

COMPARK VILLAGE SOUTH

SITE PLAN

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

BASIS OF BEARINGS:

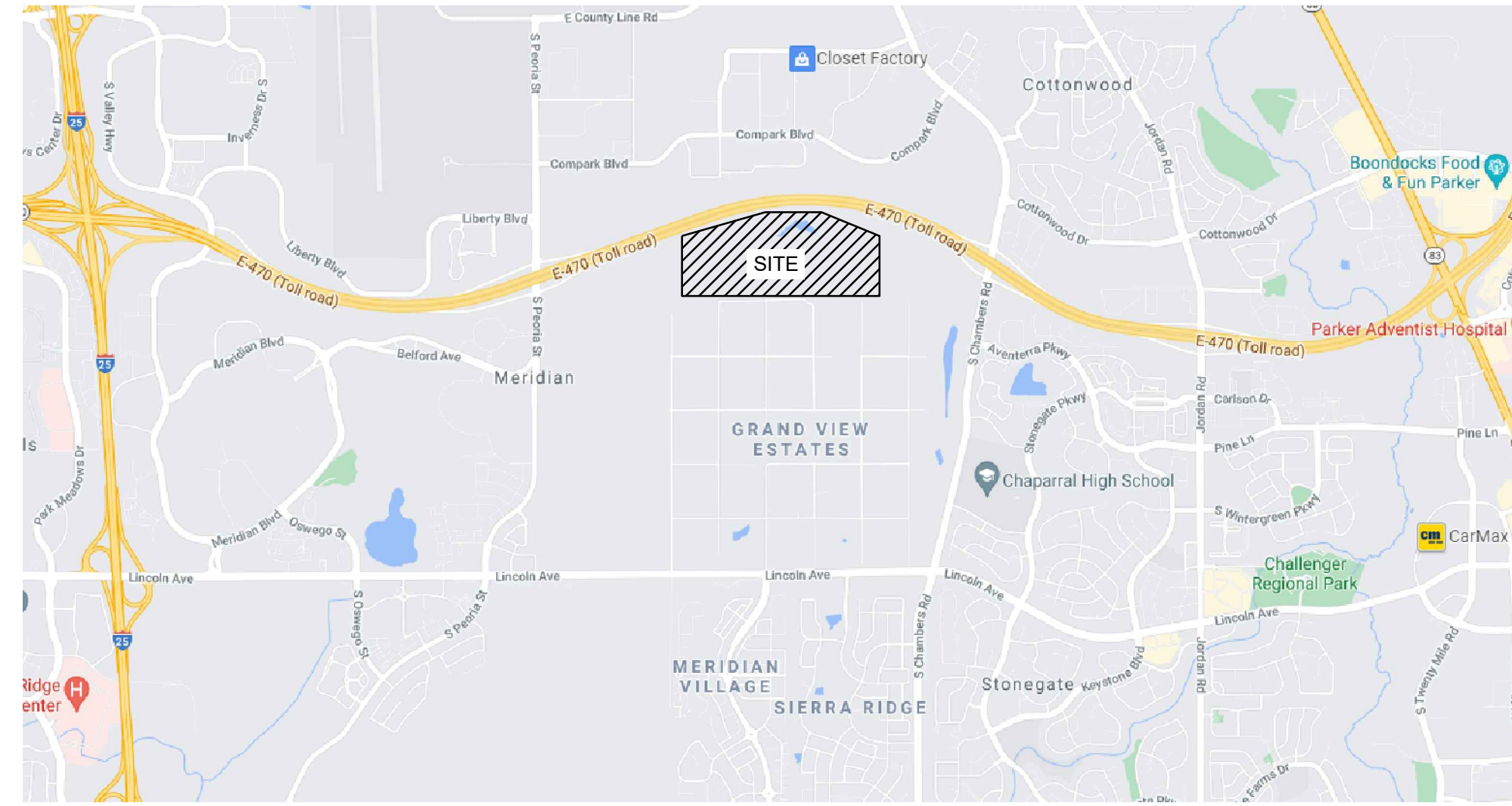
BEARINGS ARE ASSUMED AND ARE BASED UPON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 6, AS BEARING N87°48'59"E A DISTANCE OF 2634.09 FEET BETWEEN THE SOUTH QUARTER CORNER OF SAID SECTION 6, BEING A FOUND 3-1/4" ALUMINUM CAP, FLUSH WITH THE SURFACE AND STAMPED: PLS 38026 AND THE SOUTHEAST CORNER OF SAID SECTION 6, BEING A FOUND 3-1/4" ALUMINUM CAP, FLUSH WITH THE SURFACE AND STAMPED PLS 12405.

BASIS OF ELEVATION:

SOURCE BENCHMARK
DOUGLAS COUNTY BM 1.115010
A DOUGLAS COUNTY GIS MONUMENT SET IN CONCRETE LOCATED APPROXIMATELY 130 FEET SOUTHWESTERLY OF THE CENTERLINE OF CHAMBERS ROAD AND 95 FEET NORTHWESTERLY OF THE CENTERLINE OF COMPARK BOULEVARD.

SITE BENCHMARKS

1. A NO. 5 REVAR WITH 2" ALUMINUM CAP STAMPED "LS 28286, 2001" FOUND A TEH SOUTHWEST CORNER OF SECTION 6, T6S, R66W LOCATED ON THE WEST LINE OF FIRST STREET APPROXIMATELY 1000 FEET NORTH OF ELM AVENUE.
2. A 2.5" IRON PIPE WITH 3.25" ALUMINUM CAP STAMPED "PLS 12405, 19997" FOUND AT THE SOUTHEAST CORNER OF SECTION 6, T6S, R66W LOCATED APPROXIMATELY 960 FEET NORTH OF THE CENTERLINE OF AVENTERRA PARKWAY AND APPROXIMATELY 1050 FEET WEST OF THE CENTERLINE OF CHAMBERS ROAD.



Vicinity Map

N.T.S.

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LAND USE TABLE:	
ITEM	
BUILDING TYPE A AREA	0.61ACRE
BUILDING TYPE B AREA	0.89ACRE
BUILDING TYPE C AREA	0.57ACRE
BUILDING TYPE D AREA	0.89ACRE
PARKING LOT AND DRIVING ISLE AREA:	1.83ACRE
BUILDING COVERAGE:	2.68ACRE
LANDSCAPE COVERAGE:	9.63ACRE
TOTAL UNITS:	300

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

PROJECT DIRECTORY

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

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

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

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

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

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

PROJECT NUMBER
65120950

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PROJECT

COMPARK VILLAGE SOUTH

TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO 80134

SHEET TITLE

COVER SHEET

SHEET NUMBER

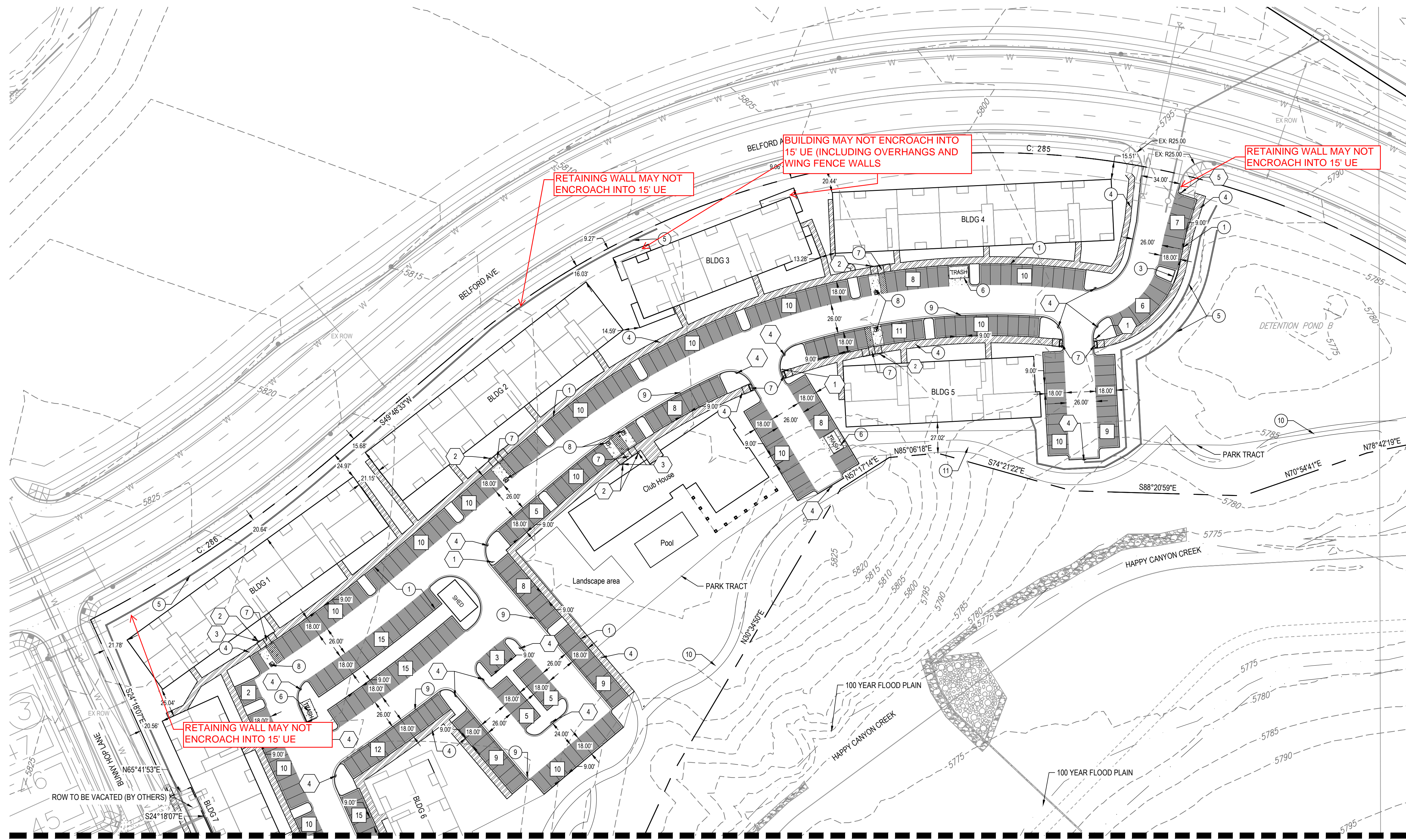
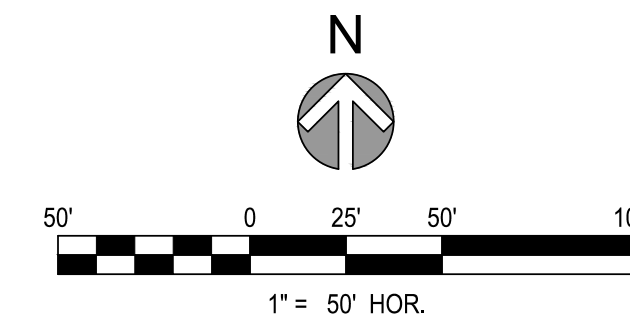
01

COMPARK VILLAGE SOUTH
SITE PLAN
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MATCH LINE SEE SHEET 03

LEGEND

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

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

	R1-1 (30' x 30')	
	R7-8 (12' x 18')	
	R7-8 P (12' x 9')	
	R7-1 (SP) (12' x 18')	
	R2-1 (SP) (12' x 18')	

PAVEMENT MARKING OF INTERNATIONAL SYMBOL OF ACCESSIBILITY

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

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SITE PLAN

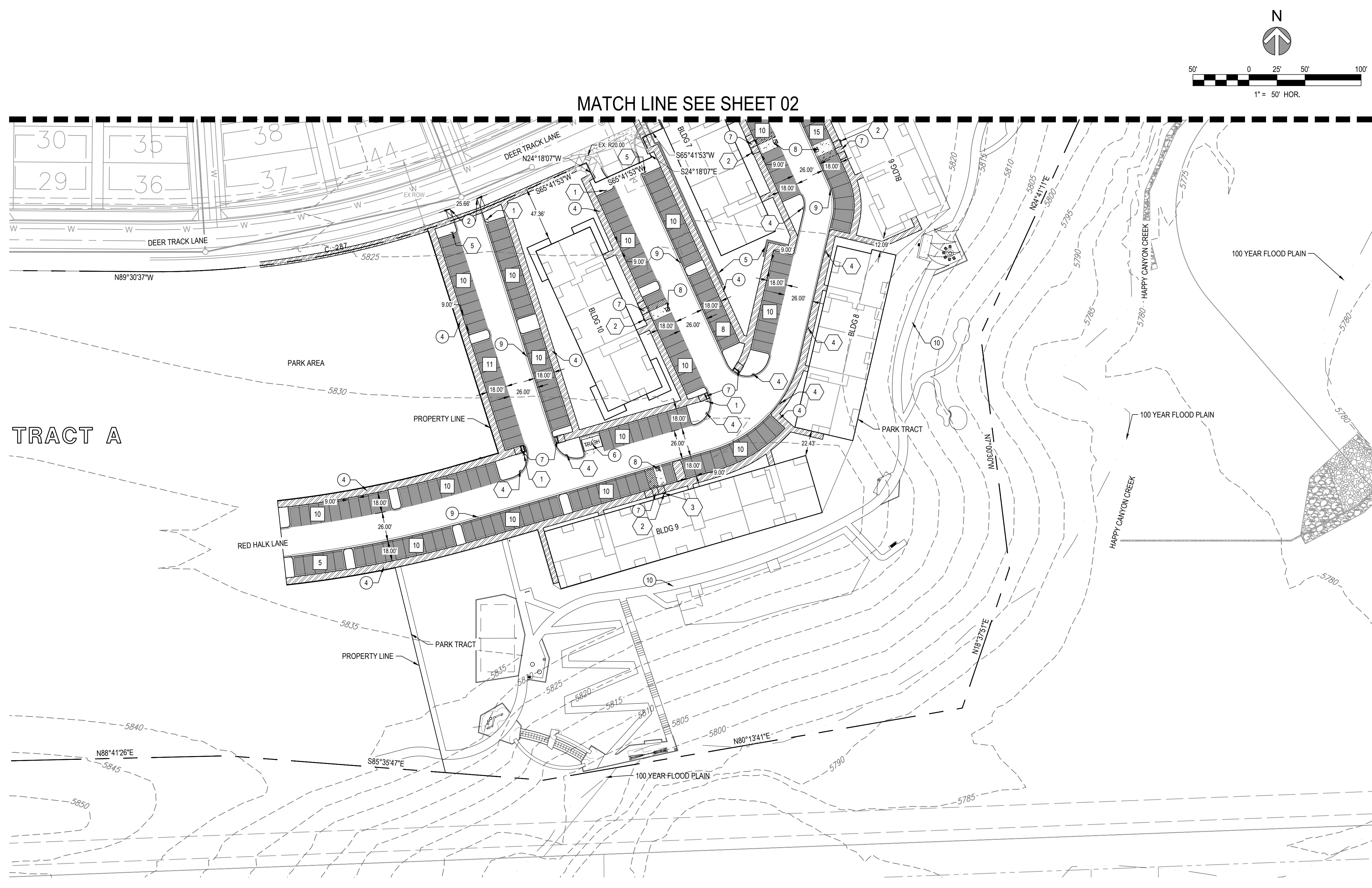
SHEET NUMBER
02

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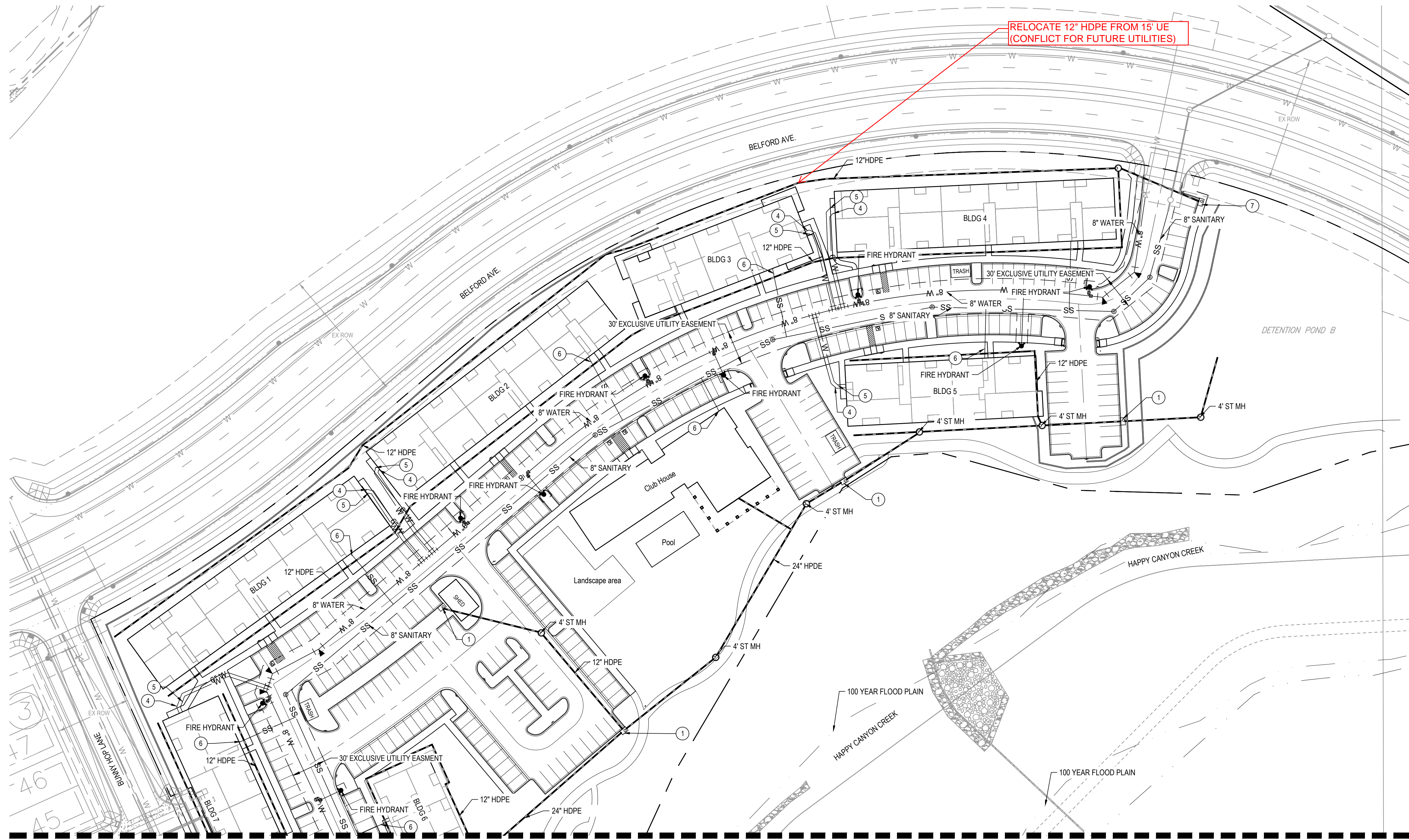
SHEET TITLE
SITE PLAN

SHEET NUMBER
03

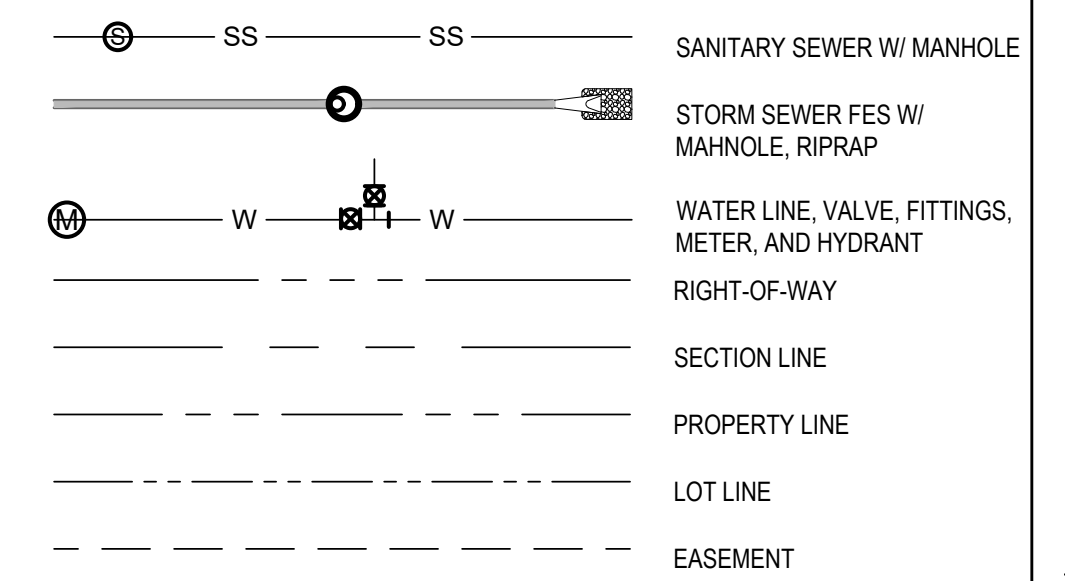
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PROPOSED UTILITY PLAN DOES NOT PROVIDE SPACE OR PROPER CLEARANCES FOR DRY UTILITIES

RELOCATE 12" HDPE FROM 15' UE (CONFLICT FOR FUTURE UTILITIES)

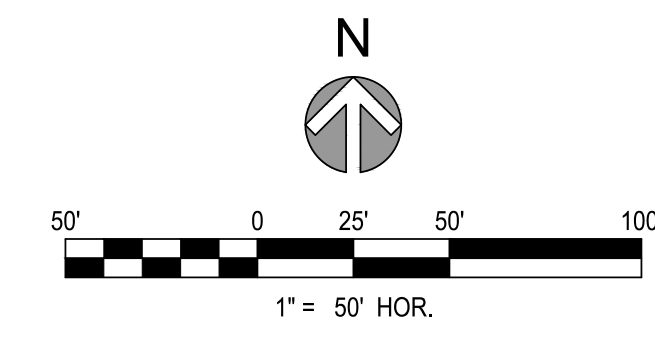


LEGEND



KEYNOTES

- ① 5' TYPE R INLET
- ② 10' TYPE R INLET
- ③ DOUBLE COMBO INLET TYPE 13
- ④ 2" DOMESTIC WATER SERVICE
- ⑤ 6" FIRE WATER SERVICE
- ⑥ 6" SANITARY SERVICE
- ⑦ TYPE B COMBO INLET SINGLE



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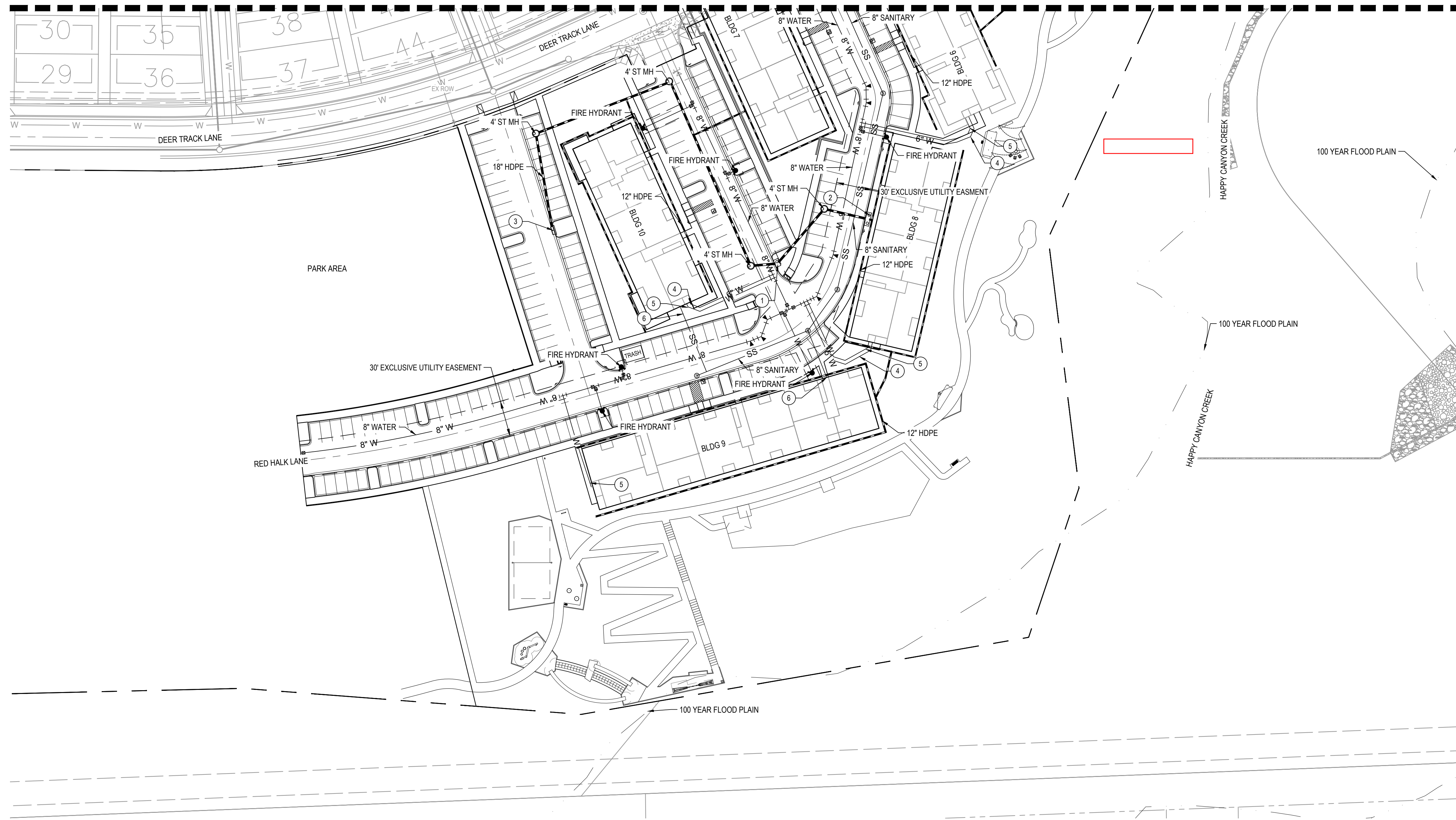
SHEET TITLE
UTILITY PLAN

SHEET NUMBER
04

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CLEARANCES FOR DRY UTILITIES

MATCH LINE SEE SHEET 04

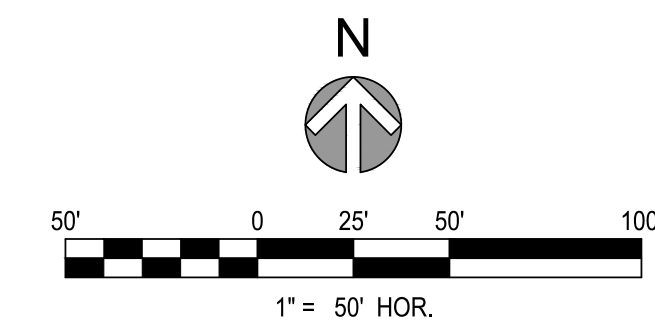


LEGEND

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

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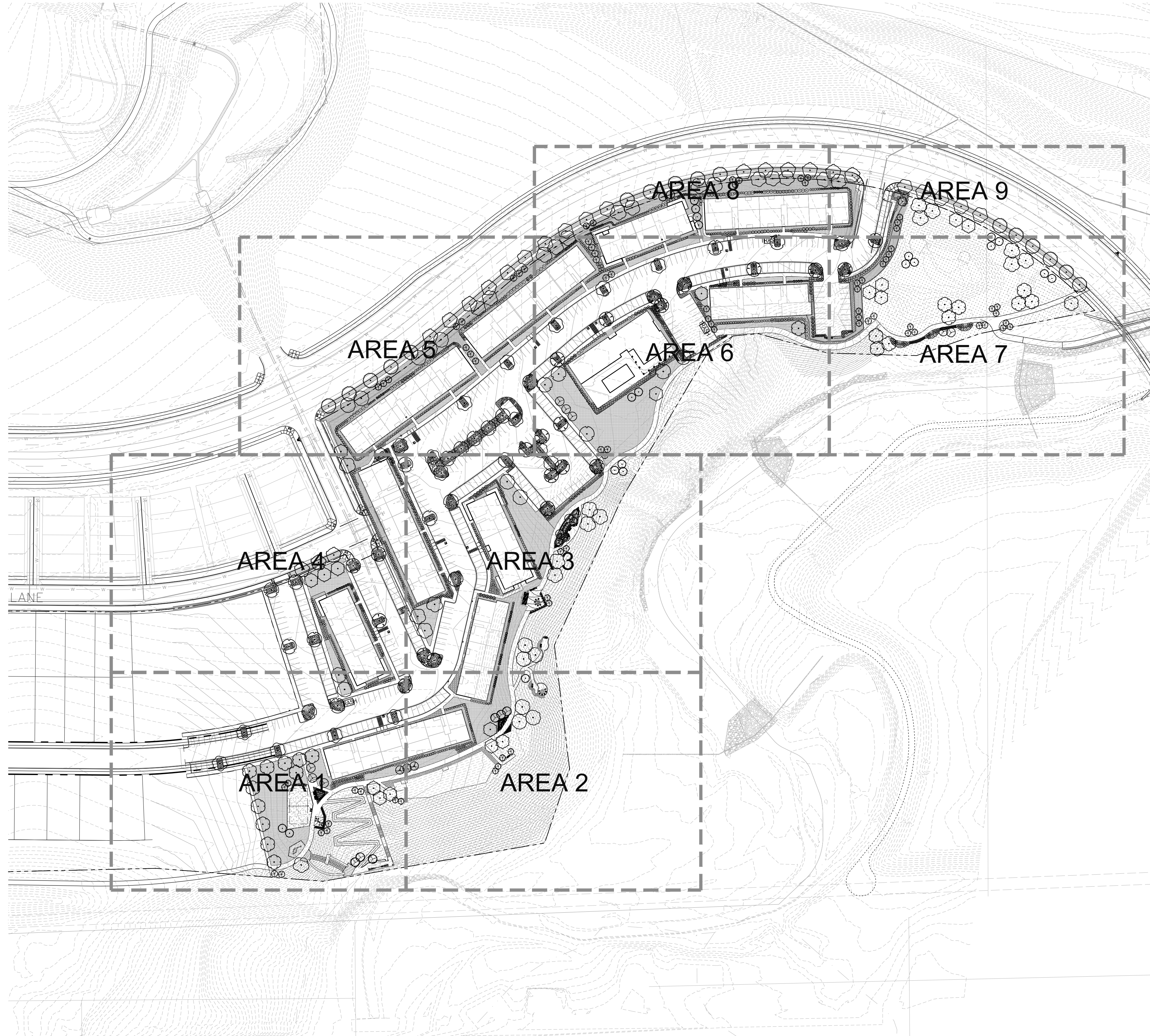
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UTILITY PLAN

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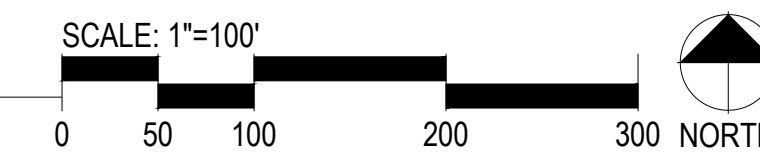
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PROPOSED LANDSCAPE PLAN DOES NOT
PROVIDE SPACE OR PROPER
CLEARANCES FOR ELECTRIC FACILITIES



OVERALL PLANT SCHEDULE

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



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Landscape Architecture

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p.o. box 18287
denver, co 80218
1.303.531.4905 f.303.531.4908

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**MASTER
LANDSCAPE PLAN**

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8 of 29