work to be done at time of planting
- Peel back only top of burlap required to perform work. Replace burlap before moving tree into planting pit. Do not remove wire basket until inside planting pit.
- Measure new height of rootball and dig planting pit so final top rootball grade is 3" above final grade surrounding ball.



3 Grafted & Non-Grafted Root Ball
Scale: NTS

Notes:

- Any broken or crumbling rootballs will be rejected. Removing the containers will not be an excuse for damaged rootballs
- Hold grade 1" below edge of walk or curb.
- All juniper plants should be planted so top of root mass occurs at finish grade of mulch layer
- Shrubs planted within the drain strip or scree areas shall have a 12" diameter ring of mulch at the base of each shrub
- Plant all shrubs and andd mulch ring prior to placing rock



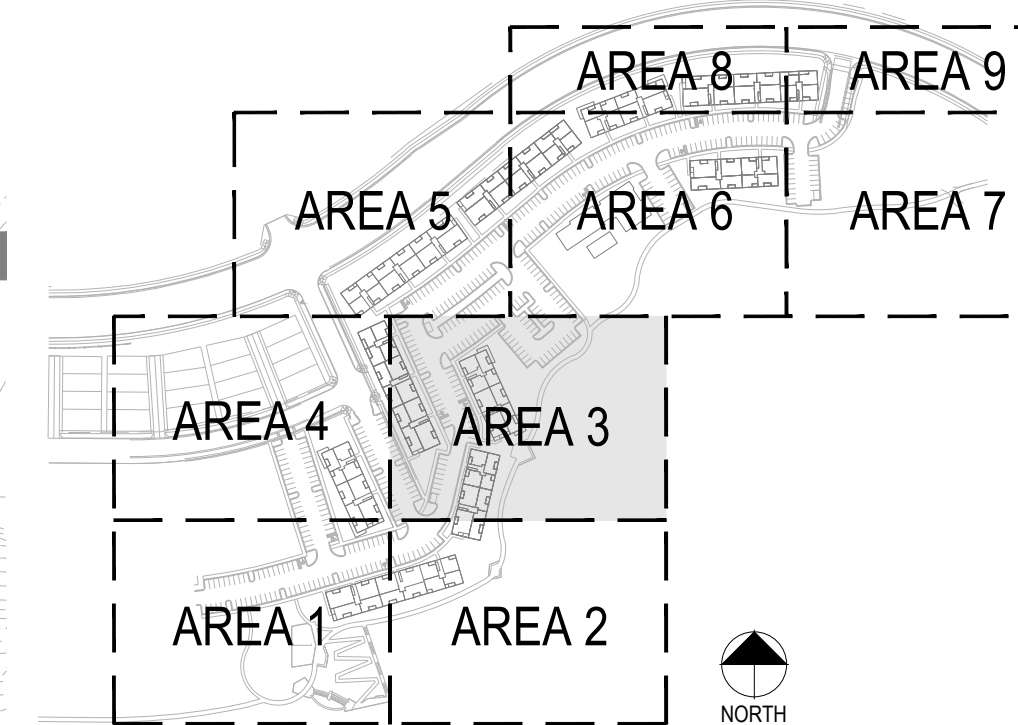
4 Shrub Planting Detail
Scale: NTS

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.

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KEY MAP



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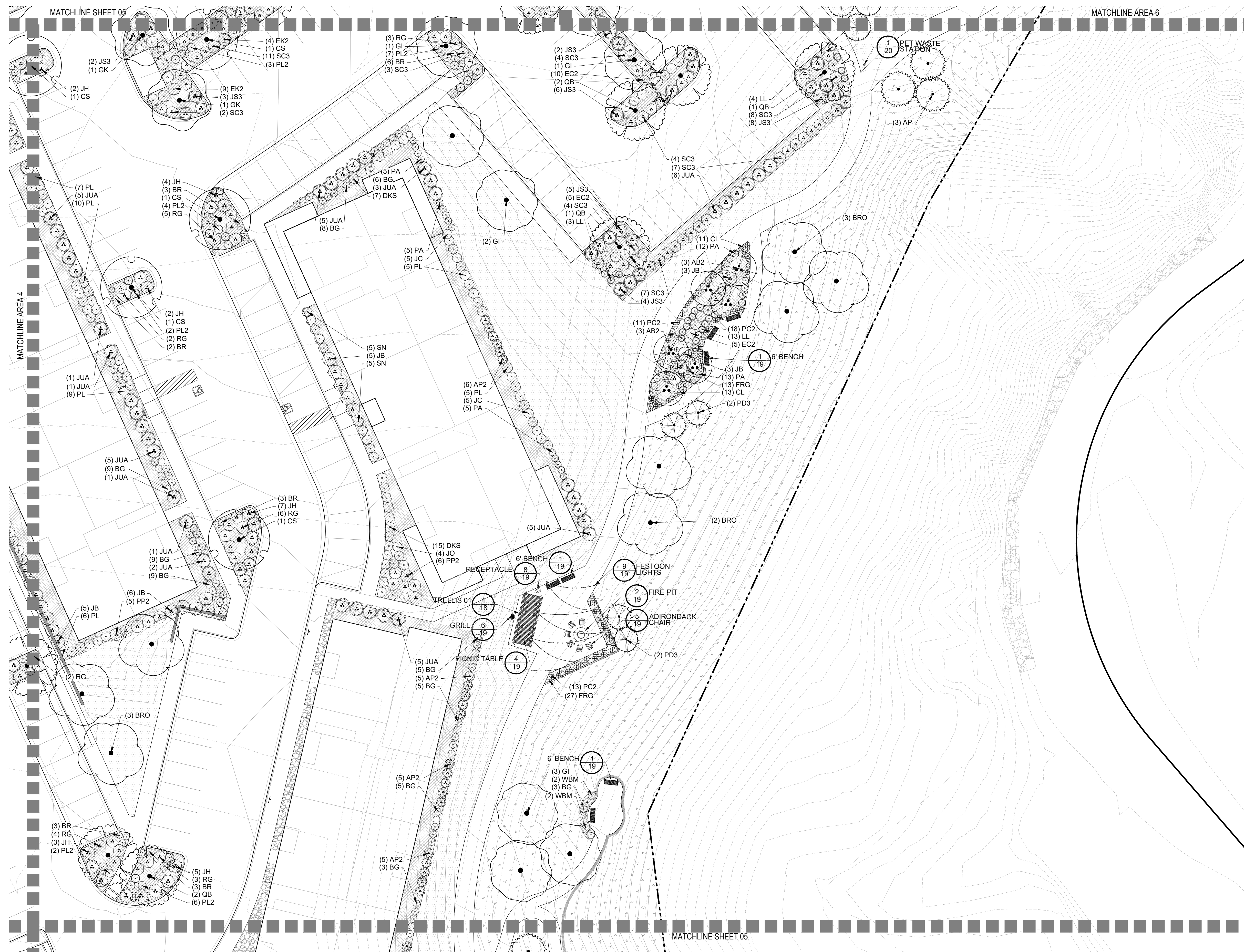
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COMMUNITIES**

PROJECT
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80134

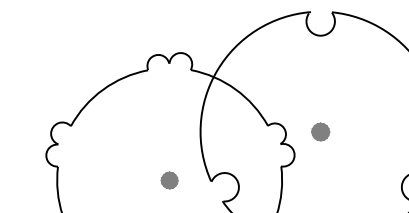
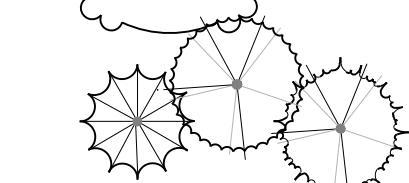

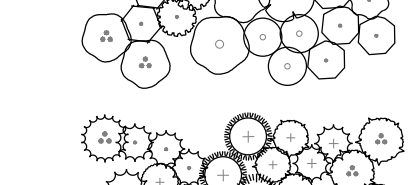
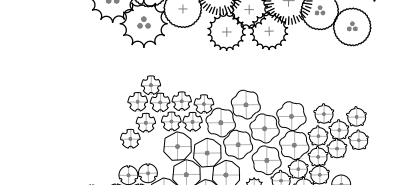
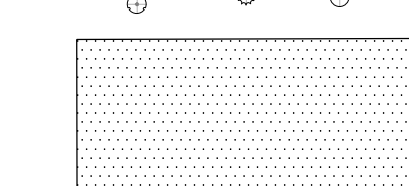
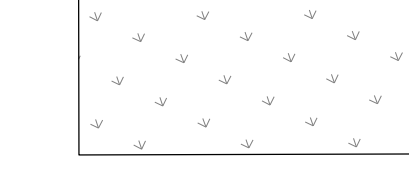
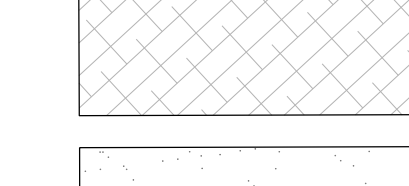
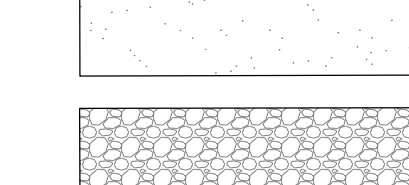
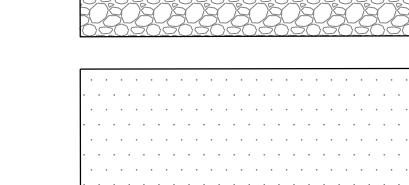

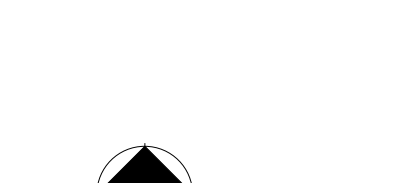
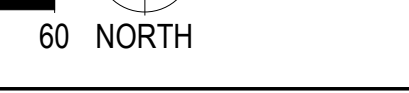
SHEET TITLE
**LANDSCAPE PLAN
AREA 3**

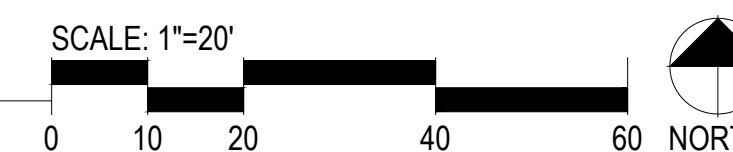
SHEET NUMBER

12 of 29



LANDSCAPE KEY

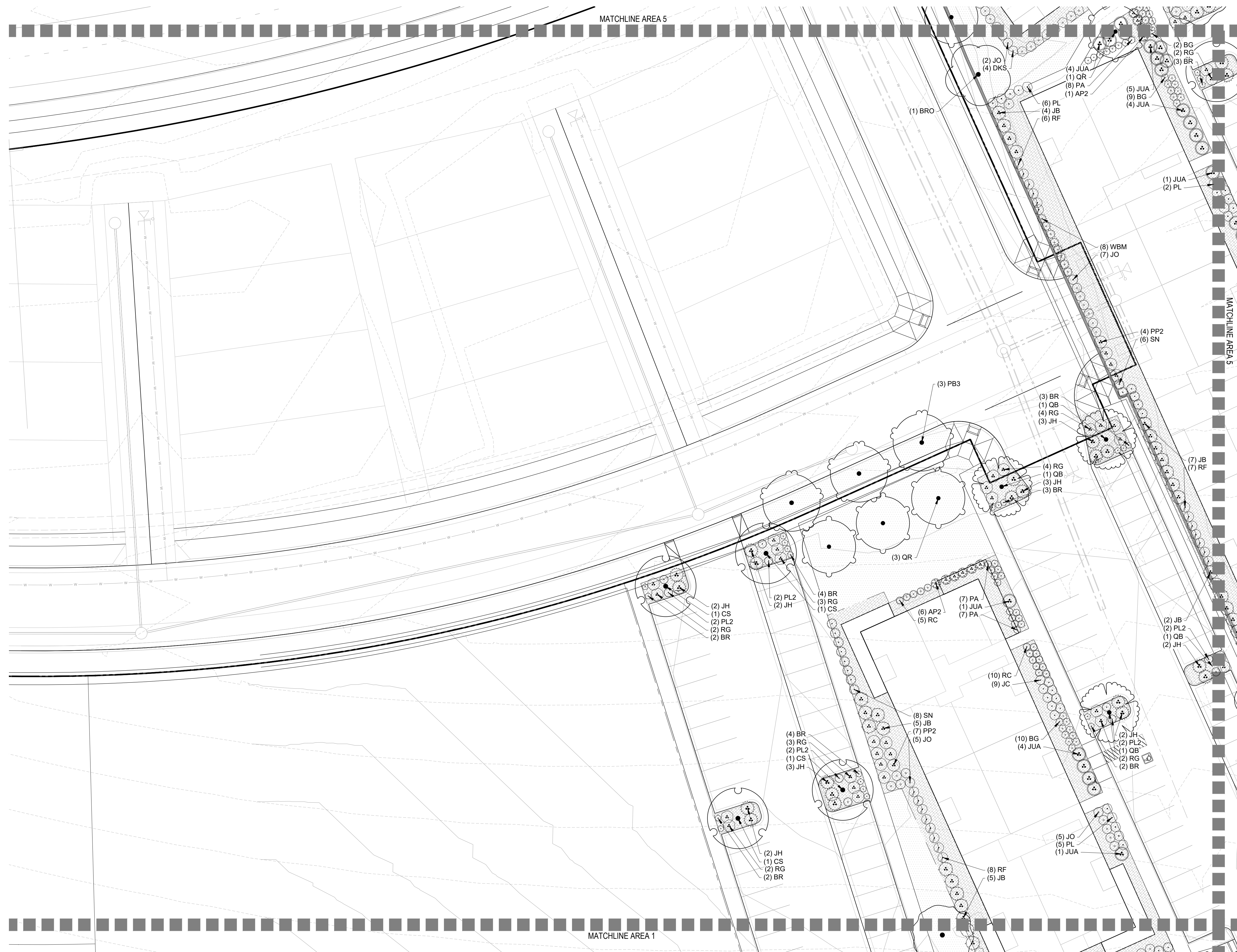
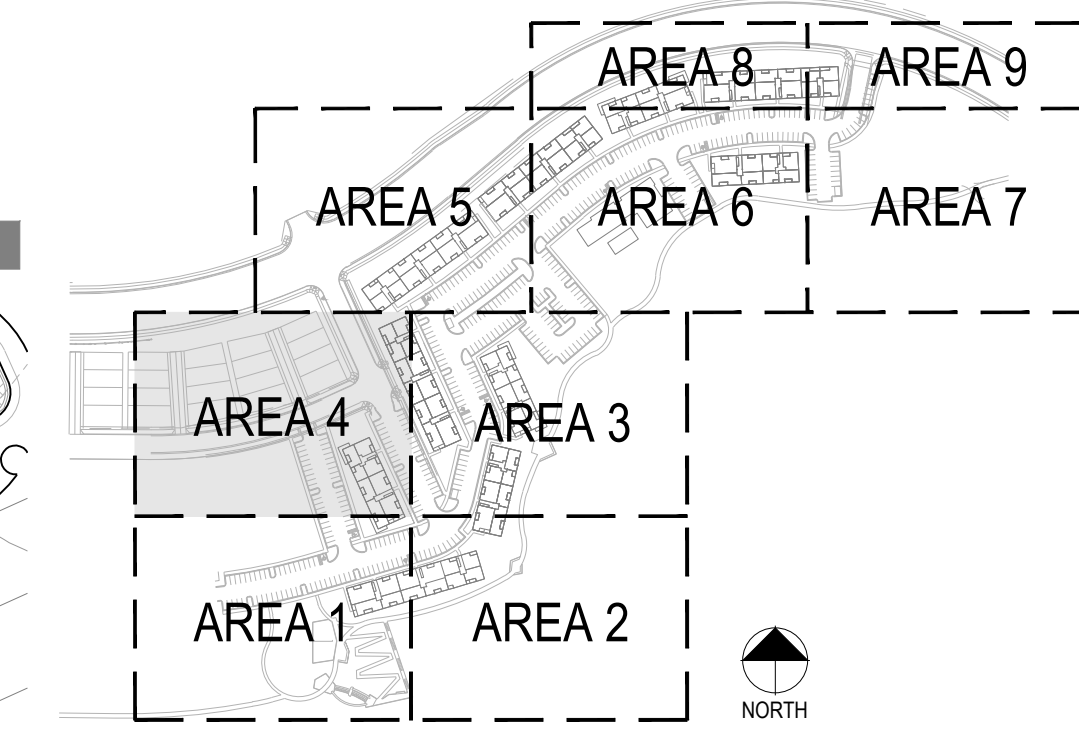
-  DECIDUOUS TREES
-  EVERGREEN TREES
-  ORNAMENTAL TREES
-  DECIDUOUS SHRUBS
-  EVERGREEN SHRUBS
-  ORNAMENTAL GRASSES
-  SOD
-  NATIVE SEED MIX
-  WOOD MULCH
-  SAND
-  ROCK MULCH
-  FIBAR SURFACE
-  EDGER - PERFORATED



1 LANDSCAPE AREA 3

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KEY MAP



LANDSCAPE KEY

- DECIDUOUS TREES
- EVERGREEN TREES
- ORNAMENTAL TREES
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES
- SOD
- NATIVE SEED MIX
- WOOD MULCH
- SAND
- ROCK MULCH
- FIBER SURFACE
- EDGER - PERFORATED



PROJECT NUMBER
65120950

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DATE
9/10/2021

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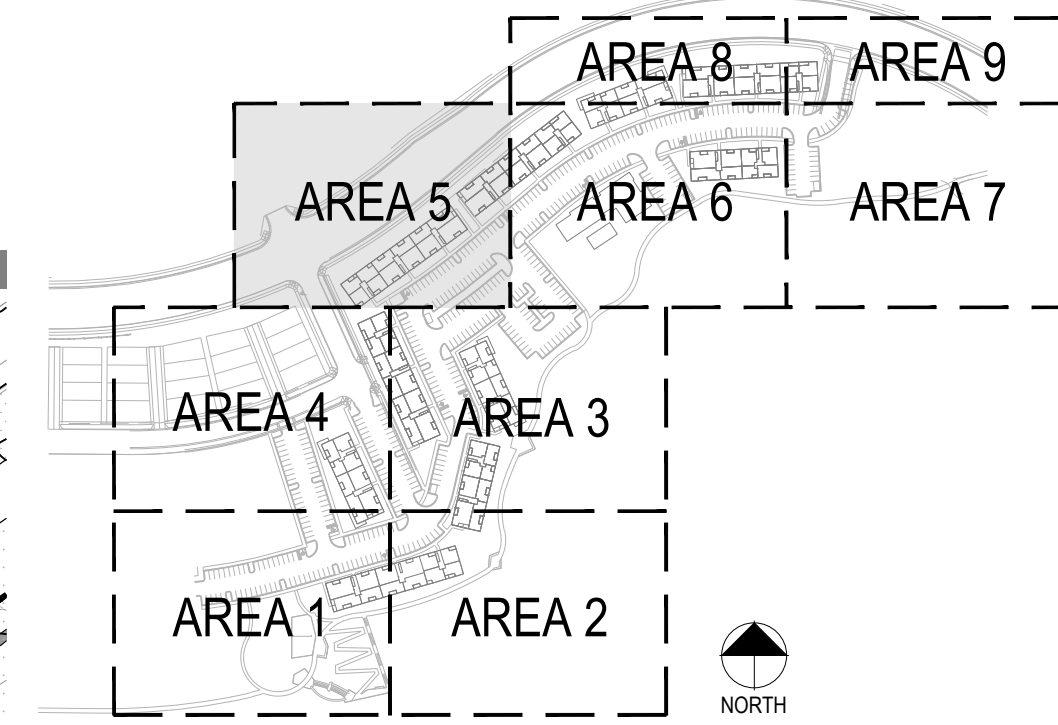
PROJECT
**COMPARK
VILLAGE
SOUTH**
TOWN OF PARKER, COUNTY
OF DOUGLAS, COLORADO
80134

SHEET TITLE
**LANDSCAPE PLAN
AREA 4**

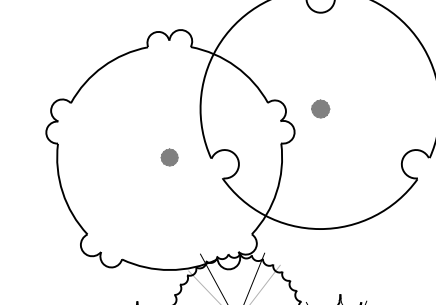
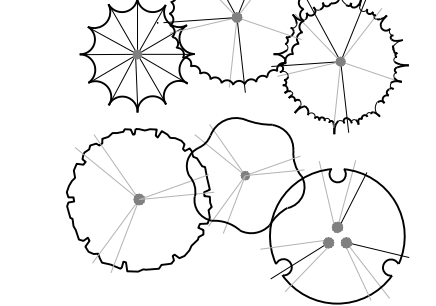
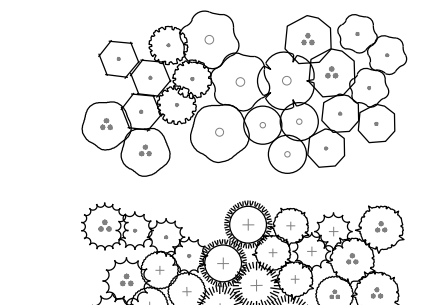
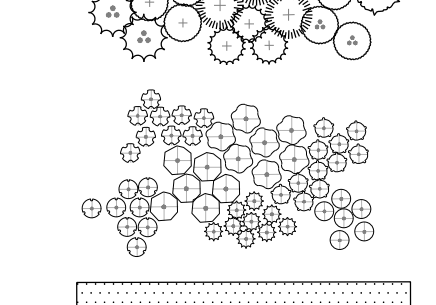
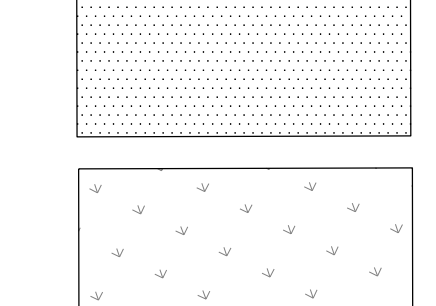
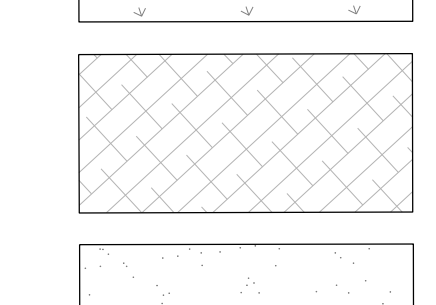
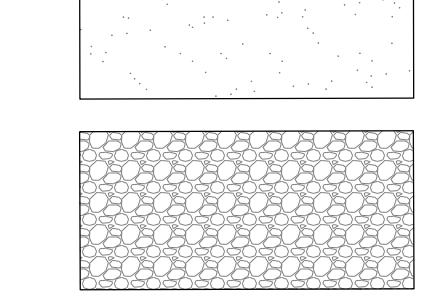
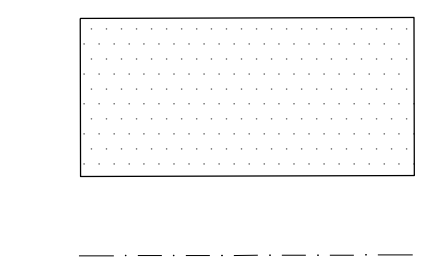
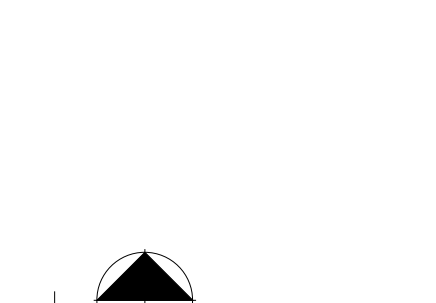
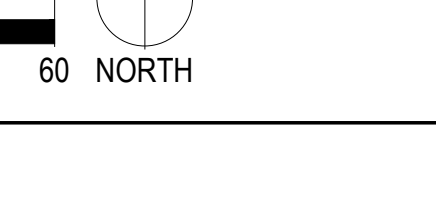
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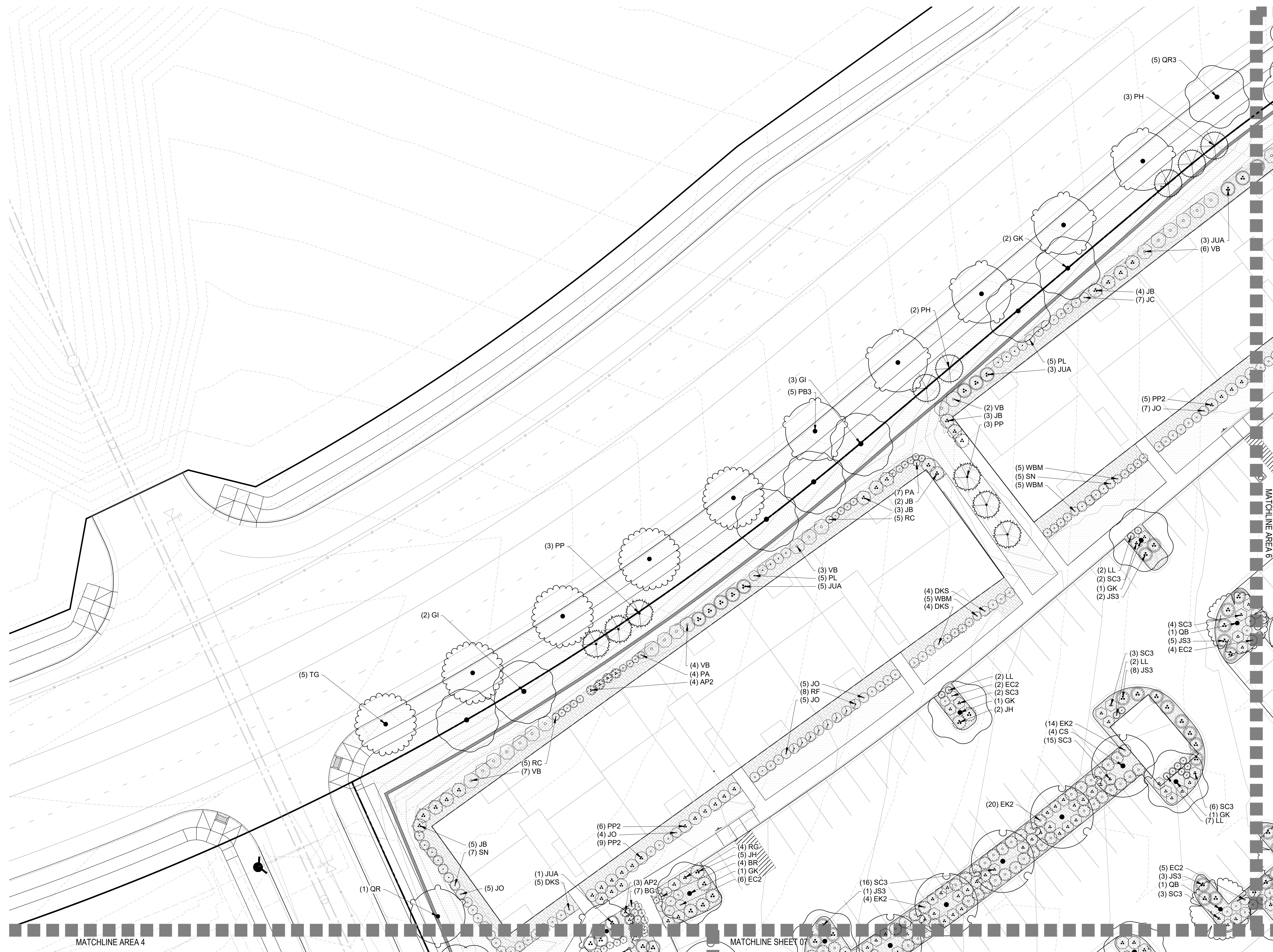
**COMPARK VILLAGE SOUTH
SITE PLAN**
LOT 2, COMPARK VILLAGE FILING NO. 1, AMEND NO. 2
SOUTH HALF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

KEY MAP



LANDSCAPE KEY

-  DECIDUOUS TREES
-  EVERGREEN TREES
-  ORNAMENTAL TREES
-  DECIDUOUS SHRUBS
-  EVERGREEN SHRUBS
-  ORNAMENTAL GRASSES
-  SOD
-  NATIVE SEED MIX
-  WOOD MULCH
-  SAND
- ROCK MULCH
- FIBER SURFACE
- EDGER - PERFORATED



MATCHLINE AREA 4

MATCHLINE SHEET 07

MATCHLINE AREA 6

1 LANDSCAPE AREA 5



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

SHEET TITLE
LANDSCAPE PLAN AREA 5

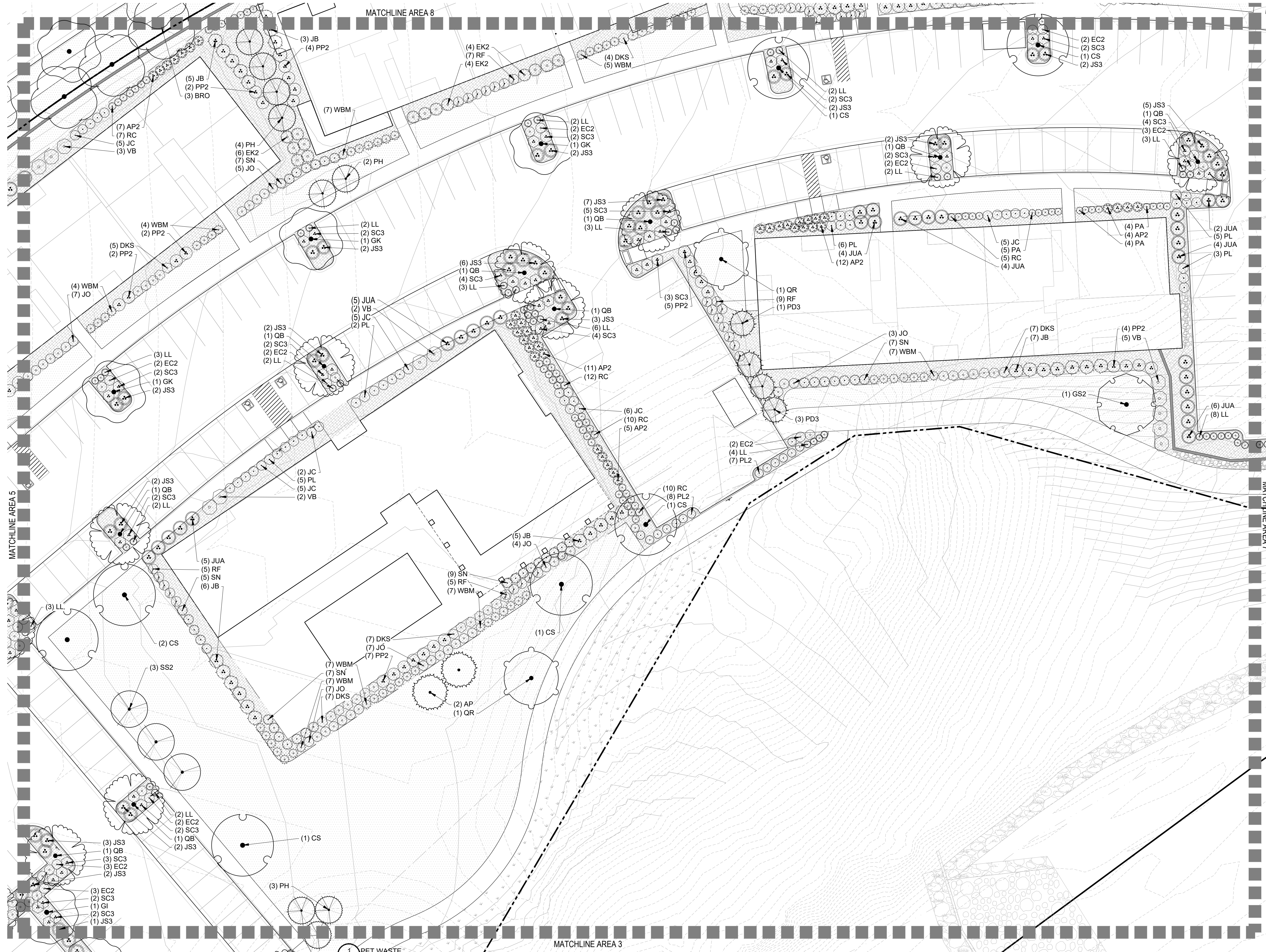
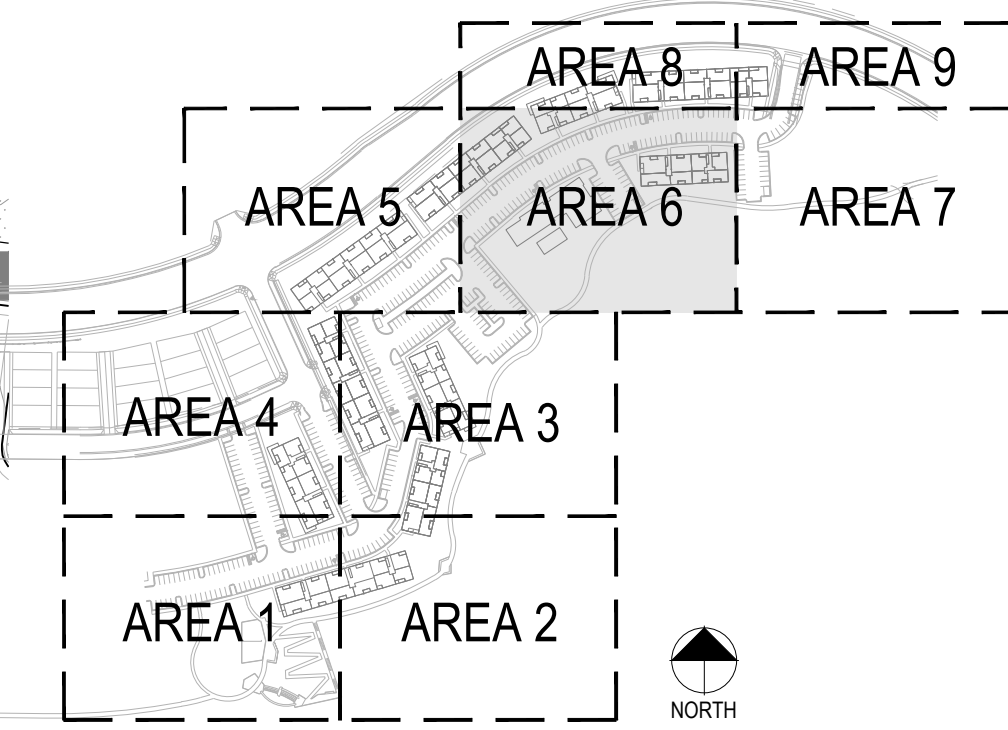
SHEET NUMBER
14 of 29

COMPARK VILLAGE SOUTH

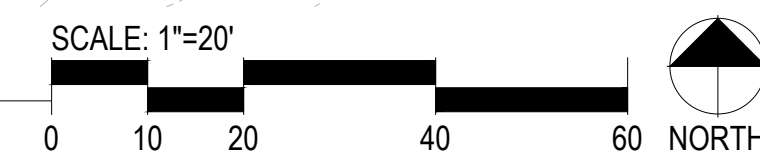
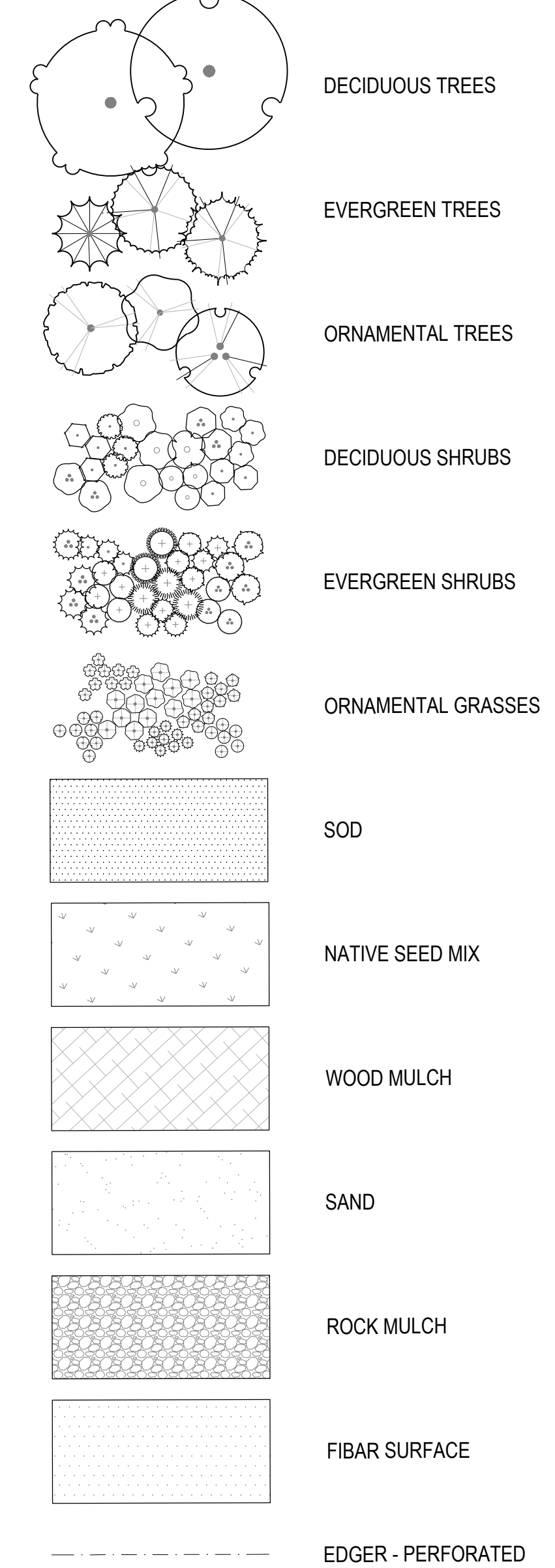
SITE PLAN

LOT 2, 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



1 LANDSCAPE AREA 6

PROJECT NUMBER
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9/10/2021

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 COMMUNITIES



PROJECT

**COMPARK
 VILLAGE
 SOUTH**

TOWN OF PARKER, COUNTY
 OF DOUGLAS, COLORADO
 80134

SHEET TITLE

**LANDSCAPE PLAN
 AREA 6**

SHEET NUMBER

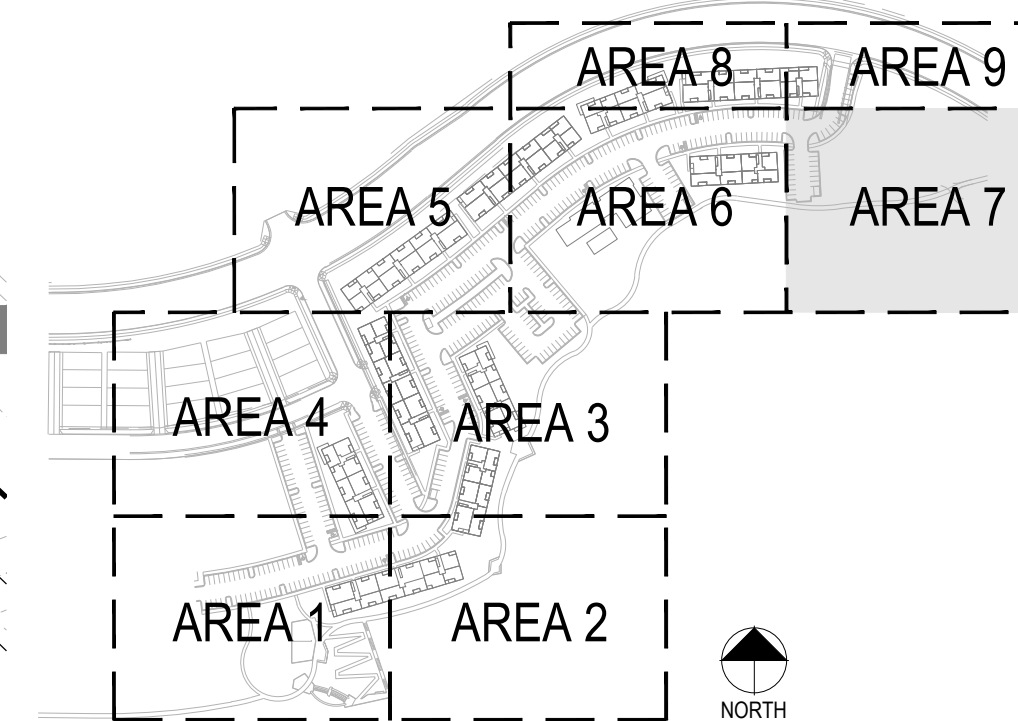
15 of 29

COMPARK VILLAGE SOUTH

SITE PLAN

LOT 2, 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

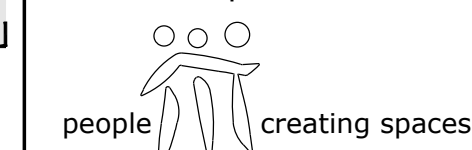


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PROJECT

COMPARK
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 SOUTH

TOWN OF PARKER, COUNTY
 OF DOUGLAS, COLORADO
 80134

SHEET TITLE

LANDSCAPE PLAN
 AREA 7

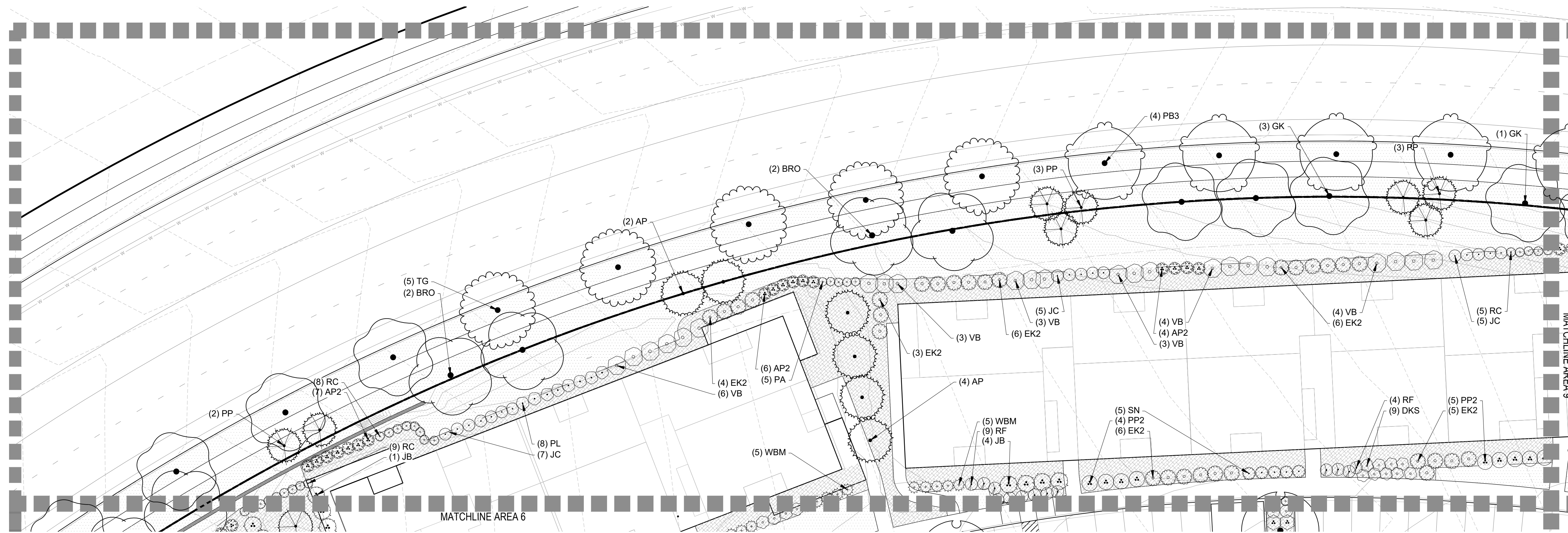
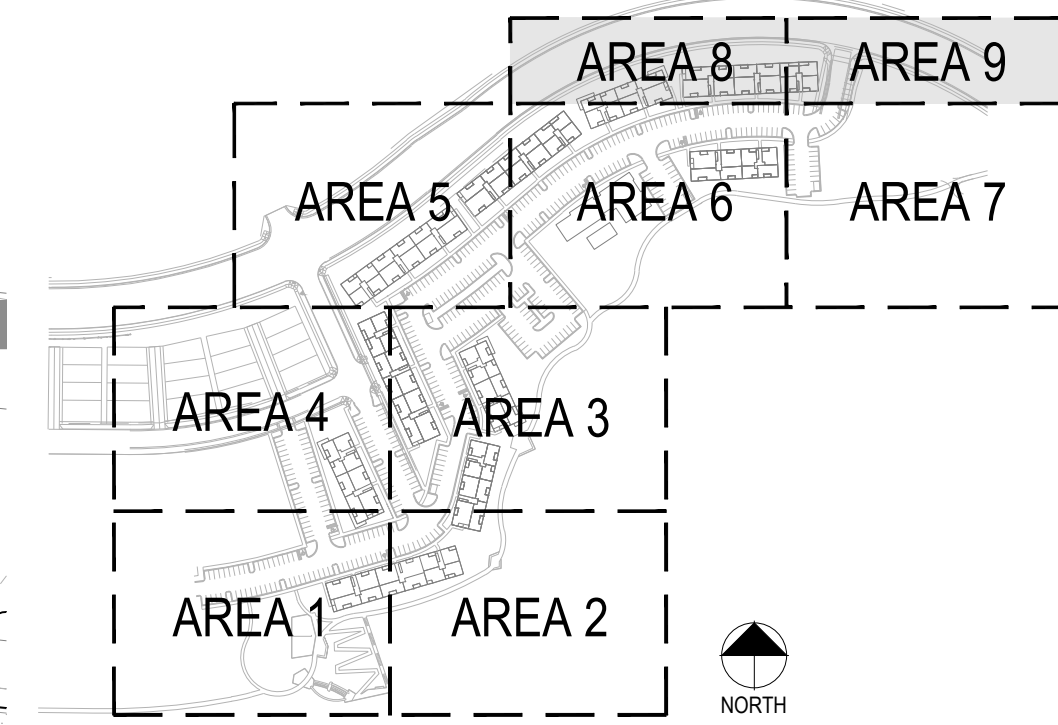
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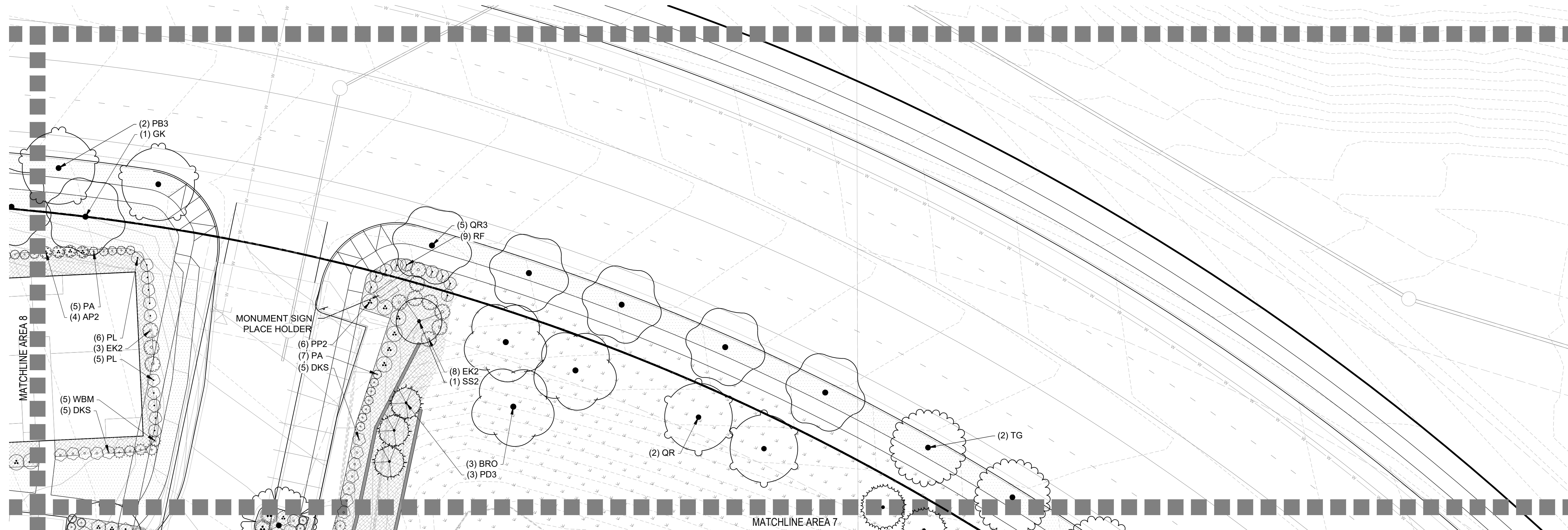
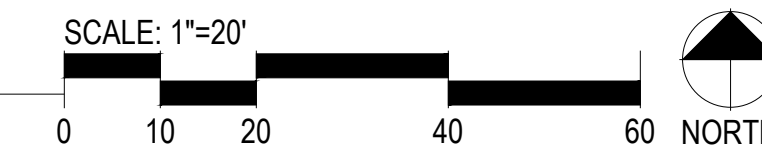


**COMPARK VILLAGE SOUTH
SITE PLAN**
LOT 2, COMPARK VILLAGE FILING NO. 1, AMEND NO. 2
SOUTH HALF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

KEY MAP



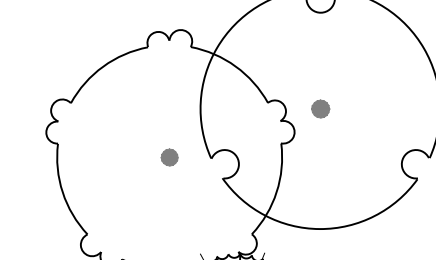
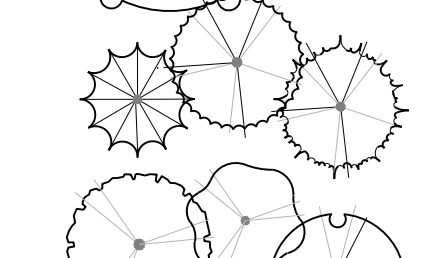
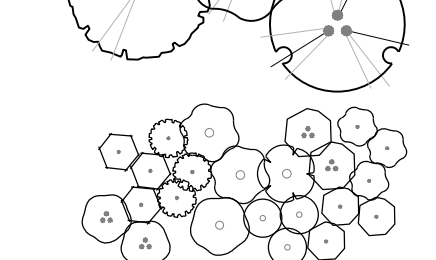
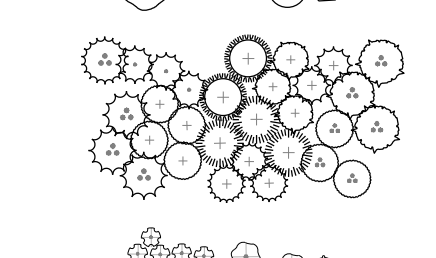
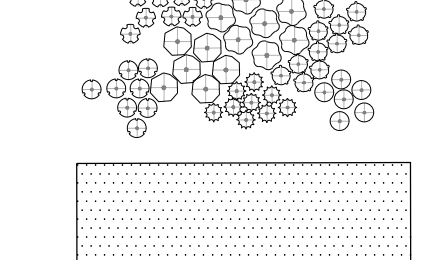
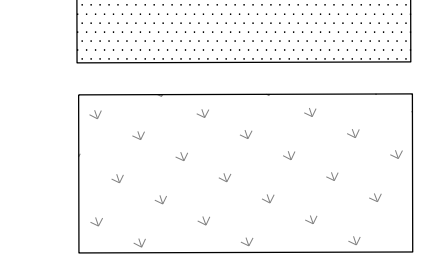
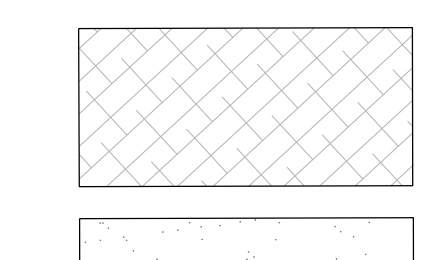
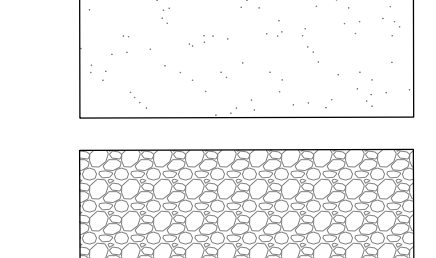
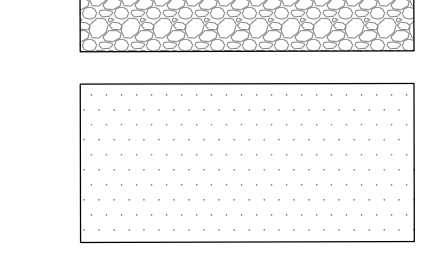
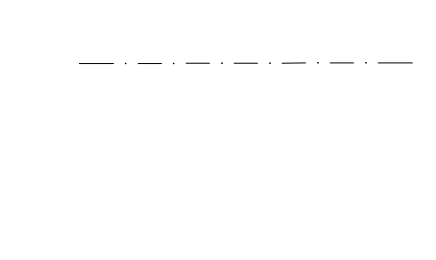

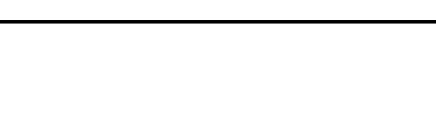
1 LANDSCAPE AREA 8



2 LANDSCAPE AREA 9



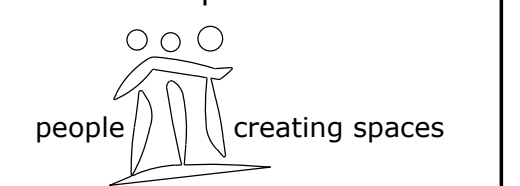
LANDSCAPE KEY

-  DECIDUOUS TREES
-  EVERGREEN TREES
-  ORNAMENTAL TREES
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-  EVERGREEN SHRUBS
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PROJECT NUMBER
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COMMUNITIES

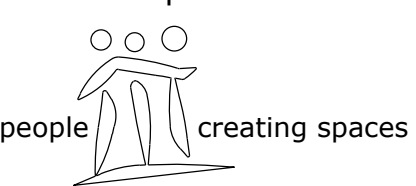

PROJECT
**COMPARK
VILLAGE
SOUTH**
TOWN OF PARKER, COUNTY
OF DOUGLAS, COLORADO
80134

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

SHEET NUMBER

COMPARK VILLAGE SOUTH
SITE PLAN
 LOT 2, 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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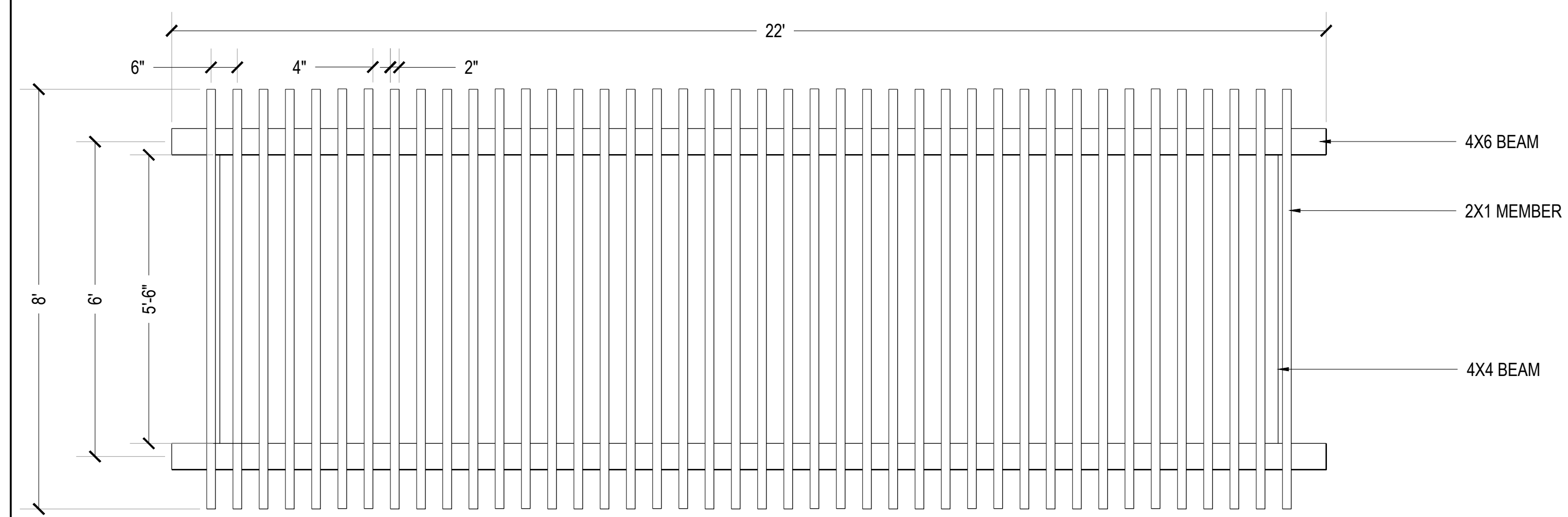
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PROJECT
**COMPARK
 VILLAGE
 SOUTH**

TOWN OF PARKER, COUNTY
 OF DOUGLAS, COLORADO
 80134

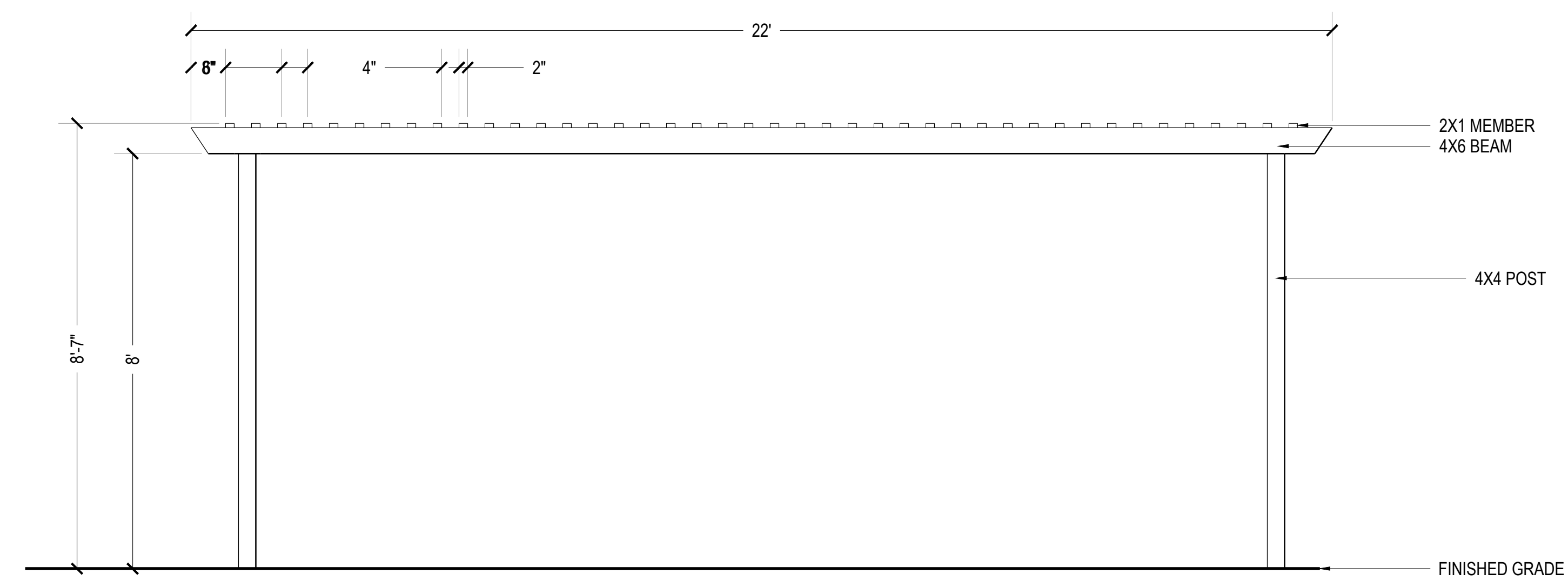
SHEET TITLE
SITE DETAILS

SHEET NUMBER
 18 of 29

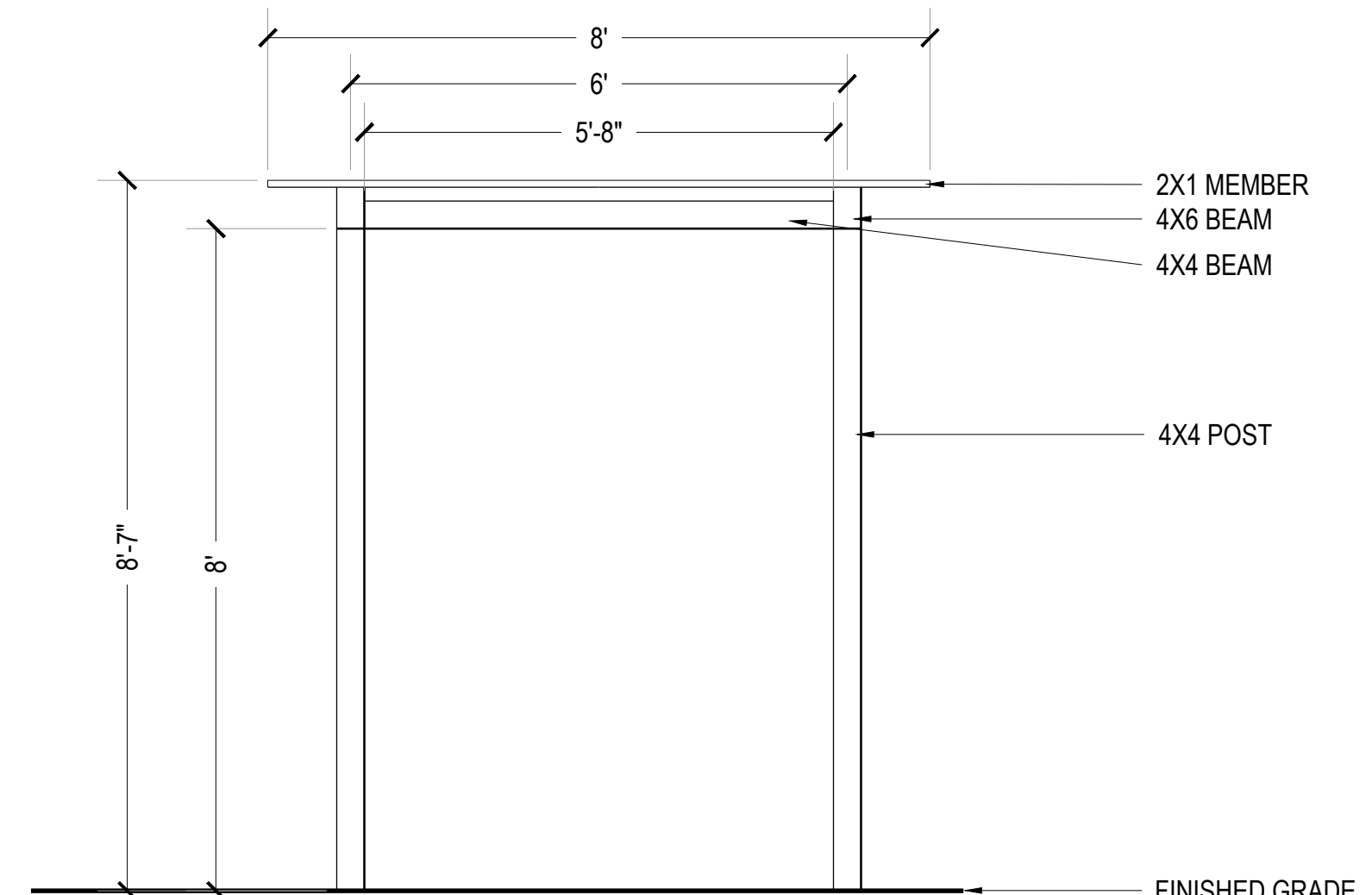


PLAN VIEW

1 TRELLIS_01
 Scale: NTS



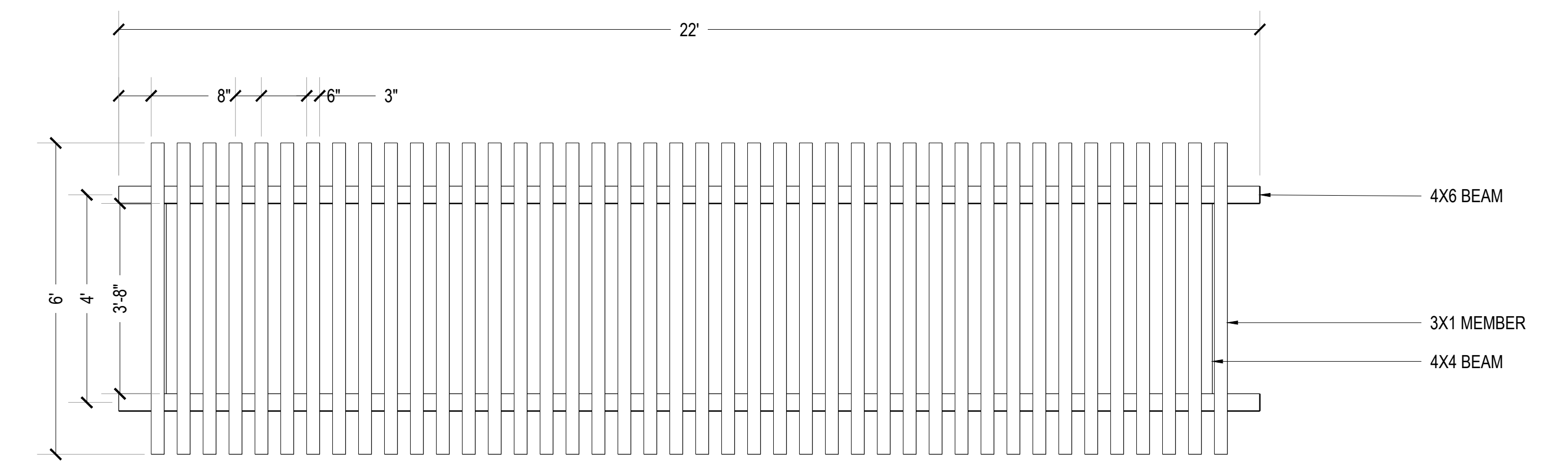
ELEVATION A



ELEVATION B

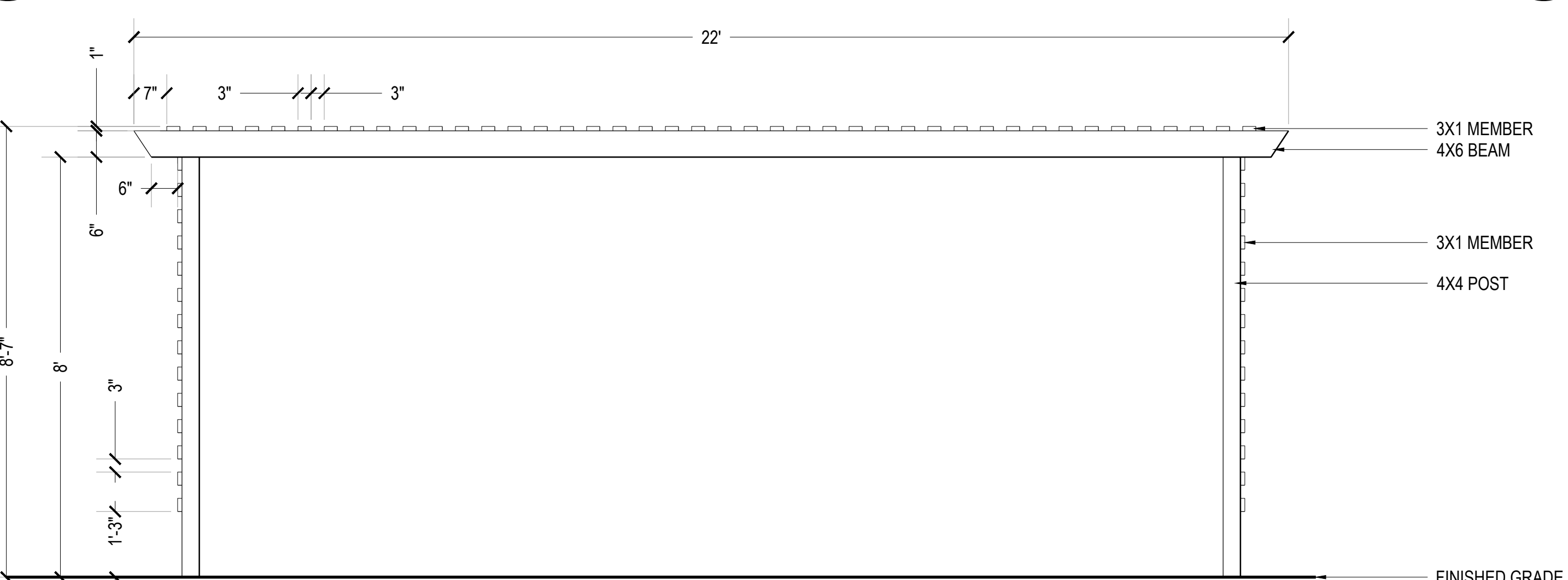
1 TRELLIS_01
 Scale: NTS

- NOTES:
 1. ALL MEMBERS TO BE REDWOOD OR APPROVED EQUAL.
 2. WOOD MEMBERS TO BE CLEAR COAT STAINED WITH WATER SEAL.
 3. STRUCTURAL ENGINEERING AND FOOTING BY OTHERS, VERIFY WITH GEOTECH REPORT.
 4. CONTRACTOR TO PROVIDE SHOP DRAWINGS TO OWNER'S REP. FOR REVIEW.



PLAN VIEW

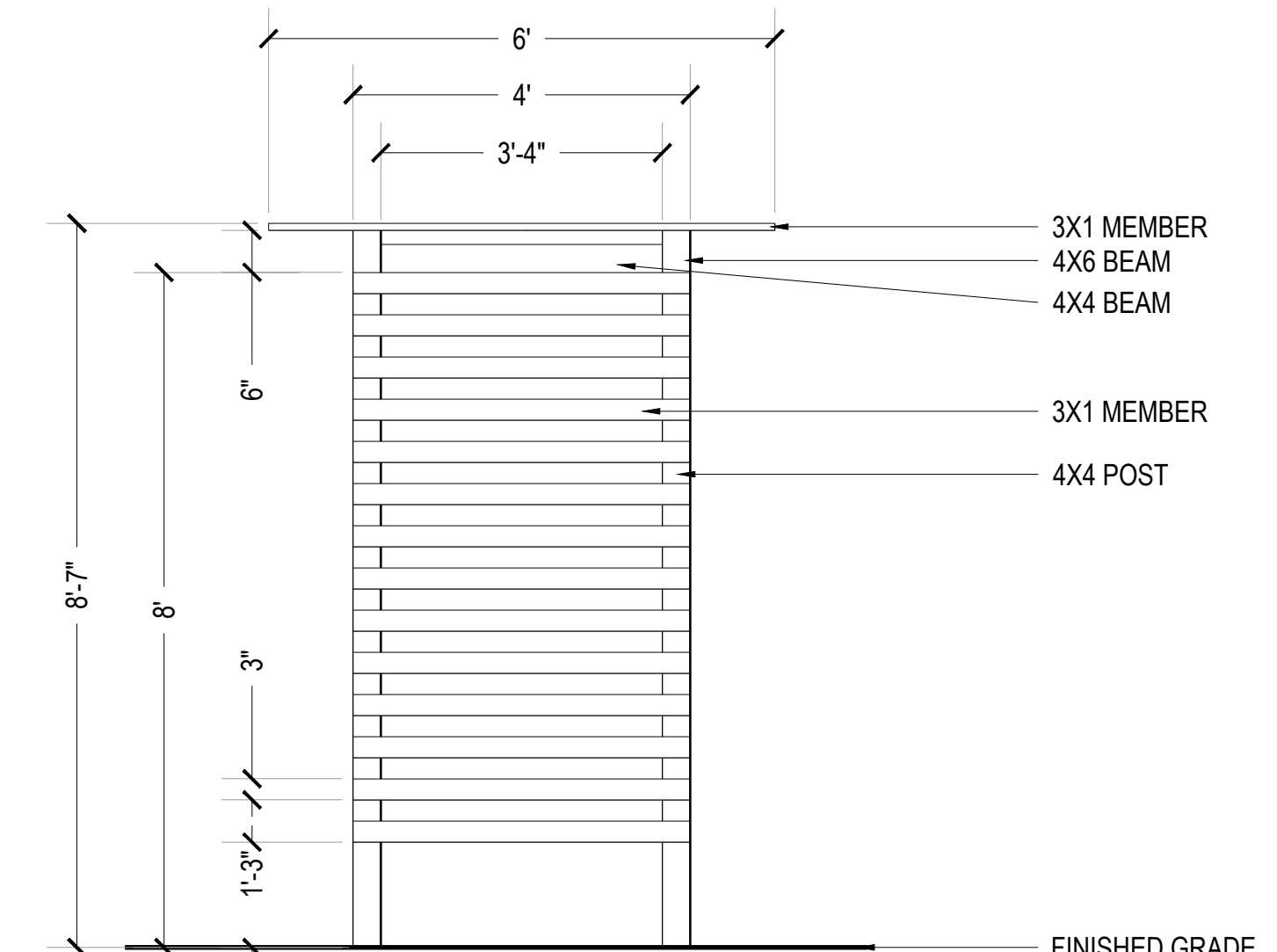
2 TRELLIS_02
 Scale: NTS



ELEVATION A

2 TRELLIS_02
 Scale: NTS

- NOTES:
 1. ALL MEMBERS TO BE REDWOOD OR APPROVED EQUAL.
 2. WOOD MEMBERS TO BE CLEAR COAT STAINED FOR WATER SEAL.
 3. STRUCTURAL ENGINEERING AND FOOTING BY OTHERS, VERIFY WITH GEOTECH REPORT.
 4. CONTRACTOR TO PROVIDE SHOP DRAWINGS TO OWNER'S REP. FOR REVIEW.



ELEVATION B

COMPARK VILLAGE SOUTH
SITE PLAN

LOT 2, COMPARK VILLAGE FILING NO. 1, AMEND NO. 2
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TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

You need to include a specific site plan of the amenitized parks areas and include a chart showing how the amenities meet the requirements of 13.07.140



CORONADO THERMORY 6' CONTOUR BENCH
ITEM #: CR2780T
SIZE: 35"H x 23"W x 76"L
COLOR: THERMORY
FRAME COLOR: TEXTURED BRONZE
INSTALL PER MANUFACTURER'S
SPECS. OR APPROVED EQUAL.

SUPPLIER: ANOVA
WEBSITE: ANOVA.COM

1 6'_BENCH
Scale: NTS



CONTEMPO ROUND FIRE TABLE, 12" STAR
BURNER
ITEM #: 782-BA-11-M2NC
MANUFACTURER: AMERICAN FIRE DESIGNS
SIZE: 47"DIA, 15.5"H
COLOR: BLACK LAVA
FUEL: NATURAL GAS, PROPANE
INSTALL PER MANUFACTURER'S
SPECS. OR APPROVED EQUAL.

SUPPLIER: STAR FIRE DIRECT
WEBSITE: STARFIREDIRECT.COM

2 FIRE_PIT
Scale: NTS



BEACON HILL THERMORY
ITEM #: BH1840T
SIZE: 36"H x 92"Sq.
FRAME COLOR: TEXTURED BRONZE
COLOR: THERMORY
INSTALL PER MANUFACTURER'S
SPECS. OR APPROVED EQUAL.

SUPPLIER: ANOVA
WEBSITE: ANOVA.COM

3 TABLE_&_CHAIRS
Scale: NTS



WAINWRIGHT 6' PICNIC TABLE AND
BENCHES SET
ITEM #: RCPWT63
SIZE: 29"H x 64"W x 72"L
FRAME COLOR: BLACK
COLOR: MAHOGANY, TEXTURED BLACK
FRAME
INSTALL PER MANUFACTURER'S
SPECS. OR APPROVED EQUAL.

SUPPLIER: ANOVA
WEBSITE: ANOVA.COM

4 PICNIC_TABLE
Scale: NTS



PLANK ADIRONDACK CHAIR
ITEM #: PLK60T
SIZE: 46"H x 28"W x 36"D
COLOR: MAHOGANY
INSTALL PER MANUFACTURER'S
SPECS. OR APPROVED EQUAL.

SUPPLIER: ANOVA
WEBSITE: ANOVA.COM

5 ADIRONDACK_CHAIR
Scale: NTS



STANDARD PARK GRILL
ITEM #: 100PRG
SIZE: 10"H x 20"W x 15"D
INSTALL PER MANUFACTURER'S
SPECS. OR APPROVED EQUAL.

SUPPLIER: ANOVA
WEBSITE: ANOVA.COM

6 PARK_GRILL
Scale: NTS



STREETSIDE 5-BIKE/3-LOOP RACK,
FUSION ADV FINISH, SURFACE MOUNT
ITEM #: LBR5PVC5URF
SIZE: 36"H x 42"W
COLOR: TEXTURED BRONZE
INSTALL PER MANUFACTURER'S
SPECS. OR APPROVED EQUAL.

SUPPLIER: ANOVA
WEBSITE: ANOVA.COM

7 BIKE_RACK
Scale: NTS



BEACON HILL 35 GAL THERMORY
RECEPTACLE, OPEN TOP
ITEM #: BH1835T
SIZE: 32"H x 23"Sq.
FRAME COLOR: TEXTURED BRONZE
COLOR: THERMORY - HORIZONTAL
INSTALL PER MANUFACTURER'S
SPECS. OR APPROVED EQUAL.

SUPPLIER: ANOVA
WEBSITE: ANOVA.COM

8 RECEPTACLE
Scale: NTS



COMMERCIAL GRADE SUSPENDED E26
MODEL: LS-MS-24-100-BK
WATTAGE: 25W PER SOCKET
INSTALL PER MANUFACTURER'S
SPECS. OR APPROVED EQUAL.

SUPPLIER: AMERICAN LIGHTING
WEBSITE: AMERICANLIGHTING.COM

9 FESTOON_LIGHTS
Scale: NTS

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CENTURY
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PROJECT
**COMPARK
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SOUTH**

TOWN OF PARKER, COUNTY
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80134

SHEET TITLE
SITE DETAILS

SHEET NUMBER
19 of 29

**COMPARK VILLAGE SOUTH
SITE PLAN**
LOT 2, COMPARK VILLAGE FILING NO. 1, AMEND NO. 2
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TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO



PET STATION
MODEL: 7408-R, COMPLETE DOG WASTE STATION WITH ROLL DISPENSER,
COLOR: GREEN
INSTALL PER MANUFACTURER'S SPECS OR APPROVED EQUAL.

CONTACT: ATOZ RECREATION
PHONE: 303.670.3789
WWW.ATOZRECREATION.COM

1 PET_WASTE_STATION
Scale: NTS



SUSPENSION TRAINER, MAGNETIC BELLS,
CORE TWIST
ITEM #: FAZ20401-0900
SIZE: 34'5"L x 3'6"W x 10'11"H
COLOR: ORANGE
INSTALL PER MANUFACTURER'S SPECS. OR APPROVED EQUAL.

SUPPLIER: KOMPAN
WEBSITE: KOMPAN.US

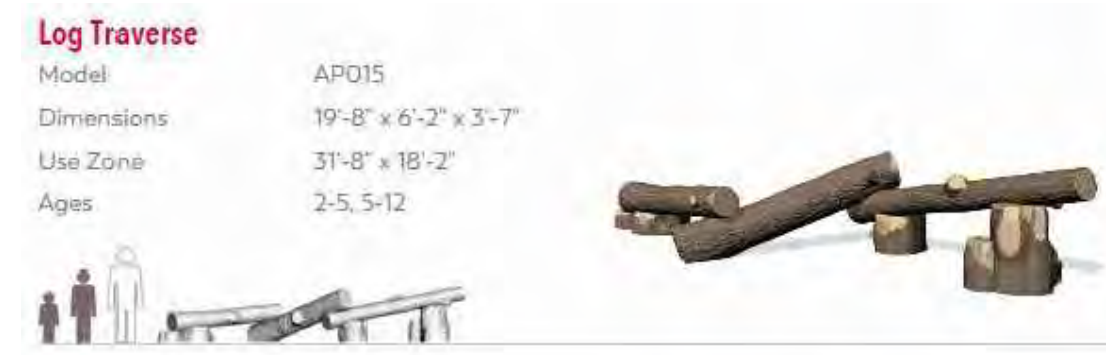
2 KOMPAN_OUTDOOR_FITNESS
Scale: NTS



SQUARE SHELTER
MODEL: SQR 16
MATERIAL: STEEL / MULTI-RIB ROOF
ROOF COLOR: BUCKSKIN
STRUCTURE COLOR: ALMOND
INSTALL PER MANUFACTURER'S SPECS. OR APPROVED EQUAL.

SUPPLIER: POLIGON
WEBSITE: POLIGON.COM

3 SHELTER
Scale: NTS



Log Traverse
Model: AP015
Dimensions: 19'-8" x 6'-2" x 3'-7"
Use Zone: 31'-8" x 18'-2"
Ages: 2-5, 5-12

LOG TRAVERSE
ITEM #: AP015
SIZE: 19'8" L X 6'2" H X 3'7" W
INSTALL PER MANUFACTURER'S SPECS.

SUPPLIER: ID SCULPTURE
WEBSITE: IDSCULPTURE.COM

4 LOG_TRAVERSE
Scale: NTS



Log Stepping Forms
Model: SF002-L
Dimensions: 18" tall x 10-28" dia
Use Zone: 12-10" dia to 12-28" dia
Ages: 2-5, 5-12

LOG STEP
ITEM #: SF002-L
SIZE: 18" H X 24" DIA
INSTALL PER MANUFACTURER'S SPECS.

SUPPLIER: ID SCULPTURE
WEBSITE: IDSCULPTURE.COM

5 LOG_STEPPER
Scale: NTS



CUSTOM ON GRADE ALUMINUM SLIDE
SIZE SLIDE 01: 72'L X 3'W
SIZE SLIDE 02: 35'L X 3'W
MATERIAL: ALUMINUM
INSTALL PER MANUFACTURER'S SPECS. OR APPROVED EQUAL.

SUPPLIER: RECREATION PLUS
WEBSITE: RECREATIONPLUS.COM

6 SLIDE_ON_GRADE
Scale: NTS



CUSTOM CLIMBING ROPE NET
SIZE: 55'L X 4'W
COLOR: STANDARD/NATURAL
INSTALL PER MANUFACTURER'S SPECS. OR APPROVED EQUAL.

SUPPLIER: RECREATION PLUS
WEBSITE: RECREATIONPLUS.COM

7 ROPE_CLIMBER
Scale: NTS



FIBAR PLAYGROUND SURFACE
MODEL: FIBAR PIP
COLOR: TBD
INSTALL PER MANUFACTURER'S SPECS. OR APPROVED EQUAL.

SUPPLIER: RECREATION PLUS
WEBSITE: RECREATIONPLUS.COM

8 FIBAR_SURFACING
Scale: NTS



3-RAIL FENCE
MODEL: SPLIT RAIL WITH WIRE MESH
COLOR: CEDAR
INSTALL PER MANUFACTURER'S SPECS. OR APPROVED EQUAL.

CONTACT: SPLIT RAIL FENCE COMPANY
PHONE: 303-791-1997
WWW.SPLITRAILFENCECO.COM

9 3-RAIL_FENCE
Scale: NTS

PROJECT NUMBER
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9/10/2021

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people creating spaces
pcs group inc. www.pcsgruopco.com
p.o. box 18287
denver, co 80218
1.303.531.4905 - 1.303.531.4908

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CENTURY COMMUNITIES

PROJECT
COMPARK VILLAGE SOUTH

TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO 80134

SHEET TITLE
SITE DETAILS

SHEET NUMBER
20 of 29

**COMPARK VILLAGE SOUTH
SITE PLAN**
LOT 2, 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



ML4: 4" PRO BEACH NET
SIZE: 39"H X 32"W
NET COLOR: WHITE
OPTIONS: STANDARD TOP & BOTTOM LINES,
STANDARD SIDE TENSION
INSTALL PER MANUFACTURER'S
SPECS. OR APPROVED EQUAL.

SUPPLIER: VOLLEYBALL USA
WEBSITE: VOLLEYBALLUSA.COM



UV-5000 OUTDOOR ALUMINUM POLES
SIZE: 10'6"H
INSTALL PER MANUFACTURER'S
SPECS. OR APPROVED EQUAL.

SUPPLIER: VOLLEYBALL USA
WEBSITE: VOLLEYBALLUSA.COM



RUBBER VOLLEYBALL CURB
SIZE: 6"W X 6"H X 72"L SECTIONS
TOTAL LF: 148'
MATERIAL: RUBBER
COLOR: BLACK
INSTALL PER MANUFACTURER'S
SPECS. OR APPROVED EQUAL.

SUPPLIER: VOLLEYBALL USA
WEBSITE: VOLLEYBALLUSA.COM

1 VOLLEYBALL_NET
Scale: NTS

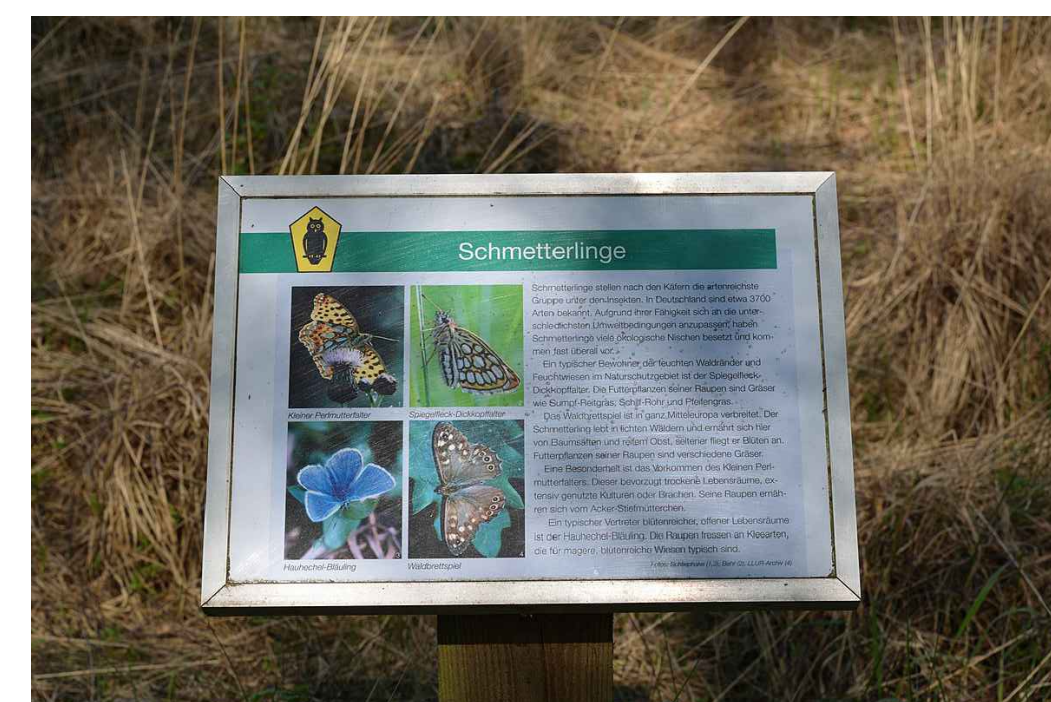
2 VOLLEYBALL_POLES
Scale: NTS

3 VOLLEYBALL_RUBBER_CURB
Scale: NTS



2 INCH PRO ADJUSTABLE BOUNDARY LINES
COLOR: BLACK
INSTALL PER MANUFACTURER'S
SPECS. OR APPROVED EQUAL.

SUPPLIER: VOLLEYBALL USA
WEBSITE: VOLLEYBALLUSA.COM



CUSTOM SIGN PLAQUE
COLOR: ALUMINUM EDGE
STAND: 4X4 CEDAR POST
CUSTOM PIECE

4 VOLLEYBALL_BOUNDARIES
Scale: NTS

5 SIGN_PLAQUE
Scale: NTS

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**CENTURY
COMMUNITIES**

PROJECT
**COMPARK
VILLAGE
SOUTH**

TOWN OF PARKER, COUNTY
OF DOUGLAS, COLORADO
80134

SHEET TITLE
SITE DETAILS

SHEET NUMBER
21 of 29

The notes on this sheet apply to all elevation sheets

COMPARK VILLAGE SOUTH

SITE PLAN

LOT 2, 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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KTGY

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9/16/2021



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COMPARK VILLAGE SOUTH

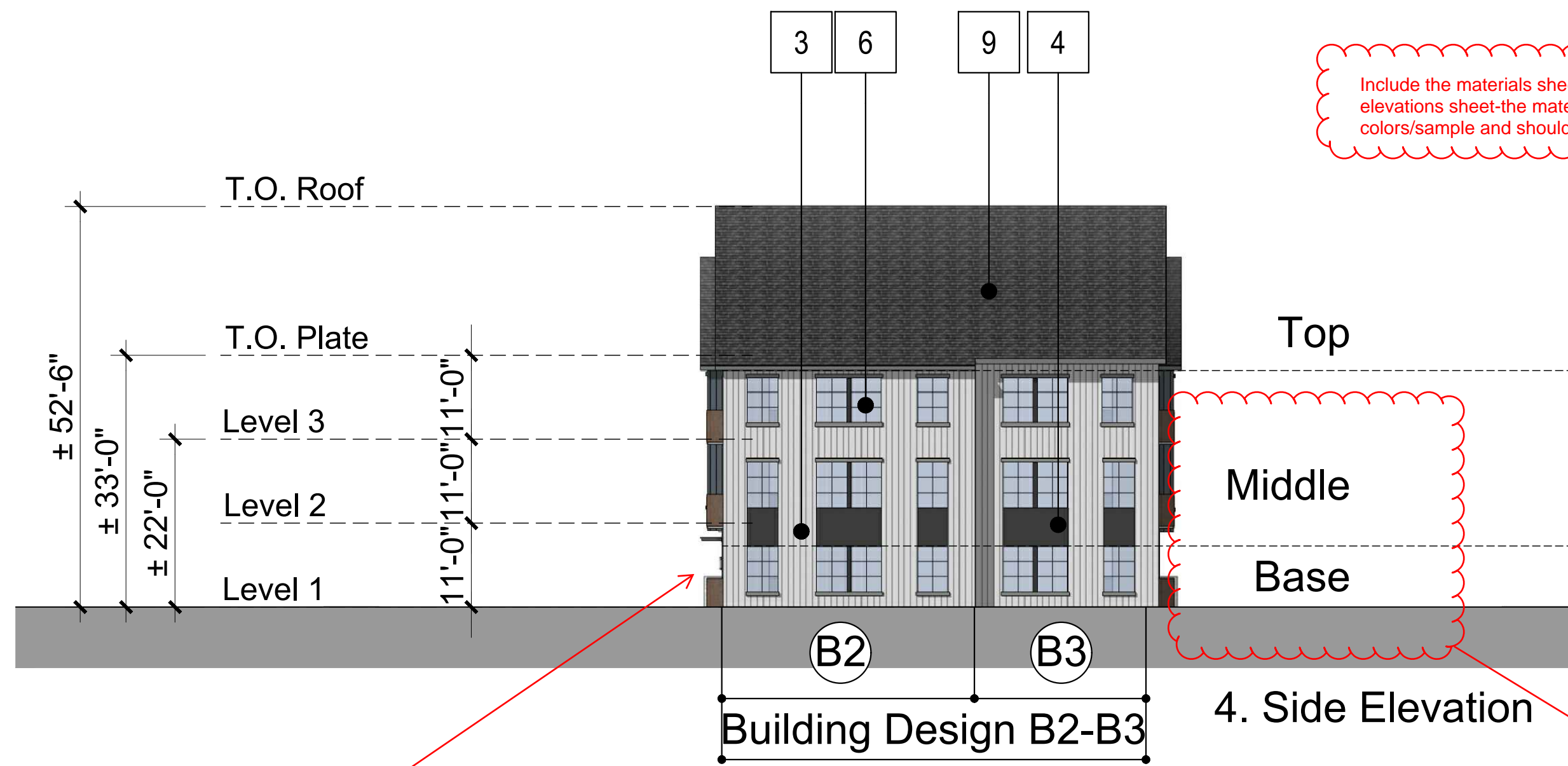
TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO 80134

SHEET TITLE

BUILDING A ELEVATIONS

SHEET NUMBER

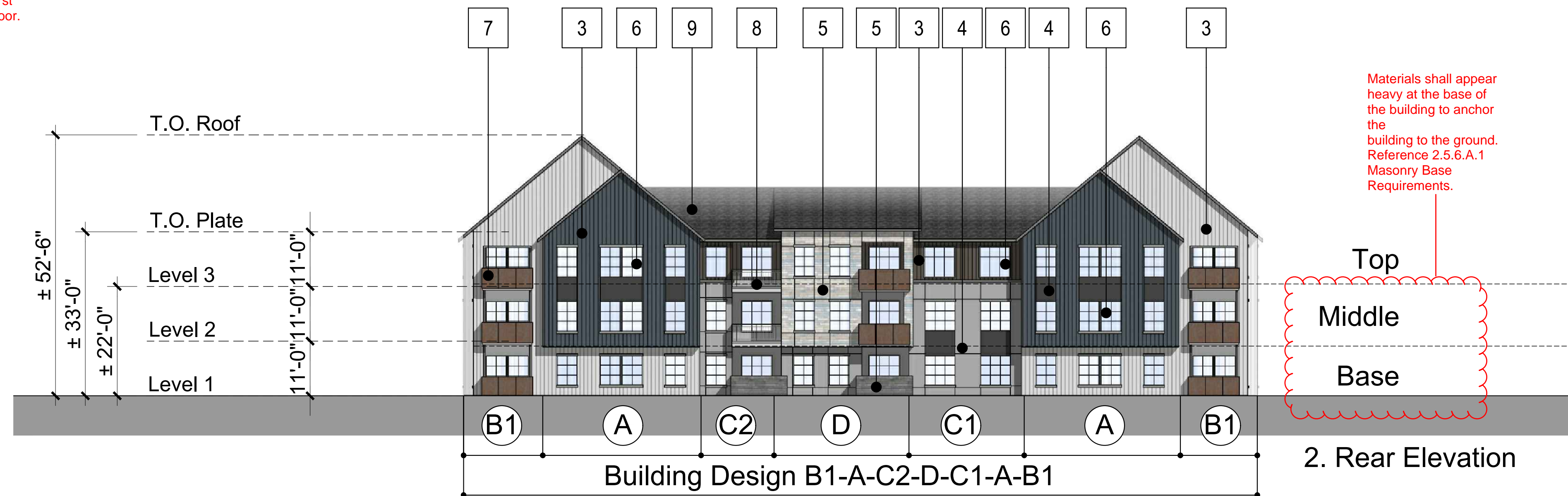
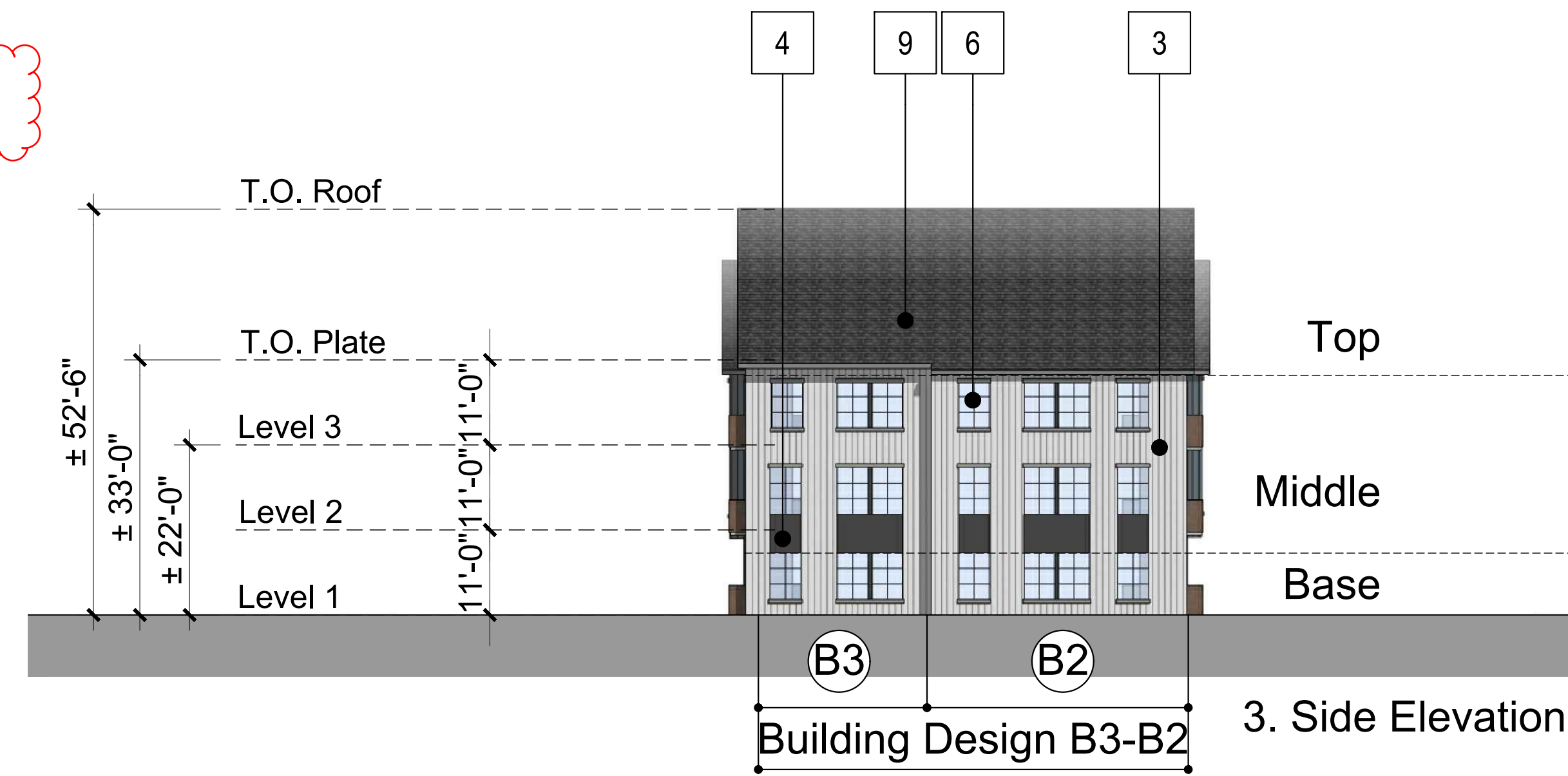
22



Include the materials sheet before each associated elevations sheet-the materials sheet is missing roof colors/sample and should also call out lighting

Buildings three stories or more shall have a masonry (natural stone or brick with mortar) base the height of the ground or first floor.

These are not distinguishable- all elevations need more differentiation between the base, middle and top



Materials shall appear heavy at the base of the building to anchor the building to the ground. Reference 2.5.6.A.1 Masonry Base Requirements.

Need to show plane breaks consistent with:

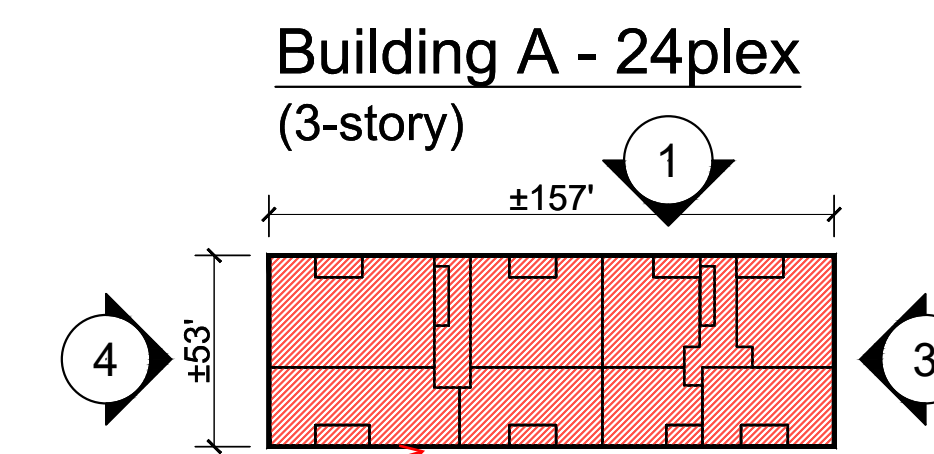


Table 2.22 Vertical Massing Break Requirements by Building Type

Building Type	Maximum Horizontal Distance at which a Vertical Break is Required
Paired Unit	No requirement
Attached House	Width of 3 units or 70 feet, whichever is lesser
Walk-Up Building (both Single- and Double-Aspect)	Width of 2 units or 50 feet, whichever is lesser
Corridor Building	Width of 4 units or 90 feet, whichever is lesser
Liner Building	Width of 4 units or 90 feet, whichever is lesser

Material Legend:

- Vertical Board and Batten
- Cementitious Vertical Siding (Woodtone or similar)
- Cementitious Vertical Siding (Painted)
- Cementitious Panel
- Stone Veneer
- Vinyl Window
- Metal Panel Railing
- Metal Picket Railing
- Shingle Roof

Need to call out colors of all materials

Veneer is not allowed by our code remove the word veneer

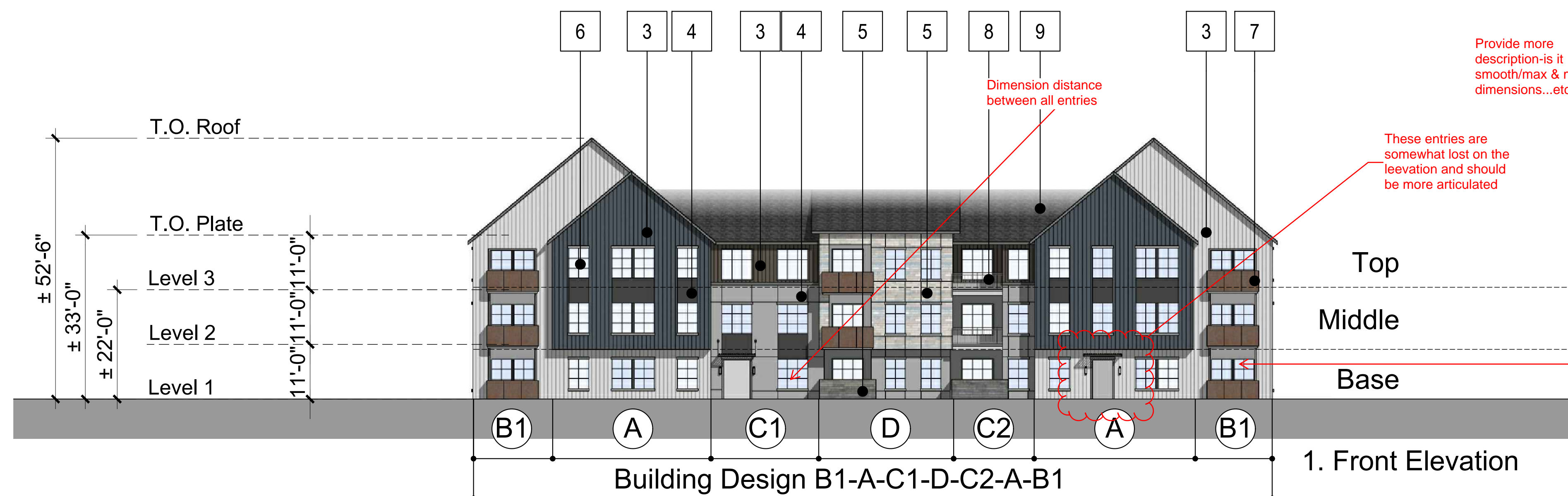
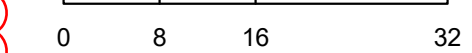
White vinyl windows are prohibited.

Need to show transparency on all elevations

Add note: Trim around windows shall be minimum of three and one-half (3½) inches wide, and trim around doors shall be a minimum of two (2) inches wide.

Guidelines:

- Ground floor transparency should be a minimum of 25%, measured as a percentage of glazing in the base of a building.
- Upper floor transparency should be a minimum of 15% glazing, measured as a percentage of glazing on the middle of a building. For certain styles, it may be appropriate to have up to 30% glazing on upper floors.



Provide more description-is it smooth/max & min dimensions...etc.

These entries are somewhat lost on the elevation and should be more articulated

Dimension distance between all entries

COMPARK VILLAGE SOUTH
SITE PLAN
 LOT 2, 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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**COMPARK
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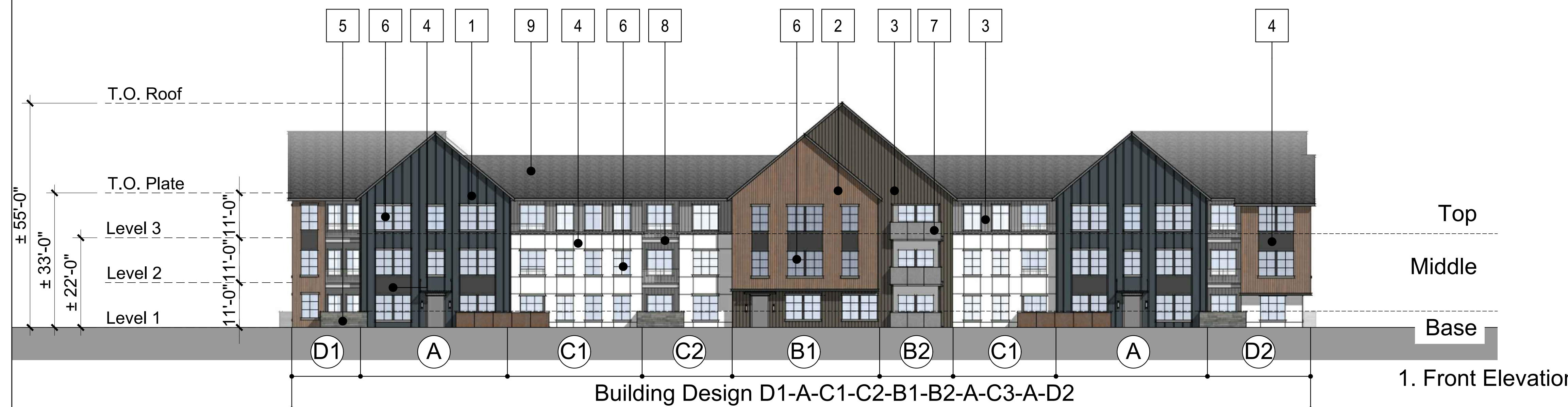
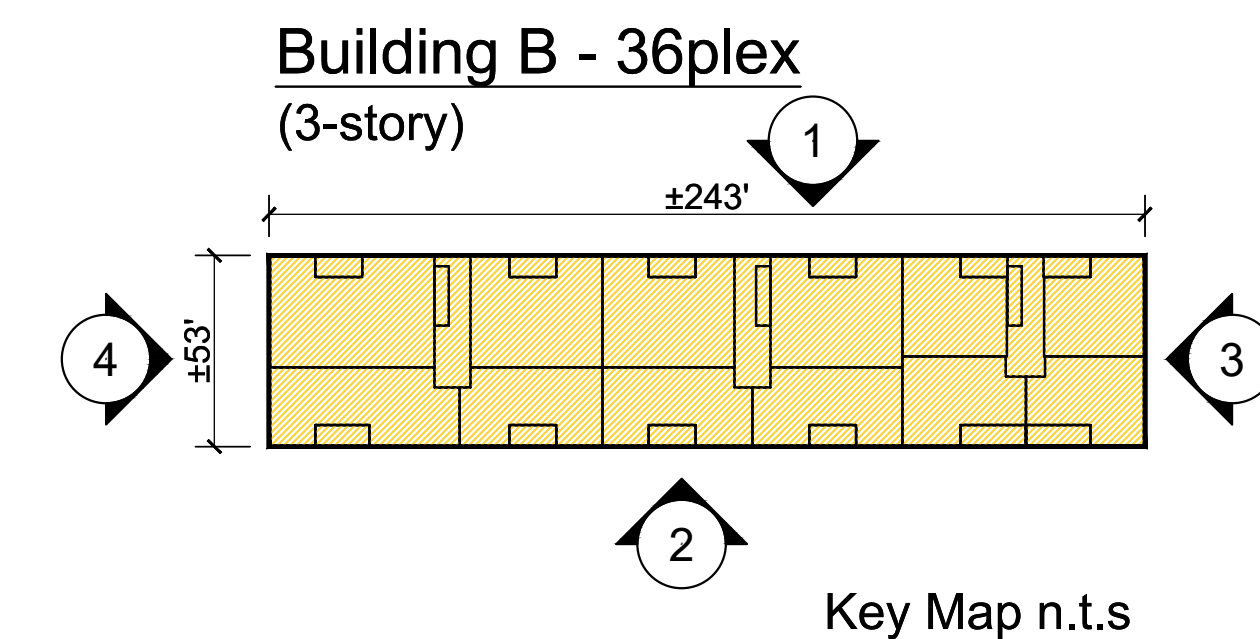
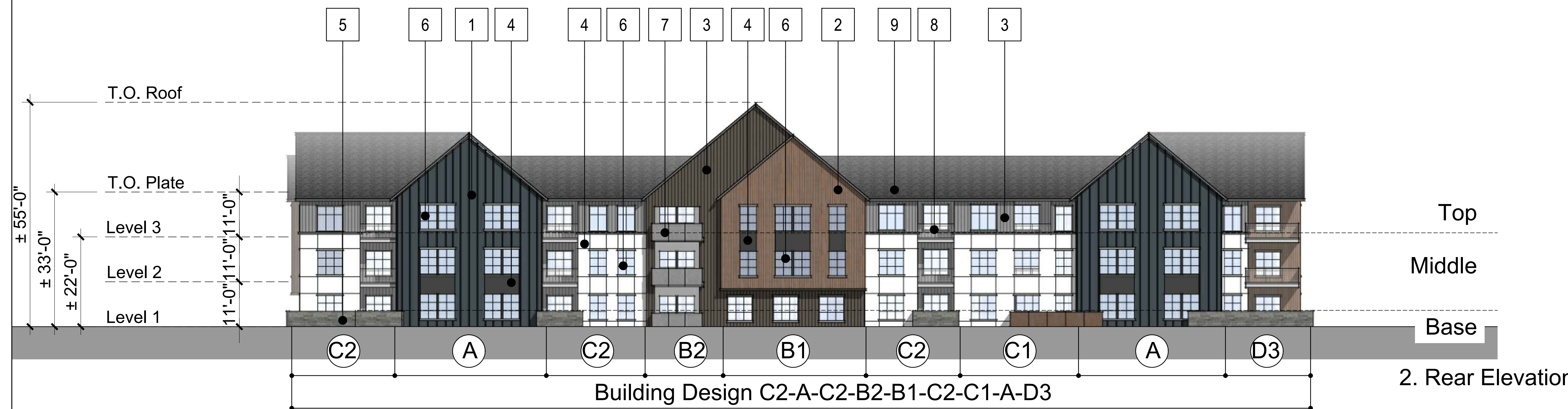
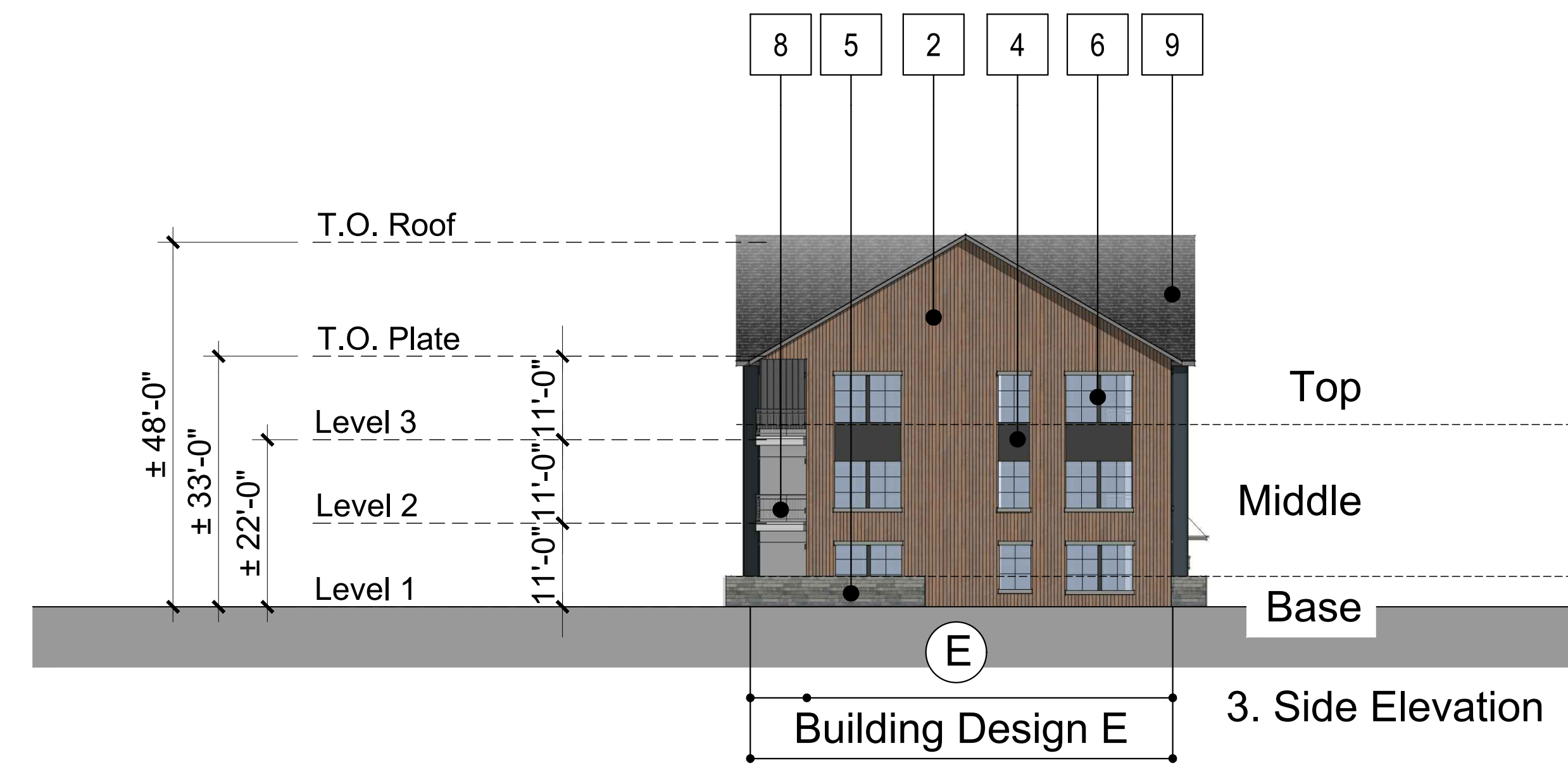
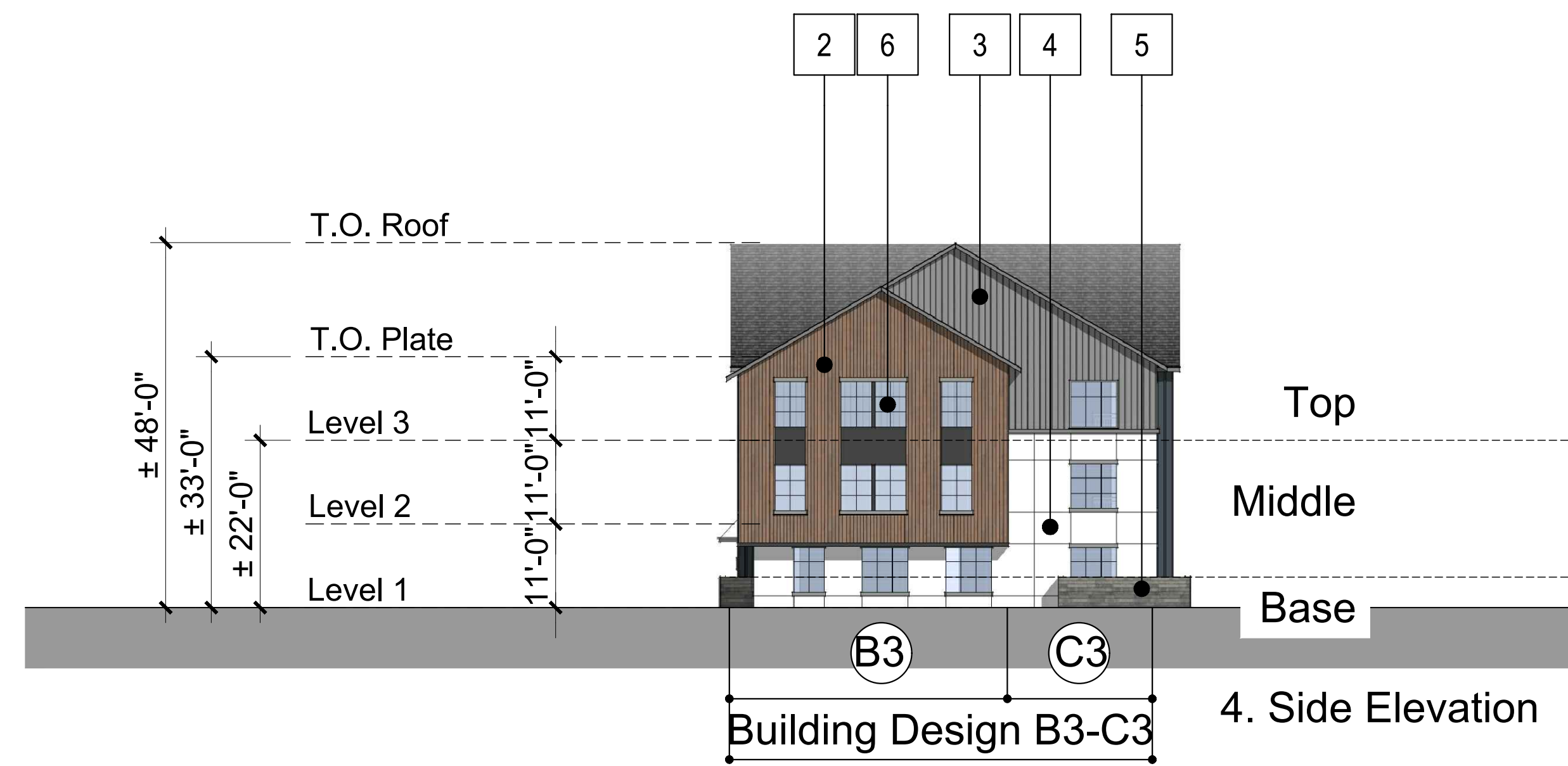
TOWN OF PARKER, COUNTY
OF DOUGLAS, COLORADO
80134

SHEET TITLE

**BUILDING
B
ELEVATIONS**

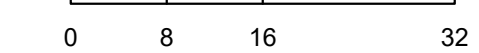
SHEET NUMBER

23



Material Legend:

1. Vertical Board and Batten
2. Cementitious Vertical Siding (Woodtone or similar)
3. Cementitious Vertical Siding (Painted)
4. Cementitious Panel
5. Stone Veneer
6. Vinyl Window
7. Metal Panel Railing
8. Metal Picket Railing
9. Shingle Roof

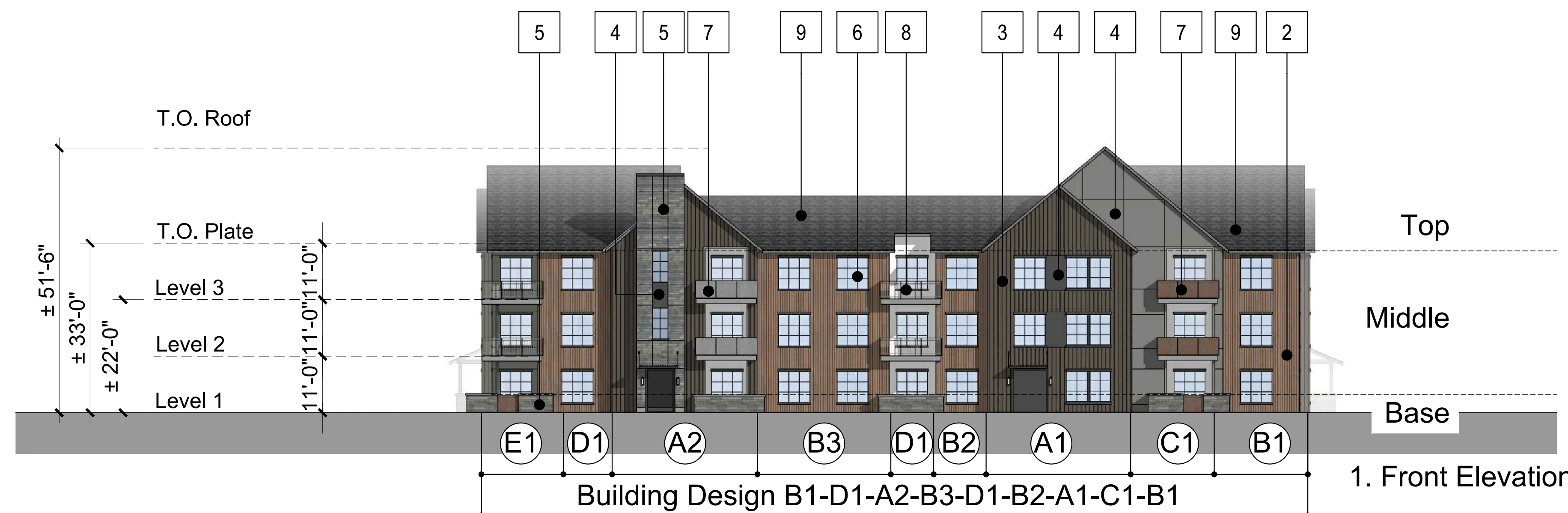
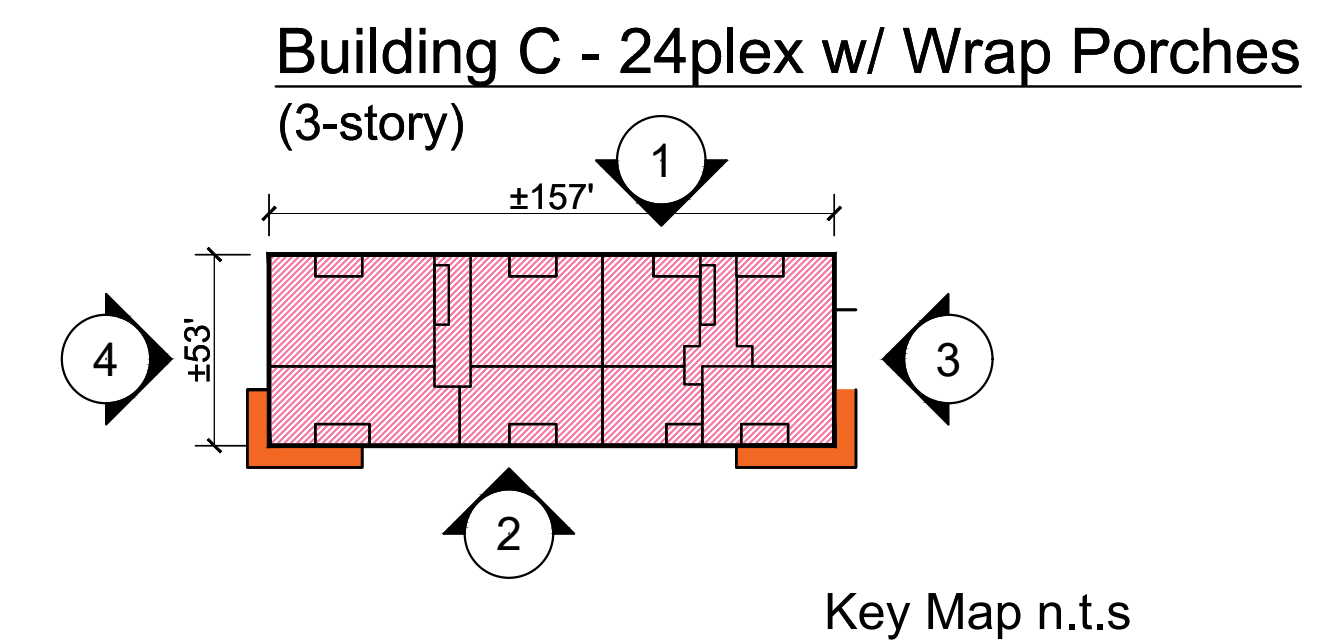
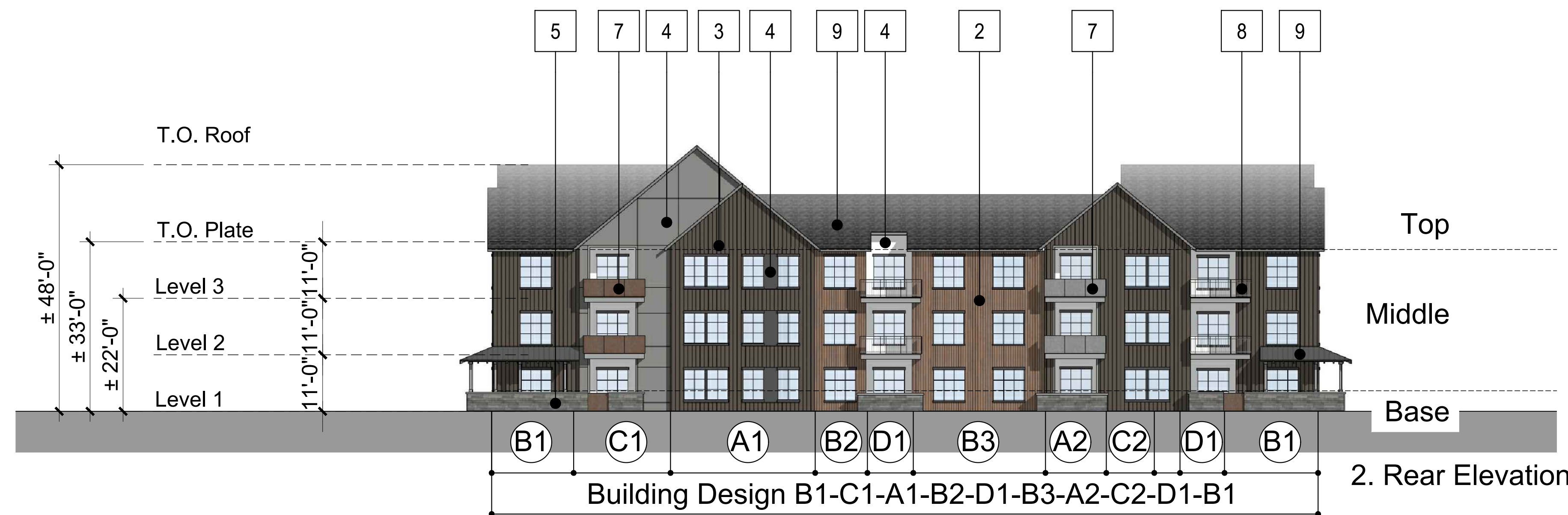
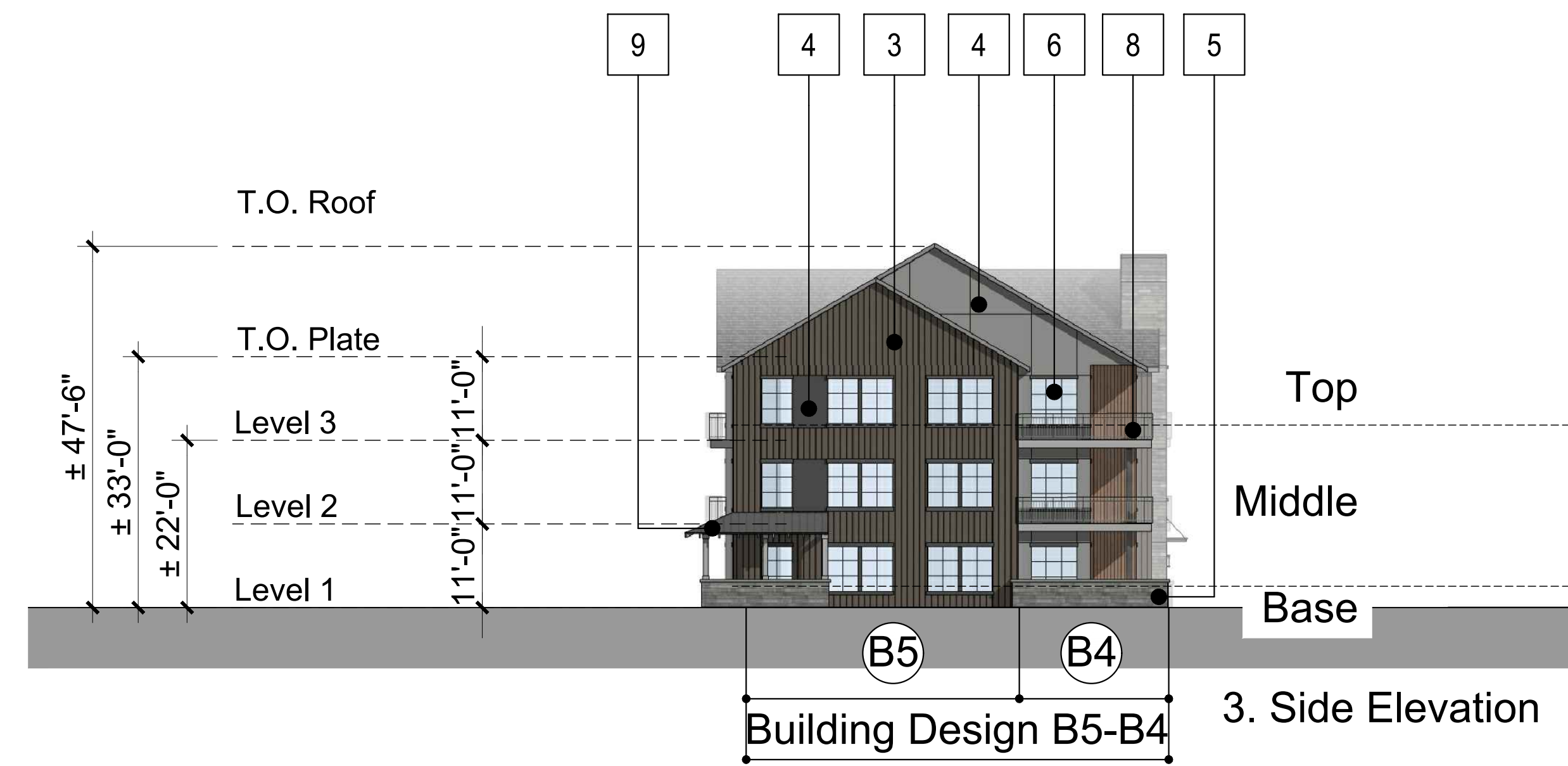
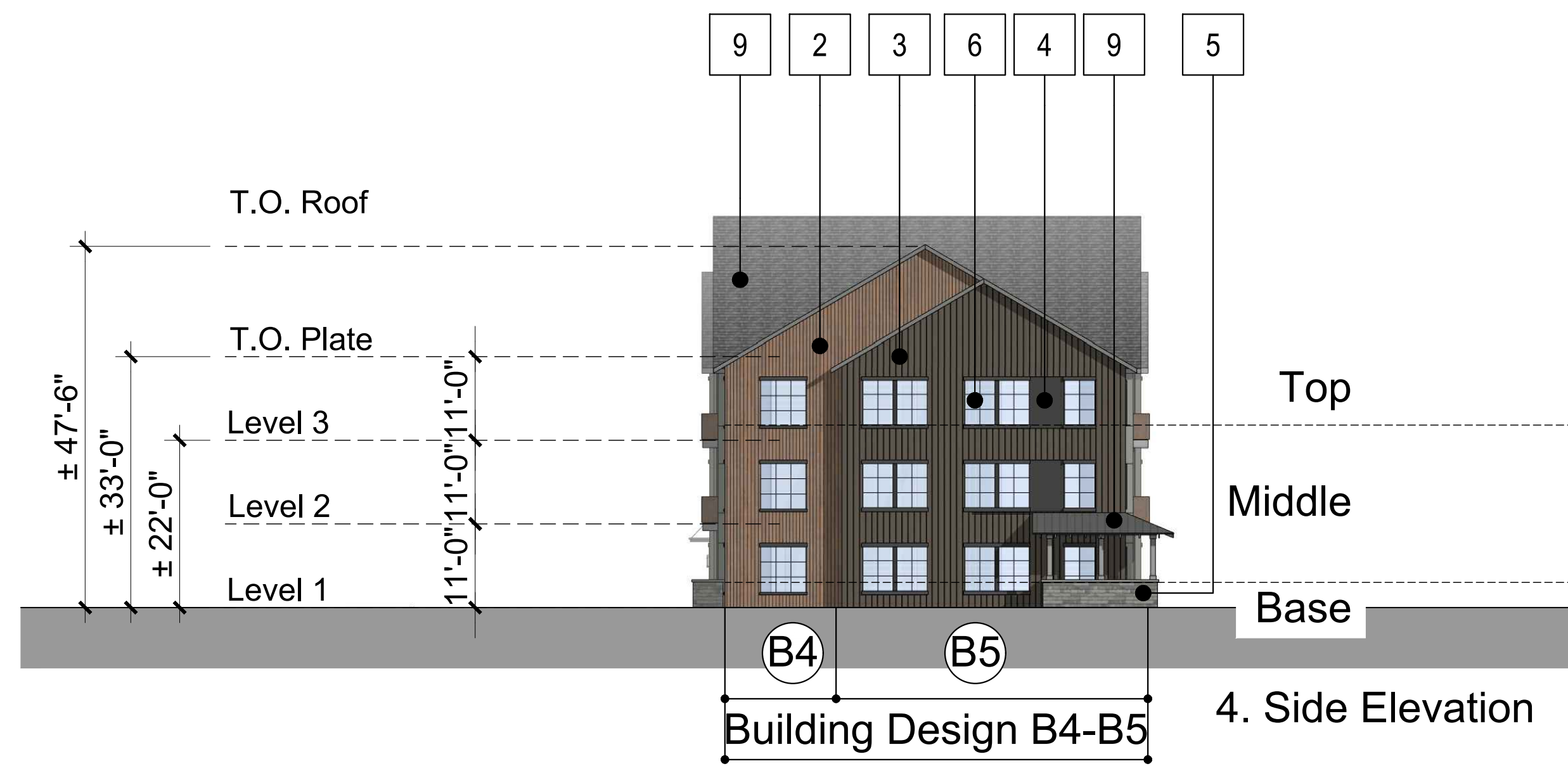


COMPARK VILLAGE SOUTH
SITE PLAN
 LOT 2, COMPARK VILLAGE FILING NO. 1, AMEND NO. 2
 SOUTH HALF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN
 TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

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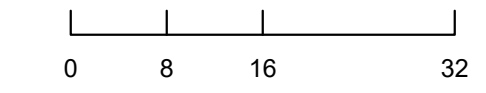


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Material Legend:

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5. Stone Veneer
6. Vinyl Window
7. Metal Panel Railing
8. Metal Picket Railing
9. Shingle Roof



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PROJECT

COMPARK VILLAGE SOUTH

TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO 80134

SHEET TITLE

BUILDING C ELEVATIONS

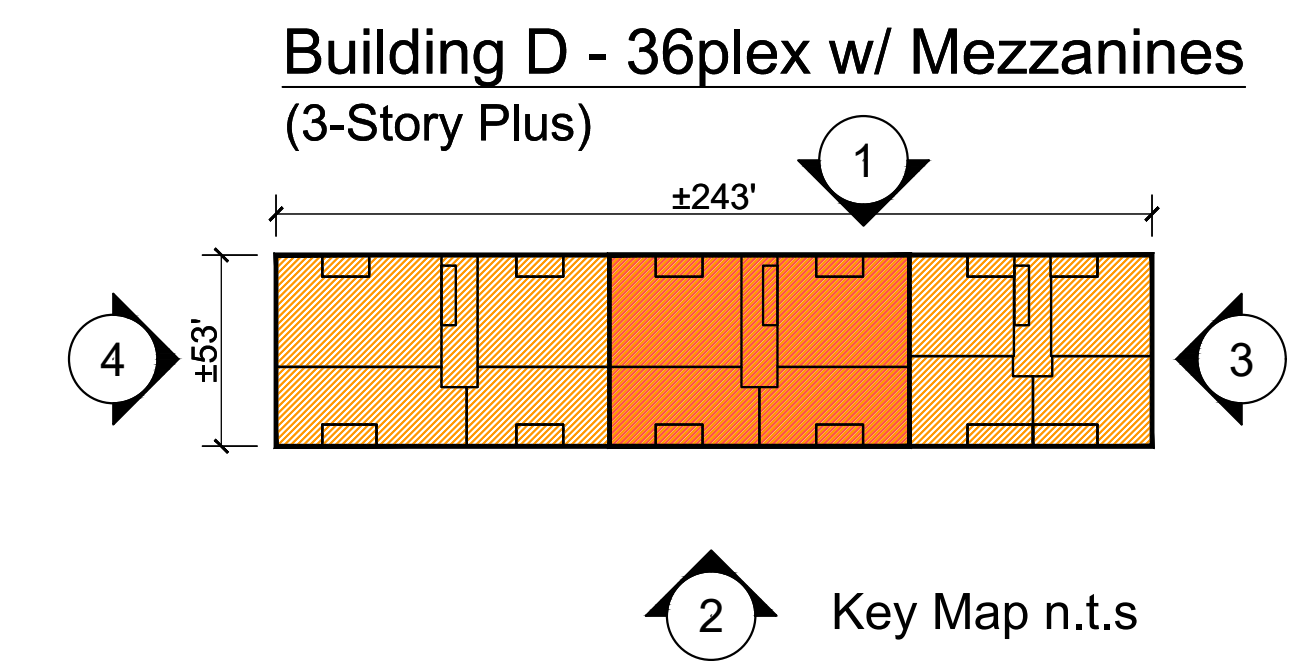
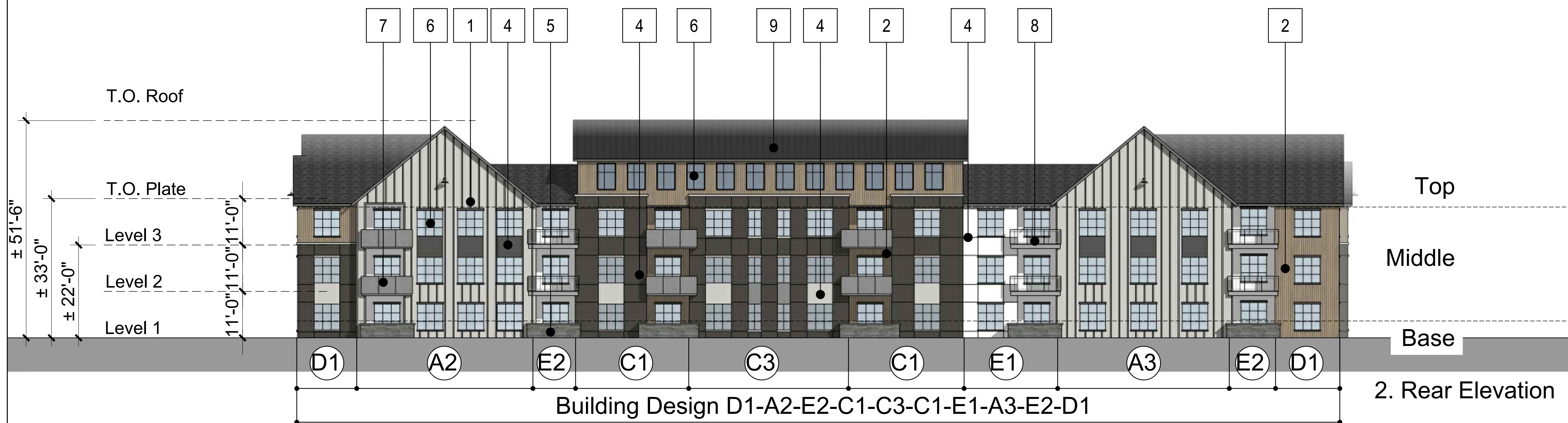
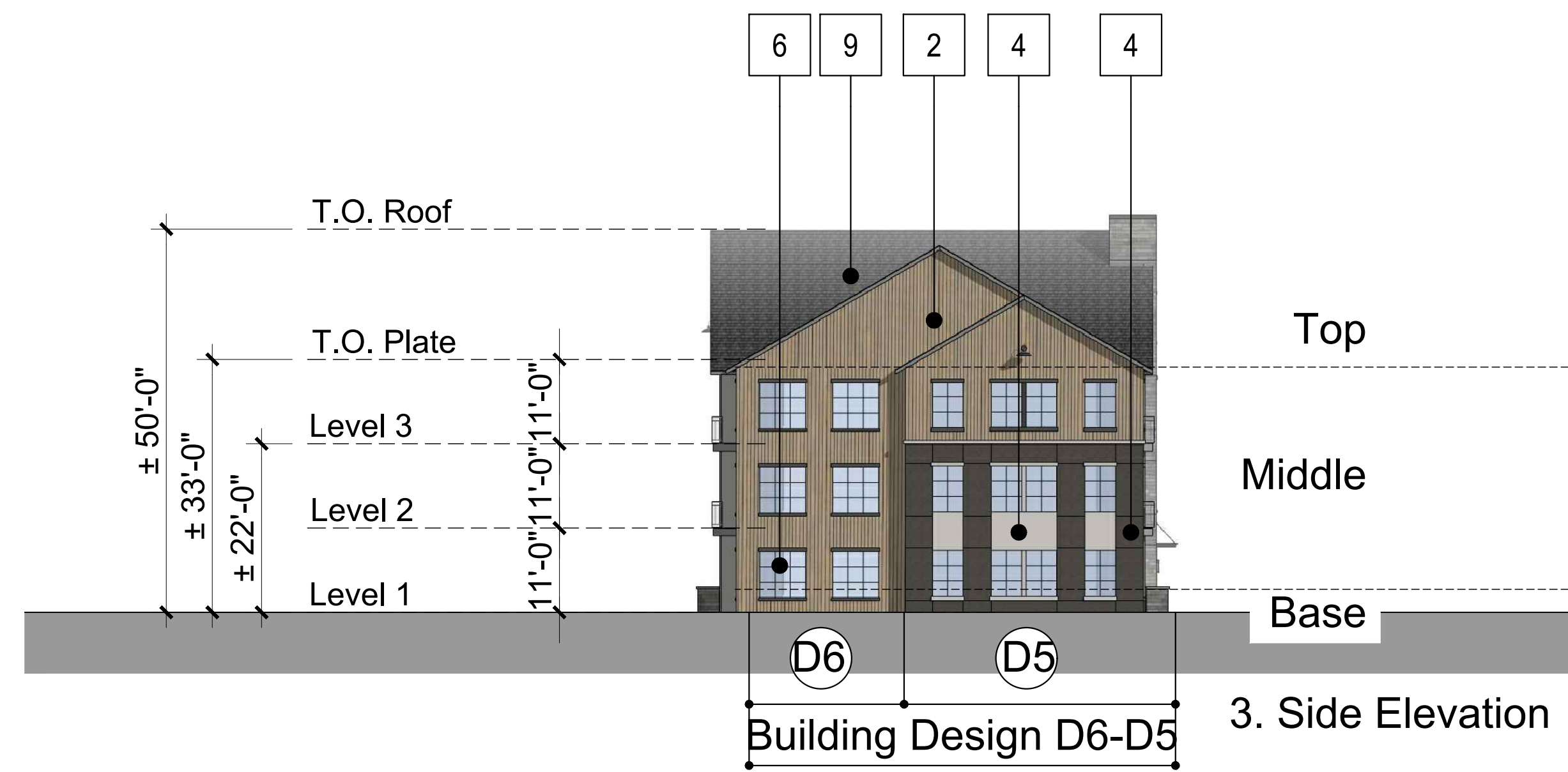
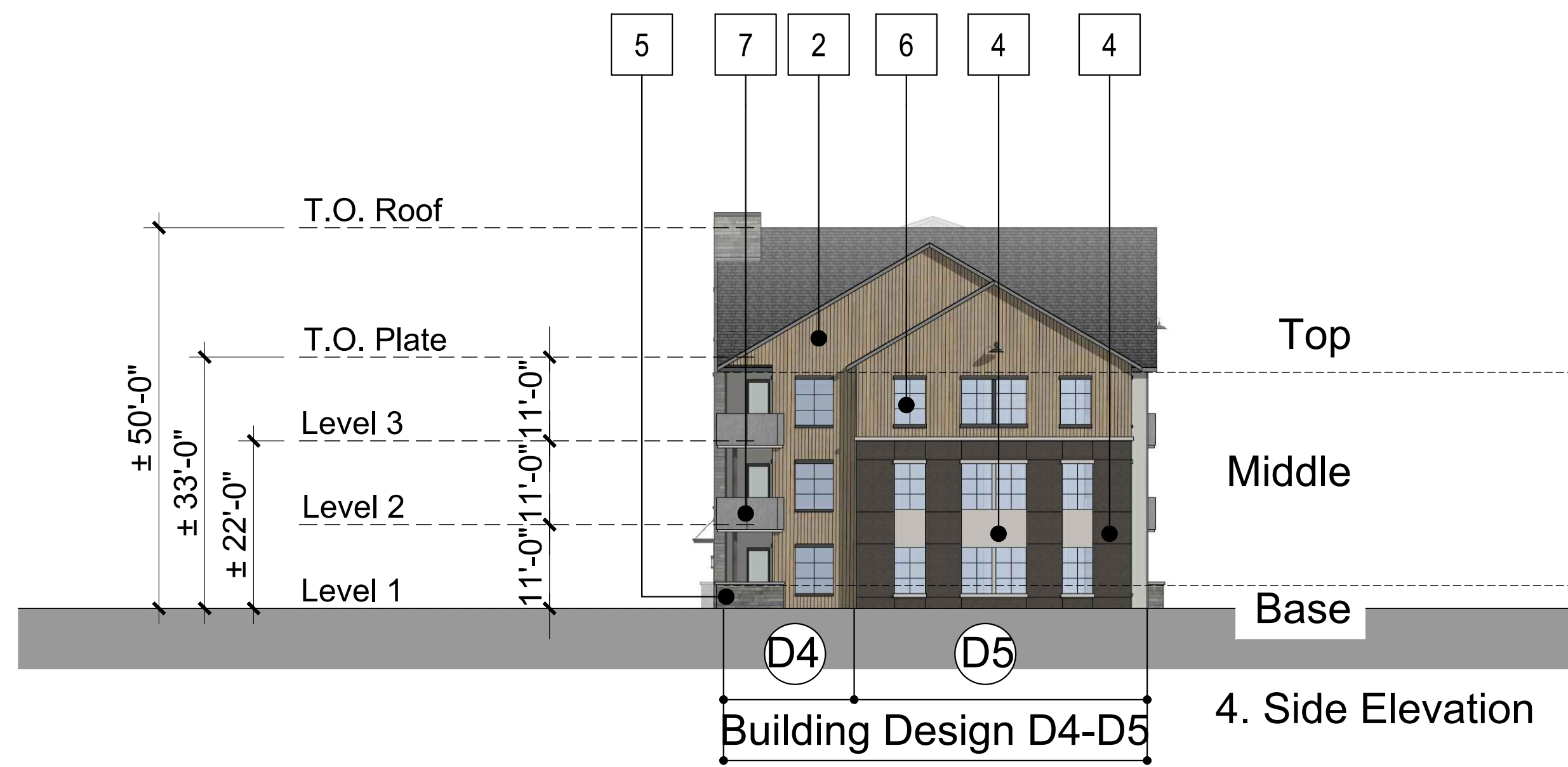
SHEET NUMBER

COMPARK VILLAGE SOUTH
SITE PLAN
 LOT 2, COMPARK VILLAGE FILING NO. 1, AMEND NO. 2
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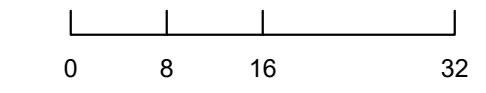


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Material Legend:

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8. Metal Picket Railing
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COMPARK VILLAGE SOUTH

TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO 80134

SHEET TITLE

BUILDING D ELEVATIONS

SHEET NUMBER

COMPARK VILLAGE SOUTH
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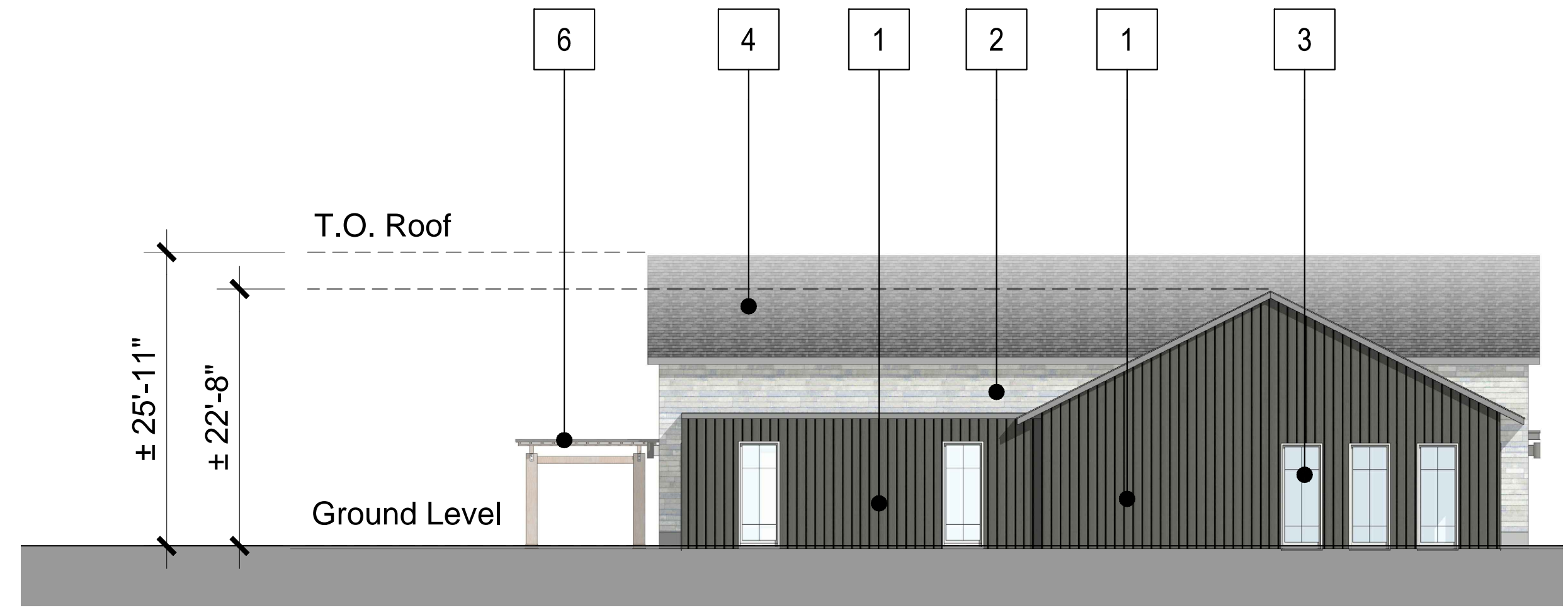


PROJECT
COMPARK VILLAGE SOUTH

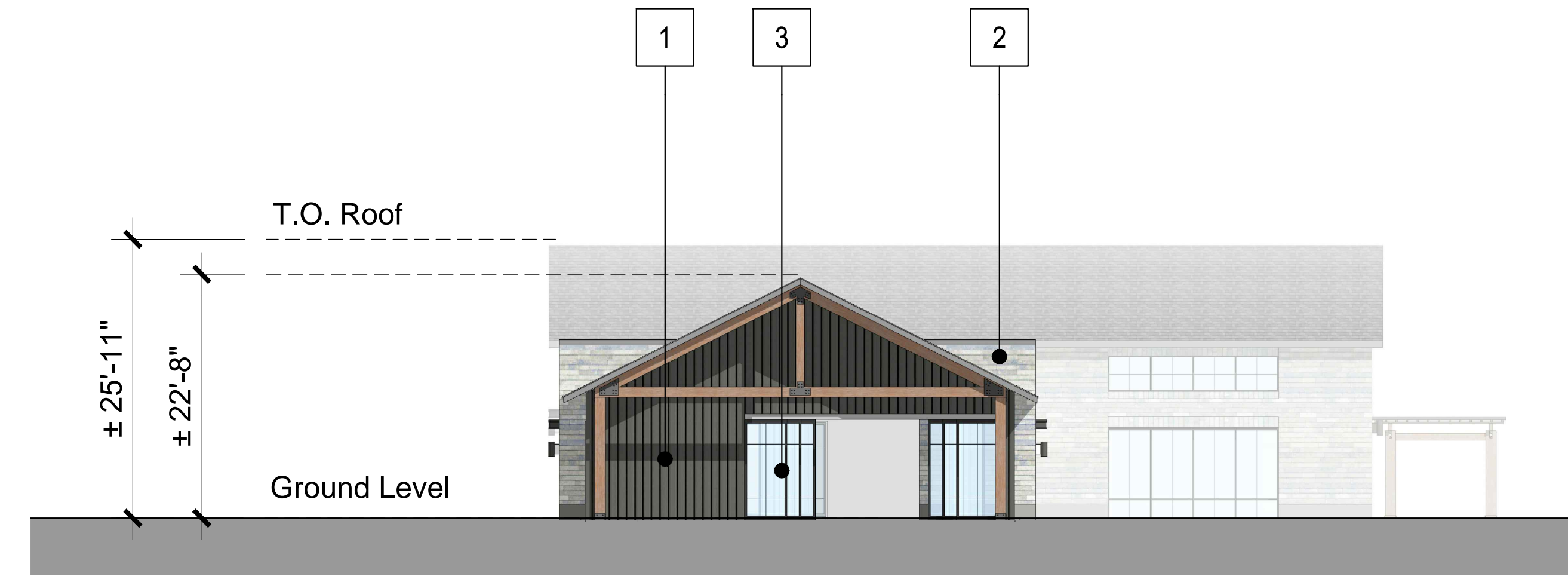
TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO 80134

SHEET TITLE
AMENITY BUILDING ELEVATIONS

SHEET NUMBER
26



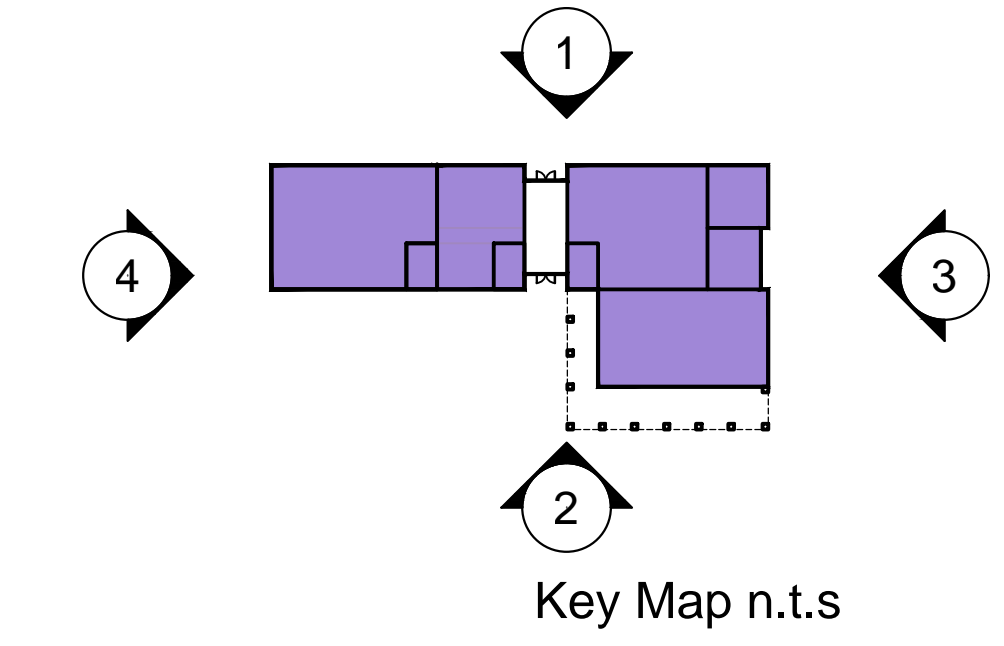
4. Side Elevation



3. Side Elevation



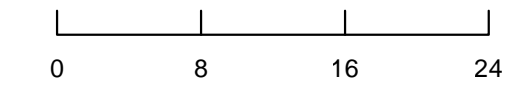
2. Rear Elevation



1. Front Elevation

Clubhouse Amenity Material Legend:

- 1. Vertical Board and Batten
- 2. Stone Veneer
- 3. Storefront Glazing
- 4. Shingle Roof
- 5. Metal Awning
- 6. Trellis



COMPARK VILLAGE SOUTH

SITE PLAN

LOT 2, COMPARK VILLAGE FILING NO. 1, AMEND NO. 2
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TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

SITE LIGHT FIXTURE SCHEDULE					
TYPE	SERVES	DESCRIPTION	MANUFACTURER CATALOG NO.	LAMPS	NOTES
SA	SITE	POLE MOUNTED FIXTURE	GARDCO_ECF-S-32L-530-WW-G2-2-HIS	56 W	20'
SB	SITE	POLE MOUNTED FIXTURE	GARDCO_ECF-S-32L-365-WW-G2-2-HIS	40 W	10'
SC	SITE	POLE MOUNTED FIXTURE	GARDCO_ECF-S-32L-700-WW-G2-4-HIS	73 W	10'
SD	SITE	WALL SCONCE	GARDCO_111L-16L-350-NW-G2-4	18 W	10'

REFER TO SITE PLAN SYMBOLS AND LIGHTING TAGS FOR LIGHT FIXTURE MOUNTING AND NUMBER OF FIXTURES PER POLE

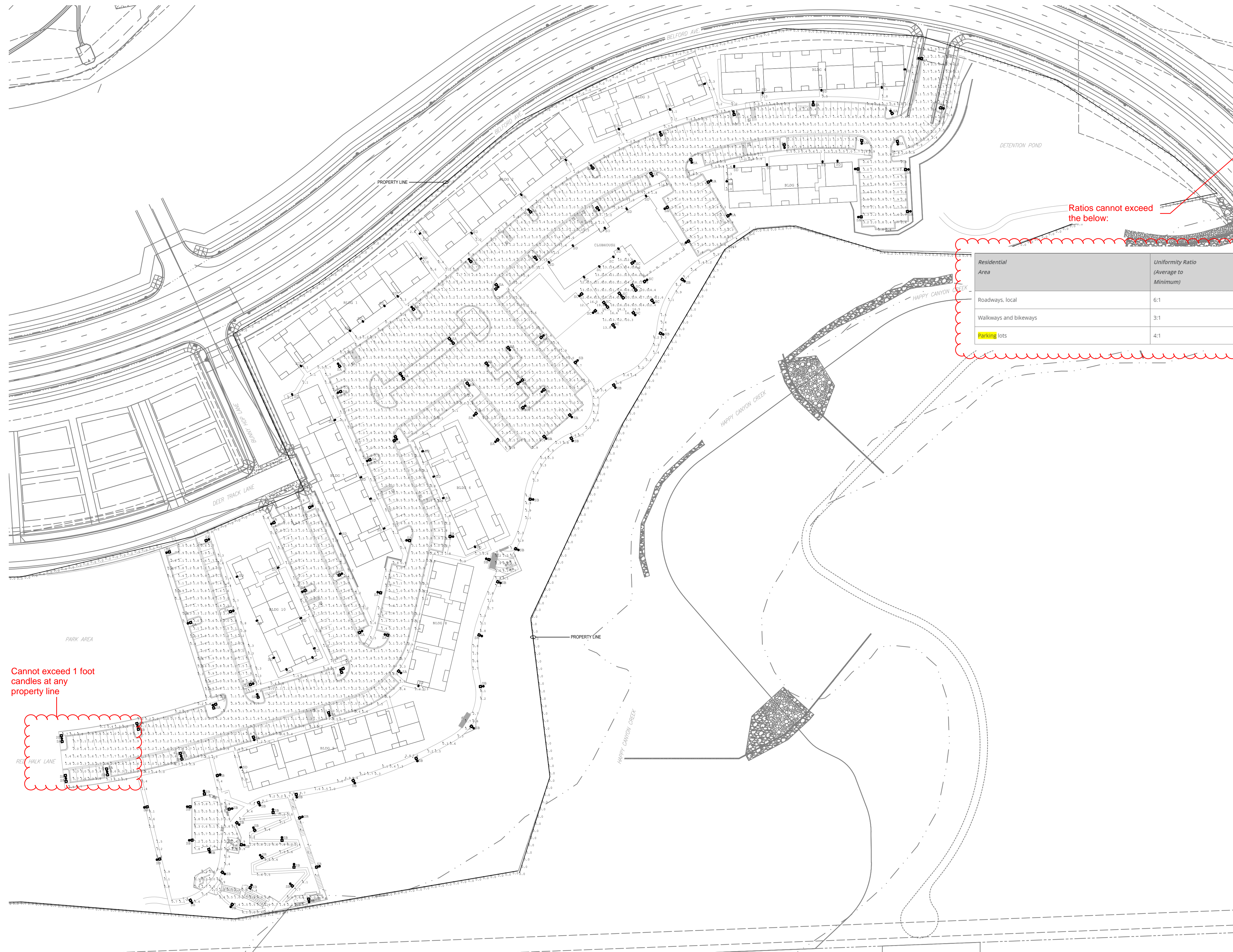
CALCULATION SUMMARY						
LABEL	UNITS	AVG	MAX	MIN	AVGMIN	MAXMIN
LANDSCAPE PATH	Fc	3.27	9.4	0.1	32.7	94
LANDSCAPE RAMP	Fc	3.37	10.7	0.1	33.7	107
LANDSCAPE STEPS	Fc	4.69	11.2	1.5	3.13	7.47
PARKING	Fc	1.79	9.7	0.2	8.95	48.5
PATH 1	Fc	0.97	2	0.1	9.7	20
PATH 2	Fc	1.37	6.7	0.1	13.7	67
PATH 3	Fc	1.09	3.3	0.1	10.9	33
PATH 4	Fc	1.29	2.9	0.3	4.3	9.67
PATH 5	Fc	1.63	9.7	0.2	8.15	48.5
PATH 6	Fc	1	3.3	0.3	3.33	11
PATH 6.1	Fc	1.66	6.5	0.1	16.6	65
PERIMETER	Fc	0.03	1	0	N/A	N/A
POOL DECK	Fc	14.58	22	10.3	1.42	2.14

GENERAL NOTES:

- ANY PROPOSED LIGHT FIXTURES INSTALLED ON PRIVATE PROPERTY ADJACENT TO THE PUBLIC RIGHT-OF-WAY, SHALL BE ORIENTED IN SUCH A MANNER OR LIMITED IN LUMEN OUTPUT TO PREVENT GLARE PROBLEMS AND SHALL NOT EXCEED NATIONAL I.E.S. LIGHTING STANDARDS FOR DISABILITY GLARE.

Ratios cannot exceed the below:

Residential Area	Uniformity Ratio (Average to Minimum)	Uniformity Ratio (Maximum to Minimum)
Roadways, local	6:1	10:1
Walkways and bikeways	3:1	6:1
Parking lots	4:1	6:1



Cannot exceed 1 foot candles at any property line

1 SITE PHOTOMETRIC PLAN

SCALE: 1" = 70'-0"

PROJECT NUMBER
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PROJECT
**COMPARK
VILLAGE
SOUTH**

TOWN OF PARKER, COUNTY
OF DOUGLAS, COLORADO
80134

SHEET TITLE
SITE PHOTOMETRIC
PLAN & SCHEDULES

SHEET NUMBER
27 OF 29

