COMPARK VILLAGE SOUTH
F1 AMD 2 - MULTIFAMILY
SITE PLAN

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

Final Document
Subject To Conditions In Approval Letter

APPROVED DATE: 10/20/2022

Planning Approval By: J. Duncan

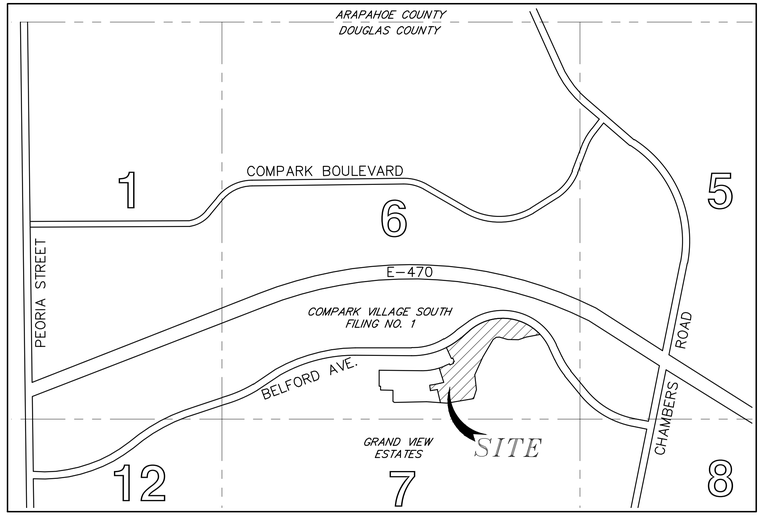
BASIS OF BEARINGS:

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.

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50	MAINTENANCE BUILDING ELEVATIONS
51	SITE PHOTOMETRIC PLAN & SCHEDULES
52	LIGHT FIXTURE SPEC SHEETS
53	LIGHT FIXTURE SPEC SHEETS

PROJECT DIRECTORY

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

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KTGY
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CONTACT: DERRICK PAUS

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

TOWN OF PARKER BUILDING DEPT FIRE LIFE SAFETY APPROVAL

ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO WATER UTILITY STANDARDS. THE NUMBER AND LOCATIONS OF THE FIRE HYDRANTS AS SHOWN ON THE OVERALL UTILITY PLAN ARE CORRECT AS SPECIFIED BY THE THE TOWN OF PARKER COMMUNITY DEVELOPMENT DEPARTMENT.

_____
FIRE CODE OFFICIAL OR DESIGNATED REPRESENTATIVE
DATE

(NOTE - UNDERGROUND FIRE LINE SUBMITTAL DOCUMENTS MUST MEET THE REQUIREMENTS OF NFPA 24 WHEN SUBMITTING FOR REVIEW.)

PARK LAND TABULATION

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

PARK LAND PROVIDED: 4.17 ACRES

LAND USE TABLE:		
ITEM		
BUILDING COVERAGE	2.75 AC	119,532 SF
BUILDING TYPE A AREA	0.42 AC	18,295 SF
BUILDING TYPE B AREA	0.61 AC	26,572 SF
BUILDING TYPE C AREA	0.60 AC	26,136 SF
BUILDING TYPE D AREA	0.92 AC	40,075 SF
CLUB HOUSE AREA	0.18 AC	7,841 SF
MAINTENANCE BUILDING AREA	0.05 AC	2,446 SF
PARKING LOT AND DRIVING ISLE AREA:	3.70 AC	161,172 SF
PARK COVERAGE:	4.17 AC	181,645 SF
OPEN SPACE/LANDSCAPE COVERAGE	3.31 AC	144,264 SF
POND TRACT:	1.03 AC	44,867 SF
LOT 1 AREA	13.97 AC	608,446 SF
TOTAL SITE AREA (POND TRACT & LOT 1)	14.998 AC	653,310 SF
TOTAL 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	454
		PARKING PER UNIT	SPACES REQUIRED
TOTAL PARKING REQUIRED			454
RESIDENT STANDARD PARKING SPACES			447
RESIDENT ACCESSIBLE PARKING SPACES*			10
TOTAL PARKING PROVIDED			457
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

PROJECT NUMBER
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DRAWN BY
TV

DATE
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PREPARED FOR CENTURY COMMUNITIES

CENTURY LIVING

PROJECT

COMPARK VILLAGE SOUTH

TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO 80134

SHEET TITLE

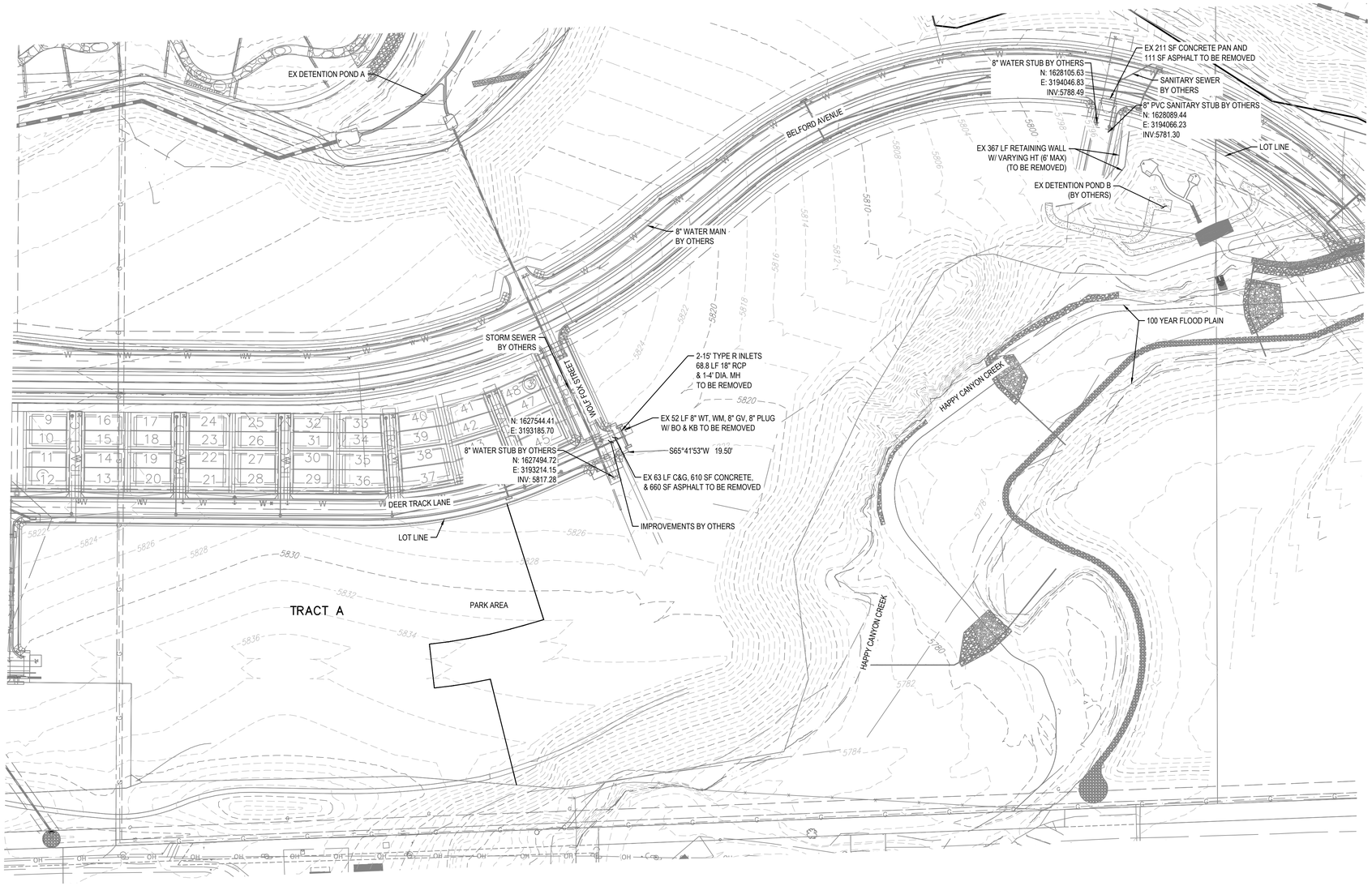
COVER SHEET

SHEET NUMBER

1

COMPARK VILLAGE SOUTH
F1 AMD 2 - MULTIFAMILY
SITE PLAN

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



N

100' 0 50' 100' 200'

1" = 100' HOR.

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.

PARKER COLORADO

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COMPARK VILLAGE SOUTH

TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO 80134

SHEET TITLE
EXISTING CONDITIONS

SHEET NUMBER
02

COMPARK VILLAGE SOUTH
F1 AMD 2 - MULTIFAMILY
SITE PLAN

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TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

PARKER COLORADO

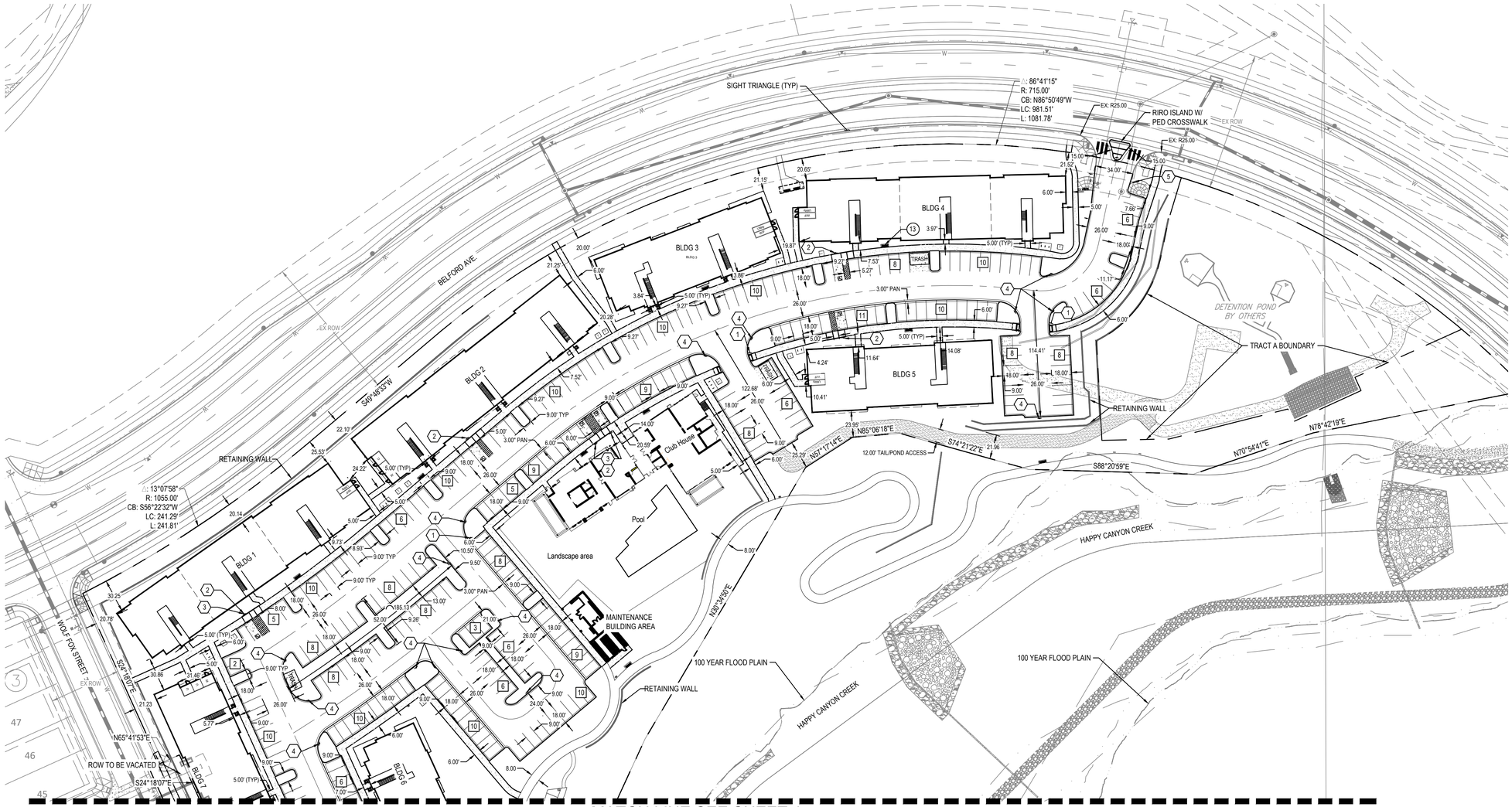
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N

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



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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COMPARK VILLAGE SOUTH

TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO 80134

SHEET TITLE
SITE PLAN

SHEET NUMBER
3

COMPARK VILLAGE SOUTH
F1 AMD 2 - MULTIFAMILY
SITE PLAN

LOT 1, COMPARK VILLAGE FILING NO. 1, AMEND NO. 2
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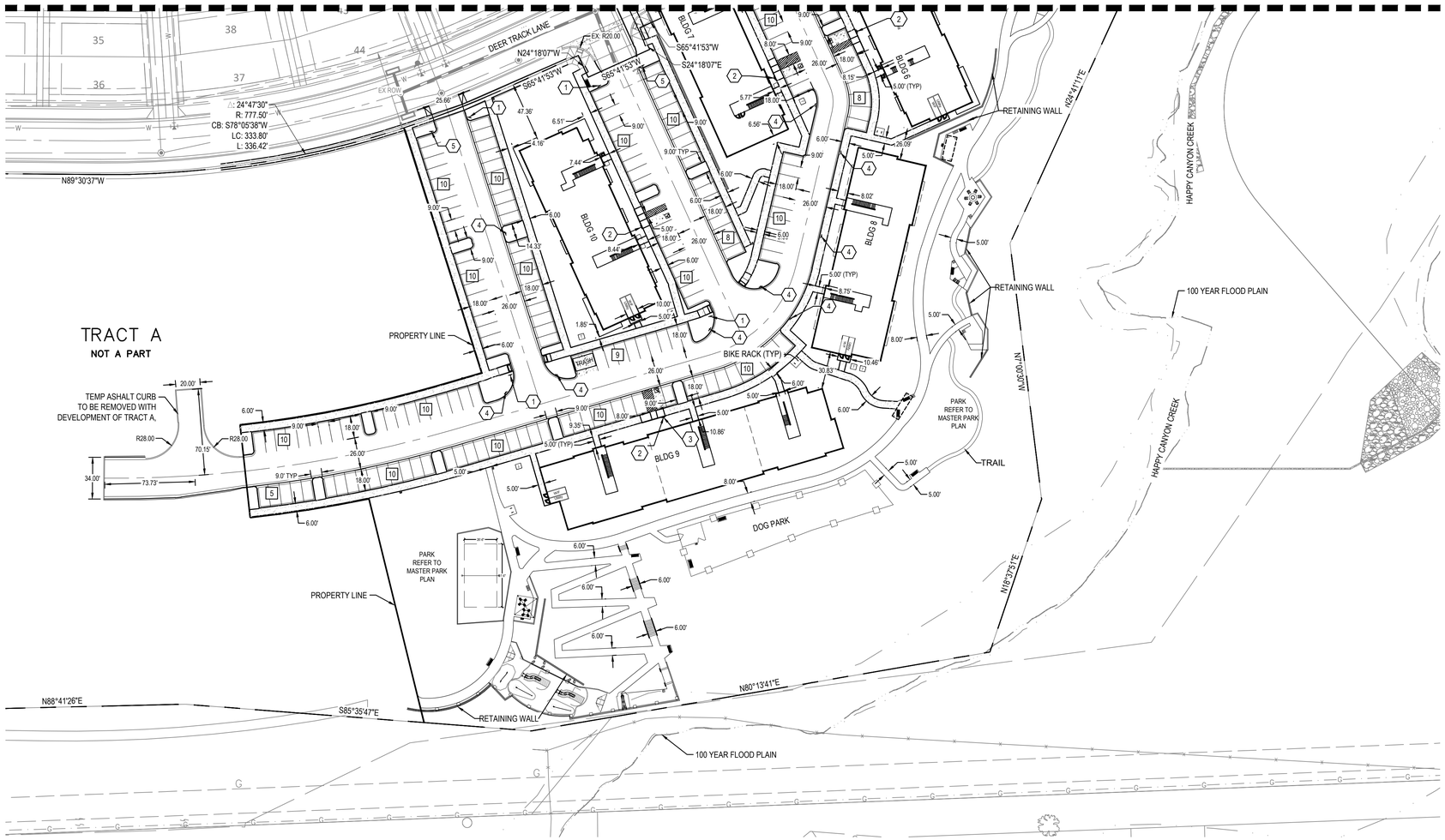
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N

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

MATCH LINE SEE SHEET 3



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 ACCESSIBLE
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

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PROJECT

COMPARK VILLAGE SOUTH

TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO 80134

SHEET TITLE
SITE PLAN

SHEET NUMBER
4

COMPARK VILLAGE SOUTH
F1 AMD 2 - MULTIFAMILY
SITE PLAN

LOT 1, COMPARK VILLAGE FILING NO. 1, AMEND NO. 2
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PROJECT

COMPARK VILLAGE SOUTH

TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO 80134

SHEET TITLE

BLOCK SCHEMATIC

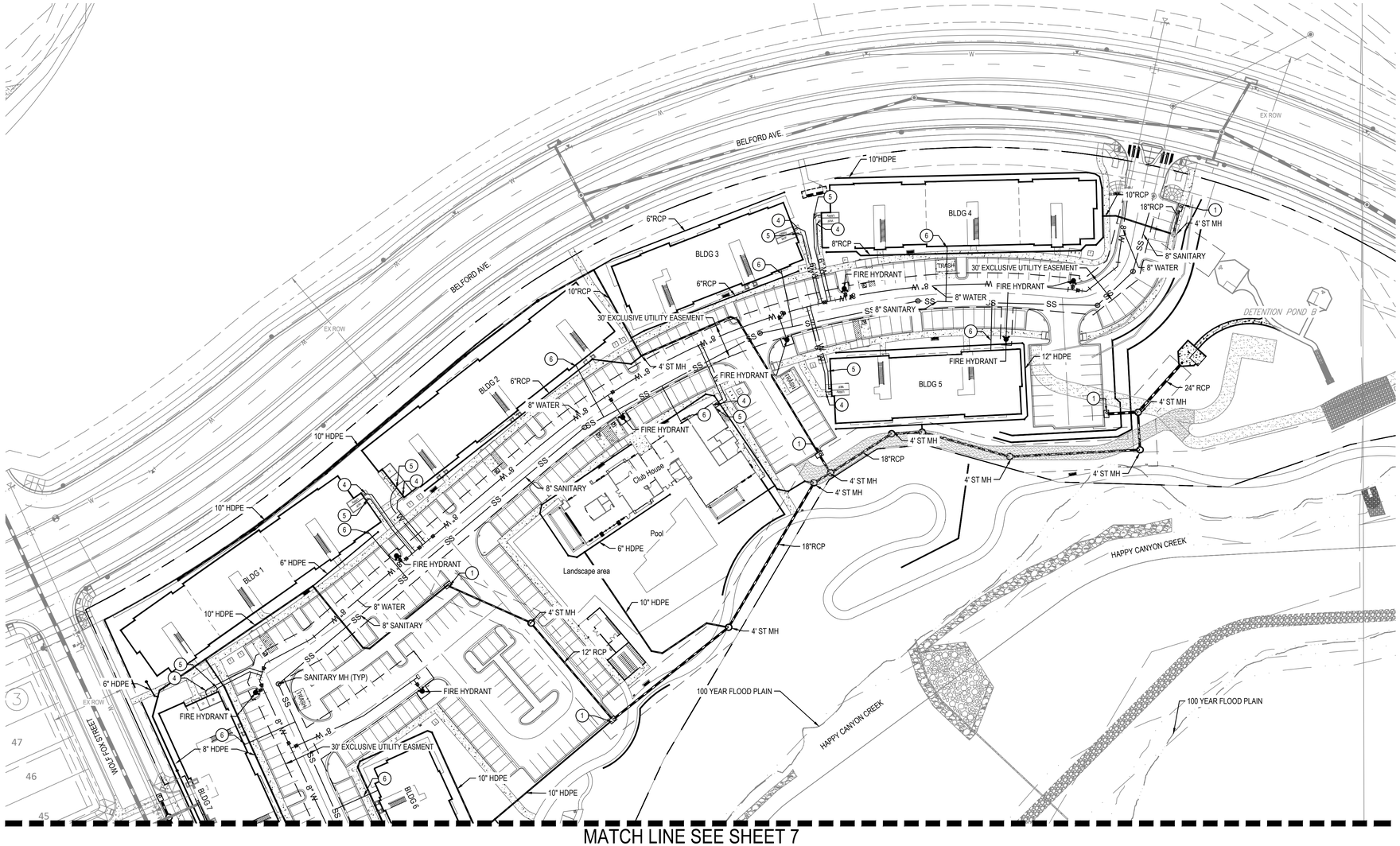
SHEET NUMBER

5

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COMPARK VILLAGE SOUTH
F1 AMD 2 - MULTIFAMILY
SITE PLAN

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MATCH LINE SEE SHEET 7

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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

TOWN OF PARKER BUILDING DEPT FIRE LIFE SAFETY APPROVAL

ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO WATER UTILITY STANDARDS. THE NUMBER AND LOCATIONS OF THE FIRE HYDRANTS AS SHOWN ON THE OVERALL UTILITY PLAN ARE CORRECT AS SPECIFIED BY THE THE TOWN OF PARKER COMMUNITY DEVELOPMENT DEPARTMENT.

FIRE CODE OFFICIAL OR DESIGNATED REPRESENTATIVE DATE

(NOTE - UNDERGROUND FIRE LINE SUBMITTAL DOCUMENTS MUST MEET THE REQUIREMENTS OF NFPA 24WHEN SUBMITTING FOR REVIEW.)

N

50' 0 25' 50' 100'

1" = 50' HOR.

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COMPARK VILLAGE SOUTH

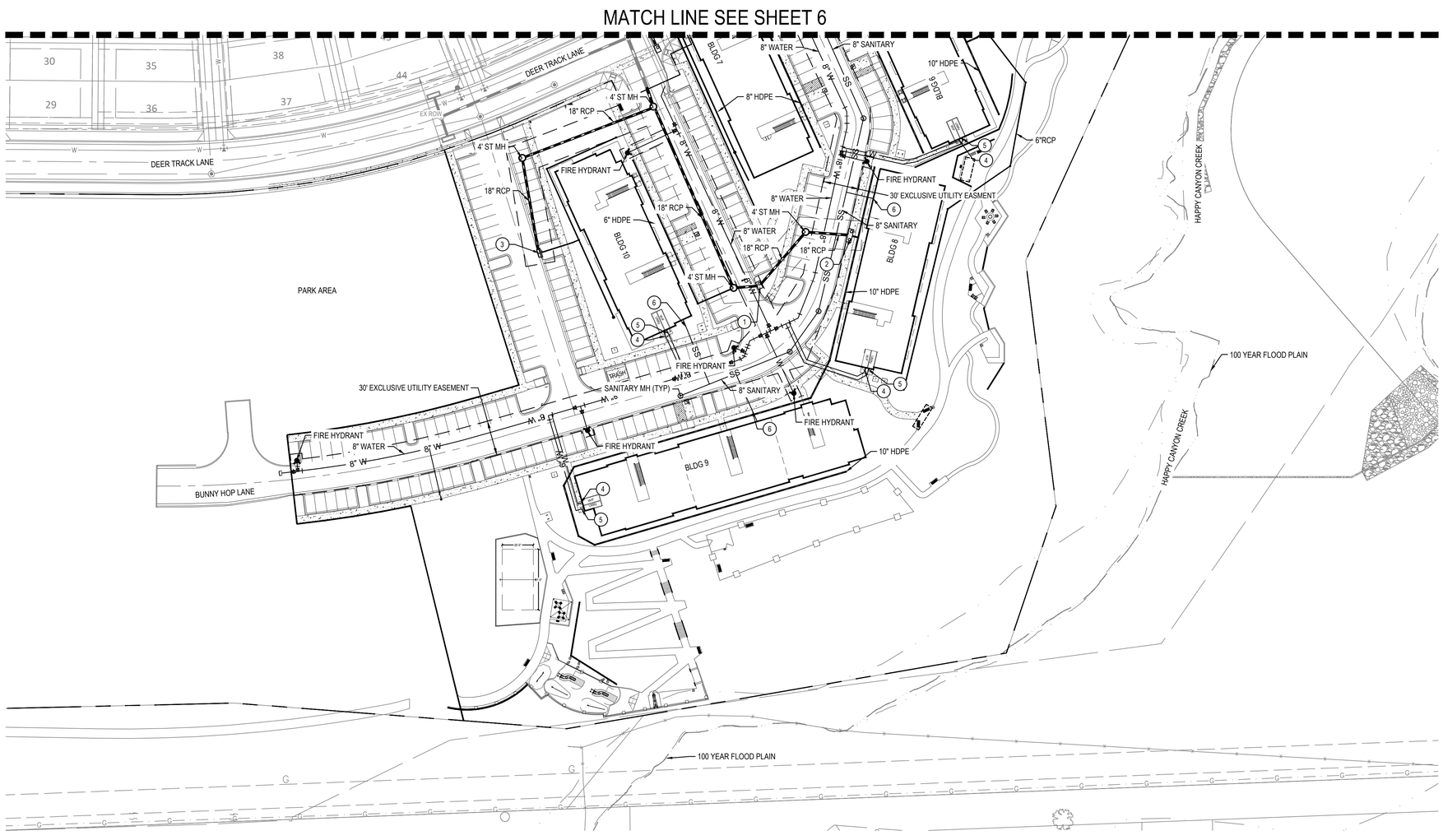
TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO 80134

SHEET TITLE
UTILITY PLAN

SHEET NUMBER
6

COMPARK VILLAGE SOUTH
F1 AMD 2 - MULTIFAMILY
SITE PLAN

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PARKER COLORADO

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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

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SHEET TITLE

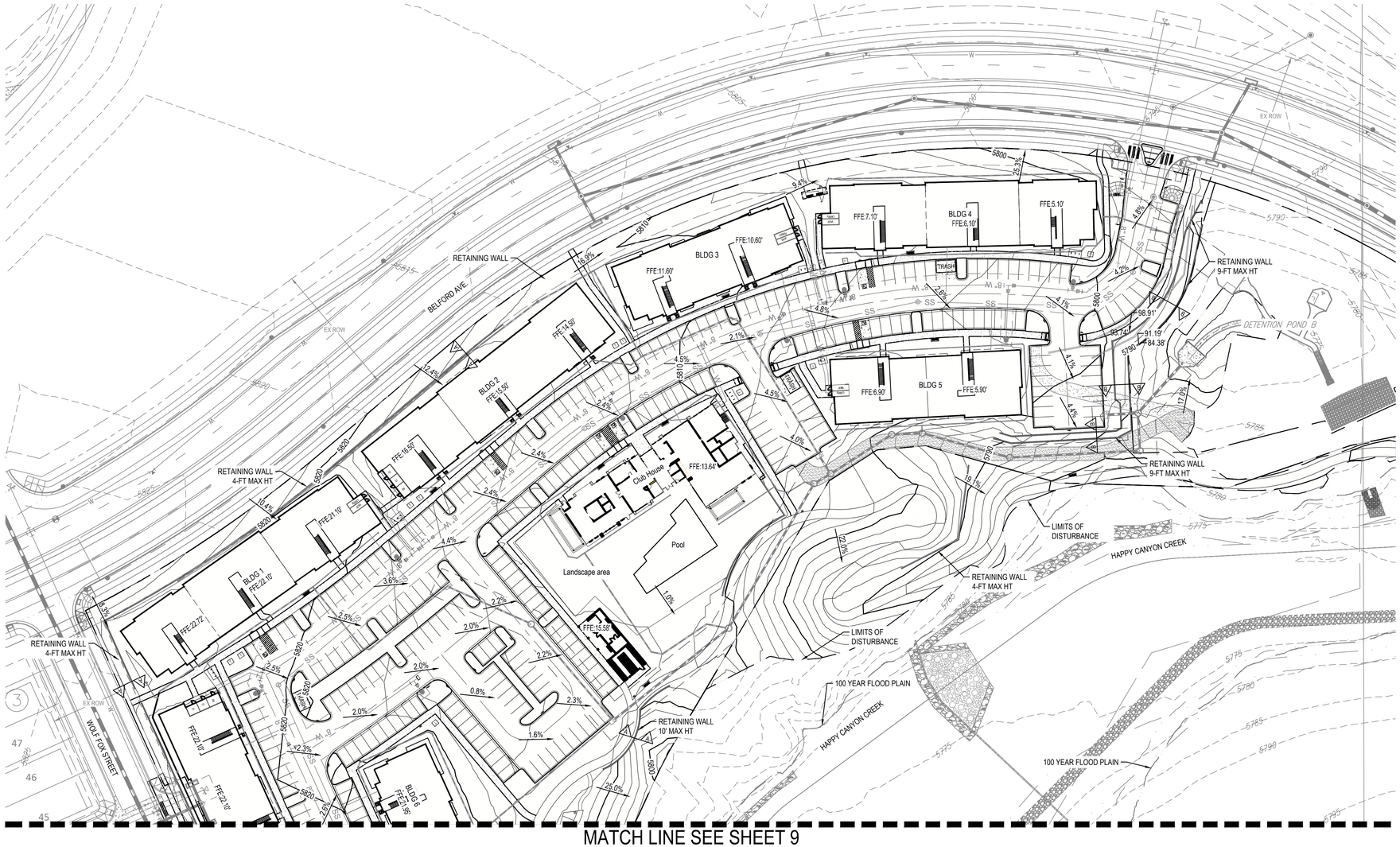
UTILITY PLAN

SHEET NUMBER

7

COMPARK VILLAGE SOUTH
F1 AMD 2 - MULTIFAMILY
SITE PLAN

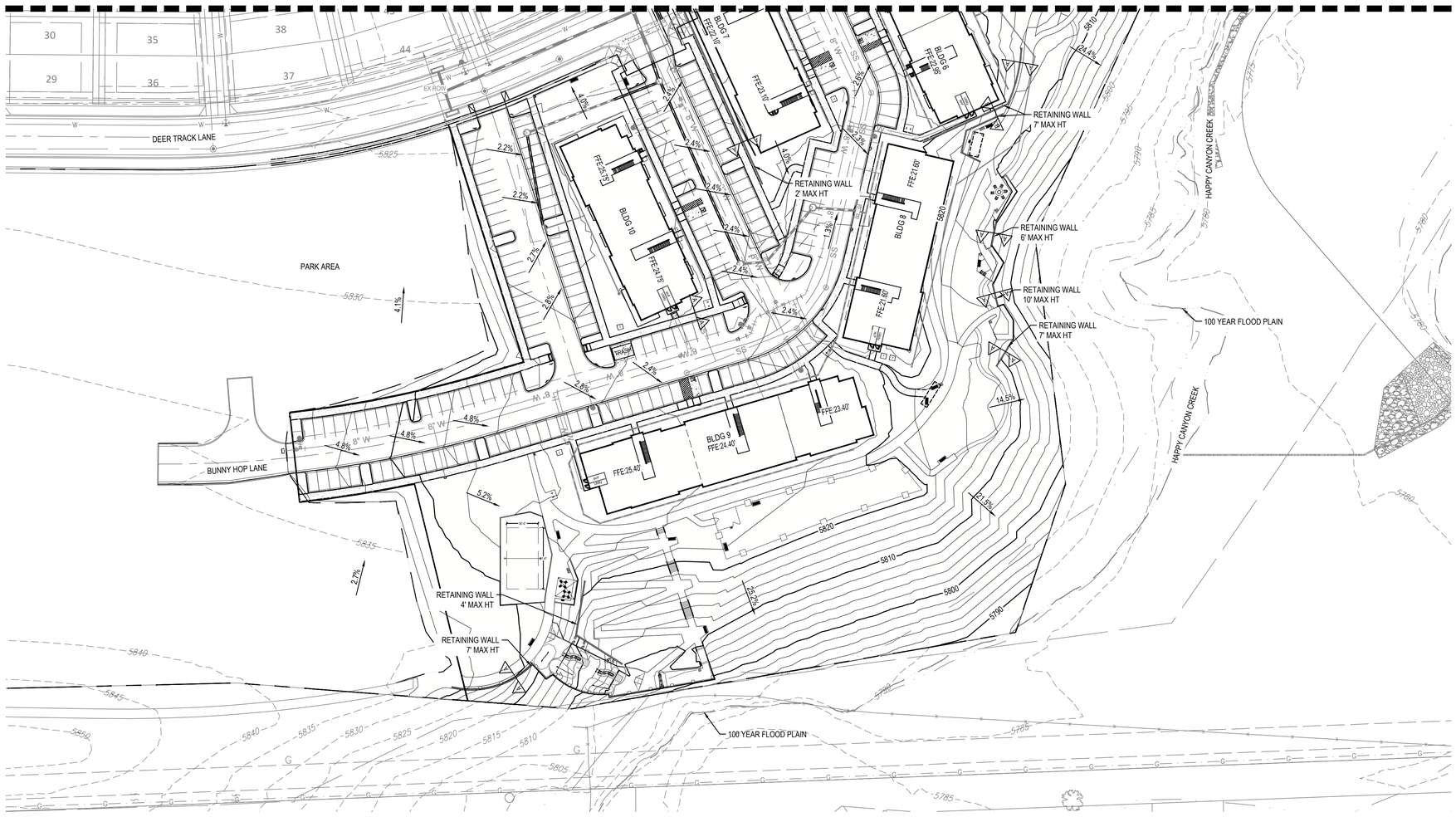
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TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO


RETAINING WALL
BELFORD AVE
EX ROW
BLDG 3
FFE:10.60'
FFE:11.60'
BLDG 4
FFE:6.10'
FFE:7.10'
FFE:5.10'
BLDG 2
FFE:15.90'
FFE:14.90'
FFE:16.50'
BLDG 5
FFE:6.90'
FFE:5.90'
TRASH
Club House
FFE:13.64'
Pool
Landscape area
BLDG 1
FFE:22.10'
FFE:22.70'
FFE:21.10'
FFE:20.40'
FFE:22.10'
FFE:15.50'
BLDG 6
FFE:15.85'
RETAINING WALL
4-FT MAX HT
RETAINING WALL
9-FT MAX HT
RETAINING WALL
10' MAX HT
DETENTION POND B
LIMITS OF
DISTURBANCE
HAPPY CANYON CREEK
100 YEAR FLOOD PLAIN
WOLF FOH STREET
5800
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COMPARK VILLAGE SOUTH
F1 AMD 2 - MULTIFAMILY
SITE PLAN

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

MATCH LINE SEE SHEET 8



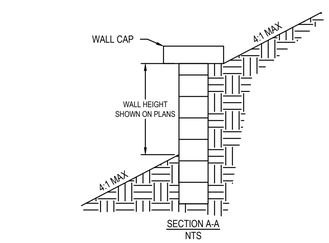
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RIGHT-OF-WAY
SECTION LINE
PROPERTY LINE
EASEMENT LINE
LIMITS OF DISTURBANCE

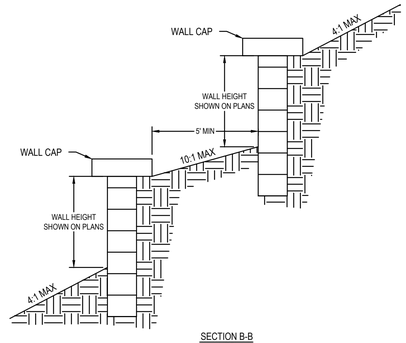
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Subject To Conditions In Approval Letter
APPROVED DATE: 10/20/2022
Planning Approval By: J. Duncan

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.

PROJECT NUMBER
65120950

DRAWN BY
TV

DATE
09/06/2022

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CENTURY LIVING

PROJECT

COMPARK VILLAGE SOUTH

TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO 80134

SHEET TITLE

GRADING PLAN

SHEET NUMBER

9

COMPARK VILLAGE SOUTH
F1 AMD 2 - MULTIFAMILY
SITE PLAN

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

PARKER COLORADO

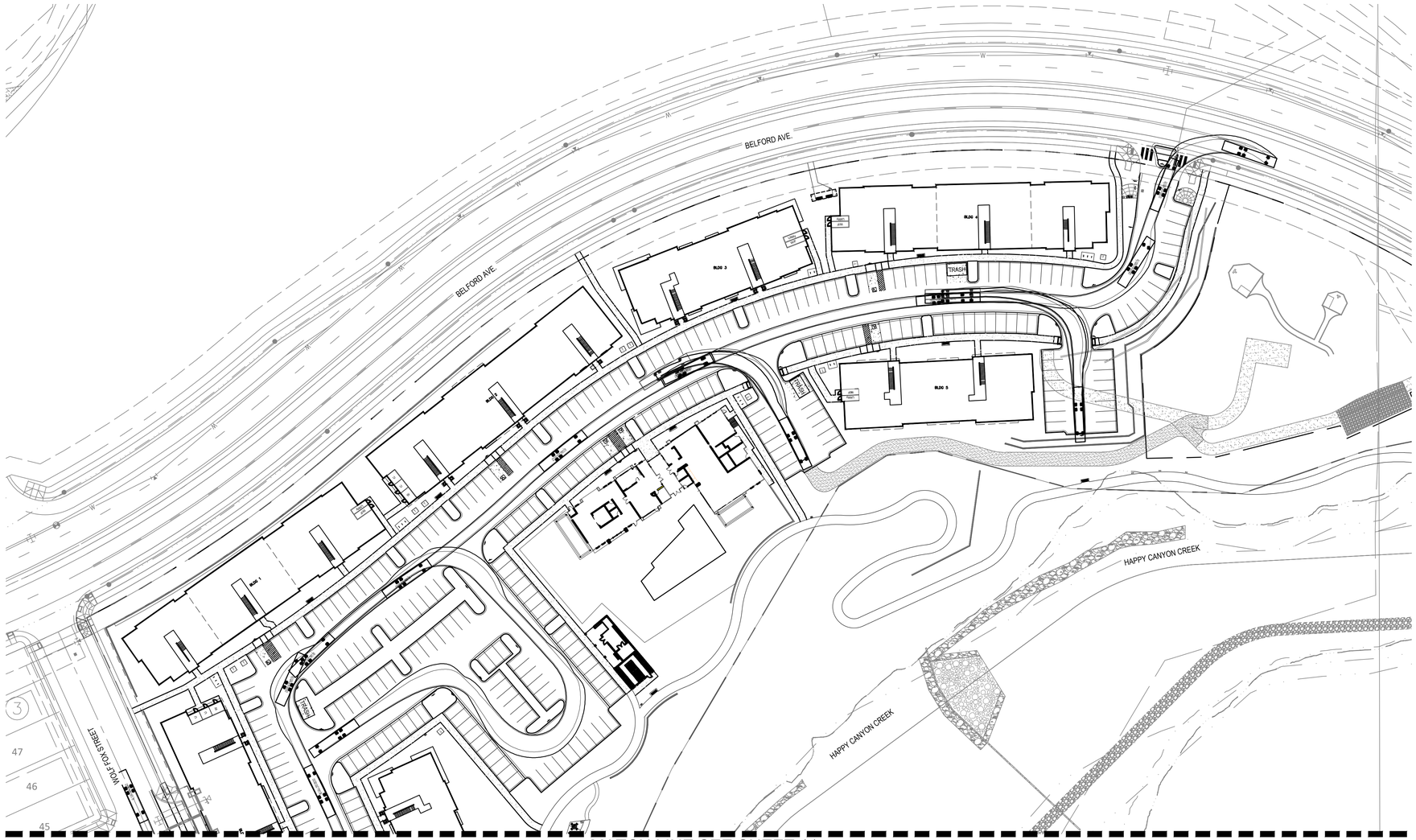
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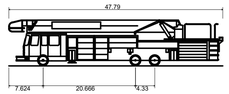
Planning Approval By: J. Duncan

N

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



MATCH LINE SEE SHEET 11



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

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COMPARK VILLAGE SOUTH

TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO 80134

SHEET TITLE
AUTOTURN PLAN

SHEET NUMBER
10

COMPARK VILLAGE SOUTH
F1 AMD 2 - MULTIFAMILY
SITE PLAN

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

PARKER COLORADO

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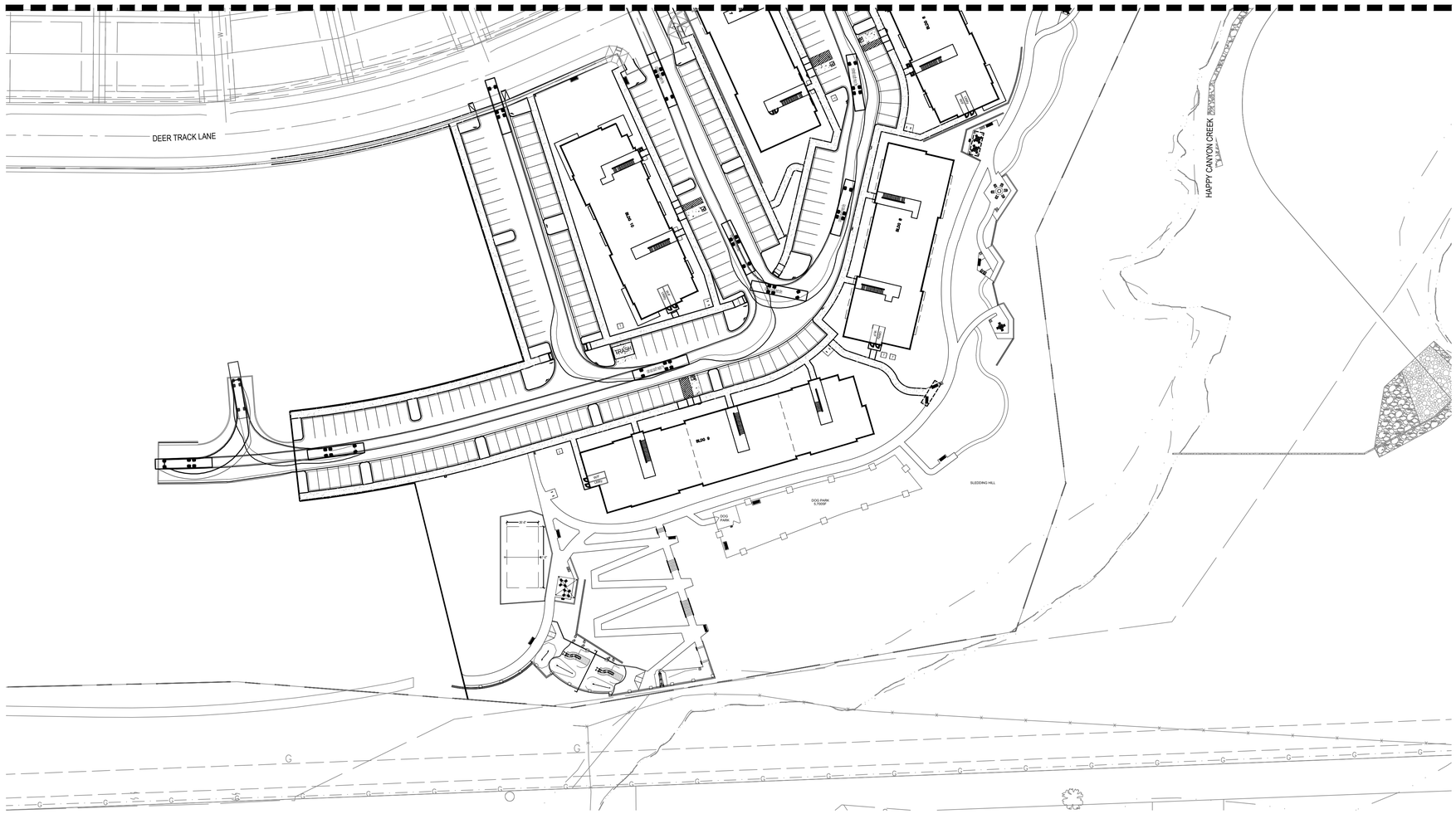
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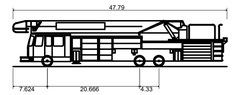
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50' 0 25' 50' 100'

1" = 50' HOR.

MATCH LINE SEE SHEET 10





colorado south metro fire

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

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COMPARK VILLAGE SOUTH

TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO 80134

SHEET TITLE
AUTOTURN PLAN

SHEET NUMBER
11

COMPARK VILLAGE SOUTH
F1 AMD 2 - MULTIFAMILY
SITE PLAN

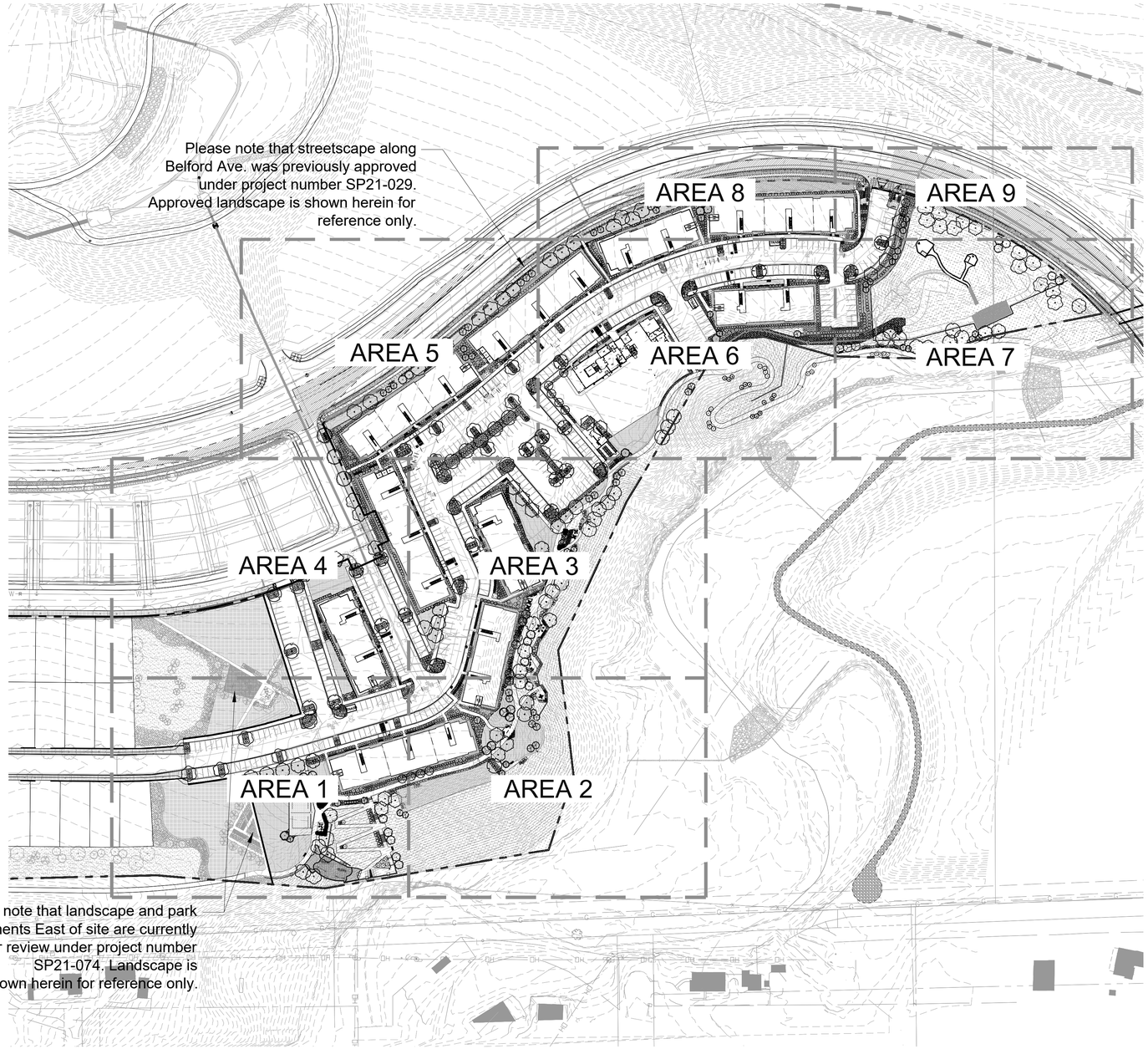
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TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

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Planning Approval By: J. Duncan



1 MASTER LANDSCAPE PLAN

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

OVERALL PLANT SCHEDULE

Canopy Tree	Quantity	Common Name	ROOT	CALIPER/HT.	MATURE HEIGHT WIDTH	YEARS TO MATURITY	IRR ZONE
CS	43	NORTHERN CATALPA	B & B	2"CAL	50`X 30`	20-30yr	LOW
GI	12	IMPERIAL HONEYLOCUST	B & B	2"CAL	35`X 25`	20-30yr	LOW-MOD
GS2	15	SHADEMASTER HONEYLOCUST	B & B	2"CAL	35`X 25`	20-30yr	LOW-MOD
GK	19	KENTUCKY COFFEE TREE	B & B	2"CAL	60`X 50`	20-30yr	LOW
PB3	3	LONDON PLANE TREE	B & B	2"CAL	60`X 35`	20-30yr	LOW-MOD
QB	20	SWAMP WHITE OAK	B & B	2"CAL	50`X 50`	20-30yr	LOW
BRO	20	BUR OAK	B & B	2"CAL	60`X 50`	20-30yr	LOW
QR	16	ENGLISH OAK	B & B	2"CAL	60`X 50`	20-30yr	LOW-MOD
QR3	3	RED OAK	B & B	2"CAL	50`X 40`	20-30yr	LOW
TG	3	GLENLEVEN LITTLELEAF LINDEN	B & B	2"CAL	45`X 30`	20-30yr	LOW-MOD
TOTAL	154						
Percentage of TOT	55%						
Evergreen Tree	**Quantity**	**Common Name**	**ROOT**	**CALIPER/HT.**	**MATURE HEIGHT WIDTH**	**YEARS TO MATURITY**	**IRR ZONE**
PD3	25	BLACK HILLS SPRUCE	B & B	6` HT.	20`X 10`	20-30yr	LOW-MOD
PP	20	PINON PINE	B & B	6` HT.	25`X 15`	20-30yr	LOW
PH	23	BOSNIAN PINE	B & B	6` HT.	30`X 15`	20-30yr	LOW
AP	23	AUSTRIAN BLACK PINE	B & B	6` HT.	50`X 35`	20-30yr	LOW
TOTAL	91						
Percentage of TOT	33%						
Ornamental Tree	**Quantity**	**Common Name**	**ROOT**	**CALIPER/HT.**	**MATURE HEIGHT WIDTH**	**YEARS TO MATURITY**	**IRR ZONE**
FAM	7	FLAME AMUR MAPLE	B & B	1.5"CAL	20`X 15`	10-15yr	LOW
AB2	14	AUTUMN BRILLIANCE SERVICEBERRY	B & B	1.5"CAL	20`X 15`	10-15yr	LOW
SS2	12	SPRING SNOW CRAB APPLE	B & B	1.5"CAL	20`X 15`	10-15yr	LOW
TOTAL	33						
Percentage of TOT	12%						

Deciduous Shrubs	Quantity	Common Name	SIZE	MATURE HEIGHT WIDTH	YEARS TO MATURITY	IRR ZONE
AA	5	SASKATOON SERVICEBERRY	5 GAL	12`X 6`	7-12yr	LOW
BG	78	GOLDEN NUGGET BARBERRY	5 GAL	2`X 2`	7-12yr	LOW
RGB	76	ROSY GLOW BARBERRY	5 GAL	5`X 4`	7-12yr	LOW
BR	90	ROYAL BURGUNDY BARBERRY	5 GAL	3`X 3`	7-12yr	LOW
DKS	177	BLUE MIST SPIREA	5 GAL	3`X 3`	7-12yr	LOW-MOD
CL2	18	CURL LEAF MOUNTAIN MAHOGANY	5 GAL	8`X 8`	7-12yr	LOW
CF	35	FERNBUSH	5 GAL	4`X 4`	7-12yr	LOW
CF2	54	YELLOW TWIG DOGWOOD	5 GAL	6`X 6`	7-12yr	LOW
CI	28	ISANTI REDOSIER DOGWOOD	5 GAL	5`X 5`	7-12yr	LOW-MOD
EC2	107	COMPACT BURNING BUSH	5 GAL	5`X 5`	7-12yr	LOW
FN	57	NEW MEXICAN PRIVET	5 GAL	10`X 8`	7-12yr	LOW
LL	58	LODENSE PRIVET	5 GAL	3`X 3`	7-12yr	LOW
PA	216	RUSSIAN SAGE	5 GAL	4`X 4`	7-12yr	LOW
PL	181	LITTLELEAF MOCKORANGE	5 GAL	4`X 4`	7-12yr	LOW
PDG	157	DART`S GOLD NINEBARK	5 GAL	5`X 5`	7-12yr	LOW-MOD
PL2	176	LITTLE DEVIL NINEBARK	5 GAL	4`X 4`	7-12yr	LOW
PP2	238	CREEPING WESTERN SAND CHERRY	5 GAL	1.5`X4`	7-12yr	LOW
RG2	24	SMOOTH SUMAC	5 GAL	10'X 8'	7-12yr	LOW
RC	18	WESTERN SMOOTH SUMAC	5 GAL	3`X 5`	7-12yr	LOW
RG	231	DWARF FRAGRANT SUMAC	5 GAL	3`X 5`	7-12yr	LOW
RF	100	FIRE 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	2511					

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	166	HUGHES JUNIPER	5 GAL	1.5`X 6`	7-12yr	LOW
JUA	73	ARCADIA JUNIPER	5 GAL	2`X 6`	7-12yr	LOW
JB	25	BUFFALO JUNIPER	5 GAL	1.5`X 6`	7-12yr	LOW
JS3	98	SIERRA SPREADER JUNIPER	5 GAL	1.5`X 6`	7-12yr	LOW
JS2	21	SKYROCKET JUNIPER	10 GAL	20`X 3`	7-12yr	LOW
JO	221	OLD GOLD JUNIPER	5 GAL	4`X 4`	7-12yr	LOW
JS	58	SEA GREEN JUNIPER	5 GAL	8`X 6`	7-12yr	LOW
WBM	135	MUGO PINE	5 GAL	2`X 3`	7-12yr	LOW
TOTAL	1214					

Grasses	Quantity	Common Name	SIZE	MATURE HEIGHT WIDTH	YEARS TO MATURITY	IRR ZONE
BB	385	BLONDE AMBITION BLUE GRAMA	1 GAL	3`X 2`	3yr	LOW
FRG	354	FEATHER REED GRASS	1 GAL	5`X 30"	3yr	LOW-MOD
CL	90	WOOD OATS	1 GAL	2`X 2`	3yr	LOW
HS	85	BLUE OAT GRASS	1 GAL	2.5`X 2.5`	3yr	LOW
MM	52	MORNING LIGHT MAIDEN GRASS	1 GAL	5`X 3`	3yr	LOW
NP	167	MEXICAN FEATHERGRASS	1 GAL	2`X 2`	3yr	LOW
PC2	142	SWITCH GRASS	1 GAL	3`X 2`	3yr	LOW
TOTAL	1275					

Perennials	Quantity	Common Name	SIZE	MATURE HEIGHT WIDTH	YEARS TO MATURITY	IRR ZONE
MNS	26	SALVIA X SYLVESTRIS 'MAY NIGHT'	1 GAL	2`X 2`	1Yr	LOW
TOTAL	26					

Ground Cover	Area	Common Name	Percentage of Landscape Area
NATIVE SEED	148,216	NATIVE LOW GROW SEED MIX	46.0%
SOD	52,793	SOD- DROUGHT TOLERANT FESCUE/ BLUEGRASS 80/20 MIX	16.4%
WOOD MULCH	83,271	SHREDDED BROWN WOOD MULCH	25.9%
CRUSHER FINE DOG PARK	5,700	CRUSHER FINES- GRAY	1.8%
SAND	2,938	SAND	0.9%
TOTAL	322,032sf		100%

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COMPARK VILLAGE SOUTH

TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO 80134

SHEET TITLE
MASTER LANDSCAPE PLAN

SHEET NUMBER
12

COMPARK VILLAGE SOUTH
F1 AMD 2 - MULTIFAMILY
SITE PLAN

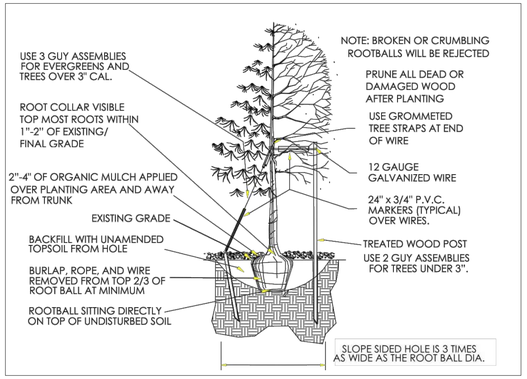
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PARKER COLORADO

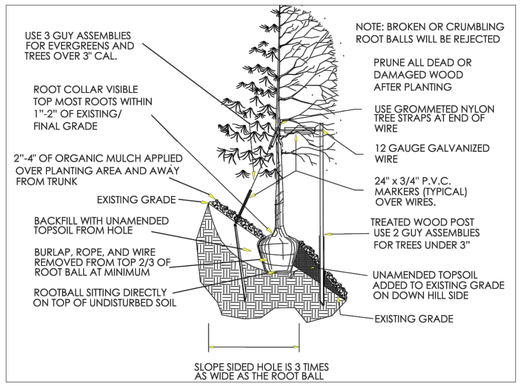
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APPROVED DATE: 10/20/2022

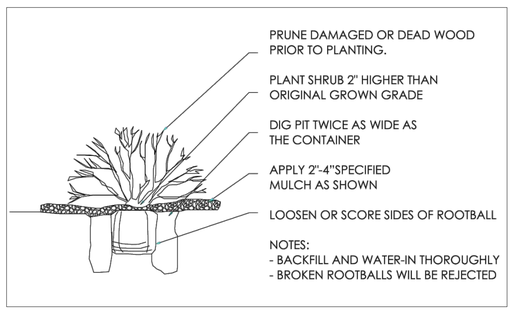
Planning Approval By: J. Duncan



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. DOG AREA MIX TO BE BUFFALO GRASS SEED MIX.
11. SEED MIXES TO BE SUPPLIED BY PAWNEE BUTTES SEED INC.
12. REFER TO PAWNEE BUTTES SEED INC. FOR SEEDING RATES.
13. ALL AREAS DISTURBED BY GRADING OPERATIONS TO BE SEEDED WITH NATIVE SEED MIX.
14. ALL TREE RINGS TO BE MULCHED WITH WOOD MULCH TO A DEPTH OF 3 INCHES MINIMUM WITH NO LANDSCAPE FABRIC.
15. ALL SHRUB BEDS TO BE MULCHED WITH WOOD MULCH TO A DEPTH OF 3 INCHES MINIMUM WITH LANDSCAPE FABRIC.
16. 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.
17. 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".
18. PLANTS SHALL BE INSTALLED IMMEDIATELY UPON DELIVERY TO SITE. IF THIS IS NOT POSSIBLE, PLANTS SHALL BE HEELED IN AND WATERED TO PREVENT DEHYDRATION.
19. 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.
20. 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.
21. AFTER PLANT INSTALLATION, ALL PLANT MATERIAL SHALL BE PLACED WITH THEIR ROOT COLLARS SLIGHTLY HIGHER THAN FINISH GRADE. (3" HIGHER FOR TREES.)
22. 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.
23. 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.
24. 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.
25. 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.
26. SOIL BACKFILL MIXTURE FOR ALL PERENNIAL BEDS SHALL BE 1/3 COW MANURE, 1/3 IMPORTED TOPSOIL, AND 1/3 ON-SITE SOIL.
27. 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.
28. CONTRACTOR SHALL SEED ALL NON-SODDED AND NON-IRRIGATED SODDED AREAS WHICH ARE DISTURBED BY GRADING WITH THE DOUGLAS COUNTY PERMANENT DRILL SEED MIX.
29. 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.
30. THE CONTRACTOR SHALL RESTORE ANY AND ALL DAMAGE DUE TO HIS CONSTRUCTION OPERATIONS TO THEIR ORIGINAL STATE AT HIS EXPENSE.
31. 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.

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 landscape area is not included in this calculation.

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

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

B. STREETSCAPE LANDSCAPE

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
ACCESS AISLES	560	14	14	0	N/A			-	-	-

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	401	146	-	-	-
NORTH PROPERTY BOUNDARY	1486	37	51	14	186	206	20	-	-	-
MIN. EVERGREEN REQUIREMENT	40%	35	51 = 49%	8	N/A		-		-	

D. PARKING LOT LANDSCAPE

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

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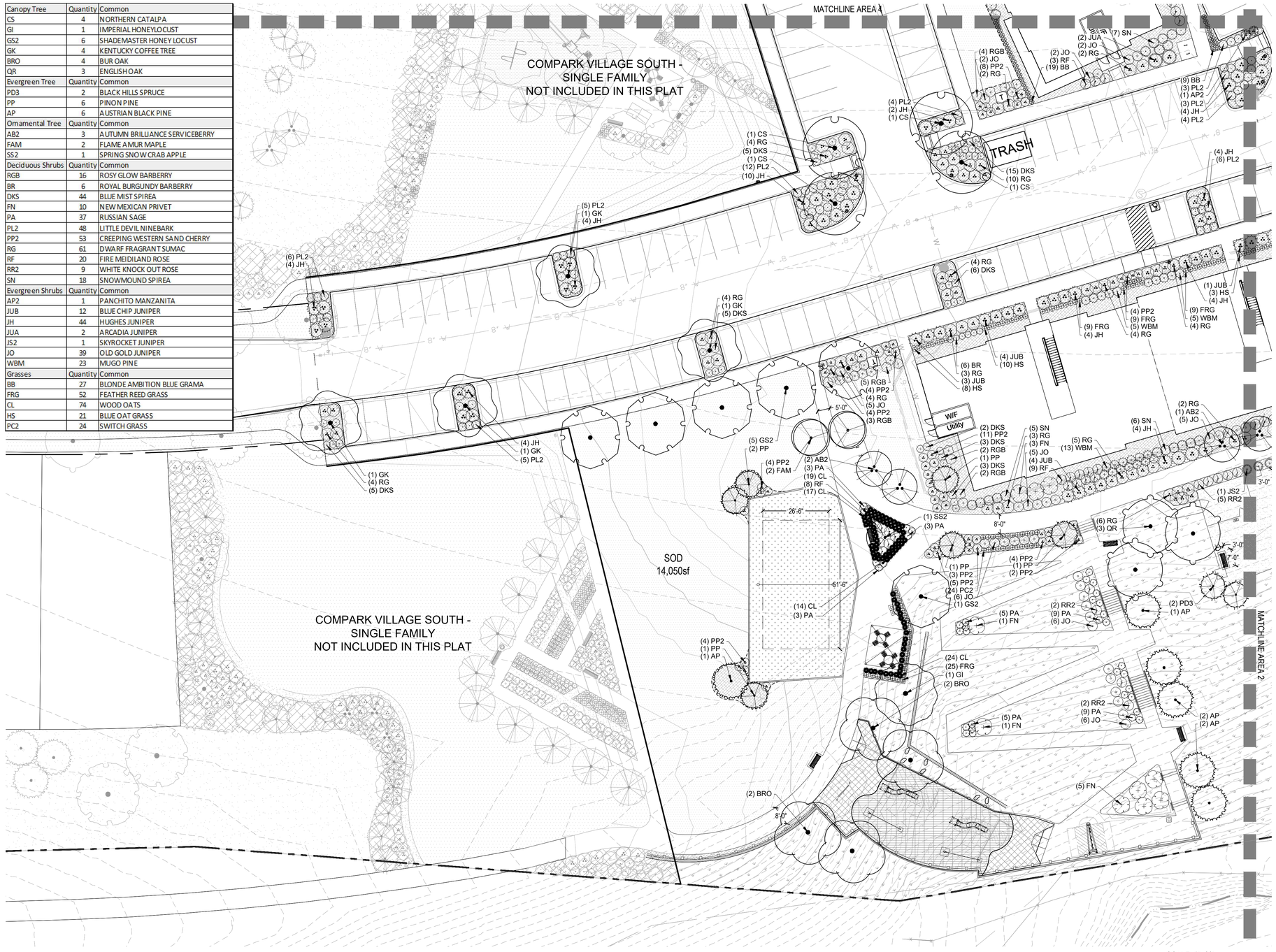
SHEET TITLE
LANDSCAPE NOTES & DETAILS

SHEET NUMBER
13

COMPARK VILLAGE SOUTH
F1 AMD 2 - MULTIFAMILY
SITE PLAN

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

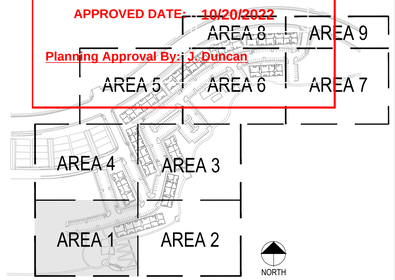
Canopy Tree	Quantity	Common
CS	4	NORTHERN CATALPA
GI	1	IMPERIAL HONEYLOCUST
GS2	6	SHADEMASTER HONEY LOCUST
GK	4	KENTUCKY COFFEE TREE
BRO	4	BUR OAK
QR	3	ENGLISH OAK
Evergreen Tree	Quantity	Common
PD3	2	BLACK HILLS SPRUCE
PP	6	PINON PINE
AP	6	AUSTRIAN BLACK PINE
Ornamental Tree	Quantity	Common
AB2	3	AUTUMN BRILLIANCE SERVICEBERRY
FAM	2	FLAME AMUR MAPLE
SS2	1	SPRING SNOW CRAB APPLE
Deciduous Shrubs	Quantity	Common
RGB	16	ROSY GLOW BARBERRY
BR	6	ROYAL BURGUNDY BARBERRY
DKS	44	BLUE MIST SPIREA
FN	10	NEW MEXICAN PRIVET
PA	37	RUSSIAN SAGE
PL2	48	LITTLE DEVIL NINEBARK
PP2	53	CREEPING WESTERN SAND CHERRY
RG	61	DWARF FRAGRANT SUMAC
RF	20	FIRE 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	74	WOOD OATS
HS	21	BLUE OAT GRASS
PC2	24	SWITCH GRASS



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

1 LANDSCAPE AREA 1

KEY MAP



PARKER COLORADO

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LANDSCAPE KEY

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

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CENTURY LIVING

PROJECT

COMPARK VILLAGE SOUTH

TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO 80134

SHEET TITLE

LANDSCAPE PLAN AREA 1

SHEET NUMBER

14

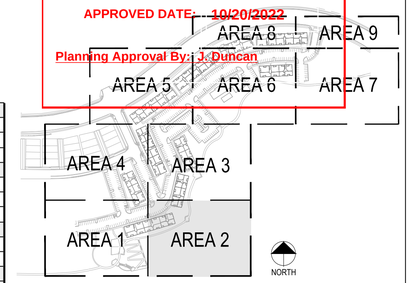
COMPARK VILLAGE SOUTH
F1 AMD 2 - MULTIFAMILY
SITE PLAN

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

PARKER COLORADO

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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 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

LANDSCAPE KEY

DECIDUOUS TREES
EVERGREEN TREES
ORNAMENTAL TREES
DECIDUOUS SHRUBS
EVERGREEN SHRUBS
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DROUGHT TOLERANT SOD MIX
NATIVE LOW GROW SEED MIX
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1 LANDSCAPE AREA 2

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LANDSCAPE PLAN AREA 2

SHEET NUMBER
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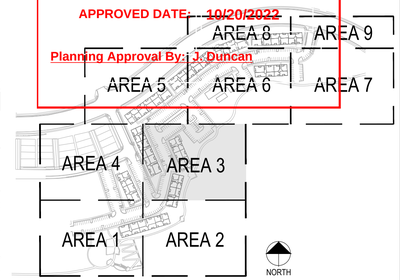
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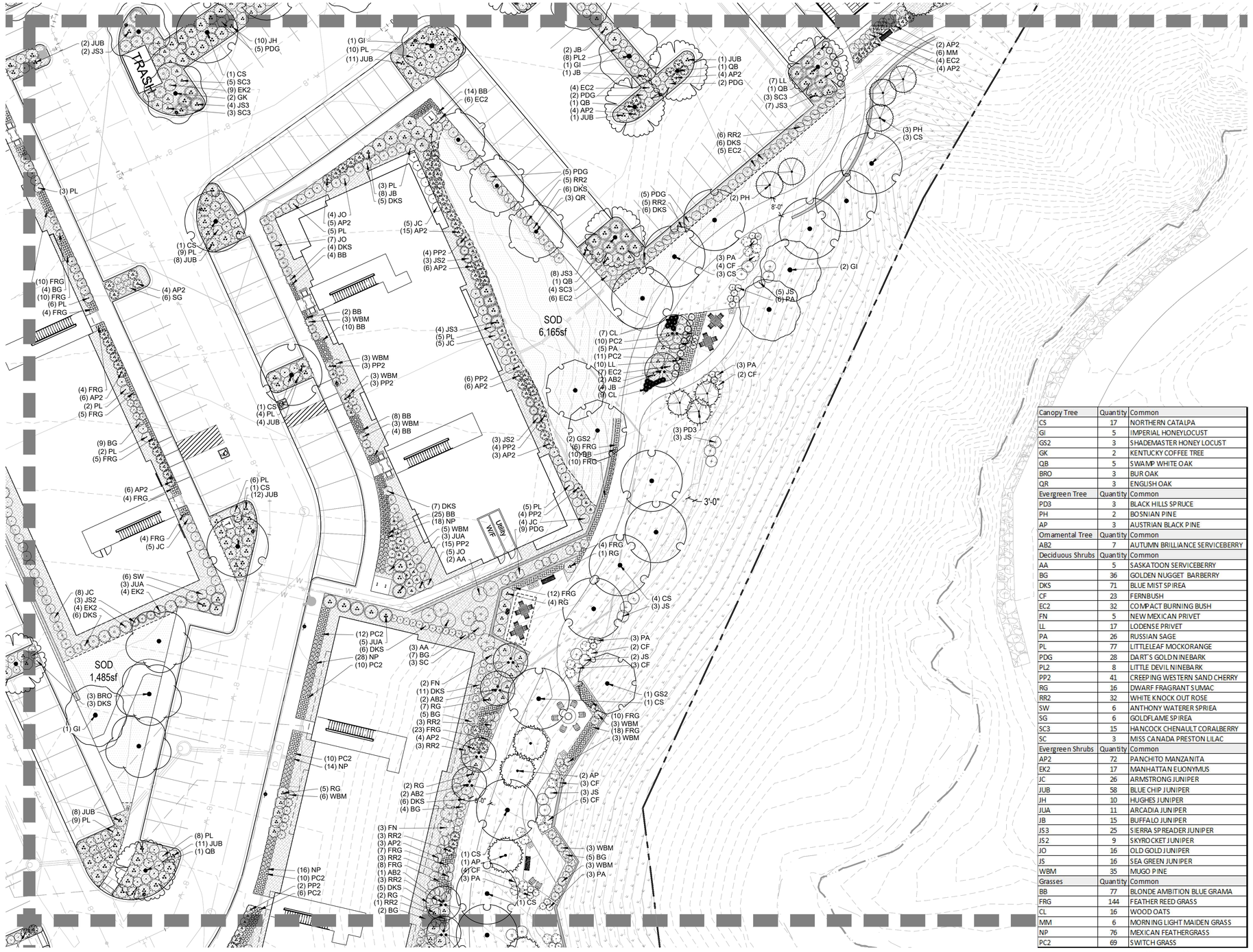
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PARKER COLORADO

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KEY MAP





Canopy Tree	Quantity	Common
CS	17	NORTHERN CATALPA
GI	5	IMPERIAL HONEYLOCUST
GS2	3	SHADEMASTER HONEY LOCUST
GK	2	KENTUCKY COFFEE TREE
QB	5	SWAMP WHITE OAK
BRO	3	BUR OAK
QR	3	ENGLISH OAK
Evergreen Tree	Quantity	Common
PD3	3	BLACK HILLS SPRUCE
PH	2	BOSNIAN PINE
AP	3	AUSTRIAN BLACK PINE
Ornamental Tree	Quantity	Common
AB2	7	AUTUMN BRILLIANCE SERVICEBERRY
Deciduous Shrubs	Quantity	Common
AA	5	SASKATOON SERVICEBERRY
BG	36	GOLDEN NUGGET BARBERRY
DKS	71	BLUE MIST SPIREA
CF	23	FERNBUSH
EC2	32	COMPACT BURNING BUSH
FN	5	NEW MEXICAN PRIVET
LL	17	LODENSE PRIVET
PA	26	RUSSIAN SAGE
PL	77	LITTLELEAF MOCKORANGE
PDG	28	DART'S GOLD NINEBARK
PL2	8	LITTLE DEVIL NINEBARK
PP2	41	CREEPING WESTERN SAND CHERRY
RG	16	DWARF FRAGRANT SUMAC
RR2	32	WHITE KNOCK OUT ROSE
SW	6	ANTHONY WATERER 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	77	BLONDE AMBITION BLUE GRAMA
FRG	144	FEATHER REED GRASS
CL	16	WOOD OATS
MM	6	MORNING LIGHT MAIDEN GRASS
NP	76	MEXICAN FEATHERGRASS
PC2	69	SWITCH GRASS

LANDSCAPE KEY

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- EVERGREEN TREES
- ORNAMENTAL TREES
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1 LANDSCAPE AREA 3

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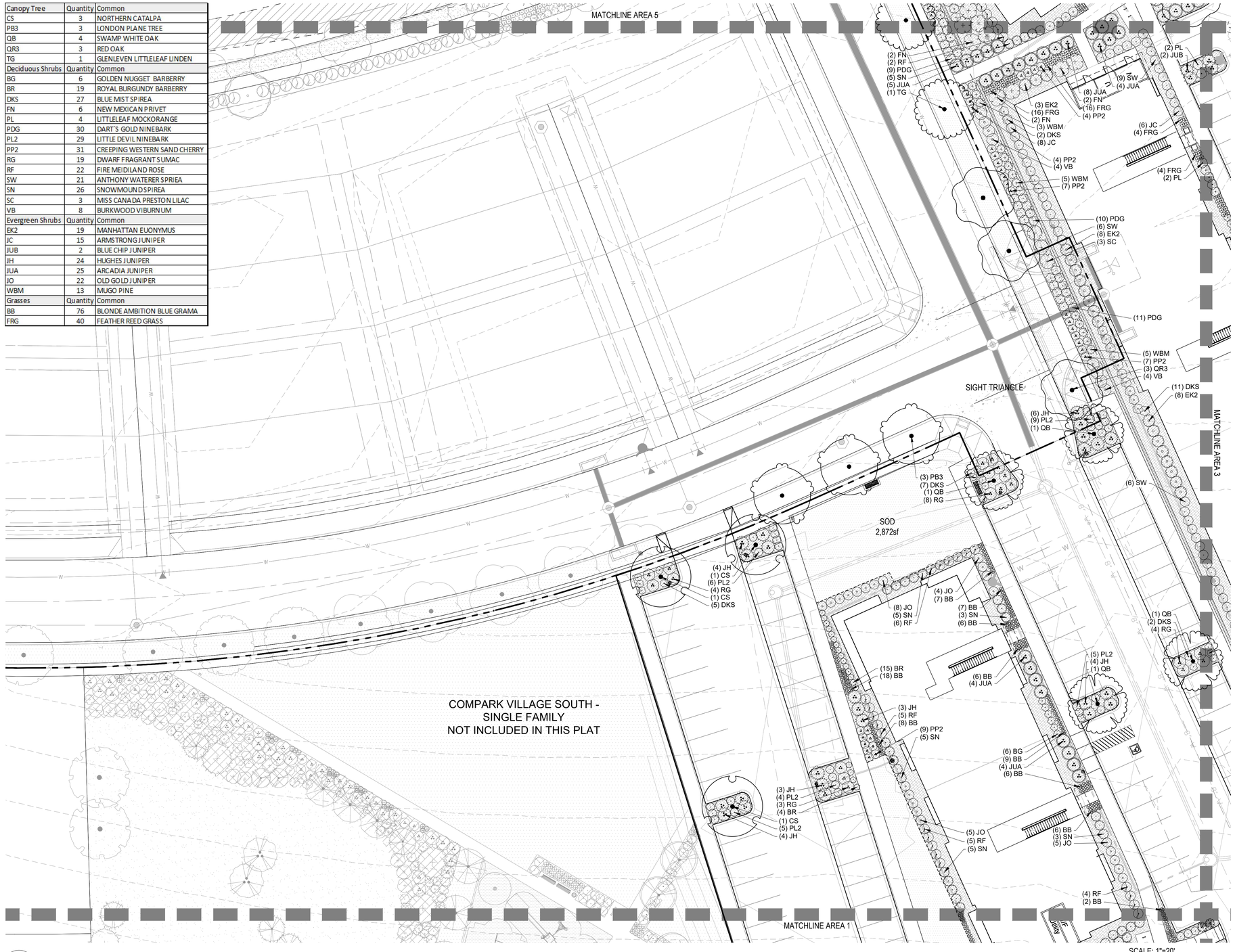
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COMPARK VILLAGE SOUTH
F1 AMD 2 - MULTIFAMILY
SITE PLAN

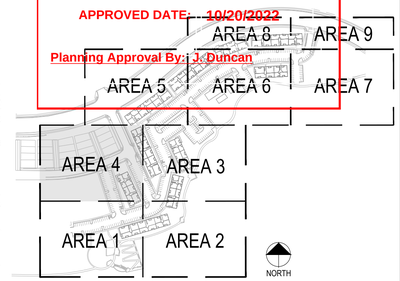
LOT 1, COMPARK VILLAGE FILING NO. 1, AMEND NO. 2
SOUTH HALF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

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



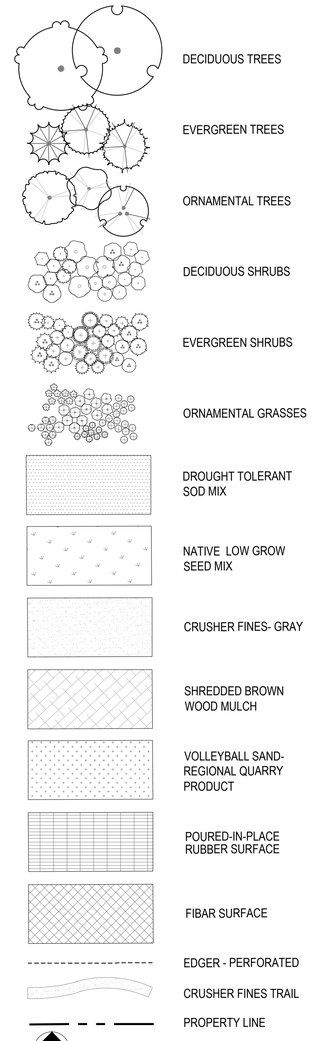
1 LANDSCAPE AREA 4

KEY MAP



Final Document
Subject To Conditions In Approval Letter
APPROVED DATE: ~~10/20/2022~~
Planning Approval By: J. Duncan

LANDSCAPE KEY



PROJECT NUMBER
65120950

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PREPARED FOR CENTURY COMMUNITIES

PROJECT
COMPARK VILLAGE SOUTH

TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO 80134

SHEET TITLE
LANDSCAPE PLAN AREA 4

SHEET NUMBER
17

COMPARK VILLAGE SOUTH
F1 AMD 2 - MULTIFAMILY
SITE PLAN

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

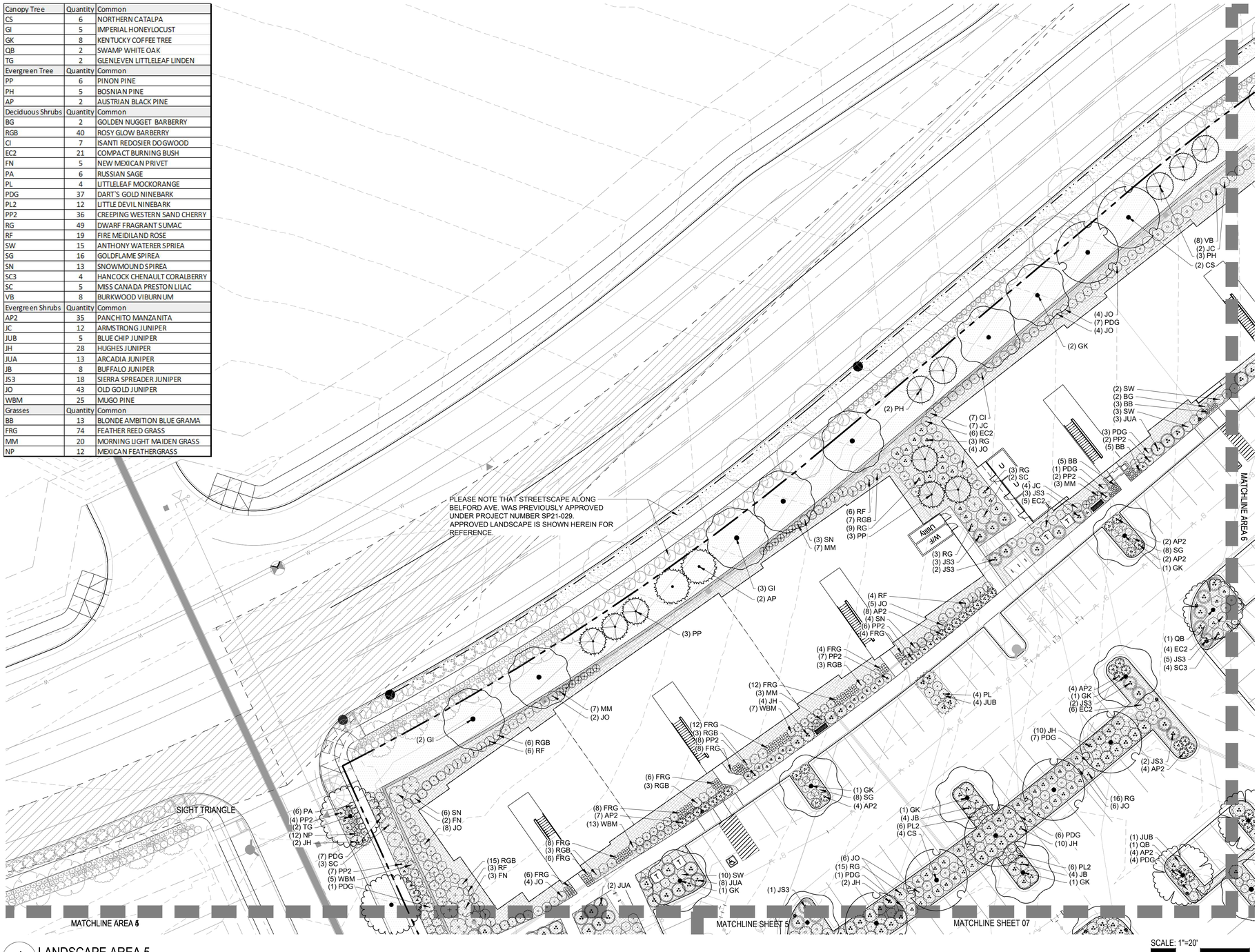
PARKER COLORADO

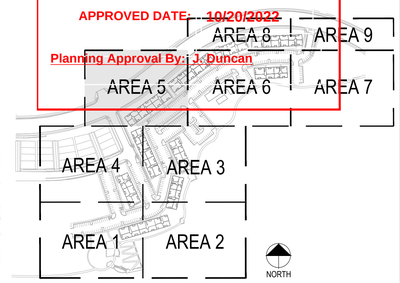
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Planning Approval By: J. Duncan

Canopy Tree	Quantity	Common
CS	6	NORTHERN CATALPA
GI	5	IMPERIAL HONEYLOCUST
GK	8	KENTUCKY COFFEE TREE
QB	2	SWAMP WHITE OAK
TG	2	GLENLEVEN LITTLELEAF LINDEN
Evergreen Tree	Quantity	Common
PP	6	PINON PINE
PH	5	BOSNIAN PINE
AP	2	AUSTRIAN BLACK PINE
Deciduous Shrubs	Quantity	Common
BG	2	GOLDEN NUGGET BARBERRY
RGB	40	ROSY GLOW BARBERRY
CI	7	ISANTI REDOSIER DOGWOOD
EC2	21	COMPACT BURNING BUSH
FN	5	NEW MEXICAN PRIVET
PA	6	RUSSIAN SAGE
PL	4	LITTLELEAF MOCKORANGE
PDG	37	DART`S GOLD NINEBARK
PL2	12	LITTLE DEVIL NINEBARK
PP2	36	CREEPING WESTERN SAND CHERRY
RG	49	DWARF FRAGRANT SUMAC
RF	19	FIRE 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





LANDSCAPE KEY

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

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

1 LANDSCAPE AREA 5

PROJECT NUMBER
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CENTURY LIVING

PROJECT

COMPARK VILLAGE SOUTH

TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO 80134

SHEET TITLE

LANDSCAPE PLAN AREA 5

SHEET NUMBER
18

COMPARK VILLAGE SOUTH
F1 AMD 2 - MULTIFAMILY
SITE PLAN

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

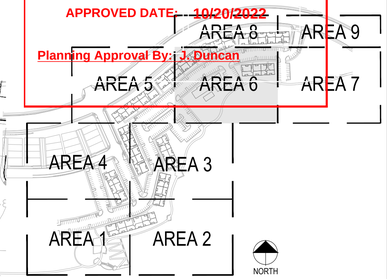
PARKER COLORADO

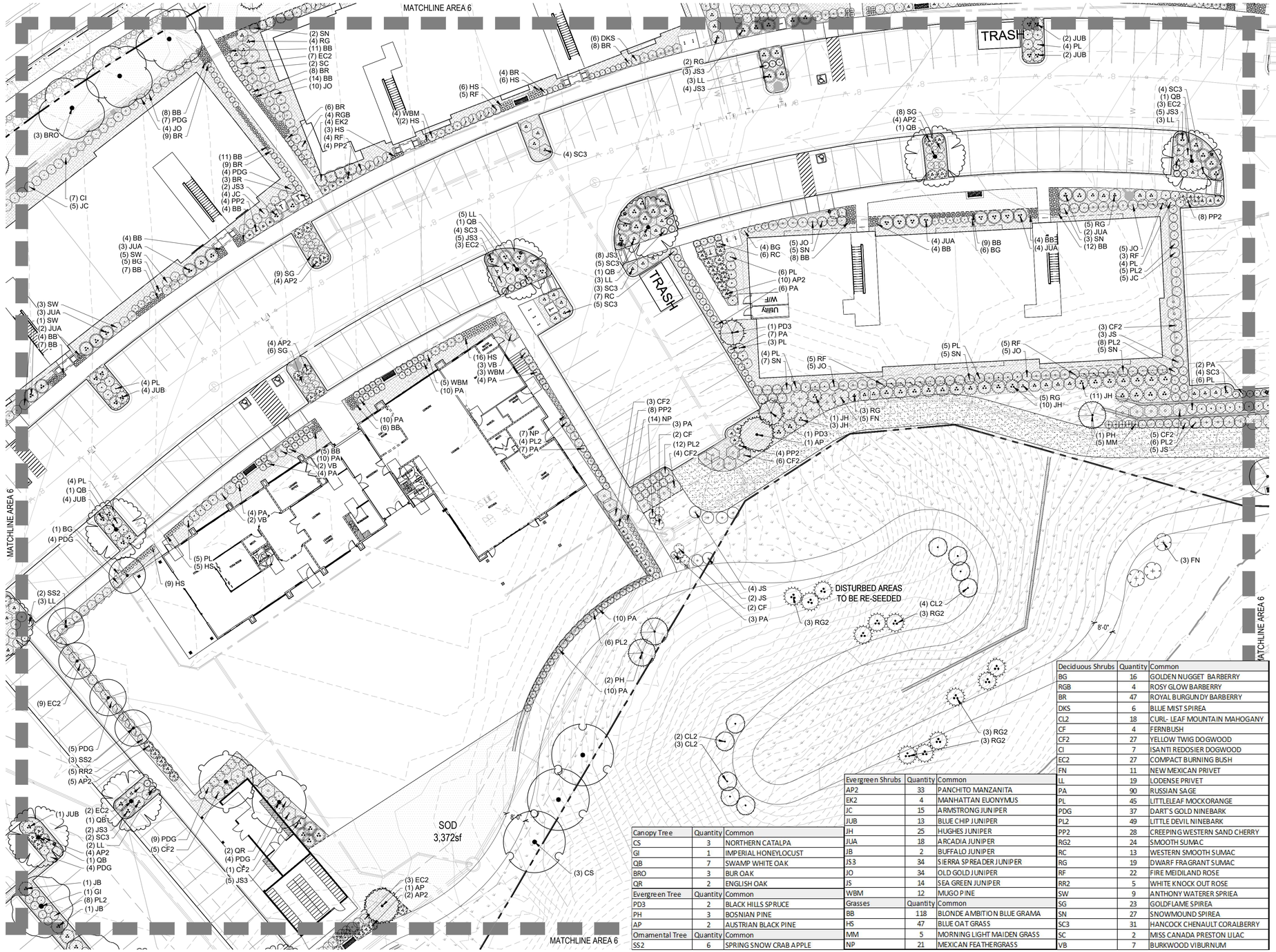
KEY MAP

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

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

Deciduous Shrubs	Quantity	Common
BG	16	GOLDEN NUGGET BARBERRY
RGB	4	ROSY GLOW BARBERRY
BR	47	ROYAL BURGUNDY BARBERRY
DKS	6	BLUE MIST SPIREA
CL2	18	CURL- LEAF MOUNTAIN MAHOGANY
CF	4	FERNBUSH
CF2	27	YELLOW TWIG DOGWOOD
CI	7	ISANTI REDOSIER DOGWOOD
EC2	27	COMPACT BURNING BUSH
FN	11	NEW MEXICAN PRIVET
LL	19	LODENSE PRIVET
PA	90	RUSSIAN SAGE
PL	45	LITTLELEAF MOCKORANGE
PDG	37	DART'S GOLD NINEBARK
PL2	49	LITTLE DEVIL NINEBARK
PP2	28	CREEPING WESTERN SAND CHERRY
RG2	24	SMOOTH SUMAC
RC	13	WESTERN SMOOTH SUMAC
RG	19	DWARF FRAGRANT SUMAC
RF	22	FIRE 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

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

1 LANDSCAPE AREA 6

LANDSCAPE KEY

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

PROJECT NUMBER
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PROJECT
COMPARK VILLAGE SOUTH

TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO
80134

SHEET TITLE
LANDSCAPE PLAN AREA 6

SHEET NUMBER
19

COMPARK VILLAGE SOUTH
F1 AMD 2 - MULTIFAMILY
SITE PLAN

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

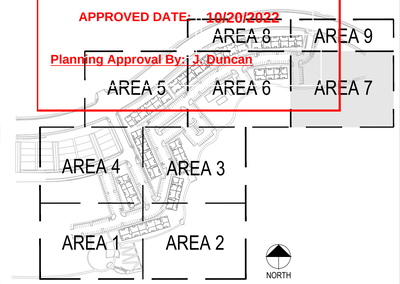
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KEY MAP

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Planning Approval By: J. Duncan





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

Canopy Tree	Quantity	Common
CS	6	NORTHERN CATALPA
GS2	5	SHADEMASTER HONEY LOCUST
GK	3	KENTUCKY COFFEE TREE
QB	2	SWAMP WHITE OAK
BRO	3	BUR OAK
QR	3	ENGLISH OAK
Evergreen Tree	Quantity	Common
PD3	11	BLACK HILLS SPRUCE
PH	2	BOSNIAN PINE
AP	5	AUSTRIAN BLACK PINE
Ornamental Tree	Quantity	Common
SS2	3	SPRING SNOW CRAB APPLE
Deciduous Shrubs	Quantity	Common
DKS	2	BLUE MIST SPIREA
CF2	22	YELLOW TWIG DOGWOOD
EC2	11	COMPACT BURNING BUSH
FN	6	NEW MEXICAN PRIVET
LL	13	LODENSE PRIVET
PA	14	RUSSIAN SAGE
PL	11	UTTLELEAF MOCKORANGE
PL2	31	UTTLE 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

LANDSCAPE KEY

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

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

1 LANDSCAPE AREA 7

PROJECT NUMBER
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PROJECT

COMPARK VILLAGE SOUTH

TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO 80134

SHEET TITLE

LANDSCAPE PLAN AREA 7

SHEET NUMBER

20

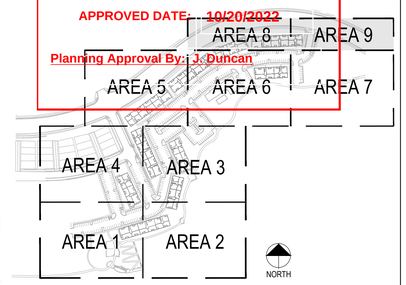
COMPARK VILLAGE SOUTH
F1 AMD 2 - MULTIFAMILY
SITE PLAN

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

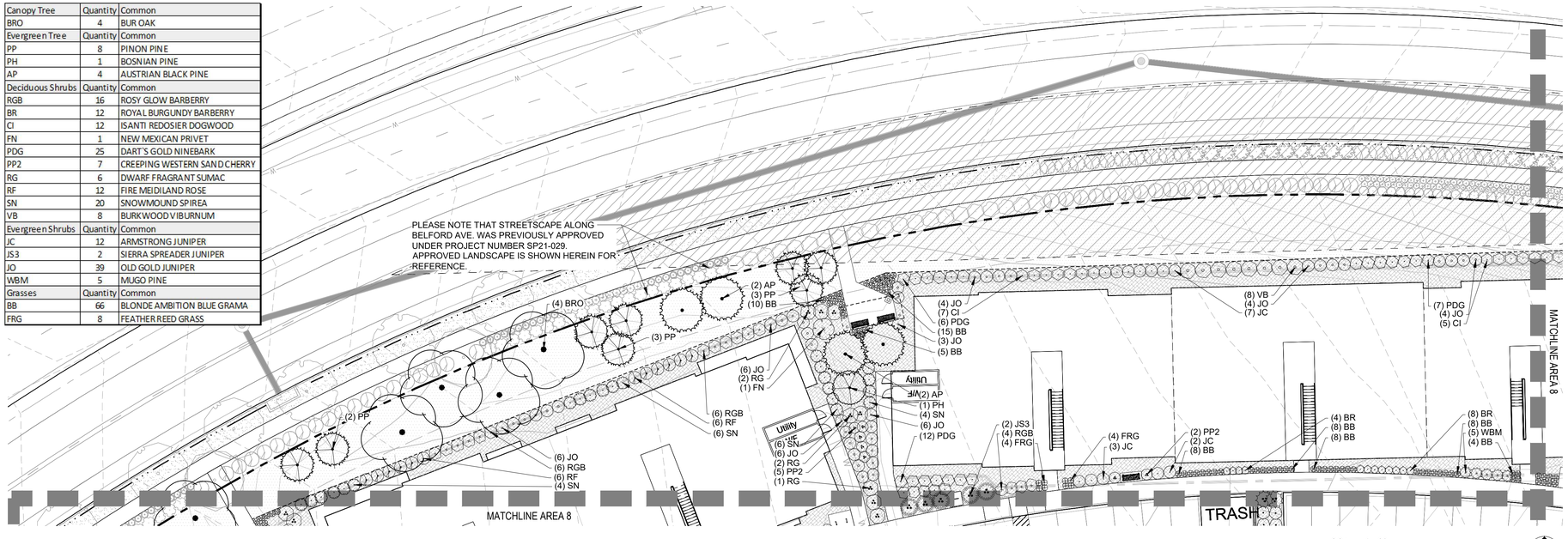
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KEY MAP

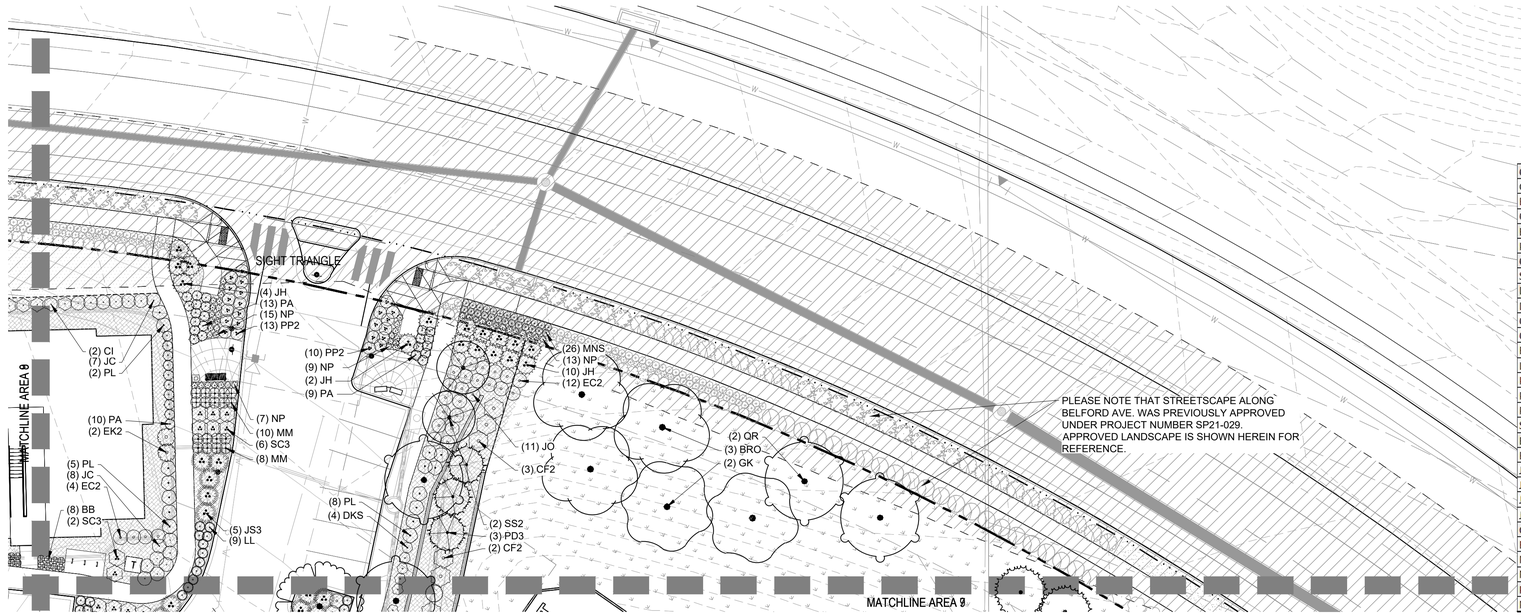


Canopy Tree	Quantity	Common
BRO	4	BUR OAK
Evergreen Tree	Quantity	Common
PP	8	PINON PINE
PH	1	BOSNIAN PINE
AP	4	AUSTRIAN BLACK PINE
Deciduous Shrubs	Quantity	Common
RGB	16	ROSY GLOW BARBERRY
BR	12	ROYAL BURGUNDY BARBERRY
CI	12	ISANTI REDOSIER DOGWOOD
FN	1	NEW MEXICAN PRIVET
PDG	25	DART'S GOLD NINEBARK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



1 LANDSCAPE AREA 8

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



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

2 LANDSCAPE AREA 9

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

LANDSCAPE KEY

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

PROJECT NUMBER
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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
21

COMPARK VILLAGE SOUTH
F1 AMD 2 - MULTIFAMILY
SITE PLAN

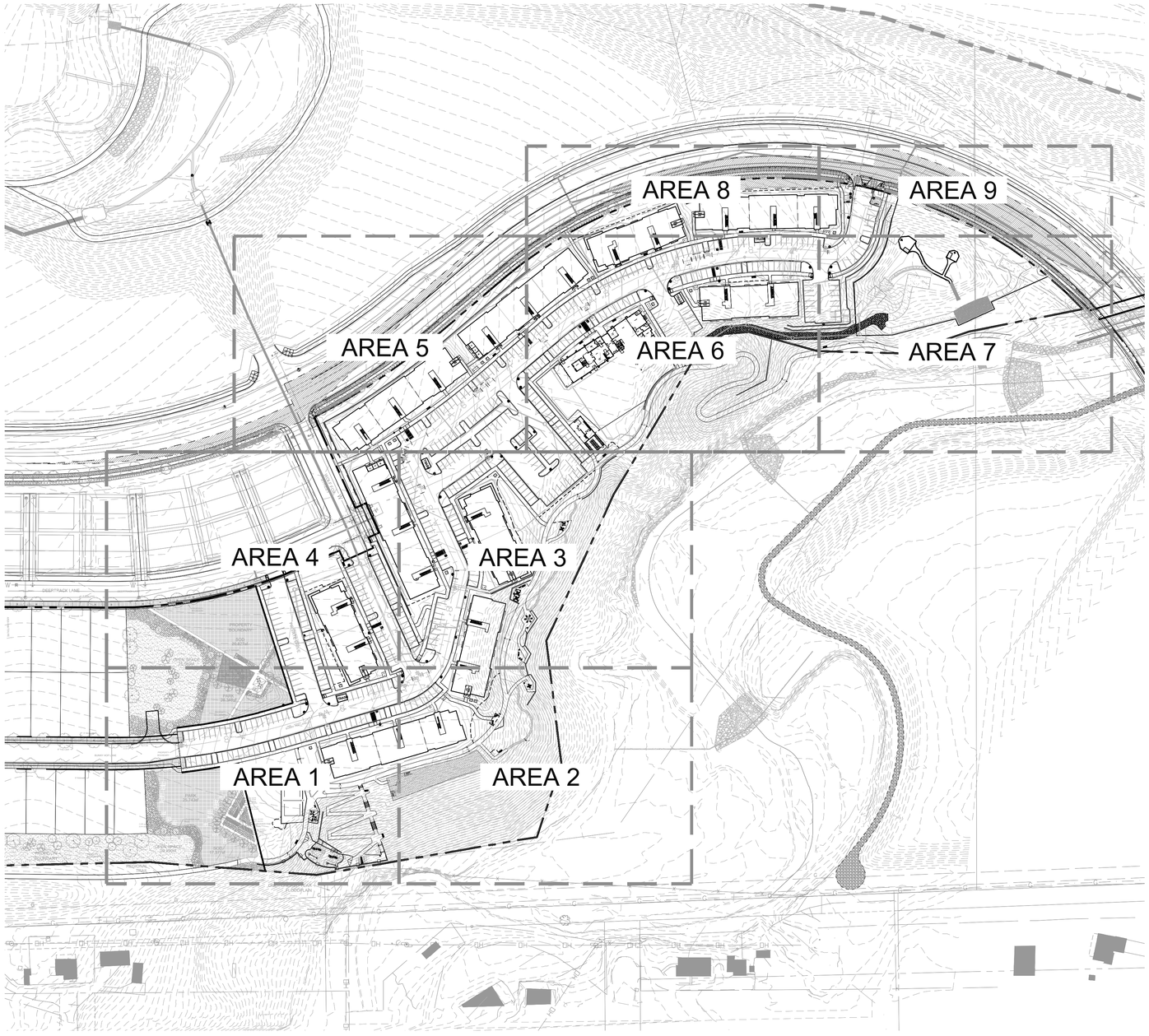
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TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

PARKER COLORADO

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APPROVED DATE: 10/20/2022

Planning Approval By: J. Duncan



1 MASTER PARK PLAN

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

PARK DEDICATION REQUIREMENT
MULTI-FAMILY

TOT AMOUNT = DWELLING UNITS X 0.0139AC

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

PROJECT NUMBER
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CENTURY LIVING

PROJECT

COMPARK VILLAGE SOUTH

TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO 80134

SHEET TITLE

MASTER PARK PLAN

SHEET NUMBER

22

COMPARK VILLAGE SOUTH
F1 AMD 2 - MULTIFAMILY
SITE PLAN

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

PARKER COLORADO

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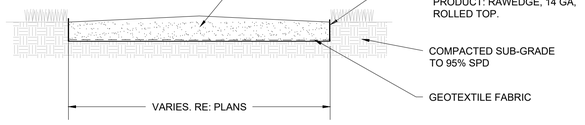
APPROVED DATE: 10/20/2022

Planning Approval By: J. Duncan

Required Amenities for All Parks			
Requirements	**Provided**	**Quantity**	**Details**
Landscape for all impervious areas	Yes	N/A	All impervious areas are landscaped with plant material or ground cover (ie. sod, mulch, seed)
Tables and seating, such as benches, chairs, picnic tables and ADA seating	Yes	42	Picnic tables, tables and chairs, adirondack chairs and benches are located throughout the site
Internal access pathways between park amenities	Yes	N/A	Sidewalks connect all park amenities and gthering spaces. A regional trail connects continuous park area to the south
Open turf play areas	Yes	4	Four open turf areas are located around the site
Universal and inclusive play elements to accommodate all ages and abilities	Yes	3	Play elements proposed are inclusive and accessible to all ages, including natural play element and embankment slides with at grade access
Dog waste stations at all pedestrian access points into the park, minimum of three	Yes	7	Pet stations are proposed at all entrances to the park and sod areas
Trash receptacles at all seating areas with a minimum of three	Yes	12	Trash receptacles are proposed at all seating areas along with recycle bins in some central seating areas
Small shelter serving a capacity of between five and ten users	Yes	4	One small shelter for 8 users SE of the volleyball court, one large trellis south of building 6 and two small shelter for 4 users (one along Belford Ave., one south of building 8)

Options for Parks and Open Space Amenities			
Catagory 1 - Gathering Spaces & Self-directed Group Activities	**Provided Amenity**	**Quantity**	**Location**
Pick 1			
Dog off-leash area (fenced)	Dog Area	1	5,700sf fenced dog area is proposed south of building 6 with benches and dog waste station and double gate entry for leash/un-leasing
Category 2 - Active Uses	**Provided Amenity**	**Quantity**	**Location**
Pick 2, but only 1 may be from paths, trails			
Hard-surfaced multi-use trail	Trail	1	Paved trail 8' width along south boundary adjacent to open space conects all park areas
Nature play features	Log Traverse and Log Steppers	1	Just above embankment slides, includes log climbers and jumpers, perfect for all ages
Sports and Fitness	Mini Incline Loop	1	Minature incline with large steps and zig zag path back to bottom platform, great for curcit training
Outdoor fitness equipment	Kompan Outdoor Fitness	1	Suspension trainer, magnetic bells, core twist located at lower platform below inlcine and embankment slides
Sport court	Sand Volleyball Court	1	Southwest corner of site complete with rubber edge, outdoor net setup
Category 3 - Support Amenities	**Provided Amenity**	**Quantity**	**Location**
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.	25+	Bike racks are located throughout the site, indoor bike storage will be loacted in shed along with repair station
Signage	Wayfinding & Sign Plaques	5	Plant identification plaqes along trail as well as site history plaqes along trail at SE corner of site near detention pond
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

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



1 CRUSHER_FINES_TRAIL
Scale: NTS

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.

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PROJECT
COMPARK VILLAGE SOUTH

TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO 80134

SHEET TITLE
PARK NOTES & REQUIREMENTS

SHEET NUMBER
23

COMPARK VILLAGE SOUTH
F1 AMD 2 - MULTIFAMILY
SITE PLAN

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

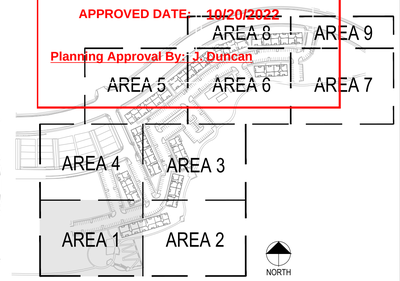
PARKER COLORADO

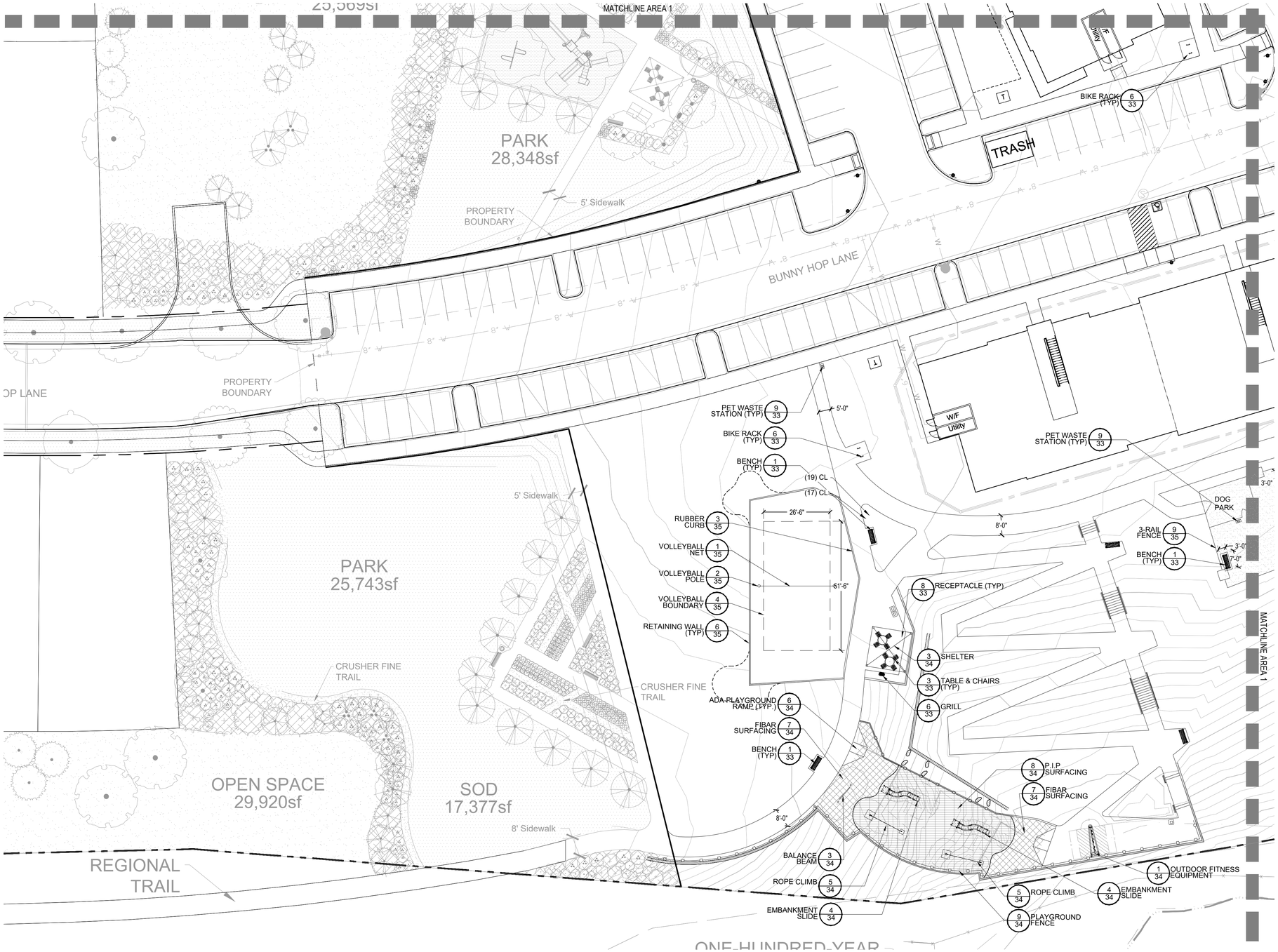
KEY MAP

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LEGEND

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

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

1 PARK AREA 1

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SHEET TITLE
PARK PLAN AREA 1

SHEET NUMBER
24

COMPARK VILLAGE SOUTH
F1 AMD 2 - MULTIFAMILY
SITE PLAN

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

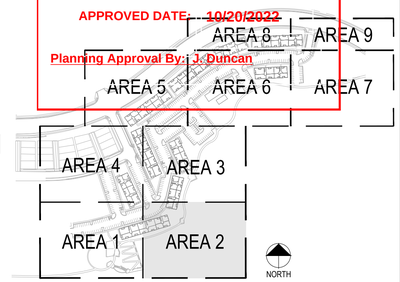
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LEGEND

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

1 PARK AREA 2

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

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SHEET TITLE
PARK PLAN AREA 2

SHEET NUMBER
25

COMPARK VILLAGE SOUTH
F1 AMD 2 - MULTIFAMILY
SITE PLAN

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

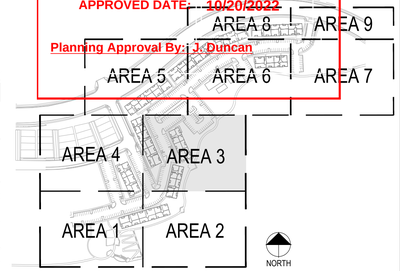
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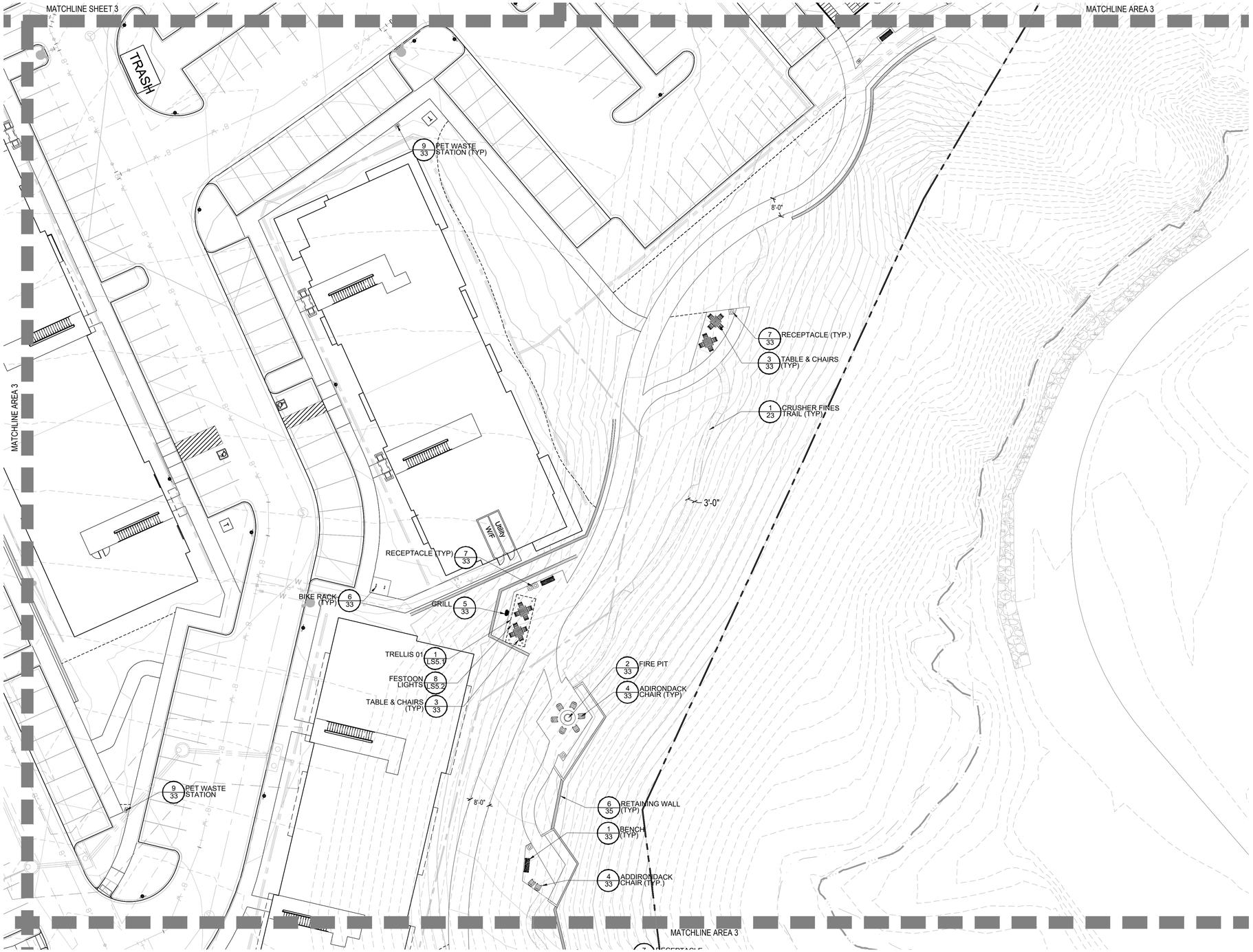
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KEY MAP





LEGEND

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

1 PARK AREA 3

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

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SHEET TITLE
PARK PLAN AREA 3

SHEET NUMBER
26

COMPARK VILLAGE SOUTH
F1 AMD 2 - MULTIFAMILY
SITE PLAN

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

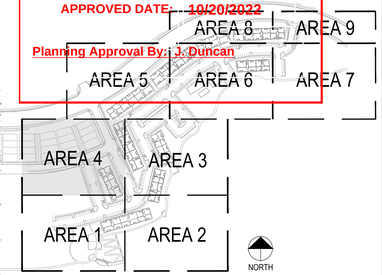
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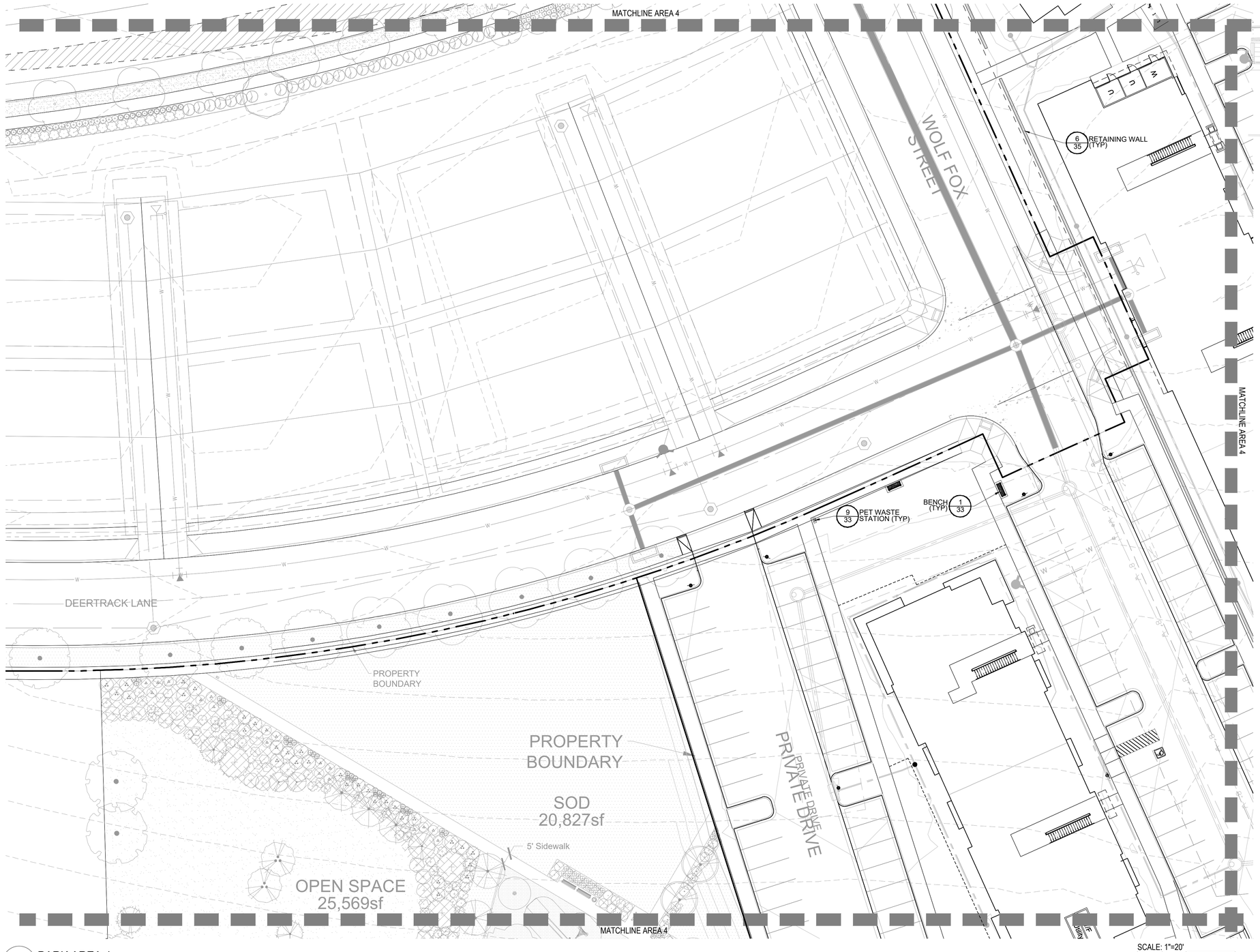
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LEGEND

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

1 PARK AREA 4

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

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SHEET TITLE

PARK PLAN AREA 4

SHEET NUMBER

27

COMPARK VILLAGE SOUTH
F1 AMD 2 - MULTIFAMILY
SITE PLAN

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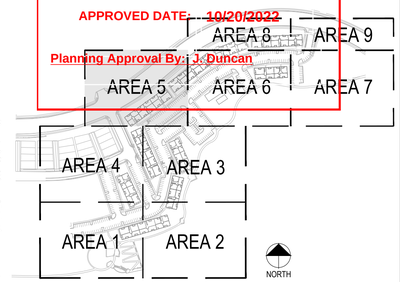
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LEGEND

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

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

1 PARK AREA 5

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SHEET TITLE

PARK PLAN AREA 5

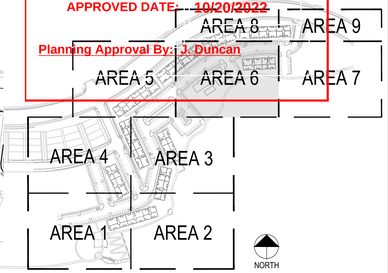
SHEET NUMBER
28

COMPARK VILLAGE SOUTH
F1 AMD 2 - MULTIFAMILY
SITE PLAN

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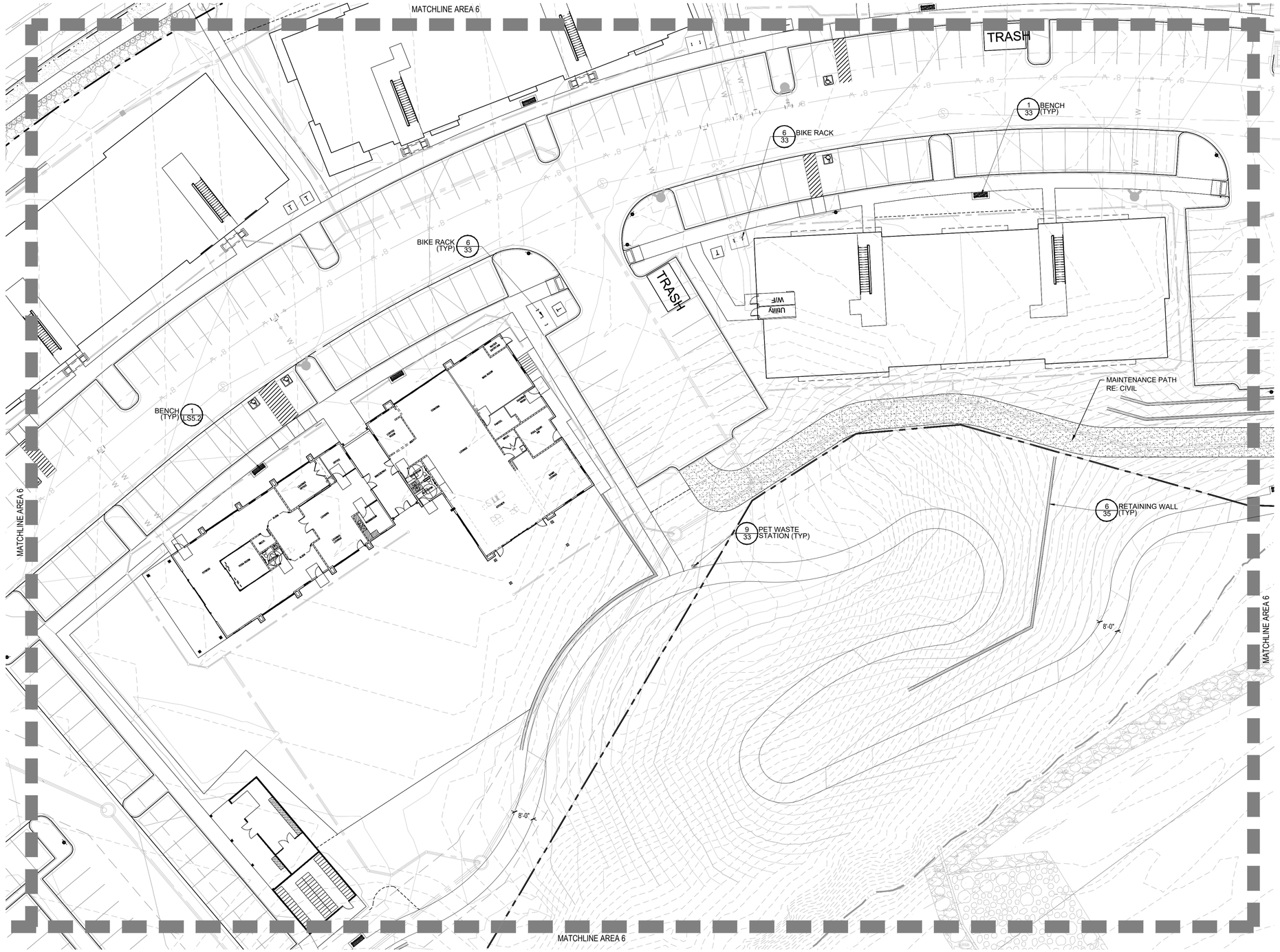
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LEGEND

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

1 PARK AREA 6

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

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SHEET TITLE

PARK PLAN AREA 6

SHEET NUMBER
29

COMPARK VILLAGE SOUTH
F1 AMD 2 - MULTIFAMILY
SITE PLAN

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

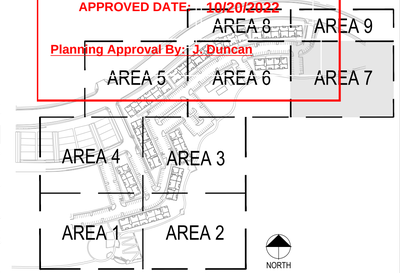
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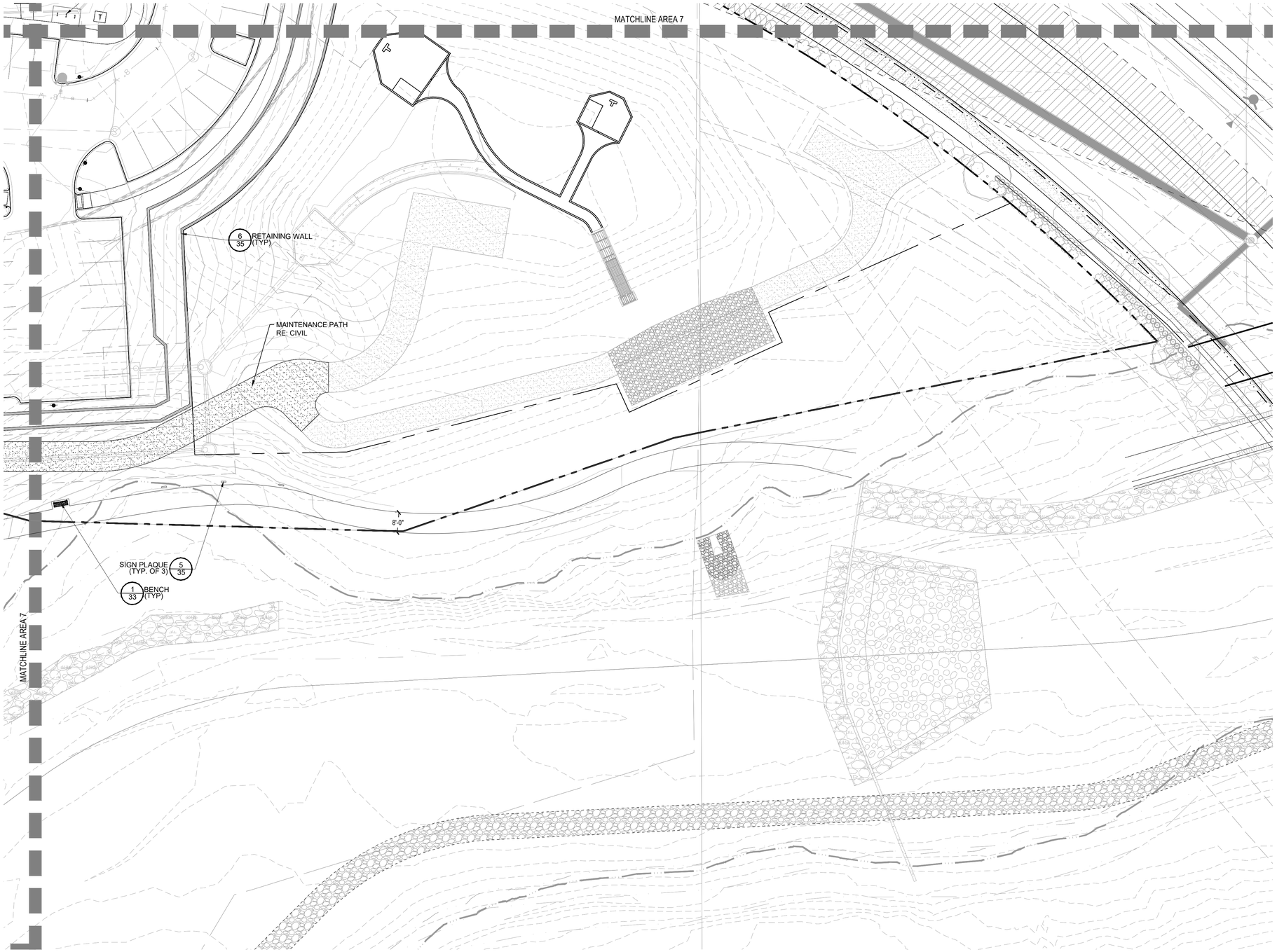
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LEGEND

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

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

1 PARK AREA 7

PROJECT NUMBER
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SHEET TITLE

PARK PLAN AREA 7

SHEET NUMBER
30

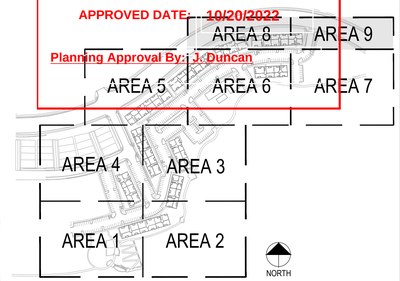
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F1 AMD 2 - MULTIFAMILY
SITE PLAN

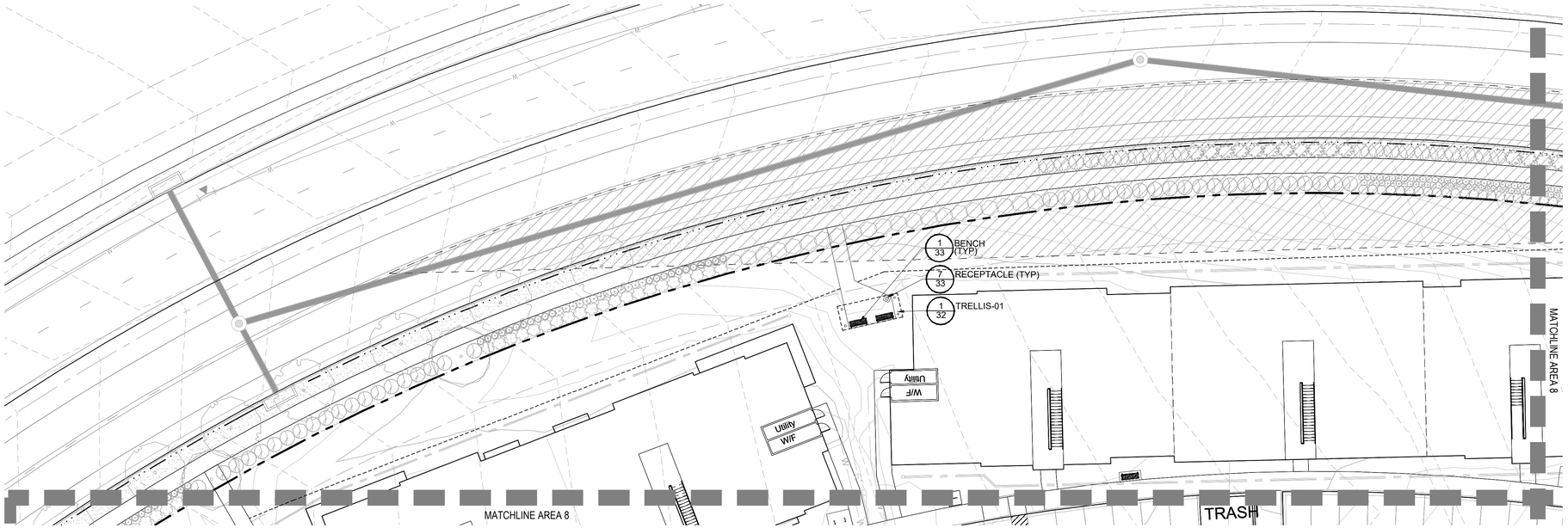
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TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

PARKER COLORADO

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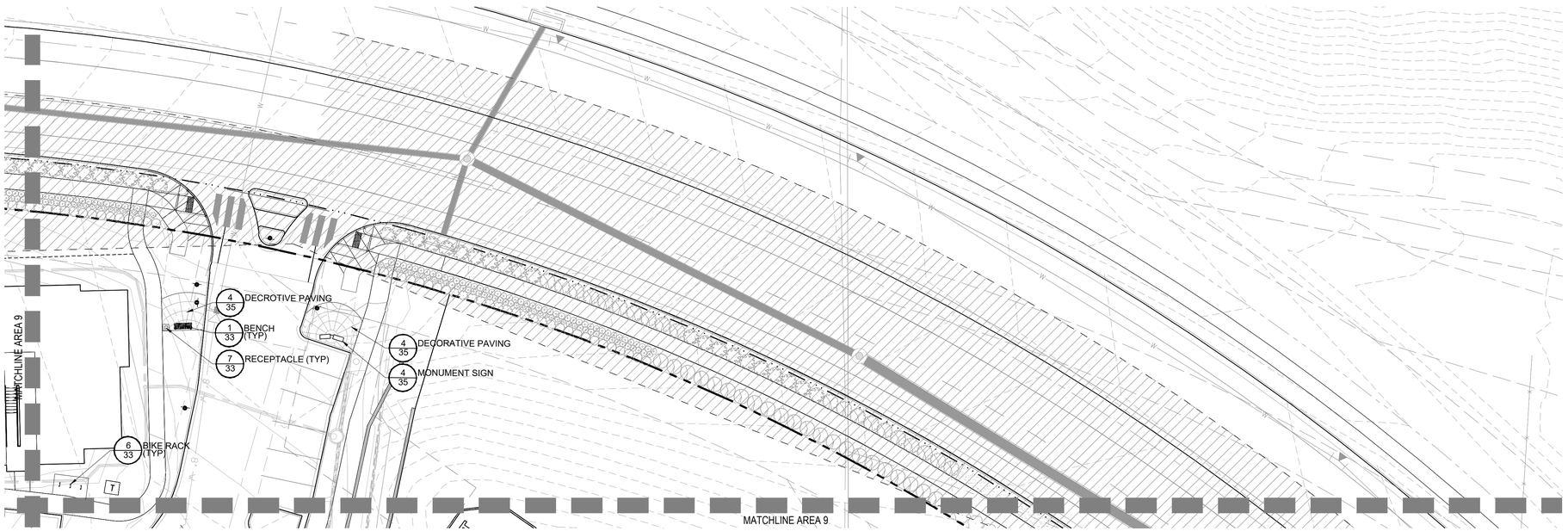
KEY MAP





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

LEGEND

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

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www.merrick.com

PROJECT NUMBER
65120950

DRAWN BY
TV

DATE
09/06/2022

PREPARED FOR CENTURY COMMUNITIES

CENTURY LIVING

PROJECT
COMPARK VILLAGE SOUTH

TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO 80134

SHEET TITLE
PARK PLAN AREA 8 & 9

SHEET NUMBER
31

COMPARK VILLAGE SOUTH
F1 AMD 2 - MULTIFAMILY
SITE PLAN

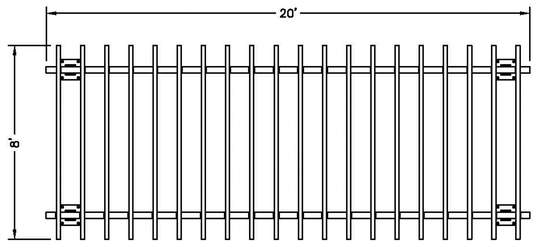
LOT 1, COMPARK VILLAGE FILING NO. 1, AMEND NO. 2
SOUTH HALF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

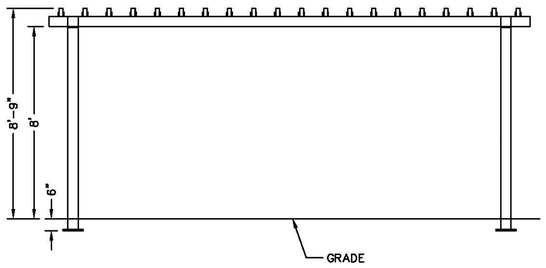
PARKER COLORADO

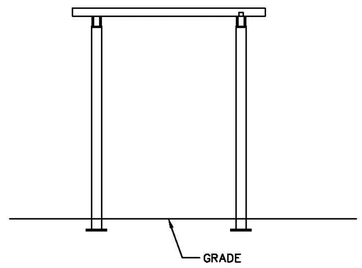
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APPROVED DATE: 10/20/2022

Planning Approval By: J. Duncan







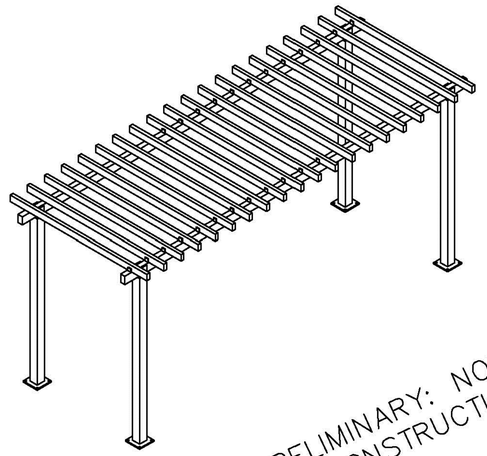
TRELLIS STRUCTURE

SIZE: 20'LX8'WX8'-9"H
COLOR: MEMBERS TO BE POWDER COATED "STOLEN ROCK - PPG0999-6," SEE PPG POWDER COAT COLORING FOR COLOR CHART FOR MORE INFORMATION.

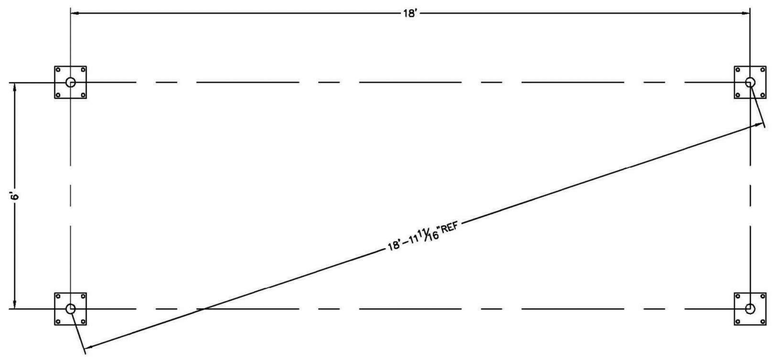
NOTE:
- INSTALL PER MANUFACTURER'S SPECS
- IMAGES ARE FOR REFERENCE ONLY. ALL STRUCTURAL INFORMATION TO BE PROVIDED BY MANUFACTURER.

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

STOLEN ROCK POWDER COAT

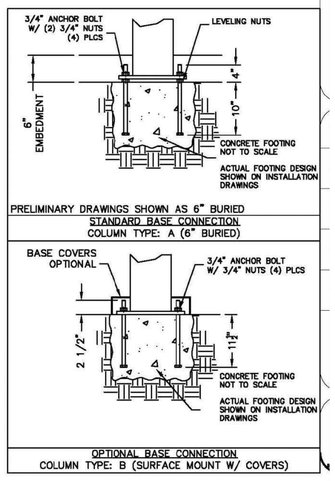


PRELIMINARY: NOT FOR CONSTRUCTION



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

NOTE:
COLUMN SIZE: HSS 6x6x3/16



1 TRELLIS- 01
Scale: NTS

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CENTURY LIVING

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

PARKER COLORADO

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Planning Approval By: J. Duncan



MODEL: MONOLINE BACKED BENCH

SKU: ML-BENCH-72
SIZE: 72"X27"X38.5"
COLOR: RIVER ROCK
ATTACHMENT: SURFACE MOUNT

NOTE:
INSTALL PER MANUFACTURER'S SPECS

SUPPLIER: SITE PIECES
WEBSITE: SITEPIECES.COM

1 BENCH
Scale: NTS



MODEL: CONTEMPO ROUND FIRE TABLE, 12" STAR BURNER OR APPROVED EQUAL

ITEM #: 782-BA-11-M2NC
MANUFACTURER: AMERICAN FIRE DESIGNS
SIZE: 47"DIA, 15.5"H
COLOR: BLACK LAVA
FUEL: PROPANE

NOTE:
- INSTALL PER MANUFACTURER'S SPECS
- CONTRACTOR TO PROVIDE AUTOMATIC SHUT OFF TIMER

SUPPLIER: STAR FIRE DIRECT
WEBSITE: STARFIREDIRECT.COM

2 FIRE PIT
Scale: NTS



MODEL: MONOLINE CAROUSEL TABLE

SKU: ML-CT
COLOR: RIVER ROCK
ATTACHMENT: SURFACE MOUNT

NOTE:
INSTALL PER MANUFACTURER'S SPECS.

SUPPLIER: SITE PIECES
WEBSITE: SITEPIECES.COM

3 TABLES AND CHAIRS
Scale: NTS



MODEL: AVIANA PLASTIC RESIN ADIRONDACK CHAIR OR APPROVED EQUAL

COLOR: BLACK

NOTE:
INSTALL PER MANUFACTURER'S SPECS.

SUPPLIER: ALL MODERN
WEBSITE: ALLMODERN.COM

4 ADIRONDACK CHAIR
Scale: NTS



MODEL:
STANDARD PARK GRILL OR APPROVED EQUAL

ITEM #: 100PRG
SIZE: 10"H x 20"W x 15"D

NOTE:
INSTALL PER MANUFACTURER'S SPECS.

SUPPLIER: ANOVA
WEBSITE: ANOVA.COM

5 GRILL
Scale: NTS



MODEL: MONOLINE STANDARD OR APPROVED EQUAL

MATERIAL: POWDER COATED METAL
COLOR: RIVER ROCK
ATTACHMENT: SURFACE MOUNT

NOTE:
INSTALL PER MANUFACTURER'S SPECS

SUPPLIER: SITE PIECES
WEBSITE: SITEPIECES.COM

6 BIKE RACK
Scale: NTS



MODEL: OUTDOOR DIAMOND STEEL TRASH CAN WITH FLAT LID, 36 GALLON

ITEM #: T9F261924BK
SIZE: 30"H x 23-1/2" W.
COLOR: BLACK
ATTACHMENT: SURFACE MOUNT

NOTE:
INSTALL PER MANUFACTURER'S SPECS.

SUPPLIER: GLOBAL INDUSTRIAL
WEBSITE: GLOBALINDUSTRIAL.COM

7 RECEPTACLE
Scale: NTS



COMMERCIAL GRADE SUSPENDED E26

MODEL: LS-MS-24-100-BK
WATTAGE: 25W PER SOCKET

NOTE:
- INSTALL PER MANUFACTURER'S SPECS.
- ELECTRICAL GFI CONNECTION TO BE PROVIDED BY ELECTRICAL

SUPPLIER: AMERICAN LIGHTING
WEBSITE: AMERICANLIGHTING.COM

8 FESTOON LIGHTS
Scale: NTS



MODEL: 7408-R, COMPLETE DOG WASTE STATION WITH ROLL DISPENSER OR APPROVED EQUAL

COLOR: GREEN

NOTE:
INSTALL PER MANUFACTURER'S SPECS

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

9 PET WASTE STATION
Scale: NTS

PROJECT NUMBER
65120950

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09/06/2022

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CENTURY LIVING

PROJECT

COMPARK VILLAGE SOUTH

TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO 80134

SHEET TITLE

SITE DETAILS

SHEET NUMBER
33

COMPARK VILLAGE SOUTH
F1 AMD 2 - MULTIFAMILY
SITE PLAN

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

PARKER COLORADO

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MODEL: SUSPENSION TRAINER

ITEM #: FAZ10101
SIZE: 12'10"L x 3'6"W x 10'11"H
COLOR: ORANGE

NOTE:
INSTALL PER MANUFACTURER'S SPECS.

SUPPLIER: KOMPAN
WEBSITE: KOMPAN.US

1 OUTDOOR FITNESS EQUIPMENT
Scale: NTS



DUAL SLOPE SHELTER WITH STANDING SEAM ROOF PANELS OR APPROVED EQUAL

SIZE: 16'X16'
ROOF COLOR: POWER COAT, BASALT GRAY

NOTE:
- INSTALL PER MANUFACTURER'S SPECS.
- MANUFACTURER TO PROVIDE PROPER DETAILING AND STRUCTURAL INFORMATION

SUPPLIER: ICON SHELTERS
WEBSITE: ICONSHELTERS.COM

2 SHELTER
Scale: NTS



ITEM: S BALANCE BEAM OR APPROVED EQUAL

COLOR: BLUE

NOTE:
INSTALL PER MANUFACTURER'S SPECS

SUPPLIER: BURKE
WEBSITE: BCIBURKE.COM

3 BALANCE BEAM
Scale: NTS



ITEM: EMBANKMENT SLIDE OR APPROVED EQUAL

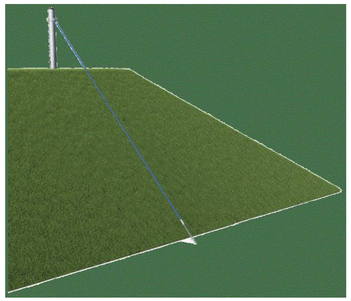
SLIDE SIZE: 15' 2" x 5' 3" x 3' 7"

MATERIAL: PLASTIC
COLOR: LIME

NOTE:
INSTALL PER MANUFACTURER'S SPECS

SUPPLIER: KOMPAN
WEBSITE: KOMPAN.US

4 EMBANKMENT SLIDE
Scale: NTS



ITEM: HILL CLIMBER ROPE, TYPE 6 OR APPROVED EQUAL

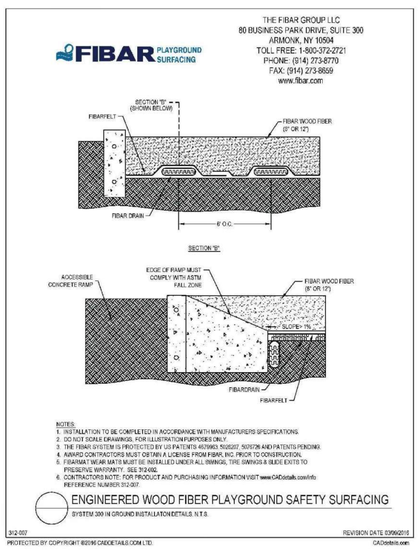
SLIDE SIZE: 16' 8" x 0' 9" x 13' 9"

COLOR: LIGHT BLUE

NOTE:
INSTALL PER MANUFACTURER'S SPECS

SUPPLIER: KOMPAN
WEBSITE: KOMPAN.US

5 ROPE CLIMBER
Scale: NTS

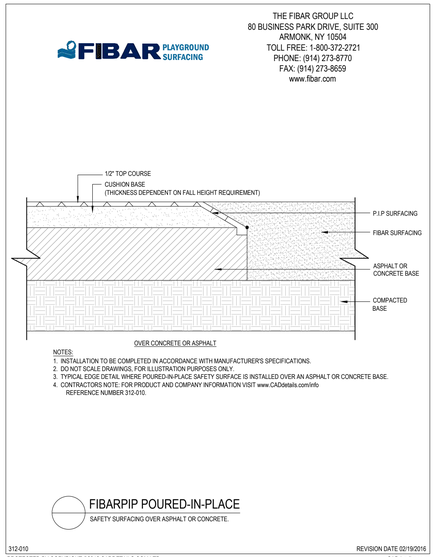


FIBAR 100 SURFACING OR APPROVED EQUAL

NOTE:
INSTALL PER MANUFACTURER'S SPECS.

SUPPLIER: RECREATION PLUS
WEBSITE: RECREATIONPLUS.COM

7 FIBAR SURFACING
Scale: NTS



POURED IN PLACE RUBBER PLAYGROUND SURFACE OR APPROVED EQUAL

COLOR: GREEN 067

NOTE:
INSTALL PER MANUFACTURER'S SPECS.

SUPPLIER: RECREATION PLUS
WEBSITE: RECREATIONPLUS.COM

8 P.I.P SURFACING
Scale: NTS



MODEL: ECHELON II OR APPROVED EQUAL

STYLE: MAJESTIC
HEIGHT: 4'-0" MIN.
COLOR: BLACK

NOTE:
- INSTALL PER MANUFACTURES INSTRUCTIONS
- STRUCTURAL ENGINEER TO PROVIDE STRUCTURAL DETAILING AND TO STAMP DRAWINGS.
- SEE CIVIL DRAWINGS FOR INFORMATION ON SLEEVE IT SYSTEM FOR INSTALLATION OF FENCE ON TOP OF RETAINING WALL.

SUPPLIER: AMERISTAR
WEBSITE: AMERISTARPERIMETER.COM

9 PLAYGROUND FENCE
Scale: NTS

PROJECT NUMBER
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CENTURY LIVING

PROJECT

COMPARK VILLAGE SOUTH

TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO 80134

SHEET TITLE

SITE DETAILS

SHEET NUMBER

34

COMPARK VILLAGE SOUTH
F1 AMD 2 - MULTIFAMILY
SITE PLAN

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

PARKER COLORADO

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Planning Approval By: J. Duncan



ML4: 4" PRO BEACH NET

SIZE: 39"H X 30'W
NET COLOR: WHITE
OPTIONS: STANDARD TOP & BOTTOM LINES, STANDARD SIDE TENSION

NOTE:
INSTALL PER MANUFACTURER'S SPECS.

SUPPLIER: VOLLEYBALL USA
WEBSITE: VOLLEYBALLUSA.COM

1 VOLLYBALL NETS
Scale: NTS



UV-5000 OUTDOOR ALUMINUM POLES OR APPROVED EQUAL

SIZE: 10'6"H

NOTE:
INSTALL PER MANUFACTURER'S SPECS.

SUPPLIER: VOLLEYBALL USA
WEBSITE: VOLLEYBALLUSA.COM

2 VOLLYBALL POLLS
Scale: NTS



RUBBER VOLLEYBALL CURB OR APPROVED EQUAL

SIZE: 6"W X 6"H X 72"L SECTIONS
TOTAL LF: 148'
MATERIAL: RUBBER
COLOR: BLACK

NOTE:
INSTALL PER MANUFACTURER'S SPECS.

SUPPLIER: VOLLEYBALL USA
WEBSITE: VOLLEYBALLUSA.COM

3 VOLLYBALL RUBBER CURB
Scale: NTS



2 INCH PRO ADJUSTABLE BOUNDARY LINES OR APPROVED EQUAL

COLOR: BLACK

NOTE:
INSTALL PER MANUFACTURER'S SPECS

SUPPLIER: VOLLEYBALL USA
WEBSITE: VOLLEYBALLUSA.COM

4 VOLLYBALL BOUNDARIES
Scale: NTS



CUSTOM SIGN PLAQUE

COLOR: ALUMINUM EDGE
STAND: 4X4 CEDAR POST

NOTES:
SIGN PLAQUE DESIGN, ILLUSTRATIVE/ INFORMATION AND MATERIALS TO BE COMPLETED BY OTHERS

5 SIGN PLAQUE
Scale: NTS



MODEL: KEYSTONE COMPAC OR APPROVED EQUAL

STYLE: REGENCY
COLOR: BROWN

NOTE:
- INSTALL PER MANUFACTURES INSTRUCTIONS
- STRUCTURAL ENGINEER TO PROVIDE STRUCTURAL DETAILING AND TO STAMP DRAWINGS.
- SEE CIVIL DRAWINGS FOR INFORMATION ON RAILING AND SLEEVE IT RAILING SYSTEM

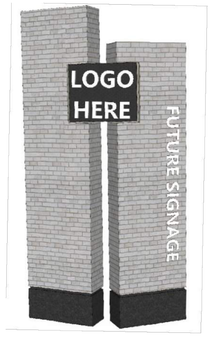
SUPPLIER: KEYSTONE
WEBSITE:KEYSTONEWALLS.COM

6 RETAINING WALL
Scale: NTS



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

7 DECORATIVE PAVING
Scale: NTS

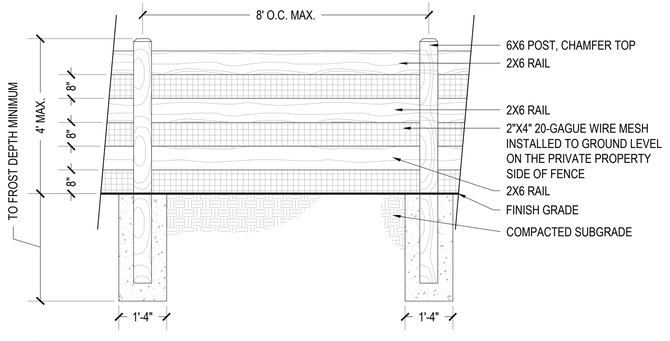


CUSTOM MONUMENT SIGN
MATERIALS TO MATCH ARCHITECTURE

*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

NOTES:
1. ALL MEMBERS TO BE A CEDAR WOOD TYPE.
2. ALL WOOD TO BE STAINED WITH AN OIL BASED, SEMI TRANSPARENT STAIN.



9 3-RAIL FENCE
Scale: NTS

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CENTURY LIVING

PROJECT

COMPARK VILLAGE SOUTH

TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO 80134

SHEET TITLE

SITE DETAILS

SHEET NUMBER
35

COMPARK VILLAGE SOUTH
F1 AMD 2 - MULTIFAMILY
SITE PLAN

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

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ARCHITECTURAL EXHIBITS

PROJECT NUMBER
210512

DRAWN BY

DATE
09/06/2022

ktgy

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

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CENTURY LIVING

PROJECT

COMPARK VILLAGE SOUTH

TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO 80134

SHEET TITLE
COVER SHEET

SHEET NUMBER
36

COMPARK VILLAGE SOUTH

F1 AMD 2 - MULTIFAMILY

SITE PLAN

LOT 1, COMPARK VILLAGE FILING NO. 1, AMEND NO. 2

SOUTH HALF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN

TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

PARKER COLORADO

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Planning Approval By: J. Duncan

Building Type A - 24 Plex

Unit Type	Units per level	Units per bldg	Bedrooms	*NRSF area	No. of bldg	Total units	Total area
P0-1/1A	1	3	1	540		6	3240
P1-2/1D	1	3	1	800		6	4800
P1-3/1E	1	3	1	735		6	4410
P2-1/2B	1	3	2	1060		6	6360
P2-3/2D	(Level 1) 1	1	2	1125		2	2250
P2-4/2F	2	6	2	1125		12	13500
P3-0/3A	(Level 1) 1 (Level 2/3) 2	5	3	1300		10	13000
Total	8	24			2	48	47,560

Building Type B - 36 Plex

Unit Type	Units per level	Units per bldg	Bedrooms	*NRSF area	No. of bldg	Total units	Total area
P1-2/1D	1	3	1	800		6	4800
P1-3/1E	3	9	1	735		18	13230
P1-5/1G	1	3	1	980		6	5880
P1-7/1J	1	3	1	790		6	4740
P1-8/1K	(Level 1) 1	1	1	750		2	1500
P2-0/2A	1	3	2	1050		6	6300
P2-1/2B	(Level 1) 3 (Level 2/3) 4	11	2	1060		22	23320
P2-4/2F	1	3	2	1125		6	6750
Total	8	36			2	72	66,520

Building Type C - 24 Plex

Unit Type	Units per level	Units per bldg	Bedrooms	*NRSF area	No. of bldg	Total units	Total area
P0-1/1A	1	3	1	540		9	4860
P1-0/1B	1	3	1	790		9	7110
P1-2/1D	1	3	1	800		9	7200
P1-3/1E	2	6	1	735		18	13230
P2-1/2B	1	3	2	1060		9	9540
P2-2/2C	1	3	2	1225		9	11025
P2-7/2J	(Level 1) 1	1	2	1220		3	3660
P3-1/3B	(Level 2/3) 1	2	3	1380		6	8280
Total	8	24			3	72	64,905

Building Type D - 36 Plex with mezzanine in center

Unit Type	Units per level	Units per bldg	Bedrooms	*NRSF area	No. of bldg	Total units	Total area
P1-1/1C	1	3	1	830		9	7470
P1-2/1D	2	6	1	800		18	14400
P1-3/1E	1	3	1	735		9	6615
P1-4/1F	(Level 1/2) 2	4	1	870		12	10440
P1-6/1H	1	3	1	810		9	7290
P1-9/1L	(Level 3) 2	2	1	1170		6	7020
P2-0/2A	1	3	2	1050		9	9450
P2-1/2B	1	3	2	1060		9	9540
P2-5/2G	(Level 1/2) 2	2	2	1085		6	6510
P2-6/2H	(Level 3) 2	1	2 + Den	1425		3	4275
P2-7/2J	(Level 1) 1	4	2	1220		12	14640
P3-1/3B	(Level 2/3) 1	2	3	1380		6	8280
Total	12	36			3	108	83,010

*NRSF = Net rentable square footage: To outside face of stud + 1" air gap; does not include balcony

Site Summary			
**Net Site Area	±	9.74	AC
Dwelling Units		300	DU
Net Density		31	DU/AC

**Net Site Area = Lot 1 area only, does not include Tract 1 + 2.

Plan Summary

Plan	Beds	*NRSF area	Quantity	%	Total NRSF	Avg. NRSF
P0-1/1A	1	550	15	5.0%		
P1-0/1B	1	790	9	3.0%		
P1-1/1C	1	830	9	3.0%		
P1-2/1D	1	830	39	13.0%		
P1-3/1E	1	730	51	17.0%		
P1-4/1F	1	880	12	4.0%		
P1-5/1G	1	980	6	2.0%		
P1-6/1H	1	810	9	3.0%		
P1-7/1J	1	780	6	2.0%		
P1-8/1K	1+Den	770	2	0.7%		
P1-9/1L	1+Mezz	1195	6	2.0%		
P2-0/2A	2	1050	15	5.0%		
P2-1/2B	2	1080	46	15.3%		
P2-2/2C	2	1215	9	3.0%		
P2-3/2D	2	1150	2	0.7%		
P2-4/2E	2	1155	6	2.0%		
P2-5/2F	2	1105	12	4.0%		
P2-6/2G	2+Den	1460	6	2.0%		
P2-7/2H	2	1200	6	2.0%		
P2-8/2J	2	1140	12	4.0%		
P3-0/3A	3	1306	10	3.3%		
P3-1/3B	3	1400	12	4.0%		
Total			**300**	**100%**	**265,825**	**886.1**
Type			**No. Units**	**Mix**		
1 Bedroom Total			164	54.7%		
2 Bedroom Total			114	38.0%		
3 Bedroom Total			22	7.3%		
Total			**300**	**100.0%**		

*NRSF = Net rentable square footage: To outside face of stud + 1" air gap; does not include balcony

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Denver, CO 80202
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PREPARED FOR CENTURY COMMUNITIES

CENTURY — LIVING —

PROJECT

COMPARK VILLAGE SOUTH

TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO 80134

SHEET TITLE
PROJECT DATA

SHEET NUMBER
37

COMPARK VILLAGE SOUTH
F1 AMD 2 - MULTIFAMILY
SITE PLAN

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



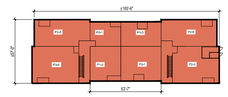
PARKER COLORADO

Final Document
Subject To Conditions In Approval Letter

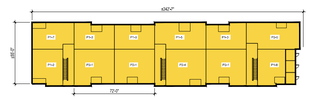
APPROVED DATE: 10/20/2022

Planning Approval By: J. Duncan

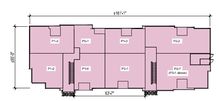
Building A - 24plex
(3-story)



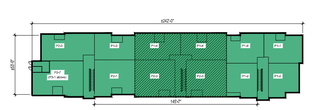
Building B - 36plex
(3-story)



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



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



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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 KEY PLAN - GROUND LEVEL

SHEET NUMBER
38

COMPARK VILLAGE SOUTH

F1 AMD 2 - MULTIFAMILY

SITE PLAN

LOT 1, COMPARK VILLAGE FILING NO. 1, AMEND NO. 2

SOUTH HALF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN

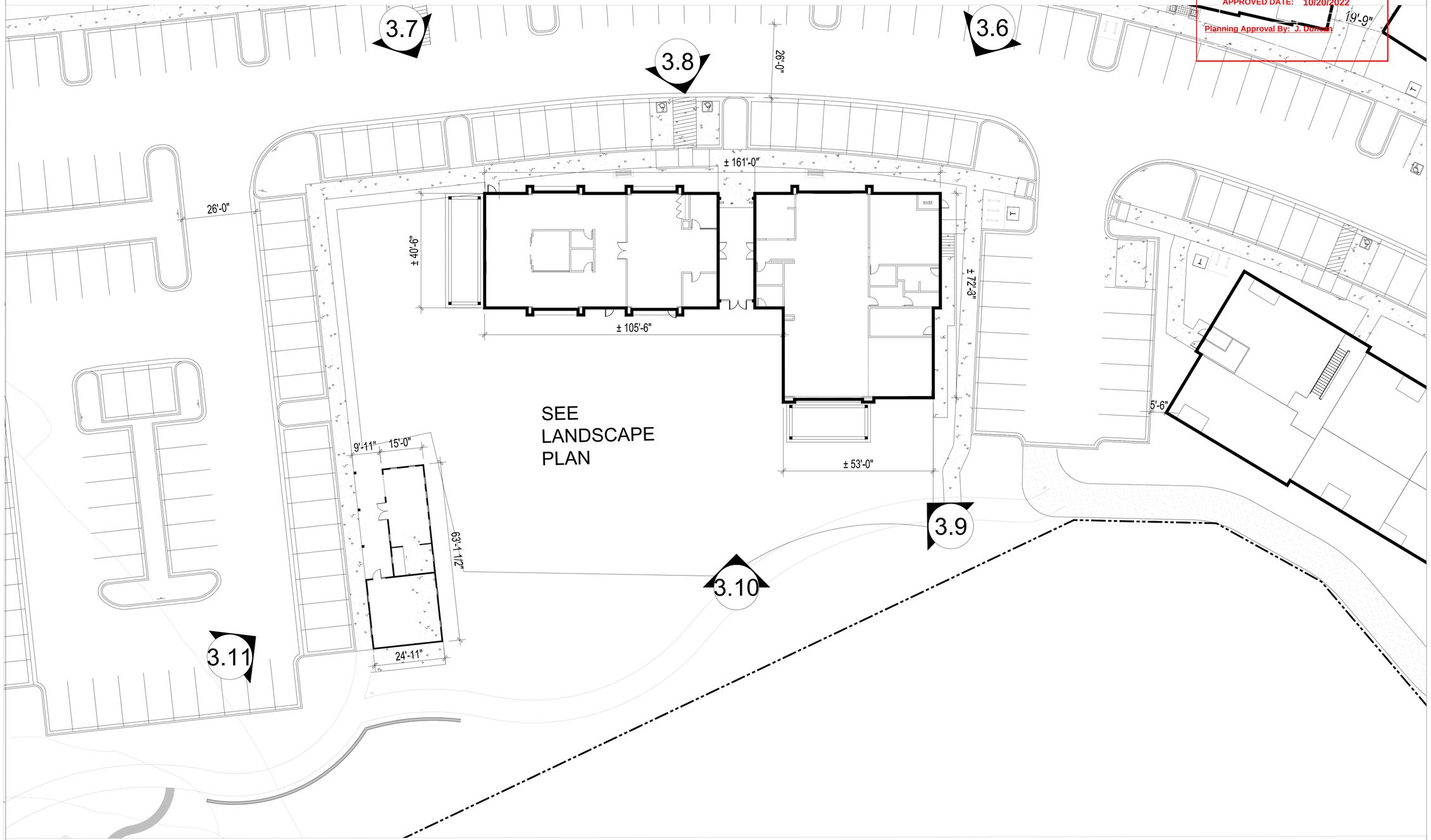
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

PARKER COLORADO

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CENTURY LIVING

PROJECT

COMPARK VILLAGE SOUTH

TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO 80134

SHEET TITLE
CLUBHOUSE BUILDING PLAN

SHEET NUMBER
39

COMPARK VILLAGE SOUTH
F1 AMD 2 - MULTIFAMILY
SITE PLAN

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

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



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

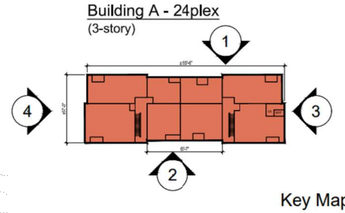


2 BUILDING A - REAR ELEVATION
1/16" = 1'-0"



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

Building A - 24plex
(3-story)



Key Map n.t.s

#	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
9	BOARD AND BATTEN - COLOR 1
10	BOARD AND BATTEN - COLOR 2
11	VERTICAL SIDING - COLOR 1
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 - 58% OPEN WIRE MESH - COLOR 1 (BLACK)
20	STOREFRONT
21	COLUMN
22	ASPHALT SHINGLE ROOFING
23	BOARD & BATTEN - COLOR 3 - DARK GREY
24	STONE - COLOR 1
25	EXTERIOR LIGHT FIXTURE
26	HORIZONTAL SIDING - COLOR 1
27	HORIZONTAL SIDING - COLOR 2
28	HORIZONTAL SIDING - COLOR 3
29	HORIZONTAL SIDING - COLOR 4
30	HORIZONTAL SIDING - COLOR 5
32	DOWNSPOUT

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.

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CENTURY LIVING

PROJECT

COMPARK VILLAGE SOUTH

TOWN OF PARKER, COUNTY
OF DOUGLAS, COLORADO
80134

SHEET TITLE

BUILDING A ELEVATIONS

SHEET NUMBER

40

COMPARK VILLAGE SOUTH
F1 AMD 2 - MULTIFAMILY
SITE PLAN

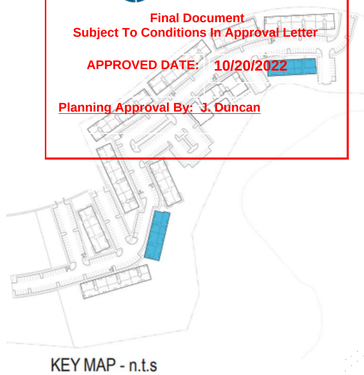
LOT 1, COMPARK VILLAGE FILING NO. 1, AMEND NO. 2
SOUTH HALF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN
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KEY MAP - n.t.s

BUILDING A



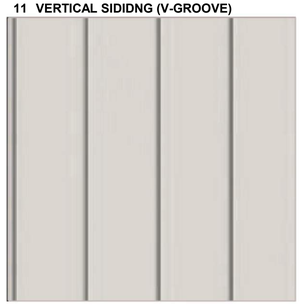
FRONT ELEVATION

Note: 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.

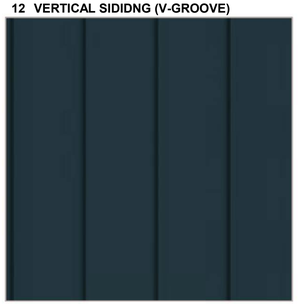
1 BRICK LIGHT BRICK



11 VERTICAL SIDIDNG (V-GROOVE)



12 VERTICAL SIDIDNG (V-GROOVE)



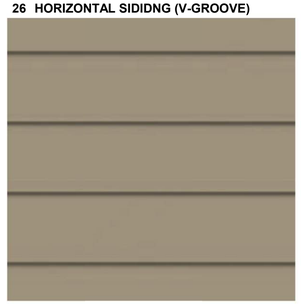
13 VERTICAL SIDIDNG (V-GROOVE)



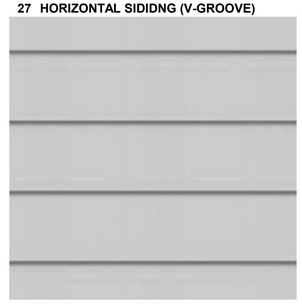
3 CEMENTITIOUS PANEL W/ REVEAL



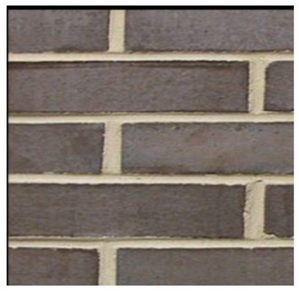
26 HORIZONTAL SIDIDNG (V-GROOVE)



27 HORIZONTAL SIDIDNG (V-GROOVE)



2 BRICK DARK BRICK



30 HORIZONTAL SIDIDNG (V-GROOVE)



29 HORIZONTAL SIDIDNG (V-GROOVE)



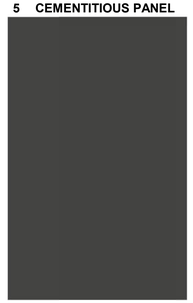
7 METAL PANEL



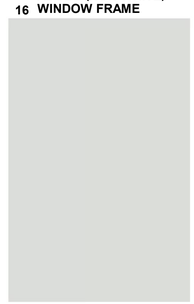
6 CEMENTITIOUS PANEL



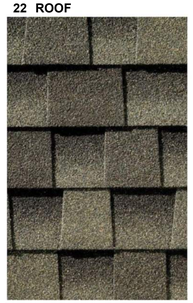
5 CEMENTITIOUS PANEL



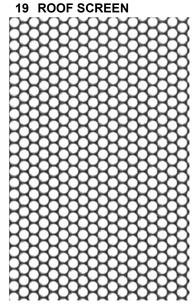
ADOBE (NON-WHITE)
16 WINDOW FRAME



22 ROOF



19 ROOF SCREEN



PROJECT NUMBER
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PREPARED FOR CENTURY COMMUNITIES

CENTURY LIVING

PROJECT

COMPARK VILLAGE SOUTH

TOWN OF PARKER, COUNTY
OF DOUGLAS, COLORADO
80134

SHEET TITLE

BLDG A MATERIAL BOARD

SHEET NUMBER

41

COMPARK VILLAGE SOUTH
F1 AMD 2 - MULTIFAMILY
SITE PLAN

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

PARKER COLORADO

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



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

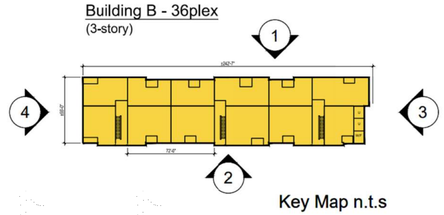


2 BUILDING B - REAR ELEVATION
1/16" = 1'-0"



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

Building B - 36plex
(3-story)



Key Map n.t.s

#	KEYNOTES - SIP
1	BRICK - RUNNING - COLOR 1
2	BRICK - RUNNING - COLOR 2
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11	VERTICAL SIDING - COLOR 1
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14	VERTICAL SIDING - COLOR 4
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18	METAL RAILING
19	MECHANICAL SCREEN - 58% OPEN WIRE MESH - COLOR 1 (BLACK)
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21	COLUMN
22	ASPHALT SHINGLE ROOFING
23	BOARD & BATTEN - COLOR 3 - DARK GREY
24	STONE - COLOR 1
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28	HORIZONTAL SIDING - COLOR 3
29	HORIZONTAL SIDING - COLOR 4
30	HORIZONTAL SIDING - COLOR 5
32	DOWNSPOUT

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
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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.

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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

42

COMPARK VILLAGE SOUTH
F1 AMD 2 - MULTIFAMILY
SITE PLAN

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

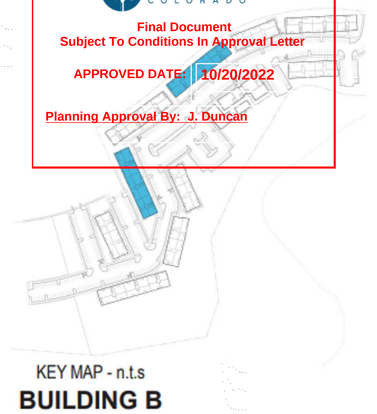
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KEY MAP - n.t.s

BUILDING B

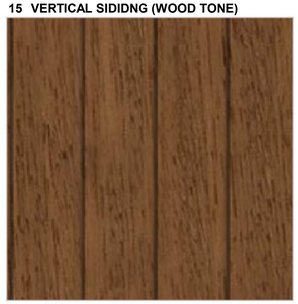
FRONT ELEVATION

Note: 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.

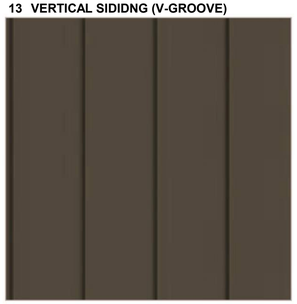
1 BRICK LIGHT BRICK



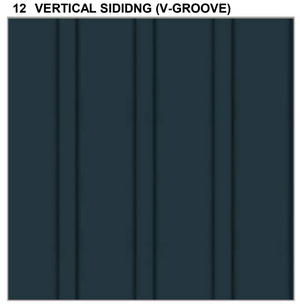
15 VERTICAL SIDIDNG (WOOD TONE)



13 VERTICAL SIDIDNG (V-GROOVE)



12 VERTICAL SIDIDNG (V-GROOVE)



4 CEMENTITIOUS PANEL W/ REVEAL



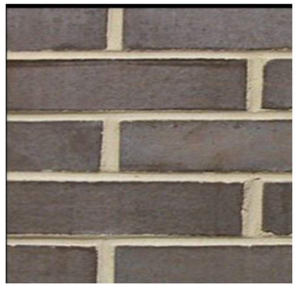
30 HORIZONTAL SIDIDNG (V-GROOVE)



27 HORIZONTAL SIDIDNG (V-GROOVE)



2 BRICK DARK BRICK



7 METAL PANEL



6 CEMENTITIOUS PANEL



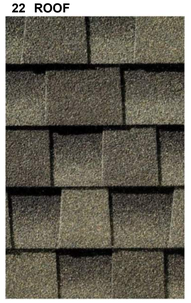
5 CEMENTITIOUS PANEL



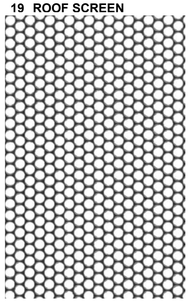
16 ADOBE (NON-WHITE) WINDOW FRAME



22 ROOF



19 ROOF SCREEN



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COMPARK VILLAGE SOUTH

TOWN OF PARKER, COUNTY
OF DOUGLAS, COLORADO
80134

SHEET TITLE

BLDG B MATERIAL BOARD

SHEET NUMBER

43

COMPARK VILLAGE SOUTH
F1 AMD 2 - MULTIFAMILY
SITE PLAN

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

PARKER COLORADO

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



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

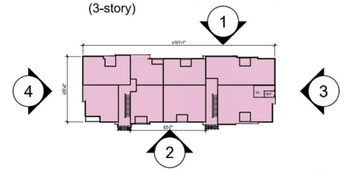


2 BUILDING C - REAR ELEVATION
1/16" = 1'-0"



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

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



Key Map n.t.s

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
9	BOARD AND BATTEN - COLOR 1
10	BOARD AND BATTEN - COLOR 2
11	VERTICAL SIDING - COLOR 1
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 - 58% OPEN WIRE MESH - COLOR 1 (BLACK)
20	STOREFRONT
21	COLUMN
22	ASPHALT SHINGLE ROOFING
23	BOARD & BATTEN - COLOR 3 - DARK GREY
24	STONE - COLOR 1
25	EXTERIOR LIGHT FIXTURE
26	HORIZONTAL SIDING - COLOR 1
27	HORIZONTAL SIDING - COLOR 2
28	HORIZONTAL SIDING - COLOR 3
29	HORIZONTAL SIDING - COLOR 4
30	HORIZONTAL SIDING - COLOR 5
32	DOWNSPOUT

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
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PROJECT NUMBER
210512

DRAWN BY

DATE
09/06/2022

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

PREPARED FOR CENTURY COMMUNITIES

CENTURY LIVING

PROJECT

COMPARK VILLAGE SOUTH

TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO
80134

SHEET TITLE

BUILDING C ELEVATIONS

SHEET NUMBER

44

COMPARK VILLAGE SOUTH
F1 AMD 2 - MULTIFAMILY
SITE PLAN

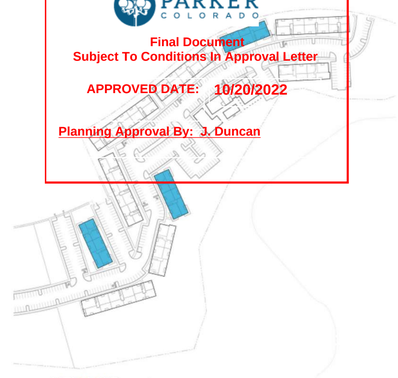
LOT 1, COMPARK VILLAGE FILING NO. 1, AMEND NO. 2
SOUTH HALF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

PARKER COLORADO

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APPROVED DATE: 10/20/2022

Planning Approval By: J. Duncan



KEY MAP - n.t.s

BUILDING C



FRONT ELEVATION

Note: 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 BRICK LIGHT BRICK



15 VERTICAL SIDIDNG (WOOD TONE)



13 VERTICAL SIDIDNG (V-GROOVE)



6 CEMENTITIOUS PANEL W/ REVEAL



4 CEMENTITIOUS PANEL W/ REVEAL



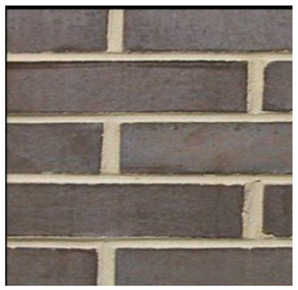
28 HORIZONTAL SIDIDNG (V-GROOVE)



27 HORIZONTAL SIDIDNG (V-GROOVE)



2 BRICK DARK BRICK



7 METAL PANEL



5 CEMENTITIOUS PANEL

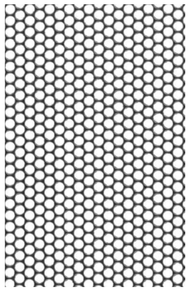


ADOBE (NON-WHITE)
16 WINDOW FRAME

22 ROOF



19 ROOF SCREEN



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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

45

COMPARK VILLAGE SOUTH
F1 AMD 2 - MULTIFAMILY
SITE PLAN

LOT 1, COMPARK VILLAGE FILING NO. 1, AMEND NO. 2
SOUTH HALF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN
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3 BUILDING D - SIDE ELEVATION
1/16" = 1'-0"



4 BUILDING D - SIDE ELEVATION
1/16" = 1'-0"

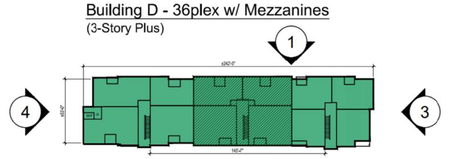


2 BUILDING D - REAR ELEVATION
1/16" = 1'-0"



1 BUILDING D - FRONT ELEVATION
1/16" = 1'-0"

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



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PROJECT

COMPARK VILLAGE SOUTH

TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO 80134

SHEET TITLE

BUILDING D ELEVATIONS

SHEET NUMBER

COMPARK VILLAGE SOUTH
F1 AMD 2 - MULTIFAMILY
SITE PLAN

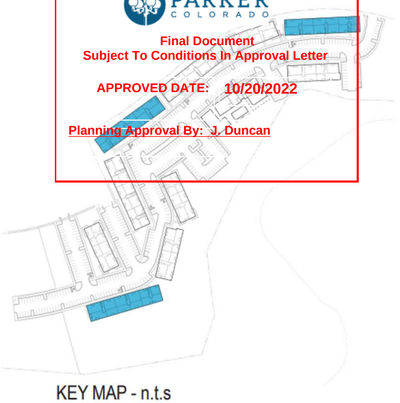
LOT 1, COMPARK VILLAGE FILING NO. 1, AMEND NO. 2
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PARKER COLORADO

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KEY MAP - n.t.s

BUILDING D



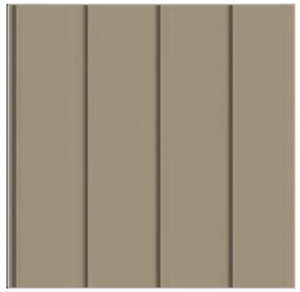
FRONT ELEVATION

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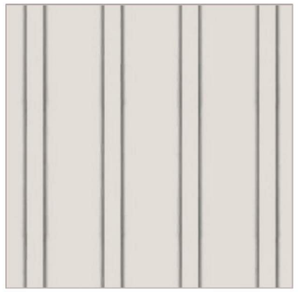
1 BRICK LIGHT BRICK



14 VERTICAL SIDIDNG (WOOD TONE)



19 VERTICAL SIDIDNG (V-GROOVE)



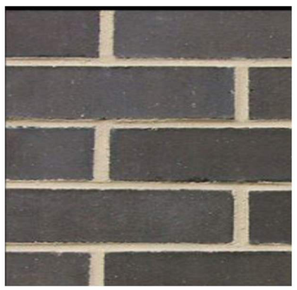
4 CEMENTITIOUS PANEL W/ REVEAL



28 HORIZONTAL SIDIDNG (V-GROOVE)



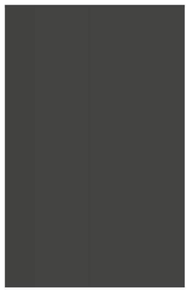
2 BRICK DARK BRICK



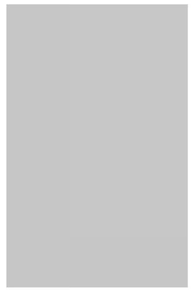
8 METAL PANEL



5 CEMENTITIOUS PANEL



6 CEMENTITIOUS PANEL

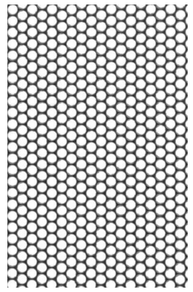


16 ADOBE (NON-WHITE) WINDOW FRAME

22 ROOF



19 ROOF SCREEN



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PREPARED FOR CENTURY COMMUNITIES

CENTURY LIVING

PROJECT

COMPARK VILLAGE SOUTH

TOWN OF PARKER,
COUNTY
OF DOUGLAS, COLORADO
80134

SHEET TITLE

BLDG D MATERIAL BOARD

SHEET NUMBER

47

COMPARK VILLAGE SOUTH
F1 AMD 2 - MULTIFAMILY
SITE PLAN

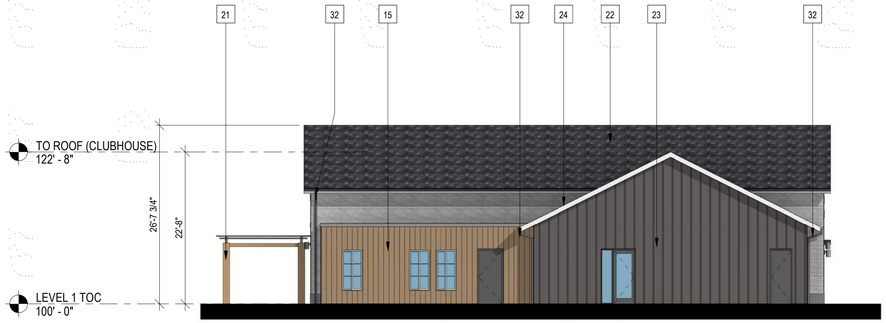
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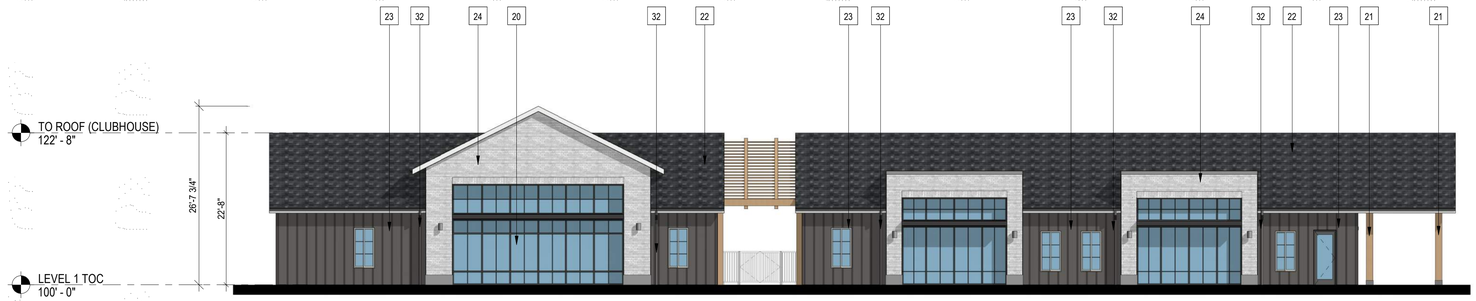
4 CLUBHOUSE - SIDE ELEVATION
3/32" = 1'-0"



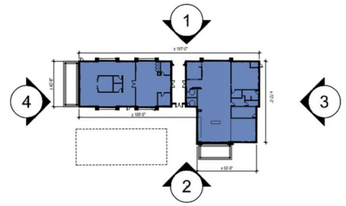
3 CLUBHOUSE - SIDE ELEVATION
3/32" = 1'-0"



2 CLUBHOUSE - REAR ELEVATION
3/32" = 1'-0"



1 CLUBHOUSE - FRONT ELEVATION
3/32" = 1'-0"



Key Map n.t.s

KEYNOTES - SIP

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CENTURY LIVING

PROJECT

COMPARK VILLAGE SOUTH

TOWN OF PARKER,
COUNTY
OF DOUGLAS, COLORADO
80134

SHEET TITLE

CLUBHOUSE BUILDING ELEVATIONS

SHEET NUMBER

48

COMPARK VILLAGE SOUTH
F1 AMD 2 - MULTIFAMILY
SITE PLAN

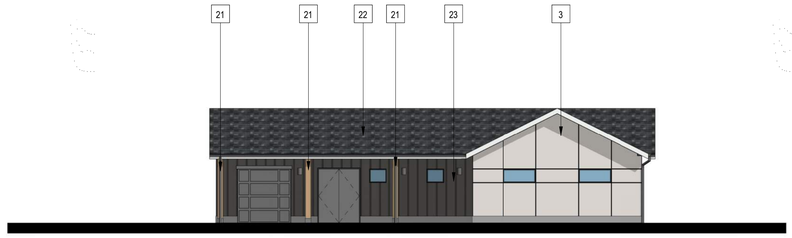
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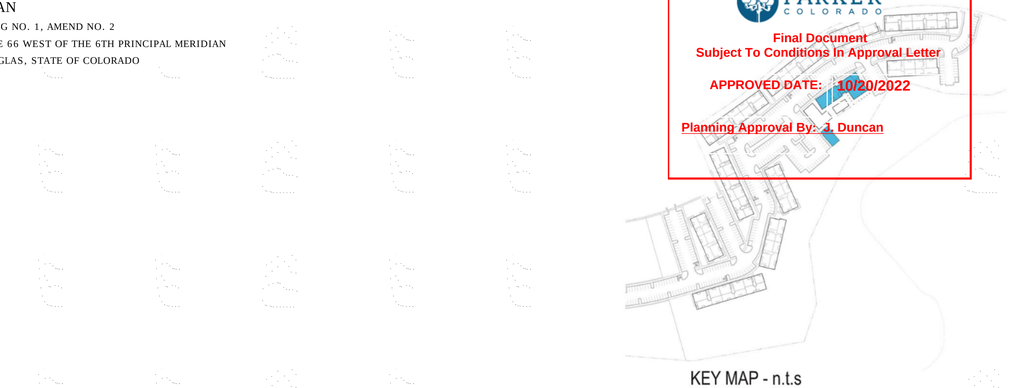
FRONT ELEVATION

Note: 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.



FRONT ELEVATION

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KEY MAP - n.t.s

CLUBHOUSE / MAINTENANCE SHED

24 STONE LIGHT STONE



23 BOARD AND BATTEN



15 VERTICAL SIDIDNG (WOOD TONE)



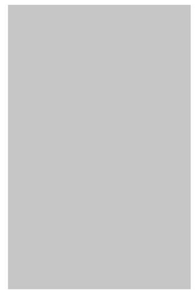
3 CEMENTITIOUS PANEL W/ REVEAL



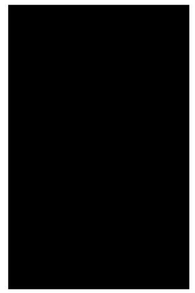
21 COMPOSITE WOOD



ADOBE (NON-WHITE)
16 WINDOW FRAME



20 WINDOW FRAME



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SHEET TITLE

CLUBHOUSE AND SHED MATERIAL BOARD

SHEET NUMBER

49

COMPARK VILLAGE SOUTH
F1 AMD 2 - MULTIFAMILY
SITE PLAN

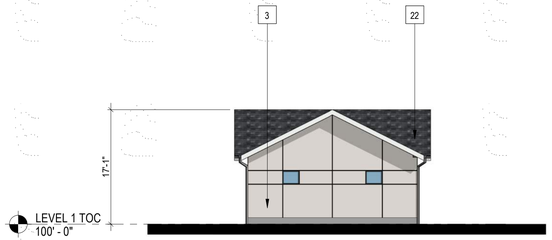
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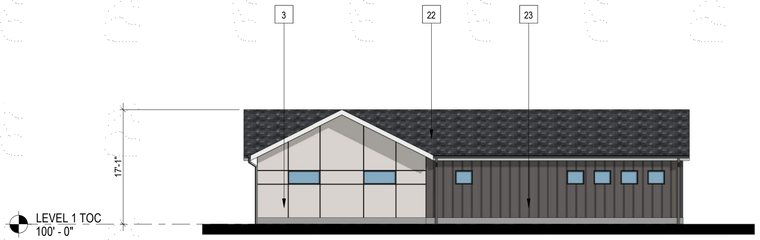
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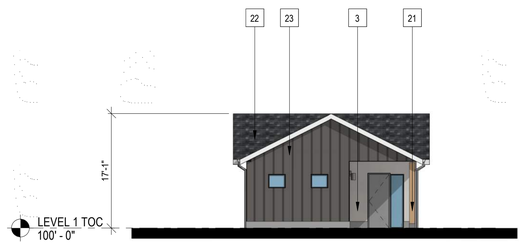
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4 BUILDING E - SIDE ELEVATION
3/32" = 1'-0"



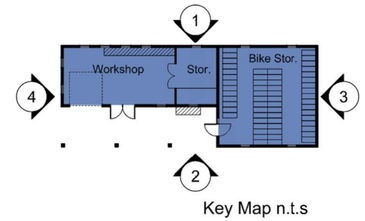
2 BUILDING E - REAR ELEVATION
3/32" = 1'-0"



3 BUILDING E - SIDE ELEVATION
3/32" = 1'-0"



1 BUILDING E - FRONT ELEVATION
3/32" = 1'-0"



Key Map n.t.s

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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. 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.

PROJECT NUMBER
210512

DRAWN BY

DATE
09/06/2022

ktgy

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

PREPARED FOR CENTURY COMMUNITIES

CENTURY LIVING

PROJECT

COMPARK VILLAGE SOUTH

TOWN OF PARKER,
COUNTY
OF DOUGLAS, COLORADO
80134

SHEET TITLE

MAINTENANCE BUILDING ELEVATIONS

SHEET NUMBER

50

COMPARK VILLAGE SOUTH
F1 AMD 2 - MULTIFAMILY
SITE PLAN

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



PARKER COLORADO

Final Document
Subject To Conditions In Approval Letter

APPROVED DATE: 10/20/2022

Planning Approval By: J. Duncan

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-TZS-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_11TL-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	0.1	12.2	40.0
LANDSCAPE RAMP	FC	1.01	2.5	0.3	3.37	8.33
LANDSCAPE STEPS	FC	0.96	1.8	0.5	1.92	3.60
PARKING	FC	2.03	4.8	0.8	2.54	6.00
PATH 1	FC	2.58	3.9	1.1	2.35	3.55
PATH 2	FC	1.92	3.4	0.8	2.40	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	3.00
PATH 5	FC	1.95	3.0	0.9	2.17	3.33
PATH 6	FC	2.21	5.0	0.5	4.42	10.0
PATH 7	FC	2.08	3.7	0.7	2.97	5.29
PROP LINE TRACT 2	FC	0.27	0.9	0.0	N.A.	N.A.
PROP LINE TRACT G	FC	0.06	0.9	0.0	N.A.	N.A.
POOL DECK	FC	14.58	22.0	10.3	1.42	2.14

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

PROJECT NUMBER
65120950

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TV

DATE
09/06/2022

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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
51

COMPARK VILLAGE SOUTH
F1 AMD 2 - MULTIFAMILY
SITE PLAN
LOT 1, COMPARK VILLAGE FILING NO. 1, AMEND NO. 2
SOUTH HALF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

PARKER COLORADO

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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
52

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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	**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 **AFR** Auto Front Row **AFR-90** Auto Front Row, Rotated left 90° **AFR-270** Auto Front Row, Rotated right 270° **BLC** Back Light Control **BLC-90** Back Light Control rotated at 90° **BLC-270** Back Light Control rotated at 270° **LCL**[11] LEED Corner Optic Left **RCL**[11] LEED Corner Optic Right	**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** 900mA **1A** 1050mA **1.2A**[14] 1200mA	**CW-G2**			
	64L 64 LEDs (4 modules)	**900** 900mA **1A**[14] 1050mA				

Options						
Dimming control	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**[4,8,9,15] Field Adjustable Wattage Selector **LLC**[4,7,8,9,15] Integral wireless module **BL**[1,4,7,15] Bi-level functionality **SRDR**[4,8,9,15] 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 **TLRDS**[9,10] Twist Lock Receptacle 5 Pin **TLRD7**[9,10] Twist Lock Receptacle 7 Pin **TLRPC**[4,9,10,11] Twist Lock Receptacle w/ Photocell	**Fusing** **F1**[4] Single (120, 277, 347VAC) **F2**[4] Double (208, 240, 480VAC) **Pole Mount Fusing** **FP1**[4] Single (120, 277, 347VAC) **FP2**[4] Double (208, 240, 480VAC) **FP3**[4] Canadian Double Pull (208, 240, 480VAC) **Surge Protection** (10kA standard) **SP2** Increased 20kA	Square Pole Adapter Included in standard product. **TB**[12] Terminal Block **RPA**[4] 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. TLRDS, 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 TLRDS/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 TLRDS 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):

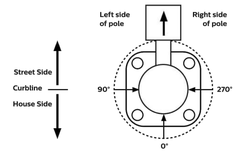
Catalog Number	12NC
RS-ECF-S-32L-1A-NW-G2-AR-3-UNV-BZ	912401466002
RS-ECF-S-32L-1A-NW-G2-AR-3-UNV-MGY	912401466003
RS-ECF-S-32L-1A-NW-G2-AR-3-UNV-BK	912401534554
RS-ECF-S-32L-1A-NW-G2-AR-4-UNV-BZ	912401466004
RS-ECF-S-32L-1A-NW-G2-AR-4-UNV-MGY	912401466005
RS-ECF-S-32L-1A-NW-G2-AR-4-UNV-BK	912401534555
RS-ECF-S-32L-1A-NW-G2-AR-5-UNV-BZ	912401466006
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
RS-ECF-S-48L-1A-NW-G2-AR-4-UNV-MGY	912401466011
RS-ECF-S-48L-1A-NW-G2-AR-4-UNV-BK	912401534558
RS-ECF-S-48L-1A-NW-G2-AR-5-UNV-BZ	912401466012
RS-ECF-S-48L-1A-NW-G2-AR-5-UNV-MGY	912401466013
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

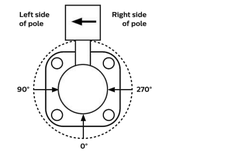
Optical Orientation Information

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



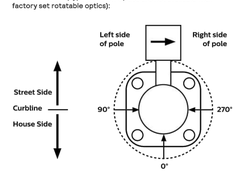
Note: The hand hole will normally be located on the pole at the 0° point.

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):



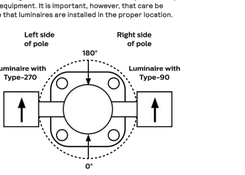
Note: The hand hole will normally be located on the pole at the 0° point.

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'

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					

COMPARK VILLAGE SOUTH
F1 AMD 2 - MULTIFAMILY
SITE PLAN
LOT 1, COMPARK VILLAGE FILING NO. 1, AMEND NO. 2
SOUTH HALF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

PARKER COLORADO

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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		208 208V
		A03 6,000 lumens	750[2] 70CRI 5000K	T4S Type 4 Short	The following mounting kits must be ordered separately (See accessories)	240 240V
		A04 8,000 lumens		4CD Type 4 Concentrated Downlight	RAM[1] Retrofit arm mount kit	277 277V
		A05 10,000 lumens		TSS Type 5 Short	WAL Wall mount	347 347V
		A06[2] 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[4,14,15] PIR Sensor #2 lens	PCB[5,11] Photocontrol Button	EM[4,6,9,17] Emergency battery pack	Textured
DLEA[4] Dimming Leads Externally Accessible (controls by others)	L3[4,14,15] PIR Sensor #3 lens	TR7[11,13] 7-pin Twist Lock Receptacle		BK Black
FAWS[4,9] Field Adjustable Wattage Selector	MW[11,14,15] Microwave HF Sensor	TLP[11,13] 7-pin Twist Lock Receptacle w/ 3-pin Photocell		WH White
BL50[1,4] Bi-level set at 50% dimming		SP2[16] Increased 20kA		BZ Bronze
BL30[1,4] Bi-level set at 30% dimming		FS1[11] Single Fuse (120, 277, 347VAC)		DG Dark Gray
SIW1[4,8,9,11] SiteWise integral module		FS2[11] 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[4,9] Security 50% Dimming, 7 hours				CC Custom color (Must supply color chip for required factory quote)
CM50[4,9] Median 50% Dimming, 8 hours				
CS30[4,9] Security 30% Dimming, 7 hours				
CM30[4,9] Median 30% Dimming, 8 hours				

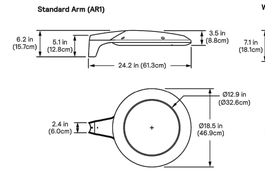
1. Only available with symmetrical optics (T1S and T5S)
2. Extended lead times apply. Contact factory for details.
3. Mounts to a 4-5" OD round pole with adapter included for square poles.
4. Not available with other dimming control options (mutually exclusive).
5. Not available with motion sensor.
6. 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).

P20 PureForm LED small round

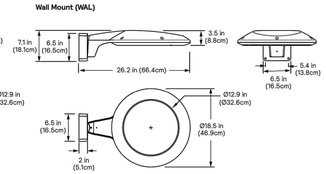
Area light with comfort optics

Dimensions

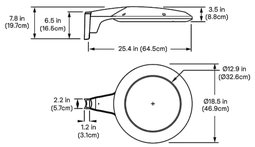
Standard Arm (AR1)



Wall Mount (WAL)

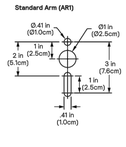


Retrofit Arm (RAM)

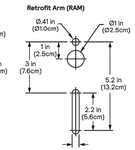


Drill Patterns

Standard Arm (AR1)

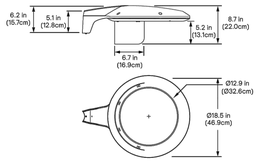


Retrofit Arm (RAM)



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

With External House Shield option (EHS)



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:

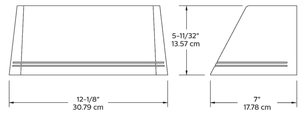
Ordering guide

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-LGP 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 'SB'

SITE LIGHT FIXTURE 'SB'

SITE LIGHT FIXTURE 'SD'

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

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SHEET TITLE
LIGHT FIXTURE SPEC SHEETS

SHEET NUMBER
53