



Development Review Division

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

MEMORANDUM

TO: Merrick and Company, *Applicant*
FROM: Julia Duncan, Associate Planner
DATE: July 26, 2022
SUBJECT: SP21-118; Compark Village South F1 AMD 2 - Multifamily
Review Comments Plus 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. **You need to incorporate a landscape plan for Tract F, the open space area through which the trail runs.**

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
- Town of Parker – Civil (Site Plan)

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

- Stonegate Village Metro District
- Grandview Estates HOA

These comments are available on eTRAKiT. Please address accordingly.

Comment(s) Addressed: Yes No

Response:

Property Owner

Date

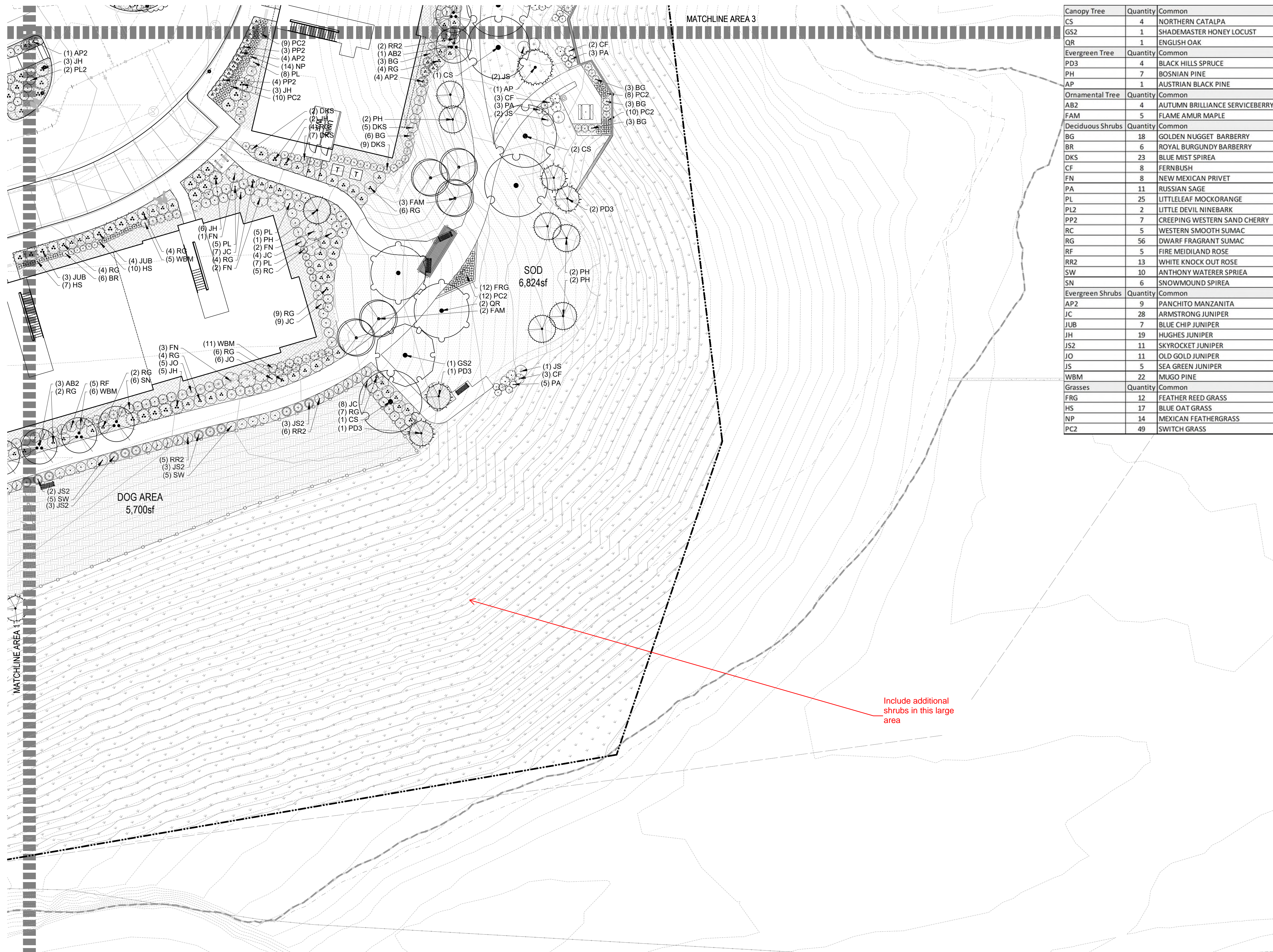
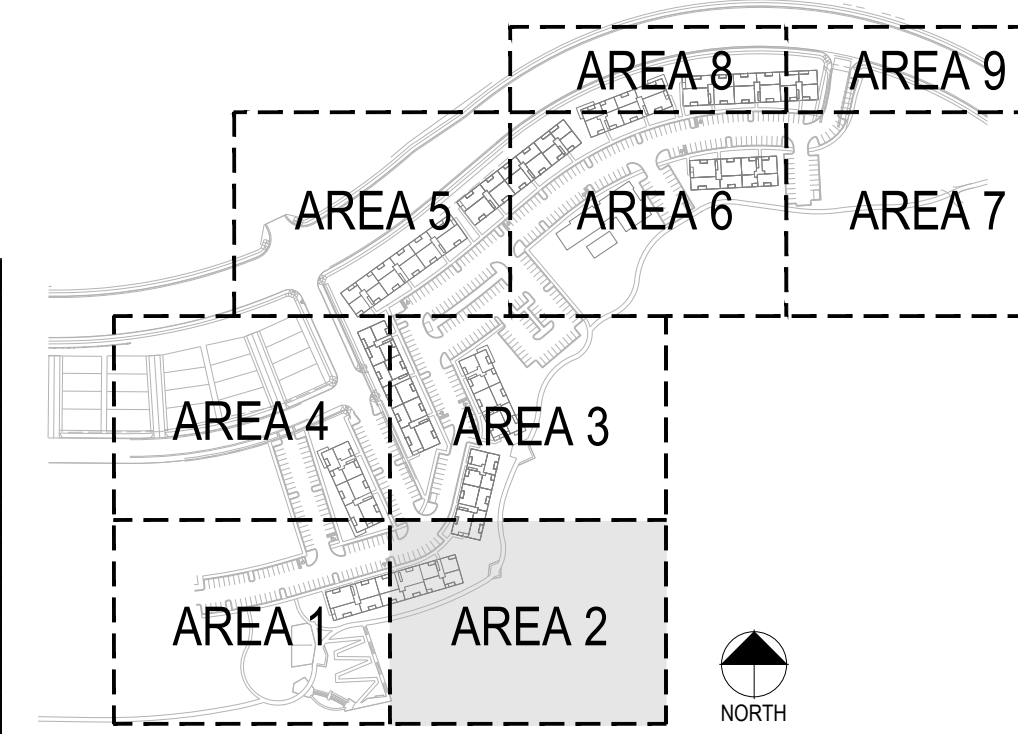
Project Representative

Date

COMPARK VILLAGE SOUTH
F1 AMD 2 - MULTIFAMILY
SITE PLAN

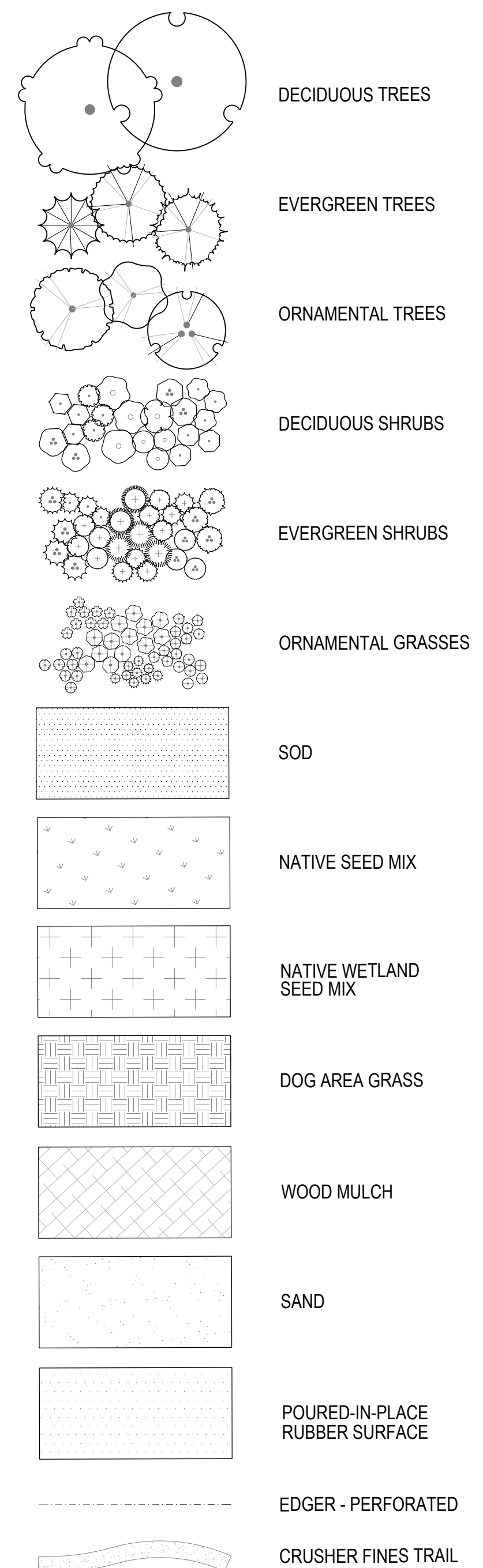
LOT 2, COMPARK VILLAGE FILING NO. 1, AMEND NO. 2
SOUTH HALF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

KEY MAP



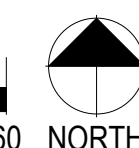
Canopy Tree	Quantity	Common
CS	4	NORTHERN CATALPA
GS2	1	SHADEMASTER HONEY LOCUST
QR	1	ENGLISH OAK
Evergreen Tree	Quantity	Common
PD3	4	BLACK HILLS SPRUCE
PH	7	BOSNIAN PINE
AP	1	AUSTRIAN BLACK PINE
Ornamental Tree	Quantity	Common
AB2	4	AUTUMN BRILLIANCE SERVICEBERRY
FAM	5	FLAME AMUR MAPLE
Deciduous Shrubs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

LANDSCAPE KEY



Include additional shrubs in this large area

SCALE: 1"=20'



1 LANDSCAPE AREA 2

PROJECT NUMBER
65120950

DRAWN BY
AML

DATE
06/01/2022



pcs group inc. www.pcsgroupco.com
p.o. box 18287
denver, co 80218
1.303.531.4905 . 1.303.531.4908



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

PREPARED FOR CENTURY COMMUNITIES



PROJECT
COMPARK VILLAGE SOUTH

TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO 80134

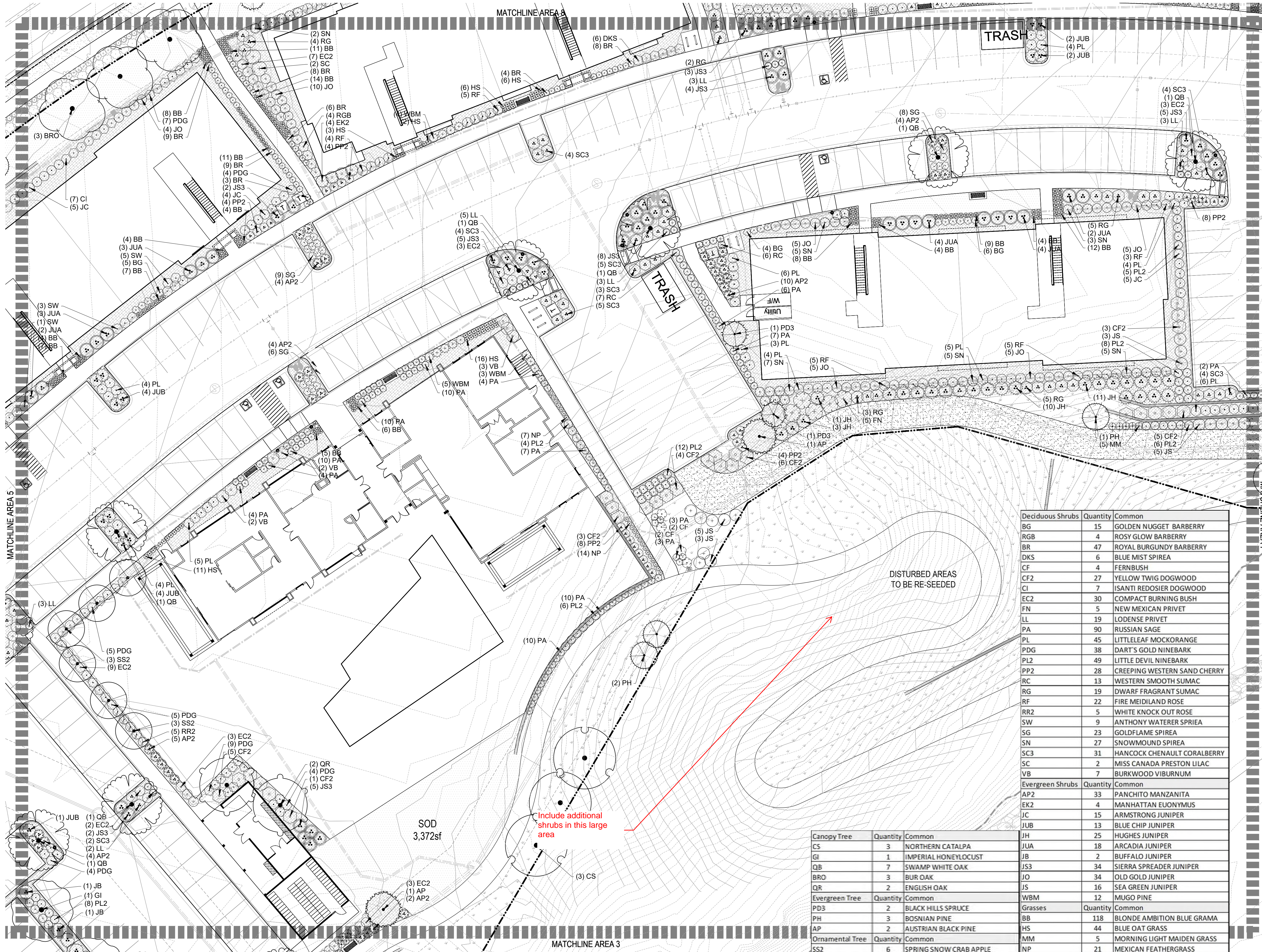
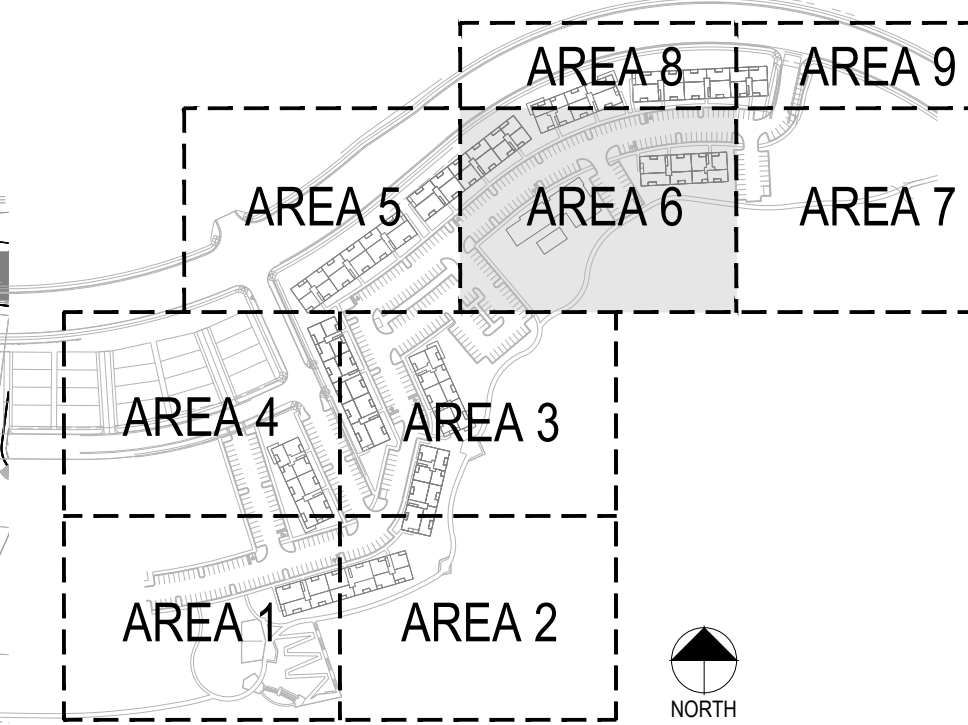
SHEET TITLE
LANDSCAPE PLAN AREA 2

SHEET NUMBER
15

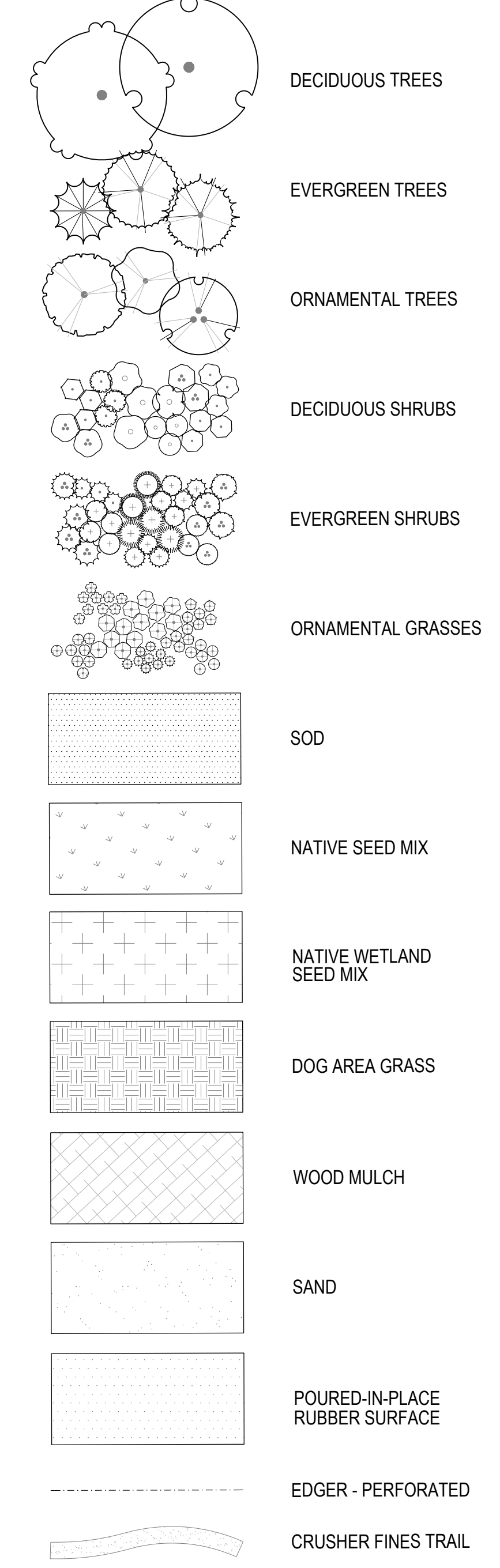
COMPARK VILLAGE SOUTH
F1 AMD 2 - MULTIFAMILY
SITE PLAN

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



LANDSCAPE KEY



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 MIDLAND ROSE
RR2	5	WHITE KNOCK OUT ROSE
SW	9	ANTHONY WATERER SPIREA
SG	23	GOLDFLAME SPIREA
SN	27	SNOWMOUND SPIREA
SC3	31	HANCOCK CHENAUULT CORALBERRY
SC	2	MISS CANADA PRESTON LIAC
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	21	MEXICAN FEATHERGRASS

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

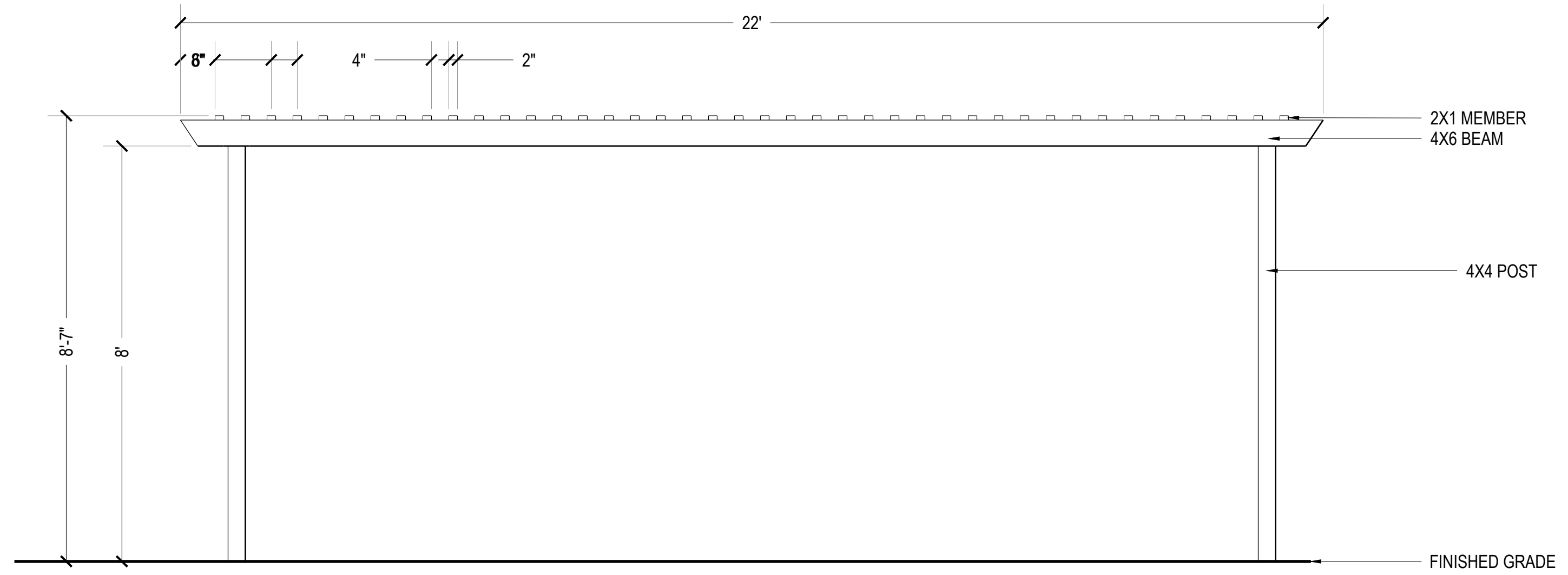
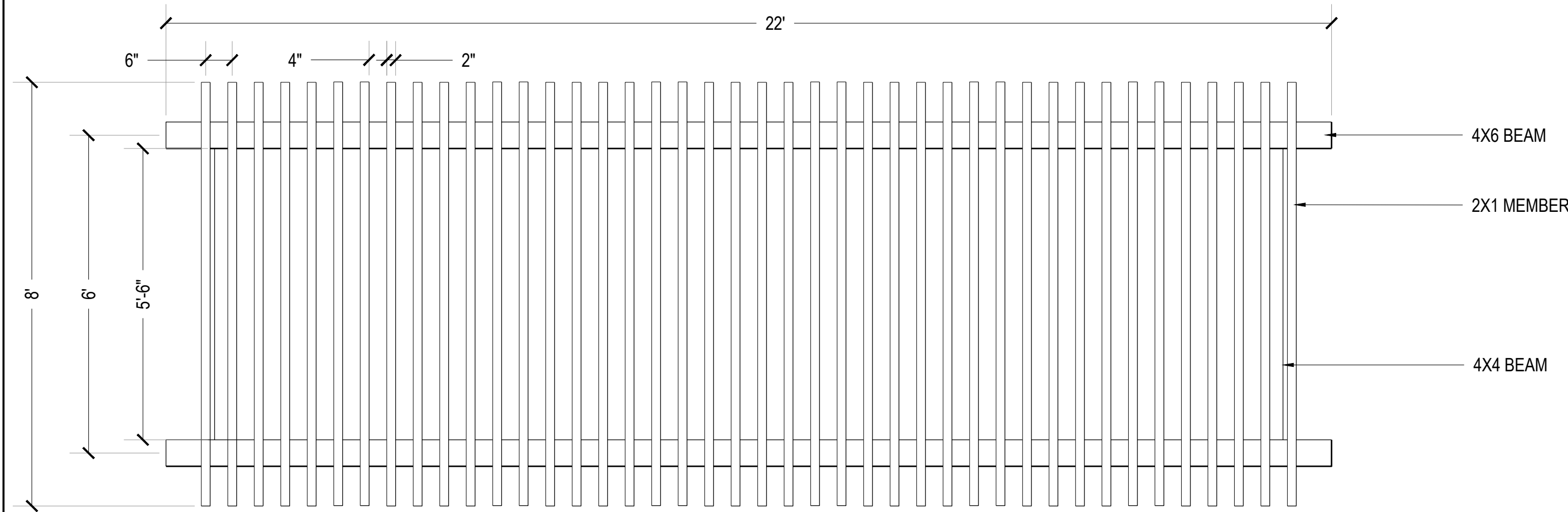
SOD
3,372sf

Include additional shrubs in this large area

DISTURBED AREAS TO BE RE-SEEDED

COMPARK VILLAGE SOUTH
F1 AMD 2 - MULTIFAMILY
SITE PLAN

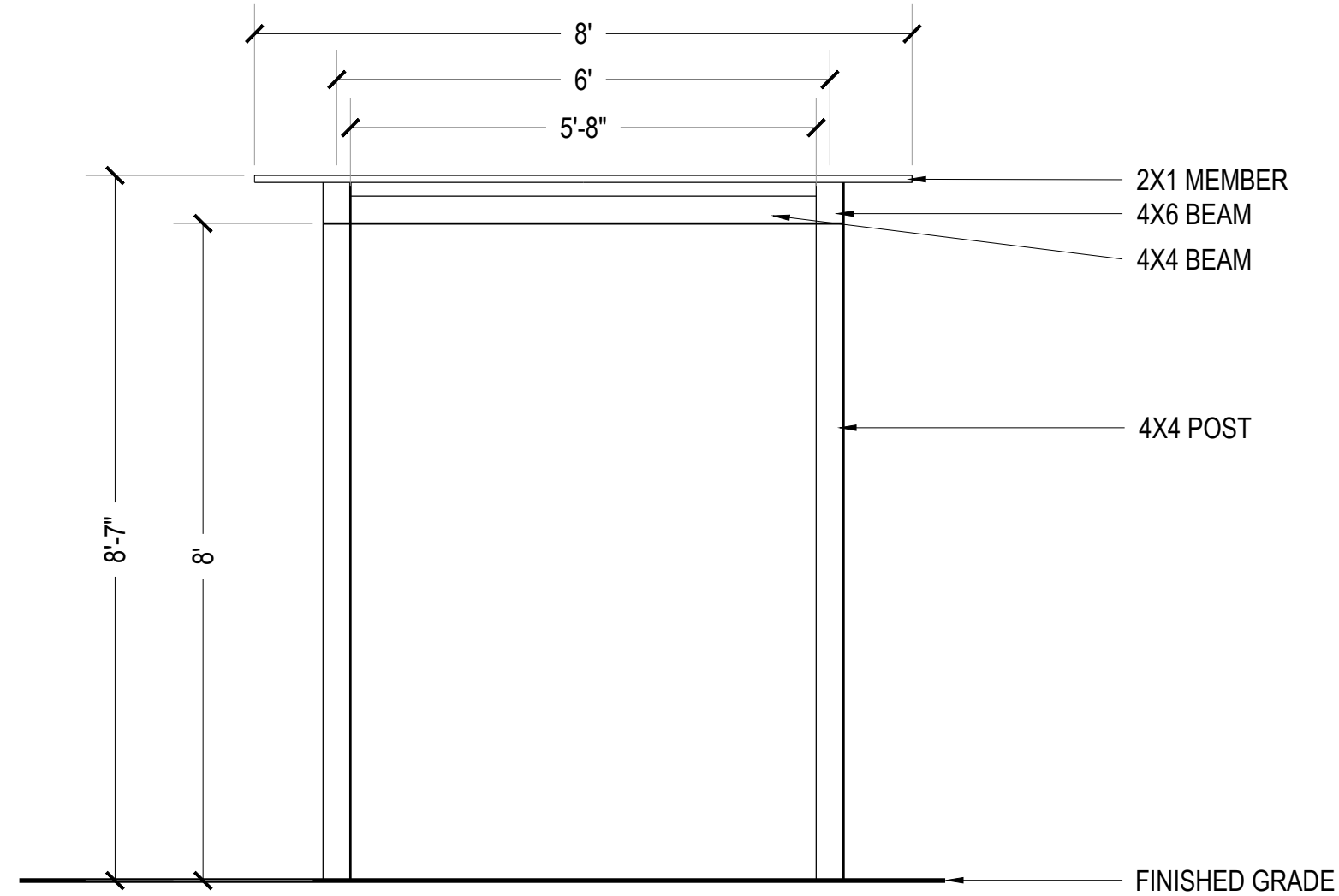
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TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO



PLAN VIEW

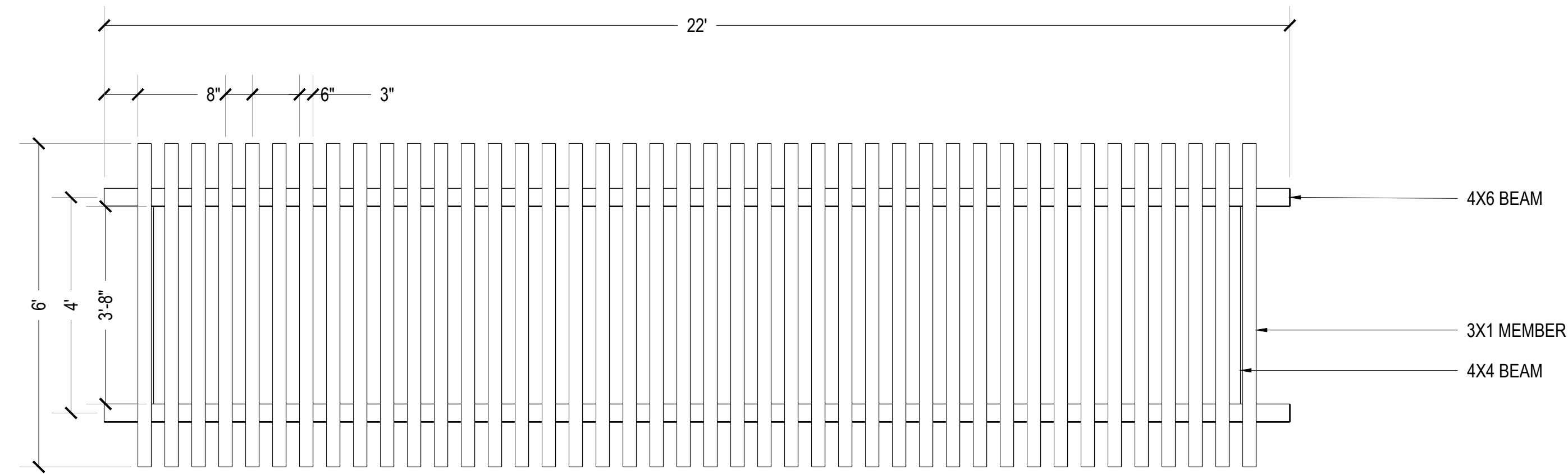
ELEVATION A

1 TRELLIS_01
Scale: NTS



Call out color and include on materials sheet

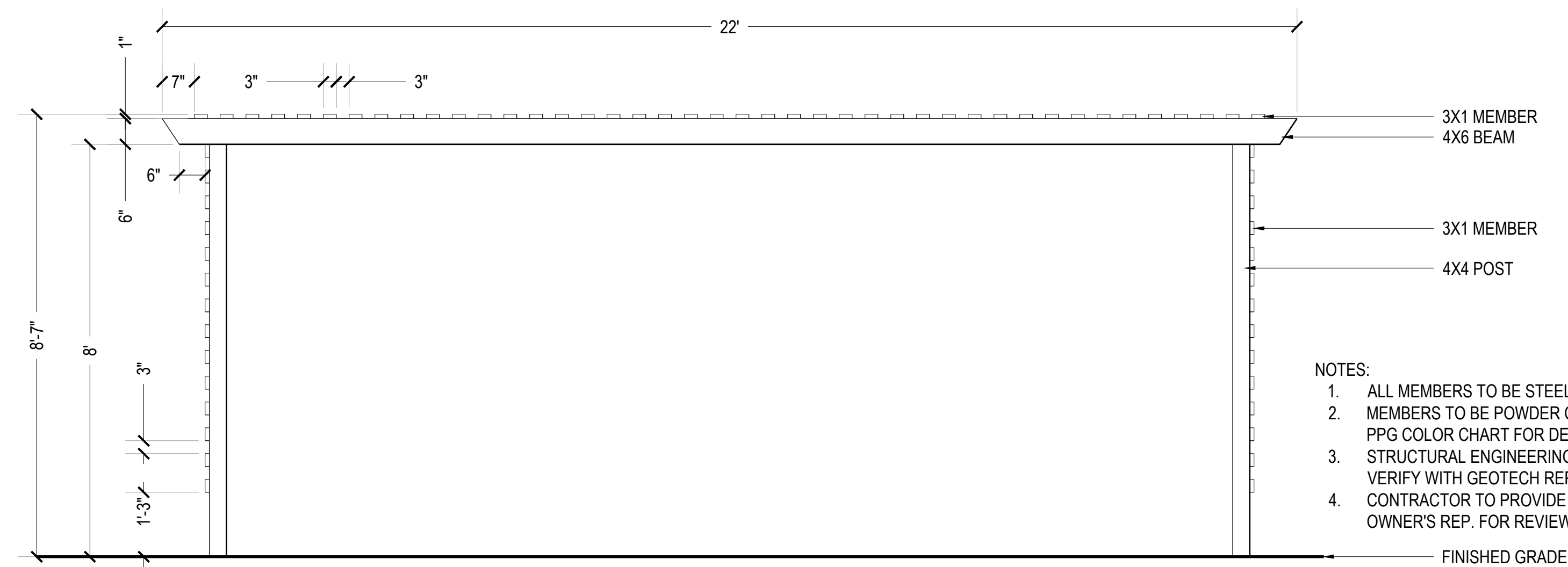
- NOTES:
1. ALL MEMBERS TO BE STEEL.
 2. MEMBERS TO BE POWDER COATED GRAY BROWN SEE PPG FOR COLOR CHART.
 3. STRUCTURAL ENGINEERING AND FOOTING BY OTHERS, VERIFY WITH GEOTECH REPORT.
 4. CONTRACTOR TO PROVIDE SHOP DRAWINGS TO OWNER'S REP. FOR REVIEW.



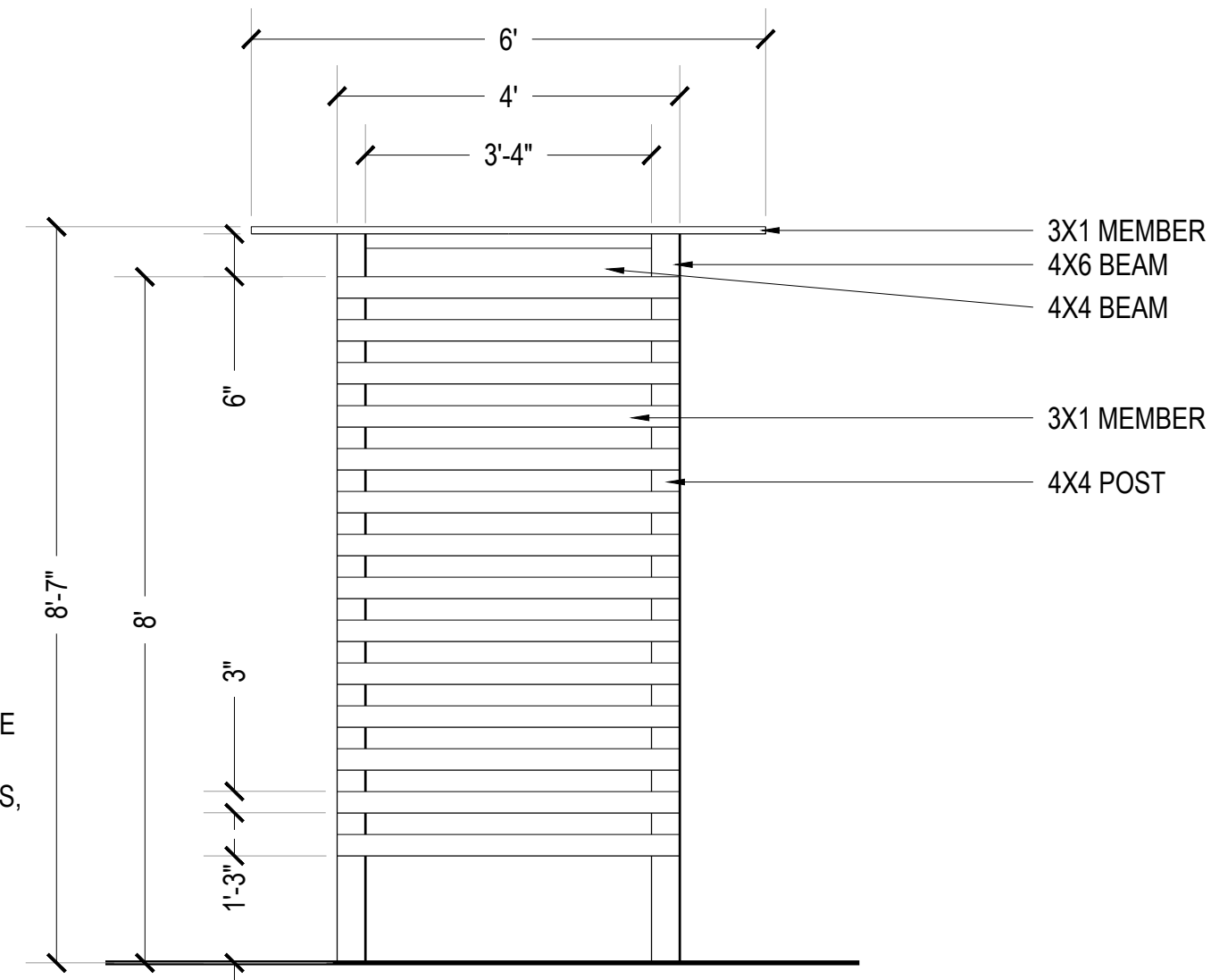
PLAN VIEW

1 TRELLIS_01
Scale: NTS

2 TRELLIS_02
Scale: NTS



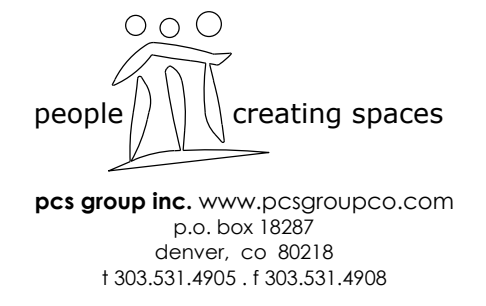
- NOTES:
1. ALL MEMBERS TO BE STEEL.
 2. MEMBERS TO BE POWDER COATED GRAY BROWN, SEE PPG COLOR CHART FOR DETAILS OR EQUAL.
 3. STRUCTURAL ENGINEERING AND FOOTING BY OTHERS, VERIFY WITH GEOTECH REPORT.
 4. CONTRACTOR TO PROVIDE SHOP DRAWINGS TO OWNER'S REP. FOR REVIEW.



ELEVATION B

2 TRELLIS_02
Scale: NTS

PROJECT NUMBER
65120950
DRAWN BY
AML
DATE
06/01/2022



PREPARED FOR CENTURY COMMUNITIES



PROJECT

COMPARK VILLAGE SOUTH

TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO 80134

SHEET TITLE

SITE DETAILS

SHEET NUMBER

32

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

PROJECT NUMBER
210512

DRAWN BY

DATE
06/01/2022



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



Include an additional material to break this up and create interest

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COMMUNITIES



PROJECT

COMPARK
VILLAGE
SOUTH

TOWN OF PARKER, COUNTY
OF DOUGLAS, COLORADO
80134

SHEET TITLE
CONCEPTUAL
RENDERINGS

SHEET NUMBER

52

MAINTENANCE SHED BUILDING

COMPARK VILLAGE SOUTH
F1 AMD 2 - MULTIFAMILY
SITE PLAN

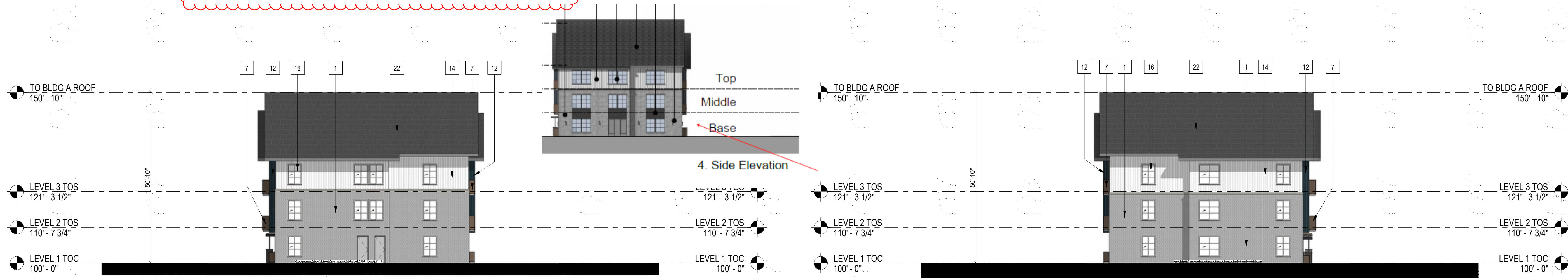
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TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

All elevations have lost materials and fenestration that are a regression in design. Please reintroduce these elements. Keep numbering in legends consistent across submittal-each submittal has a different number with a new material

PROJECT NUMBER
210512
DRAWN BY
DATE
06/01/2022



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Denver, CO 80202
ktgy.com
303.825.6400



3 BUILDING A - ELEVATION
1/16" = 1'-0"

4 BUILDING A - ELEVATION
1/16" = 1'-0"



2 BUILDING A - ELEVATION
1/16" = 1'-0"



1 BUILDING A - ELEVATION
1/16" = 1'-0"

- 8 METAL PANEL - COLOR 2
- 10 BOARD AND BATTEN - COLOR 2
- 12 VERTICAL SIDING - COLOR 2
- 13 VERTICAL SIDING - COLOR 3
- 14 VERTICAL SIDING - COLOR 4
- 15 VERTICAL SIDING - COLOR 5
- 16 VINYL WINDOW
- 18 METAL RAILING
- 19 MECHANICAL SCREEN RAILING
- 20 STOREFRONT
- 21 COLUMN
- 22 ASPHALT SHINGLE ROOFING
- 23 BOARD & BATTEN - COLOR 3 - DARK GREY
- 24 STONE - COLOR 1

NOTES:
1. SEE MATERIAL BOARDS FOR MORE INFORMATION.
2. SEE SITE PLAN FOR DIMENSIONS BETWEEN ENTRIES.
3. GROUND FLOOR TRANSPARENCY TO BE MIN. OF 25% MEASURED AS A PERCENTAGE OF GLAZING AT THE BASE OF THE BUILDING.
4. UPPER FLOOR TRANSPARENCY TO BE MIN. OF 15% GLAZING MEASURED AS A PERCENTAGE OF GLAZING ON THE MIDDLE OF THE BUILDING.
5. TRIM AROUND WINDOWS SHALL BE A MINIMUM OF THREE AND ONE-HALF (3 1/2) INCHES WIDE, AND TRIM AROUND DOORS SHOULD BE A MINIMUM OF TWO (2) INCHES WIDE.

VILLAGE SOUTH

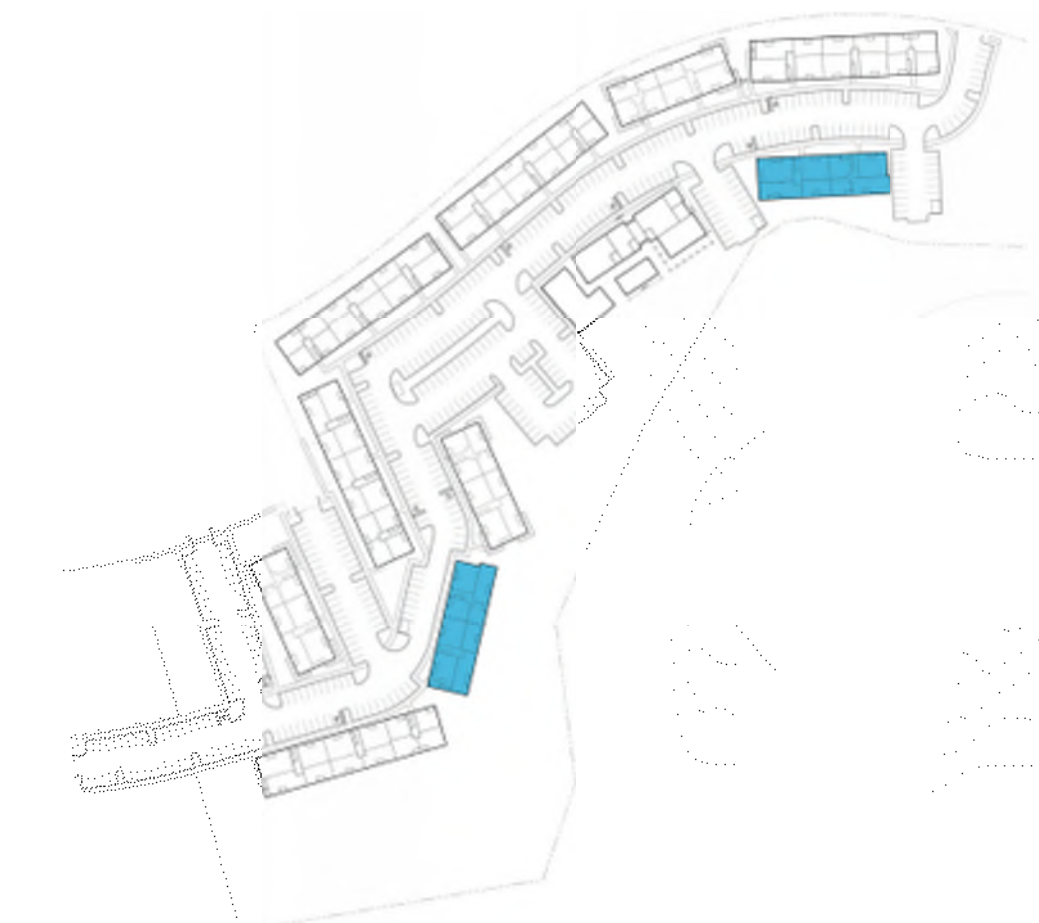
TOWN OF PARKER,
COUNTY OF DOUGLAS, COLORADO
80134

SHEET TITLE
BUILDING A
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 A



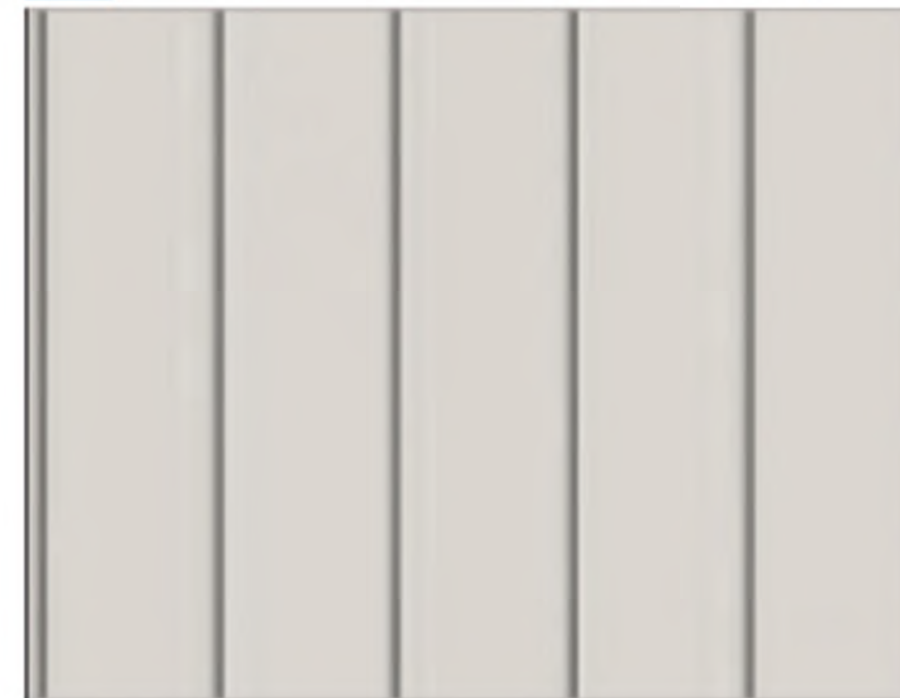
FRONT ELEVATION

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



14 VERTICAL SIDING (V-GROOVE)



12 VERTICAL SIDING (V-GROOVE)



13 VERTICAL SIDING (V-GROOVE)



4 CEMENTITIOUS PANEL W/ REVEAL



2 BRICK DARK BRICK



7 METAL PANEL



3 CEMENTITIOUS PANEL

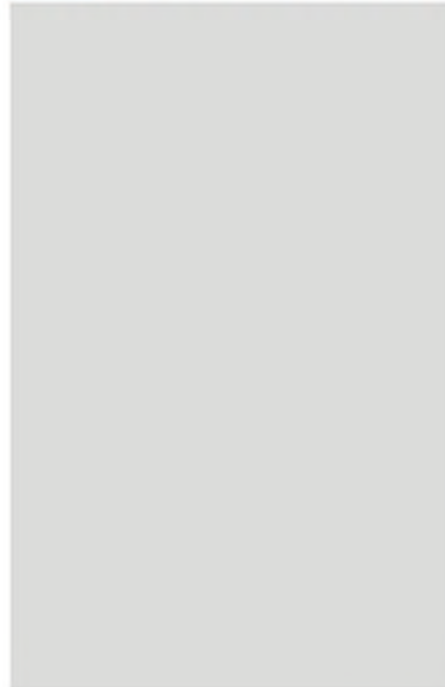


5 CEMENTITIOUS PANEL



ADOBE (NON-WHITE)

16 WINDOW FRAME



22 Roof



PROJECT NUMBER
210512

DRAWN BY

DATE
06/01/2022



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PREPARED FOR CENTURY
COMMUNITIES



PROJECT

COMPARK
VILLAGE
SOUTH

TOWN OF PARKER,
COUNTY
OF DOUGLAS, COLORADO
80134

SHEET TITLE

BLDG A
MATERIAL
BOARD

SHEET NUMBER

54

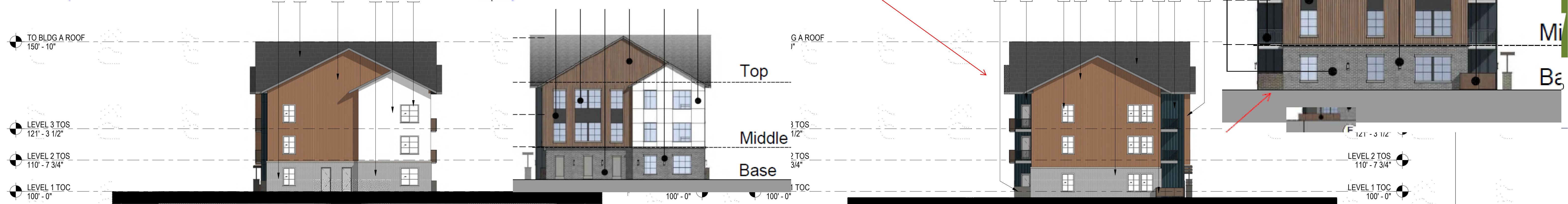
COMPARK VILLAGE SOUTH
F1 AMD 2 - MULTIFAMILY
SITE PLAN

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TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

PROJECT NUMBER
210512

All elevations have lost materials and fenestration that are a regression in design. Please reintroduce these elements. Keep numbering in legends consistent across submittal-each submittal has a different number with a new material

All of these elevations need significant revisions to get to the level they were at in previous submittals.



3 BUILDING B - ELEVATION
1/16" = 1'-0"

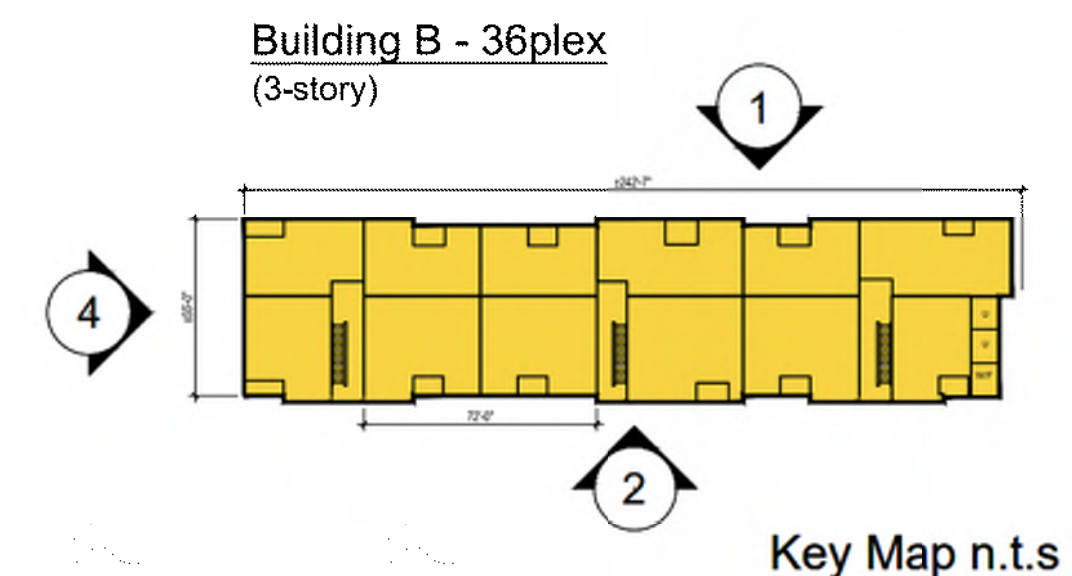
4 BUILDING B - ELEVATION
1/16" = 1'-0"



2 BUILDING B - ELEVATION
1/16" = 1'-0"



1 BUILDING B - ELEVATION
1/16" = 1'-0"



#	KEYNOTES - SIP
1	BRICK - RUNNING - COLOR 1
2	BRICK - RUNNING - COLOR 2
3	FIBER CEMENT PANELING - COLOR 1
4	FIBER CEMENT PANELING - COLOR 2
5	FIBER CEMENT PANELING - COLOR 3
6	FIBER CEMENT PANELING - COLOR 4
7	METAL PANEL - COLOR 1
8	METAL PANEL - COLOR 2
10	BOARD AND BATTEN - COLOR 2
12	VERTICAL SIDING - COLOR 2
13	VERTICAL SIDING - COLOR 3
14	VERTICAL SIDING - COLOR 4
15	VERTICAL SIDING - COLOR 5
16	VINYL WINDOW
18	METAL RAILING
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NOTES:
1. SEE MATERIAL BOARDS FOR MORE INFORMATION.
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PREPARED FOR CENTURY COMMUNITIES



PROJECT
COMPARK VILLAGE SOUTH

TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO 80134

SHEET TITLE
BUILDING B ELEVATIONS

SHEET NUMBER
55



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COMMUNITIES



PROJECT

**COMPARK
VILLAGE
SOUTH**

TOWN OF PARKER,
COUNTY
OF DOUGLAS, COLORADO
80134

SHEET TITLE

**BUILDING C
ELEVATIONS**

SHEET NUMBER

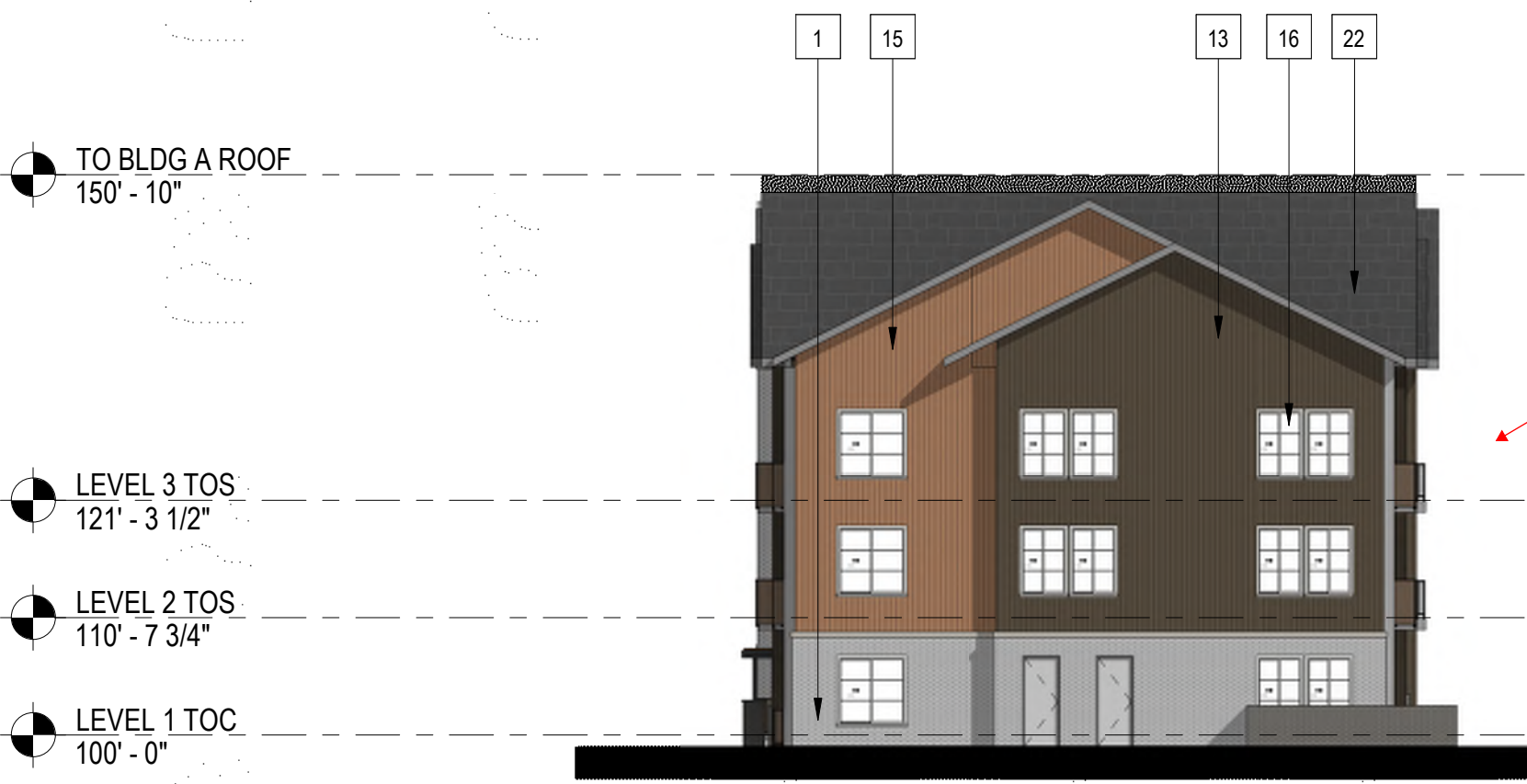
**COMPARK VILLAGE SOUTH
F1 AMD 2 - MULTIFAMILY
SITE PLAN**

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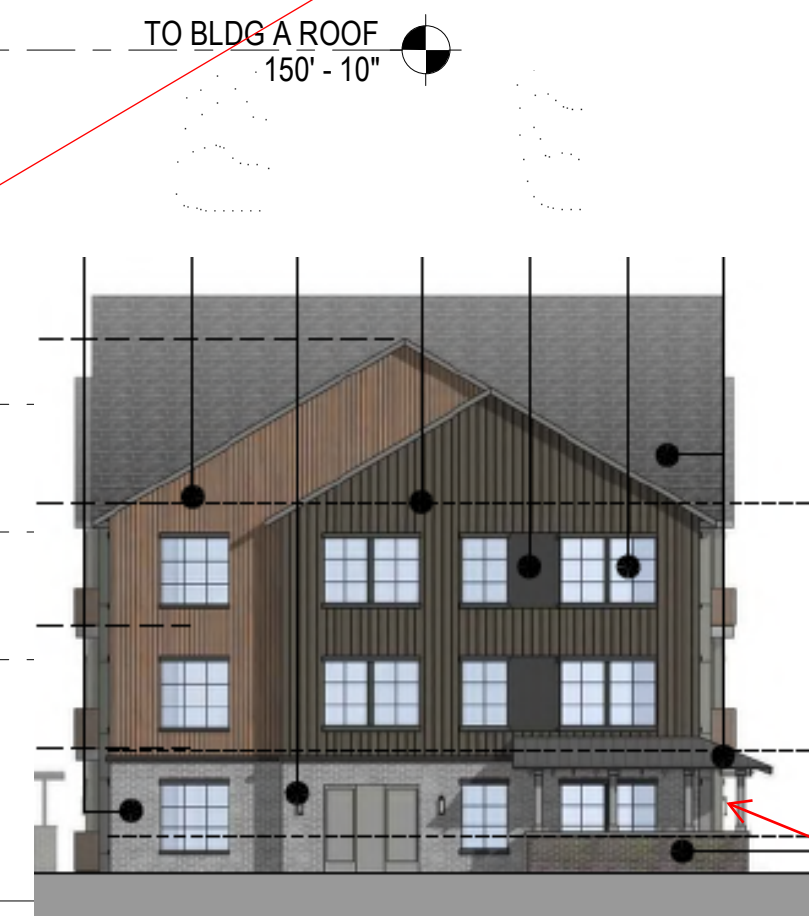
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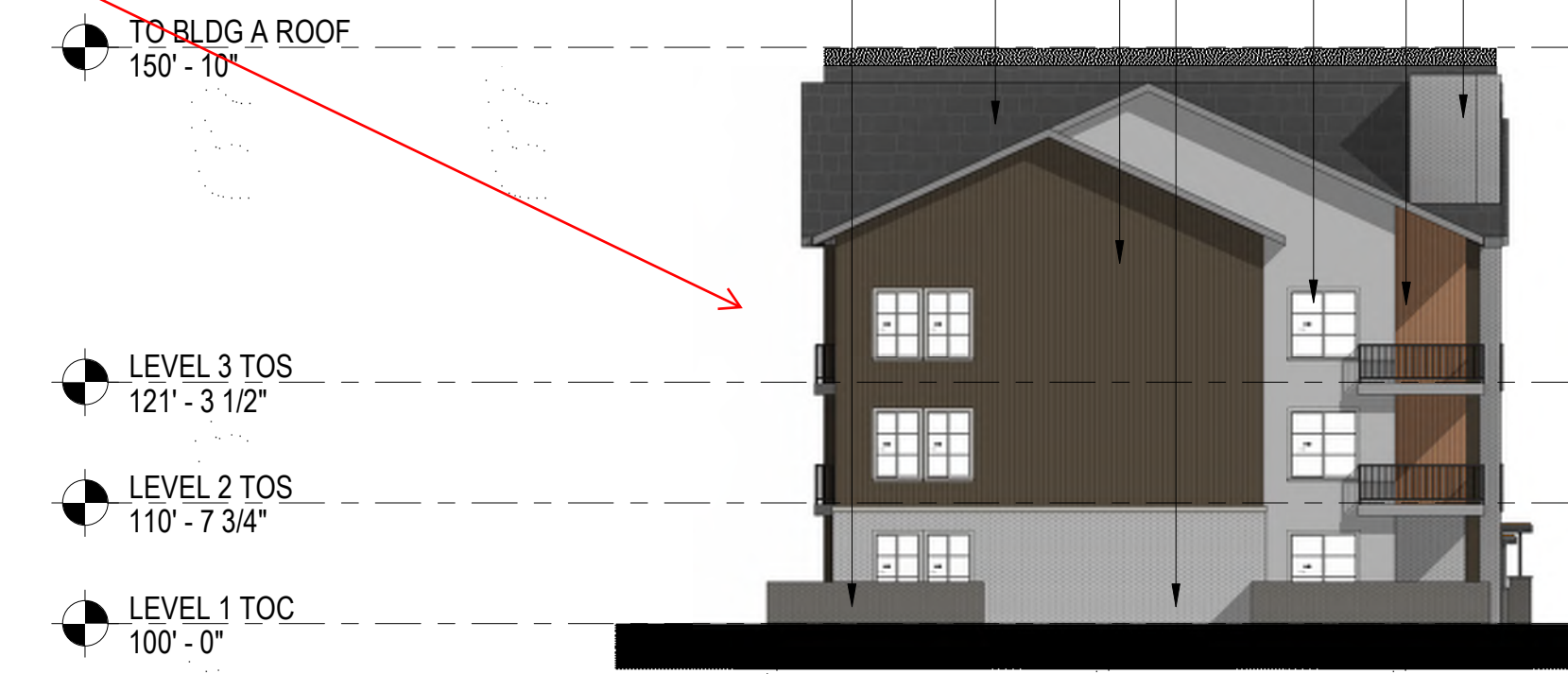
Lost covered patio/wrap around porch



3 BUILDING C - ELEVATION
1/16" = 1'-0"



4 BUILDING C - ELEVATION
1/16" = 1'-0"



2 BUILDING C - ELEVATION
1/16" = 1'-0"

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



Key Map n.t.s

KEYNOTES - SIP

- | # | KEYNOTES - SIP |
|----|---------------------------------|
| 1 | BRICK - RUNNING - COLOR 1 |
| 2 | BRICK - RUNNING - COLOR 2 |
| 3 | FIBER CEMENT PANELING - COLOR 1 |
| 4 | FIBER CEMENT PANELING - COLOR 2 |
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| 12 | VERTICAL SIDING - COLOR 2 |
| 13 | VERTICAL SIDING - COLOR 3 |
| 14 | VERTICAL SIDING - COLOR 4 |
| 15 | VERTICAL SIDING - COLOR 5 |
| 16 | VINYL WINDOW |
| 18 | METAL RAILING |
| 19 | MECHANICAL SCREEN RAILING |



1 BUILDING C - ELEVATION
1/16" = 1'-0"

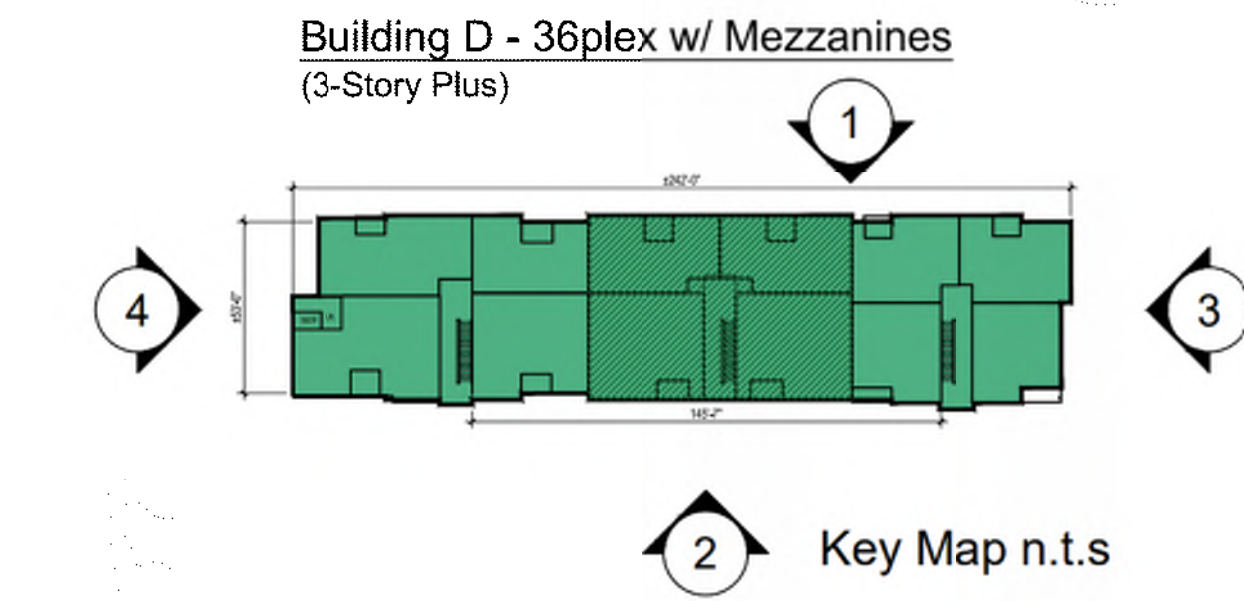
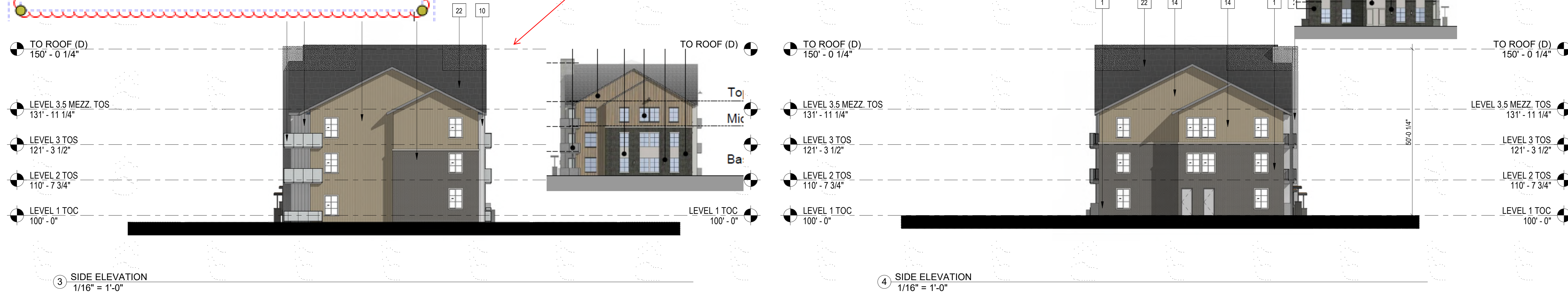


COMPARK VILLAGE SOUTH
F1 AMD 2 - MULTIFAMILY
SITE PLAN

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

All elevations have lost materials and fenestration that are a regression in design. Please reintroduce these elements. Keep numbering in legends consistent across submittal-each submittal has a different number with a new material

All of these elevations need significant revisions to get to the level they were at in previous submittals.



#	KEYNOTES - SIP
1	BRICK - RUNNING - COLOR 1
2	BRICK - RUNNING - COLOR 2
3	FIBER CEMENT PANELING - COLOR 1
4	FIBER CEMENT PANELING - COLOR 2
5	FIBER CEMENT PANELING - COLOR 3
6	FIBER CEMENT PANELING - COLOR 4
7	METAL PANEL - COLOR 1
8	METAL PANEL - COLOR 2
10	BOARD AND BATTEN - COLOR 2
12	VERTICAL SIDING - COLOR 2
13	VERTICAL SIDING - COLOR 3
14	VERTICAL SIDING - COLOR 4



PROJECT NUMBER
210512

DRAWN BY

DATE
06/01/2022

ktgy

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

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CENTURY
LIVING

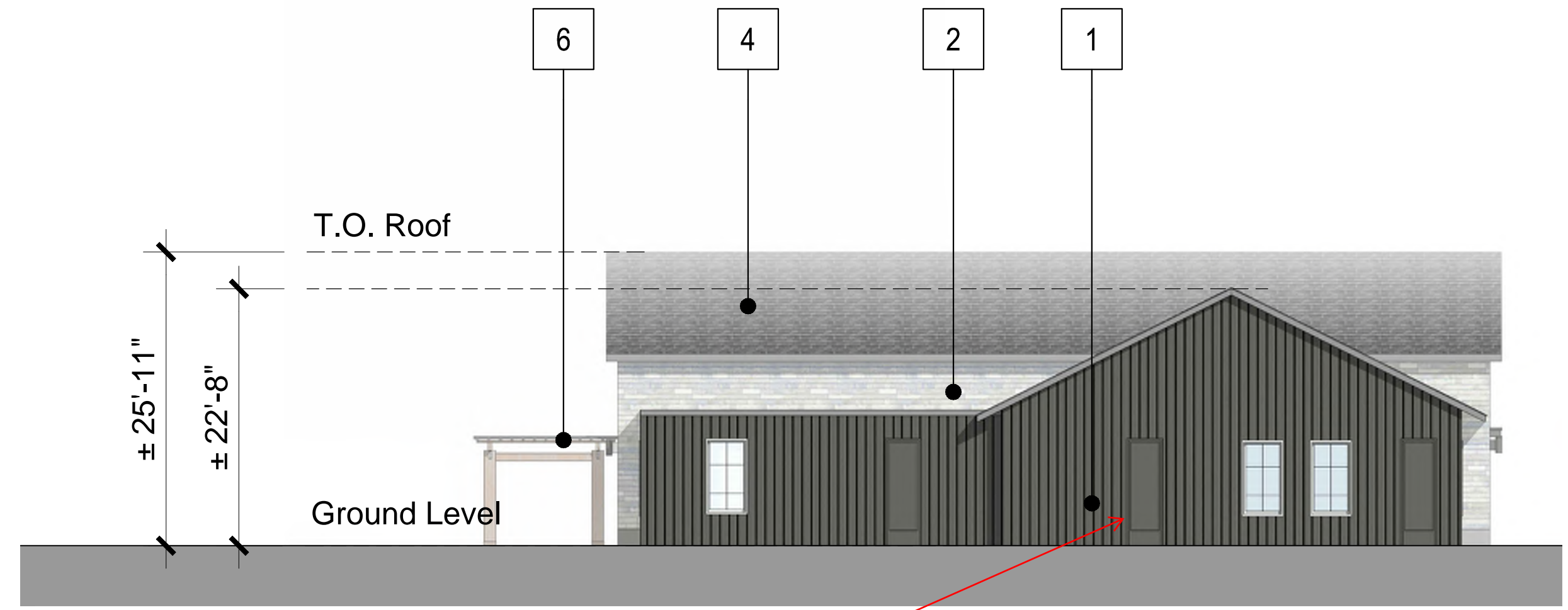
PROJECT
COMPARK VILLAGE SOUTH

SHEET TITLE
BUILDING D ELEVATIONS

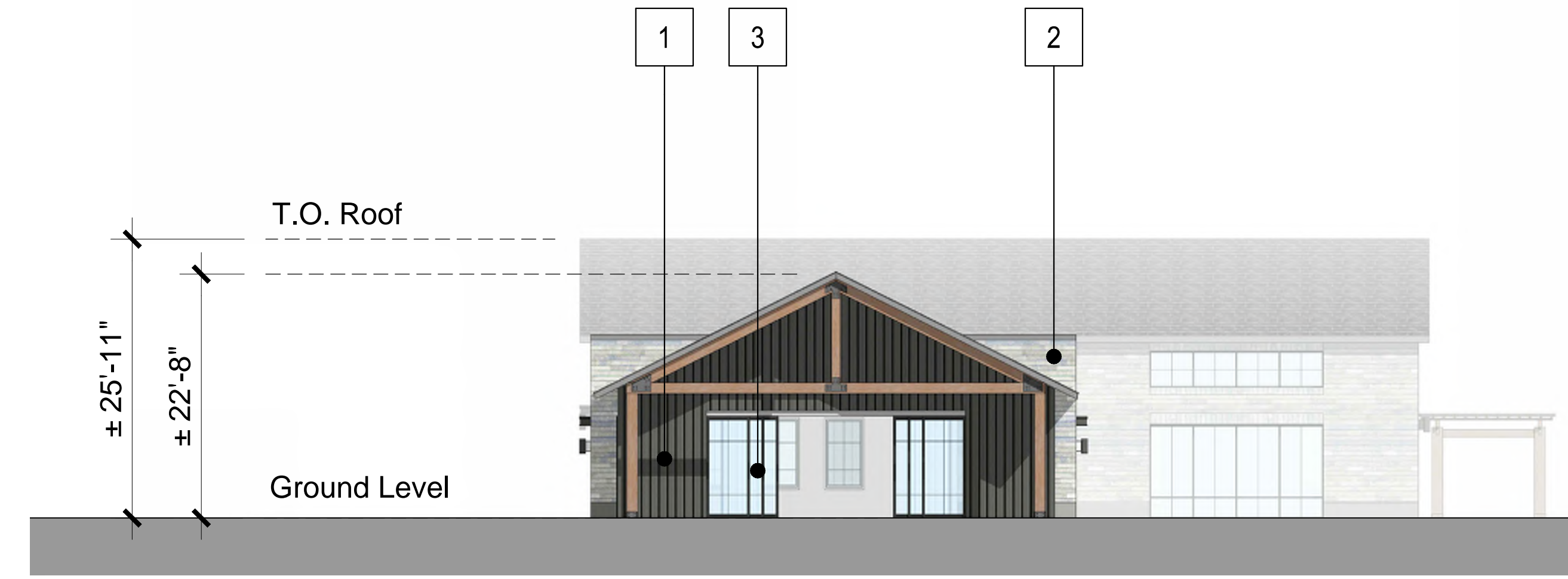
SHEET NUMBER
59

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

PROJECT NUMBER
210512
 DRAWN BY
 DATE
06/01/2022



4. Side Elevation

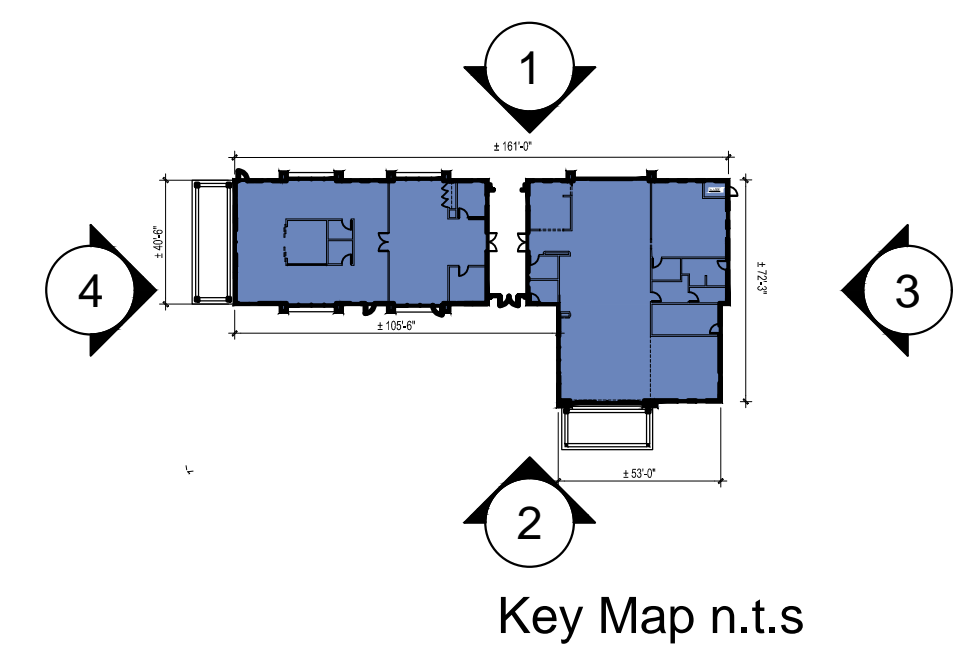


3. Side Elevation

Need to break up the monotony of this facade



2. Rear Elevation



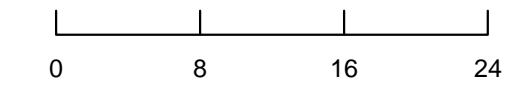
Clubhouse Material Legend:

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 1/2) inches wide, and trim around doors shall be a minimum of (2) inches wide.



1. Front Elevation



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PROJECT
COMPARK VILLAGE SOUTH

TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO 80134

SHEET TITLE
CLUBHOUSE BUILDING ELEVATIONS

SHEET NUMBER
61

COMPARK VILLAGE SOUTH
F1 AMD 2 - MULTIFAMILY
SITE PLAN

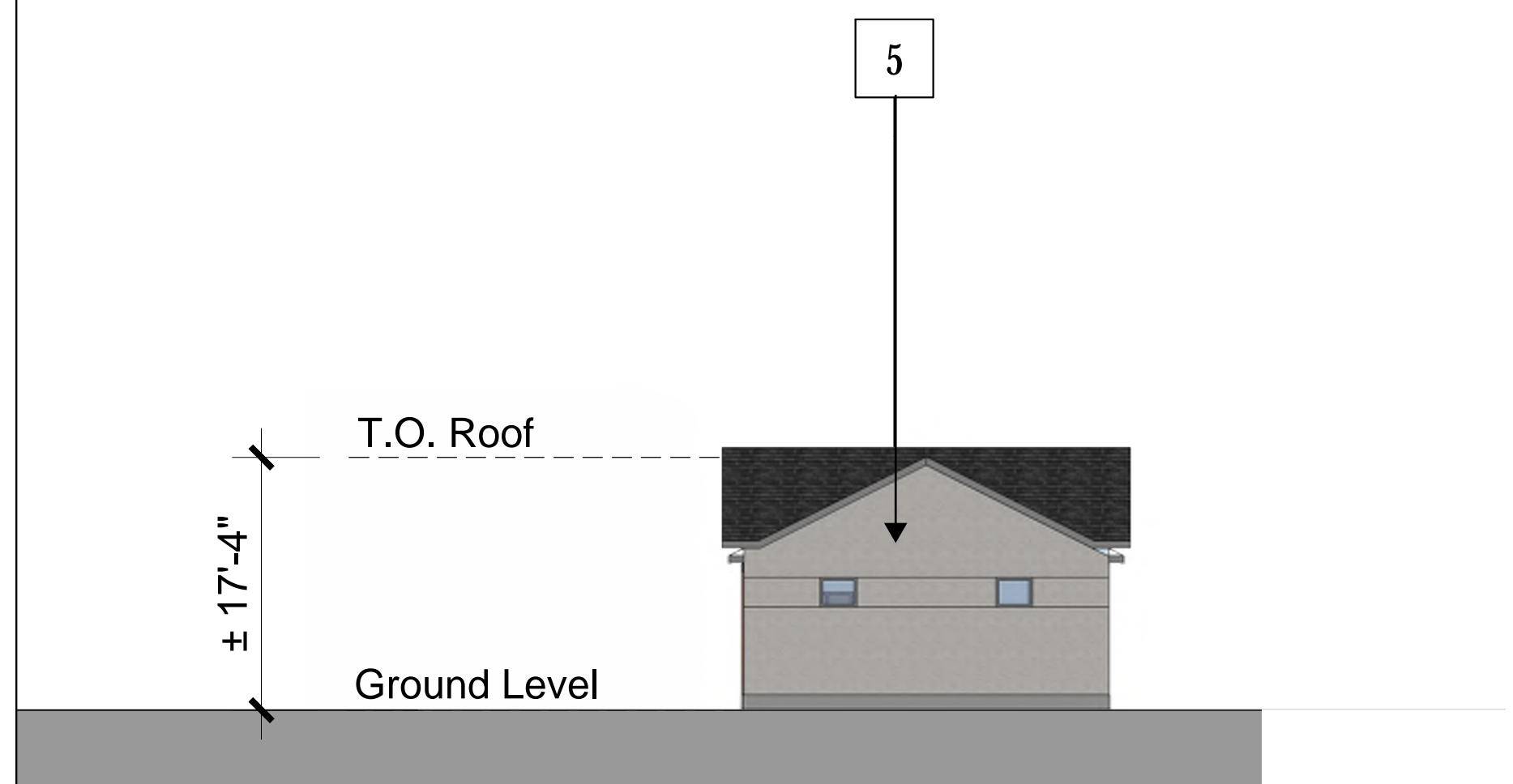
LOT 2, COMPARK VILLAGE FILING NO. 1, AMEND NO. 2
SOUTH HALF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

PROJECT NUMBER
210512
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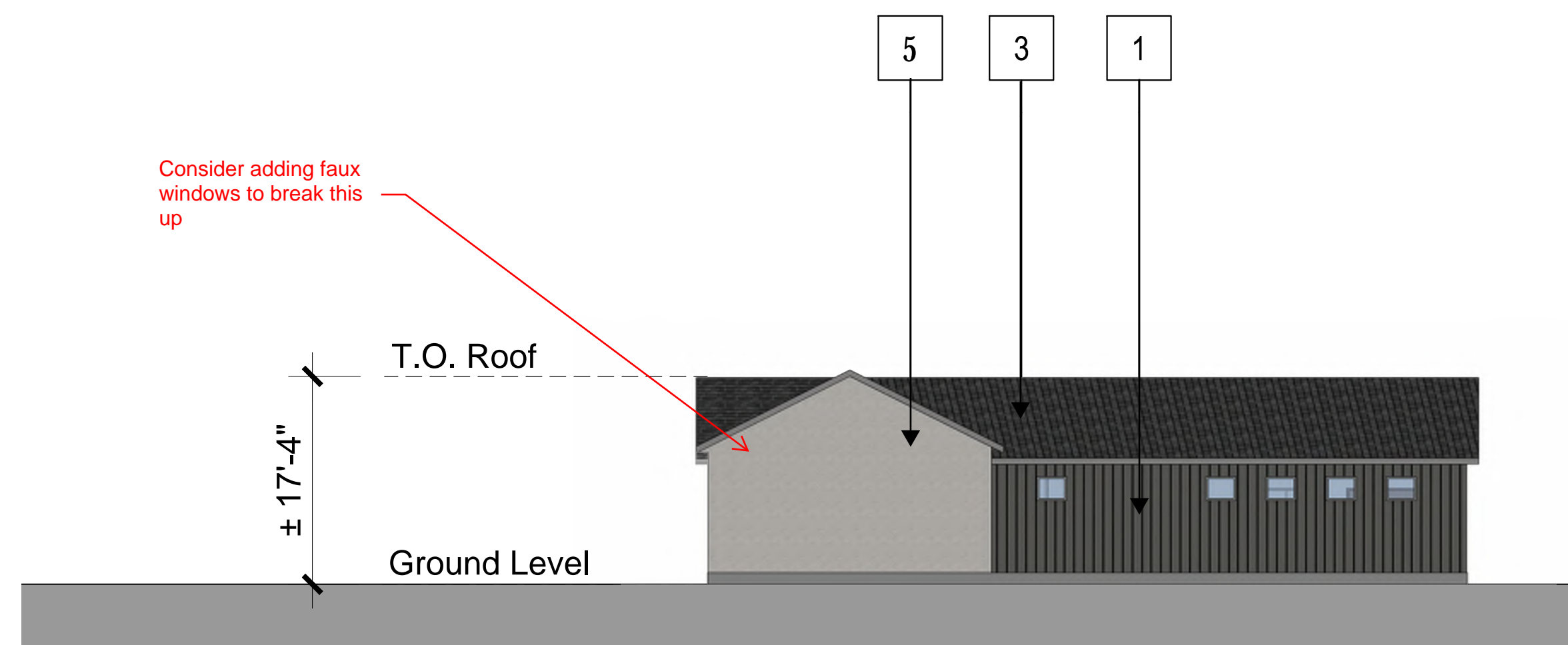
DATE
06/01/2022



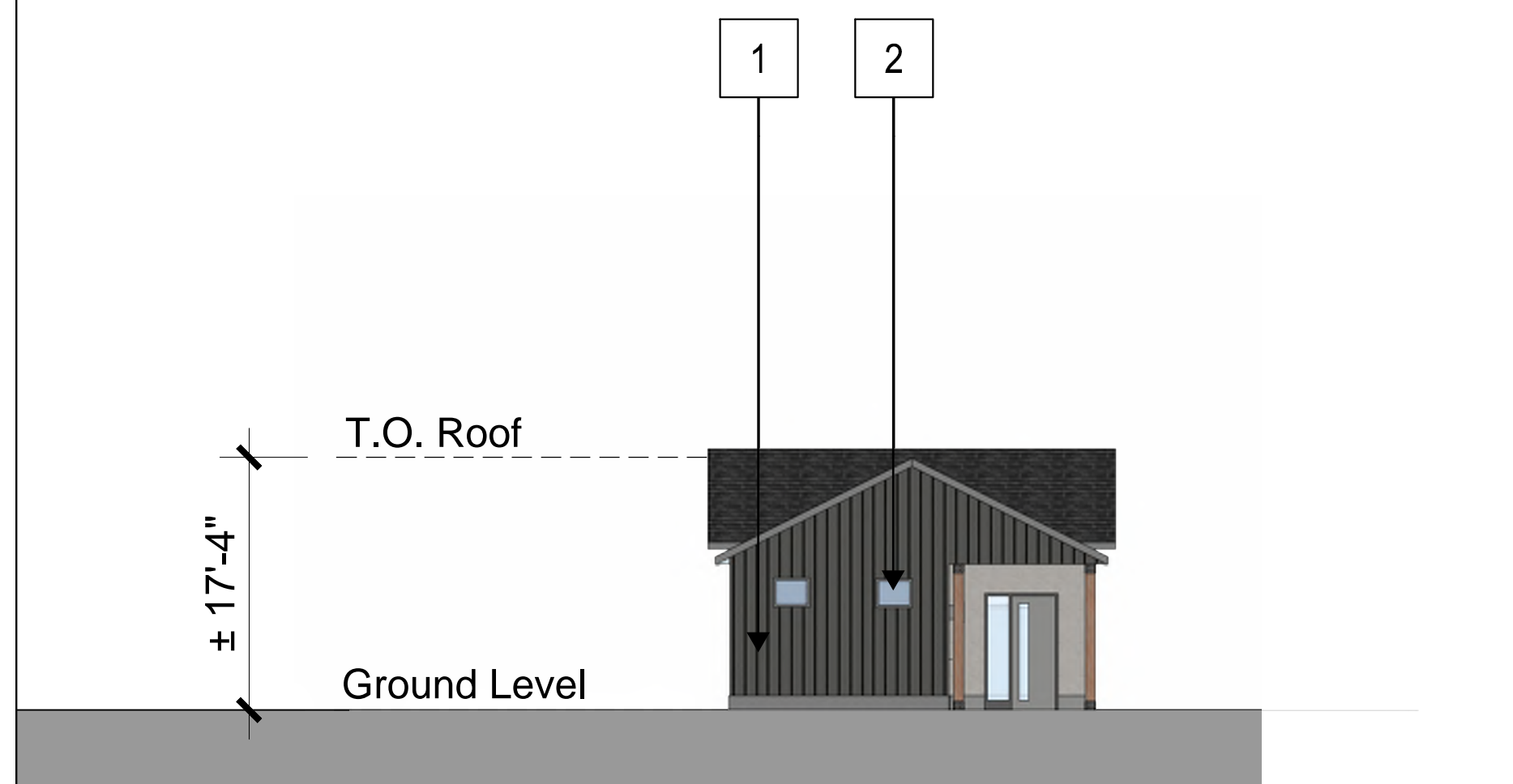
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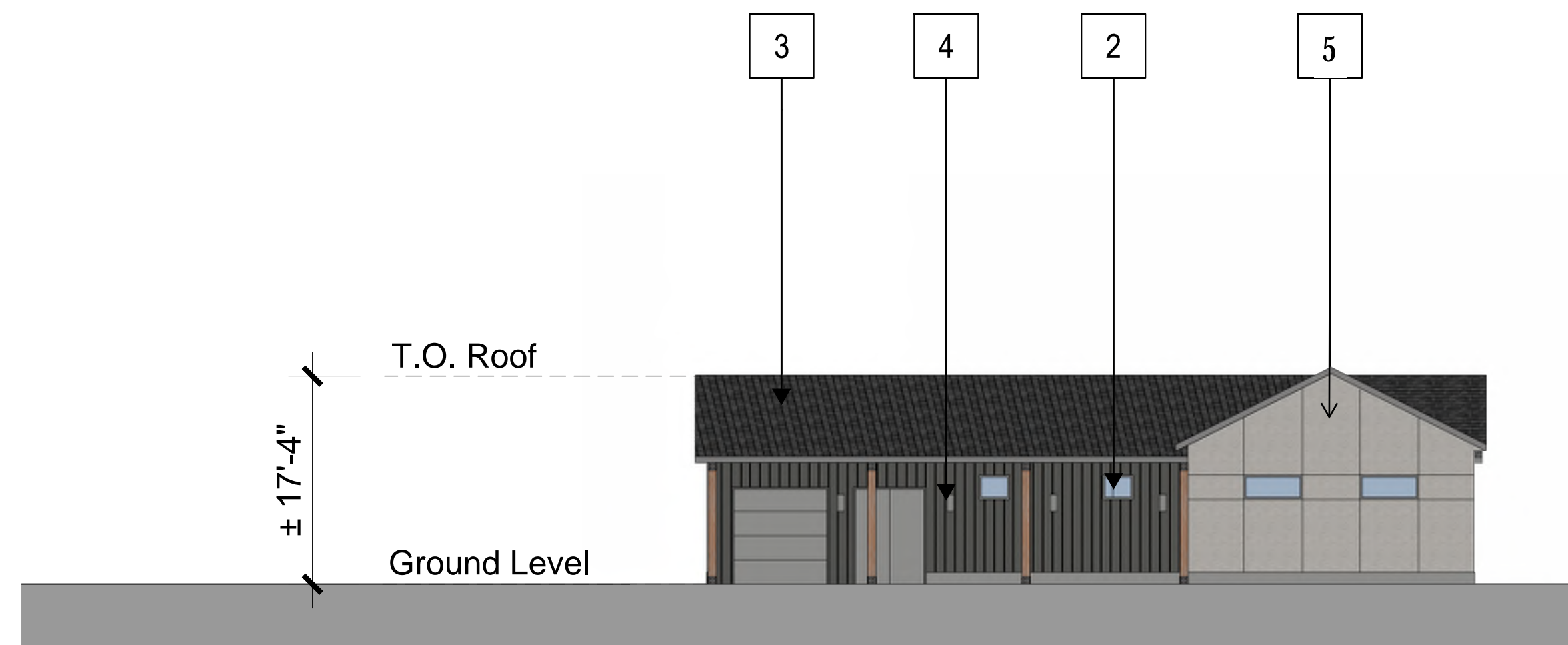
4. Side Elevation



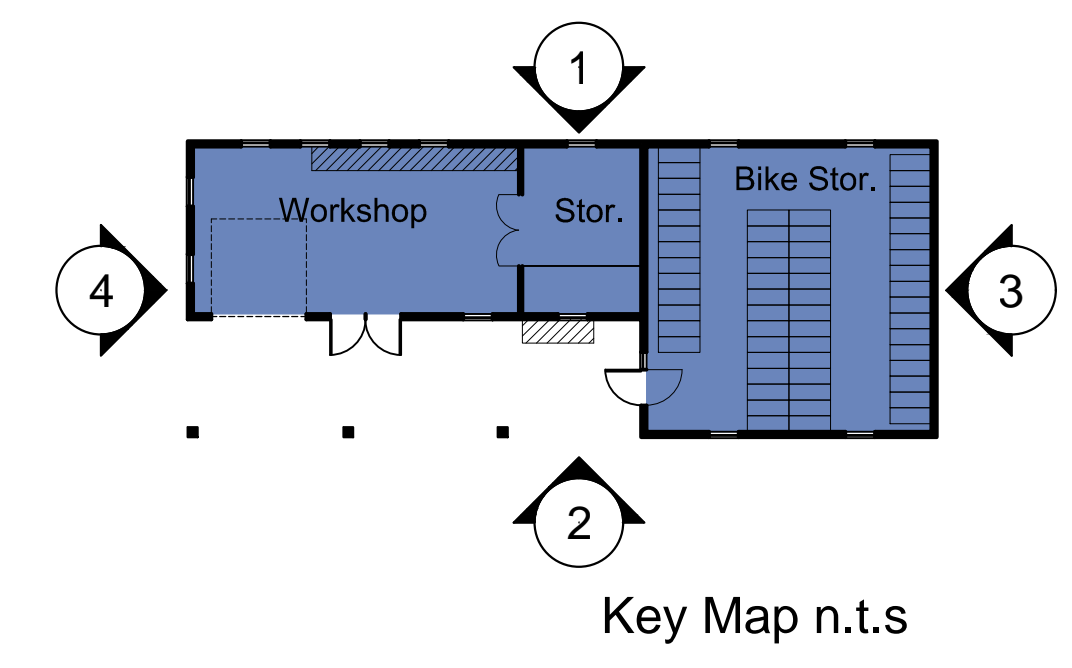
2. Rear Elevation



3. Side Elevation



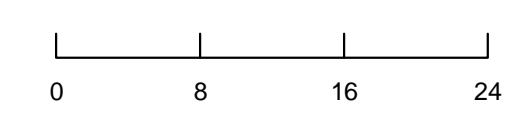
1. Front Elevation



Maintenance Shed Material Legend:

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

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 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
63

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



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
S41	SITE	POLE MOUNTED FIXTURE	GARDCO ECF-S-32L-530-WW-G2-LCL	55 W	20'
S42	SITE	POLE MOUNTED FIXTURE	GARDCO ECF-S-32L-530-WW-G2-RCL	55 W	20'
S43	SITE	POLE MOUNTED FIXTURE	GARDCO ECF-S-32L-530-WW-G2-3-HIS	55 W	20'
S44	SITE	POLE MOUNTED FIXTURE	GARDCO ECF-S-32L-530-WW-G2-3-HIS	55 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-WW-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	0.95	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

All ratios must be consistent with below chart

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

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

PROJECT NUMBER
65120950

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TV

DATE
06/01/2022



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PROJECT
COMPARK VILLAGE SOUTH

TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO 80134

SHEET TITLE
SITE PHOTOMETRIC PLAN & SCHEDULES

SHEET NUMBER
66