Development Review Division

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

M E M O R A N D U M

TO: **Merrick and Company, *Applicant***

FROM: **Julia Duncan, Associate Planner**

DATE: **April 14, 2022**

SUBJECT: **SP21-118; Compark Village South F1 AMD 2 - Multifamily Review Comments 03**

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 Land Development Ordinance (LDO) and the Development Design Standards. 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 is intended to supplement and clarify the review comments of this memorandum.

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**.

6. The Town of Parker has implemented a naming convention for all applications. For all future documents that are uploaded to TRAKiT please ensure the submittal round is first, the name of the document is second and the name of the project is third. Staff will not refer the application out with this naming convention.
   Example: "02" or "Second Submittal"

7. **Prairie Dog Management:** The Town's current land development ordinance section 13.10.250 - Prairie Dog Management requires applicants/developers to make a good faith effort to have any prairie dogs on site relocated. Documentation of this effort will be a condition of the land use application approval/site development and a certificate of compliance will be required prior to issuance of the grading permit. If relocation of the prairie dogs is not available, humane extermination may be considered. Prairie Dog management should begin as early as possible during the review process. Please coordinate with staff.

Site Plan and Project Details

1. **Please reference the redlines for all comments/clarification.**

2. **Please submit materials board**

3. **There were a number of changes made to the fenestration placement on a number of facades. Please provide a brief explanation of why. With any future submittals if items are changed that were not previously redlined please let me know ahead of time. Generally, I am looking for revisions to comments and redlines and not anticipating changes to items already agreed upon or shown and where no comments were given.**

   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 – Fire/Life Safety Division

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

- Town of Parker – Environmental (Construction Plans)
- Town of Parker – Stormwater (Construction Plans)
- Town of Parker – Drainage Report (Stormwater)
- Town of Parker – Civil (Site Plan)
- Town of Parker – Stormwater (Site Plan)
- 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
F1 AMD 2 - MULTIFAMILY
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

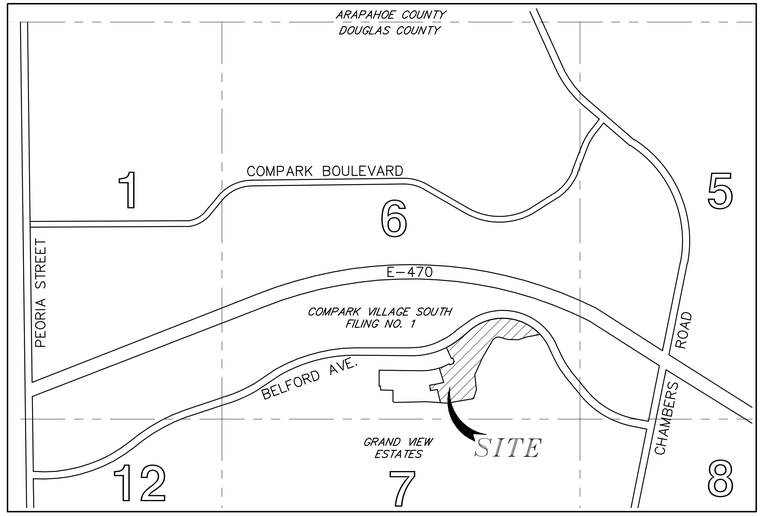
BASIS OF BEARINGS:

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 LOCTED 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.

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 UNTS:	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	457
		PARKING PER UNIT	SPACES REQUIRED
TOTAL PARKING REQUIRED			454
RESIDENT STANDARD PARKING SPACES			454
RESIDENT ACCESSIBLE PARKING SPACES*			10
TOTAL PARKING PROVIDED			454
BICYCLE PARKING			
TOTAL BICYCLE PARKING PROVIDED**			48

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

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57 CLUBHOUSE AND MAINT. SHED MATERIAL BOARD
58 MAINTENANCE BUILDING ELEVATIONS
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60 LIGHT FIXTURE SPEC SHEETS
61 LIGHT FIXTURE SPEC SHEETS

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. WIEST, 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

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COMPARK VILLAGE SOUTH

TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO 80134

SHEET TITLE

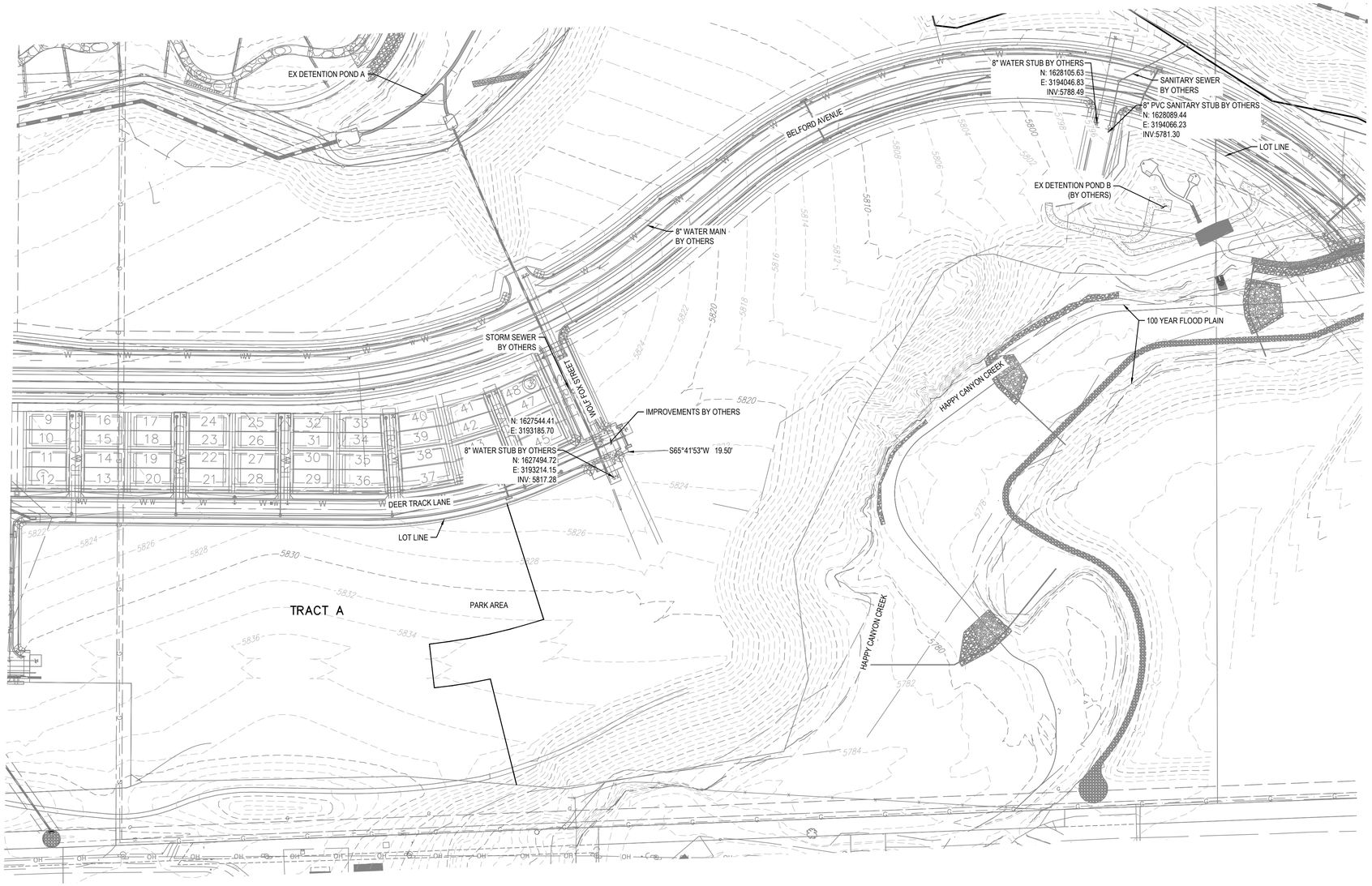
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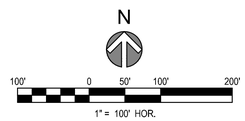
SHEET NUMBER

1

COMPARK VILLAGE SOUTH
F1 AMD 2 - MULTIFAMILY
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





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.

NOTES

1. 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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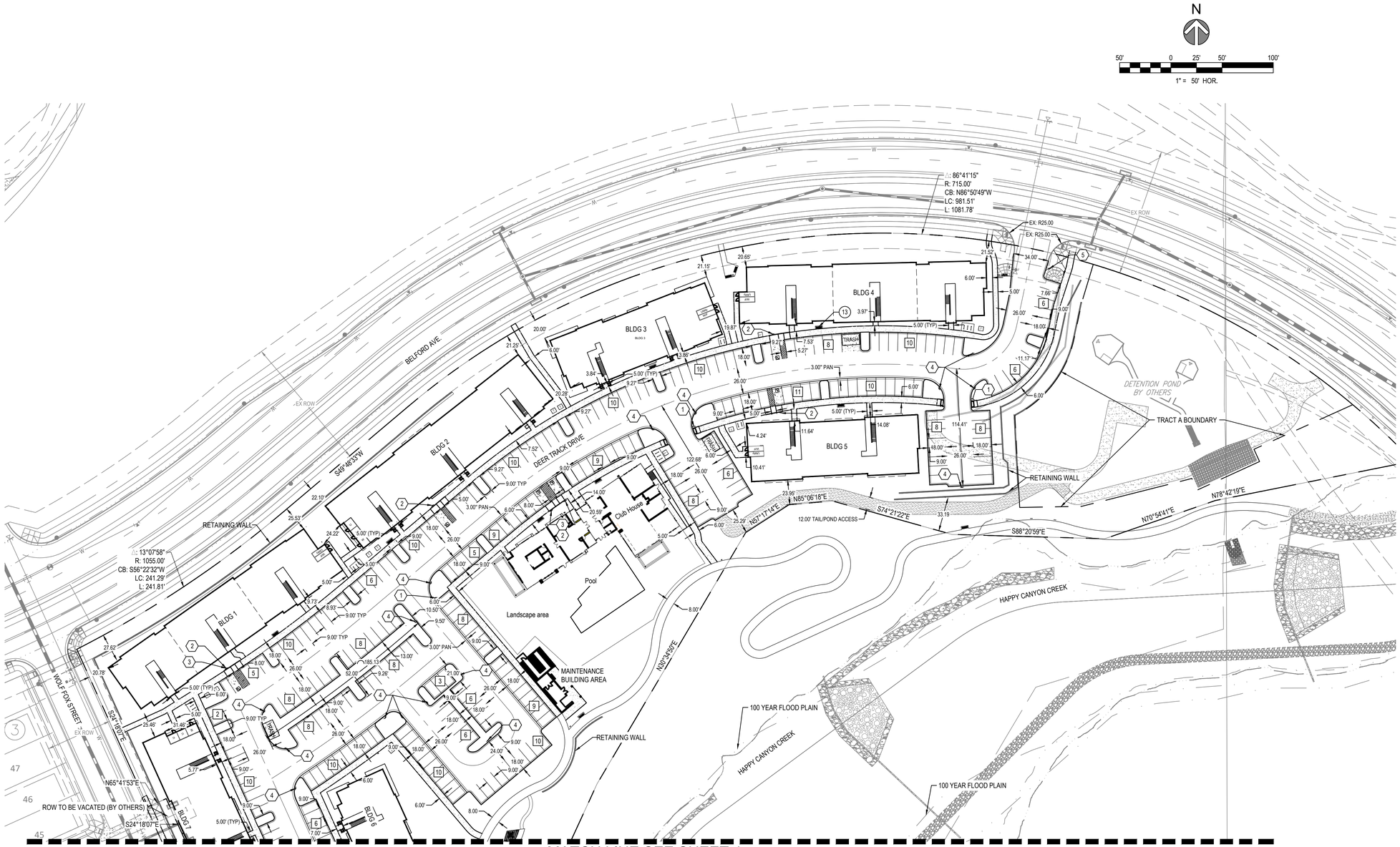
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SHEET TITLE
EXISTING CONDITIONS

SHEET NUMBER
02

COMPARK VILLAGE SOUTH
F1 AMD 2 - MULTIFAMILY
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



MATCH LINE SEE SHEET 4

LEGEND / KEYNOTES

- # — PARKING SPACE COUNT
- PROPERTY LINE
- SIGN

1	R1-1 (30" x 30")	STOP
2	R7-8 (12" x 18")	RESERVED PARKING
3	R7-8 P (12" x 9")	VAN ACCESS
4	R7-1 (SP) (12" x 18")	NO PARKING FIRE LANE
5	R2-1 (SP) (12" x 18")	SPEED LIMIT 15

PAVEMENT MARKING OF INTERNATIONAL SYMBOL OF ACCESSIBILITY

NOTES

1. DIMENSIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED.

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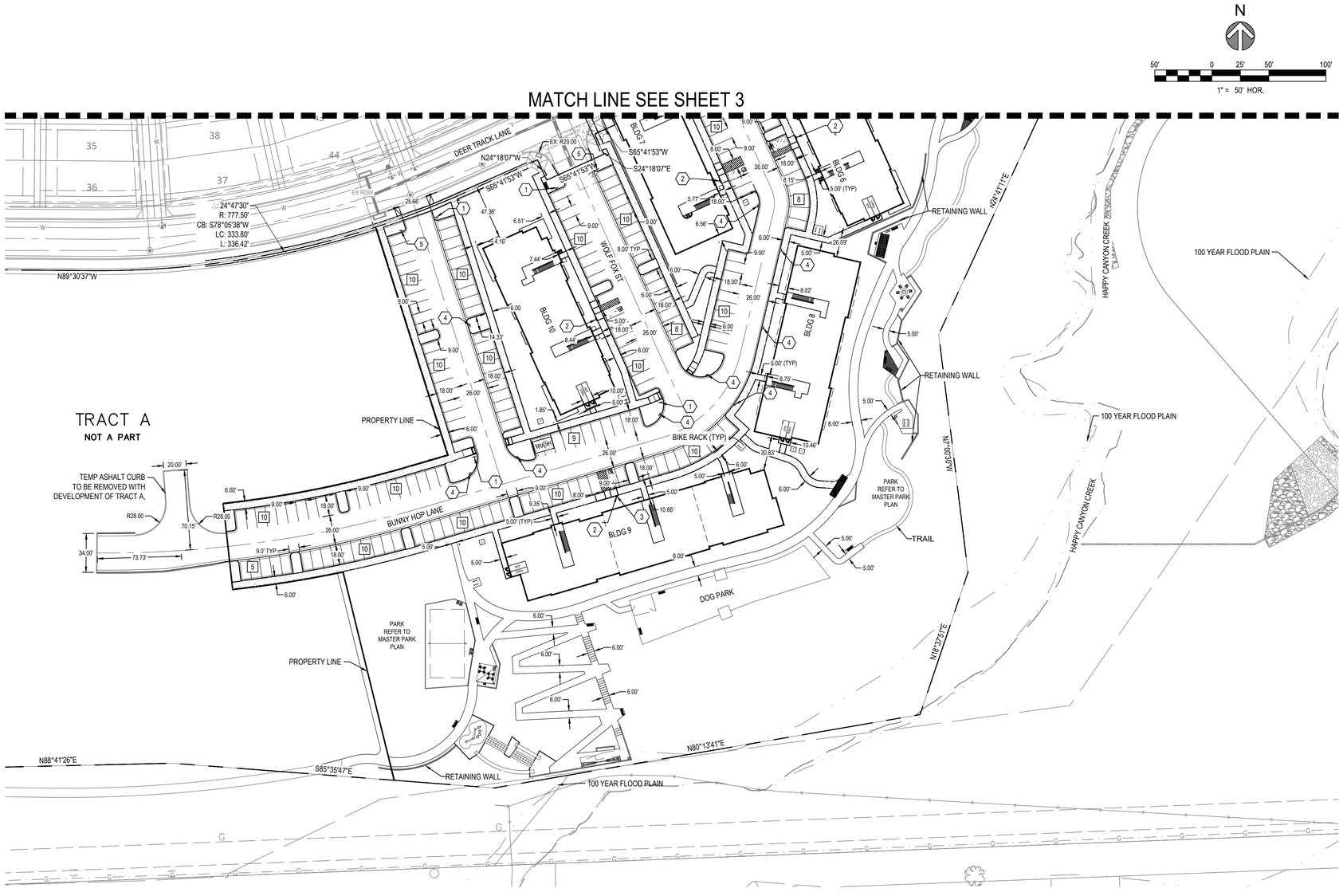
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SHEET TITLE
SITE PLAN

SHEET NUMBER
3

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

SHEET NUMBER
4

COMPARK VILLAGE SOUTH
F1 AMD 2 - MULTIFAMILY
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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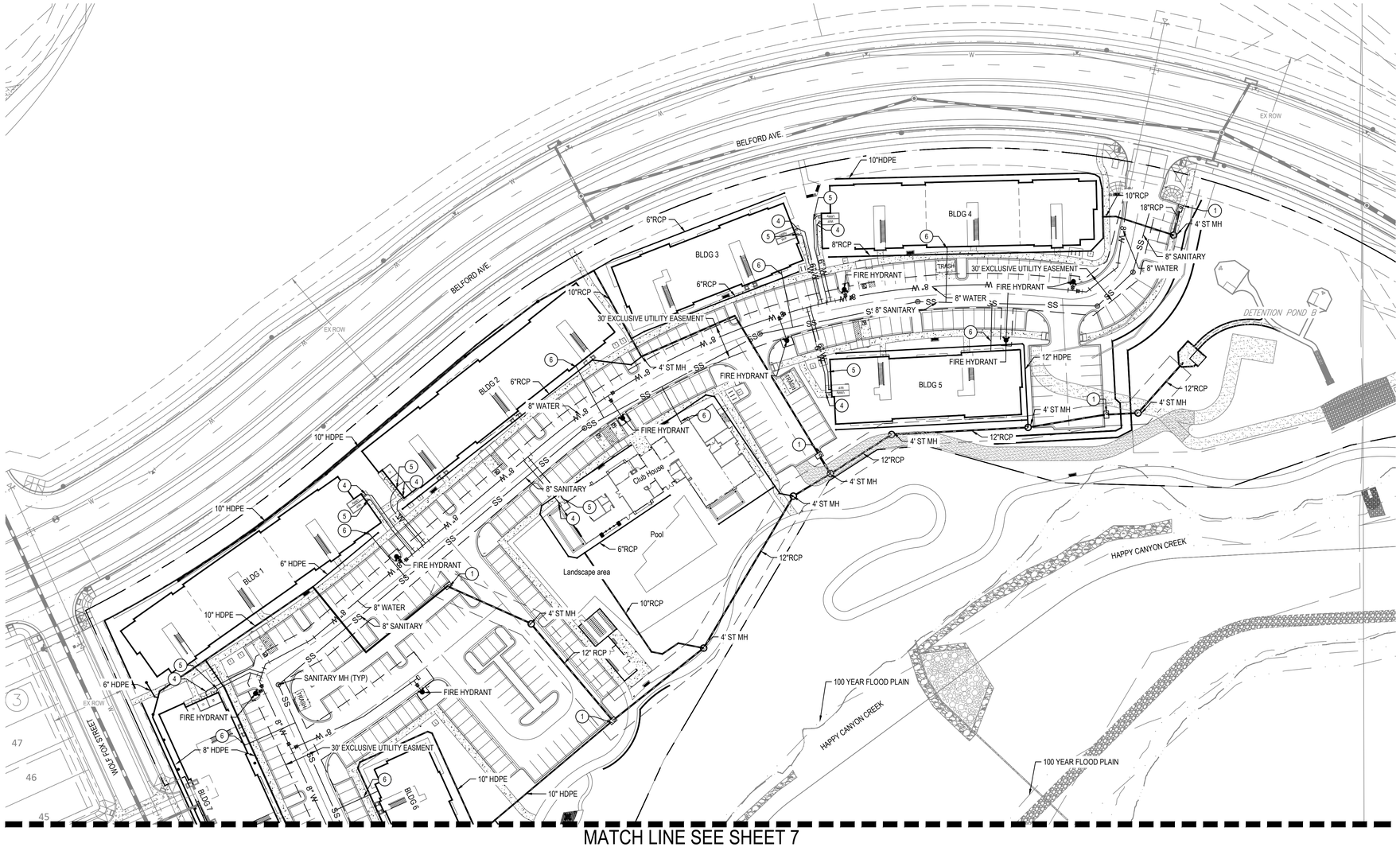
BLOCK SCHEMATIC

SHEET NUMBER

5

COMPARK VILLAGE SOUTH
F1 AMD 2 - MULTIFAMILY
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



MATCH LINE SEE SHEET 7

LEGEND

- SANITARY SEWER W/ MANHOLE
- STORM SEWER FES W/ MAHNOLE, RIPRAP
- WATER LINE, VALVE, FITTINGS, METER, AND HYDRANT
- RIGHT-OF-WAY
- SECTION LINE
- PROPERTY LINE
- LOT LINE
- EASEMENT
- SINGLE PHASE TRANSFORMER

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

N

50' 0 25' 50' 100'
1" = 50' HOR.

Wrong sheet number

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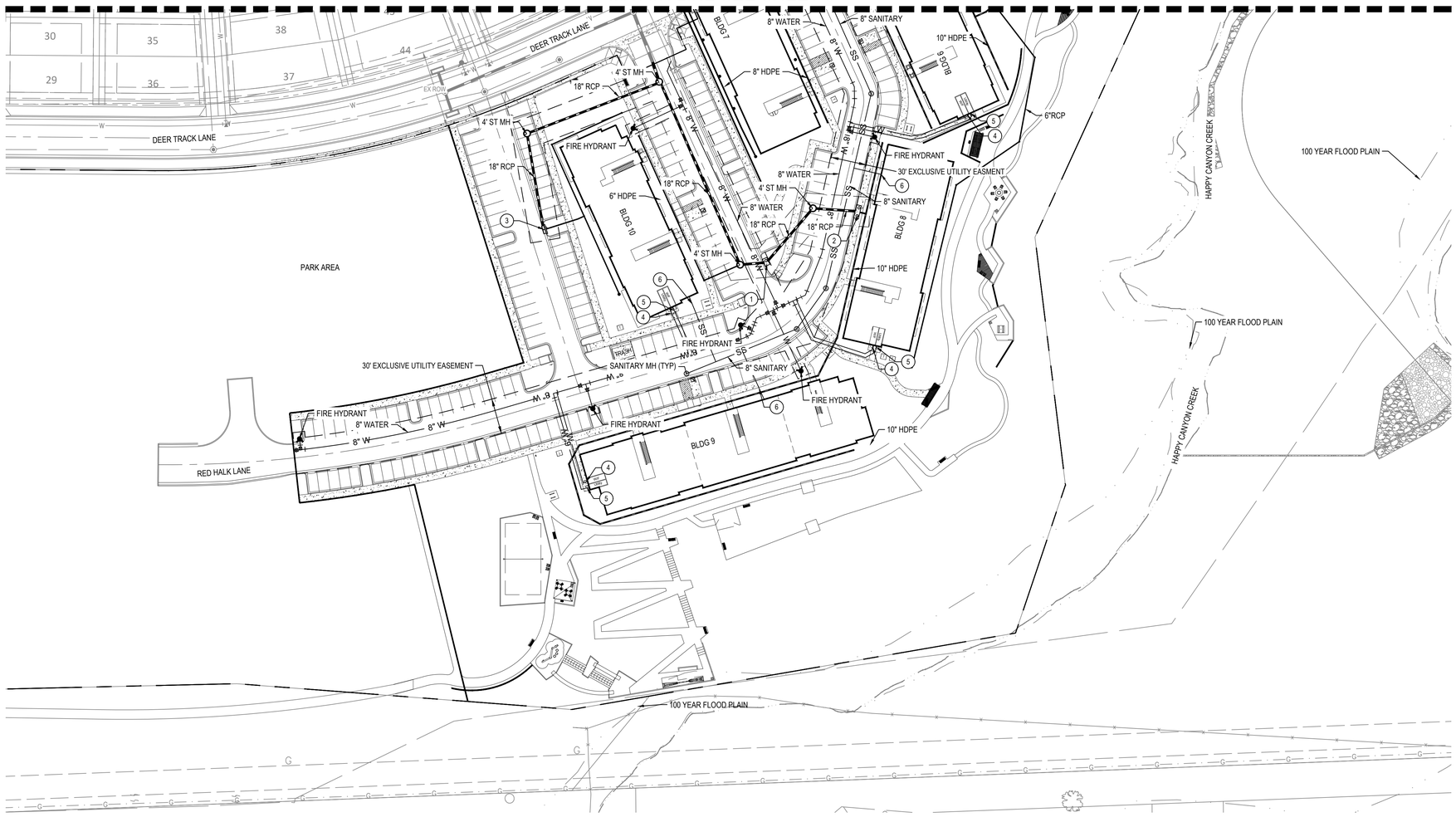
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80134

SHEET TITLE
UTILITY PLAN

SHEET NUMBER
11

COMPARK VILLAGE SOUTH
F1 AMD 2 - MULTIFAMILY
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



LEGEND

- SANITARY SEWER W/ MANHOLE
- STORM SEWER FES W/ MAHNOLE, RIPRAP
- WATER LINE, VALVE, FITTINGS, METER, AND HYDRANT
- RIGHT-OF-WAY
- SECTION LINE
- PROPERTY LINE
- LOT LINE
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SHEET TITLE

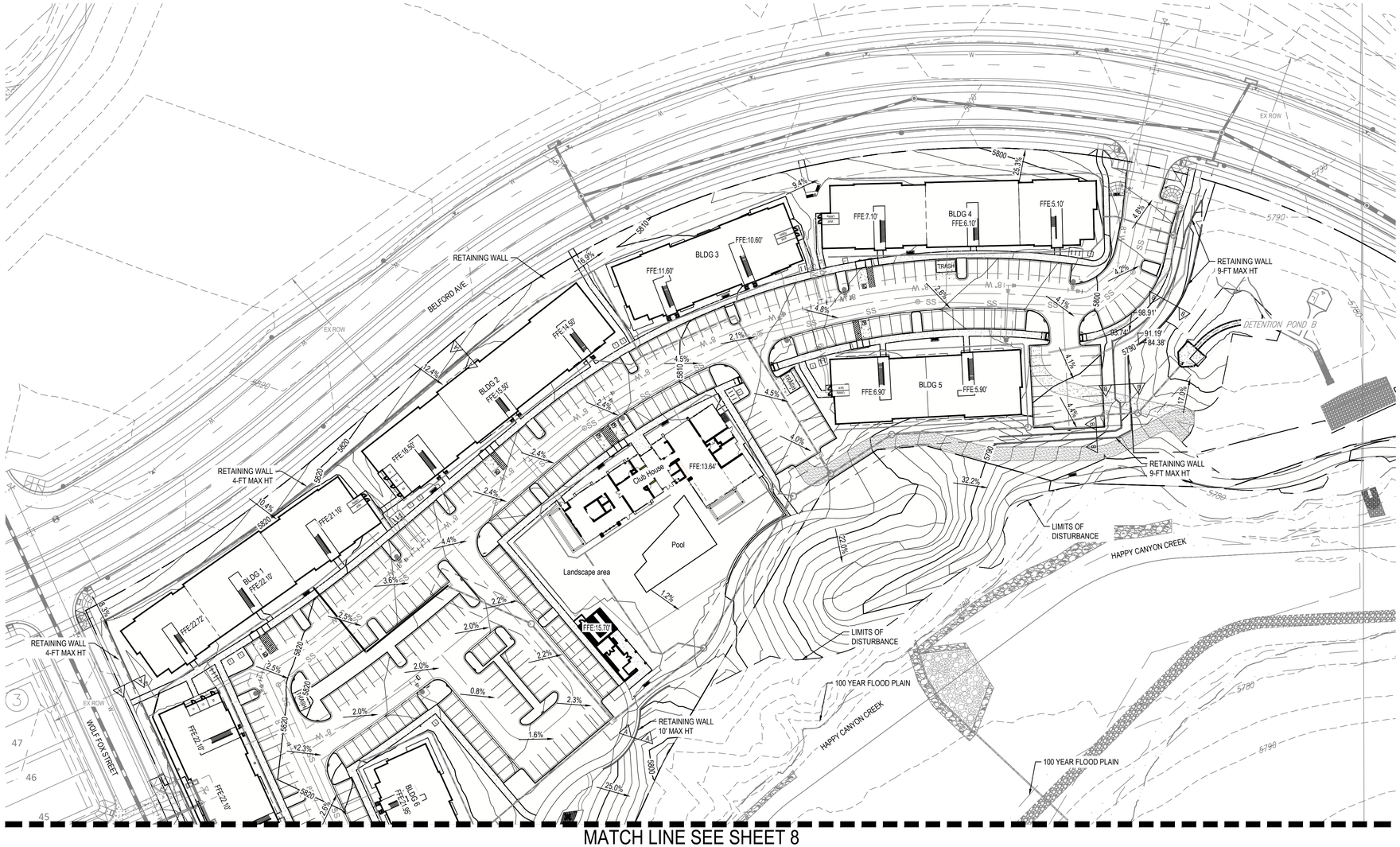
UTILITY PLAN

SHEET NUMBER

7

COMPARK VILLAGE SOUTH
F1 AMD 2 - MULTIFAMILY
SITE PLAN

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TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

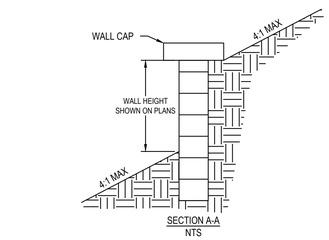


LEGEND

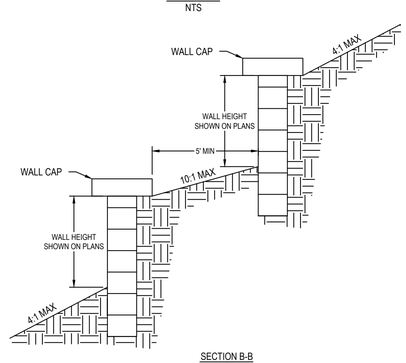
- RIGHT-OF-WAY
- SECTION LINE
- PROPERTY LINE
- LOT LINE
- LIMITS OF DISTURBANCE

NOTES:
1. 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
2. RETAINING WALLS TO BE SPLIT FACE MASONRY MATERIAL, TAN OR EARTH TONE COLOR.

WALL SECTIONS



SECTION A-A
NTS



SECTION B-B
NTS

N

50' 0 25' 50' 100'
1" = 50' HOR.

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PREPARED FOR CENTURY COMMUNITIES

CENTURY LIVING

PROJECT

COMPARK VILLAGE SOUTH

TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO 80134

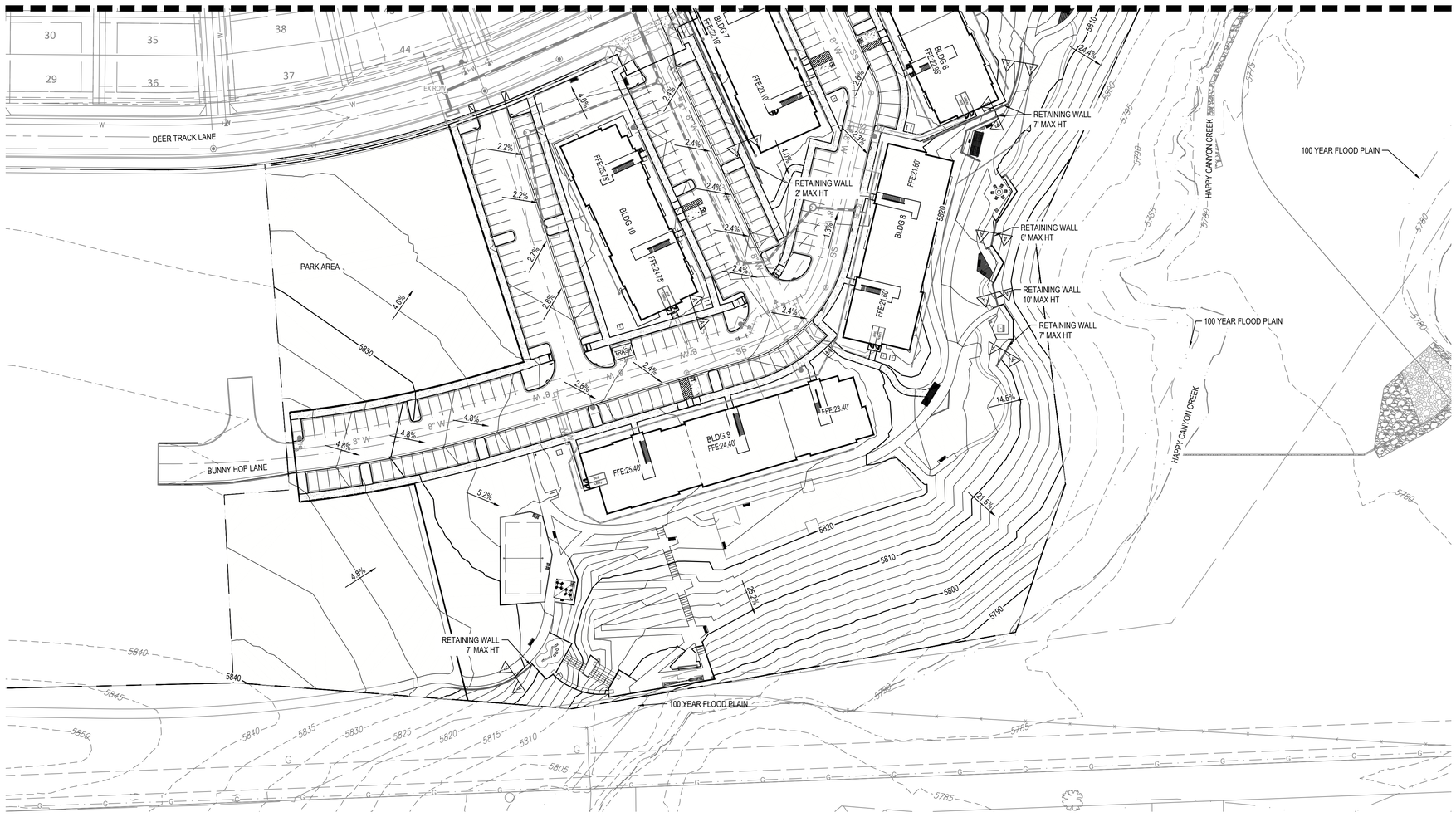
SHEET TITLE
GRADING PLAN

SHEET NUMBER
8

COMPARK VILLAGE SOUTH
F1 AMD 2 - MULTIFAMILY
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

MATCH LINE SEE SHEET 8

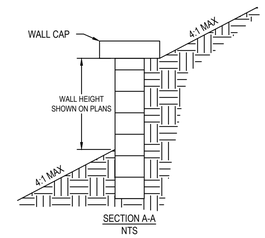


LEGEND

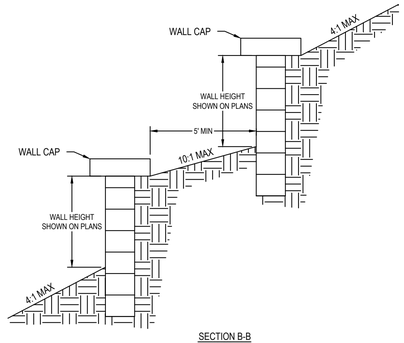
- RIGHT-OF-WAY
- SECTION LINE
- PROPERTY LINE
- LOT LINE
- LIMITS OF DISTURBANCE

NOTES:
1. 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.
2. RETAINING WALLS TO BE SPLIT FACE MASONRY MATERIAL, TAN OR EARTH TONE COLOR.

WALL SECTIONS



SECTION A-A
NTS



SECTION B-B
NTS

N

50' 0 25' 50' 100'
1" = 50' HOR.

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PROJECT

COMPARK VILLAGE SOUTH

TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO 80134

PROJECT NUMBER
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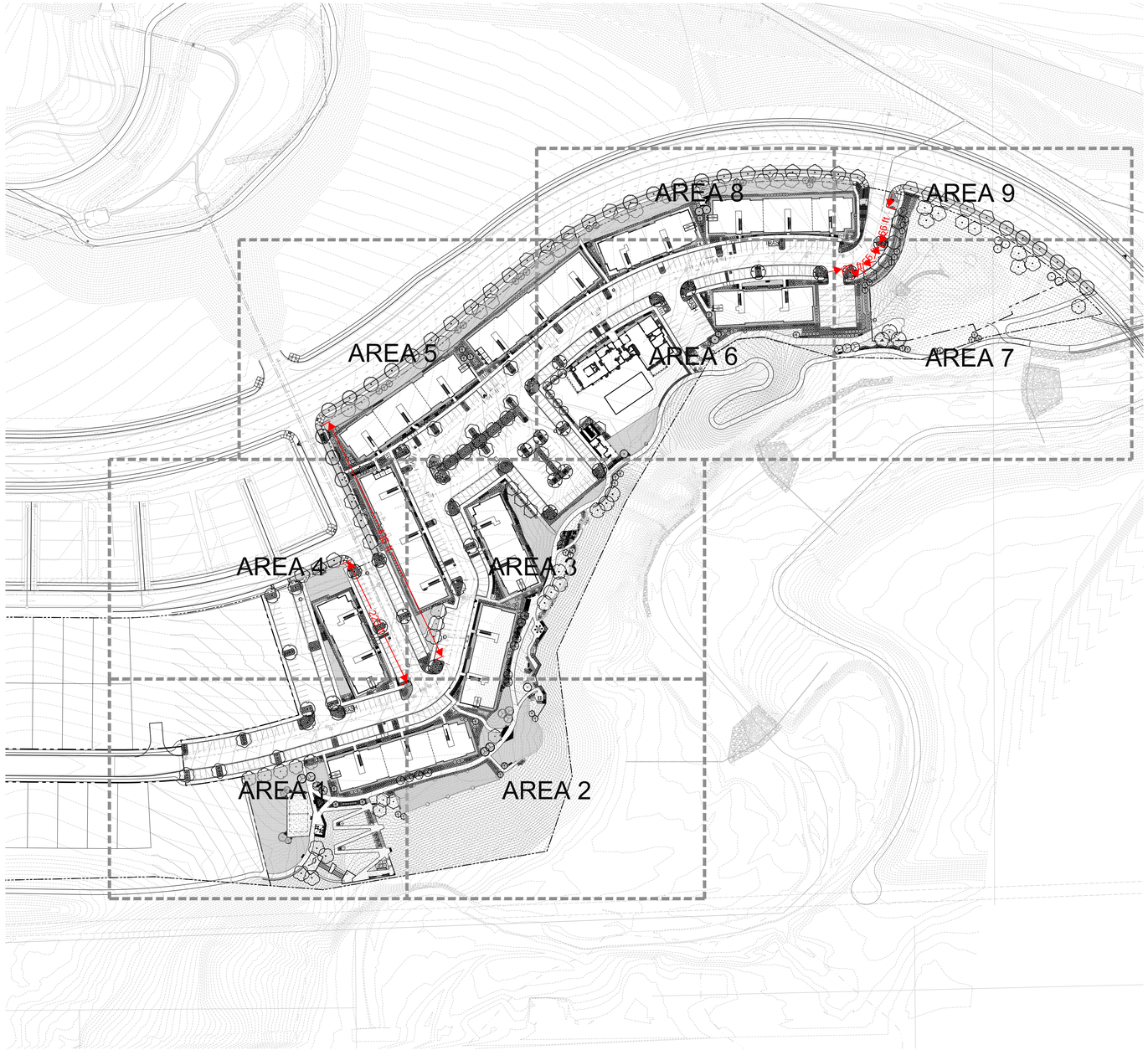
DATE
03/22/2022

SHEET TITLE
GRADING PLAN

SHEET NUMBER
9

COMPARK VILLAGE SOUTH
F1 AMD 2 - MULTIFAMILY
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



OVERALL PLANT SCHEDULE

Canopy Tree	Quantity	Common Name	ROOT	CALIPER/HT.	MATURE HEIGHT WIDTH	YEARS TO MATURITY	IRR ZONE
CS	25	NORTHERN CATALPA	B & B	2"CAL	50` X 30`	20-30yr	LOW
GI	8	IMPERIAL HONEYLOCUST	B & B	2"CAL	35` X 25`	20-30yr	LOW-MOD
GS2	6	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	14	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	15	ENGLISH OAK	B & B	2"CAL	60` X 50`	20-30yr	LOW-MOD
QR3	13	RED OAK	B & B	2"CAL	50` X 40`	20-30yr	LOW
TG	19	GLENLEVEN LITTLELEAF LINDEN	B & B	2"CAL	45` X 30`	20-30yr	LOW-MOD
TOTAL	159						
Percentage of TOT	61%						
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	13	BOSNIAN PINE	B & B	6` HT.	30` X 15`	20-30yr	LOW
AP	13	AUSTRIAN BLACK PINE	B & B	6` HT.	50` X 35`	20-30yr	LOW
TOTAL	71						
Percentage of TOT	27%						
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	11	SPRING SNOW CRAB APPLE	B & B	1.5"CAL	20` X 15`	10-15yr	LOW
TOTAL	32						
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	77	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
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	48	NEW MEXICAN PRIVET	5 GAL	10` X 8`	7-12yr	LOW
LL	58	LODENSE PRIVET	5 GAL	3` X 3`	7-12yr	LOW
PA	232	RUSSIAN SAGE	5 GAL	4` X 4`	7-12yr	LOW
PL	181	LITTLELEAF MOCKORANGE	5 GAL	4` X 4`	7-12yr	LOW
PDG	158	DART`S GOLD NINEBARK	5 GAL	5` X 5`	7-12yr	LOW-MOD
PL2	179	LITTLE DEVIL NINEBARK	5 GAL	4` X 4`	7-12yr	LOW
PP2	238	CREEPING WESTERN SAND CHERRY	5 GAL	1.5`X4`	7-12yr	LOW
RC	18	WESTERN SMOOTH SUMAC	5 GAL	3` X 5`	7-12yr	LOW
RG	230	DWARF FRAGRANT SUMAC	5 GAL	3` X 5`	7-12yr	LOW
RF	100	FIRE MEIDILAND 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 SPRIEA	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	HANCOCK CHENAULT 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	2478					

Evergreen Shrubs	Quantity	Common Name	SIZE	MATURE HEIGHT WIDTH	YEARS TO MATURITY	IRR ZONE
AP2	150	PANCHITO MANZANITA	5 GAL	1.5`X4`	7-12yr	LOW
EK2	47	MANHATTAN EUONYMUS	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	159	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	224	OLD GOLD JUNIPER	5 GAL	4` X 4`	7-12yr	LOW
JS	68	SEA GREEN JUNIPER	5 GAL	8` X 6`	7-12yr	LOW
WBM	135	MUGO PINE	5 GAL	2` X 3`	7-12yr	LOW
TOTAL	1220					

Grasses	Quantity	Common Name	SIZE	MATURE HEIGHT WIDTH	YEARS TO MATURITY	IRR ZONE
BB	369	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	93	WOOD OATS	1 GAL	2` X 2`	3yr	LOW
HS	82	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	149	MEXICAN FEATHERGRASS	1 GAL	2` X 2`	3yr	LOW
PC2	142	SWITCH GRASS	1 GAL	3` X 2`	3yr	LOW
TOTAL	1241					

Ground Cover	Area	Common Name	Percentage of Landscape Area
NATIVE SEED	145,343sf	PBSI FRONT RANGE NATIVE SEED MIX	45.1%
WETLAND SEED	11,864sf	PBSI PRAIRIE WETLAND MIX	3.7%
SOD	70,578sf	BLACK BEAUTY FESCUE	21.9%
WOOD MULCH	85,609sf	SHREDDED WESTERN RED CEDAR BARK	26.6%
DOG AREA SEED	5,700sf	DOG AREA SEED MIX	1.8%
SAND	2,938sf	SAND	0.9%
TOTAL	322,032sf		100%

1 MASTER LANDSCAPE PLAN

SCALE: 1"=100'
0 50 100 200 300 NORTH

PROJECT NUMBER
65120950

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p.o. box 18287
denver, co 80218
t 303.531.4905 . f 303.531.4908

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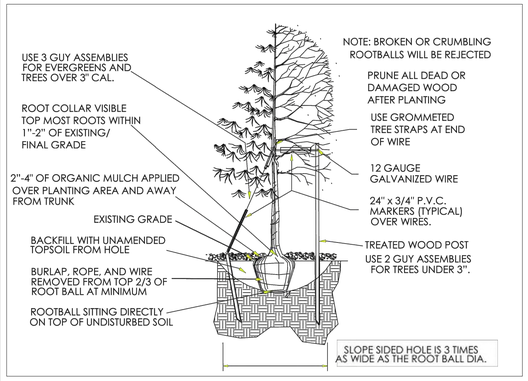
TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO 80134

SHEET TITLE
MASTER LANDSCAPE PLAN

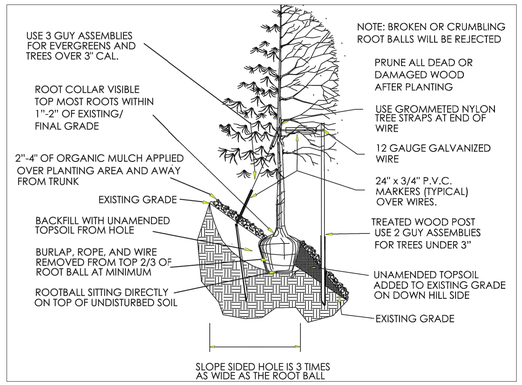
SHEET NUMBER
10 of 61

COMPARK VILLAGE SOUTH
F1 AMD 2 - MULTIFAMILY
SITE PLAN

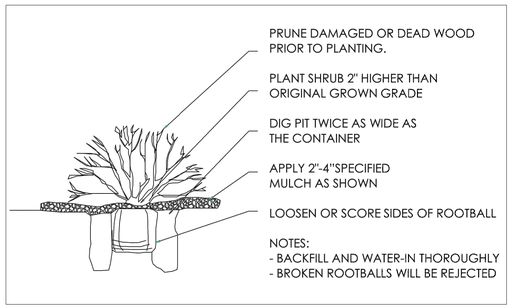
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SOUTH HALF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO



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

GENERAL NOTES

1. 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.
2. ALL LANDSCAPING (EDGE OF ROOT BALLS) SHALL BE SETBACK FROM BUILDINGS A MINIMUM OF 3'.
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

1. 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.
2. PLANT QUANTITIES TO BE BASED ON CONTRACTOR'S ESTIMATE ACCORDING TO PLANS, WHICH ARE SUBJECT TO APPROVAL BY LANDSCAPE ARCHITECT.
3. 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.)
4. ALL TREE AND SHRUB LOCATIONS SHALL BE STAKED BY THE CONTRACTOR AND APPROVED BY THE OWNER, OR LANDSCAPE ARCHITECT.
5. PLANT SUBSTITUTIONS WILL NOT BE PERMITTED WITHOUT APPROVAL BY THE OWNER OR LANDSCAPE ARCHITECT.
6. 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.
7. WINTER PROTECTION AND WATERING OF TREES SHALL BE PROVIDED WHEN NECESSARY TO MAINTAIN THE HEALTH AND SURVIVAL OF PLANT MATERIAL.
8. WOOD MULCH TO BE SHREDDED WESTERN RED CEDAR BARK MULCH.
9. SOD TO BE BLACK BEAUTY FESCUE.
10. SEED MIXES TO BE SUPPLIED BY PAWNEE BUTTES SEED INC.
11. REFER TO PAWNEE BUTTES SEED INC. FOR SEEDING RATES.
12. ALL AREAS DISTURBED BY GRADING OPERATIONS TO BE SEEDED WITH NATIVE SEED MIX.
13. ALL TREE RINGS TO BE MULCHED WITH WOOD MULCH TO A DEPTH OF 3 INCHES MINIMUM WITH NO LANDSCAPE FABRIC.
14. ALL SHRUB BEDS TO BE MULCHED WITH WOOD MULCH TO A DEPTH OF 3 INCHES MINIMUM WITH LANDSCAPE FABRIC.
15. 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.
16. 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".
17. PLANTS SHALL BE INSTALLED IMMEDIATELY UPON DELIVERY TO SITE. IF THIS IS NOT POSSIBLE, PLANTS SHALL BE HEELED IN AND WATERED TO PREVENT DEHYDRATION.
18. 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.
19. 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.
20. AFTER PLANT INSTALLATION, ALL PLANT MATERIAL SHALL BE PLACED WITH THEIR ROOT COLLARS SLIGHTLY HIGHER THAN FINISH GRADE. (3" HIGHER FOR TREES.)
21. 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.
22. 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.
23. 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.
24. 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.
25. SOIL BACKFILL MIXTURE FOR ALL PERENNIAL BEDS SHALL BE 1/3 COW MANURE, 1/3 IMPORTED TOPSOIL, AND 1/3 ON-SITE SOIL.
26. 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.
27. CONTRACTOR SHALL SEED ALL NON-SODDED AND NON-IRRIGATED SODDED AREAS WHICH ARE DISTURBED BY GRADING WITH THE DOUGLAS COUNTY PERMANENT DRILL SEED MIX.
28. 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.
29. THE CONTRACTOR SHALL RESTORE ANY AND ALL DAMAGE DUE TO HIS CONSTRUCTION OPERATIONS TO THEIR ORIGINAL STATE AT HIS EXPENSE.
30. 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

1. 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.

In your last submittal you provided 220 trees- you can not arbitrarily replace trees with shrubs. Because you've shown you can provide the required trees you cannot do substitutions and need to provide the trees.

A. INTERNAL LANDSCAPING

NET SITE AREA		LANDSCAPE AREA			% LIVE COVER		
		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 lansdscape 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	165	-50	1073	2685	1612	1612	161	326
MIN. & MAX EVERGREEN REQ.	25% & 50%	54	71 = 43%	17	N/A		-	-	-	-

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

B. STREETSCAPE LANDSCAPE

LOCATION	LENGTH	TREE REQUIREMENT 1/40 LF			SHRUB REQUIREMENT			TREE EQUIVALENT CALCULATION		
		REQUIRED	PROVIDED	SURPLUS / DEFICIT	REQUIRED	PROVIDED		Shrubs available for Tree Equivalents	Total Equivalent Trees	Total Tree & Tree Equivalents Provided
BELFORD AVE.	1492	37	37	0	N/A			-	-	-
ACCESS AISLES	356	9	10	1	N/A			-	-	-

Please see previous sheet-my numbers of measurement for the access aisles do not match your numbers-how are you getting this?

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
SOUTH PROPERTY BOUNDARY	2040	51	54	3	255	396	141	-	-	-
NORTH PROPERTY BOUNDARY	1486	37	51	14	186	206	20	-	-	-
MIN. EVERGREEN REQUIREMENT	40%	35	51 = 49%	8	N/A		-	-		

D. PARKING LOT LANDSCAPE

PARKING LOT INTERIOR	AREA	TREE REQUIREMENT 1/162 SF OF LANDSCAPE ISLAND			SHRUB REQUIREMENT 5/162 SF OF LANDSCAPE ISLAND			TREE EQUIVALENT CALCULATION		
		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	AREA	LANDSCAPE AREA		
		REQUIRED (10%)	PROVIDED	SURPLUS / DEFICIT
	160238	16024	16239	215

PROJECT NUMBER
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pcs group inc. www.pcsgroupco.com
p.o. box 18287
denver, co 80218
t 303.531.4905 . f 303.531.4908

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PROJECT
COMPARK VILLAGE SOUTH

TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO 80134

SHEET TITLE
LANDSCAPE NOTES & DETAILS

SHEET NUMBER
11 of 61

COMPARK VILLAGE SOUTH
F1 AMD 2 - MULTIFAMILY
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

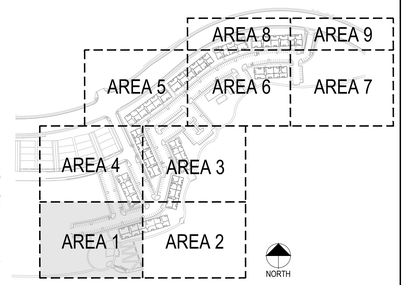
Canopy Tree	Quantity	Common
CS	4	NORTHERN CATALPA
GS2	5	SHADEMASTER HONEY LOCUST
GK	4	KENTUCKY COFFEE TREE
BRO	4	BUR OAK
QR	1	ENGLISH OAK
Evergreen Tree	Quantity	Common
PD3	2	BLACK HILLS SPRUCE
PP	6	PINON PINE
AP	1	AUSTRIAN BLACK PINE
Ornamental Tree	Quantity	Common
AB2	4	AUTUMN BRILLIANCE SERVICEBERRY
FAM	3	FLAME AMUR MAPLE
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 MEIDILAND 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	77	WOOD OATS
HS	21	BLUE OAT GRASS
PC2	24	SWITCH GRASS



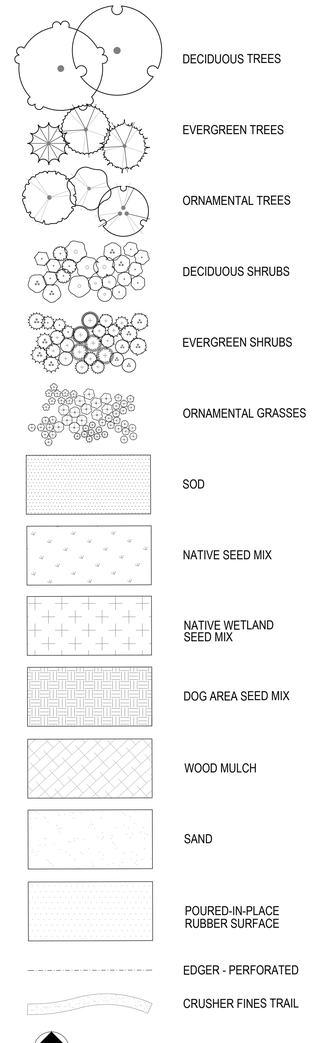
1 LANDSCAPE AREA 1

SCALE: 1"=20'
0 10 20 40 60 NORTH

KEY MAP



LANDSCAPE KEY



PROJECT NUMBER
65120950

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PROJECT
COMPARK VILLAGE SOUTH

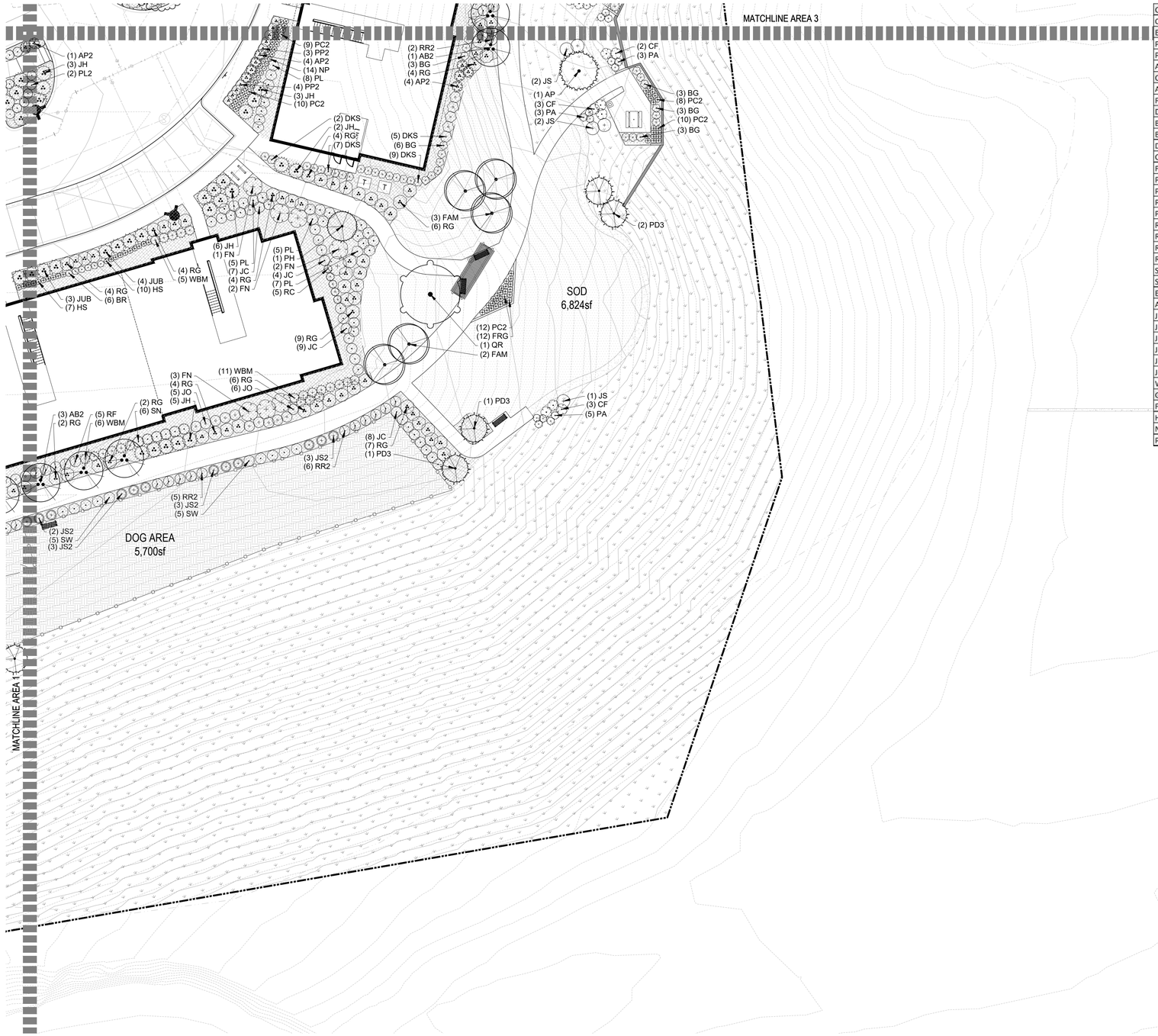
TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO 80134

SHEET TITLE
LANDSCAPE PLAN AREA 1

SHEET NUMBER
12 of 61

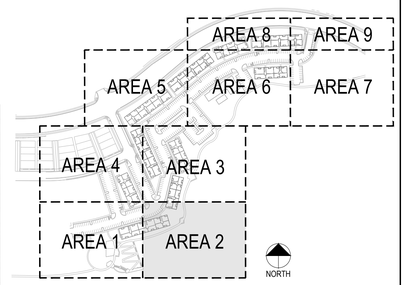
COMPARK VILLAGE SOUTH
F1 AMD 2 - MULTIFAMILY
SITE PLAN

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

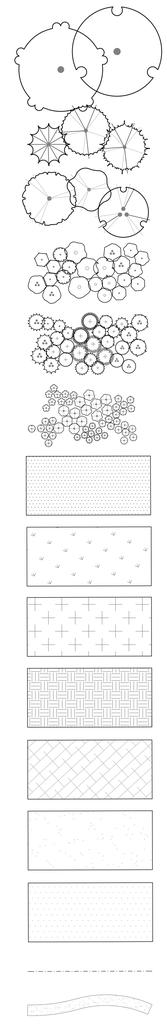


Canopy Tree	Quantity	Common
QR	1	ENGLISH OAK
Evergreen Tree	Quantity	Common
PD3	4	BLACK HILLS SPRUCE
PH	1	BOSNIAN PINE
AP	1	AUSTRIAN BLACK PINE
Ornamental Tree	Quantity	Common
AB2	4	AUTUMN BRILLIANCE SERVICEBERRY
FAM	5	FLAME AMUR MAPLE
Deciduous Shrubs	Quantity	Common
BG	18	GOLDEN NUGGET BARBERRY
BR	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 MEIDILAND 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

KEY MAP



LANDSCAPE KEY



DECIDUOUS TREES
EVERGREEN TREES
ORNAMENTAL TREES
DECIDUOUS SHRUBS
EVERGREEN SHRUBS
ORNAMENTAL GRASSES
SOD
NATIVE SEED MIX
NATIVE WETLAND SEED MIX
DOG AREA SEED MIX
WOOD MULCH
SAND
POURED-IN-PLACE RUBBER SURFACE
EDGER - PERFORATED
CRUSHER FINES TRAIL

1 LANDSCAPE AREA 2

SCALE: 1"=20'
0 10 20 40 60 NORTH

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denver, co 80218
t 303.531.4905 . f 303.531.4908

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COMPARK VILLAGE SOUTH

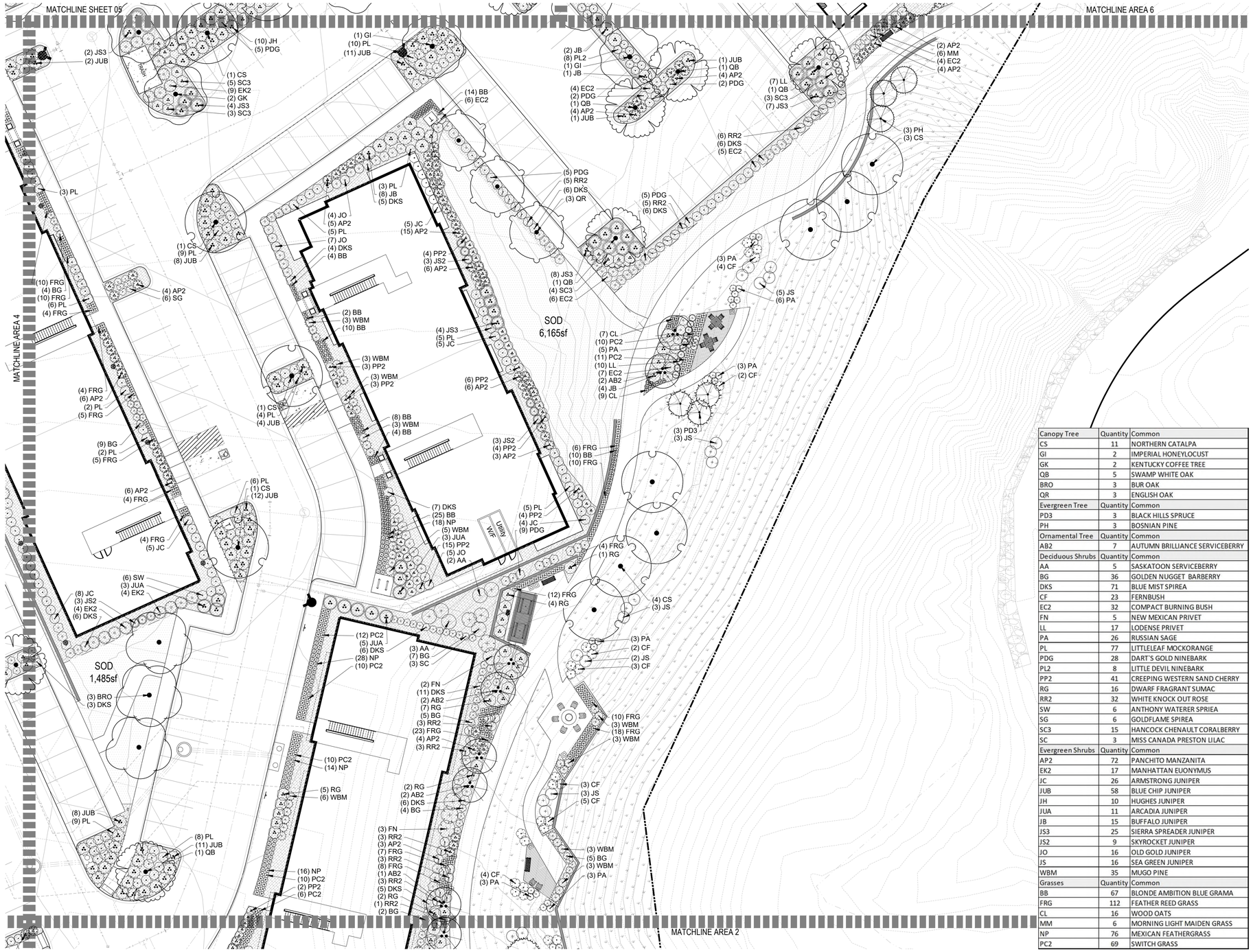
TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO 80134

SHEET TITLE
LANDSCAPE PLAN AREA 2

SHEET NUMBER
13 of 61

COMPARK VILLAGE SOUTH
F1 AMD 2 - MULTIFAMILY
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

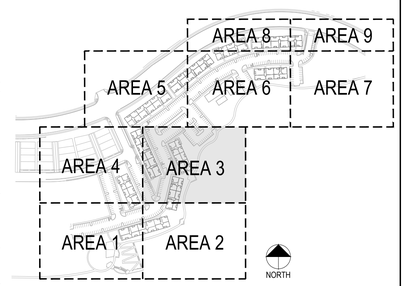


1 LANDSCAPE AREA 3

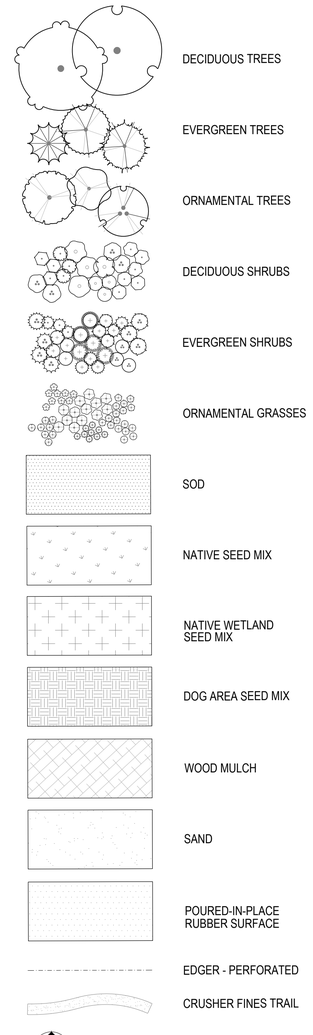
SCALE: 1"=20'
0 10 20 40 60 NORTH

Canopy Tree	Quantity	Common
CS	11	NORTHERN CATALPA
GI	2	IMPERIAL HONEYLOCUST
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	3	BOSNIAN 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 SPRIEA
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	67	BLONDE AMBITION BLUE GRAMA
FRG	112	FEATHER REED GRASS
CL	16	WOOD OATS
MM	6	MORNING LIGHT MAIDEN GRASS
NP	76	MEXICAN FEATHERGRASS
PC2	69	SWITCH GRASS

KEY MAP



LANDSCAPE KEY



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denver, co 80218
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PROJECT
COMPARK VILLAGE SOUTH

TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO 80134

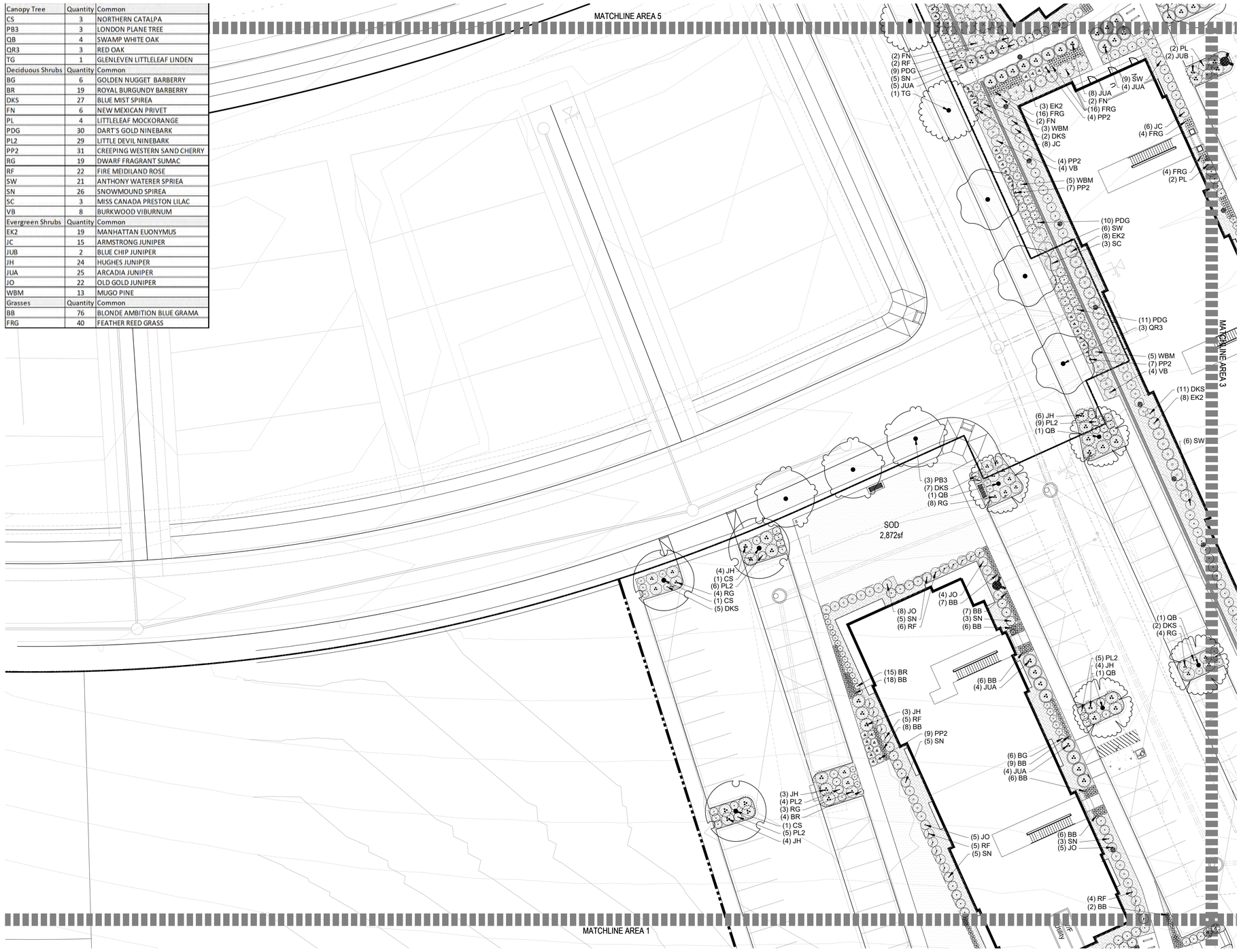
SHEET TITLE
LANDSCAPE PLAN AREA 3

SHEET NUMBER
14 of 61

COMPARK VILLAGE SOUTH
F1 AMD 2 - MULTIFAMILY
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

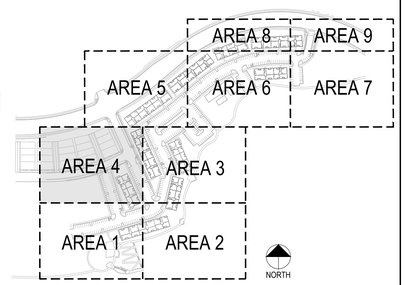
Canopy Tree	Quantity	Common
CS	3	NORTHERN CATALPA
PB3	3	LONDON PLANE TREE
QB	4	SWAMP WHITE OAK
QR3	3	RED OAK
TG	1	GLENLEVEN LITTLELEAF LINDEN
Deciduous Shrubs	**Quantity**	**Common**
BG	6	GOLDEN NUGGET BARBERRY
BR	19	ROYAL BURGUNDY BARBERRY
DKS	27	BLUE MIST SPIREA
FN	6	NEW MEXICAN PRIVET
PL	4	LITTLELEAF 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 MEIDILAND ROSE
SW	21	ANTHONY WATERER SPRIEA
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



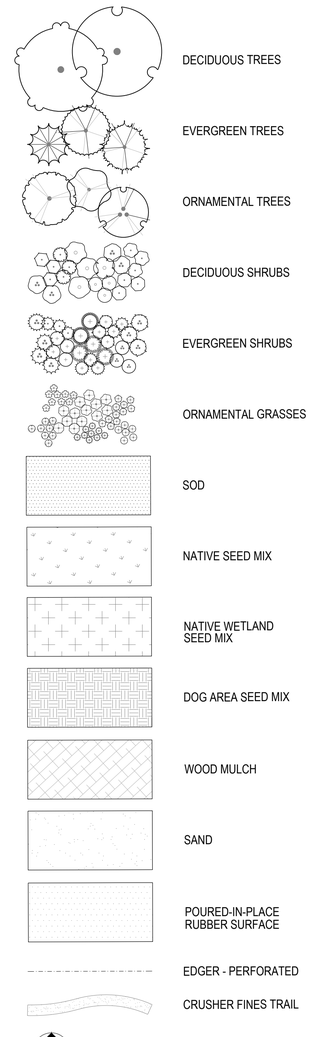
1 LANDSCAPE AREA 4

SCALE: 1"=20'
0 10 20 40 60 NORTH

KEY MAP



LANDSCAPE KEY



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COMPARK VILLAGE SOUTH

TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO
80134

SHEET TITLE
LANDSCAPE PLAN AREA 4

SHEET NUMBER
15 of 61

COMPARK VILLAGE SOUTH
F1 AMD 2 - MULTIFAMILY
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

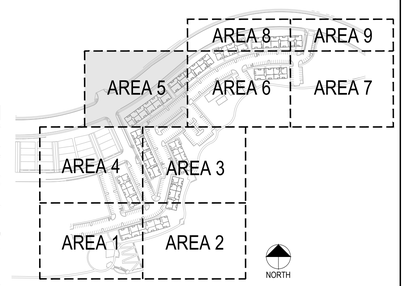
Canopy Tree	Quantity	Common
CS	4	NORTHERN CATALPA
GI	5	IMPERIAL HONEYLOCUST
GK	8	KENTUCKY COFFEE TREE
PB3	5	LONDON PLANE TREE
QB	2	SWAMP WHITE OAK
QR3	1	RED OAK
TG	7	GLENLEVEN LITTLELEAF LINDEN
Evergreen Tree	Quantity	Common
PP	6	PINON PINE
PH	5	BOSNIAN PINE
Deciduous Shrubs	Quantity	Common
BG	2	GOLDEN 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 MEIDILAND ROSE
SW	15	ANTHONY WATERER SPRIEA
SG	16	GOLDFLAME SPIREA
SN	13	SNOWMOUND SPIREA
SC3	4	HANCOCK CHENAULT 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



1 LANDSCAPE AREA 5

SCALE: 1"=20'
0 10 20 40 60

KEY MAP



LANDSCAPE KEY

DECIDUOUS TREES
EVERGREEN TREES
ORNAMENTAL TREES
DECIDUOUS SHRUBS
EVERGREEN SHRUBS
ORNAMENTAL GRASSES
SOD
NATIVE SEED MIX
NATIVE WETLAND SEED MIX
DOG AREA SEED MIX
WOOD MULCH
SAND
POURED-IN-PLACE RUBBER SURFACE
EDGER - PERFORATED
CRUSHER FINES TRAIL

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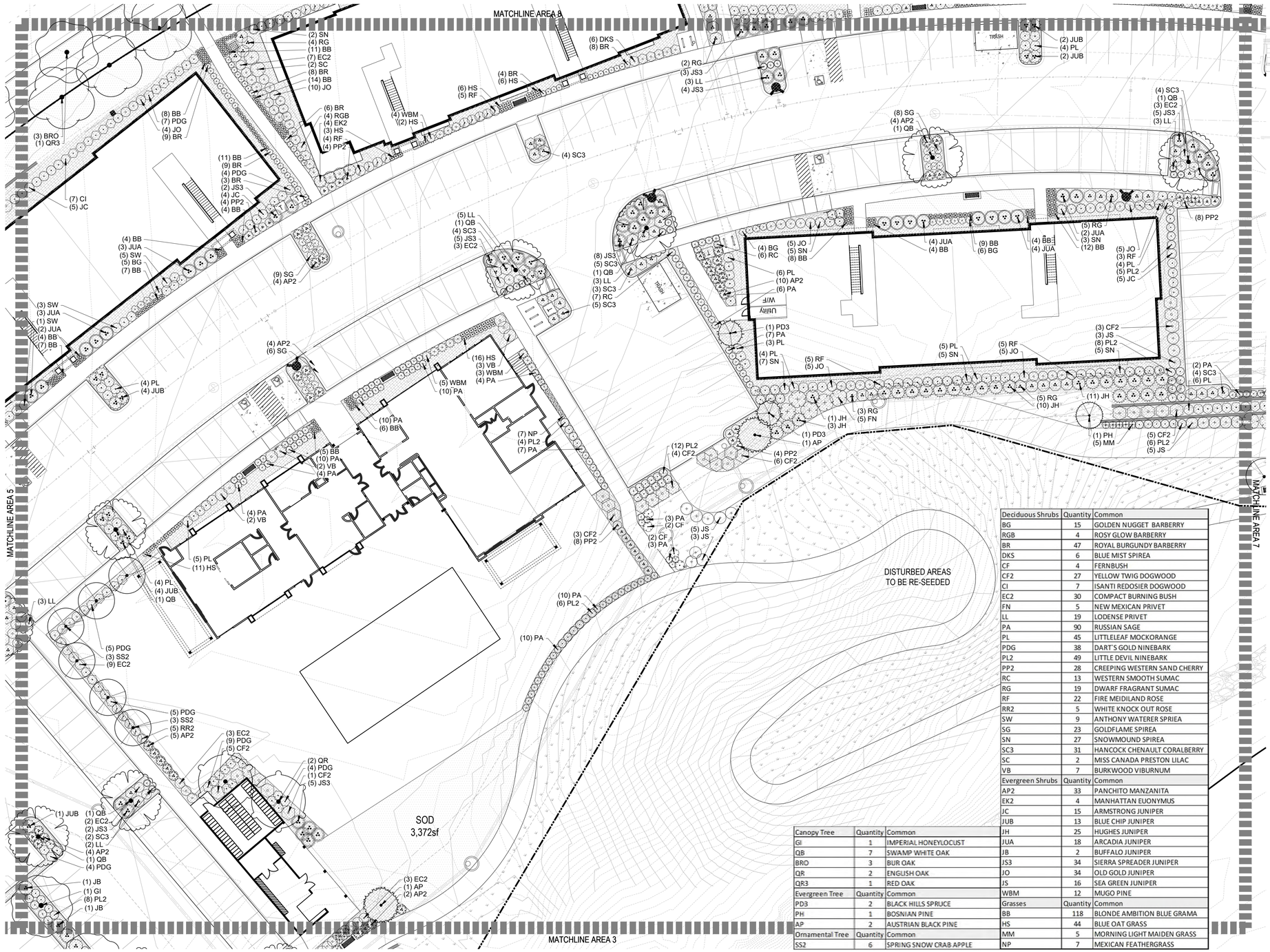
TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO
80134

SHEET TITLE
LANDSCAPE PLAN AREA 5

SHEET NUMBER
16 of 61

COMPARK VILLAGE SOUTH
F1 AMD 2 - MULTIFAMILY
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



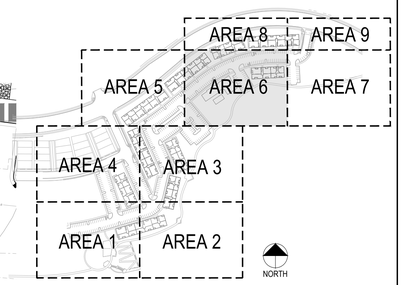
Deciduous Shrubs	Quantity	Common
BG	15	GOLDEN NUGGET BARBERRY
RGB	4	ROSY GLOW BARBERRY
BR	47	ROYAL BURGUNDY BARBERRY
DKS	6	BLUE MIST SPIREA
CF	4	FERNBUSH
CF2	27	YELLOW TWIG DOGWOOD
CI	7	ISANTI REDOSIER DOGWOOD
EC2	30	COMPACT BURNING BUSH
FN	5	NEW MEXICAN PRIVET
LL	19	LODENSE PRIVET
PA	90	RUSSIAN SAGE
PL	45	LITTLELEAF MOCKORANGE
PDG	38	DART'S GOLD NINEBARK
PL2	49	LITTLE DEVIL NINEBARK
PP2	28	CREEPING WESTERN SAND CHERRY
RC	13	WESTERN SMOOTH SUMAC
RG	19	DWARF FRAGRANT SUMAC
RF	22	FIRE MEIDILAND ROSE
RR2	5	WHITE KNOCK OUT ROSE
SW	9	ANTHONY WATERER SPRIEA
SG	23	GOLDFLAME SPIREA
SN	27	SNOWMOUND SPIREA
SC3	31	HANCOCK CHENAULT CORALBERRY
SC	2	MISS CANADA PRESTON LILAC
VB	7	BURKWOOD VIBURNUM
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	16	SEA GREEN JUNIPER
WBM	12	MUGO PINE
Grasses	**Quantity**	**Common**
BB	118	BLONDE AMBITION BLUE GRAMA
HS	44	BLUE OAT GRASS
MM	5	MORNING LIGHT MAIDEN GRASS
NP	7	MEXICAN FEATHERGRASS

Canopy Tree	Quantity	Common
GI	1	IMPERIAL HONEYLOCUST
QB	7	SWAMP WHITE OAK
BRO	3	BUR OAK
QR	2	ENGLISH OAK
QR3	1	RED OAK
Evergreen Tree	**Quantity**	**Common**
PD3	2	BLACK HILLS SPRUCE
PH	1	BOSNIAN PINE
AP	2	AUSTRIAN BLACK PINE
Ornamental Tree	**Quantity**	**Common**
SS2	6	SPRING SNOW CRAB APPLE

SCALE: 1"=20'
0 10 20 40 60 NORTH

1 LANDSCAPE AREA 6

KEY MAP



LANDSCAPE KEY

- DECIDUOUS TREES
- EVERGREEN TREES
- ORNAMENTAL TREES
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES
- SOD
- NATIVE SEED MIX
- NATIVE WETLAND SEED MIX
- DOG AREA SEED MIX
- WOOD MULCH
- SAND
- POURED-IN-PLACE RUBBER SURFACE
- EDGER - PERFORATED
- CRUSHER FINES TRAIL

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PREPARED FOR CENTURY COMMUNITIES

CENTURY LIVING

PROJECT
COMPARK VILLAGE SOUTH

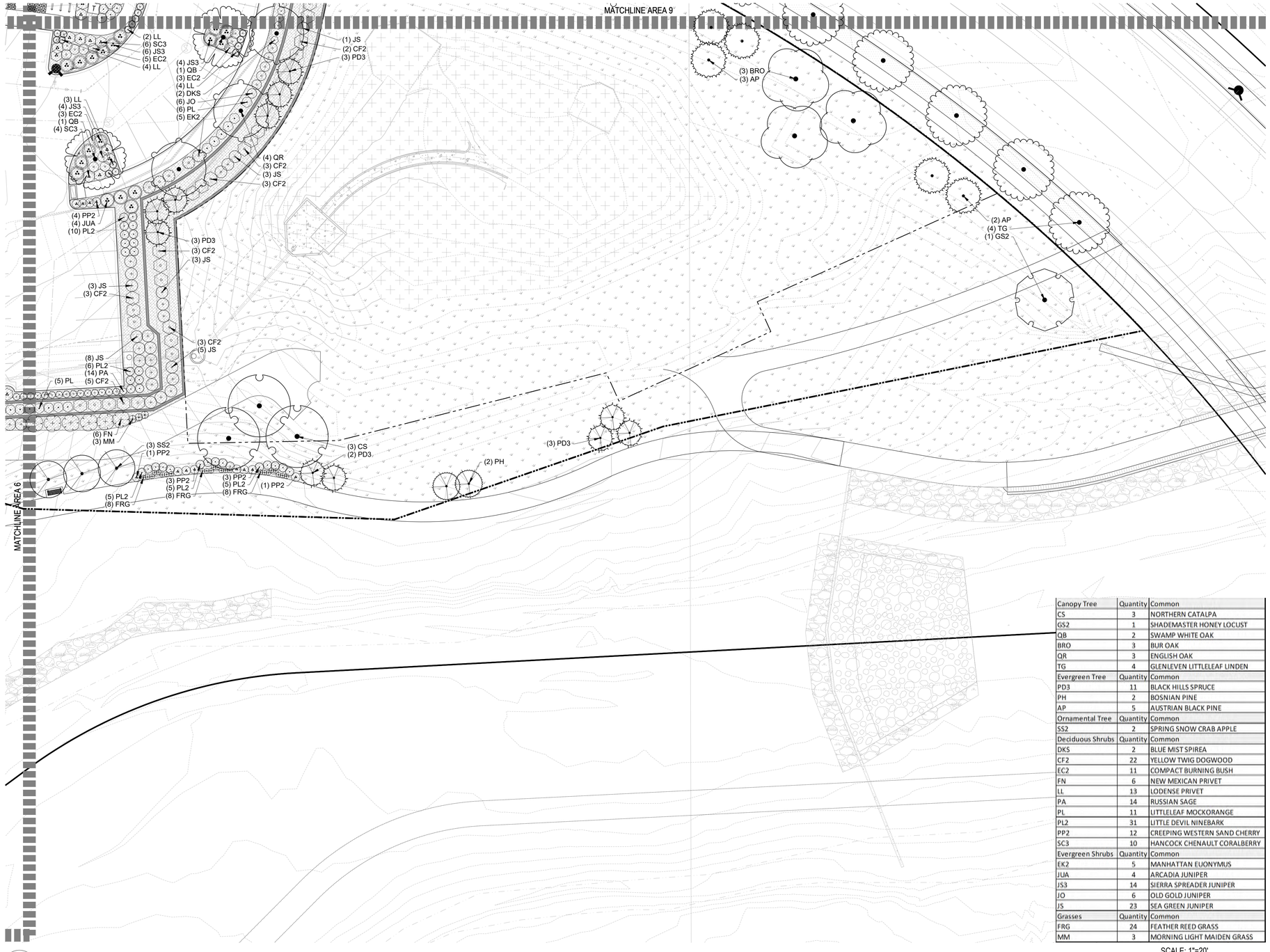
TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO 80134

SHEET TITLE
LANDSCAPE PLAN AREA 6

SHEET NUMBER
17 of 61

COMPARK VILLAGE SOUTH
F1 AMD 2 - MULTIFAMILY
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

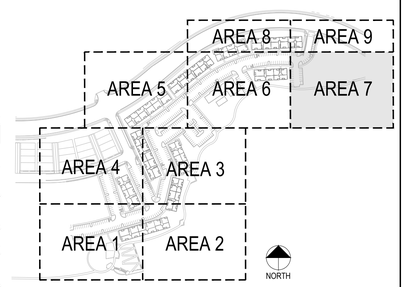


Canopy Tree	Quantity	Common
CS	3	NORTHERN CATALPA
GS2	1	SHADEMASTER HONEY LOCUST
QB	2	SWAMP WHITE OAK
BRO	3	BUR OAK
QR	3	ENGLISH OAK
TG	4	GLENLEVEN LITTLELEAF LINDEN
Evergreen Tree	Quantity	Common
PD3	11	BLACK HILLS SPRUCE
PH	2	BOSNIAN PINE
AP	5	AUSTRIAN BLACK PINE
Ornamental Tree	Quantity	Common
SS2	2	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

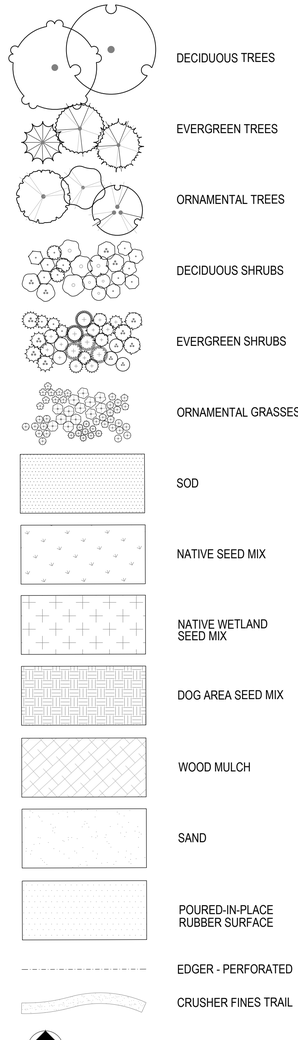
1 LANDSCAPE AREA 7

SCALE: 1"=20'
0 10 20 40 60 NORTH

KEY MAP



LANDSCAPE KEY



PROJECT NUMBER
65120950

DRAWN BY
AML

DATE
03/22/2022

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p.o. box 18287
denver, co 80218
t 303.531.4905 . f 303.531.4908

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COMPARK VILLAGE SOUTH

TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO 80134

SHEET TITLE

LANDSCAPE PLAN AREA 7

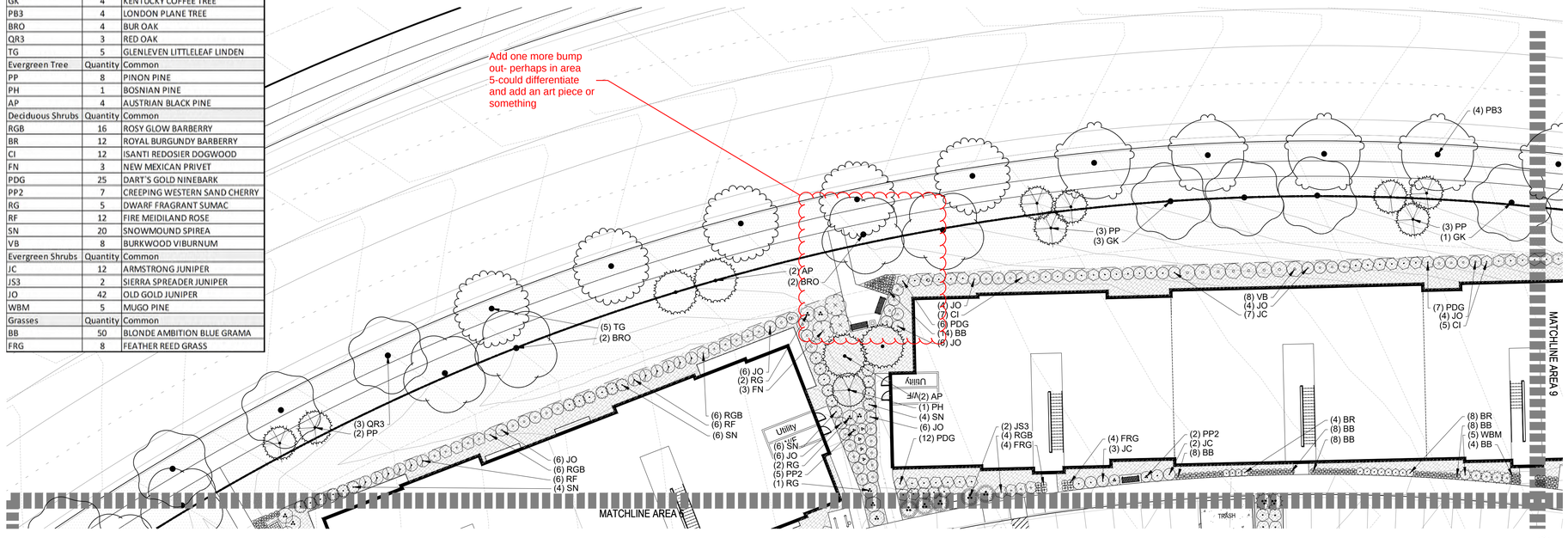
SHEET NUMBER

18 of 61

COMPARK VILLAGE SOUTH
F1 AMD 2 - MULTIFAMILY
SITE PLAN

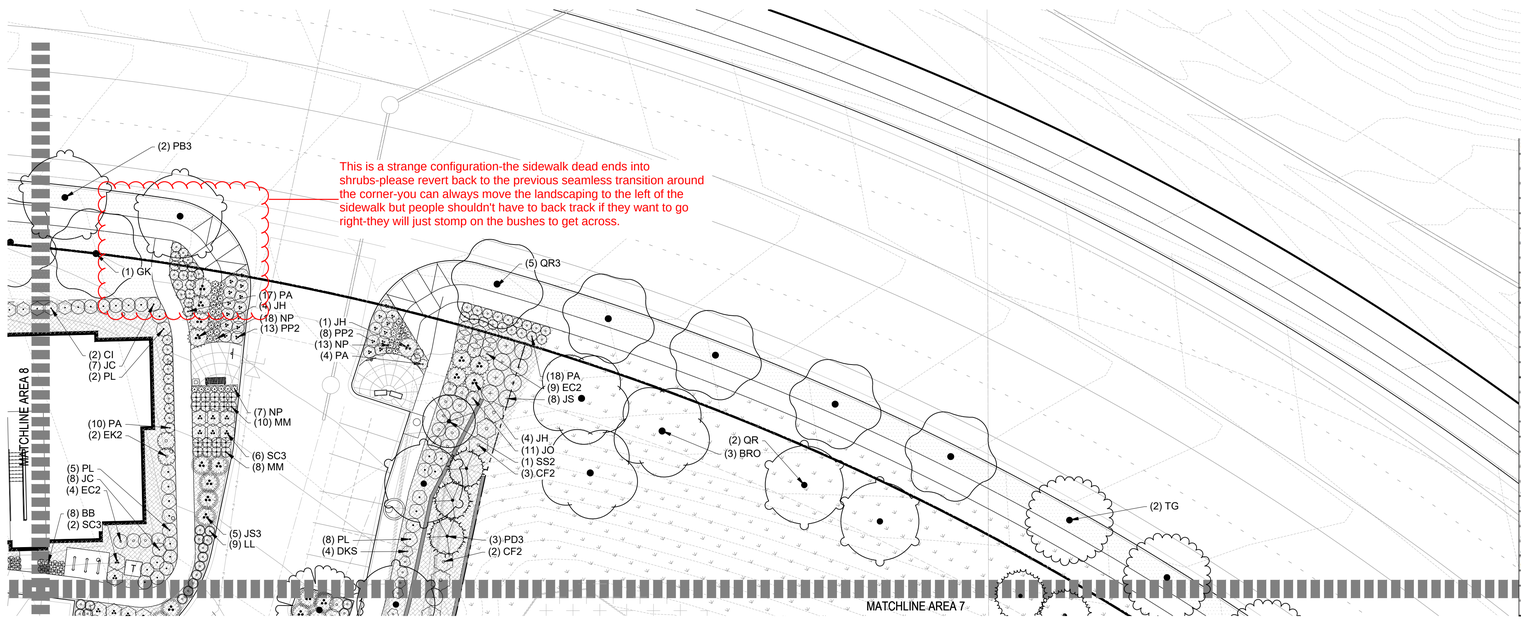
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TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

Canopy Tree	Quantity	Common
GK	4	KENTUCKY COFFEE TREE
PB3	4	LONDON PLANE TREE
BRO	4	BUR OAK
QR3	3	RED OAK
TG	5	GLENLEVEN LITTLELEAF LINDEN
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	3	NEW MEXICAN PRIVET
PDG	25	DART'S GOLD NINEBARK
PP2	7	CREEPING WESTERN SAND CHERRY
RG	5	DWARF FRAGRANT SUMAC
RF	12	FIRE MEIDILAND ROSE
SN	20	SNOWMOUND SPIREA
VB	8	BURKWOOD VIBURNUM
Evergreen Shrubs	Quantity	Common
JC	12	ARMSTRONG JUNIPER
JS3	2	SIERRA SPREADER JUNIPER
JO	42	OLD GOLD JUNIPER
WBM	5	MUGO PINE
Grasses	Quantity	Common
BB	50	BLONDE AMBITION BLUE GRAMA
FRG	8	FEATHER REED GRASS



1 LANDSCAPE AREA 8

SCALE: 1"=20'
0 10 20 40 60 NORTH

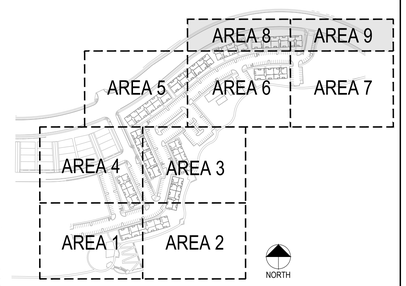


Canopy Tree	Quantity	Common
GK	1	KENTUCKY COFFEE TREE
PB3	2	LONDON PLANE TREE
BRO	3	BUR OAK
QR	3	ENGLISH OAK
QR3	5	RED OAK
TG	2	GLENLEVEN LITTLELEAF LINDEN
Evergreen Tree	Quantity	Common
PD3	3	BLACK HILLS SPRUCE
Ornamental Tree	Quantity	Common
SS2	1	SPRING SNOW CRAB APPLE
Deciduous Shrubs	Quantity	Common
DKS	4	BLUE MIST SPIREA
CF2	5	YELLOW TWIG DOGWOOD
CI	2	ISANTI REDOSIER DOGWOOD
EC2	13	COMPACT BURNING BUSH
LL	9	LODENSE PRIVET
PA	48	RUSSIAN SAGE
PL	15	LITTLELEAF MOCKORANGE
PP2	23	CREEPING WESTERN SAND CHERRY
SC3	8	HANCOCK CHENAULT CORALBERRY
Evergreen Shrubs	Quantity	Common
EK2	2	MANHATTAN EUONYMUS
JC	15	ARMSTRONG JUNIPER
JH	9	HUGHES JUNIPER
JS3	5	SIERRA SPREADER JUNIPER
JO	11	OLD GOLD JUNIPER
JS	8	SEA GREEN JUNIPER
Grasses	Quantity	Common
BB	8	BLONDE AMBITION BLUE GRAMA
MM	18	MORNING LIGHT MAIDEN GRASS
NP	40	MEXICAN FEATHERGRASS

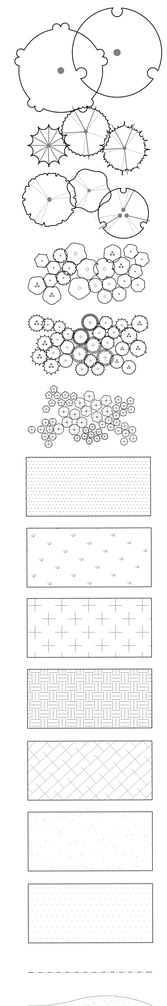
2 LANDSCAPE AREA 9

SCALE: 1"=20'
0 10 20 40 60 NORTH

KEY MAP



LANDSCAPE KEY



DECIDUOUS TREES
EVERGREEN TREES
ORNAMENTAL TREES
DECIDUOUS SHRUBS
EVERGREEN SHRUBS
ORNAMENTAL GRASSES
SOD
NATIVE SEED MIX
NATIVE WETLAND SEED MIX
DOG AREA SEED MIX
WOOD MULCH
SAND
POURED-IN-PLACE RUBBER SURFACE
EDGER - PERFORATED
CRUSHER FINES TRAIL

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p.o. box 18287
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PROJECT
COMPARK VILLAGE SOUTH

TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO 80134

SHEET TITLE
LANDSCAPE PLAN AREAS 8 & 9

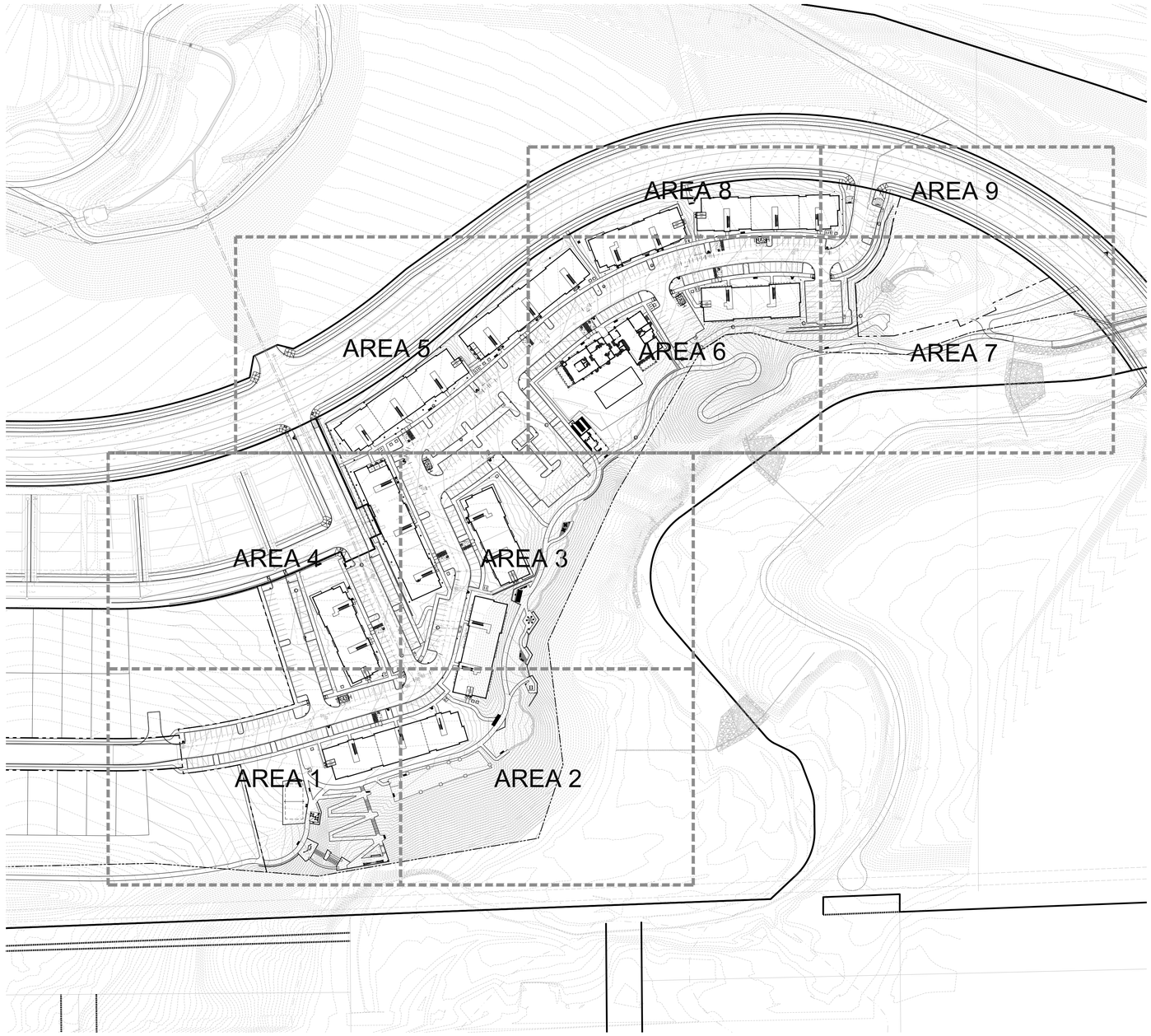
SHEET NUMBER

COMPARK VILLAGE SOUTH

F1 AMD 2 - MULTIFAMILY

SITE PLAN

LOT 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



1 MASTER PARK PLAN

SCALE: 1"=100'
0 50 100 200 300 NORTH

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COMPARK VILLAGE SOUTH

TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO 80134

SHEET TITLE

MASTER PARK PLAN

SHEET NUMBER

COMPARK VILLAGE SOUTH
F1 AMD 2 - MULTIFAMILY
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

Include chart showing required parks to provided: based off calc: Multiple-Family Total Amount = Dwelling units × 0.0139 acres/unit

Include quantity column like you do in the below charts

The description below is more thorough and should be in the required section. This should be done for all required amenities.

Remove all required items from the below chart and only include them above-these items do not count toward your additional required amenities

Required Amenities for All Parks

Requirements	Provided	Details
Landscape for all impervious areas	Yes	All impervious areas have landscaping
Tables and seating, such as benches, chairs, picnic tables and ADA seating	Yes	Tables and chairs, picnic tables, adirondack chairs and benches
Internal access pathways between park amenities	Yes	Sidewalks connect all park amenities
Open turf play areas	Yes	Large turf areas are provided
Universal and inclusive play elements to accommodate all ages and abilities	Yes	Play elements proposed are inclusive and accessible to all ages
Dog waste stations at all pedestrian access points into the park, minimum of three	Yes	Pet stations are proposed at all entrances to the park
Trash receptacles at all seating areas with a minimum of three	Yes	Trash receptacles are proposed
Small shelter serving a capacity of between five and ten users	Yes	One 16' square shelter with capacity for 8 users and large trellis features with capacity for 8 users

Options for Parks and Open Space Amenities

Catagory 1 - Gathering Spaces & Self-directed Group Activities	Provided Amenity	Quantity	Location
Pick 1			
Gathering and Social Space	Social Nodes	4	Multiple areas for social gathering are proposed along the southern bounday, as well as at site entrance
Seating and tables	Picnic Tables and Benches	5	Benches are located throughout the site, tables with chairs and picnic tables are located in gatherings spaces under shelters
Shelter, small (5-10 users)	Square Shelter, Two Trellises	3	One 16' square shelter south of volleyball court, trellis located south of building 6 and east of building 9
Activity hubs (ping pong, foosball, chess table, cornhole, etc.)	Table Tennis	1	Stationairy table tennis is proposed south of shelter area
Dog off-leash area (fenced)	Dog Area	1	5,700sf dog area, south of building 6

Category 2 - Active Uses	Provided Amenity	Quantity	Location
Pick 2, but only 1 may be from paths, trails			
Parks, Trails, and Trailheads	Parks and Trails	1	Park area with open sod, volleyball court, embankment slides and natural play piece. Concrete path and crusher fine trail.
Hard-surfaced multi-use trail	Trail	1	Paved trail 8' width along south boundary
Play Space and Equipment	Embankment Slides	2	Two embankment slides proposed south of volleyball court
Nature play features	Log Traverse and Log Steppers	1	Just above embankment slides
Open turf play area	Open turf lawn	4	There are 4 open sod areas proposed along south boundary
Sports and Fitness	Mini Incline Loop	1	Minature incline with large steps and zig zag path back to bottom platform
Outdoor fitness equipment	Kompan Outdoor Fitness	1	Suspension trainer, magnetic bells, core twist located at lower platform
Sport court	Sand Volleyball Court	1	Southwest corner of site surrounded by sod

Category 3 - Support Amenities	Provided Amenity	Quantity	Location
Pick 1 per acre (4.17ac of park)			
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.	-	Bike racks are located throughout the site, indoor bike storage will be loacted in shed along with repair station
Dog waste station	Pet waste stations	7	Pet stations are proposed at all entrances to the south park area, two more are located around sod areas and entrance to dog area
Signage	Wayfinding & Sign Plaques	-	Plat identification plaqes as well as site history plaqes along trail at SE corner of site
Trash receptacles	Trash Receptacles	10	Trash receptacles are proposed by all seating areas

Category 4 - Specialized Facilities	Provided Amenity	Quantity	Location
Optional			
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

1. THESE PLANS SHALL NOT BE UTILIZED FOR CONSTRUCTION OR PERMITTING UNLESS STATED FOR SUCH USE IN THE TITLE BLOCK.
2. 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.
3. VERIFY ALL PLAN DIMENSIONS PRIOR TO START OF CONSTRUCTION. NOTIFY THE OWNER'S REPRESENTATIVE TO ADDRESS ANY QUESTIONS OR CLARIFY ANY DISCREPANCIES.
4. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
5. 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.
6. 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.
7. 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.
8. 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.
9. CONTRACTOR IS RESPONSIBLE TO PAY FOR, AND OBTAIN, ANY REQUIRED APPLICATIONS, PERMITTING, LICENSES, INSPECTIONS AND METERS ASSOCIATED WITH WORK.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO ANY VIOLATIONS OR NON-CONFORMANCE WITH THE PLANS, SPECIFICATIONS, CONTRACT DOCUMENTS, JURISDICTIONAL CODES AND REGULATORY AGENCIES.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL UTILITY LOCATES PRIOR TO ANY EXCAVATION.
12. 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.
13. 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.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
15. COORDINATE SITE ACCESS, STAGING, STORAGE AND CLEANOUT AREAS WITH OWNER'S REPRESENTATIVE.
16. 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.
17. 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.
18. 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.
19. 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.
20. 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.
21. 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.
22. 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.
23. ON LOT PICKET FENCING SHALL BE LOCATED ON LOT LINES AS SHOWN ON THIS SHEET TO ENCLOSE THE FRONT YARD AREA. EXACT LOCATIONS AND RETURNS SHALL VARY FOR EACH LOT DUE TO ADJUSTMENTS NEEDED FOR DRAINAGE, DRY UTILITY PEDESTALS, ETC. AND RELATIONSHIP TO ADJACENT HOME. FINAL FENCE LOCATIONS MAY ENCLOSE MORE SIDE YARD AREA AND WILL BE SHOWN ON THE PLOT PLANS.

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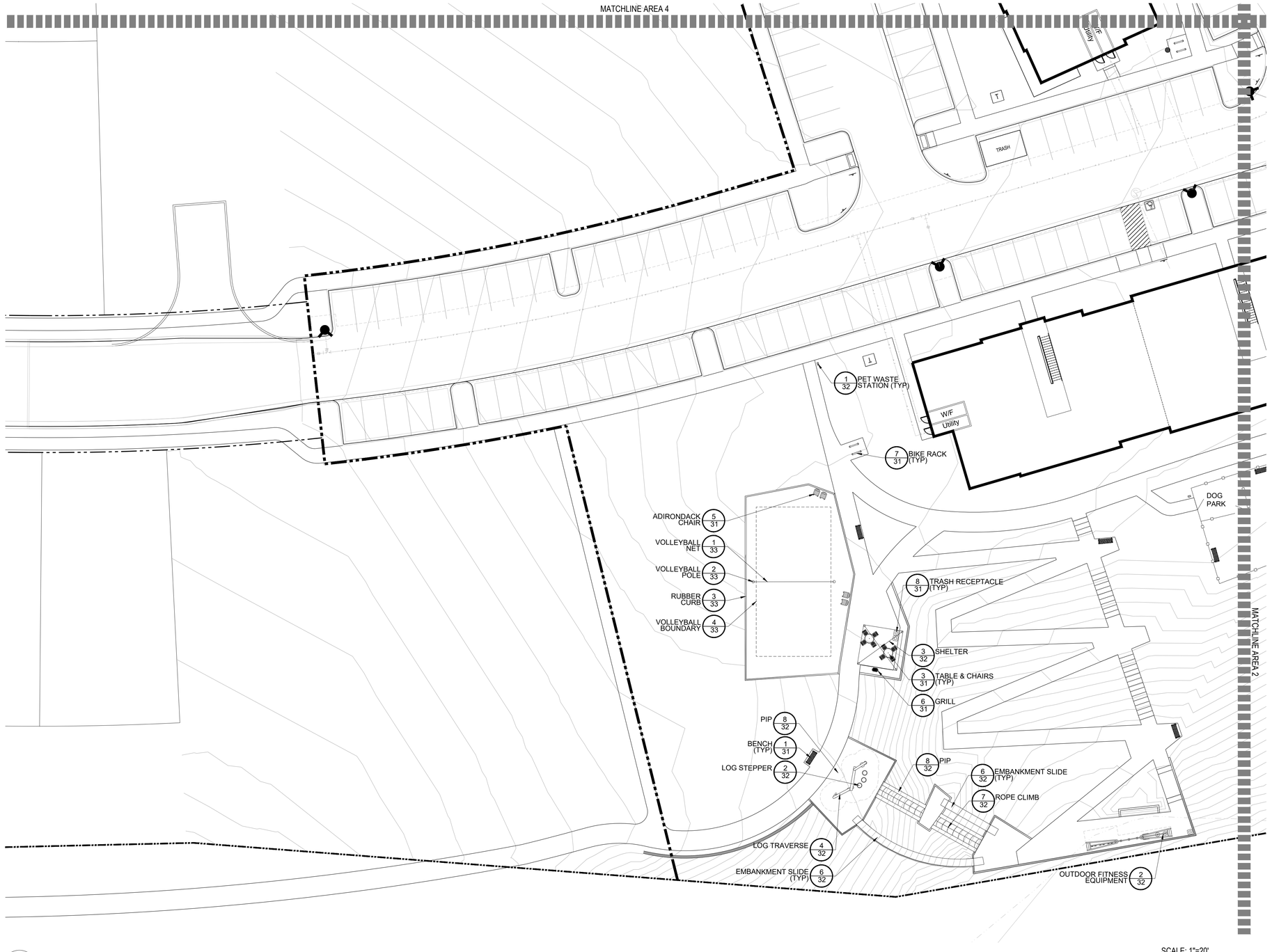
TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO 80134

SHEET TITLE
PARK NOTES & REQUIREMENTS

SHEET NUMBER
21 of 61

COMPARK VILLAGE SOUTH
F1 AMD 2 - MULTIFAMILY
SITE PLAN

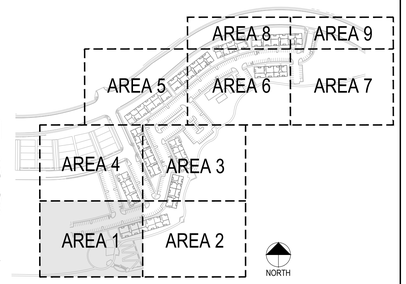
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TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO



1 PARK AREA 1

SCALE: 1"=20'
0 10 20 40 60 NORTH

KEY MAP



LEGEND

- BENCH
- TRASH RECEPTACLE
- GRILL
- PET WASTE STATION
- BIKE RACK
- TABLE AND CHAIRS
- PICNIC TABLE
- ADIRONDACK CHAIR
- MONUMENT SIGN
- 3-RAIL FENCE
- OUTDOOR FITNESS EQUIP.
- TRELLIS
- 16' SQUARE SHELTER
- LOG JUMPER
- DECK
- TRAIL

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TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO 80134

SHEET TITLE
PARK PLAN AREA 1

SHEET NUMBER

COMPARK VILLAGE SOUTH
F1 AMD 2 - MULTIFAMILY
SITE PLAN

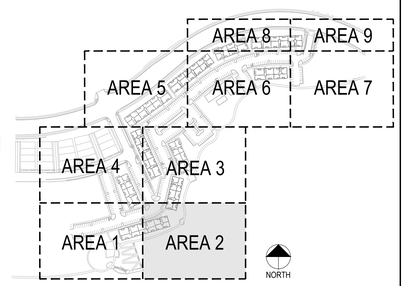
LOT 2, COMPARK VILLAGE FILING NO. 1, AMEND NO. 2
SOUTH HALF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO



1 PARK AREA 2

SCALE: 1"=20'
0 10 20 40 60
NORTH

KEY MAP



LEGEND

- BENCH
- TRASH RECEPTACLE
- GRILL
- PET WASTE STATION
- BIKE RACK
- TABLE AND CHAIRS
- PICNIC TABLE
- ADIRONDACK CHAIR
- MONUMENT SIGN
- 3-RAIL FENCE
- OUTDOOR FITNESS EQUIP.
- TRELLIS
- 16' SQUARE SHELTER
- LOG JUMPER
- DECK
- TRAIL

PROJECT NUMBER
65120950

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DATE
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CENTURY LIVING

PROJECT
COMPARK VILLAGE SOUTH

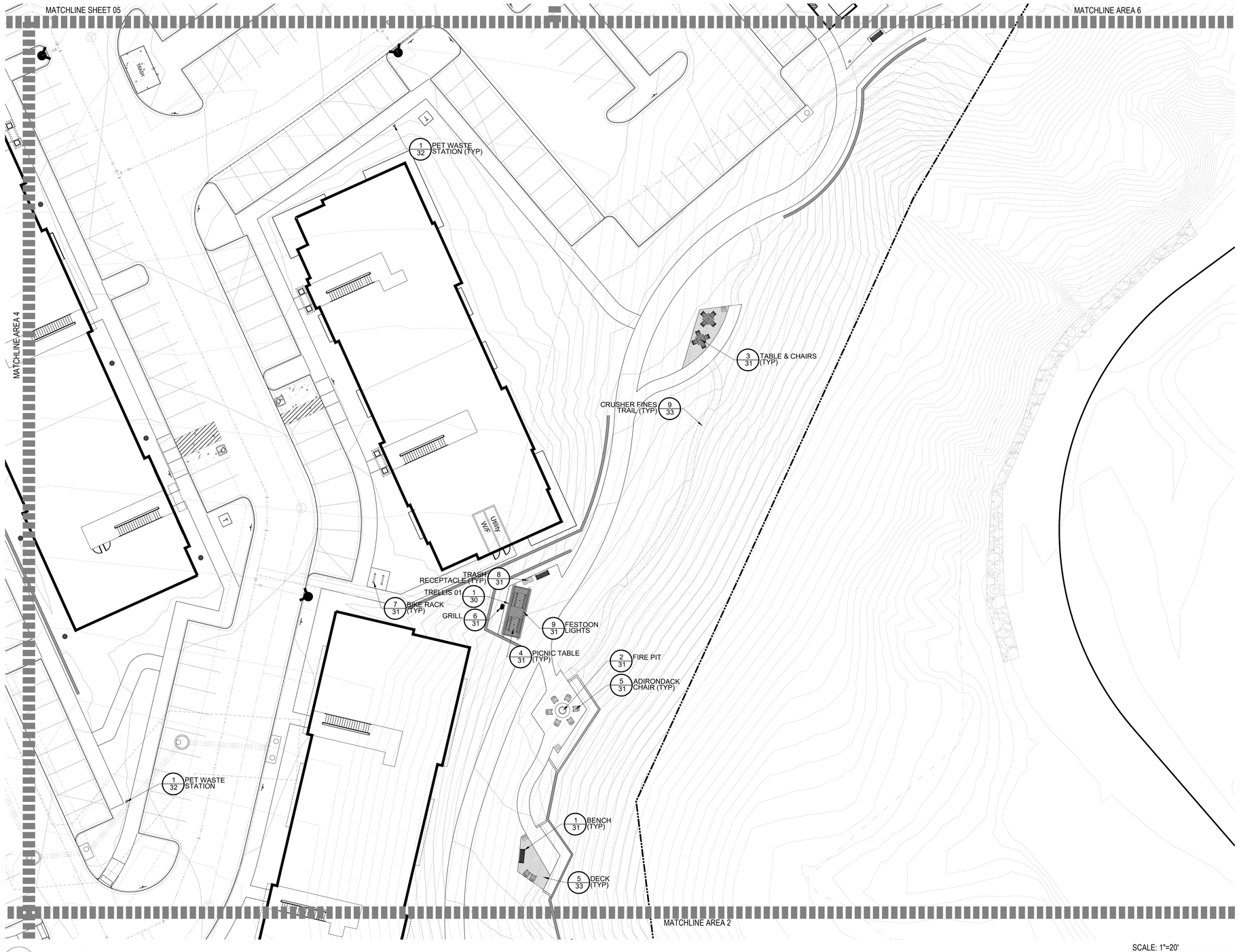
TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO 80134

SHEET TITLE
PARK PLAN AREA 2

SHEET NUMBER

COMPARK VILLAGE SOUTH
F1 AMD 2 - MULTIFAMILY
SITE PLAN

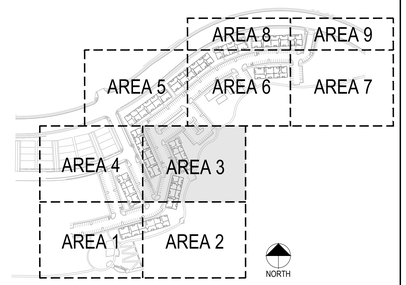
LOT 2, COMPARK VILLAGE FILING NO. 1, AMEND NO. 2
SOUTH HALF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO



1 PARK AREA 3

SCALE: 1"=20'
0 10 20 40 60 NORTH

KEY MAP



LEGEND

- BENCH
- TRASH RECEPTACLE
- GRILL
- PET WASTE STATION
- BIKE RACK
- TABLE AND CHAIRS
- PICNIC TABLE
- ADIRONDACK CHAIR
- MONUMENT SIGN
- 3-RAIL FENCE
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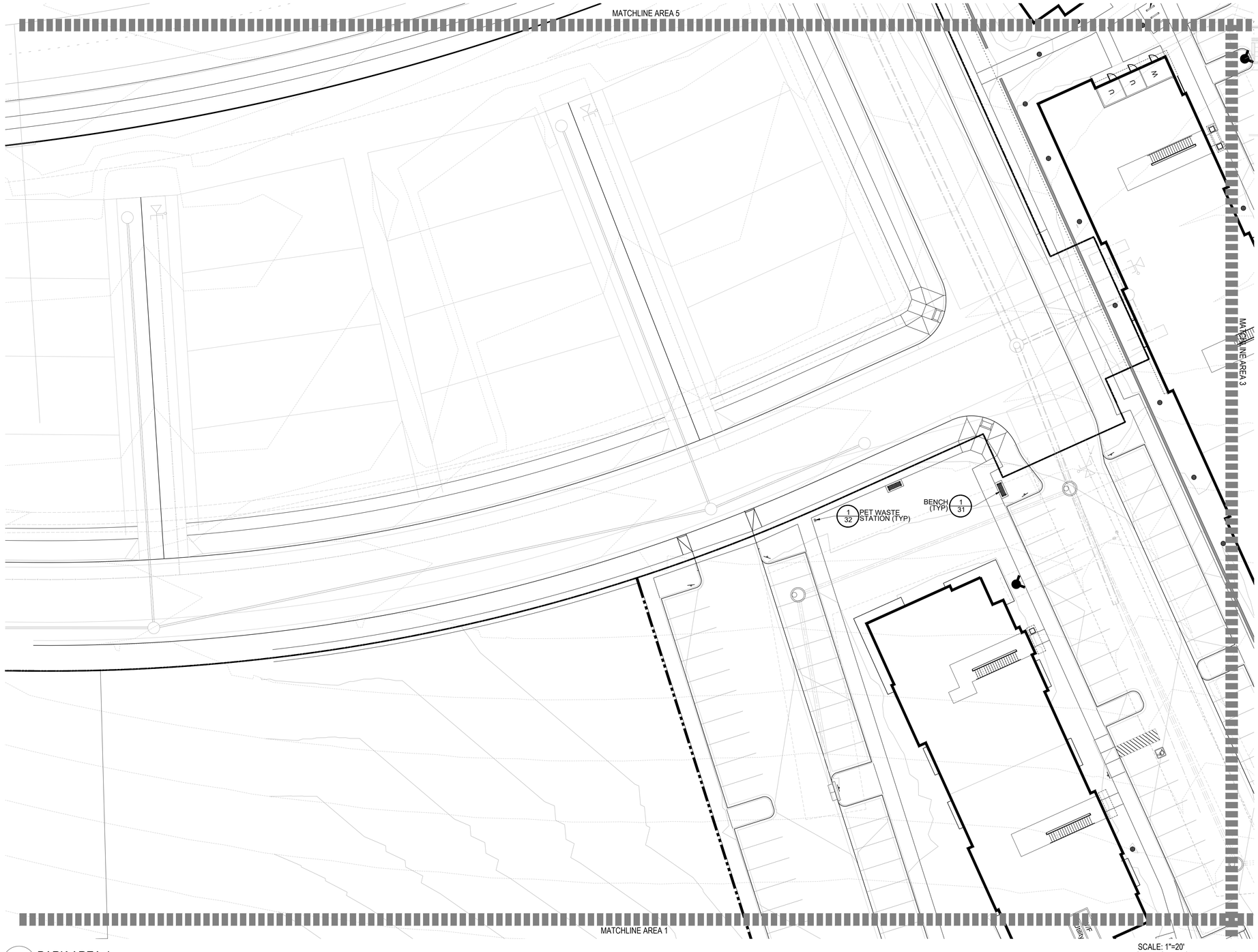
TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO 80134

SHEET TITLE
PARK PLAN AREA 3

SHEET NUMBER
24 of 61

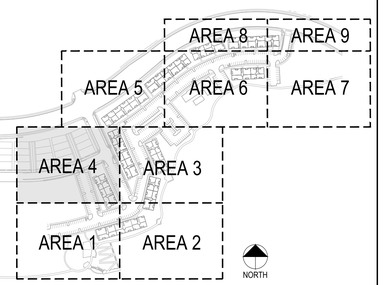
COMPARK VILLAGE SOUTH
F1 AMD 2 - MULTIFAMILY
SITE PLAN

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



1 PARK AREA 4

KEY MAP



LEGEND

- BENCH
- TRASH RECEPTACLE
- GRILL
- PET WASTE STATION
- BIKE RACK
- TABLE AND CHAIRS
- PICNIC TABLE
- ADIRONDACK CHAIR
- MONUMENT SIGN
- 3-RAIL FENCE
- OUTDOOR FITNESS EQUIP.
- TRELLIS
- 16' SQUARE SHELTER
- LOG JUMPER
- DECK
- TRAIL

PROJECT NUMBER
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COMPARK VILLAGE SOUTH

TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO 80134

SHEET TITLE

PARK PLAN AREA 4

SHEET NUMBER

COMPARK VILLAGE SOUTH
F1 AMD 2 - MULTIFAMILY
SITE PLAN

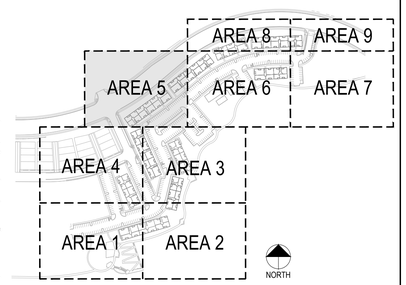
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SOUTH HALF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO



1 PARK AREA 5

SCALE: 1"=20'
0 10 20 40 60

KEY MAP



LEGEND

- BENCH
- TRASH RECEPTACLE
- GRILL
- PET WASTE STATION
- BIKE RACK
- TABLE AND CHAIRS
- PICNIC TABLE
- ADIRONDACK CHAIR
- MONUMENT SIGN
- 3-RAIL FENCE
- OUTDOOR FITNESS EQUIP.
- TRELLIS
- 16' SQUARE SHELTER
- LOG JUMPER
- DECK
- TRAIL

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TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO 80134

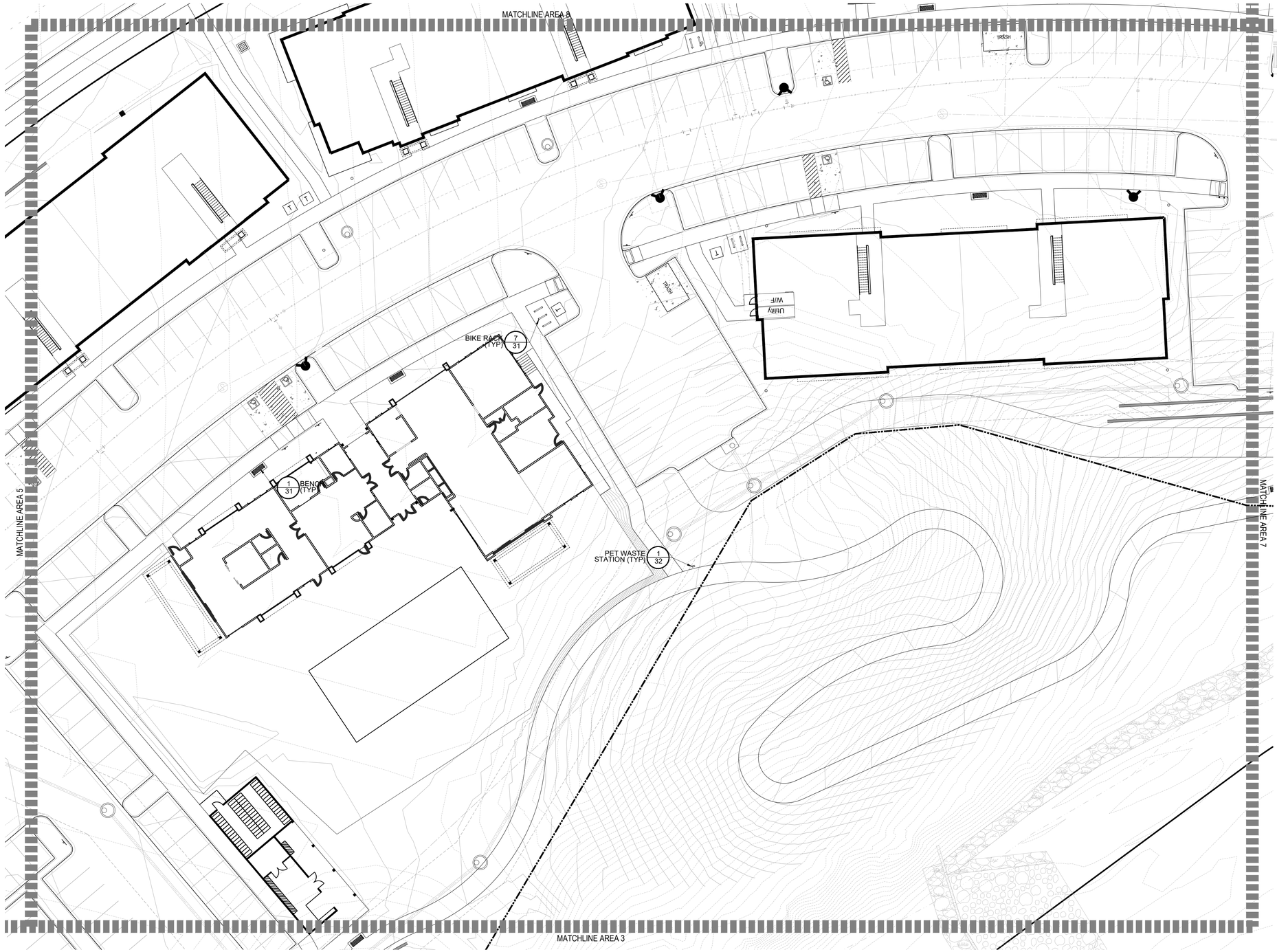
SHEET TITLE

PARK PLAN AREA 5

SHEET NUMBER

COMPARK VILLAGE SOUTH
F1 AMD 2 - MULTIFAMILY
SITE PLAN

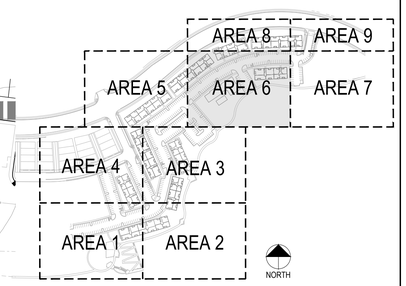
LOT 2, COMPARK VILLAGE FILING NO. 1, AMEND NO. 2
SOUTH HALF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO



1 PARK AREA 6

SCALE: 1"=20'
0 10 20 40 60

KEY MAP



LEGEND

- BENCH
- TRASH RECEPTACLE
- GRILL
- PET WASTE STATION
- BIKE RACK
- TABLE AND CHAIRS
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TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO 80134

SHEET TITLE

PARK PLAN AREA 6

SHEET NUMBER

COMPARK VILLAGE SOUTH
F1 AMD 2 - MULTIFAMILY
SITE PLAN

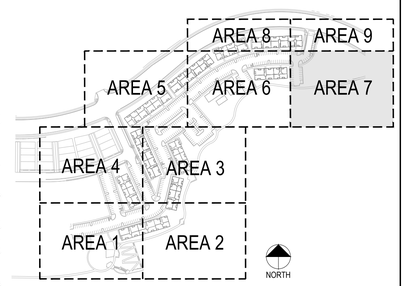
LOT 2, COMPARK VILLAGE FILING NO. 1, AMEND NO. 2
SOUTH HALF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO



1 PARK AREA 7

SCALE: 1"=20'
0 10 20 40 60 NORTH

KEY MAP



LEGEND

- BENCH
- TRASH RECEPTACLE
- GRILL
- PET WASTE STATION
- BIKE RACK
- TABLE AND CHAIRS
- PICNIC TABLE
- ADIRONDACK CHAIR
- MONUMENT SIGN
- 3-RAIL FENCE
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- TRELLIS
- 16' SQUARE SHELTER
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TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO 80134

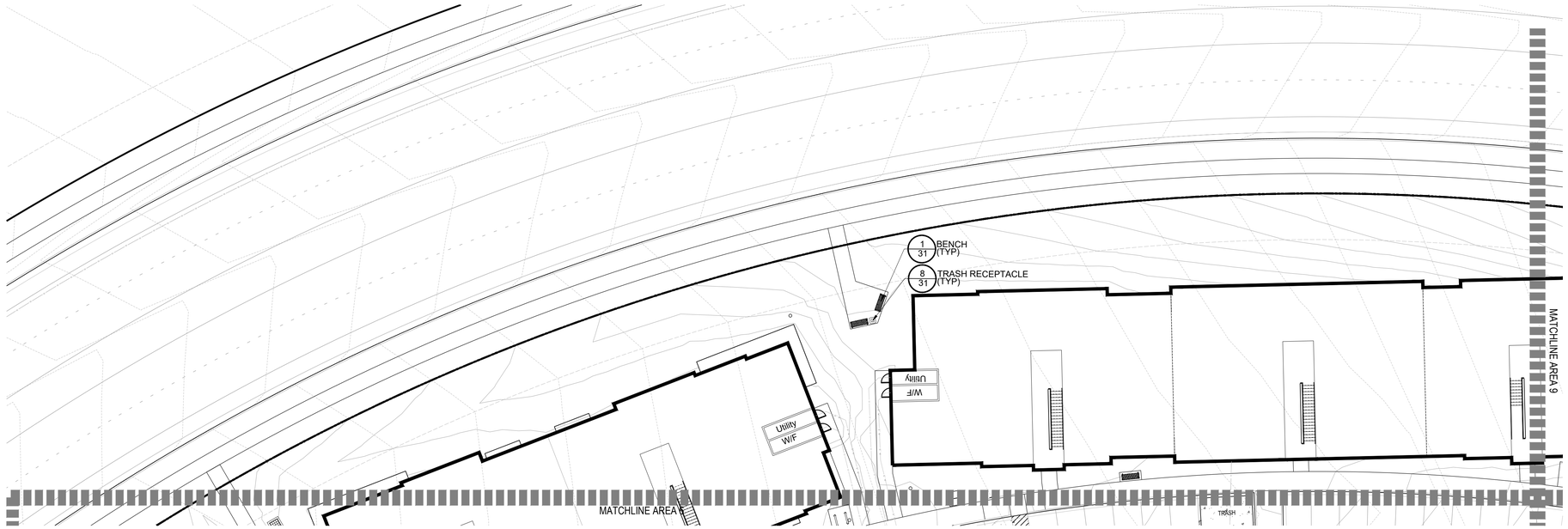
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PARK PLAN AREA 7

SHEET NUMBER

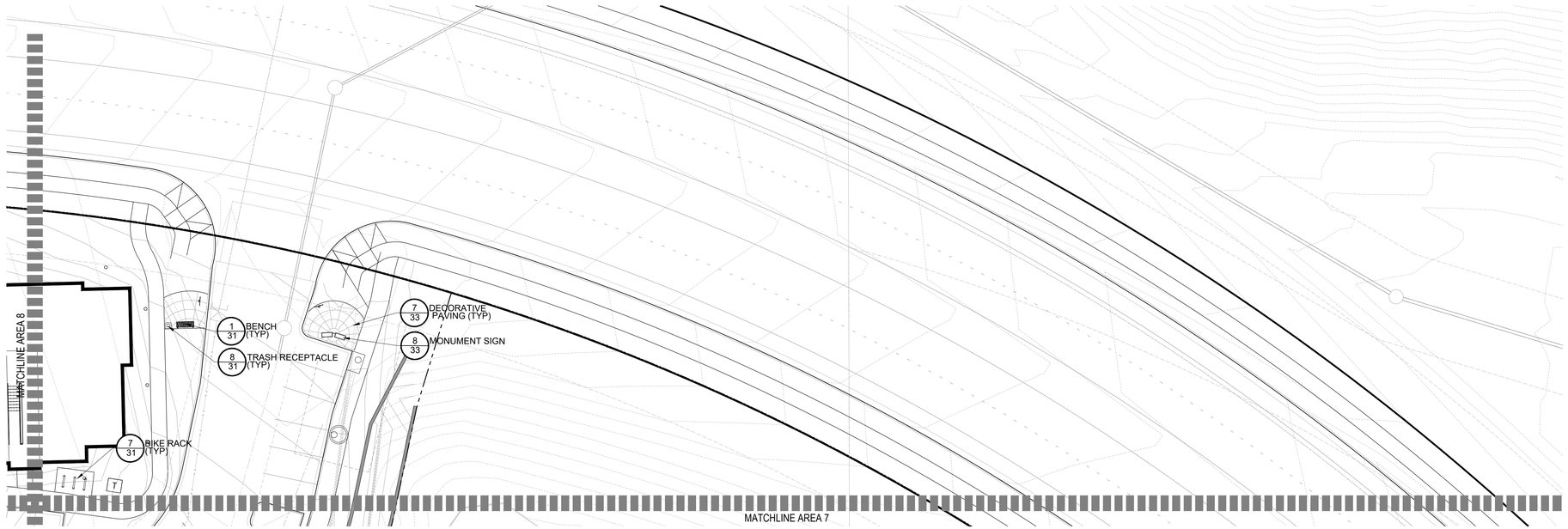
COMPARK VILLAGE SOUTH
F1 AMD 2 - MULTIFAMILY
SITE PLAN

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



1 PARK AREA 8

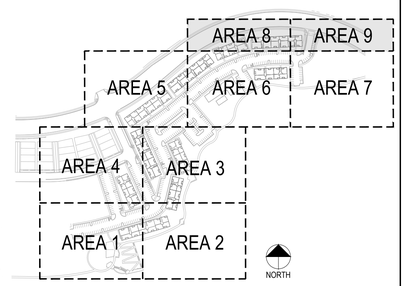
SCALE: 1"=20'
0 10 20 40 60 NORTH



2 PARK AREA 9

SCALE: 1"=20'
0 10 20 40 60 NORTH

KEY MAP



LEGEND

- BENCH
- TRASH RECEPTACLE
- GRILL
- PET WASTE STATION
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- TABLE AND CHAIRS
- PICNIC TABLE
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- DECK
- TRAIL

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COMPARK VILLAGE SOUTH

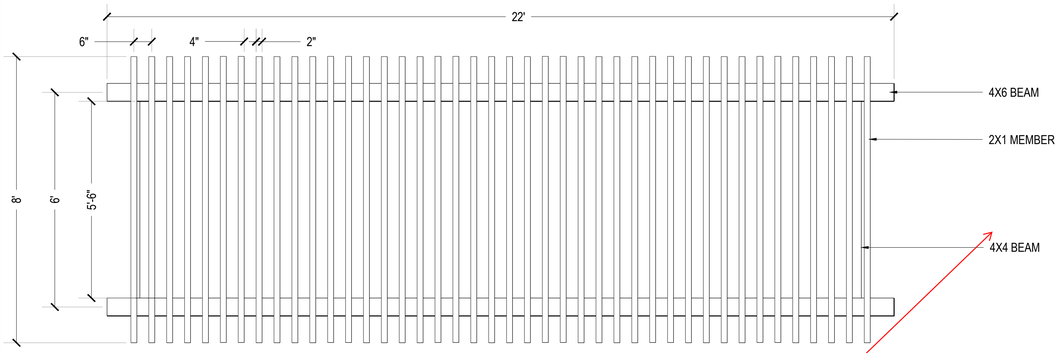
TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO 80134

SHEET TITLE
PARK PLAN AREA 8 & 9

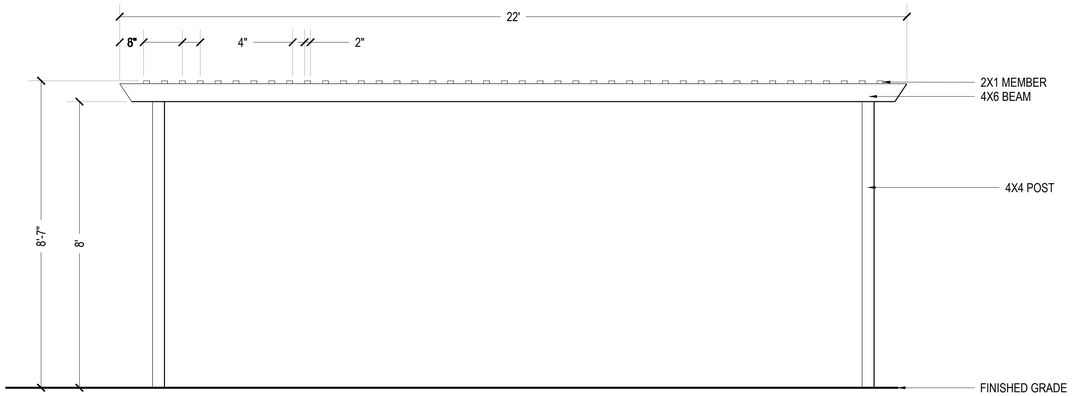
SHEET NUMBER
29 of 61

COMPARK VILLAGE SOUTH
F1 AMD 2 - MULTIFAMILY
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



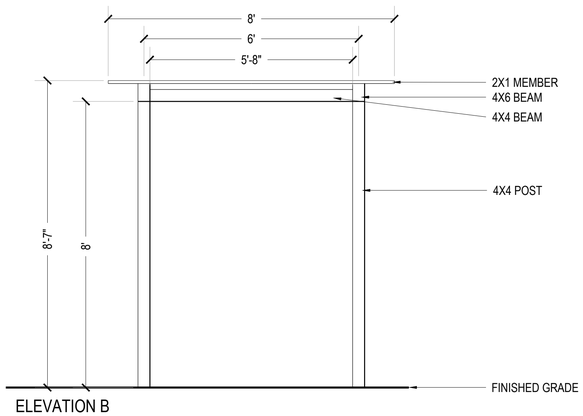
PLAN VIEW



ELEVATION A

1 TRELLIS_01
Scale: NTS

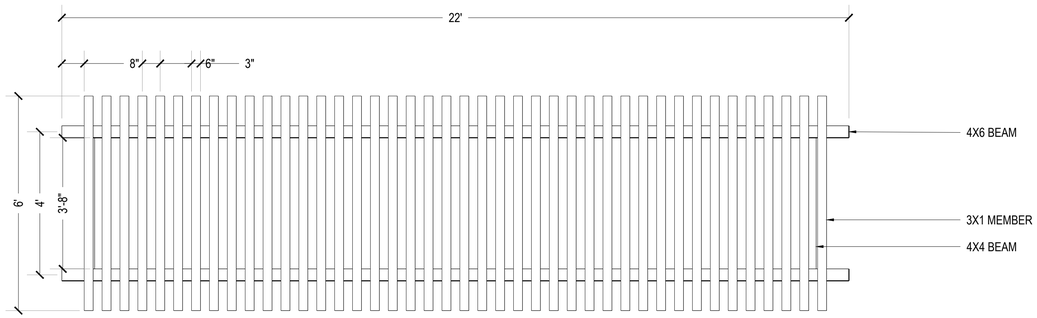
Include colored renderings on material sheet call out



ELEVATION B

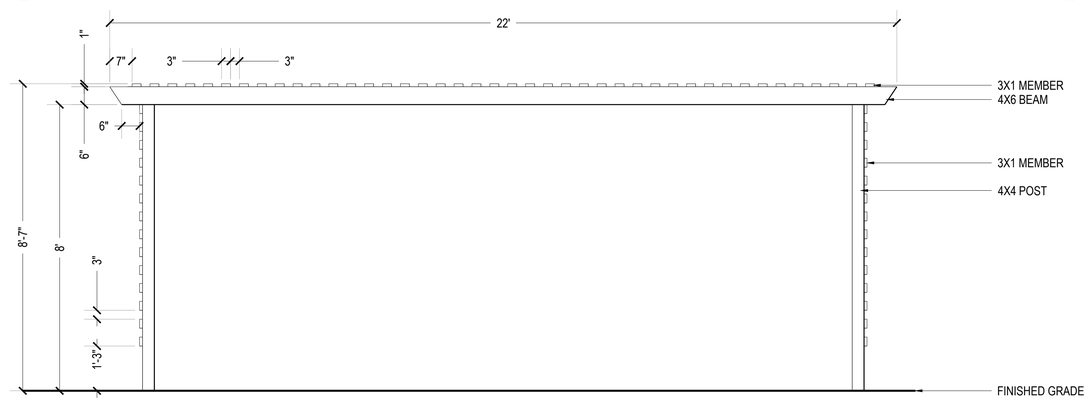
NOTES:
1. ALL MEMBERS TO BE REDWOOD OR APPROVED EQUAL.
2. WOOD MEMBERS TO BE CLEAR COAT STAINED WITH WATER SEAL.
3. STRUCTURAL ENGINEERING AND FOOTING BY OTHERS, VERIFY WITH GEOTECH REPORT.
4. CONTRACTOR TO PROVIDE SHOP DRAWINGS TO OWNER'S REP. FOR REVIEW.

1 TRELLIS_01
Scale: NTS



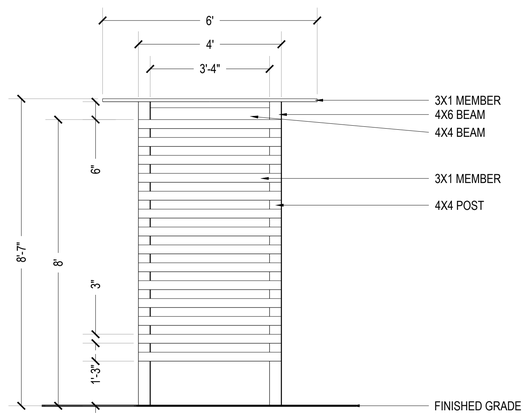
PLAN VIEW

2 TRELLIS_02
Scale: NTS



ELEVATION A

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

2 TRELLIS_02
Scale: NTS

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CENTURY LIVING

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COMPARK VILLAGE SOUTH

TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO 80134

SHEET TITLE

SITE DETAILS

SHEET NUMBER

COMPARK VILLAGE SOUTH
F1 AMD 2 - MULTIFAMILY
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



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



STREETSIDE 5-BIKE/3-LOOP RACK, FUSION ADV FINISH, SURFACE MOUNT
ITEM #: LBR5PVCSURF
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



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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COMPARK VILLAGE SOUTH

TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO 80134

SHEET TITLE

SITE DETAILS

SHEET NUMBER

31 of 61

COMPARK VILLAGE SOUTH
F1 AMD 2 - MULTIFAMILY
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 OUTDOOR_FITNESS_EQUIPMENT
Scale: NTS



Please provide more architectural interesting shelters-example above



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
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 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 EMBANKMENT 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 EMBANKMENT_SLIDE
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

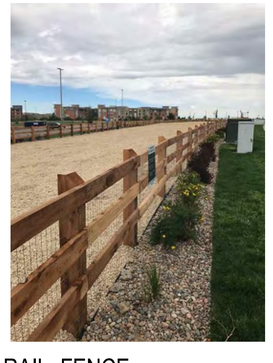
7 ROPE_CLIMBER
Scale: NTS



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

SUPPLIER: RECREATION PLUS
WEBSITE: RECREATIONPLUS.COM

8 POURED-IN-PLACE_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

PROJECT NUMBER
65120950

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AML

DATE
03/22/2022

people creating spaces
pcs group inc. www.pcsgroupco.com
p.o. box 18287
denver, co 80218
t 303.531.4905 . f 303.531.4908

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

CENTURY LIVING

PROJECT
COMPARK VILLAGE SOUTH

TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO 80134

SHEET TITLE
SITE DETAILS

SHEET NUMBER

COMPARK VILLAGE SOUTH
F1 AMD 2 - MULTIFAMILY
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

1 VOLLEYBALL_NET
Scale: NTS



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

SUPPLIER: VOLLEYBALL USA
WEBSITE: VOLLEYBALLUSA.COM

2 VOLLEYBALL_POLES
Scale: NTS



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

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

4 VOLLEYBALL_BOUNDARIES
Scale: NTS



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

5 SIGN_PLAQUE
Scale: NTS



TREX DECKING
COLOR: VINTAGE LANTERN
INSTALL PER MANUFACTURES INSTRUCTIONS

SUPPLIER: TREX
WEBSITE: TREX.COM

6 DECK
Scale: NTS



DECORATIVE CONCRETE
COLOR: TBD
SAW CUT JOINTS
INSTALL PER MANUFACTURER'S SPECS. OR APPROVED EQUAL.

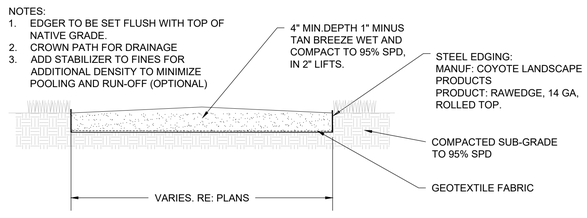
7 DECORATIVE_PAVING
Scale: NTS



CUSTOM MONUMENT SIGN
MATERIALS TO MATCH ARCHITECTURE

*MONUMENT IMAGES ARE FOR CONCEPTUAL REFERENCE ONLY. MONUMENT SIGN TO BE APPROVED THROUGH SEPARATE SIGN SUBMITTAL PROCESS. SHOP DRAWINGS TO BE SUBMITTED BY CONTRACTOR FOR CONSTRUCTION. COMMUNITY NAME IS CONCEPTUAL AND HAS NOT BEEN DETERMINED AT THIS POINT IN TIME.

8 MONUMENT_SIGN
Scale: NTS



9 CRUSHER_FINES_TRAIL
Scale: NTS

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TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO 80134

SHEET TITLE
SITE DETAILS

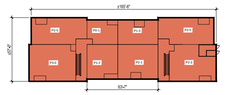
SHEET NUMBER
33 of 61

COMPARK VILLAGE SOUTH
F1 AMD 2 - MULTIFAMILY
SITE PLAN

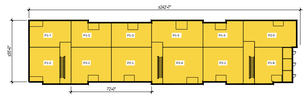
LOT 2, COMPARK VILLAGE FILING NO. 1, AMEND NO. 2
SOUTH HALF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO



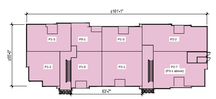
Building A - 24plex
(3-story)



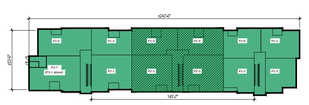
Building B - 36plex
(3-story)



Building C - 24plex w/ Wrap Porches
(3-story)



Building D - 36plex w/ Mezzanines
(3-Story Plus)



0 32 64 128

PROJECT NUMBER
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PROJECT
COMPARK VILLAGE SOUTH

TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO
80134

SHEET TITLE
BUILDING KEY PLAN - GROUND LEVEL

SHEET NUMBER
34

COMPARK VILLAGE SOUTH

F1 AMD 2 - MULTIFAMILY

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



BUILDING # 8 PERSPECTIVE VIEW LOOKING NORTH

BUILDING TYPE A

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COMPARK VILLAGE SOUTH

TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO 80134

SHEET TITLE

CONCEPTUAL RENDERINGS

SHEET NUMBER

35

COMPARK VILLAGE SOUTH
F1 AMD 2 - MULTIFAMILY
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



BUILDING # 2 PERSPECTIVE VIEW LOOKING WEST
BUILDING TYPE B

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80134

SHEET TITLE
CONCEPTUAL RENDERINGS

SHEET NUMBER
36

COMPARK VILLAGE SOUTH

F1 AMD 2 - MULTIFAMILY

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



BUILDING # 6 PERSPECTIVE VIEW LOOKING SOUTH

BUILDING TYPE C

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80134

SHEET TITLE

CONCEPTUAL RENDERINGS

SHEET NUMBER

37

COMPARK VILLAGE SOUTH

F1 AMD 2 - MULTIFAMILY

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



BUILDING # 4 PERSPECTIVE VIEW LOOKING NORTH

BUILDING TYPE D

PROJECT NUMBER
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80134

SHEET TITLE

CONCEPTUAL RENDERINGS

SHEET NUMBER

38

COMPARK VILLAGE SOUTH

F1 AMD 2 - MULTIFAMILY

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



NORTHERN ENTRY LOOKING AT BUILDING # 4

BUILDING TYPE D

PROJECT NUMBER
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SHEET TITLE

CONCEPTUAL RENDERINGS

SHEET NUMBER

39

COMPARK VILLAGE SOUTH

F1 AMD 2 - MULTIFAMILY

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



BUILDING # 10 PERSPECTIVE VIEW LOOKING SOUTH

BUILDING TYPE C

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SHEET TITLE
CONCEPTUAL RENDERINGS

SHEET NUMBER
40

COMPARK VILLAGE SOUTH

F1 AMD 2 - MULTIFAMILY

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



CLUBHOUSE AMENITY BUILDING

PROJECT NUMBER
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CENTURY LIVING

PROJECT

COMPARK VILLAGE SOUTH

TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO 80134

SHEET TITLE

CONCEPTUAL RENDERINGS

SHEET NUMBER

41

COMPARK VILLAGE SOUTH

F1 AMD 2 - MULTIFAMILY

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



CLUBHOUSE AMENITY BUILDING

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COMPARK VILLAGE SOUTH

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80134

SHEET TITLE

CONCEPTUAL RENDERINGS

SHEET NUMBER

42

COMPARK VILLAGE SOUTH

F1 AMD 2 - MULTIFAMILY

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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TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO 80134

SHEET TITLE

CONCEPTUAL RENDERINGS

SHEET NUMBER

43

COMPARK VILLAGE SOUTH

F1 AMD 2 - MULTIFAMILY

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



CLUBHOUSE AMENITY BUILDING

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SHEET TITLE

CONCEPTUAL RENDERINGS

SHEET NUMBER

44

COMPARK VILLAGE SOUTH

F1 AMD 2 - MULTIFAMILY

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



CLUBHOUSE AMENITY BUILDING

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80134

SHEET TITLE
CONCEPTUAL RENDERINGS

SHEET NUMBER
45

COMPARK VILLAGE SOUTH
F1 AMD 2 - MULTIFAMILY
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



MAINTENANCE SHED BUILDING

PROJECT NUMBER
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PROJECT
COMPARK VILLAGE SOUTH

TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO 80134

SHEET TITLE
CONCEPTUAL RENDERINGS

SHEET NUMBER
46

COMPARK VILLAGE SOUTH
F1 AMD 2 - MULTIFAMILY
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



4. Side Elevation



3. Side Elevation



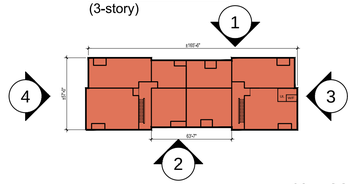
2. Rear Elevation



1. Front Elevation

It is not acceptable to change the fenestration at this level of review after so many referrals-why have all these facades changed? This note applies to all elevations where this has occured.

Building A - 24plex
(3-story)



Key Map n.t.s

Material Legend:

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

Notes:
-See material boards for more information.
-See site plan for dimensions between entries.
-Ground floor transparency to be min. of 25% measured as a percentage of glazing at the base of the building.
-Upper floor transparency to be min. of 15% glazing, measured as a percentage of glazing on the middle of the building.
-Trim around windows shall be minimum of three and one-half (3 $\frac{1}{2}$) inches wide, and trim around doors shall be a minimum of (2) inches wide.

0 8 16 32

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COMPARK VILLAGE SOUTH

TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO
80134

SHEET TITLE
BUILDING A ELEVATIONS

SHEET NUMBER
47

COMPARK VILLAGE SOUTH
F1 AMD 2 - MULTIFAMILY
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 - n.t.s

BUILDING A

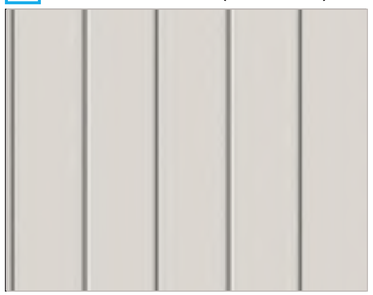
FRONT ELEVATION

Note: Trim around windows shall be a minimum of three and one-half (3-1/2) inches wide, and trim around doors shall be a minimum of two (2) inches wide.

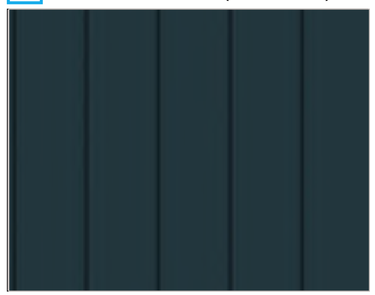
1 **BRICK** LIGHT BRICK



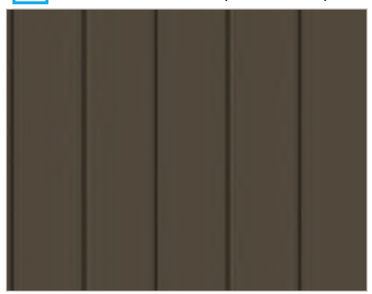
3 **VERTICAL SIDING (V-GROOVE)**



4 **VERTICAL SIDING (V-GROOVE)**



5 **VERTICAL SIDING (V-GROOVE)**



6 **CEMENTITIOUS PANEL W/ REVEAL**



2 **BRICK** DARK BRICK



7 **METAL PANEL**



8 **CEMENTITIOUS PANEL**



9 **CEMENTITIOUS PANEL**



10 **WINDOW FRAME** ADOBE (NON-WHITE)

11 **Roof**



PROJECT NUMBER
210512

DRAWN BY

DATE
03/25/2022

Architecture + Planning
820 16th Street, Suite 500
Denver, CO 80202
303.825.6400
ktgy.com

PREPARED FOR CENTURY COMMUNITIES

PROJECT

COMPARK VILLAGE SOUTH

TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO 80134

SHEET TITLE

BLDG A
MATERIAL BOARD

SHEET NUMBER

48

COMPARK VILLAGE SOUTH
F1 AMD 2 - MULTIFAMILY
SITE PLAN

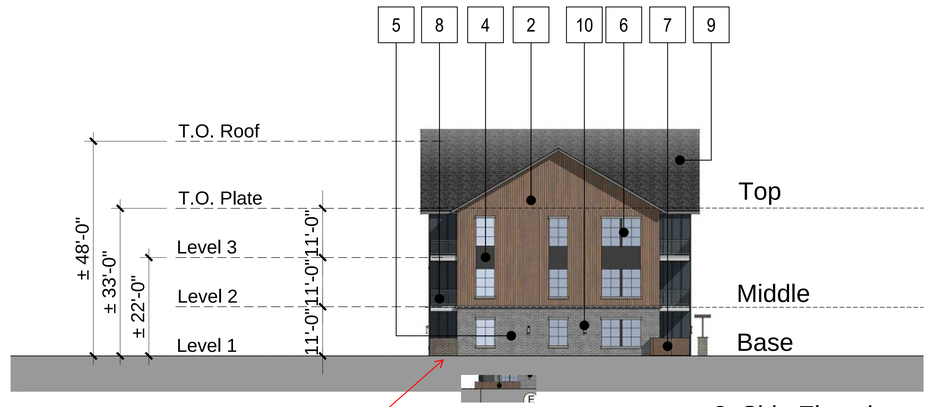
LOT 2, COMPARK VILLAGE FILING NO. 1, AMEND NO. 2
SOUTH HALF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO



Last submittal-not sure why so much has changed-specifically ground floor windows



4. Side Elevation



3. Side Elevation

No more patio railing?

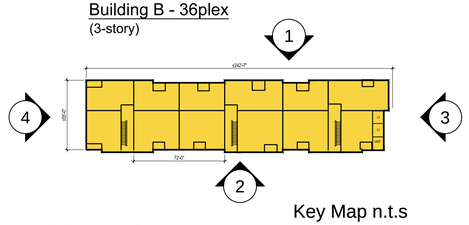


2. Rear Elevation



1. Front Elevation

Building B - 36plex
(3-story)



Key Map n.t.s

Material Legend:

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

Notes:
-See material boards for more information.
-See site plan for dimensions between entries.
-Ground floor transparency to be min. of 25% measured as a percentage of glazing at the base of the building.
-Upper floor transparency to be min. of 15% glazing, measured as a percentage of glazing on the middle of the building.
-Trim around windows shall be minimum of three and one-half (3 $\frac{1}{2}$) inches wide, and trim around doors shall be a minimum of (2) inches wide.

0 8 16 32

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CENTURY LIVING

PROJECT
COMPARK VILLAGE SOUTH

TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO 80134

SHEET TITLE
BUILDING B ELEVATIONS

SHEET NUMBER
49

COMPARK VILLAGE SOUTH
F1 AMD 2 - MULTIFAMILY
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 - n.t.s

BUILDING B

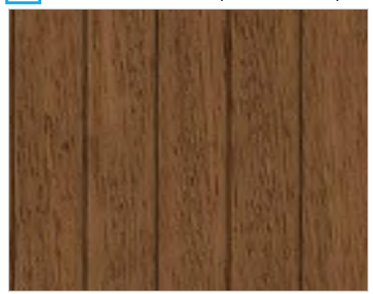
FRONT ELEVATION

Note: Trim around windows shall be a minimum of three and one-half (3-1/2) inches wide, and trim around doors shall be a minimum of two (2) inches wide.

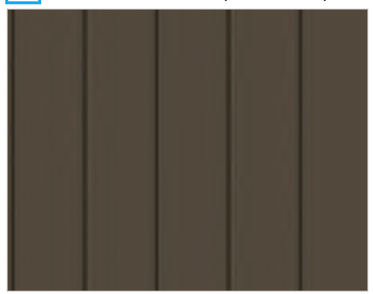
1 **BRICK** LIGHT BRICK



3 **VERTICAL SIDING (WOOD TONE)**



4 **VERTICAL SIDING (V-GROOVE)**



5 **BOARD AND BATTEN**



6 **CEMENTITIOUS PANEL W/ REVEAL**



2 **BRICK** DARK BRICK



7 **METAL PANEL**



8 **CEMENTITIOUS PANEL**



9 **CEMENTITIOUS PANEL**



10 **WINDOW FRAME**
ADOBE (NON-WHITE)

11 **Roof**



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COMPARK VILLAGE SOUTH

TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO 80134

SHEET TITLE

BLDG B
MATERIAL BOARD

SHEET NUMBER

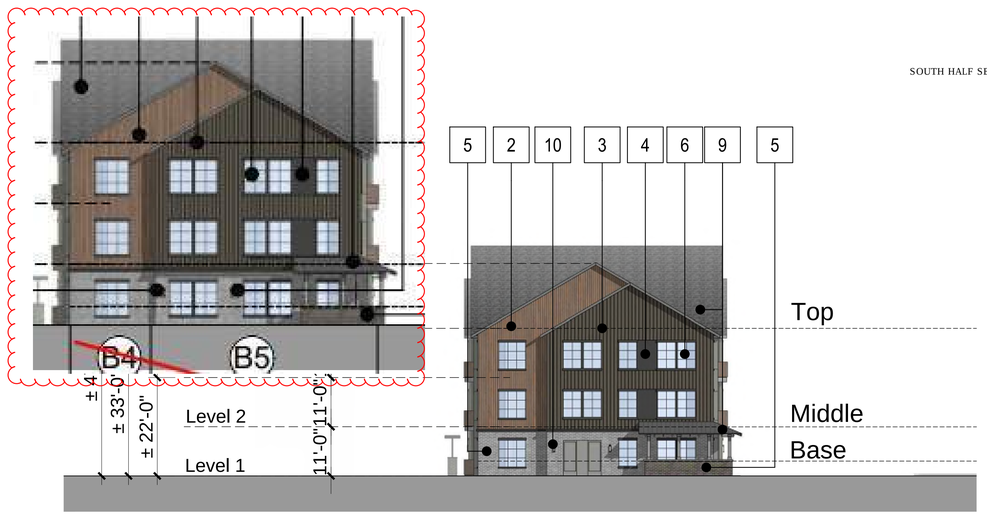
50

COMPARK VILLAGE SOUTH

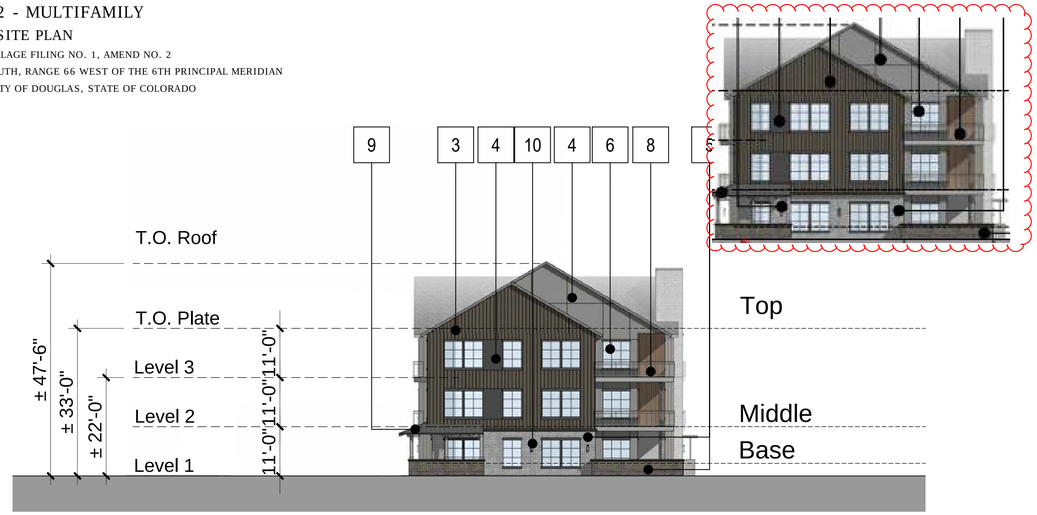
F1 AMD 2 - MULTIFAMILY

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



4. Side Elevation



3. Side Elevation

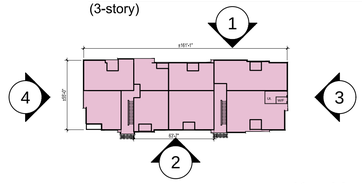


2. Rear Elevation



1. Front Elevation

Building C - 24plex w/ Wrap Porches
(3-story)



Key Map n.t.s

Material Legend:

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

Notes:
-See material boards for more information.
-See site plan for dimensions between entries.
-Ground floor transparency to be min. of 25% measured as a percentage of glazing at the base of the building.
-Upper floor transparency to be min. of 15% glazing, measured as a percentage of glazing on the middle of the building.
-Trim around windows shall be minimum of three and one-half (3 $\frac{1}{2}$) inches wide, and trim around doors shall be a minimum of (2) inches wide.

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PREPARED FOR CENTURY COMMUNITIES

PROJECT
COMPARK VILLAGE SOUTH

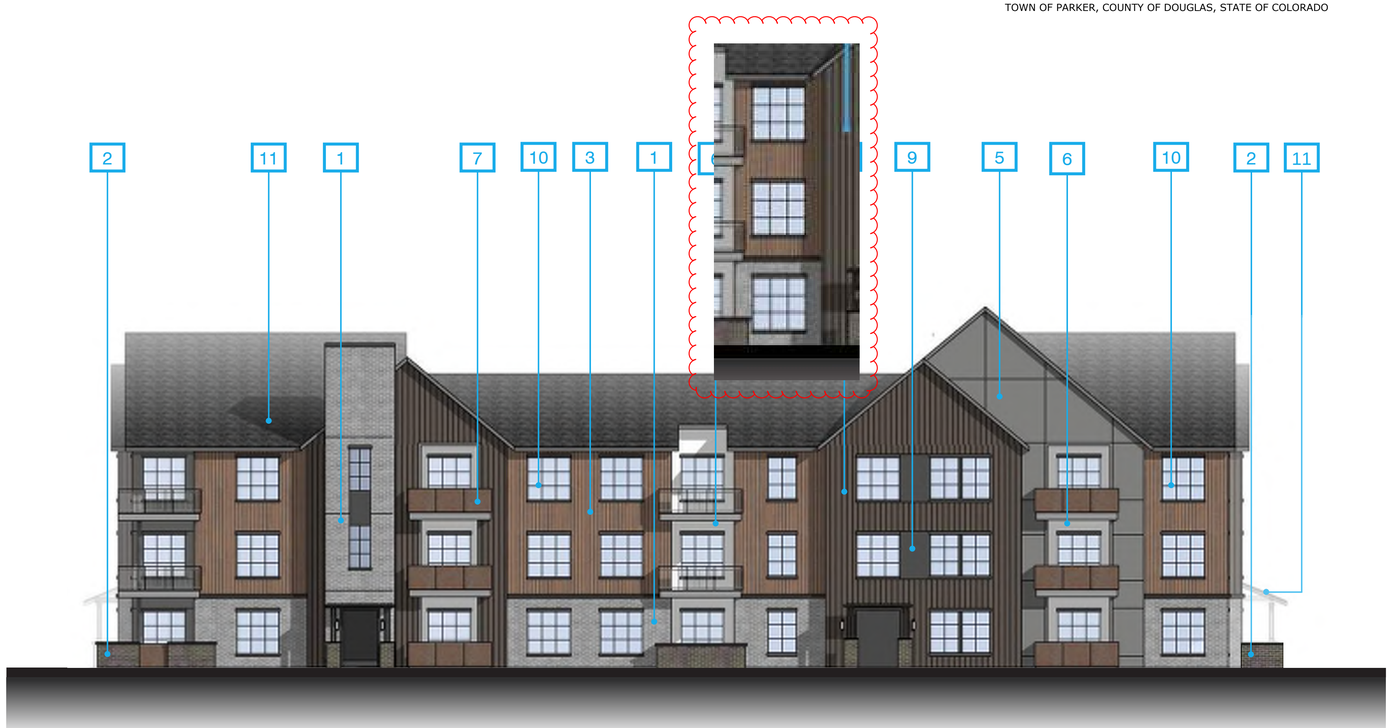
TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO 80134

SHEET TITLE
BUILDING C ELEVATIONS

SHEET NUMBER
51

COMPARK VILLAGE SOUTH
F1 AMD 2 - MULTIFAMILY
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



FRONT ELEVATION

Note: Trim around windows shall be a minimum of three and one-half (3-1/2) inches wide, and trim around doors shall be a minimum of two (2) inches wide.

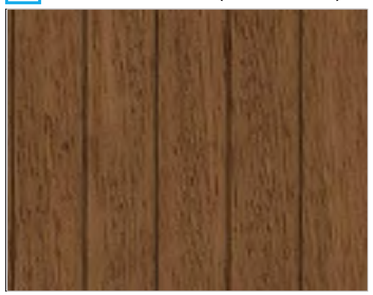
1 **BRICK** LIGHT BRICK



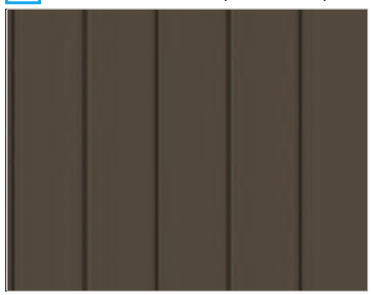
2 **BRICK** DARK BRICK



3 **VERTICAL SIDING (WOOD TONE)**



4 **VERTICAL SIDING (V-GROOVE)**



5 **CEMENTITIOUS PANEL W/ REVEAL**



6 **CEMENTITIOUS PANEL W/ REVEAL**



7 **METAL PANEL**



9 **CEMENTITIOUS PANEL**



10 **WINDOW FRAME**
ADOBE (NON-WHITE)

11 **Roof**





KEY MAP - n.t.s

BUILDING C

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CENTURY LIVING

PROJECT

COMPARK VILLAGE SOUTH

TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO 80134

SHEET TITLE

BLDG C
MATERIAL BOARD

SHEET NUMBER

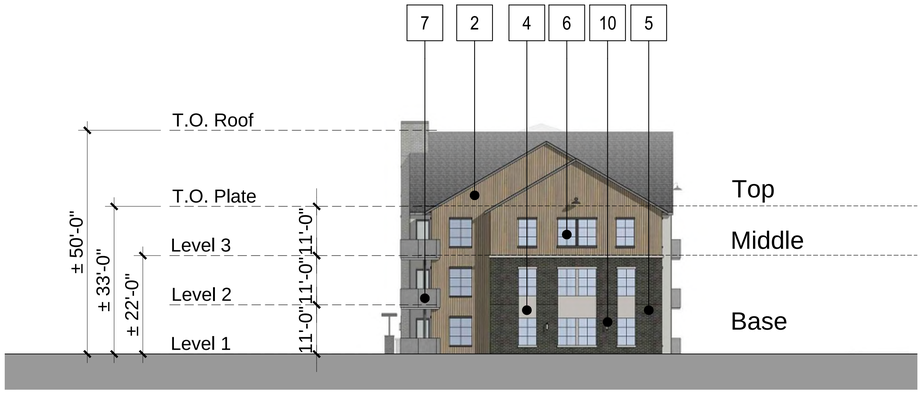
52

COMPARK VILLAGE SOUTH

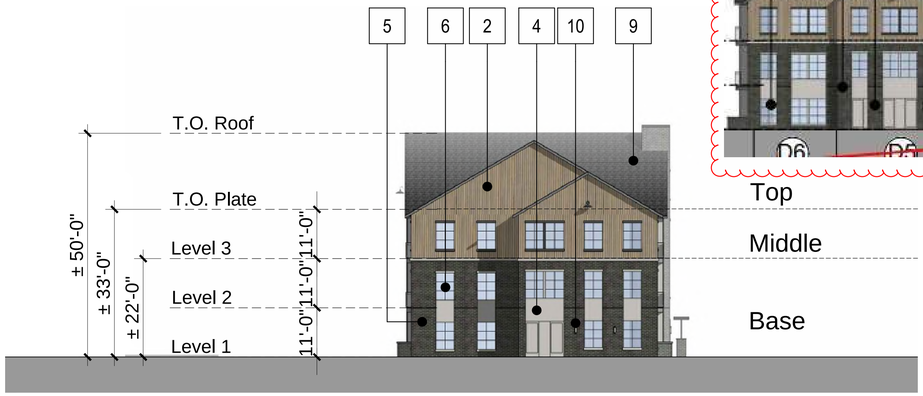
F1 AMD 2 - MULTIFAMILY

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



4. Side Elevation



3. Side Elevation

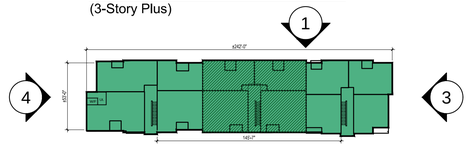


2. Rear Elevation



1. Front Elevation

Building D - 36plex w/ Mezzanines
(3-Story Plus)



Key Map n.t.s

Material Legend:

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

Notes:
-See material boards for more information.
-See site plan for dimensions between entries.
-Ground floor transparency to be min. of 25% measured as a percentage of glazing at the base of the building.
-Upper floor transparency to be min. of 15% glazing, measured as a percentage of glazing on the middle of the building.
-Trim around windows shall be minimum of three and one-half ($3\frac{1}{2}$) inches wide, and trim around doors shall be a minimum of (2) inches wide.

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PREPARED FOR CENTURY COMMUNITIES

CENTURY LIVING

PROJECT
COMPARK VILLAGE SOUTH

TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO 80134

SHEET TITLE
BUILDING D ELEVATIONS

SHEET NUMBER
53

COMPARK VILLAGE SOUTH
F1 AMD 2 - MULTIFAMILY
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 - n.t.s

BUILDING D

FRONT ELEVATION

Note: Trim around windows shall be a minimum of three and one-half (3-1/2) inches wide, and trim around doors shall be a minimum of two (2) inches wide.

1 **BRICK** LIGHT BRICK



3 **VERTICAL SIDING (V-GROOVE)**



4 **BOARD AND BATTEN**



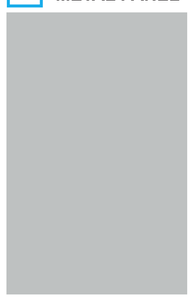
5 **CEMENTITIOUS PANEL W/ REVEAL**



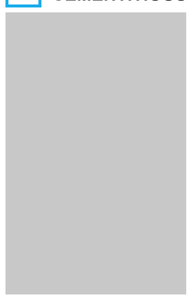
2 **BRICK** DARK BRICK



6 **METAL PANEL**



7 **CEMENTITIOUS PANEL**



8 **WINDOW FRAME**

ADOBE (NON-WHITE)

9 **Roof**



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COMPARK VILLAGE SOUTH

TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO 80134

SHEET TITLE

BLDG D
MATERIAL BOARD

SHEET NUMBER

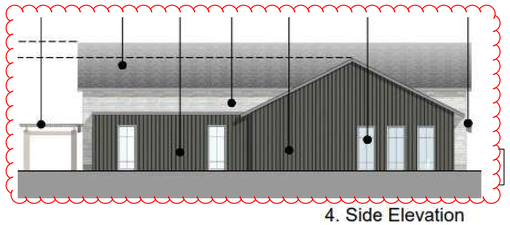
54

COMPARK VILLAGE SOUTH

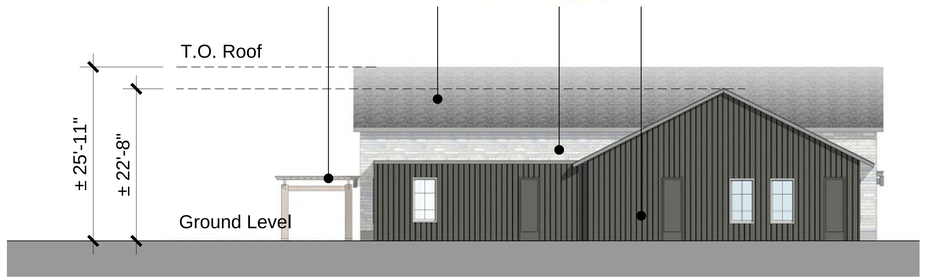
F1 AMD 2 - MULTIFAMILY

SITE PLAN

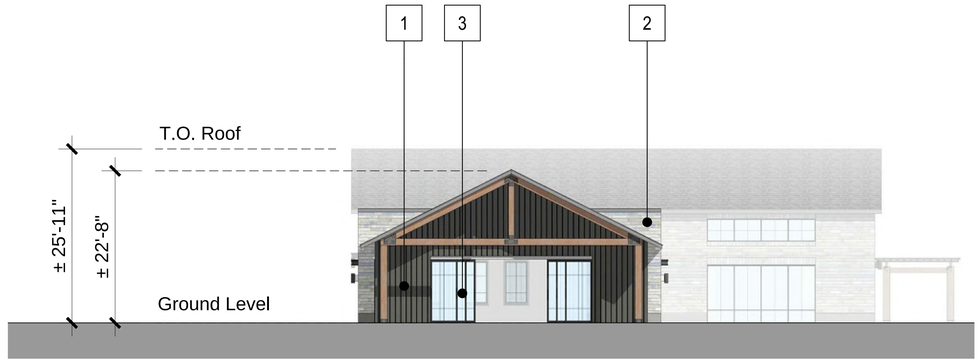
LOT 2, COMPARK VILLAGE FILING NO. 1, AMEND NO. 2
SOUTH HALF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO



4. Side Elevation



4. Side Elevation



3. Side Elevation

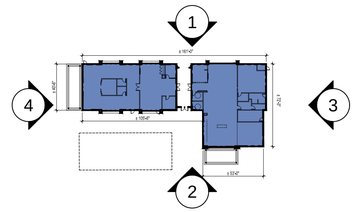




2. Rear Elevation



1. Front Elevation



Key Map n.t.s

Clubhouse Material Legend:

1. Cementitious Vertical Siding (Painted)
2. Stone
3. Storefront Glazing
4. Shingle Roof
5. Metal Awning
6. Trellis
7. Light Fixture

Notes:
-See material boards for more information.
-See site plan for dimensions between entries.
-Ground floor transparency to be min. of 25% measured as a percentage of glazing at the base of the building.
-Trim around windows shall be minimum of three and one-half (3 $\frac{1}{2}$) inches wide, and trim around doors shall be a minimum of (2) inches wide.

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PROJECT
COMPARK VILLAGE SOUTH

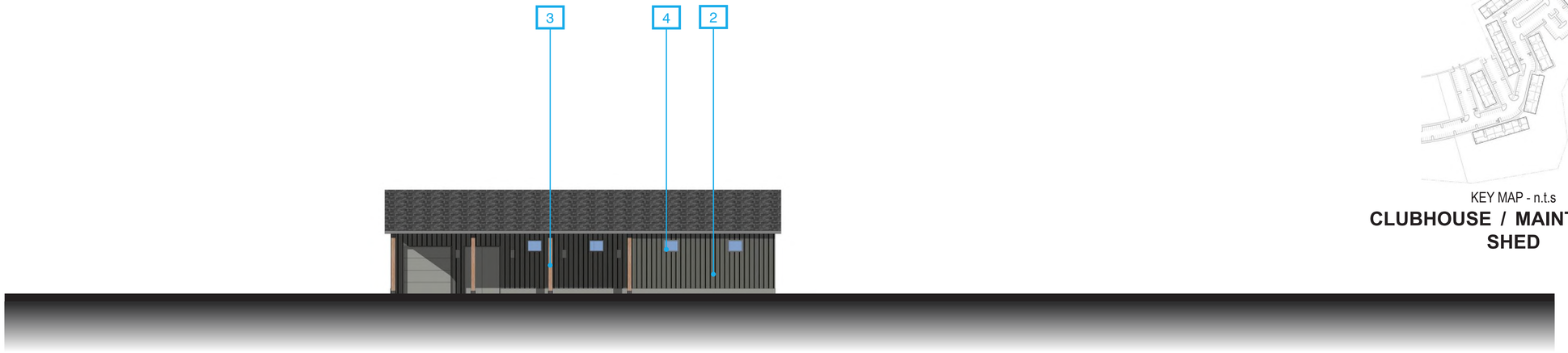
TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO
80134

SHEET TITLE
CLUBHOUSE BUILDING ELEVATIONS

SHEET NUMBER
55

COMPARK VILLAGE SOUTH
F1 AMD 2 - MULTIFAMILY
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



FRONT ELEVATION



KEY MAP - n.t.s

CLUBHOUSE / MAINTENANCE SHED



FRONT ELEVATION

1 **STONE** LIGHT STONE



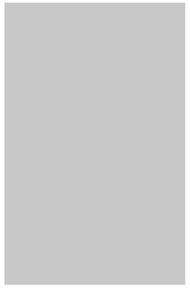
2 **BOARD AND BATTEN**



3 **COMPOSITE WOOD**



ADOBE (NON-WHITE)
4 **WINDOW FRAME**



5 **WINDOW FRAME**



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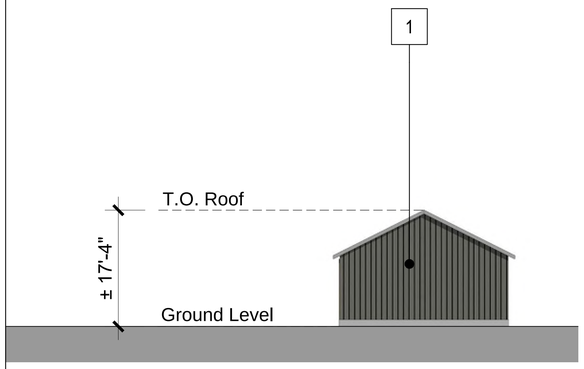
TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO 80134

SHEET TITLE
CLUBHOUSE AND MAINT. SHED MATERIAL BOARD

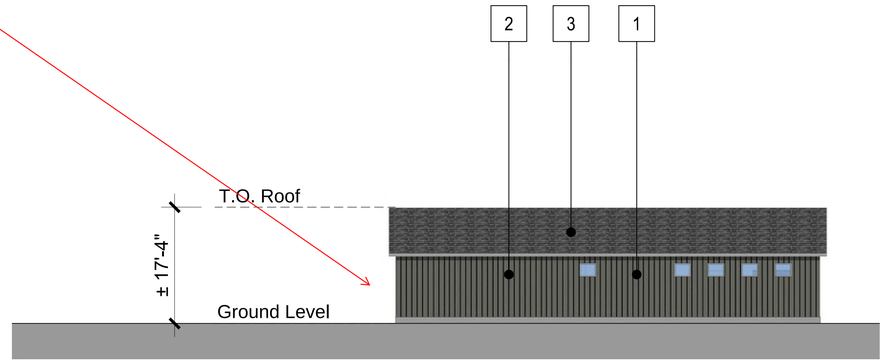
SHEET NUMBER
56

COMPARK VILLAGE SOUTH
F1 AMD 2 - MULTIFAMILY
SITE PLAN

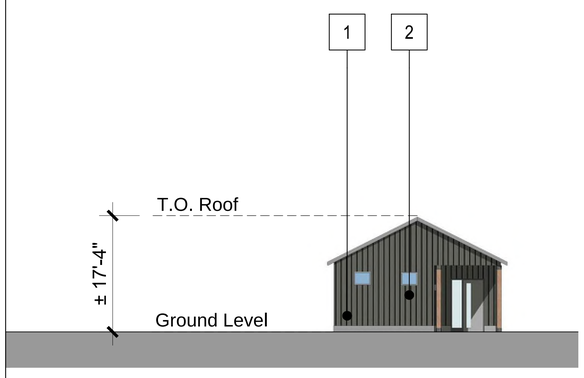
LOT 2, COMPARK VILLAGE FILING NO. 1, AMEND NO. 2
SOUTH HALF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO



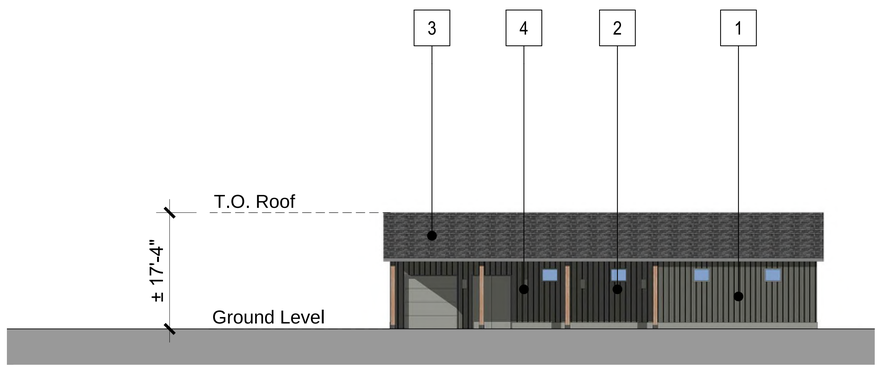
4. Side Elevation



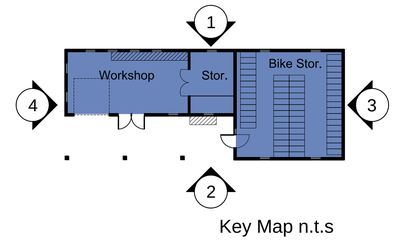
2. Rear Elevation



3. Side Elevation



1. Front Elevation



Key Map n.t.s

Maintenance Shed Material Legend:

1. Cementitious Vertical Siding (Painted)
2. Vinyl Window
3. Shingle Roof
4. Light Fixture

Notes:
-See material boards for more information.
-See site plan for dimensions between entries.
-Ground floor transparency to be min. of 25% measured as a percentage of glazing at the base of the building.
-Trim around windows shall be minimum of three and one-half (3 $\frac{1}{2}$) inches wide, and trim around doors shall be a minimum of (2) inches wide.

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PROJECT
COMPARK VILLAGE SOUTH

TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO 80134

SHEET TITLE
MAINTENACE BUILDING ELEVATIONS

SHEET NUMBER
57

COMPARK VILLAGE SOUTH
F1 AMD 2 - MULTIFAMILY
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



1 SITE PHOTOMETRIC PLAN
SCALE: 1" = 70'-0"

GENERAL NOTES:

1. 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.

SITE LIGHT FIXTURE SCHEDULE

TYPE	SERVES	DESCRIPTION	MANUFACTURER CATALOG NO.	LAMPS	NOTES
SA1	SITE	POLE MOUNTED FIXTURE	GARDCO_ECF-S-32L-530-WW-G2-LCL	55 W	20'
SA2	SITE	POLE MOUNTED FIXTURE	GARDCO_ECF-S-32L-530-WW-G2-RCL	55 W	20'
SA3	SITE	POLE MOUNTED FIXTURE	GARDCO_ECF-S-32L-530-WW-G2-2-HIS	56 W	20'
SA4	SITE	POLE MOUNTED FIXTURE	GARDCO_ECF-S-32L-530-WW-G2-3-HIS	56 W	20'
SB	SITE	POLE MOUNTED FIXTURE	GARDCO P20-C-A01-830-T2S-EHS	21 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	AVG/MIN	MAX/MIN
LANDSCAPE PATH	FC	1.22	4	0.1	12.2	40
LANDSCAPE RAMP	FC	1.01	2.5	0.3	3.37	8.33
LANDSCAPE STEPS	FC	0.96	1.8	0.5	1.92	3.6
PARKING	FC	2.03	4.8	0.8	2.54	6
PATH 1	FC	2.58	3.9	1.1	2.35	3.55
PATH 2	FC	1.92	3.4	0.8	2.4	4.25
PATH 3	FC	1.99	3.8	0.9	2.21	4.22
PATH 4	FC	1.67	3.3	1.1	1.52	3
PATH 5	FC	1.95	3	0.9	2.17	3.33
PATH 6	FC	2.21	5.1	0.5	4.42	10.2
PATH 7	FC	2.08	3.7	0.7	2.97	5.29
PROP LINE TRACT 2	FC	0.27	0.9	0	N.A.	N.A.
PROP LINE TRACT G	FC	0.06	0.9	0	N.A.	N.A.
POOL DECK	FC	14.58	22	10.3	1.42	2.14

PROJECT NUMBER
65120950

DRAWN BY
TV

DATE
03/22/2022

MERRICK
Engineering / Architecture / Design-Build / Surveying / Planning / Geospatial Solutions
5970 GREENWOOD PLAZA BLVD.
GREENWOOD VILLAGE, CO. 80111
303-751-0741
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PREPARED FOR CENTURY COMMUNITIES

CENTURY LIVING

PROJECT

COMPARK VILLAGE SOUTH

TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO 80134

SHEET TITLE
SITE PHOTOMETRIC PLAN & SCHEDULES

SHEET NUMBER
59 OF 61

COMPARK VILLAGE SOUTH
F1 AMD 2 - MULTIFAMILY
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

GARDCO by Signify

Site & Area

EcoForm

ECF-S small area light



Gardco EcoForm Gen-2 combines economy with performance in an LED area luminaire. Capable of delivering up to 27,800 lumens or more in a compact, low profile LED luminaire, EcoForm offers a new level of customer value. EcoForm features an innovative retrofit arm kit, simplifying site conversions to LED by eliminating the need to drill additional holes in most existing poles. Integral control systems available for further energy savings. Includes Service Tag, our innovative way to provide assistance throughout the life of the product.

Project:
Location:
Cat.No:
Type:
Lamps: Qty:
Notes:

Ordering guide

example: ECF-S-64L-900-NW-G2-AR-5-120-HIS-MGY

Prefix	Number of LEDs	Drive Current	LED Color - Generation	Mounting	Distribution	Voltage
ECF-S						
ECF-S EcoForm site and area, small	**32L** 32 LEDs (2 modules)	**365** 365mA **530** 530mA **700** 700mA **1A** 1050mA **1.2A** 1200mA	**WW-G2** Warm White 3000K, 70CRI Generation 2 **NW-G2** Neutral White 4000K, 70CRI Generation 2 **CW-G2** Cool White 5000K, 70CRI Generation 2	**AR**[1] Arm Mount (standard) The following mounting kits must be ordered separately (See accessories): **SF**[1] Slip Fitter Mount (fits to 2-1/4" O.D. tenon) **WS** Wall mount with surface conduit rear entry permitted **RAM**[1] Retrofit arm mount kit	**Type 2** **2** Type 2 **2-90** Rotated left 90° **2-270** Rotated right 270° **Type 3** **3** Type 3 **3-90** Rotated left 90° **3-270** Rotated right 270° **Type 4** **4** Type 4 **4-90** Rotated left 90° **4-270** Rotated right 270° **Type 5** **5** Type 5 **5W** Type 5W	**120** 120V **208** 208V **240** 240V **277** 277V **347** 347V **480** 480V **UNV** 120-277V (50/60Hz) **HVU** 347-480V (50/60Hz)
	48L 48 LEDs (3 modules)	**900** 900 mA **1A** 1050 mA **1.2A**[2] 1200 mA				
	64L 64 LEDs (4 modules)	**900** 900 mA **1A**[2] 1050 mA				

Options					
Dimming controls	Motion sensing lens	Photo-sensing	Electrical	Luminaire	Finish
DD[4,16] 0-10V External dimming (for controls by others) **DCC**[4,8,9,15] Dual Circuit Control **FAWS**[4,8,15] Field Adjustable Wattage Selector **LLC**[4,13,15] Integral wireless module **BL**[1,4,13,15] Bi-level functionality **SRDR**[4,8,9,14,17] SR driver connected to Zhaga socket **DynaDimmer:** *Automatic Profile Dimming* **CS50**[4,9] Safety 50% Dimming, 7 hours **CM50**[4,9] Median 50% Dimming, 8 hours **CS30**[4,9] Safety 30% Dimming, 7 hours **CM30**[4,9] Median 30% Dimming, 8 hours	**IMRI3**[1,9] Integral with #3 lens **IMRI7**[1,9] Integral with #7 lens	**PCB**[4,9] Photocontrol Button **TLRD5**[9,10] Twist Lock Receptacle 5 Pin **TLRD7**[9,10] Twist Lock Receptacle 7 Pin **TLRPC**[4,9,10] Twist Lock Receptacle w/ Photocell	**Fusing** **F1**[9] Single (120, 277, 347VAC) **F2**[9] Double (208, 240, 480VAC) **Pole Mount Fusing** **FP1**[9] Single (120, 277, 347VAC) **FP2**[9] Double (208, 240, 480VAC) **FP3**[9] Canadian Double Pull (208, 240, 480VAC) **Surge Protection** (10kA standard) **SP2** Increased 20kA	Square Pole Adapter included in standard product. **TB**[9] Terminal Block **RPA**[9] Round Pole Adapter (fits to 3"– 3.9" O.D. pole) **HIS**[14] Internal House Side Shield	**Textured** **BK** Black **WH** White **BZ** Bronze **DGY** Dark Gray **MGY** Medium Gray **Customer specified** **RAL** Specify optional color or RAL (ex: RAL7024) **CC** Custom color (Must supply color chip for required factory quote)

1. BL-IMRI3/7 equipped with out-boarded sensor housing when voltage is HVU (347-480V)
2. Mounts to a 4" round pole with adapter included for square poles.
3. Limited to a maximum of 45 degrees aiming above horizontal.
4. Not available with other dimming control options.
5. Not available with motion sensor.
6. Not available with photocontrol.
7. Must specify a motion sensor lens.
8. Not available in 347 or 480V
9. Must specify input voltage.
10. TLRD5, TLR07 and TLRPC receptacle pins 4 & 5 are capped off when ordered with any of the Dimming controls DD or FAWS or LLC.
11. Not available in 480V. Order photocell separately with TLRD5/7.
12. Not available with DCC.
13. Not available with SF and WS. RPAs provided with black finish standard.
14. HIS not available with Type 5, 5W, BLC, BLC-90, BLC-270, LCL or RCL optics.
15. Not available with DD, DCC, and FAWS dimming control options.
16. Not available with DD, DCC, FAWS and LLC dimming control options.
17. When ordering SRDR, controller (by others) to be used on socket must be SR compatible (See specifications for more details). Consult factory for lead time. All 7 pins in NEMA receptacle are connected to SR driver. SRDR not available with TLR05 or TLRPC.
18. 0-10V dimming driver standard.
19. LCL and RCL not available with 48L-1.2A or 64L-1A.

ECF-S EcoForm small
Area luminaire

EcoForm Accessories[21] **(ordered separately, field installed)**

Shielding Accessories

House Side shield
Standard optic orientation:
HIS-32-H[20] Internal House Side Shield for 32 LEDs (2 modules)
HIS-48-H[20] Internal House Side Shield for 48 LEDs (3 modules)
HIS-64-H[20] Internal House Side Shield for 64 LEDs (4 modules)

Optic at 90 or 270 orientation:
HIS-32-V[20] Internal House Side Shield for 32 LEDs (2 modules)
HIS-48-V[20] Internal House Side Shield for 48 LEDs (3 modules)
HIS-64-V[20] Internal House Side Shield for 64 LEDs (4 modules)

Luminaire Accessories

ECF-BD-G2	Bird deterrent
ECF-RAM-G2-(F)	Retrofit Arm mount kit
ECF-SF-G2-(F)	Slip Fitter Mount (fits to 2 3/8" O.D. tenon)
ECF-WS-G2-(F)	Wall mount with surface conduit rear entry permitted

EcoForm PTF2 (pole top fitter fits 23/8-21/2" OD x 4" depth tenon)

PTF2-ECF-S/L/1-90-(F)	1 luminaire at 90°
PTF2-ECF-S/L/2-90-(F)	2 luminaires at 90°
PTF2-ECF-S/L/2-180-(F)	2 luminaires at 180°
PTF2-ECF-S/L/3-90-(F)	3 luminaires at 90°
PTF2-ECF-S/L/4-90-(F)	4 luminaires at 90°
PTF2-ECF-S/L/3-120-(F)	3 luminaires at 120°

EcoForm PTF3 (pole top fitter fits 3-31/2" OD x 6" depth tenon)

PTF3-ECF-S/L/1-90-(F)	1 luminaire at 90°
PTF3-ECF-S/L/2-90-(F)	2 luminaires at 90°
PTF3-ECF-S/L/2-180-(F)	2 luminaires at 180°
PTF3-ECF-S/L/3-90-(F)	3 luminaires at 90°
PTF3-ECF-S/L/4-90-(F)	4 luminaires at 90°
PTF3-ECF-S/L/3-120-(F)	3 luminaires at 120°

EcoForm PTF4 (pole top fitter fits 31/2-4" OD x 6" depth tenon)

PTF4-ECF-S/L/1-90-(F)	1 luminaire at 90°
PTF4-ECF-S/L/2-90-(F)	2 luminaires at 90°
PTF4-ECF-S/L/2-180-(F)	2 luminaires at 180°
PTF4-ECF-S/L/3-90-(F)	3 luminaires at 90°
PTF4-ECF-S/L/4-90-(F)	4 luminaires at 90°
PTF4-ECF-S/L/3-120-(F)	3 luminaires at 120°

(F) = Specify finish

Footnotes
20. Not available with Type 5 or 5W optics
21. Consult Signify to confirm whether specific accessories are BAA-compliant.

Ready to Go configurations **(when ordered with the "RS-" catalog code, the following configurations will ship in 2 weeks):**

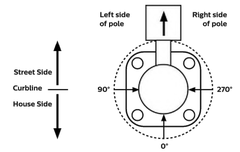
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RS-ECF-S-32L-1A-NW-G2-AR-3-UNV-BZ	912401466002
RS-ECF-S-32L-1A-NW-G2-AR-3-UNV-MGY	912401466003
RS-ECF-S-32L-1A-NW-G2-AR-3-UNV-BK	912401534554
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RS-ECF-S-32L-1A-NW-G2-AR-5-UNV-MGY	912401466007
RS-ECF-S-32L-1A-NW-G2-AR-5-UNV-BK	912401534556
RS-ECF-S-48L-1A-NW-G2-AR-3-UNV-BZ	912401466008
RS-ECF-S-48L-1A-NW-G2-AR-3-UNV-MGY	912401466009
RS-ECF-S-48L-1A-NW-G2-AR-3-UNV-BK	912401534557
RS-ECF-S-48L-1A-NW-G2-AR-4-UNV-BZ	912401466010
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RS-ECF-S-48L-1A-NW-G2-AR-4-UNV-BK	912401534558
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RS-ECF-S-48L-1A-NW-G2-AR-5-UNV-BK	912401534559
RS-ECF-S-64L-1A-NW-G2-AR-3-UNV-BZ	912401466014
RS-ECF-S-64L-1A-NW-G2-AR-3-UNV-MGY	912401466015

Catalog Number	12NC
RS-ECF-S-64L-1A-NW-G2-AR-3-UNV-BK	912401534560
RS-ECF-S-64L-1A-NW-G2-AR-4-UNV-BZ	912401466016
RS-ECF-S-64L-1A-NW-G2-AR-4-UNV-MGY	912401466017
RS-ECF-S-64L-1A-NW-G2-AR-4-UNV-BK	912401534561
RS-ECF-S-64L-1A-NW-G2-AR-5-UNV-BZ	912401466018
RS-ECF-S-64L-1A-NW-G2-AR-5-UNV-MGY	912401466019
RS-ECF-S-64L-1A-NW-G2-AR-5-UNV-BK	912401534562
RS-ECF-RAM-G2-DGY	912401466487
RS-ECF-RAM-G2-MGY	912401466488
RS-ECF-RAM-G2-WH	912401466485
RS-HIS-32-H	912401466489
RS-HIS-48-H	912401466491
RS-HIS-64-H	912401466493

ECF-S EcoForm small
Area luminaire

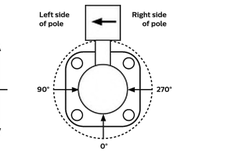
Optical Orientation Information

Standard Optic Position
Luminaires ordered with asymmetric optical systems in the standard optic position will have the optical system oriented as shown below:



Note: The hand hole will normally be located on the pole at the 0° point.

Optic Rotated Left (90°) Optic Position
Luminaires ordered with optical systems in the Optic Rotated Left (90°) optic position will have the optical system oriented as shown below (Type 5 and 5W optics are not available with factory set rotatable optics):



Note: The hand hole will normally be located on the pole at the 0° point.

Optic Rotated Right (270°) Optic Position
Luminaires ordered with optical systems in the Optic Rotated Right (270°) optic position will have the optical system oriented as shown below (Type 5 and 5W optics are not available with factory set rotatable optics):

Note: The hand hole will normally be located on the pole at the 0° point.

Twin Luminaire Assemblies with Type-90/Type-270 Rotated Optical Systems
Twin luminaire assemblies installed with rotated optical systems are an excellent way to direct light toward the interior of the site (Street Side) without additional equipment. It is important, however, that care be exercised to insure that luminaires are installed in the proper location.

Luminaires with Optic Rotated Right (270°) are installed on the LEFT Side of Pole

Luminaires with Optic Rotated Left (90°) are installed on the RIGHT Side of Pole

Note: The hand hole location will depend on the drilling configuration ordered for the pole.

SITE LIGHT FIXTURE 'SA1, SA2, SA3, SA4, & SC'

PROJECT NUMBER
65120950

DRAWN BY
TV

DATE
03/22/2022

MERRICK
Engineering / Architecture / Design-Build / Surveying / Planning / Geospatial Solutions
5970 GREENWOOD PLAZA BLVD.
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PREPARED FOR CENTURY COMMUNITIES

CENTURY LIVING

PROJECT

COMPARK VILLAGE SOUTH

TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO 80134

SHEET TITLE
LIGHT FIXTURE SPEC SHEETS

SHEET NUMBER
60 OF 61

COMPARK VILLAGE SOUTH
F1 AMD 2 - MULTIFAMILY
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

GARDCO by Signify

Site & Area

PureForm

P20 small round area light with comfort optics



Gardco PureForm LED area small round comfort P20 features a sleek, low profile design. Comfort optics are designed to enhance visual comfort by reducing glare and are ideally suited for pedestrian scale applications. Multiple optical distributions and color temperatures are available to allow you to customize your selection.

Project:
Location:
Cat.No:
Type:
Lumens: Qty:
Notes:

Ordering guide

example: P20–C–A01–840–TSS–AR1–UNV–BL50–L2–EHS–BZ

Prefix	Optic Technology	Configuration (nominal lumens)	Color Temperature	Distribution	Mounting	Voltage
P20	C	A01 2,000 lumens	B30 80CRI 3000K	TIS Type 1 Short	AR1[1] Arm mount (Standard)	120 120V
P20 PureForm area small, 20" round	C Comfort	A02 4,000 lumens	B40 80CRI 4000K	T2S Type 2 Short	The following mounting kits must be ordered separately (See accessories)	208 208V
		A03 6,000 lumens	750[2] 70CRI 5000K	T4S Type 4 Short	RAM[1] Retrofit arm mount kit	240 240V
		A04 8,000 lumens		4CD Type 4 Concentrated Downlight	WAL Wall mount	277 277V
		A05 10,000 lumens		TSS Type 5 Short		347 347V
		A06[3] 12,000 lumens				480 480V
		A07[3] 14,000 lumens				UNV 120–277V (50/60Hz)
		A08[3] 16,000 lumens				HVU 347–480V (50/60Hz)

Options				
Dimming controls	Motion sensor lens	Electrical/Shielding	Emergency	Finish
(0–10V dimming driver standard)	L2[4,6,9] PIR Sensor #2 lens	PCB[8,9] Photocontrol Button	EM[4,6,9,11] Emergency battery pack	Textured
DLEA[4] Dimming Leads Externally Accessible (controls by others)	L3[4,6,9] PIR Sensor #3 lens	TR7[9,11] 7-pin Twist Lock Receptacle		BK Black
FAWS[4,5] Field Adjustable Wattage Selector	MW[7,10,11] Microwave HF Sensor	TL9[9,11] 7-pin Twist Lock Receptacle w/ 3-pin Photocell		WH White
BL50[4,6] Bi-level set at 50% dimming		SP3[12] Incressed 20kA		BZ Bronze
BL30[4,7] Bi-level set at 30% dimming		FS1[9] Single Fuse (120, 277, 347VAC)		DG Dark Gray
SIW1[4,8,9,11] SiteWise integral module		FS2[9] Double Fuse (208, 240, 480VAC)		MG Medium Gray
SRDR[4,6,9,11] SR driver connected to Zhaga socket		The following option must be ordered separately (See accessories)		Customer specified
DynaDimmer: Automatic Profile Dimming		EHS External house side shield		RAL Specify optional color or RAL (ex: RAL7024)
CS50[4,6] Security 50% Dimming, 7 hours				CC Custom color (Must supply color chip for required factory quote)
CM50[4,6] Median 50% Dimming, 8 hours				
CS30[4,6] Security 30% Dimming, 7 hours				
CM30[4,6] Median 30% Dimming, 8 hours				

1. Only available with symmetrical optics (TIS and TSS)
2. Extended lead times apply. Contact factory for details.
3. Mounts to a 4–5" OD round pole with adapter included for square poles.
4. Not available with other dimming control options (mutually exclusive).
5. Not available with motion sensor.
6. BL50 must be specified with a motion sensor lens (L2 or L3).
7. BL30 must be specified with Microwave HF Sensor (MW).
8. Not available with photocontrols.
9. Not available in 347 or 480V.
10. Available only in 120 or 277V.
11. Must specify input voltage.
12. All 7 pins in NEMA receptacle are connected to SR driver.
13. Not available in 480V. Order photocell separately with TR7.
14. Not available with DLEA and FAWS dimming control options.
15. Not available with DLEA, SRDR, FAWS, CS50, CM50, CS30, and CM30 dimming control options.
16. Product ships standard with 10kA.
17. Only available with A01 and A03.
18. Only available in 120/277/347V.
19. When ordering SRDR with L2 or L3, controller to be used on socket must be SR compatible (See specifications for more details).

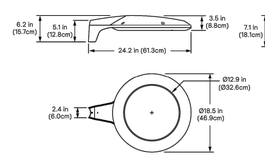
SITE LIGHT FIXTURE 'SB'

P20 PureForm LED small round

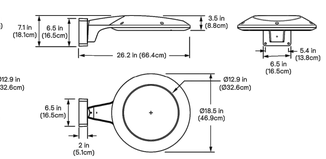
Area light with comfort optics

Dimensions

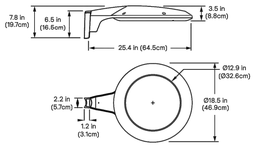
Standard Arm (AR1)



Wall Mount (WAL)

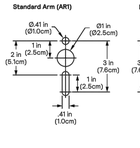


Retrofit Arm (RAM)

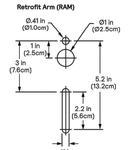


Drill Patterns

Standard Arm (AR1)

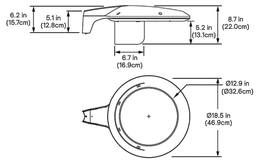


Retrofit Arm (RAM)



Weight: 18 Lbs (8.0 kg)
EPA: .26ft² (.02m²)

With External House Shield option (EHS)



SITE LIGHT FIXTURE 'SB'

GARDCO by Signify

Wall Mount

LED Mini sconce

111L



Philips Gardco 111 LED mini sconce luminaires are compact in size, perfect for low mounting height wall mount applications. 111 LED luminaires are designed to integrate naturally to wall surfaces. 111 LED luminaires are available with three (3) different distribution patterns, providing full cutoff performance (in the normal downlight position) and featuring LED arrays. Luminaires provide performance excellence and advanced Philips Gardco LED thermal management technology. High performance Class 1 LED systems offer potential energy savings of 50 % or more compared to HID systems. 111 LED luminaires are also available with 0–10V Dimming.

Project:
Location:
Cat.No:
Type:
Lamps: Qty:
Notes:

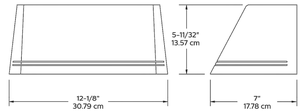
Ordering guide

example: 111L–16L–350–CW–G2–2–UNV–DD–BK

Prefix	No. of LEDs	Drive Current	Color/Generation	Distribution	Voltage	Controls	Electrical/Luminaire	Finish
111L Trapezoidal Wedge LED	16L 16 LED module	350 350mA	CW–G2 Cool White 5700K, 70 CRI generation 2	2 Type II Wide Throw Optic, with maximized lateral throw	UNV 120–277V 50hz/60hz	PCB Photocontrol Button[1]	F1 Single fusing (120, 277VAC)	Textured
		550 550mA	NW–G2 Neutral White 4000K, 70 CRI generation 2	3 Type III Preferred Wide Throw Optic, with improved forward throw	120 120V	DD 0–10V Dimming	F2 Double fusing (208, 240VAC)	BK Black
		750 750mA	WW–G2 Warm White 3000K, 70 CRI generation 2	4 Type IV Maximized forward throw optic	208 208V		F3 Canadian double pull fusing (208, 240VAC)	WH White
					240 240V		DL Diffusing Lens	BZ Bronze
					277 277V		WS Wall Mounted Box for Surface Conduit	DGY Dark Grey
								MGY Medium Grey
								Customer specified
								RAL Specify optional color or RAL (ex: OC-LCP or OC-RAL7024)
								CC Custom color (must supply color chip for required factory quote)

1. Provide specific input voltage.

Dimensions



Note: Mounting plate center is located in the center of the luminaire width and 2.38" (6.03cm) above the luminaire bottom (lens down position). Splices must be made in the J-box (by others). Mounting plate must be secured by max. 1/4" (.64cm) diameter bolts (by others) structurally to the wall.

SITE LIGHT FIXTURE 'SD'

PROJECT NUMBER
65120950

DRAWN BY
TV

DATE
03/22/2022

MERRICK
Engineering / Architecture / Design-Build / Surveying / Planning / Geospatial Solutions
5970 GREENWOOD PLAZA BLVD.
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303-751-0741
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PROJECT

COMPARK VILLAGE SOUTH

TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO 80134

SHEET TITLE
LIGHT FIXTURE SPEC SHEETS

SHEET NUMBER
61 OF 61