

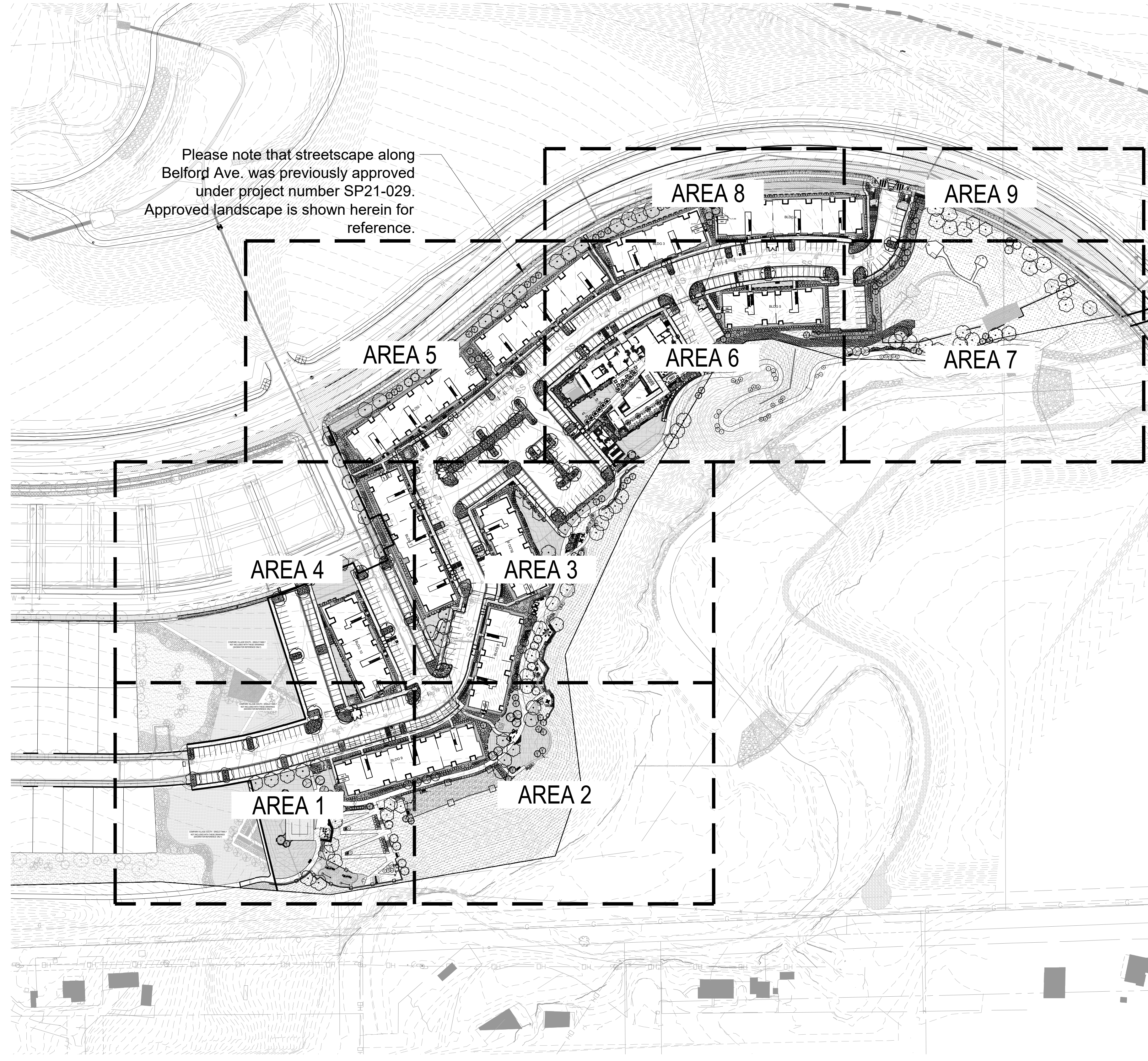
COMPARK VILLAGE SOUTH  
F1 AMD 2 - MULTIFAMILY  
SITE PLAN

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

PROJECT NUMBER  
65120950

DRAWN BY  
TV

DATE  
09/22/2025



OVERALL PLANT SCHEDULE							
Canopy Tree	Quantity	Common Name	ROOT	CALIPER/HT.	MATURE HEIGHT X WIDTH	YEARS TO MATURITY	IRR_ZONE
CS	43	NORTHERN CATALPA	B & B	2" CAL	50' x 30'	20-30yr	LOW
GI	12	IMPERIAL HONEY LOCUST	B & B	2" CAL	35' x 25'	20-30yr	LOW-MOD
GS2	15	SHADEMASTER HONEY LOCUST	B & B	2" CAL	35' x 25'	20-30yr	LOW-MOD-HIGH
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	MODERATE
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	MODERATE
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 Total 53%							
Evergreen Tree	Quantity	Common Name	ROOT	CALIPER/HT.	MATURE HEIGHT X WIDTH	YEARS TO MATURITY	IRR_ZONE
PDS	26	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	22	AUSTRIAN BLACK PINE	B & B	6" HT.	50' x 35'	20-30yr	LOW
TOTAL	91						
Percentage of Total 31%							
Ornamental Tree	Quantity	Common Name	ROOT	CALIPER/HT.	MATURE HEIGHT X 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 SERVICE BERRY	B & B	1.5" CAL	20' x 15'	10-15yr	LOW
IMR	2	ROYAL RAINDROPS CRABAPPLE	B & B	1.5" CAL	20' x 15'	10-15yr	LOW
SS2	9	SPRING SNOW CRAB APPLE	B & B	1.5" CAL	20' x 15'	10-15yr	LOW
CHP	2	CHANTICLEER PEAR	B & B	1.5" CAL	20' x 15'	10-15yr	LOW-MOD
QC	11	CRIMSON SPIRE OAK	B & B	1.5" CAL	20' x 15'	10-15yr	MODERATE
TOTAL	45						
Percentage of Total 16%							
Deciduous Shrubs	Quantity	Common Name	SIZE	MATURE HEIGHT	YEARS TO MATURITY	IRR_ZONE	
JAA	5	SASKATOON SERVICEBERRY	5 GAL	12' x 6'	7-12yr	LOW	
BG	91	GOLDEN NUGGET BARBERRY	5 GAL	2' x 2'	7-12yr	LOW	
RGB	80	ROSY GLOW BARBERRY	5 GAL	5' x 4'	7-12yr	LOW	
BR	93	ROYAL BURGUNDY BARBERRY	5 GAL	5' x 4'	7-12yr	LOW	
BKS	200	BLUE MIST SPIREA	5 GAL	3' x 3'	7-12yr	LOW-MOD	
CL2	9	CURL-LEAF MOUNTAIN MAHOGANY	5 GAL	8' x 8'	7-12yr	LOW	
ICF	35	FERNBUSH	5 GAL	4' x 4'	7-12yr	LOW	
CF2	53	YELLOW TWIG DOGWOOD	5 GAL	6' x 6'	7-12yr	LOW	
CI	29	ISANTI REDOSIER DOGWOOD	5 GAL	5' x 5'	7-12yr	MODERATE	
EC2	99	COMPACT BURNING BUSH	5 GAL	5' x 5'	7-12yr	LOW	
FN	55	NEW MEXICAN PRIVET	5 GAL	10' x 8'	7-12yr	LOW	
LL	68	LODENSE PRIVET	5 GAL	3' x 3'	7-12yr	LOW	
PA	183	RUSSIAN SAGE	5 GAL	4' x 4'	7-12yr	LOW	
PL	176	LITTLELEAF MOCKORANGE	5 GAL	4' x 4'	7-12yr	LOW	
PDG	150	DART'S GOLD NINEBARK	5 GAL	5' x 5'	7-12yr	MODERATE	
PL2	171	LITTLE DEVIL NINEBARK	5 GAL	4' x 4'	7-12yr	LOW	
PP2	233	CREeping WESTERN SAND CHERRY	5 GAL	1.5' x 4'	7-12yr	LOW	
RG2	12	SMOOTH SUMAC	5 GAL	10' x 8'	7-12yr	LOW	
RC	20	WESTERN SMOOTH SUMAC	5 GAL	3' x 5'	7-12yr	LOW	
RG	233	DWARF FRAGRANT SUMAC	5 GAL	3' x 5'	7-12yr	LOW	
RF	98	FIRE MEIDLAND ROSE	5 GAL	4' x 4'	7-12yr	LOW	
RE	13	LIVIN' EASY ROSE	5 GAL	4' x 4'	7-12yr	LOW	
RR2	54	WHITE KNOCK OUT ROSE	5 GAL	4' x 4'	7-12yr	LOW	
SW	55	ANTHONY WATERER SPIREA	5 GAL	3' x 4'	7-12yr	LOW-MOD	
SG	45	GOLDFLAME SPIREA	5 GAL	3' x 3'	7-12yr	LOW	
SN	110	SNOWMOUND SPIREA	5 GAL	4' x 4'	7-12yr	LOW	
SC3	69	HANCOCK CHENAULT CORALBERRY	5 GAL	3' x 6'	7-12yr	LOW	
SM2	4	DWARF KOREAN LILAC	5 GAL	12' x 8'	7-12yr	LOW	
SM3	4	MISS KIM LILAC	5 GAL	5' x 5'	7-12yr	LOW	
SC	14	MISS CANADA PRESTON LILAC	5 GAL	8' x 7'	7-12yr	LOW	
VB	38	BURKWOOD VIBURNUM	5 GAL	6' x 6'	7-12yr	LOW	
TOTAL	2,499						
Percentage of Total 16%							
Evergreen Shrubs	Quantity	Common Name	SIZE	MATURE HEIGHT	YEARS TO MATURITY	IRR_ZONE	
AP2	160	PANCHITO MANZANITA	5 GAL	1.5' x 4'	7-12yr	LOW	
DB	6	CAROL MACKIE DAPHNE	5 GAL	4' x 4'	7-12yr	LOW	
EK2	50	MANHATTAN EUONYMUS	5 GAL	4' x 6'	7-12yr	LOW	
JC	121	ARMSTRONG JUNIPER	5 GAL	4' x 4'	7-12yr	LOW	
JUB	92	BLUE CHIP JUNIPER	5 GAL	8' x 7'	7-12yr	LOW	
JH	168	HUGHES JUNIPER	5 GAL	1.5' x 6'	7-12yr	LOW	
JUA	73	ARCADIA JUNIPER	5 GAL	2' x 6'	7-12yr	LOW	
JB	26	BUFFALO JUNIPER	5 GAL	1.5' x 6'	7-12yr	LOW	
JSS	100	SIERRA SPREADER JUNIPER	5 GAL	1.5' x 6'	7-12yr	LOW	
JC2	4	COLOGREEN JUNIPER	5 GAL	15' x 5'	7-12yr	LOW	
JS2	21	SKYROCKET JUNIPER	10 GAL	20' x 3'	7-12yr	LOW	
JO	224	OLD GOLD JUNIPER	5 GAL	4' x 4'	7-12yr	LOW	
JS	62	SEA GREEN JUNIPER	5 GAL	8' x 6'	7-12yr	LOW	
WBM	133	MUGO PINE	5 GAL	2' x 3'	7-12yr	LOW	
TD2	2	DENSE YEW	5 GAL	4' x 6'	7-12yr	MODERATE	
TOTAL	1,242						
Percentage of Total 50%							
Grasses	Quantity	Common Name	SIZE	MATURE HEIGHT	YEARS TO MATURITY	IRR_ZONE	
BB	496	BLONDE AMBITION BLUE GRAMA	1 GAL	3' x 2'	3yr	LOW	
FRG	378	FEATHER REED GRASS	1 GAL	5' x 30'	3yr	LOW-MOD	
CL	35	WOOD OATS	1 GAL	2' x 2'	3yr	LOW	
FE	27	BLUE FESCUE	1 GAL	1' x 1'	3yr	LOW	
HS	70	BLUE OAT GRASS	1 GAL	2.5' x 2.5'	3yr	LOW	
MM	60	MORNING LIGHT MAIDEN GRASS	1 GAL	5' x 3'	3yr	LOW-MOD	
IMV	5	VARIEGATED MAIDEN GRASS	1 GAL	5' x 3'	3yr	MODERATE	
DMS	5	DWARF MAIDEN GRASS	1 GAL	3-4' x 3'	3yr	MODERATE	
INP	203	MEXICAN FEATHER GRASS	1 GAL	2' x 2'	3yr	LOW	
PCZ	157	SWITCH GRASS	1 GAL	3' x 2'	3yr	LOW	
TOTAL	1,436						
Percentage of Total 47%							
Perennials	Quantity	Common Name	SIZE	MATURE HEIGHT	YEARS TO MATURITY	IRR_ZONE	
DAY	9	STELLA DE ORO DAYLILY	1 GAL	1.5' x 1'	1yr	MODERATE	
PX	3	PEONY	1 GAL	1' x 1'	1yr	LOW	
PM2	28	PENSTEMON	1 GAL	2.5' x 1-4'	1yr	LOW	
BES	17	GOLDSTURM BLACK-EYED SUSAN	1 GAL	2' x 2'	1yr	LOW-MOD	
MNS	40	MAYNIGHT SALVIA	1 GAL	2' x 2'	1yr	LOW	
VCZ	7	COMMON PERIWINKLE	1 GAL	1' x 2'	1yr	LOW	
TOTAL	104						
Percentage of Total 7%							
Ground Cover	Area	Common	Percentage of Landscape Area				
NATIVE SEED	184,388 SF	NATIVE LOW GROW SEED MIX	55.2%				
SOD	54,913 SF	SOD - DROUGHT TOLERANT	16.4%				
WOOD MULCH	86,352 SF	FESCUE / BLUEGRASS 80/20 MIX	25.8%				
CRUSHER FINE	5,700 SF	SHREDDED BROWN WOOD MULCH	1.7%				
DOG PARK	2,938 SF	CRUSHER FINES - GRAY	0.9%				
SAND	2,938 SF	SAND	0.9%				
TOTAL	334,291 SF						



PREPARED FOR CENTURY COMMUNITIES



PROJECT

COMPARK VILLAGE SOUTH

TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO 80134

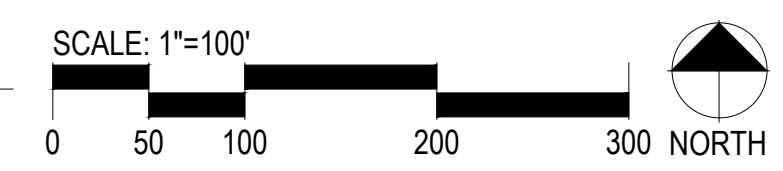
SHEET TITLE

MASTER LANDSCAPE PLAN

SHEET NUMBER

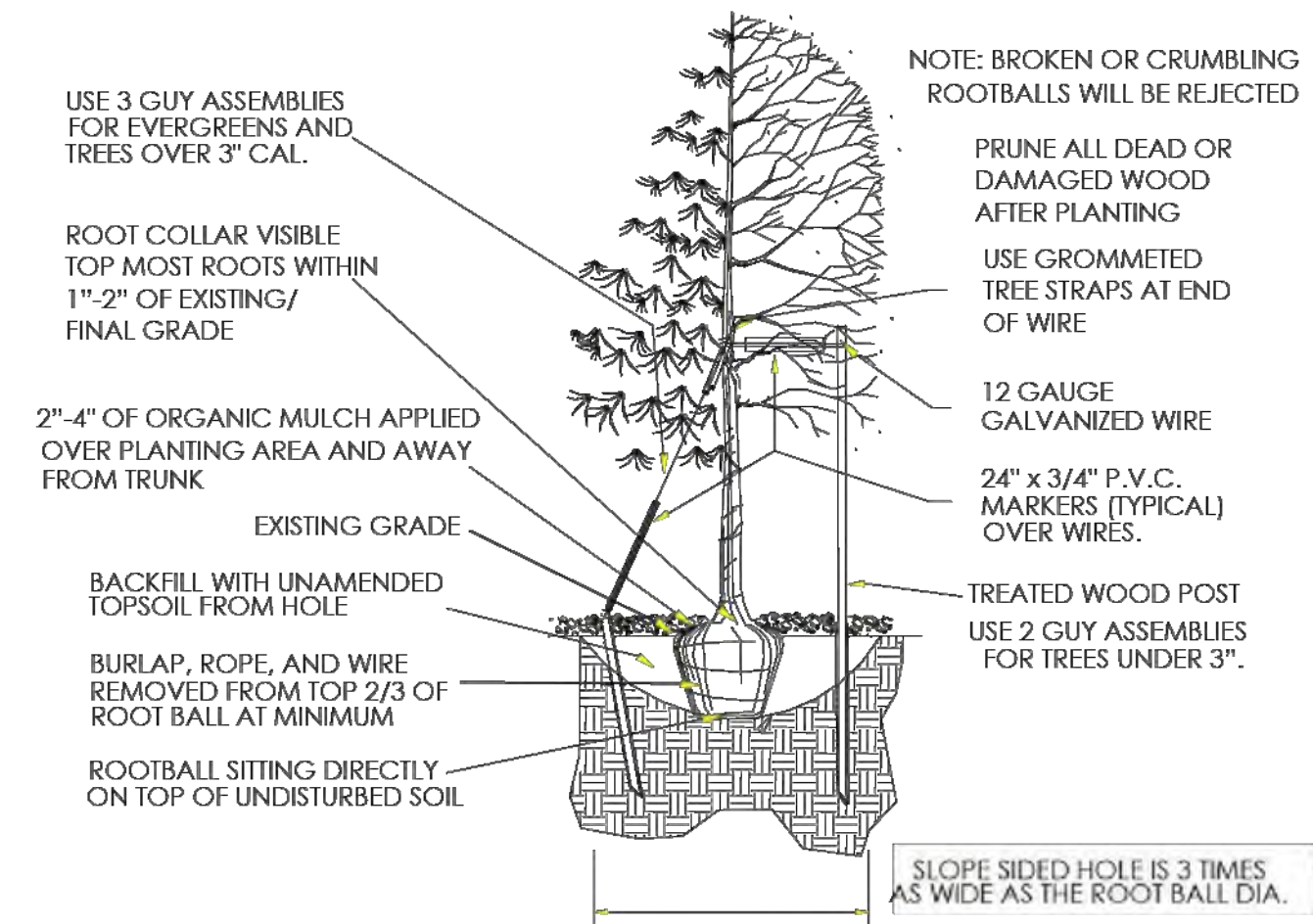
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1 MASTER LANDSCAPE PLAN

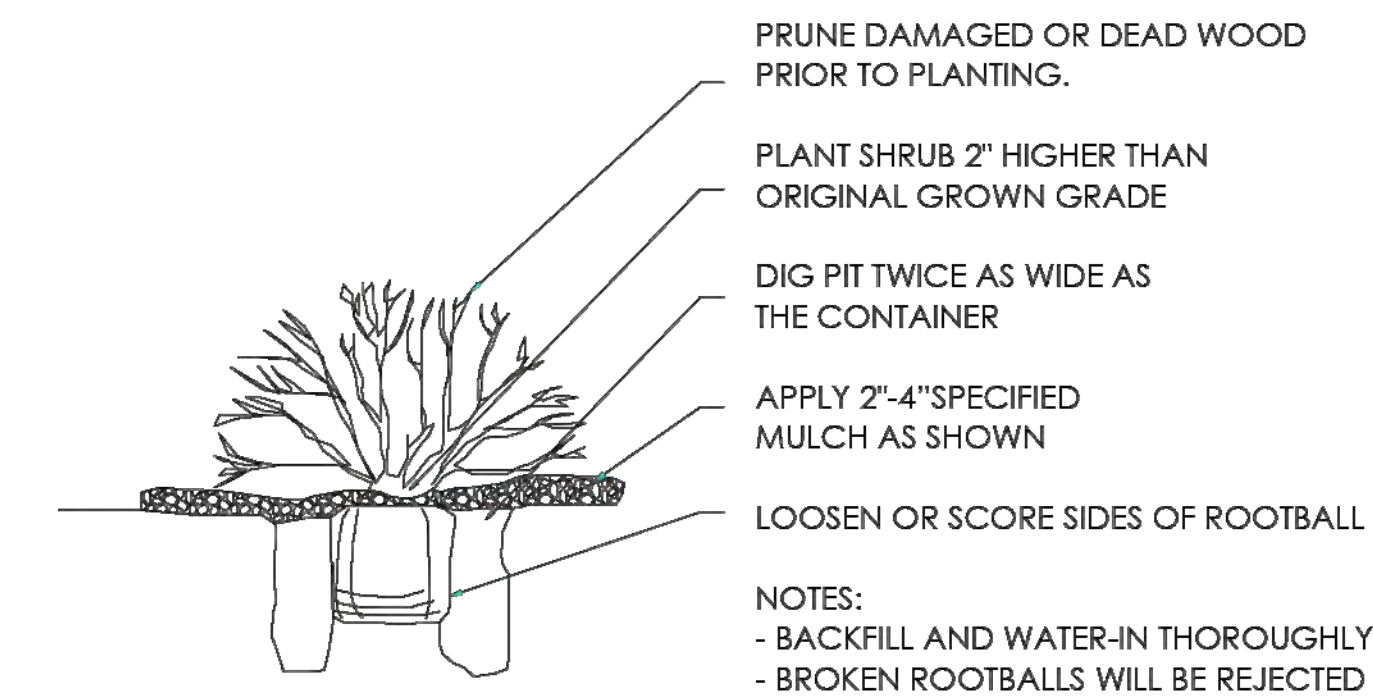


COMPARK VILLAGE SOUTH  
F1 AMD 2 - MULTIFAMILY  
SITE PLAN

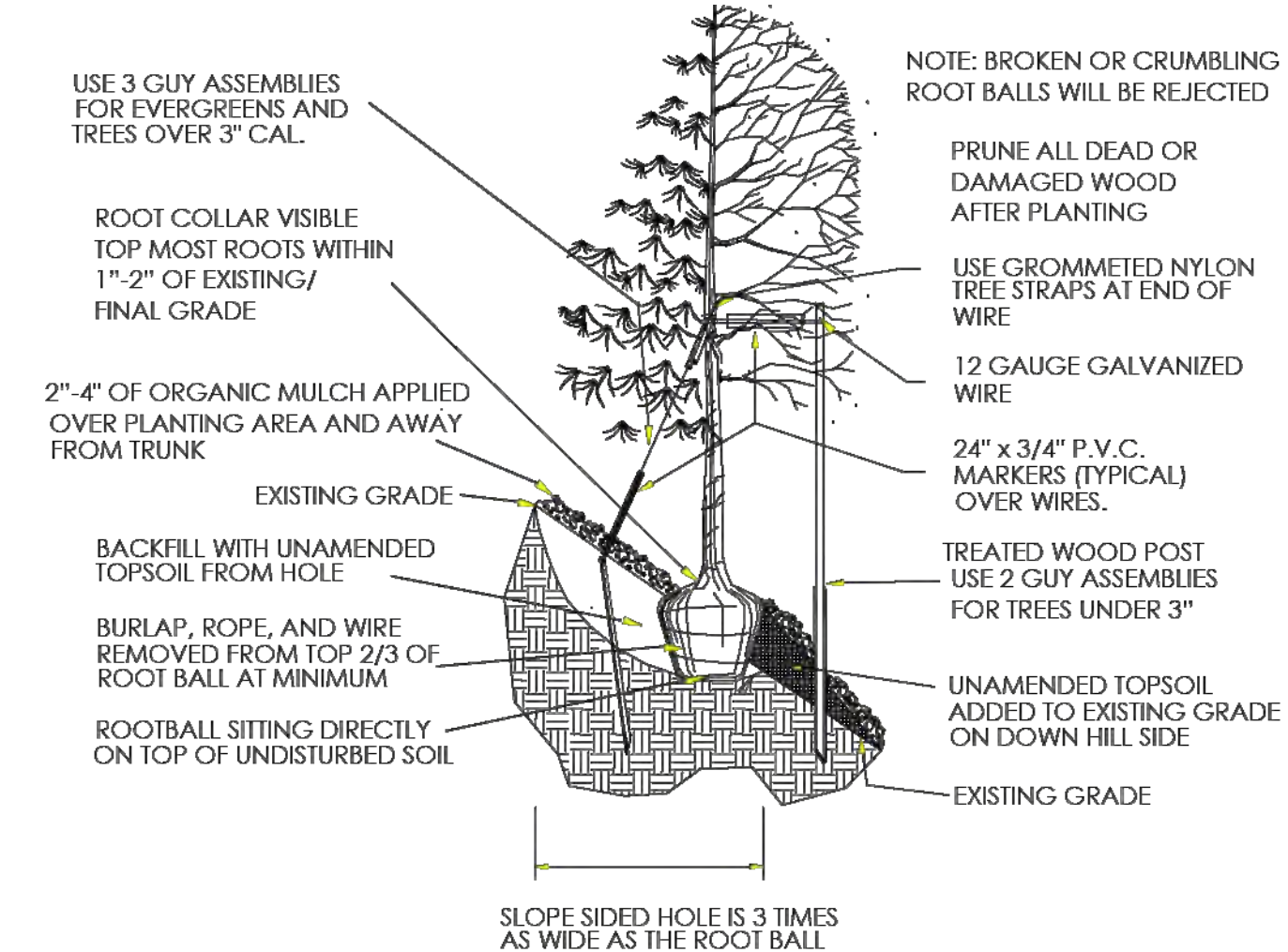
LOT 1, COMPARK VILLAGE FILING NO. 1, AMEND NO. 2  
SOUTH HALF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN  
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO



1 Town of Parker - Tree Planting Detail  
Scale: NTS



2 Town of Parker - Shrub Planting Detail  
Scale: NTS



3 Town of Parker - Tree Planting Detail - Slopes  
Scale: NTS

GENERAL NOTES

- NO SUBSTANTIAL CHANGE FROM THE APPROVED LANDSCAPE PLAN WITHOUT PRIOR REVIEW OF THE PARKER WATER AND SANITATION DISTRICT, WHICH MAY REQUIRE ADDITIONAL IRRIGATION TAPS FOR CHANGES DUE TO MORE WATER INTENSIVE LANDSCAPING.
- ALL LANDSCAPING (EDGE OF ROOT BALLS) SHALL BE SETBACK FROM BUILDINGS A MINIMUM OF 3'.
- ABSOLUTELY NO IRRIGATION EQUIPMENT OF ANY KIND IS TO BE INSTALLED OR PLACED CLOSER THEN 5'-0" TO THE STRUCTURAL FOUNDATION OF ANY BUILDING.

LANDSCAPE NOTES

- ALL WORK SHALL CONFORM TO LOCAL CITY AND COUNTY CODES. CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES, LINES AND STRUCTURES PRIOR TO EXCAVATION OR TRENCHING. DAMAGE TO THESE UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER OR LANDSCAPE ARCHITECT.
- PLANT QUANTITIES TO BE BASED ON CONTRACTOR'S ESTIMATE ACCORDING TO PLANS, WHICH ARE SUBJECT TO APPROVAL BY LANDSCAPE ARCHITECT
- GRAPHIC SYMBOLS PRESIDE OVER WRITTEN PLANT QUANTITIES, (IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN GRAPHIC AND LANDSCAPE LEGEND, THE PLANT MATERIAL QUANTITY AS DETERMINED BY THE PLAN GRAPHIC SHALL TAKE PRECEDENCE.)
- ALL TREE AND SHRUB LOCATIONS SHALL BE STAKED BY THE CONTRACTOR AND APPROVED BY THE OWNER, OR LANDSCAPE ARCHITECT.
- PLANT SUBSTITUTIONS WILL NOT BE PERMITTED WITHOUT APPROVAL BY THE OWNER OR LANDSCAPE ARCHITECT.
- ALL TURF AREAS TO BE SPRAY IRRIGATED. ALL SHRUB BEDS TO BE DRIP IRRIGATED. ALL PERENNIAL AREAS TO BE IRRIGATED WITH 12" POP-UP SPRAY HEADS UNLESS OTHERWISE NOTED. THIS SYSTEM IS AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM.
- WINTER PROTECTION AND WATERING OF TREES SHALL BE PROVIDED WHEN NECESSARY TO MAINTAIN THE HEALTH AND SURVIVAL OF PLANT MATERIAL.
- WOOD MULCH TO BE SHREDDED WESTERN RED CEDAR BARK MULCH.
- SOD TO BE BLACK BEAUTY FESCUE.
- DOG AREA MIX TO BE BUFFALO GRASS SEED MIX.
- SEED MIXES TO BE SUPPLIED BY PAVNEE BUTTES SEED INC.
- REFER TO PAVNEE BUTTES SEED INC. FOR SEEDING RATES
- ALL AREAS DISTURBED BY GRADING OPERATIONS TO BE SEEDDED WITH NATIVE SEED MIX
- ALL TREE RINGS TO BE MULCHED WITH WOOD MULCH TO A DEPTH OF 3 INCHES MINIMUM WITH NO LANDSCAPE FABRIC
- ALL SHRUB BEDS TO BE MULCHED WITH WOOD MULCH TO A DEPTH OF 3 INCHES MINIMUM WITH LANDSCAPE FABRIC.
- FOR TREES IN SOD OR NATIVE GRASS, ALLOW A 2' DIAMETER BED WITHOUT SOD AROUND ROOT COLLAR. APPLY 3" DEPTH OF WOOD MULCH OVER 2' DIAMETER BED FOLLOWING SOD INSTALLATION.
- ALL SHRUB AND SOD AREAS SHALL RECEIVE THE FOLLOWING SOIL AMENDMENTS PER 1000 S.F.: 4 CUBIC YARDS "SUPREME ORGANICS" COMPOST (50% COW MANURE, 50% WOOD FINES) OR APPROVED EQUAL, PLUS 15 LBS. OF 20-10-5 COMMERCIAL FERTILIZER. ROT-TILL TO A MINIMUM DEPTH OF 6".
- PLANTS SHALL BE INSTALLED IMMEDIATELY UPON DELIVERY TO SITE. IF THIS IS NOT POSSIBLE, PLANTS SHALL BE HEELED IN AND WATERED TO PREVENT DEHYDRATION
- PLANTING PITS SHALL BE EXCAVATED TO A MINIMUM OF TWICE THE WIDTH OF THE ROOTBALL. DO NOT DISTURB SOIL

- AT THE BOTTOM OF PIT BUT SCARIFY SIDES TO PREVENT GLAZING
- PLANTS SHOULD BE THOROUGHLY WATERED IMMEDIATELY AFTER PLANTING, ALLOWING WATER TO SOAK DOWN AND FILL REMAINDER OF HOLE WITH LOOSE SOIL. WITHOUT FURTHER PACKING, A MOUND OF SOIL SHALL BE FORMED AROUND THE EDGE OF EACH TREE PIT TO FORM A SHALLOW SAUCER.
- AFTER PLANT INSTALLATION, ALL PLANT MATERIAL SHALL BE PLACED WITH THEIR ROOT COLLARS SLIGHTLY HIGHER THAN FINISH GRADE. (3" HIGHER FOR TREES.)
- LANDSCAPING SHALL BE PLANTED AND MAINTAINED BY THE OWNER, SUCCESSOR, AND/OR ASSIGNS. SHOULD ANY PLANT MATERIAL DIE, IT SHALL BE REPLACED WITH SIMILAR PLANT MATERIAL WITHIN ONE PLANTING SEASON.
- LANDSCAPE AND SCREENING MAINTENANCE AND REPLACEMENT: THE PROPERTY OWNER SHALL MAINTAIN THE LANDSCAPING PLAN AS ORIGINALLY APPROVED, AND PROVIDE FOR REPLACEMENT OF PLANT MATERIALS THAT HAVE DIED OR HAVE OTHERWISE BEEN DAMAGED OR REMOVED, AND MAINTENANCE OF ALL NON-LIVE LANDSCAPING MATERIALS. IN THIS CASE, LIVE MATERIAL IS TO BE MAINTAINED AND REPLACED BY THE CONTRACTOR WHICH SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL INSPECTION
- ALL LANDSCAPE SHOWN ON THESE PLANS SHALL BE MAINTAINED IN A NEAT AND ADEQUATE MANNER. REQUIRED MAINTENANCE ACTIVITIES SHALL INCLUDE, BUT NOT BE LIMITED TO TRIMMING OF HEDGES, ADEQUATE IRRIGATION, REPLACEMENT OF DEAD, DISEASED OR UNSIGHTLY LANDSCAPING, REMOVAL OF WEEDS FROM PLANTING AREAS, AND APPROPRIATE PRUNING OF PLANT MATERIALS.
- CONTRACTOR SHALL STAKE OUT ALL KEY AREAS INCLUDING BUT NOT LIMITED TO SIDE WALKS, STEEL EDGING, PLANT BEDS, TREE AND SHRUB LOCATIONS AND OBTAIN APPROVAL BY THE LANDSCAPE ARCHITECT OR DEVELOPER (MAKING MODIFICATIONS AS MAY BE REQUIRED AT NO ADDITIONAL COST), PRIOR TO PROCEEDING WITH THE CONSTRUCTION.
- SOIL BACKFILL MIXTURE FOR ALL PERENNIAL BEDS SHALL BE 1/3 COW MANURE, 1/3 IMPORTED TOPSOIL, AND 1/3 ON-SITE SOIL.
- THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND BASE HIS BID ON ACTUAL ON-SITE CONDITIONS AND MEASUREMENTS. ANY DISCREPANCIES, ERRORS OR OMISSIONS ON THE CONSTRUCTION DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT MANAGER. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL REVISIONS DUE TO FAILURE TO GIVE SUCH NOTICE.
- CONTRACTOR SHALL SEED ALL NON-SODDED AND NON-IRRIGATED SODDED AREAS WHICH ARE DISTURBED BY GRADING WITH THE DOUGLAS COUNTY PERMANENT DRILL SEED MIX.
- THE CONTRACTOR OR AN OWNER'S REPRESENTATIVE WILL MONITOR THE ESTABLISHMENT OF SEEDDED AREAS ON A MONTHLY BASIS FROM APRIL 15TH TO OCTOBER 15TH FOR THE FIRST THREE YEARS AFTER INSTALLATION. AREAS OF POOR GERMINATION OR GROWTH AND AREAS OF EROSION OR WEED INFESTATION WILL BE CORRECTED BY THE CONTRACTOR.
- THE CONTRACTOR SHALL RESTORE ANY AND ALL DAMAGE DUE TO HIS CONSTRUCTION OPERATIONS TO THEIR ORIGINAL STATE AT HIS EXPENSE.
- IF ANY TRANSFORMERS, GROUND-MOUNTED HVAC UNITS, UTILITY PEDESTALS AND SIMILAR FEATURES ARE NOT SHOWN ON THE LANDSCAPE PLANS, ADDITIONAL LANDSCAPING AND SCREENING MAY BE REQUIRED BASED UPON FIELD CONDITIONS DURING THE SITE INSPECTION PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, OR FINAL INSPECTION AS APPLICABLE.

LANDSCAPE MAINTENANCE

- LANDSCAPING SHALL BE PLANTED AND MAINTAINED BY THE OWNER, SUCCESSOR, AND/OR ASSIGNS. SHOULD ANY PLANT MATERIAL DIE, IT SHALL BE REPLACED WITH SIMILAR PLANT MATERIAL WITHIN ONE PLANTING SEASON.

Increase in Landscape Area and % Live Cover due to the clubhouse courtyard originally excluded from the calculations

A. INTERNAL LANDSCAPING						
NET SITE AREA	LANDSCAPE AREA			% LIVE COVER		
	REQUIRED (45%)	PROVIDED	SURPLUS / DEFICIT	REQUIRED (75%)	PROVIDED	SURPLUS / DEFICIT
653,303.1	293,986.4	334,291.0	40,304.6	241,524.0	296,597.0	55,073.0

\*Parking lot island landscape area is not included in this calculation.

INTERNAL LANDSCAPE AREA (SF)	TREE REQUIREMENT 1/1,500 SF			SHRUB REQUIREMENT 5/1,500 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
334,291.0	223	240	17	1,114	2,739	1,625	-	-	-
MIN. AND MAX EVERGREEN REQUIREMENT	25% & 50%	56	91 = 31%	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	SURPLUS / DEFICIT	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	2,040	51	54	3	255	401	146	-	-	
NORTH PROPERTY BOUNDARY	1,486	37	51	14	186	206	20	-	-	
MIN. EVERGREEN REQUIREMENT	40%	35	51 = 49%	16	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
	16,239	100	50	-50	501	1002	501	501	54	104

\*Trees were provided in all parking lot islands where utility conflicts were not present.

TOTAL PARKING LOT AREA	LANDSCAPE AREA			
	AREA	REQUIRED (10%)	PROVIDED	SURPLUS / DEFICIT
	160,238	16,024	16,239	215

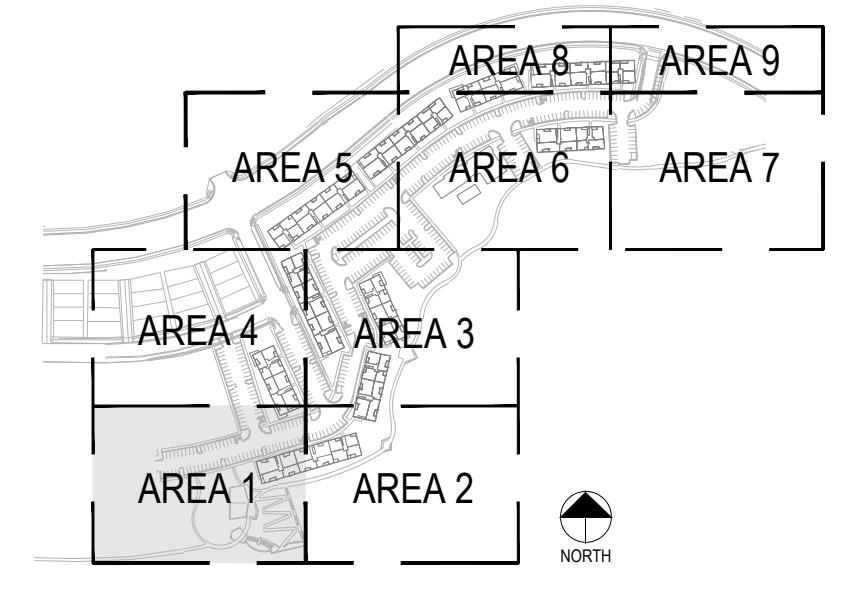


DATE	DESCRIPTION	BY	CHKD	APPR
08/26/2022				
12/05/2022	100% CD SET - REVISION			
01/04/2023	UPDATE			
05/12/2023	RFL 20			
02/22/2024	RFL 152			
03/29/2024	RFL 182			
04/05/2024	RFL 179 & 186			
05/21/2024	RFL 217			

COMPARK VILLAGE SOUTH  
PRIVATE IMPROVEMENT  
CONSTRUCTION PLANS



DATE: 05/14/2024  
SHEET: LANDSCAPE NOTES  
LP0.2



LANDSCAPE KEY



PREPARED FOR CENTURY COMMUNITIES



PROJECT

COMPARK VILLAGE SOUTH

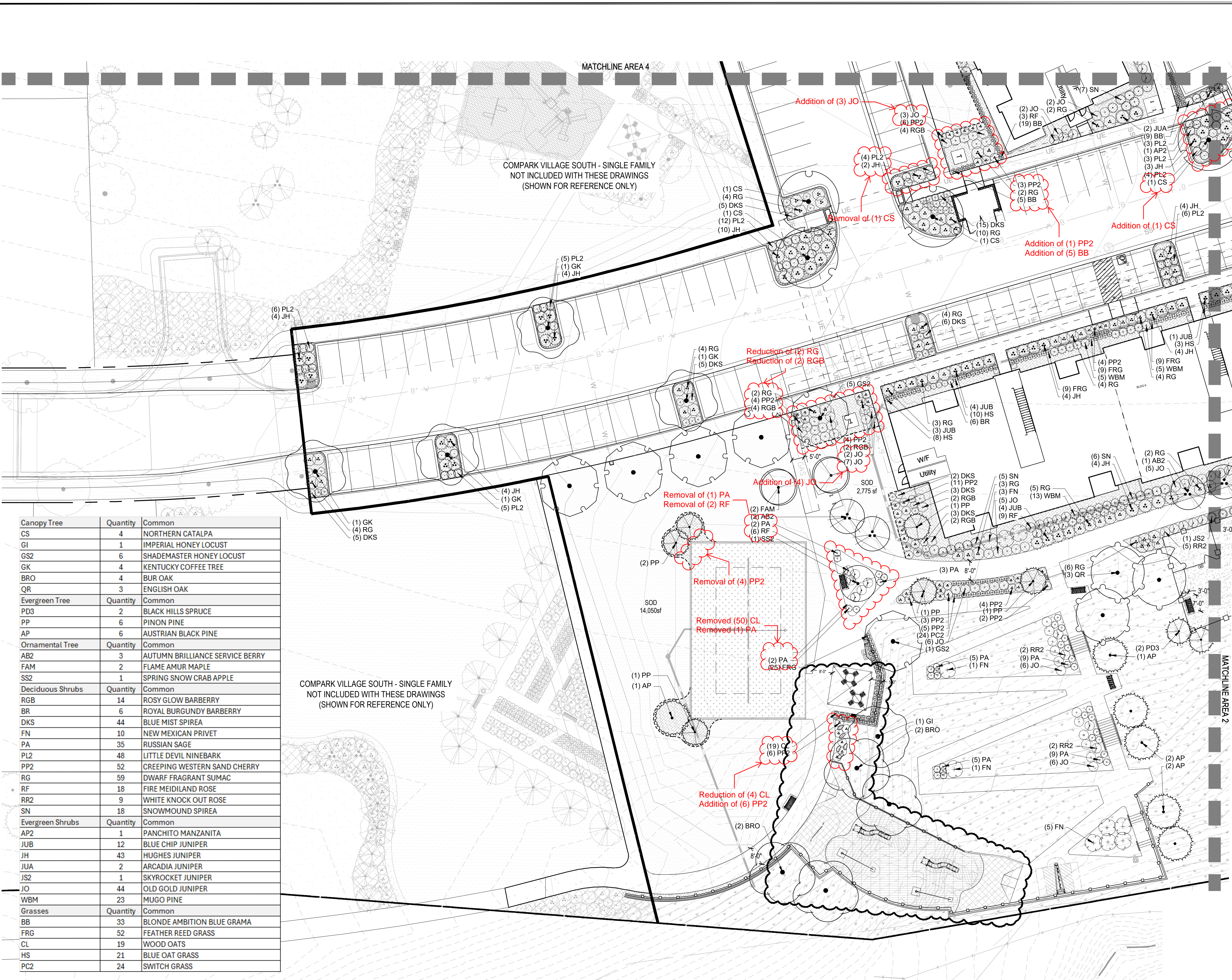
TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO 80134

SHEET TITLE

LANDSCAPE PLAN AREA 1

SHEET NUMBER

14



MATCHLINE AREA 4

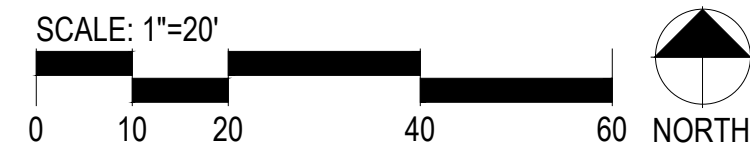
COMPARK VILLAGE SOUTH - SINGLE FAMILY NOT INCLUDED WITH THESE DRAWINGS (SHOWN FOR REFERENCE ONLY)

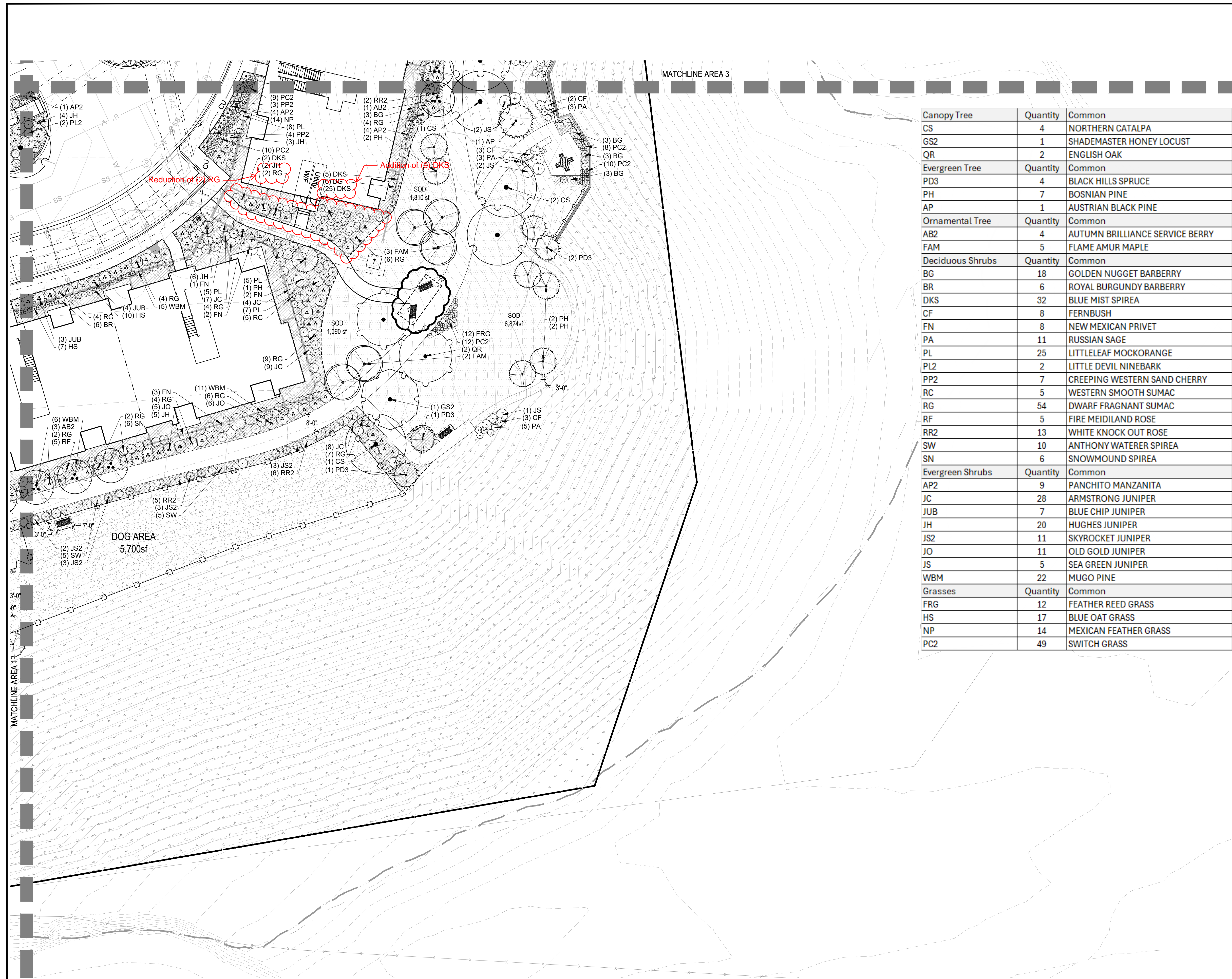
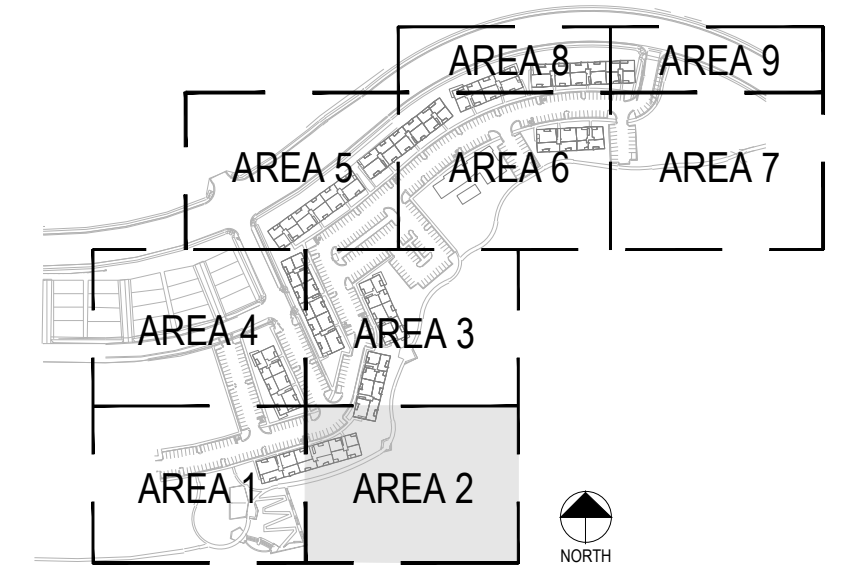
COMPARK VILLAGE SOUTH - SINGLE FAMILY NOT INCLUDED WITH THESE DRAWINGS (SHOWN FOR REFERENCE ONLY)

MATCHLINE AREA 2

Canopy Tree	Quantity	Common
CS	4	NORTHERN CATALPA
GI	1	IMPERIAL HONEY LOCUST
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 SERVICE BERRY
FAM	2	FLAME AMUR MAPLE
SS2	1	SPRING SNOW CRAB APPLE
Deciduous Shrubs	Quantity	Common
RGB	14	ROSY GLOW BARBERRY
BR	6	ROYAL BURGUNDY BARBERRY
DKS	44	BLUE MIST SPIREA
FN	10	NEW MEXICAN PRIVET
PA	35	RUSSIAN SAGE
PL2	48	LITTLE DEVIL NINEBARK
PP2	52	CREEPING WESTERN SAND CHERRY
RG	59	DWARF FRAGRANT SUMAC
RF	18	FIRE MEIDLAND 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	43	HUGHES JUNIPER
JUA	2	ARCADIA JUNIPER
JS2	1	SKYROCKET JUNIPER
JO	44	OLD GOLD JUNIPER
WBM	23	MUGO PINE
Grasses	Quantity	Common
BB	33	BLONDE AMBITION BLUE GRAMA
FRG	52	FEATHER REED GRASS
CL	19	WOOD OATS
HS	21	BLUE OAT GRASS
PC2	24	SWITCH GRASS

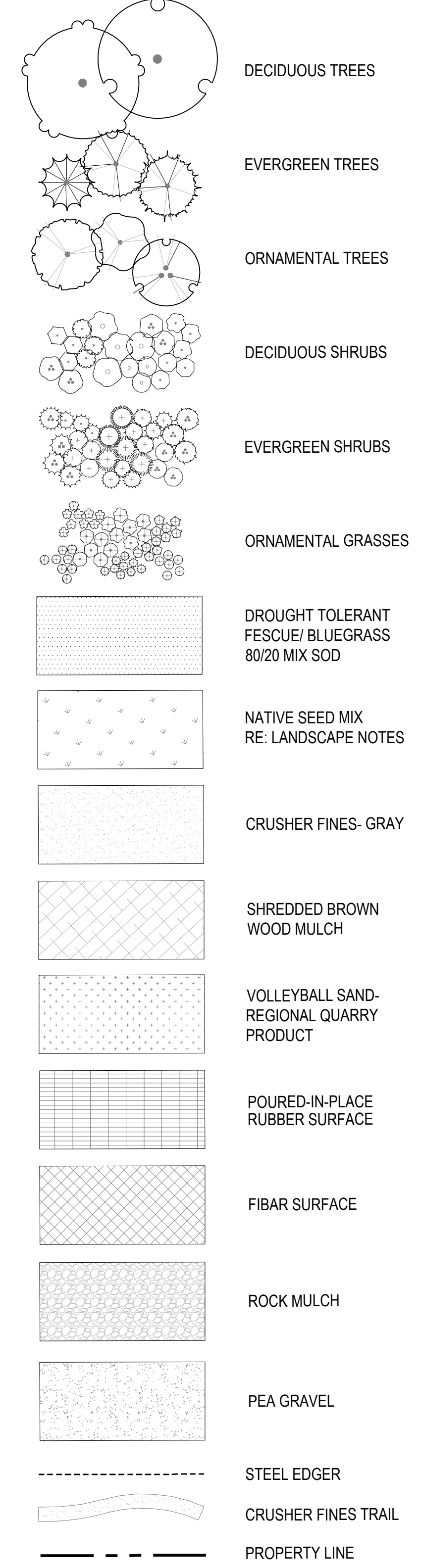
1 LANDSCAPE AREA 1





Canopy Tree	Quantity	Common
CS	4	NORTHERN CATALPA
GS2	1	SHADEMASTER HONEY LOCUST
QR	2	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 SERVICE BERRY
FAM	5	FLAME AMUR MAPLE
Deciduous Shrubs	Quantity	Common
BG	18	GOLDEN NUGGET BARBERRY
BR	6	ROYAL BURGUNDY BARBERRY
DKS	32	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	54	DWARF FRAGRANT SUMAC
RF	5	FIRE MEIDLAND ROSE
RR2	13	WHITE KNOCK OUT ROSE
SW	10	ANTHONY WATERER SPIREA
SN	6	SNOWMOUND SPIREA
Evergreen Shrubs	Quantity	Common
AP2	9	PANCHITO MANZANITA
JC	28	ARMSTRONG JUNIPER
JUB	7	BLUE CHIP JUNIPER
JH	20	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 FEATHER GRASS
PC2	49	SWITCH GRASS

LANDSCAPE KEY



PREPARED FOR CENTURY COMMUNITIES



PROJECT

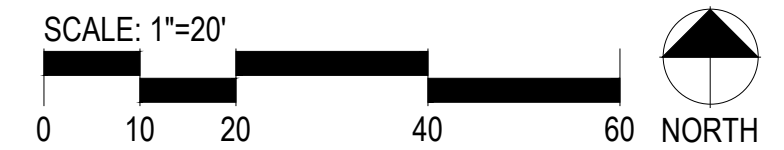
COMPARK VILLAGE SOUTH

TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO 80134

SHEET TITLE

LANDSCAPE PLAN AREA 2

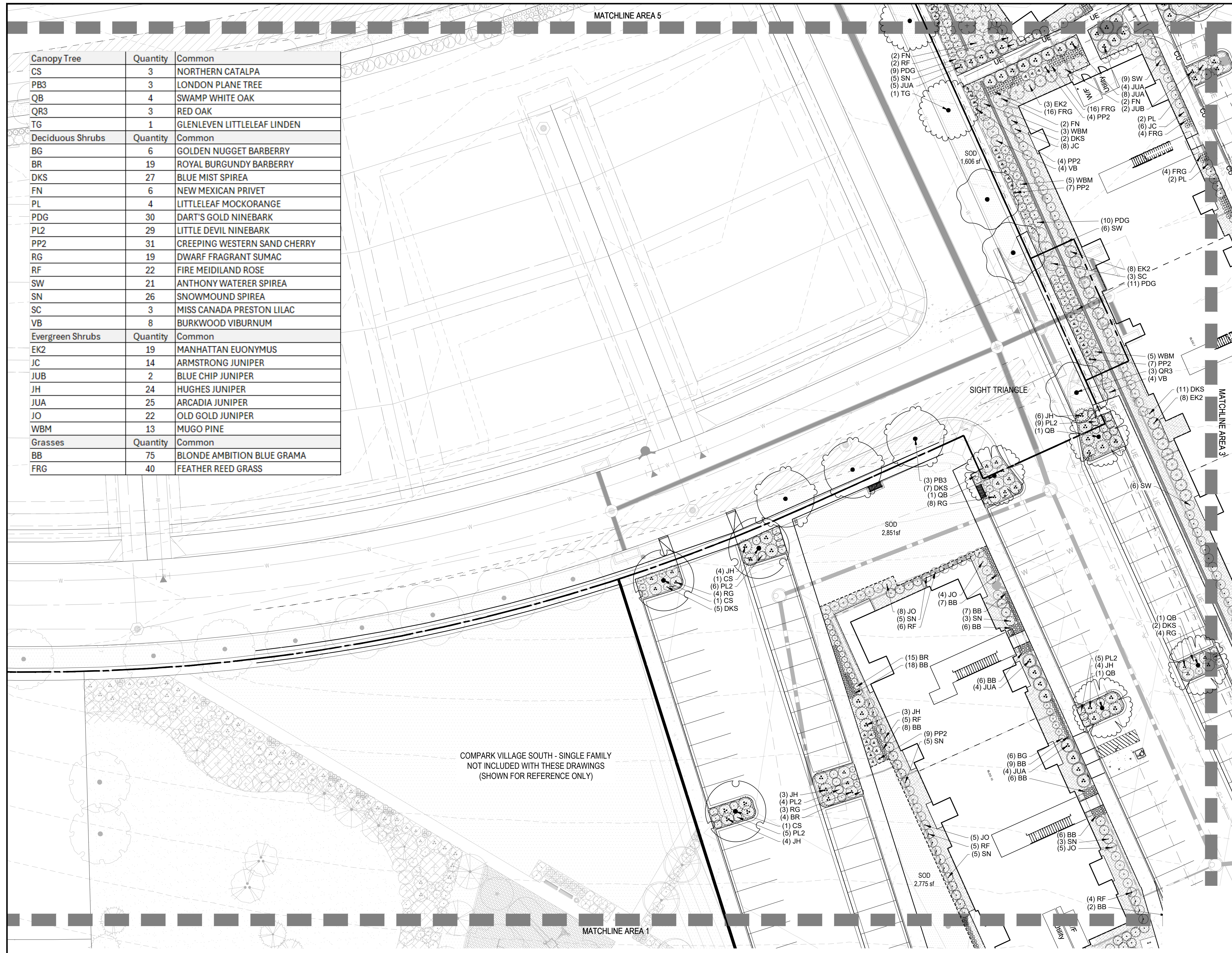
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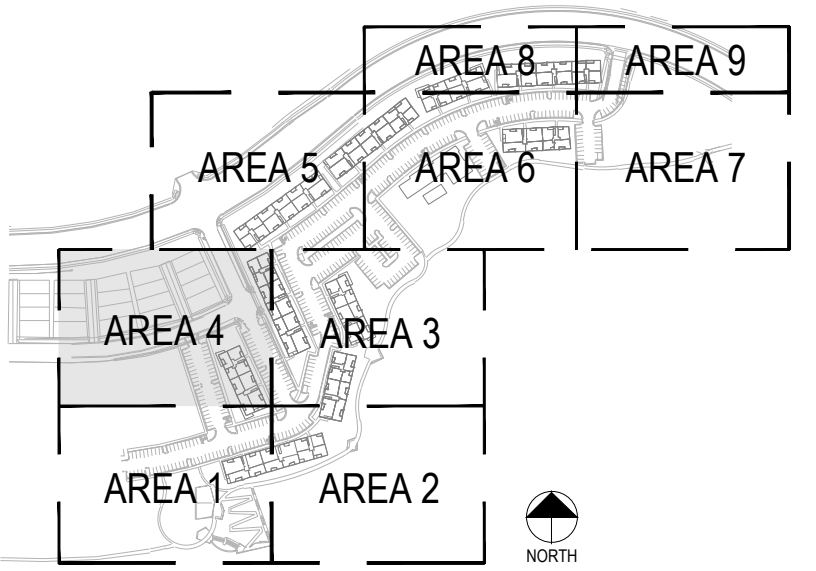
MATCHLINE AREA 5

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 MEIDLAND ROSE
SW	21	ANTHONY WATERER SPIREA
SN	26	SNOWMOUND SPIREA
SC	3	MISS CANADA PRESTON LILAC
VB	8	BURKWOOD VIBURNUM
Evergreen Shrubs	Quantity	Common
EK2	19	MANHATTAN EUONYMUS
JC	14	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	75	BLONDE AMBITION BLUE GRAMA
FRG	40	FEATHER REED GRASS



COMPARK VILLAGE SOUTH - SINGLE FAMILY NOT INCLUDED WITH THESE DRAWINGS (SHOWN FOR REFERENCE ONLY)

MATCHLINE AREA 1



LANDSCAPE KEY

- DECIDUOUS TREES
- EVERGREEN TREES
- ORNAMENTAL TREES
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES
- DROUGHT TOLERANT FESCUE/BLUEGRASS 80/20 MIX SOD
- NATIVE SEED MIX RE: LANDSCAPE NOTES
- CRUSHER FINES- GRAY
- SHREDDED BROWN WOOD MULCH
- VOLLEYBALL SAND- REGIONAL QUARRY PRODUCT
- POURED-IN-PLACE RUBBER SURFACE
- FIBAR SURFACE
- ROCK MULCH
- PEA GRAVEL
- STEEL EDGER
- CRUSHER FINES TRAIL
- PROPERTY LINE

PROJECT NUMBER  
65120950

DRAWN BY  
TV

DATE  
09/22/2025



PREPARED FOR CENTURY COMMUNITIES



PROJECT

**COMPARK VILLAGE SOUTH**

TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO 80134

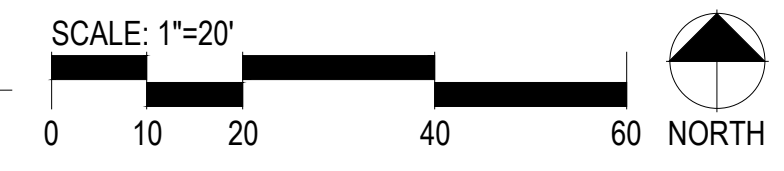
SHEET TITLE

**LANDSCAPE PLAN AREA 4**

SHEET NUMBER

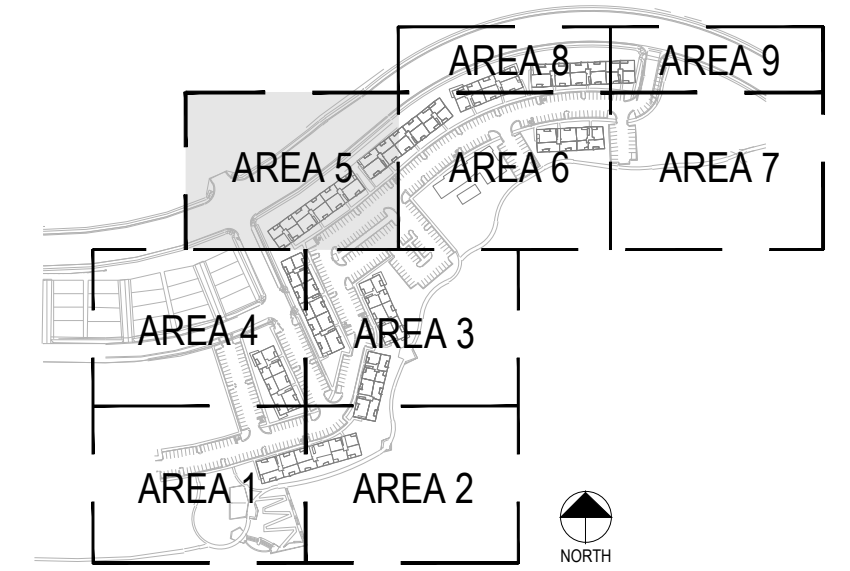
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1 LANDSCAPE AREA 4



Canopy Tree	Quantity	Common
CS	6	NORTHERN CATALPA
GI	5	IMPERIAL HONEY LOCUST
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	16	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 MEIDLAND ROSE
SW	10	ANTHONY WATERER SPIREA
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	40	PANCHITO MANZANITA
EK2	3	MANHATTAN EUONYMUS
JC	13	ARMSTRONG JUNIPER
JUB	3	BLUE CHIP JUNIPER
JH	28	HUGHES JUNIPER
JUA	12	ARCADIA JUNIPER
JB	8	BUFFALO JUNIPER
JS3	19	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 FEATHER GRASS

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



LANDSCAPE KEY

- DECIDUOUS TREES
- EVERGREEN TREES
- ORNAMENTAL TREES
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES
- DROUGHT TOLERANT FESCUE/BLUEGRASS 80/20 MIX SOD
- NATIVE SEED MIX RE: LANDSCAPE NOTES
- CRUSHER FINES-GRAY
- SHREDDED BROWN WOOD MULCH
- VOLLEYBALL SAND-REGIONAL QUARRY PRODUCT
- POURED-IN-PLACE RUBBER SURFACE
- FIBAR SURFACE
- ROCK MULCH
- PEA GRAVEL
- STEEL EDGER
- CRUSHER FINES TRAIL
- PROPERTY LINE

PROJECT NUMBER  
65120950

DRAWN BY  
TV

DATE  
09/22/2025



PREPARED FOR CENTURY COMMUNITIES



PROJECT

COMPARK VILLAGE SOUTH

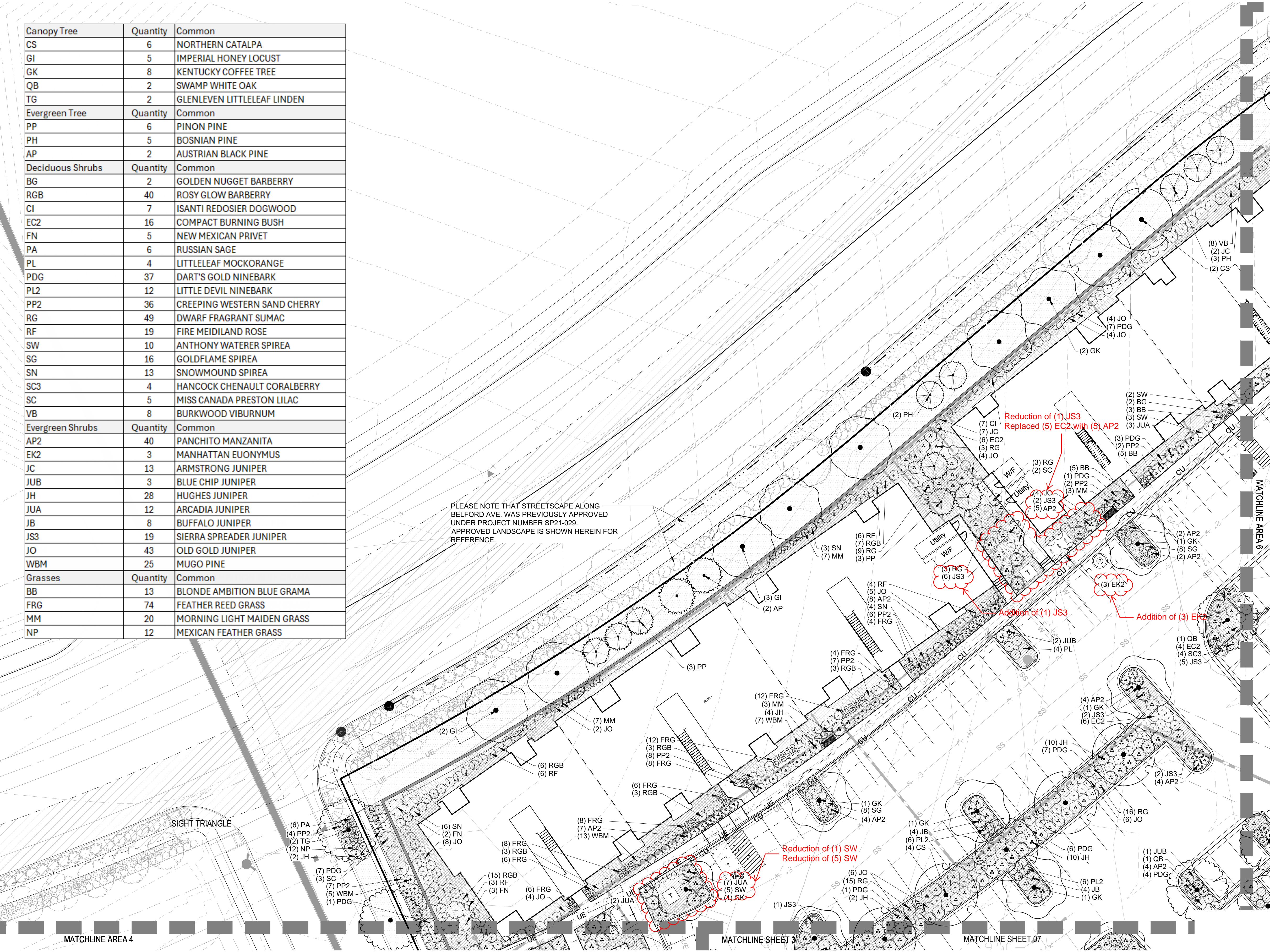
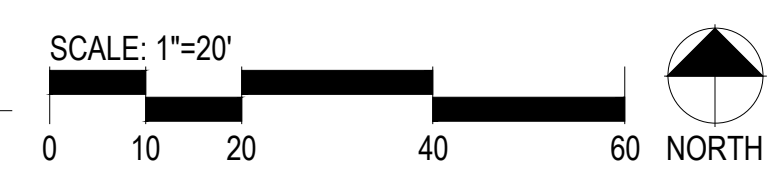
TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO 80134

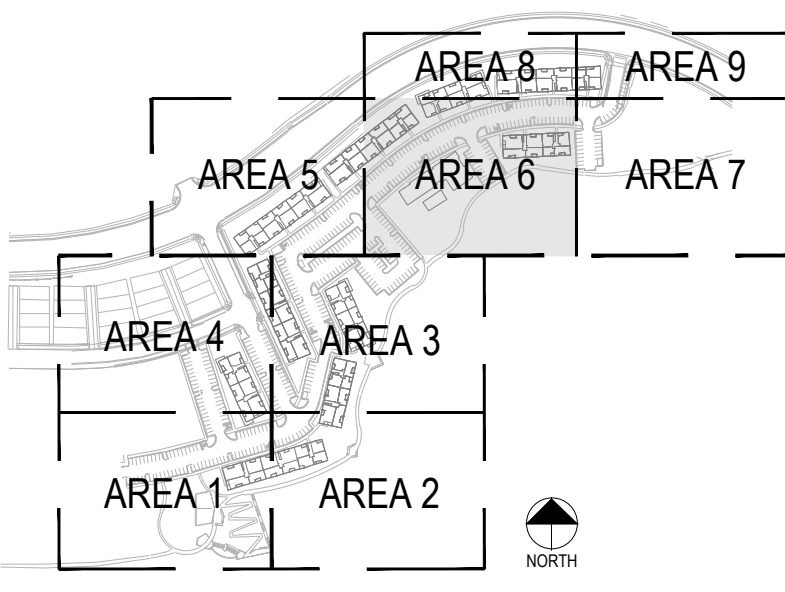
SHEET TITLE

LANDSCAPE PLAN AREA 5

SHEET NUMBER  
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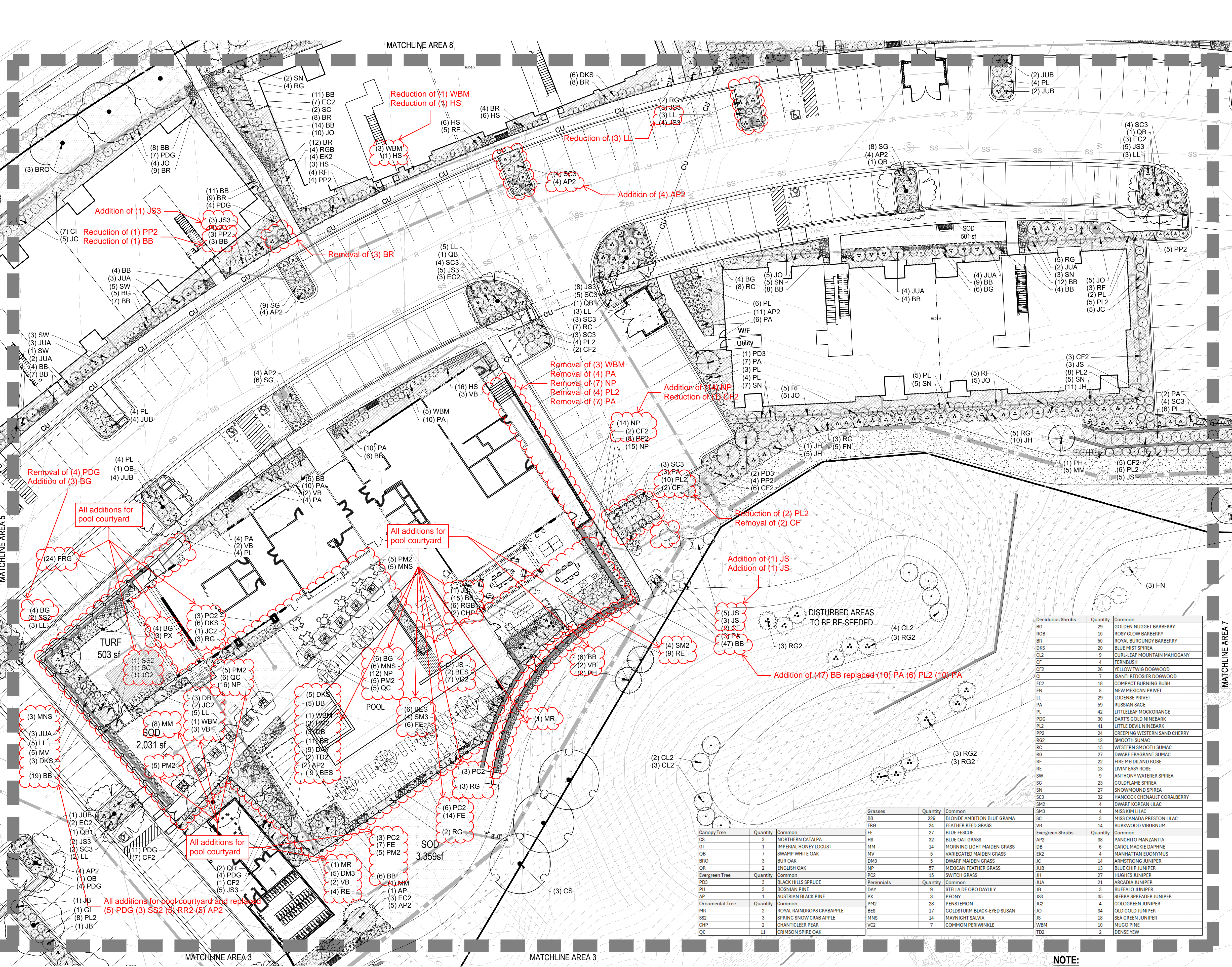
1 LANDSCAPE AREA 5



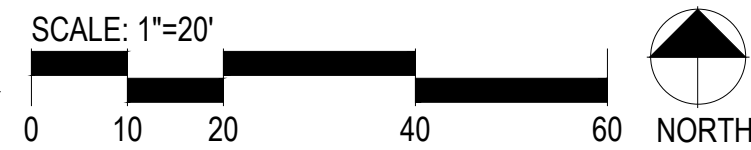


**LANDSCAPE KEY**

- DECIDUOUS TREES
- EVERGREEN TREES
- ORNAMENTAL TREES
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES
- DROUGHT TOLERANT FESCUE/BLUEGRASS 80/20 MIX SOD
- NATIVE SEED MIX RE: LANDSCAPE NOTES
- CRUSHER FINES-GRAY
- SHREDDED BROWN WOOD MULCH
- VOLLEYBALL SAND-REGIONAL QUARRY PRODUCT
- POURED-IN-PLACE RUBBER SURFACE
- FIBER SURFACE
- ROCK MULCH
- PEA GRAVEL
- STEEL EDGER
- CRUSHER FINES TRAIL
- PROPERTY LINE
- FENCE (6' HT.)
- FENCE (43' HT.)



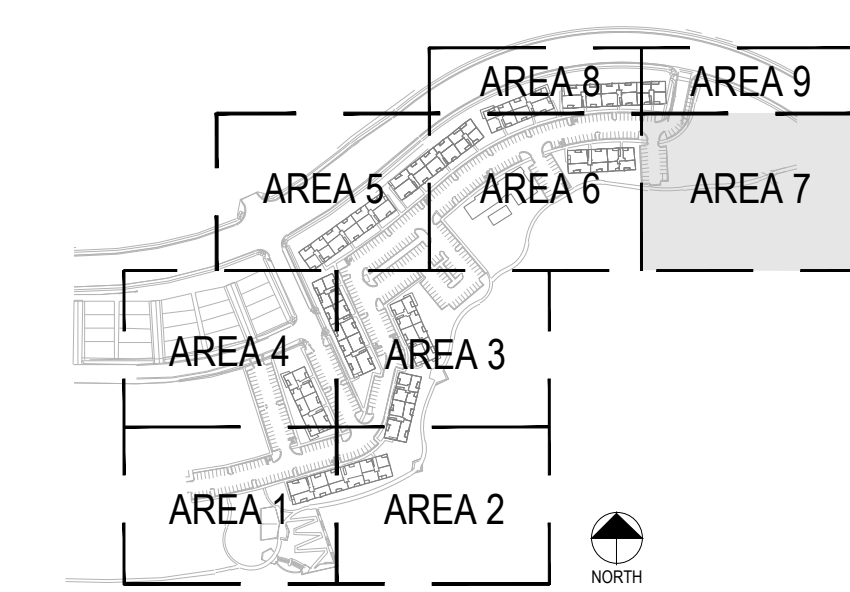
**1 LANDSCAPE AREA 6**



**NOTE:**  
FURNITURE DEPICTED IN POOL AMENITY AREA HAS BEEN SHOWN FOR REFERENCE ONLY.  
RE: INTERIOR DWGS. FOR PRODUCT INFORMATION AND PLACEMENT.

Canopy Tree	Quantity	Common	Quantity	Common	
CS	3	NORTHERN CATALPA	HS	32	BLUE OAT GRASS
GI	1	IMPERIAL HONEY LOCUST	MM	14	MORNING LIGHT MAIDEN GRASS
QB	7	SWAMP WHITE OAK	MV	5	VARIEGATED MAIDEN GRASS
BRO	3	BUR OAK	DM3	5	DWARF MAIDEN GRASS
OR	2	ENGLISH OAK	OR	2	MEXICAN FEATHER GRASS
Evergreen Tree	Quantity	Common	PC2	15	SWITCH GRASS
PD3	3	BLACK HILLS SPRUCE	Perennials	Quantity	Common
PH	3	BOSNIAN PINE	DAY	9	STELLA DE ORO DAYLILY
AP	1	AUSTRIAN BLACK PINE	PX	3	PEONY
Ornamental Tree	Quantity	Common	PM2	28	PENSTEMON
HR	2	ROYAL RAINDROPS CRABAPPLE	BS	17	SCALDSTURM BLACK-EYED SUSAN
SS2	3	SPRING SNOW CRAB APPLE	MNS	14	MAIGNIGHT SALVIA
CHP	2	CHANTICLEER PEAR	VC2	7	COMMON PERIWINKLE
QC	11	CRIMSON SPIRE OAK			

Deciduous Shrubs	Quantity	Common	Quantity	Common	
BG	29	GOLDEN NUGGET BARBERRY	SM3	4	MISS KIM LILAC
RGB	10	ROSY GLOW BARBERRY	SC	3	MISS CANADA PRESTON LILAC
BR	50	ROYAL BURGUNDY BARBERRY	VB	14	BURNING BIRDBURNUM
DKS	20	BLUE MIST SPIREA	AP2	38	PANCHITO MANZANITA
CL2	9	CURL-LEAF MOUNTAIN MAHOAGANY	DB	6	CAROL MACKIE DAPHNE
CF	4	FERNBUSH	EK2	4	MANHATTAN EUONYMUS
CF2	26	YELLOW TWIG DOGWOOD	JC	14	ARMSTRONG JUNIPER
CI	7	ISANTI REDOSIER DOGWOOD	JUB	13	BLUE CHIP JUNIPER
EC2	18	COMPACT BURNING BUSH	JH	27	HUGHES JUNIPER
FN	8	NEW MEXICAN PRIVET	JUA	21	ARCADIA JUNIPER
LL	29	LODENSE PRIVET	JB	3	BUFFALO JUNIPER
PA	59	RUSSIAN SAGE	JSS	35	SIERRA SPREADER JUNIPER
PL	42	LITTLELEAF MOCKORANGE	JC2	4	COLOGREEN JUNIPER
PDG	30	DART'S GOLD NINEBARK	JO	34	OLD GOLD JUNIPER
PL2	41	LITTLE DEVIL NINEBARK	JS	18	SEA GREEN JUNIPER
PP2	24	CREEPING WESTERN SAND CHERRY	WBM	10	MUGO PINE
RG2	12	SMOOTH SUMAC	TD2	2	DENSE YEW
RC	15	WESTERN SMOOTH SUMAC			
RG	27	DWARF FRAGRANT SUMAC			
RF	22	FIRE MEIDLAND ROSE			
RE	13	LIVIN' EASY ROSE			
SW	9	ANTHONY WATERER SPIREA			
SS	23	GOLDFLAME SPIREA			
SN	27	SNOWMOUND SPIREA			
SC3	32	HANCOCK CHENAULT CORALBERRY			
SM2	4	DWARF KOREAN LILAC			
SM3	4	MISS KIM LILAC			

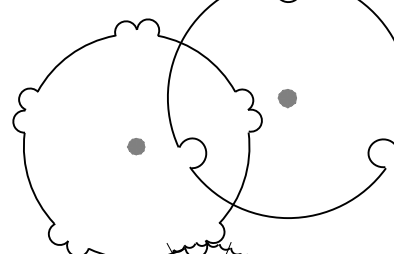
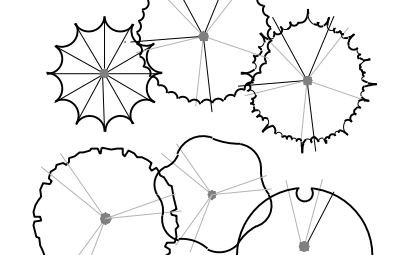
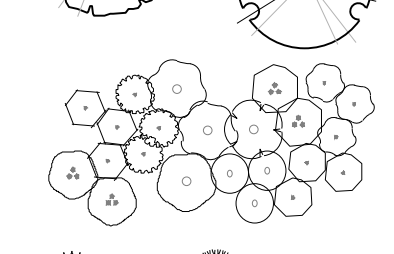
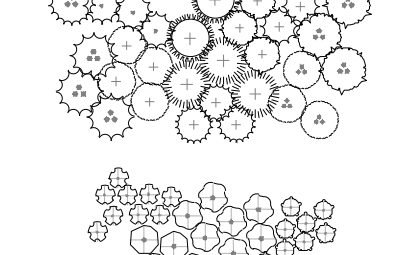
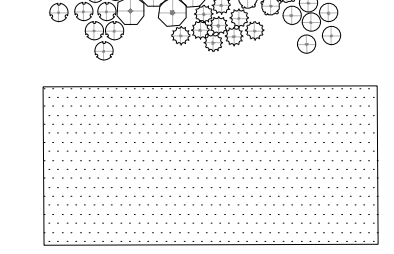
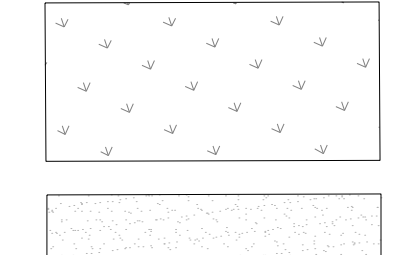
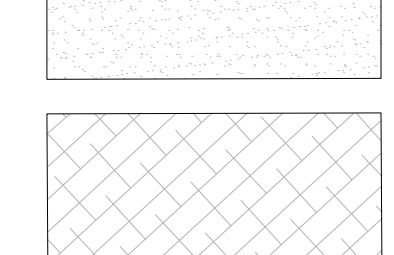
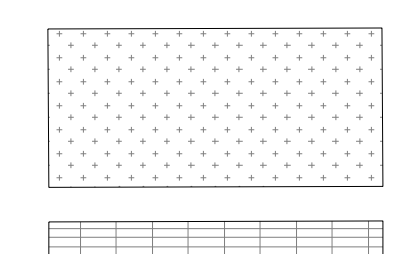
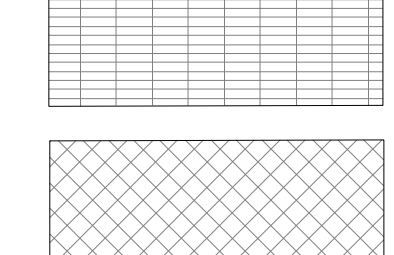
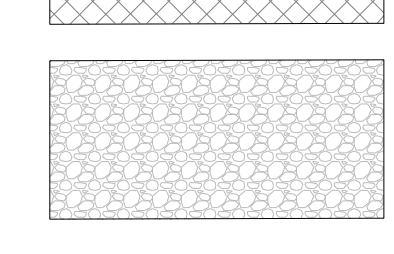
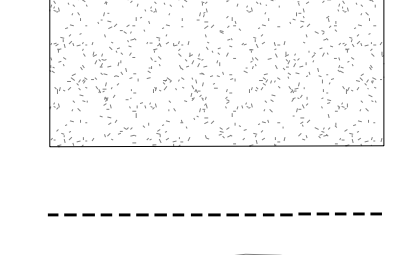
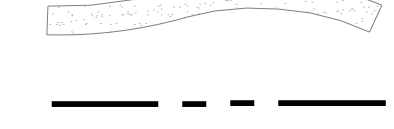



PROJECT NUMBER  
65120950

DRAWN BY  
TV

DATE  
09/22/2025

**LANDSCAPE KEY**

-  DECIDUOUS TREES
-  EVERGREEN TREES
-  ORNAMENTAL TREES
-  DECIDUOUS SHRUBS
-  EVERGREEN SHRUBS
-  ORNAMENTAL GRASSES
-  DROUGHT TOLERANT  
FESCUE/BLUEGRASS  
80/20 MIX SOD
-  NATIVE SEED MIX  
RE: LANDSCAPE NOTES
-  CRUSHER FINES- GRAY
-  SHREDDED BROWN  
WOOD MULCH
-  VOLLEYBALL SAND-  
REGIONAL QUARRY  
PRODUCT
-  Poured-IN-PLACE  
RUBBER SURFACE
-  FIBAR SURFACE
-  ROCK MULCH
-  PEA GRAVEL
-  STEEL EDGER
-  CRUSHER FINES TRAIL
-  PROPERTY LINE



PREPARED FOR CENTURY COMMUNITIES



PROJECT

**COMPARK VILLAGE SOUTH**

TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO 80134

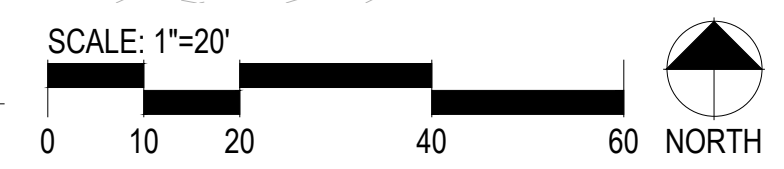
SHEET TITLE

LANDSCAPE PLAN AREA 7

SHEET NUMBER  
20

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	11	NEW MEXICAN PRIVET
LL	13	LODENSE PRIVET
PA	14	RUSSIAN SAGE
PL	11	LITTLELEAF MOCKORANGE
PL2	31	LITTLE DEVIL NINEBARK
PP2	12	CREEPING WESTERN SAND CHERRY
SC3	10	HANCOCK CHENAUULT CORALBERRY
Evergreen Shrubs	Quantity	Common
EK2	5	MANHATTAN EUONYMUS
JUA	4	ARCADIA JUNIPER
JS3	14	SIERRA SPREADER JUNIPER
JO	6	OLD GOLD JUNIPER
JS	23	SEA GREEN JUNIPER
Grasses	Quantity	Common
FRG	24	FEATHER REED GRASS
MM	3	MORNING LIGHT MAIDEN GRASS

1 LANDSCAPE AREA 7

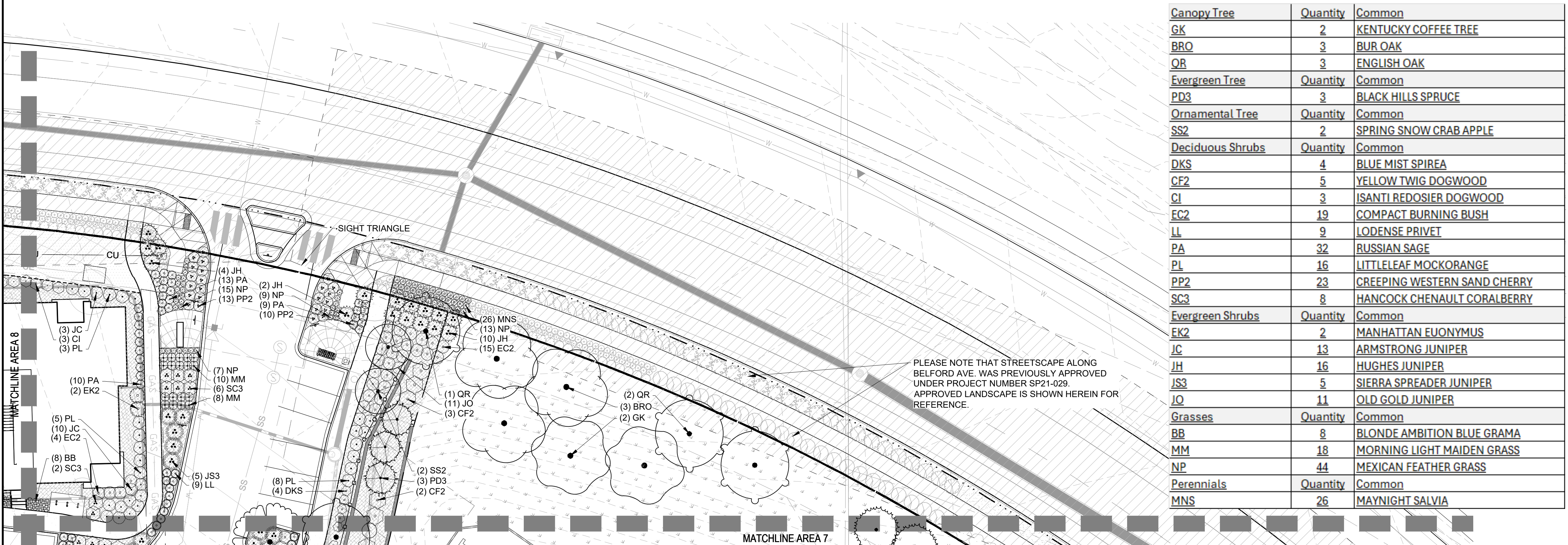


Canopy Tree	Quantity	Common
BRO	4	BUR OAK
Evergreen Tree	Quantity	Common
PP	8	PINON PINE
PH	1	BOSNIAN PINE
AP	4	AUSTRIAN BLACK PINE
Deciduous Shrubs	Quantity	Common
RGB	16	ROSY GLOW BARBERRY
BR	12	ROYAL BURGUNDY BARBERRY
CI	12	ISANTI REDOSIER DOGWOOD
FN	2	NEW MEXICAN PRIVET
PDG	25	DART'S GOLD NINEBARK
PP2	7	CREEPING WESTERN SAND CHERRY
RG	4	DWARF FRAGRANT SUMAC
RF	12	FIRE MEIDLAND ROSE
SN	20	SNOWMOUND SPIREA
VB	8	BURKWOOD VIBURNUM
Evergreen Shrubs	Quantity	Common
JC	12	ARMSTRONG JUNIPER
JS3	2	SIERRA SPREADER JUNIPER
JO	37	OLD GOLD JUNIPER
WBM	5	MUGO PINE
Grasses	Quantity	Common
BB	61	BLONDE AMBITION BLUE GRAMA
FRG	8	FEATHER REED GRASS

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
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	3	ISANTI REDOSIER DOGWOOD
EC2	19	COMPACT BURNING BUSH
LL	9	LODENSE PRIVET
PA	32	RUSSIAN SAGE
PL	16	LITTLELEAF MOCKORANGE
PP2	23	CREEPING WESTERN SAND CHERRY
SC3	8	HANCOCK CHENAUULT CORALBERRY
Evergreen Shrubs	Quantity	Common
EK2	2	MANHATTAN EUONYMUS
JC	13	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 FEATHER GRASS
Perennials	Quantity	Common
MNS	26	MAYNIGHT SALVIA

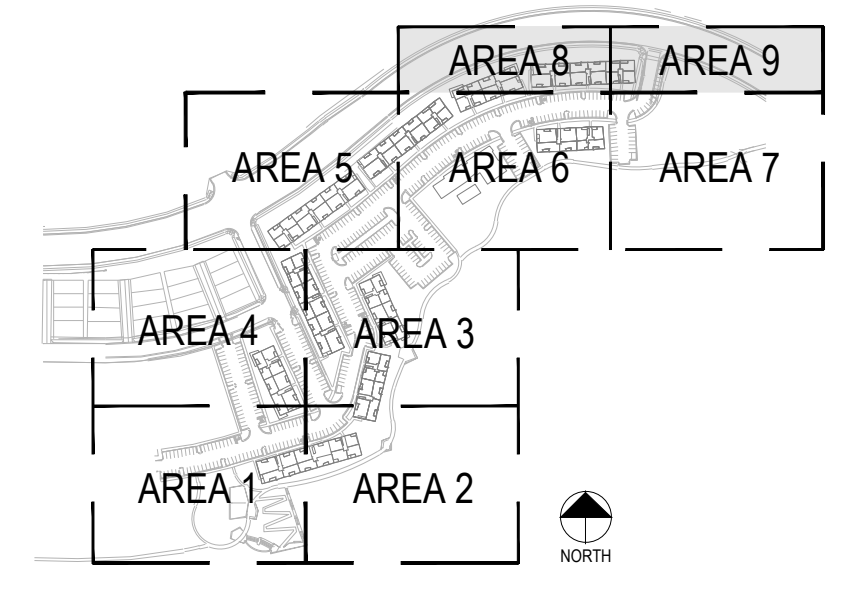
1 LANDSCAPE AREA 8



2 LANDSCAPE AREA 9



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



LANDSCAPE KEY

- DECIDUOUS TREES
- EVERGREEN TREES
- ORNAMENTAL TREES
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES
- DROUGHT TOLERANT FESCUE/BLUEGRASS 80/20 MIX SOD
- NATIVE SEED MIX RE: LANDSCAPE NOTES
- CRUSHER FINES-GRAY
- SHREDDED BROWN WOOD MULCH
- VOLLEYBALL SAND-REGIONAL QUARRY PRODUCT
- POURED-IN-PLACE RUBBER SURFACE
- FIBAR SURFACE
- ROCK MULCH
- PEA GRAVEL
- STEEL EDGER
- CRUSHER FINES TRAIL
- PROPERTY LINE

PROJECT NUMBER  
65120950

DRAWN BY  
TV

DATE  
09/22/2025



PREPARED FOR CENTURY COMMUNITIES



PROJECT

COMPARK VILLAGE SOUTH

TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO 80134

SHEET TITLE

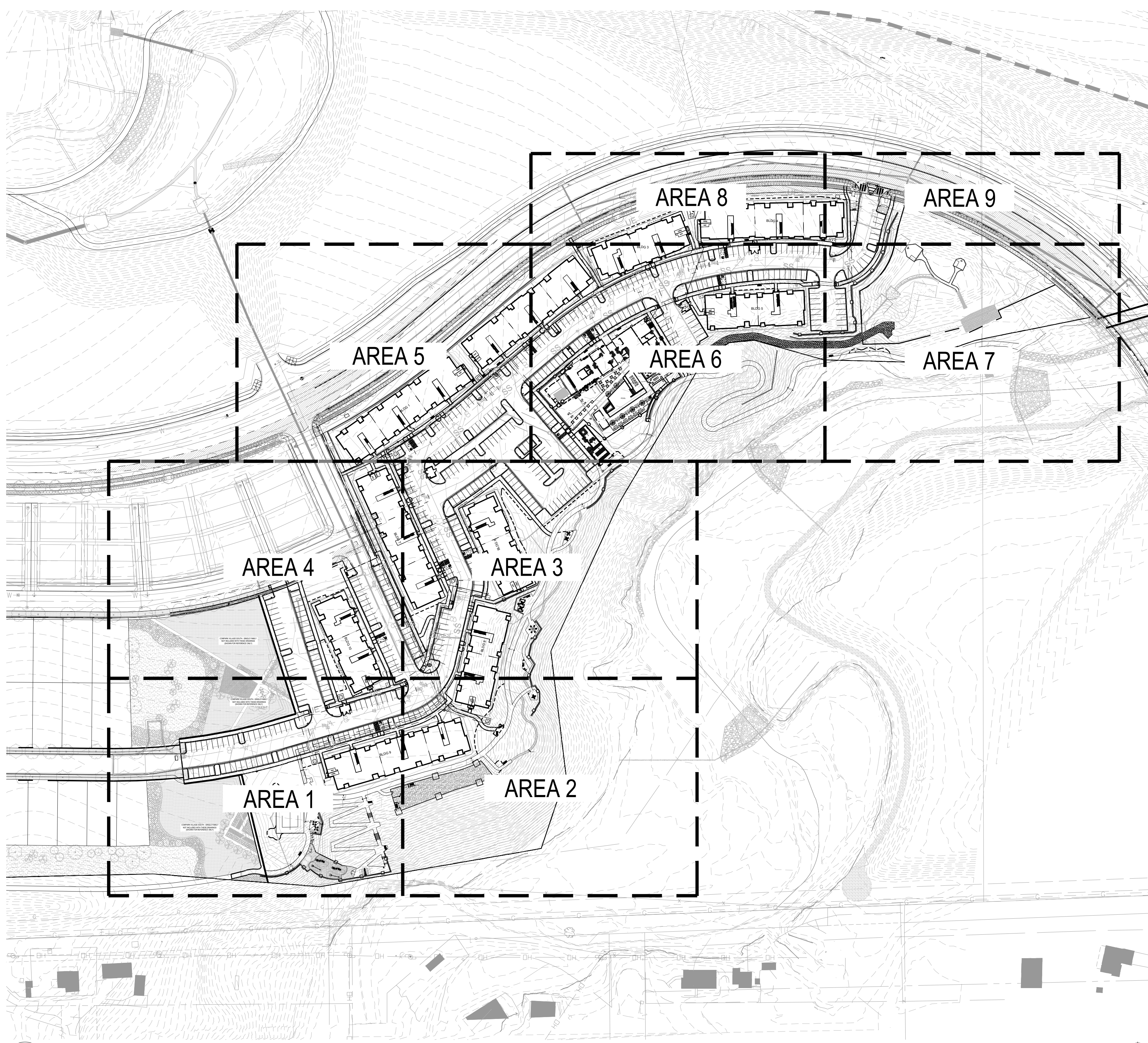
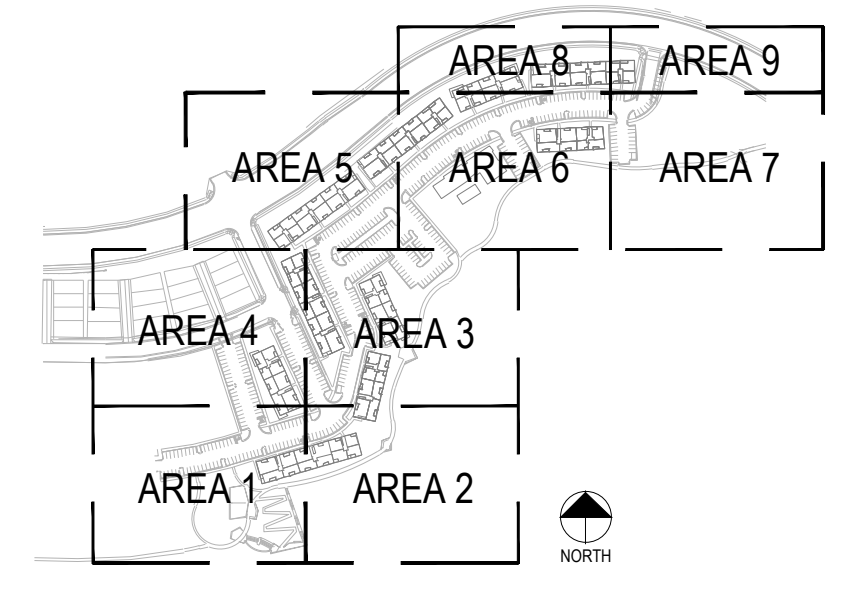
LANDSCAPE PLAN AREAS 8 & 9

SHEET NUMBER  
21

COMPARK VILLAGE SOUTH  
F1 AMD 2 - MULTIFAMILY  
SITE PLAN

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

PROJECT NUMBER  
65120950  
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DATE  
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PARK DEDICATION REQUIREMENT  
MULTI-FAMILY

TOT AMOUNT = DWELLING UNITS X 0.0139AC

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



PREPARED FOR CENTURY COMMUNITIES



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

PROJECT NUMBER  
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09/06/2022

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 gathering 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			
Category 1 - Gathering Spaces & Self-directed Group Activities	Provided Amenity	Quantity	Location
<b>Pick 1</b>			
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
<b>Pick 2, but only 1 may be from paths, trails</b>			
Hard-surfaced multi-use trail	Trail	1	Paved trail 8' width along south boundary adjacent to open space connects 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	Miniature incline with large steps and zig zag path back to bottom platform, great for circuit training
Outdoor fitness equipment	Kompan Outdoor Fitness	1	Suspension trainer, magnetic bells, core twist located at lower platform below incline 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
<b>Pick 1 per acre (4.17ac of park)</b>			
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 located in shed along with repair station
Signage	Wayfinding & Sign Plaques	5	Plant identification plaques along trail as well as site history plaques along trail at SE corner of site near detention pond
Category 4 - Specialized Facilities	Provided Amenity	Quantity	Location
<b>Optional</b>			
Swimming pool	Swimming Pool and Spa	1	Swimming pool and hot tub just south of clubhouse
Activity building/clubhouse	Clubhouse	1	Clubhouse central to site, includes fitness area, meeting rooms, kitchen and dining areas

GENERAL PARK CONSTRUCTION NOTES

- THESE PLANS SHALL NOT BE UTILIZED FOR CONSTRUCTION OR PERMITTING UNLESS STATED FOR SUCH USE IN THE TITLE BLOCK.
- 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.
- VERIFY ALL PLAN DIMENSIONS PRIOR TO START OF CONSTRUCTION. NOTIFY THE OWNER'S REPRESENTATIVE TO ADDRESS ANY QUESTIONS OR CLARIFY ANY DISCREPANCIES.
- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- 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.
- 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.
- 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.
- 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.
- CONTRACTOR IS RESPONSIBLE TO PAY FOR, AND OBTAIN, ANY REQUIRED APPLICATIONS, PERMITTING, LICENSES, INSPECTIONS AND METERS ASSOCIATED WITH WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO ANY VIOLATIONS OR NON-COMFORMANCE WITH THE PLANS, SPECIFICATIONS, CONTRACT DOCUMENTS, JURISDICTIONAL CODES AND REGULATORY AGENCIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL UTILITY LOCATES PRIOR TO ANY EXCAVATION.
- 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.
- 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.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
- COORDINATE SITE ACCESS, STAGING, STORAGE AND CLEANOUT AREAS WITH OWNER'S REPRESENTATIVE.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.



PREPARED FOR CENTURY COMMUNITIES



PROJECT

COMPARK VILLAGE SOUTH

TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO 80134

SHEET TITLE

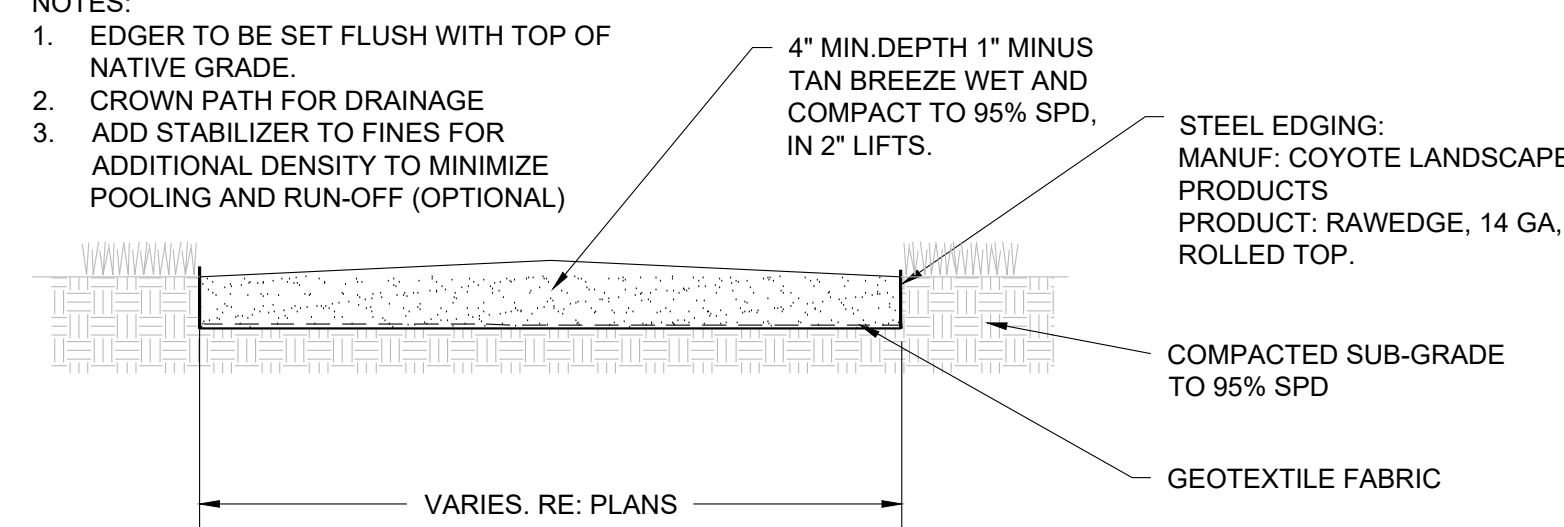
PARK NOTES & REQUIREMENTS

SHEET NUMBER

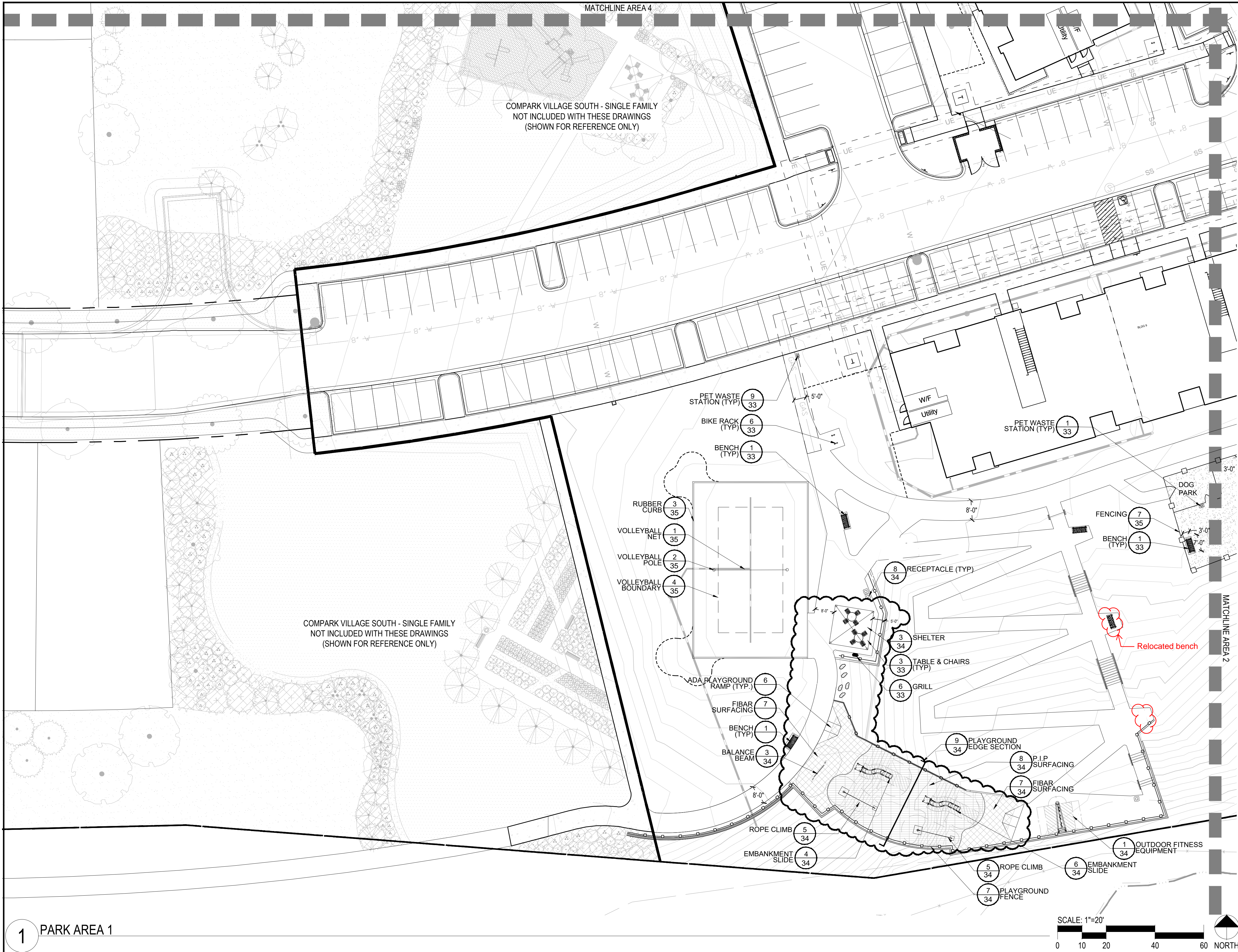
23

NOTES:

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

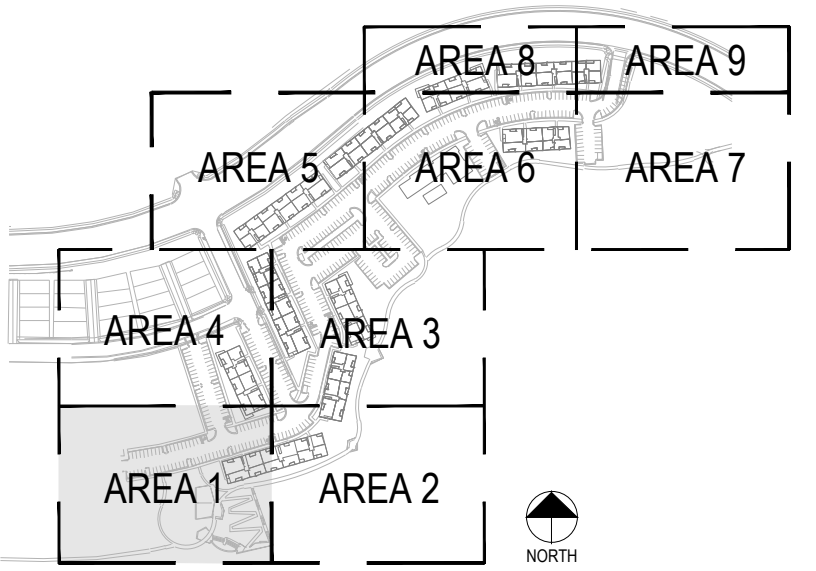


1 CRUSHER FINES TRAIL  
Scale: NTS



COMPARK VILLAGE SOUTH - SINGLE FAMILY  
NOT INCLUDED WITH THESE DRAWINGS  
(SHOWN FOR REFERENCE ONLY)

COMPARK VILLAGE SOUTH - SINGLE FAMILY  
NOT INCLUDED WITH THESE DRAWINGS  
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PROJECT

**COMPARK VILLAGE SOUTH**

TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO 80134

SHEET TITLE

**PARK PLAN AREA 1**

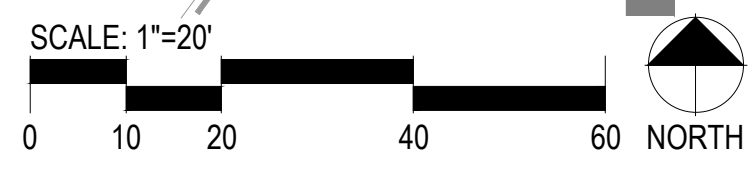
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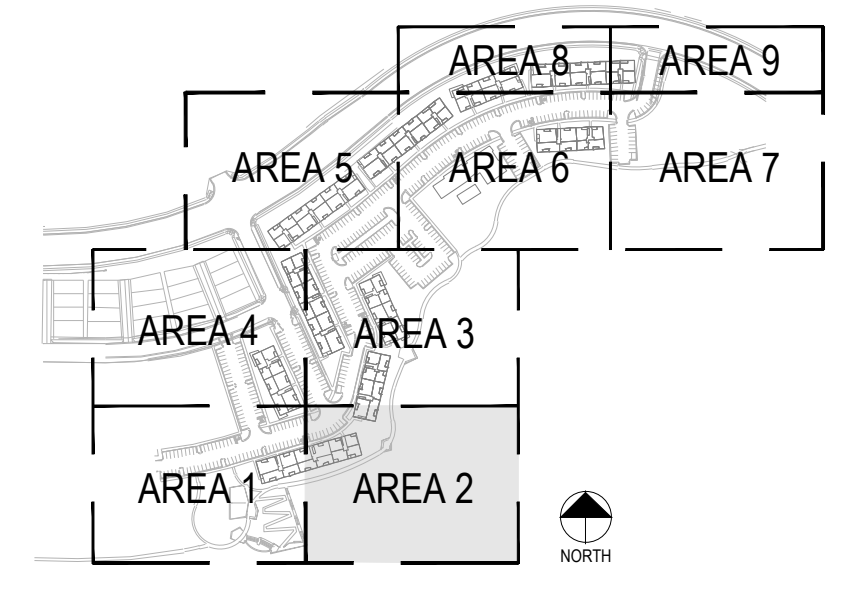
**LEGEND**

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

Relocated bench



**1** PARK AREA 1



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PROJECT

**COMPARK VILLAGE SOUTH**

TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO 80134










SHEET TITLE

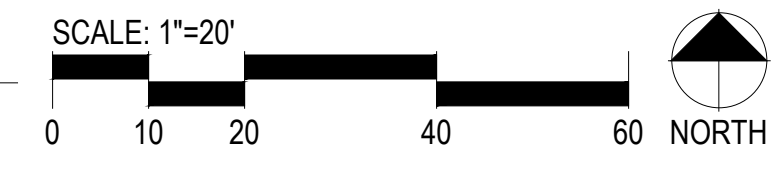
**PARK PLAN AREA 2**

SHEET NUMBER

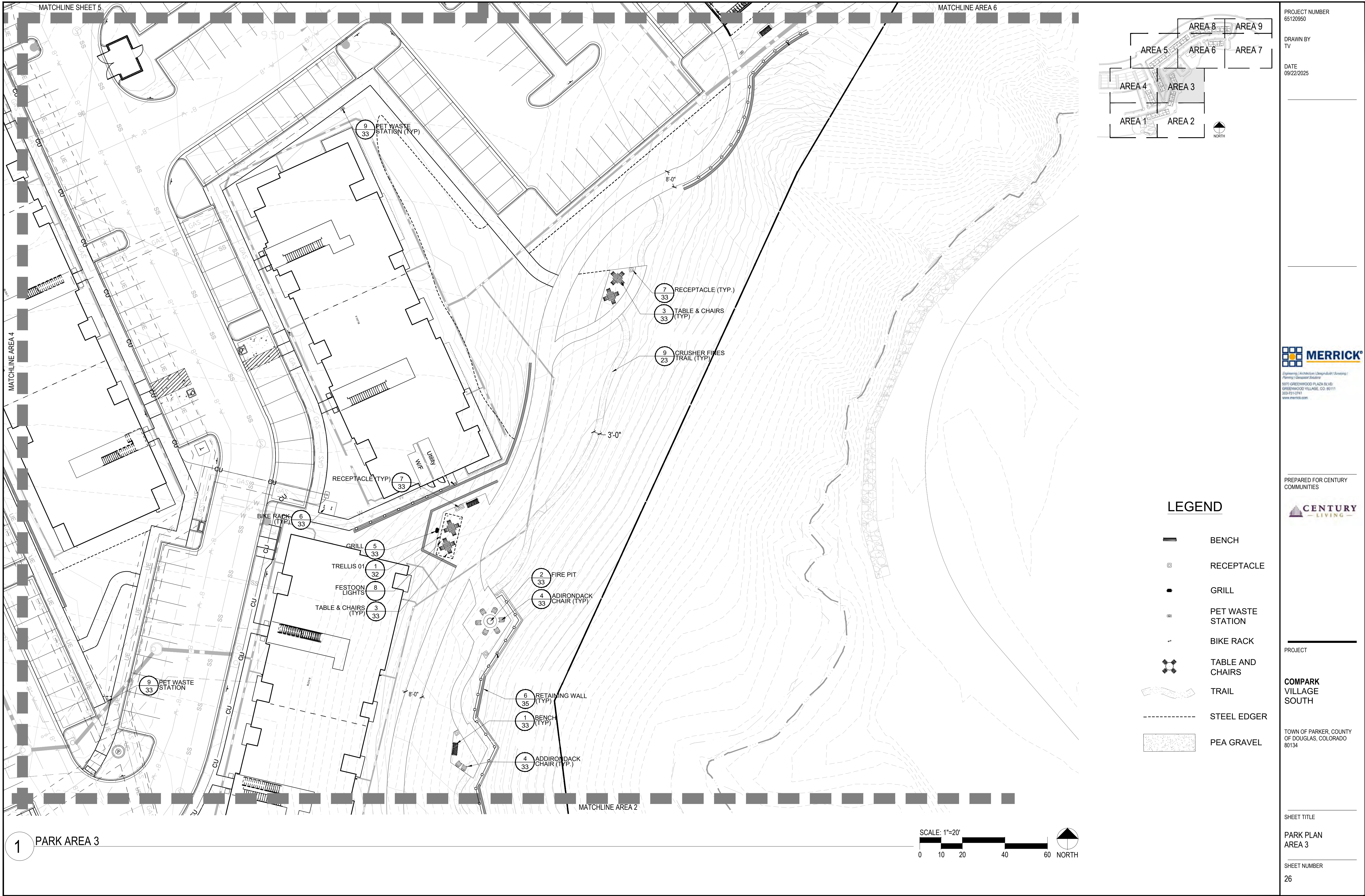
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**LEGEND**

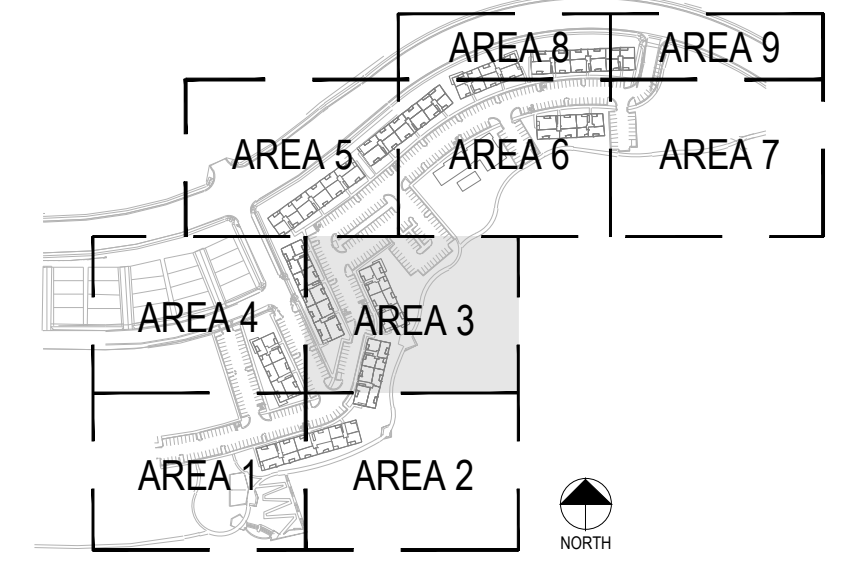
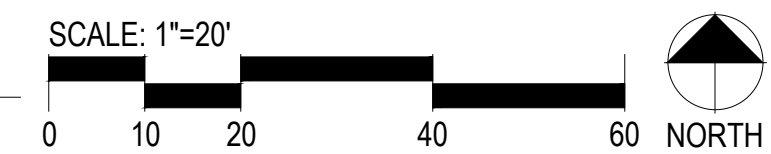
-  BENCH
-  RECEPTACLE
-  GRILL
-  PET WASTE STATION
-  BIKE RACK
-  TABLE AND CHAIRS
-  TRAIL
-  STEEL EDGER
-  PEA GRAVEL



1 PARK AREA 2



1 PARK AREA 3



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**LEGEND**

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

PROJECT

**COMPARK VILLAGE SOUTH**

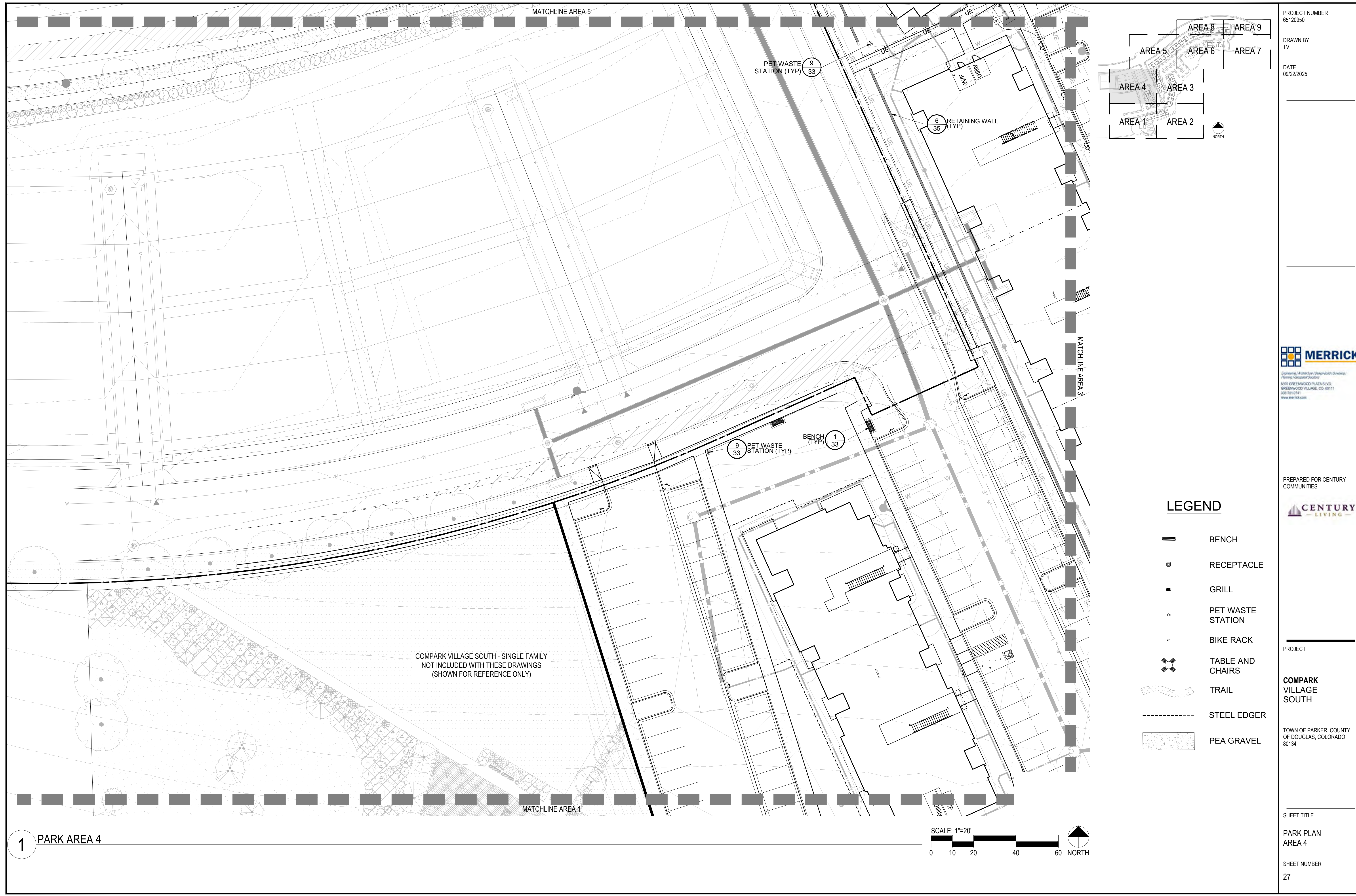
TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO 80134

SHEET TITLE

**PARK PLAN AREA 3**

SHEET NUMBER

26



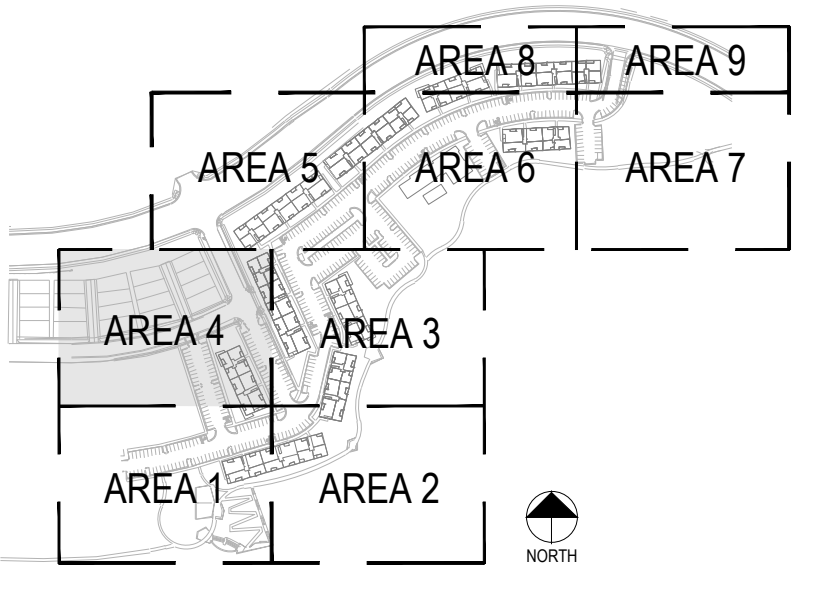
1 PARK AREA 4

COMPARK VILLAGE SOUTH - SINGLE FAMILY  
NOT INCLUDED WITH THESE DRAWINGS  
(SHOWN FOR REFERENCE ONLY)

MATCHLINE AREA 5

MATCHLINE AREA 1

MATCHLINE AREA 3



PROJECT NUMBER  
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PROJECT

COMPARK VILLAGE SOUTH

TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO 80134









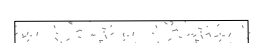
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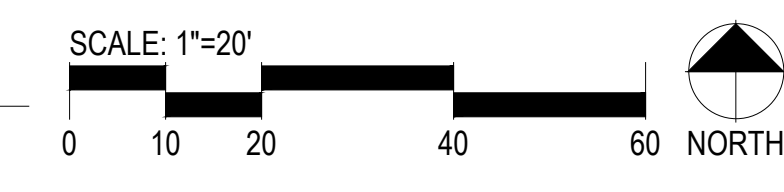
PARK PLAN AREA 4

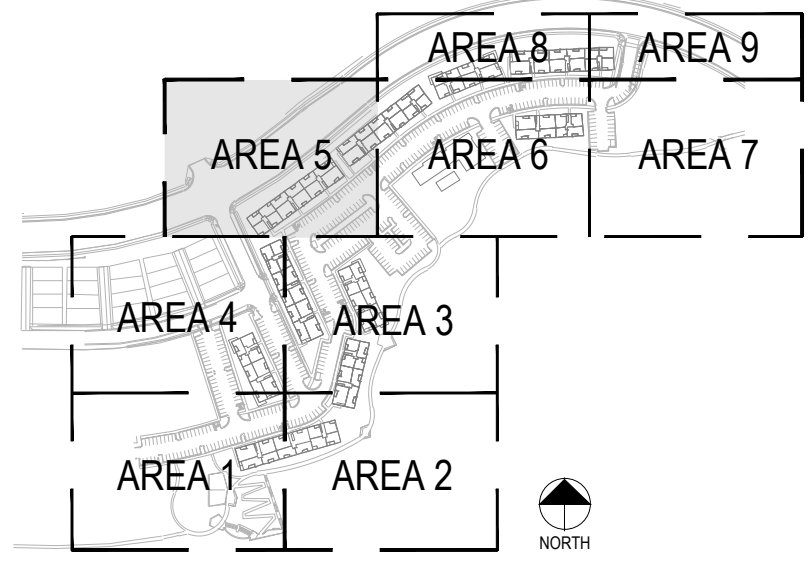
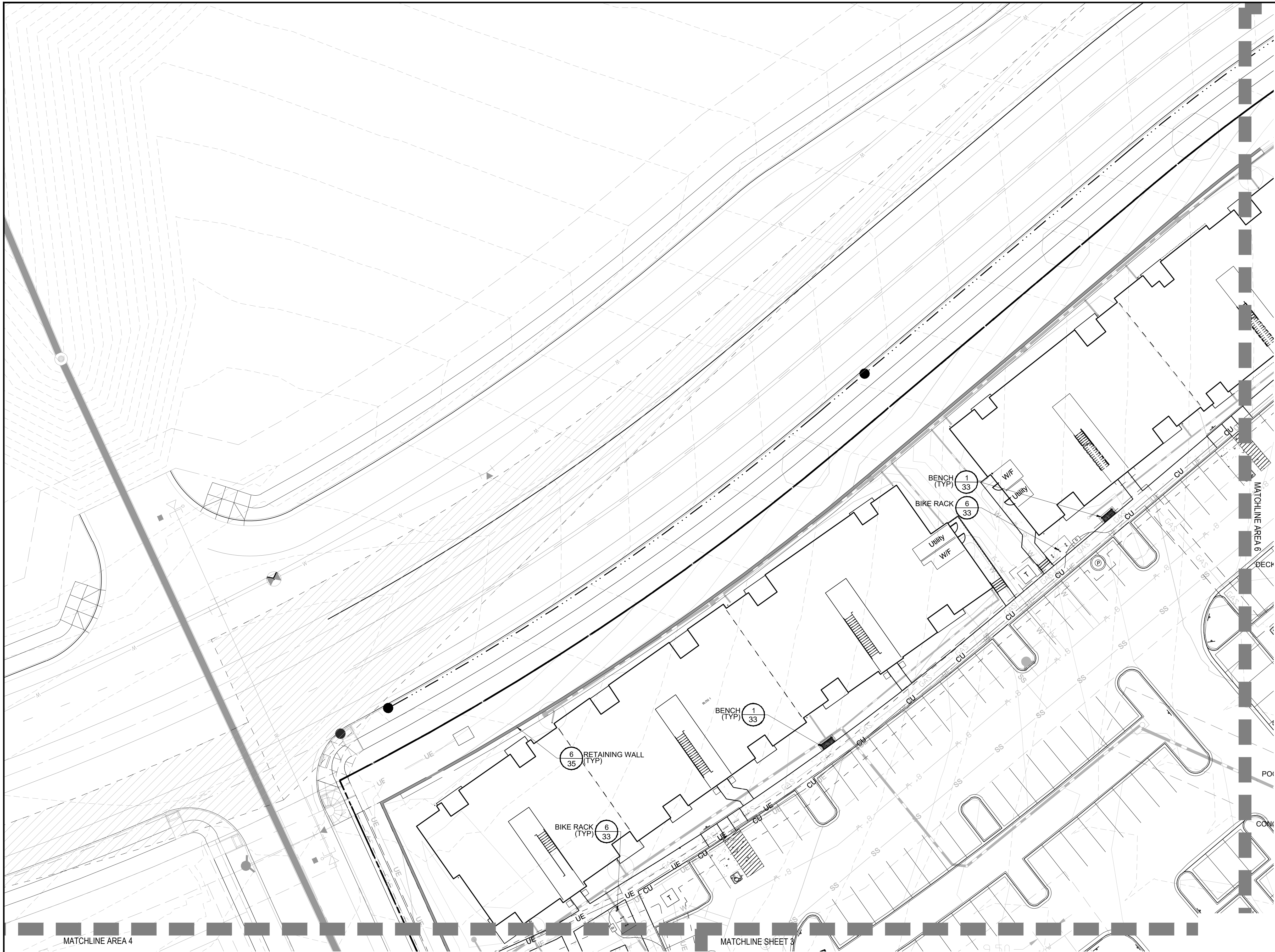
SHEET NUMBER

27

LEGEND

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





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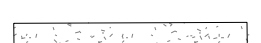
DATE  
09/22/2025



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**LEGEND**

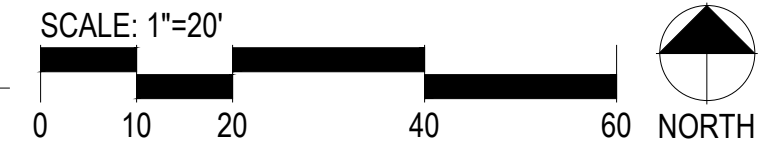
-  BENCH
-  RECEPTACLE
-  GRILL
-  PET WASTE STATION
-  BIKE RACK
-  TABLE AND CHAIRS
-  TRAIL
-  STEEL EDGER
-  PEA GRAVEL

PROJECT

**COMPARK VILLAGE SOUTH**

TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO 80134

**1** PARK AREA 5

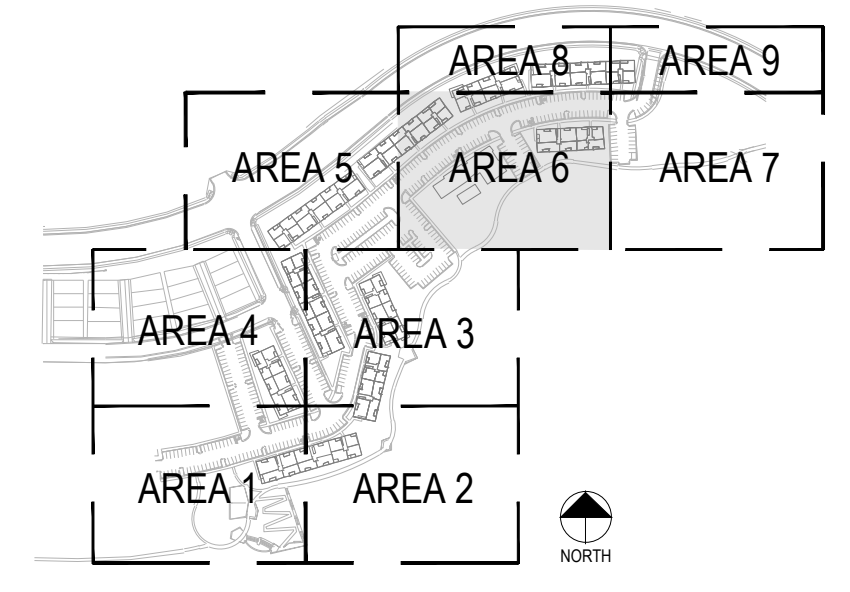
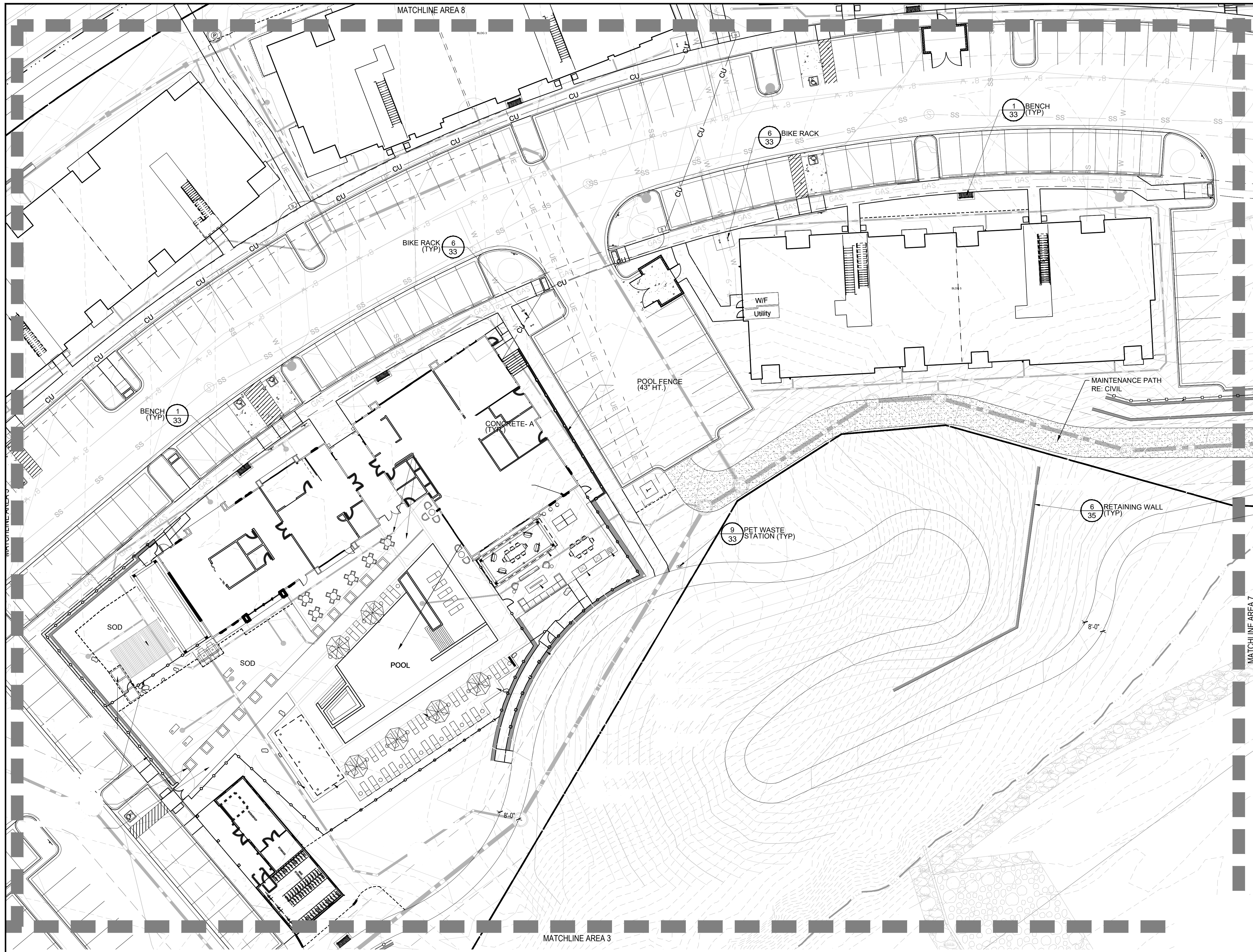


SHEET TITLE

**PARK PLAN AREA 5**

SHEET NUMBER

28



PROJECT NUMBER  
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PROJECT

**COMPARK VILLAGE SOUTH**

TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO 80134

SHEET TITLE

**PARK PLAN AREA 6**

SHEET NUMBER  
29

**LEGEND**

- BENCH
- RECEPTACLE
- GRILL
- PET WASTE STATION
- BIKE RACK
- TABLE AND CHAIRS
- TRAIL
- STEEL EDGER
- PEA GRAVEL
- FENCE (43" HT.)
- FENCE (6' HT.)

**NOTE:**  
FURNITURE DEPICTED IN POOL AMENITY AREA HAS BEEN SHOWN FOR REFERENCE ONLY.  
RE: INTERIOR DWGS. FOR PRODUCT INFORMATION AND PLACEMENT.

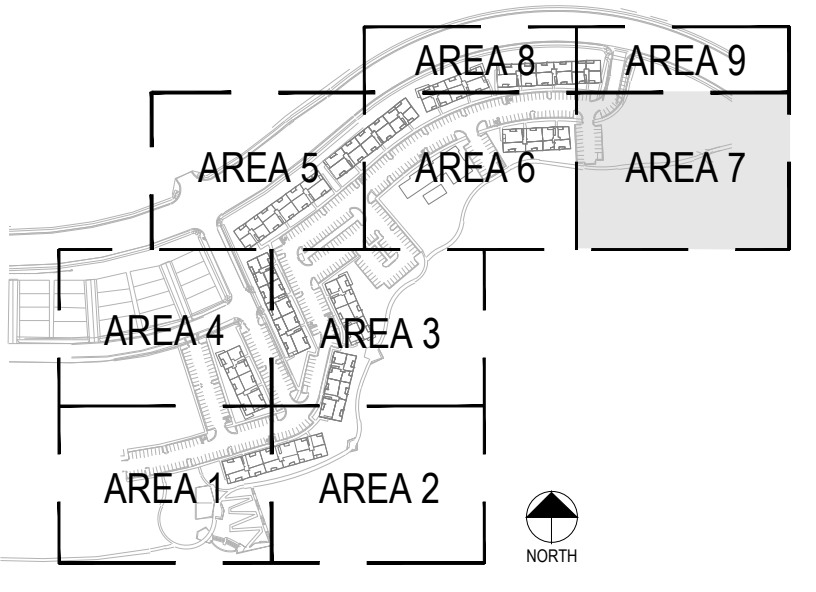
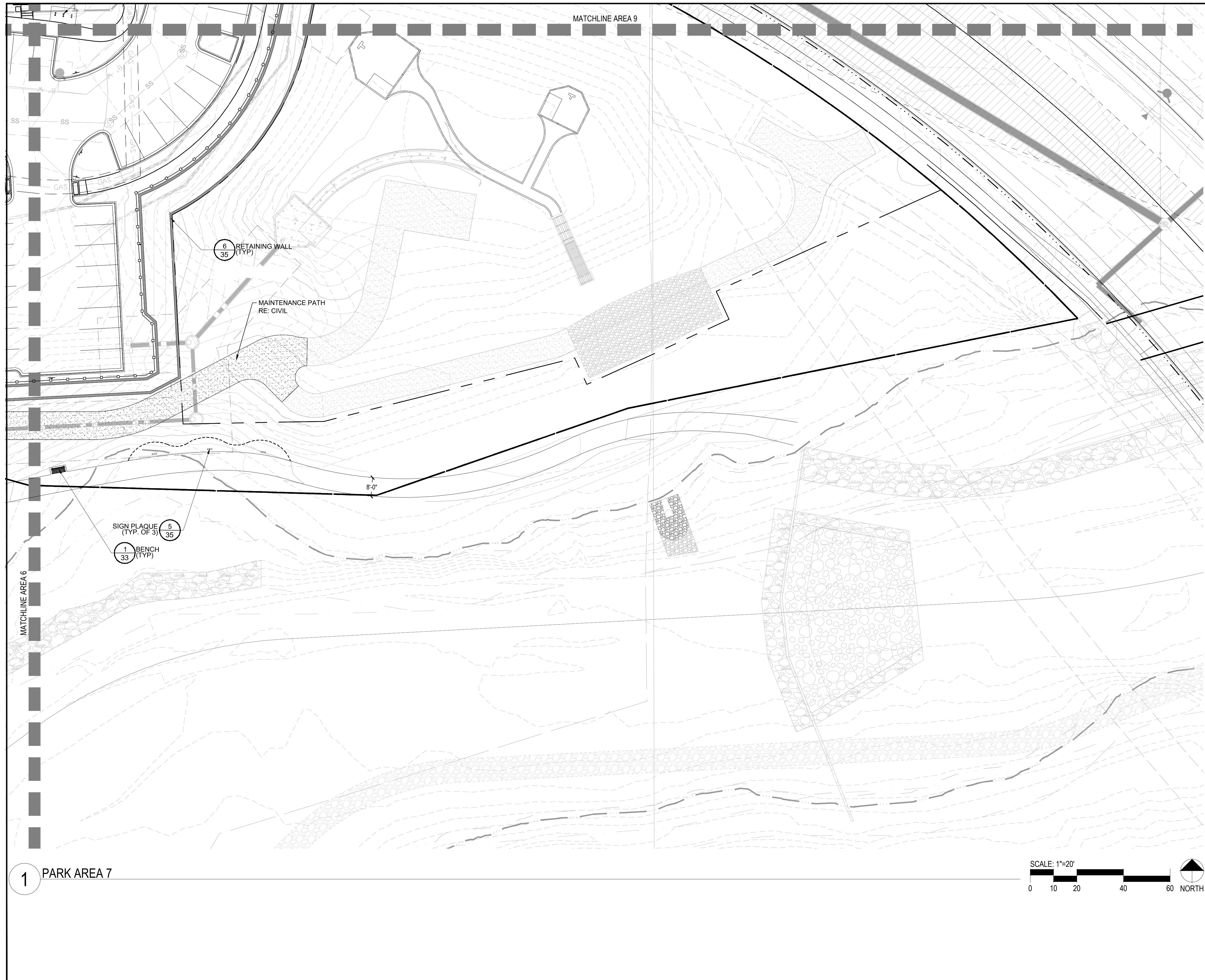


**1** PARK AREA 6

MATCHLINE AREA 3

MATCHLINE AREA 7

MATCHLINE AREA 8



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**COMPARK VILLAGE SOUTH**

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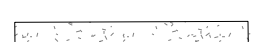
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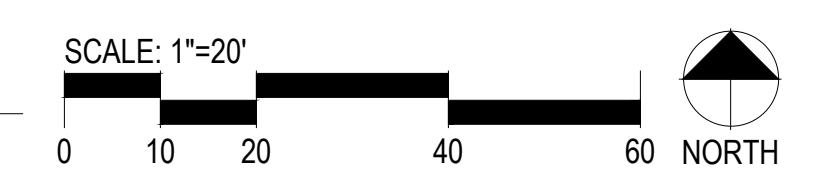
**PARK PLAN AREA 7**

SHEET NUMBER

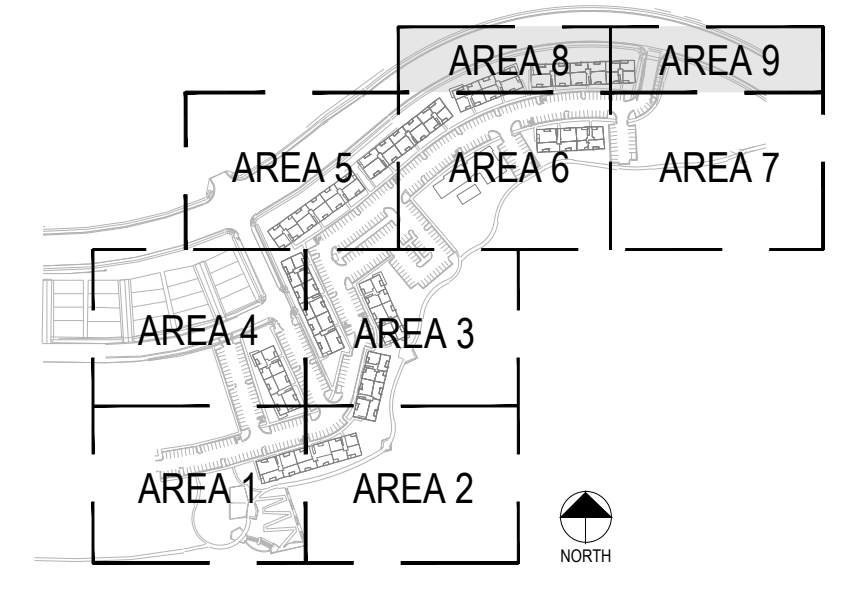
12

**LEGEND**

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



1 PARK AREA 7



PREPARED FOR CENTURY COMMUNITIES



PROJECT

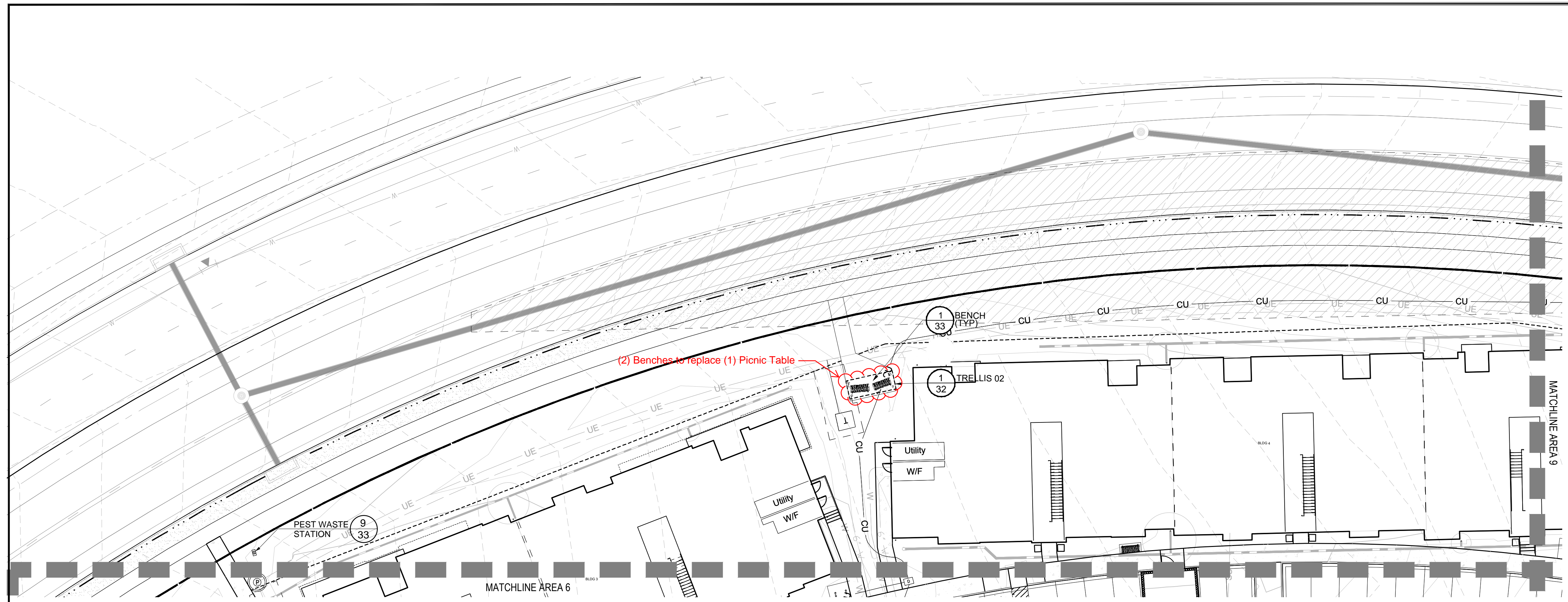
**COMPARK VILLAGE SOUTH**

TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO 80134

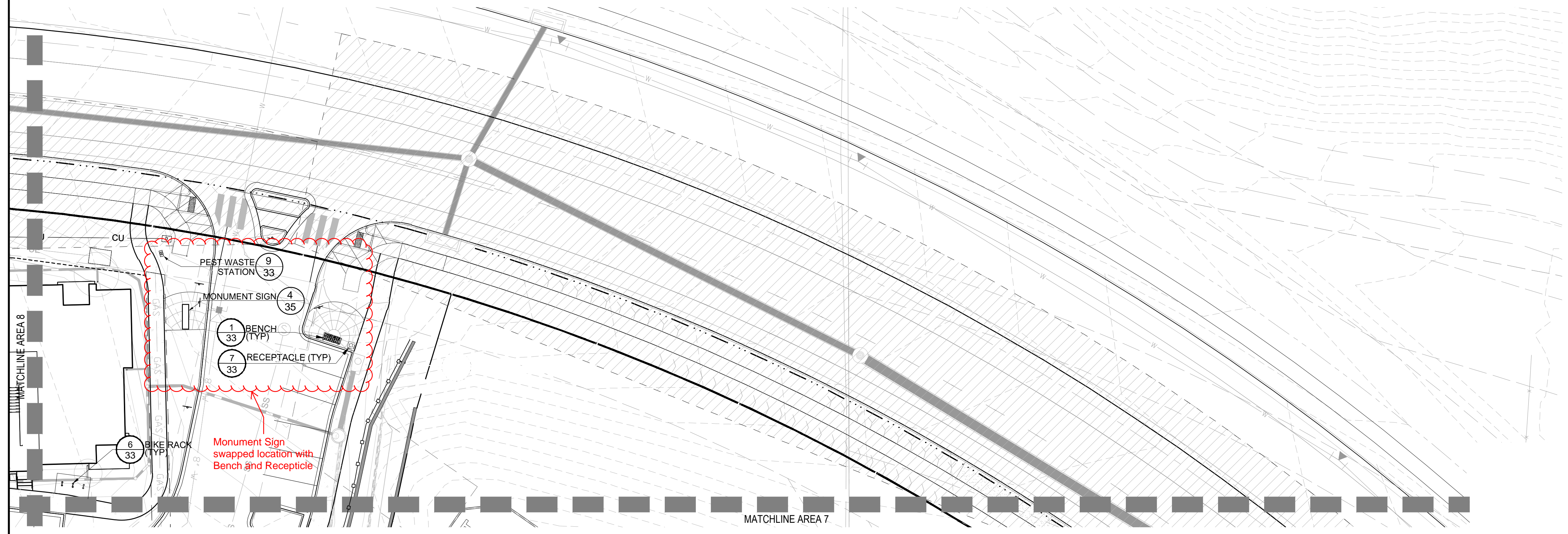
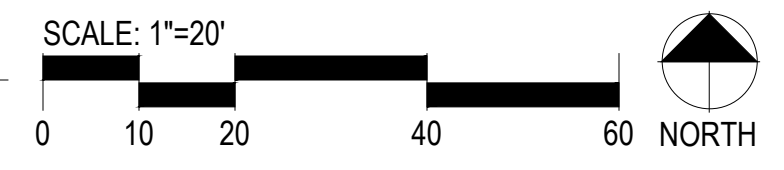
SHEET TITLE

**PARK PLAN AREAS 8 & 9**

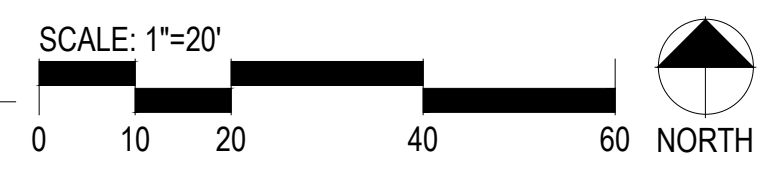
SHEET NUMBER  
31



1 PARK AREA 8



2 PARK AREA 9



**LEGEND**

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