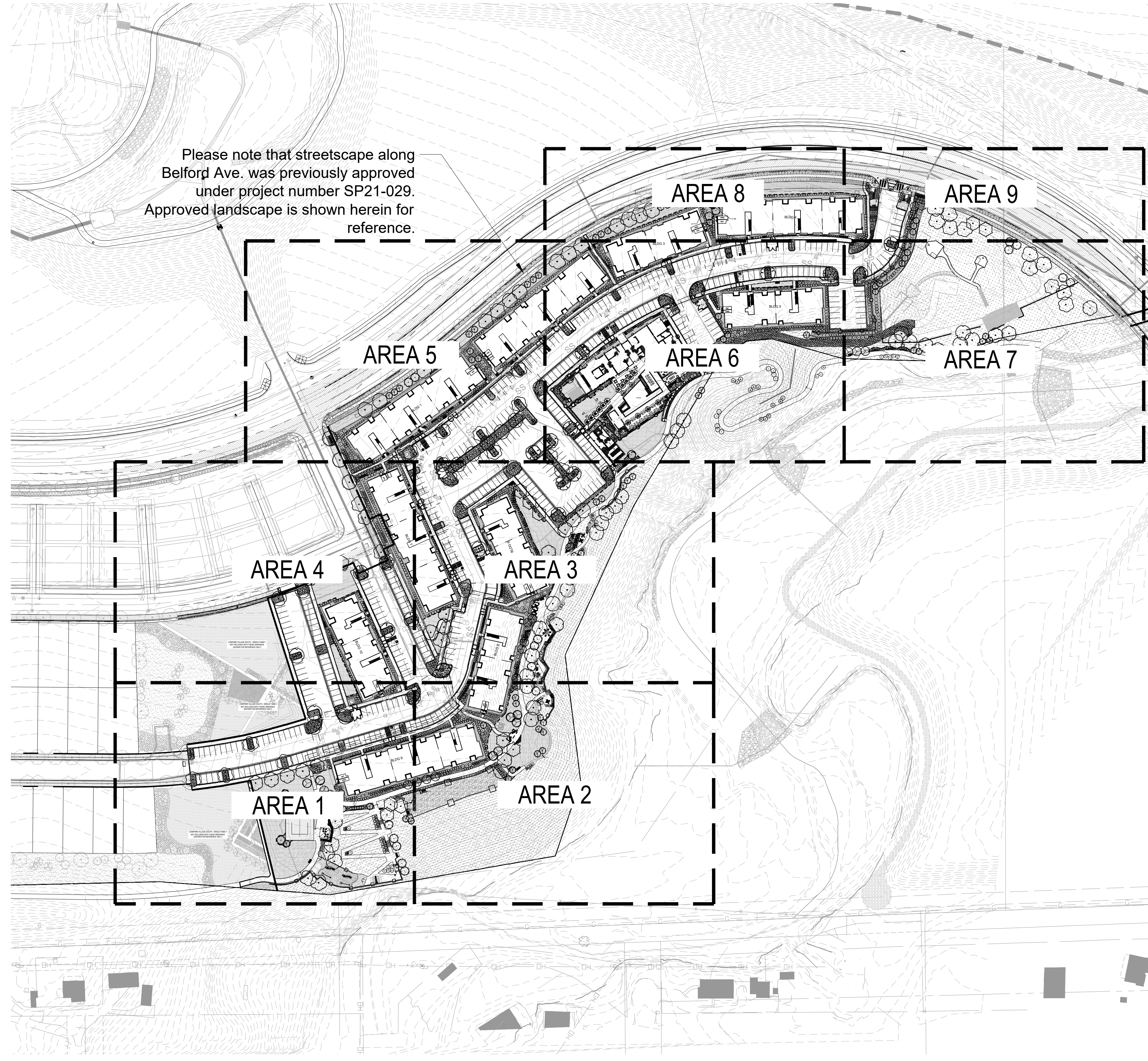


COMPARK VILLAGE SOUTH  
F1 AMD 2 - MULTIFAMILY  
SITE PLAN

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

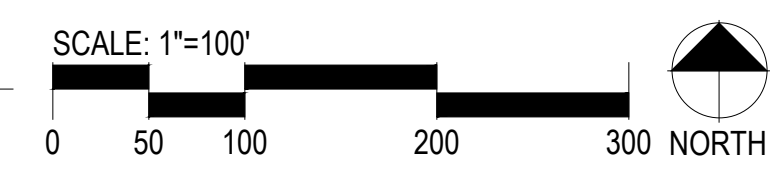
PROJECT NUMBER  
65120950  
  
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TV  
  
DATE  
09/22/2025



Please note that streetscape along Belford Ave. was previously approved under project number SP21-029. Approved landscape is shown herein for reference.

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	155	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	50' 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
<b>TOTAL</b>	<b>154</b>						
<b>Percentage of Total</b>	<b>53%</b>						
Evergreen Tree	Quantity	Common Name	ROOT	CALIPER/HT.	MATURE HEIGHT X WIDTH	YEARS TO MATURITY	IRR ZONE
PD3	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
<b>TOTAL</b>	<b>91</b>						
<b>Percentage of Total</b>	<b>31%</b>						
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
MR	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
<b>TOTAL</b>	<b>45</b>						
<b>Percentage of Total</b>	<b>16%</b>						
Deciduous Shrubs	Quantity	Common Name	SIZE	MATURE HEIGHT	YEARS TO MATURITY	IRR ZONE	
AA	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	3' x 3'	7-12yr	LOW	
DKS	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	
CF	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	104	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	71	LODENSE PRIVET	5 GAL	3' x 3'	7-12yr	LOW	
PA	185	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	235	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	235	DWARF FRAGRANT SUMAC	5 GAL	3' x 5'	7-12yr	LOW	
RF	100	FIRE MEIDLAND ROSE	5 GAL	4' x 4'	7-12yr	LOW	
RE	18	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	39	BURKWOOD VIBURNUM	5 GAL	6' x 6'	7-12yr	LOW	
<b>TOTAL</b>	<b>2,521</b>						
Evergreen Shrubs	Quantity	Common Name	SIZE	MATURE HEIGHT	YEARS TO MATURITY	IRR ZONE	
AP2	156	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	47	MANHATTAN EUONYMUS	5 GAL	4' x 6'	7-12yr	LOW	
JC	121	ARMSTRONG JUNIPER	5 GAL	4' x 4'	7-12yr	LOW	
JUB	93	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	
J3S	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	
J52	21	SKYROCKET JUNIPER	10 GAL	20' x 3'	7-12yr	LOW	
JO	226	OLD GOLD JUNIPER	5 GAL	4' x 4'	7-12yr	LOW	
JB	62	SEA GREEN JUNIPER	5 GAL	8' x 6'	7-12yr	LOW	
WBM	134	MUGO PINE	5 GAL	2' x 3'	7-12yr	LOW	
TDZ	3	DENSE YEW	5 GAL	4' x 6'	7-12yr	MODERATE	
<b>TOTAL</b>	<b>1,240</b>						
Grasses	Quantity	Common Name	SIZE	MATURE HEIGHT	YEARS TO MATURITY	IRR ZONE	
BB	506	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	89	WOOD OATS	1 GAL	2' x 2'	3yr	LOW	
FE	28	BLUE FESCUE	1 GAL	1' x 1'	3yr	LOW	
HS	71	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	
MV	5	VARIEGATED MAIDEN GRASS	1 GAL	5' x 3'	3yr	MODERATE	
DM3	5	DWARF MAIDEN GRASS	1 GAL	3-4' x 3'	3yr	MODERATE	
NP	203	MEXICAN FEATHER GRASS	1 GAL	2' x 2'	3yr	LOW	
PC2	157	SWITCH GRASS	1 GAL	3' x 2'	3yr	LOW	
<b>TOTAL</b>	<b>1,502</b>						
Perennials	Quantity	Common Name	SIZE	MATURE HEIGHT	YEARS TO MATURITY	IRR ZONE	
EM2	5	MAGNUS PURPLE CONEFLOWER	1 GAL	2' x 2'	1yr	LOW	
DAY	9	STELLA DE ORO DAYLILY	1 GAL	1.5' x 1'	1yr	MODERATE	
PX	3	PENNY	1 GAL	1' x 1'	1yr	LOW	
PM2	38	PENSTEMON	1 GAL	2.5' x 1-4'	1yr	LOW	
BES	21	GOLDSTURM BLACK-EYED SUSAN	1 GAL	2' x 2'	1yr	LOW-MOD	
MNS	41	MAYNIGHT SALVIA	1 GAL	2' x 2'	1yr	LOW	
VC2	7	COMMON PERIWINKLE	1 GAL	1' x 2'	1yr	LOW	
<b>TOTAL</b>	<b>124</b>						
Ground Cover	Area	Common	Percentage of Landscape Area				
NATIVE SEED	148,216 SF	NATIVE LOW GROW SEED MIX	51%				
SOD	52,793 SF	SOD - DROUGHT TOLERANT	18%				
WOOD MULCH	83,271 SF	FESCUE / BLUEGRASS 80/20 MIX	28%				
CRUSHER FINE	5,700 SF	CRUSHER FINES - GRAY	2%				
DOG PARK	2,935 SF	SAND	1%				
<b>TOTAL</b>	<b>292,915 SF</b>						

1 MASTER LANDSCAPE PLAN



PREPARED FOR CENTURY COMMUNITIES



PROJECT  
  
**COMPARK VILLAGE SOUTH**

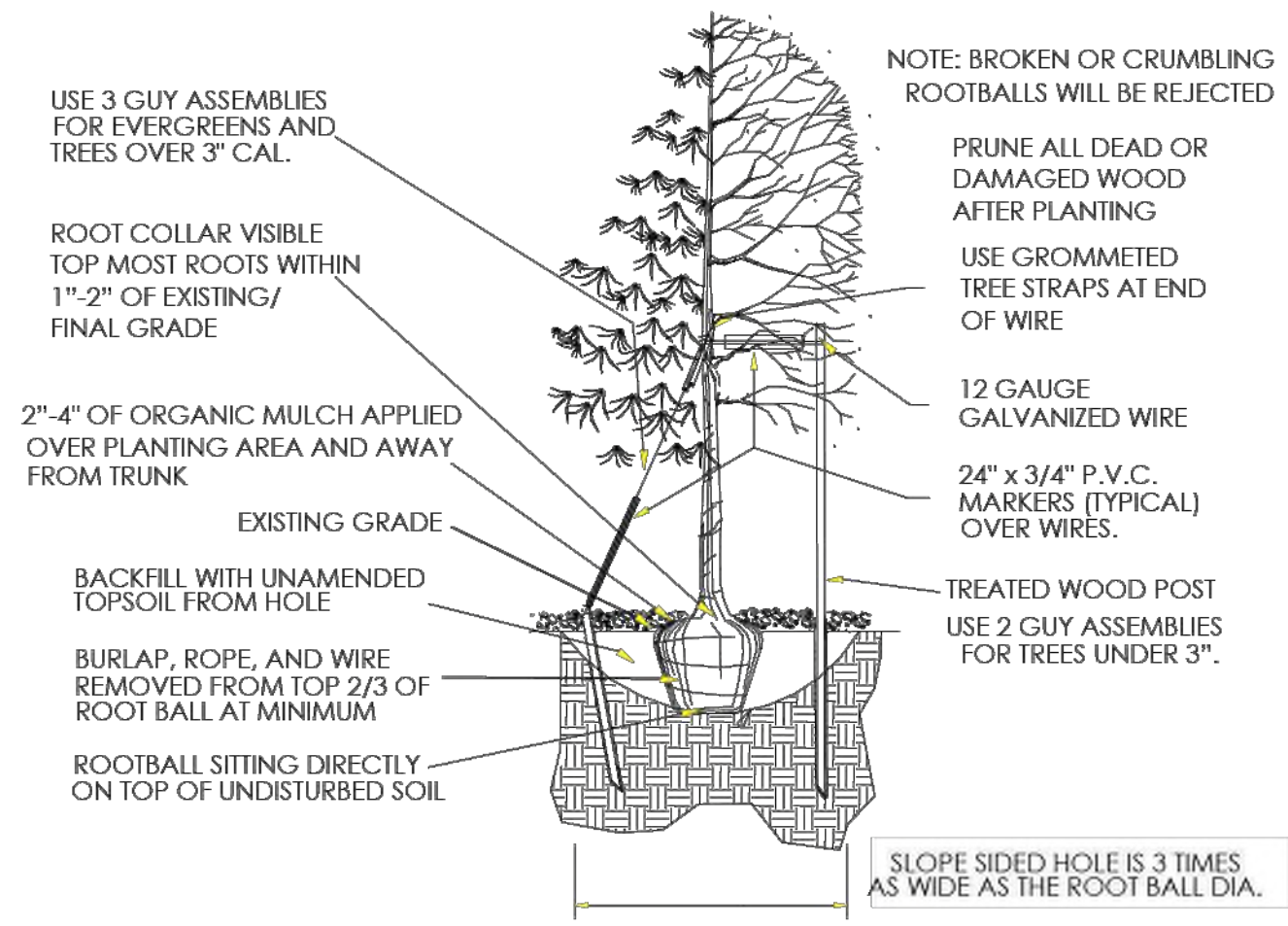
TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO 80134

SHEET TITLE  
**MASTER LANDSCAPE PLAN**

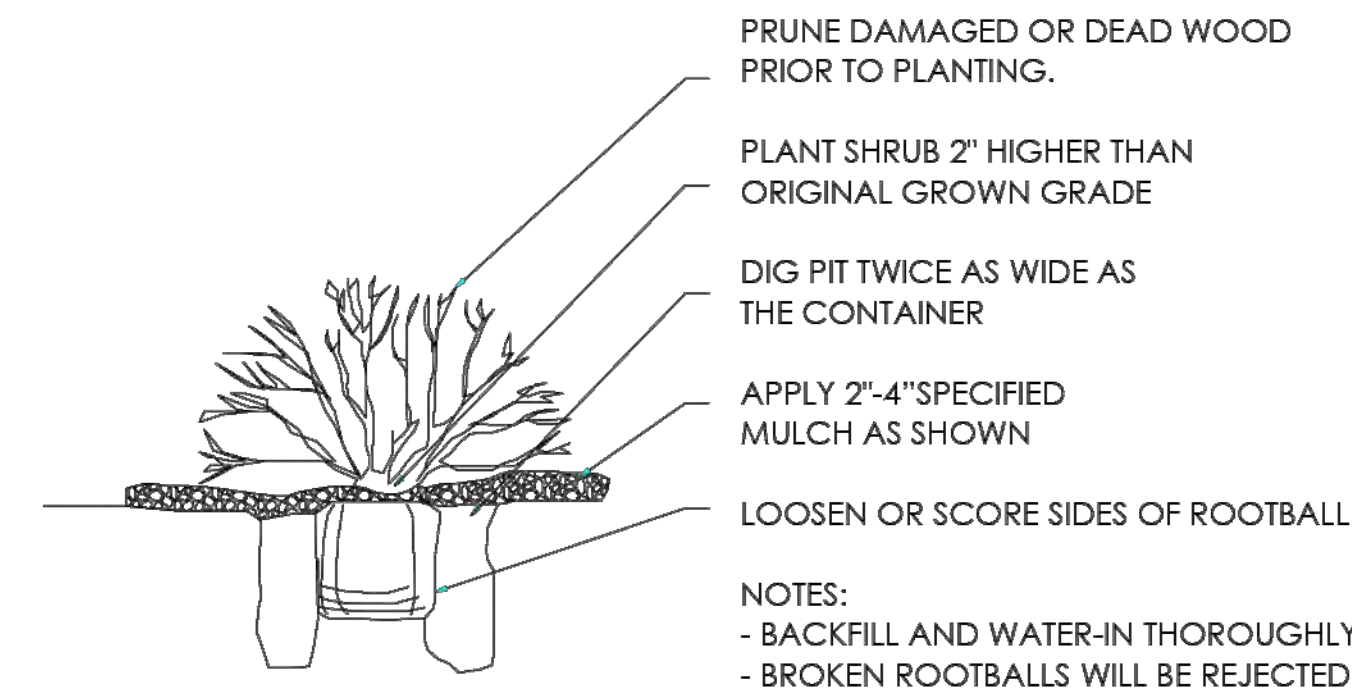
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12

COMPARK VILLAGE SOUTH  
F1 AMD 2 - MULTIFAMILY  
SITE PLAN

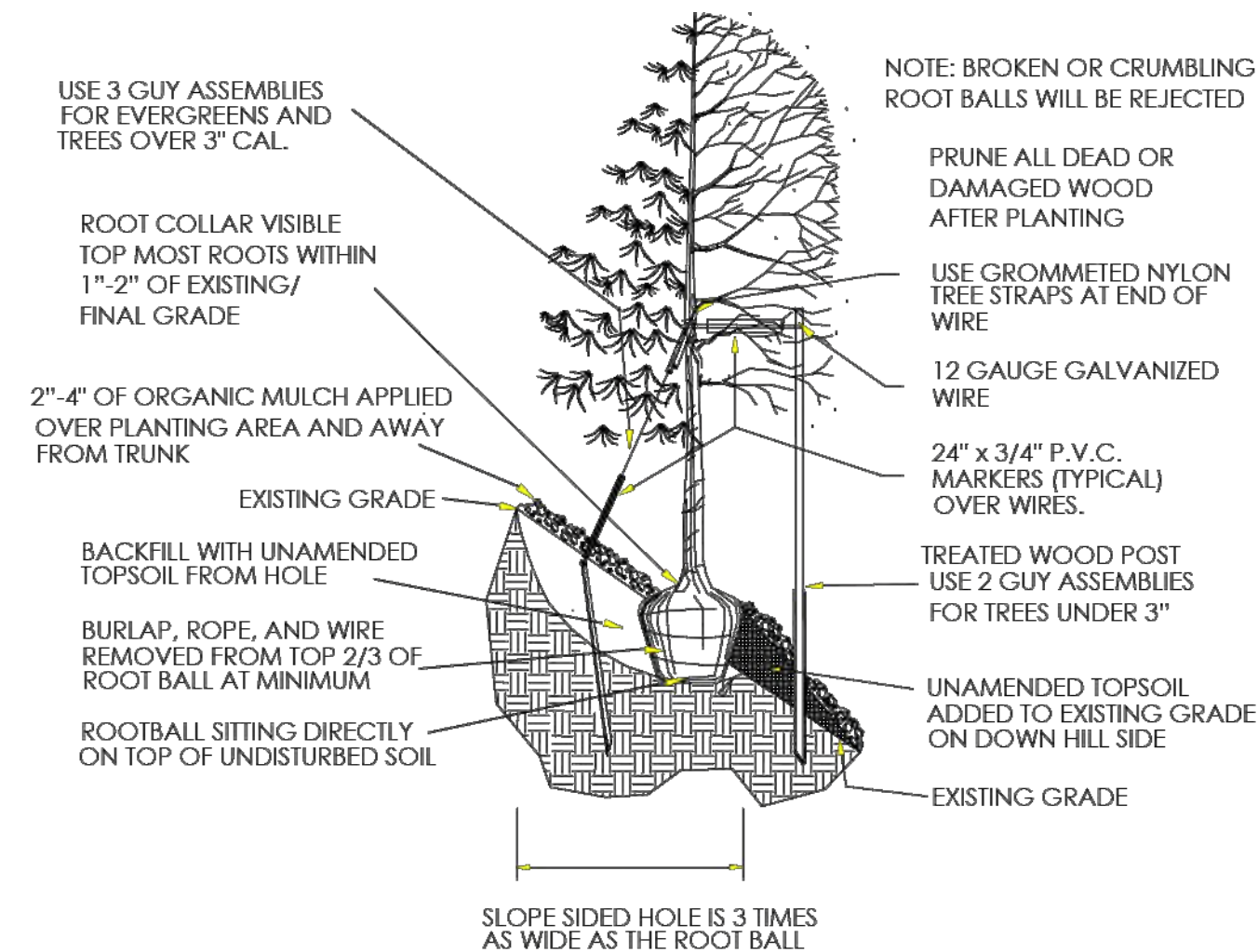
LOT 1, COMPARK VILLAGE FILING NO. 1, AMEND NO. 2  
SOUTH HALF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN  
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO



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 PAWNEE BUTTES SEED INC.
- REFER TO PAWNEE 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.
- 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.
- 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.

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	322,032.0	28,045.6	241,524.0	294,477.0	52,953.0

\*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
322,032.0	215	290	75	1,073	2,685	1,612	-	-	-
MIN. AND MAX EVERGREEN REQUIREMENT	25% & 50%	54	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	1013	512	512	54	104

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

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

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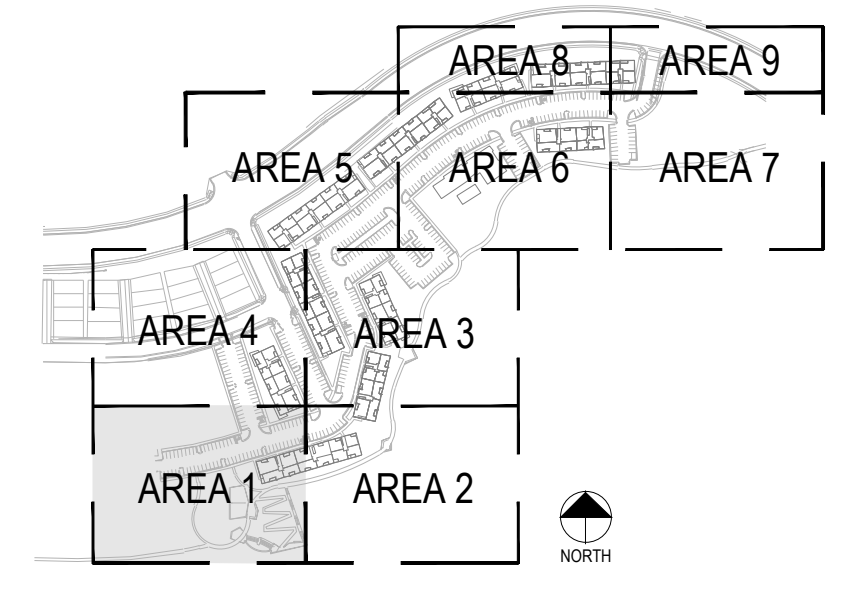
DATE	DESCRIPTION	BY	CHKD	APPR
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12/05/2022	100% CD SET - REVISION			
01/04/2023	UPDATE			
05/12/2023	RFL 20			
02/22/2024	RFL 152			
03/29/2024	RFL 182			
04/05/2024	RFL 179 & 186			
05/21/2024	RFL 217			

COMPARK VILLAGE SOUTH  
PRIVATE IMPROVEMENT  
CONSTRUCTION PLANS

PAUL SHOUKAS  
419  
REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT  
STATE OF COLORADO  
LICENSE # 11400 - LANDSCAPE ARCHITECT

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

File Location: Y:\Century\_Communities\Compark-Apartments\Planning\Site Plan\Compark-Apartments - Sheets 01 - C.D.s.dwg Plot Date: 5/12/2024 9:11:13 AM Last Saved By: BRIAN



LANDSCAPE KEY



PREPARED FOR CENTURY COMMUNITIES



PROJECT

COMPARK VILLAGE SOUTH

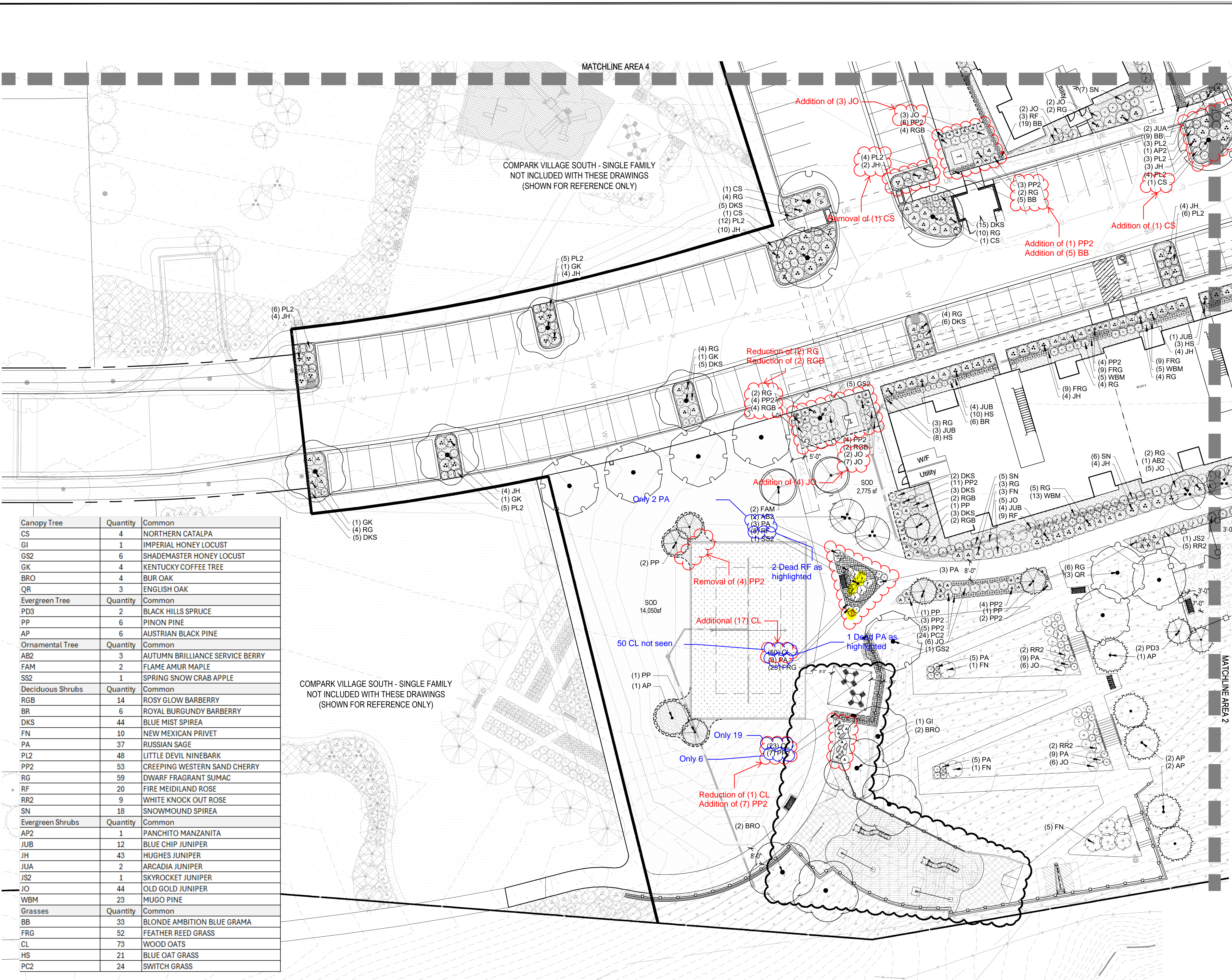
TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO 80134

SHEET TITLE

LANDSCAPE PLAN AREA 1

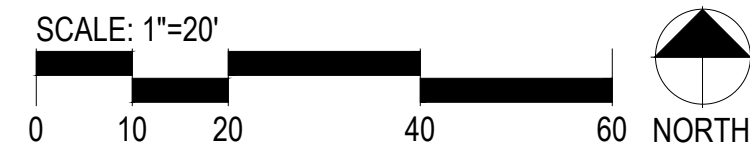
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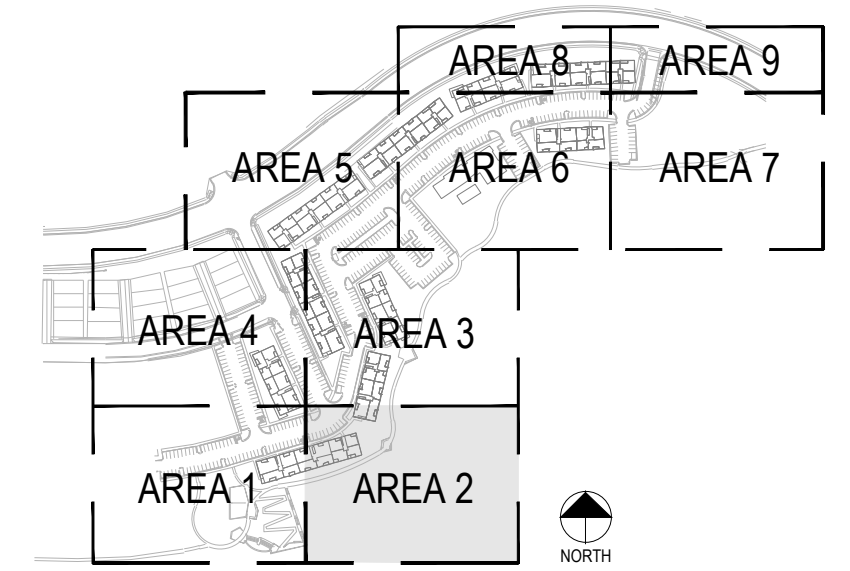
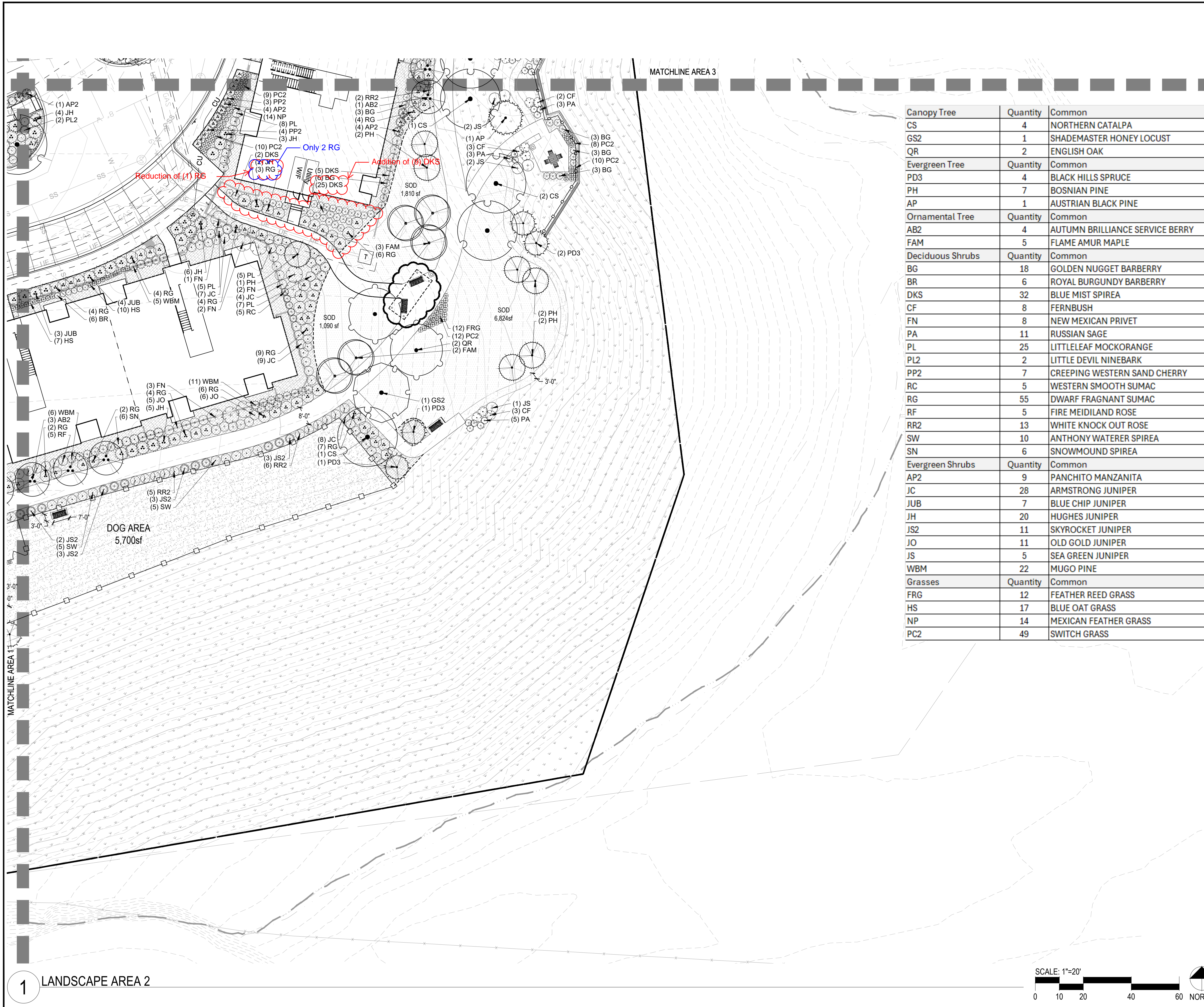
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Canopy Tree	Quantity	Common
CS	4	NORTHERN CATALPA
GI	1	IMPERIAL HONEY LOCUST
GS2	6	SHADEMASTER HONEY LOCUST
GK	4	KENTUCKY COFFEE TREE
BRO	4	BUR OAK
QR	3	ENGLISH OAK
Evergreen Tree	Quantity	Common
PD3	2	BLACK HILLS SPRUCE
PP	6	PINON PINE
AP	6	AUSTRIAN 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	37	RUSSIAN SAGE
PL2	48	LITTLE DEVIL NINEBARK
PP2	53	CREeping WESTERN SAND CHERRY
RG	59	DWARF FRAGRANT SUMAC
RF	20	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	73	WOOD OATS
HS	21	BLUE OAT GRASS
PC2	24	SWITCH GRASS

1 LANDSCAPE AREA 1





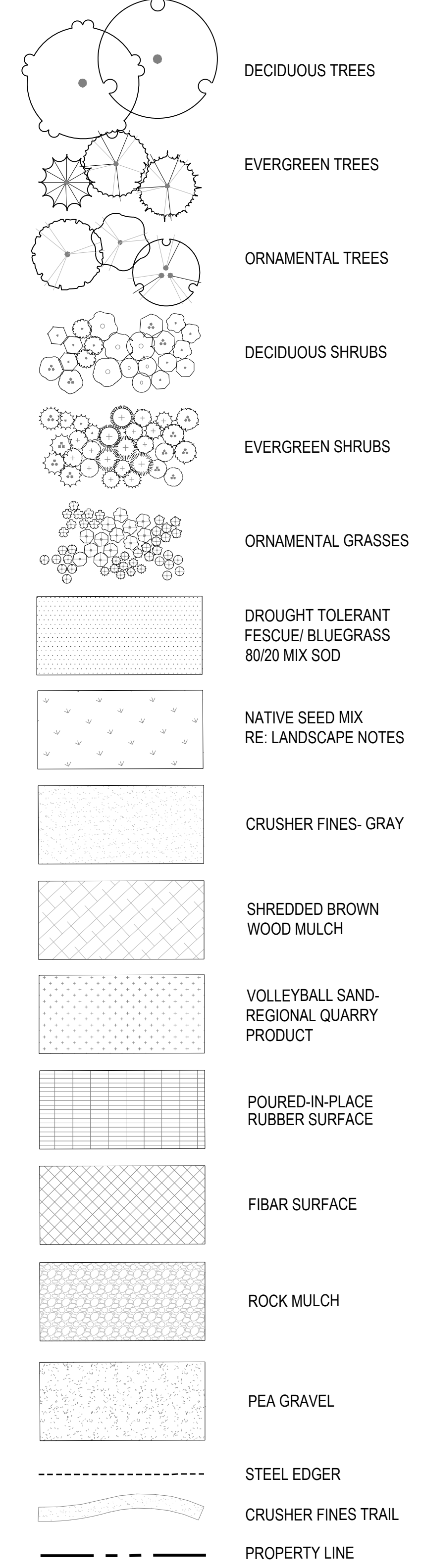
PROJECT NUMBER  
65120950

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DATE  
09/22/2025

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	55	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



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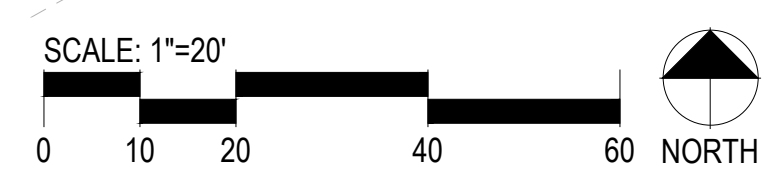
PREPARED FOR CENTURY COMMUNITIES

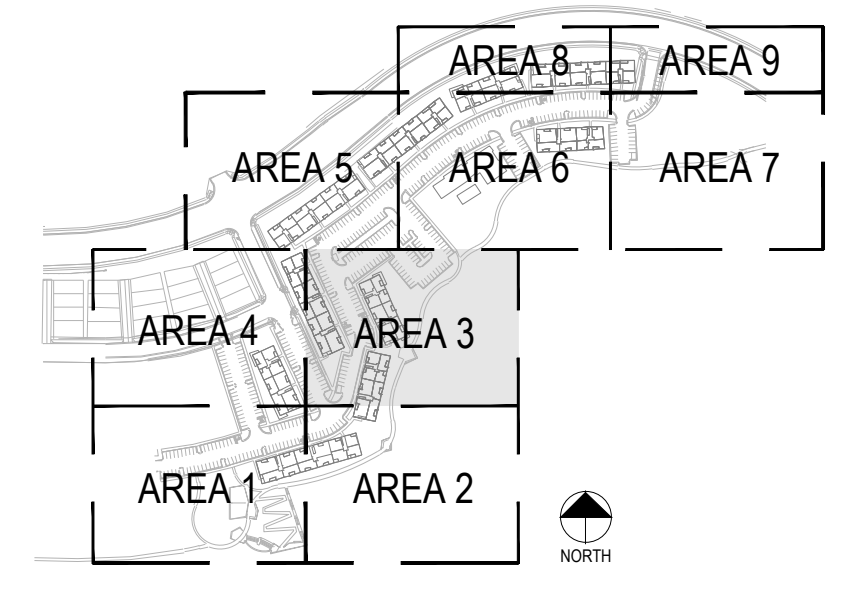
**CENTURY**  
LIVING

PROJECT  
**COMPARK VILLAGE SOUTH**  
TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO 80134

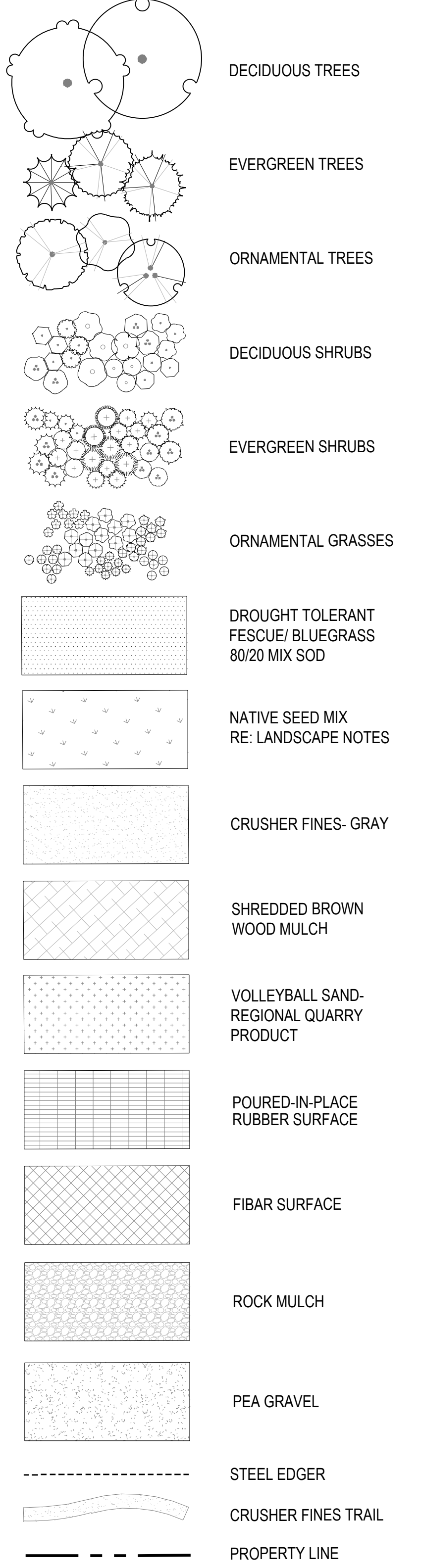
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**LANDSCAPE PLAN AREA 2**  
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15

1 LANDSCAPE AREA 2





LANDSCAPE KEY



PREPARED FOR CENTURY COMMUNITIES



PROJECT

COMPARK VILLAGE SOUTH

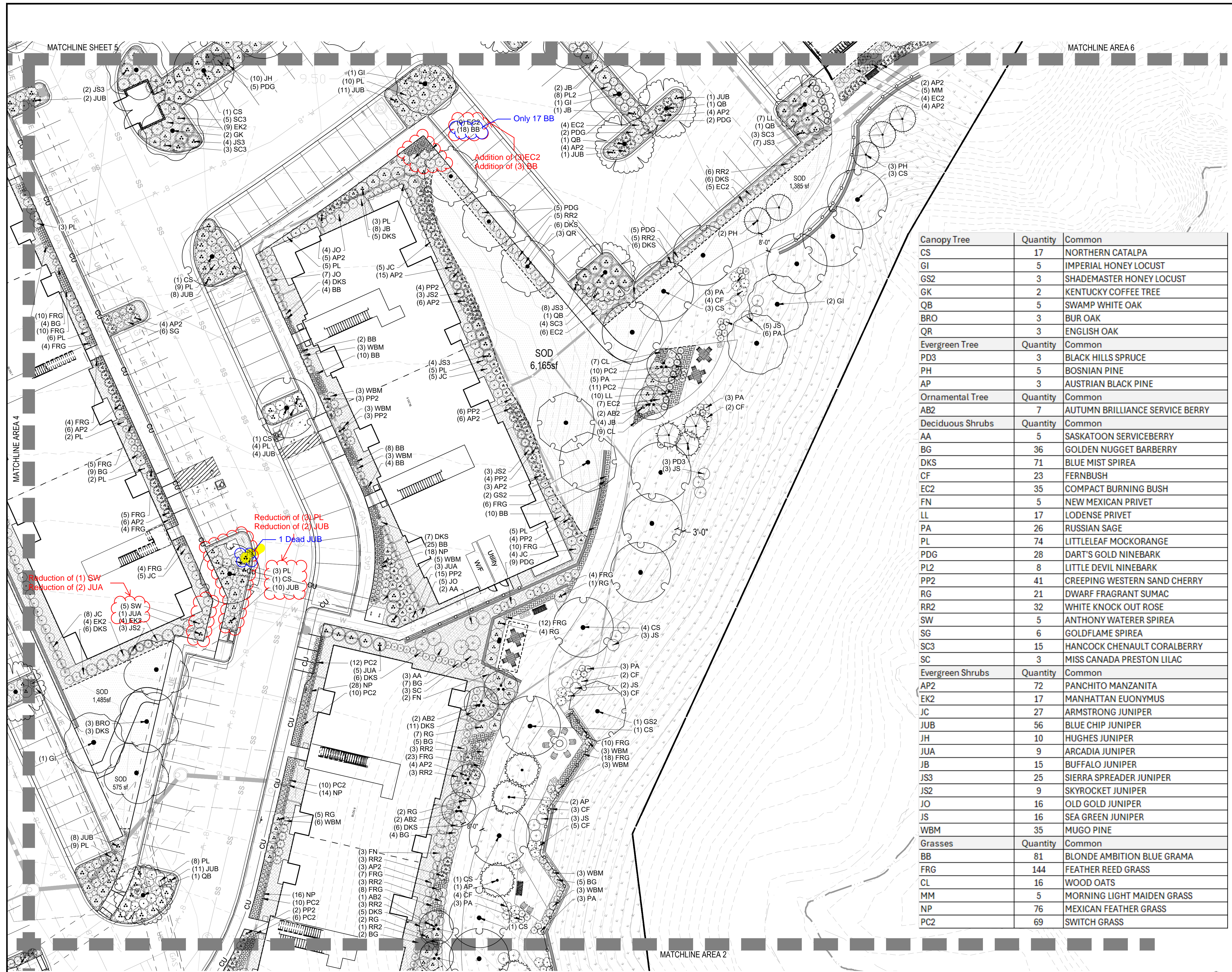
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SHEET TITLE

LANDSCAPE PLAN AREA 3

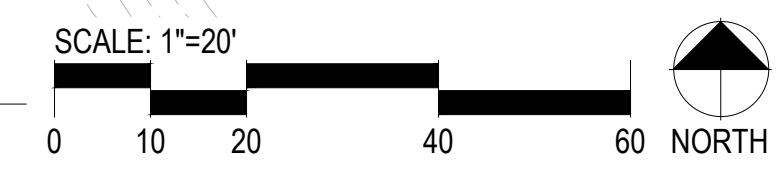
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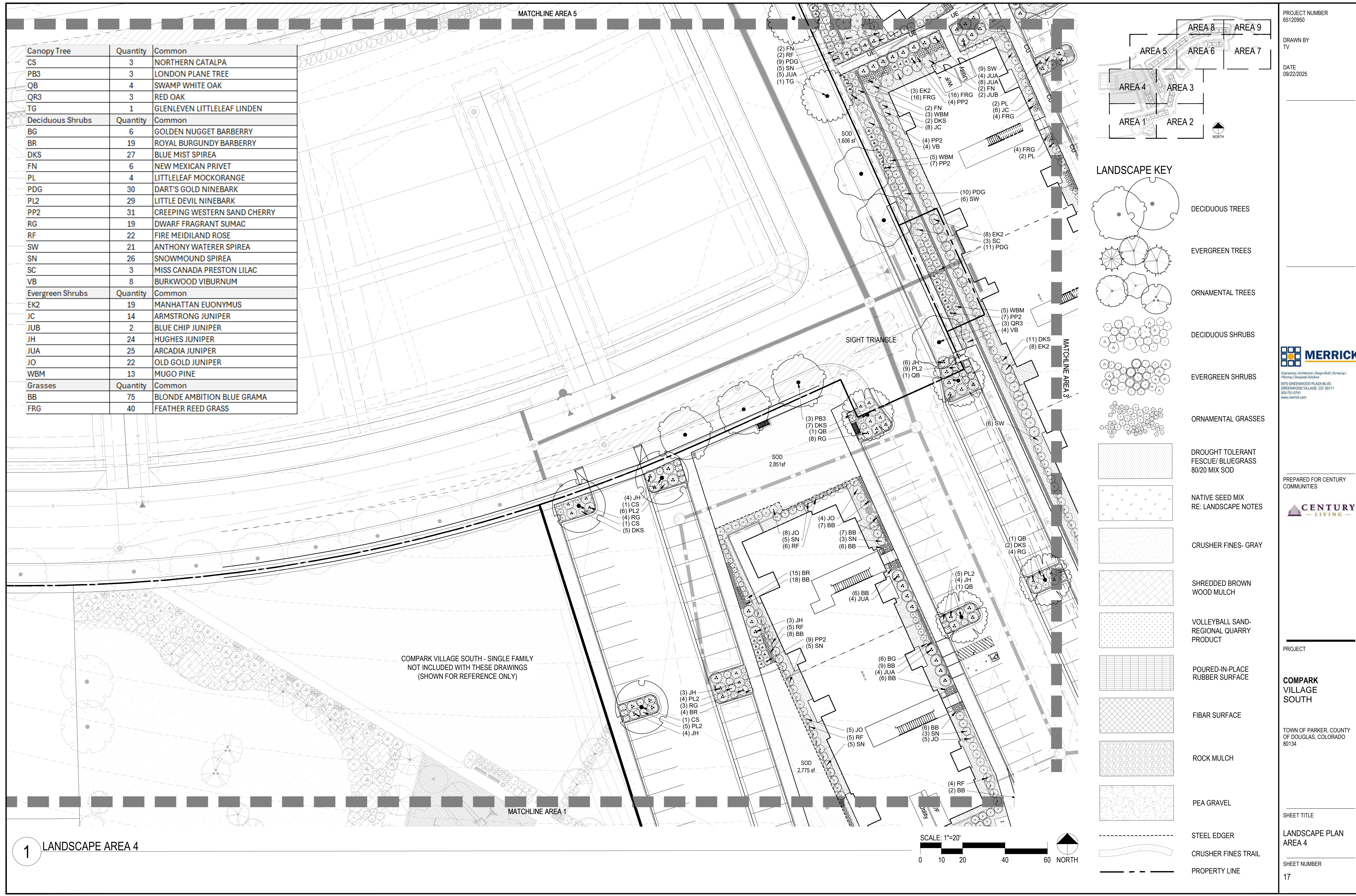
Canopy Tree	Quantity	Common
CS	17	NORTHERN CATALPA
GI	5	IMPERIAL HONEY LOCUST
GS2	3	SHADEMASTER HONEY LOCUST
GK	2	KENTUCKY COFFEE TREE
QB	5	SWAMP WHITE OAK
BRO	3	BUR OAK
QR	3	ENGLISH OAK
Evergreen Tree	Quantity	Common
PD3	3	BLACK HILLS SPRUCE
PH	5	BOSNIAN PINE
AP	3	AUSTRIAN BLACK PINE
Ornamental Tree	Quantity	Common
AB2	7	AUTUMN BRILLIANCE SERVICE BERRY
Deciduous Shrubs	Quantity	Common
AA	5	SASKATOON SERVICEBERRY
BG	36	GOLDEN NUGGET BARBERRY
DKS	71	BLUE MIST SPIREA
CF	23	FERNBUSH
EC2	35	COMPACT BURNING BUSH
FN	5	NEW MEXICAN PRIVET
LL	17	LODENSE PRIVET
PA	26	RUSSIAN SAGE
PL	74	LITTLELEAF MOCKORANGE
PDG	28	DART'S GOLD NINEBARK
PL2	8	LITTLE DEVIL NINEBARK
PP2	41	CREEPING WESTERN SAND CHERRY
RG	21	DWARF FRAGRANT SUMAC
RR2	32	WHITE KNOCK OUT ROSE
SW	5	ANTHONY WATERER SPIREA
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	27	ARMSTRONG JUNIPER
JUB	56	BLUE CHIP JUNIPER
JH	10	HUGHES JUNIPER
JUA	9	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	81	BLONDE AMBITION BLUE GRAMA
FRG	144	FEATHER REED GRASS
CL	16	WOOD OATS
MM	5	MORNING LIGHT MAIDEN GRASS
NP	76	MEXICAN FEATHER GRASS
PC2	69	SWITCH GRASS

1 LANDSCAPE AREA 3



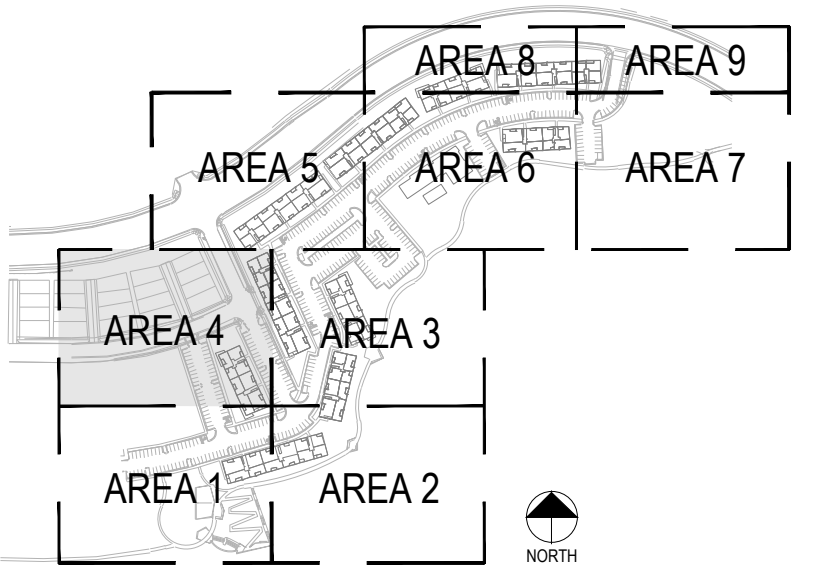
MATCHLINE AREA 5

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

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PROJECT

COMPARK VILLAGE SOUTH

TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO 80134

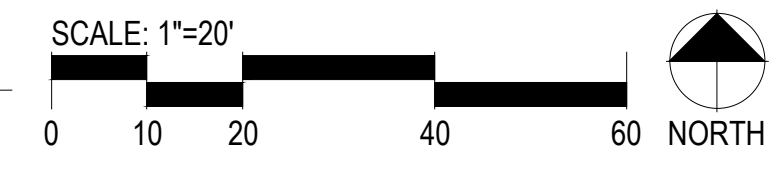
SHEET TITLE

LANDSCAPE PLAN AREA 4

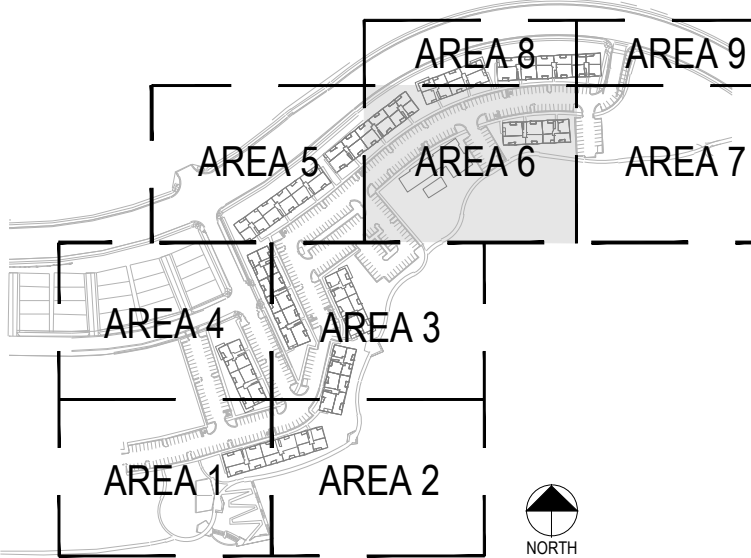
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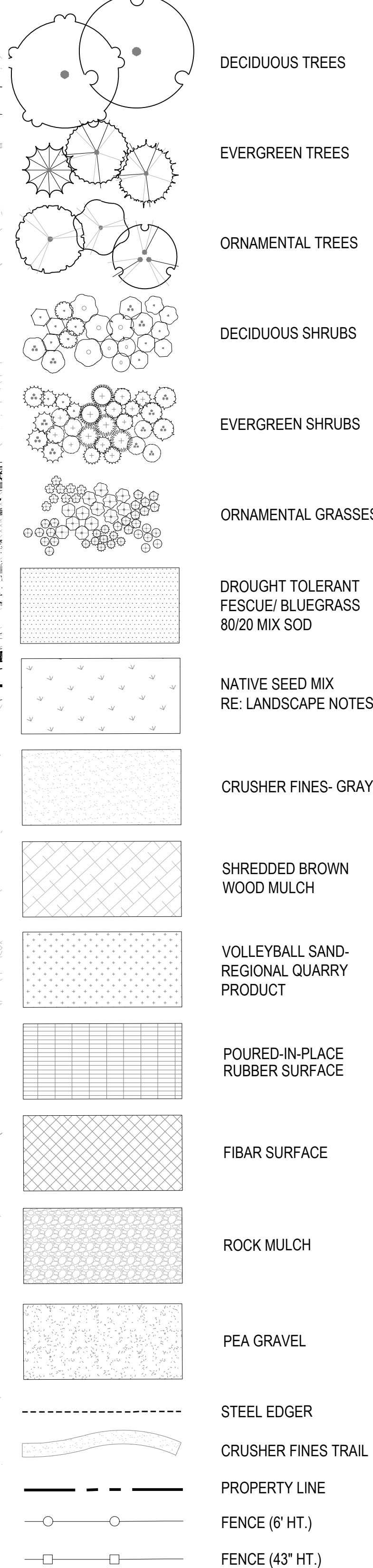
1 LANDSCAPE AREA 4







LANDSCAPE KEY



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**CENTURY LIVING**

PROJECT

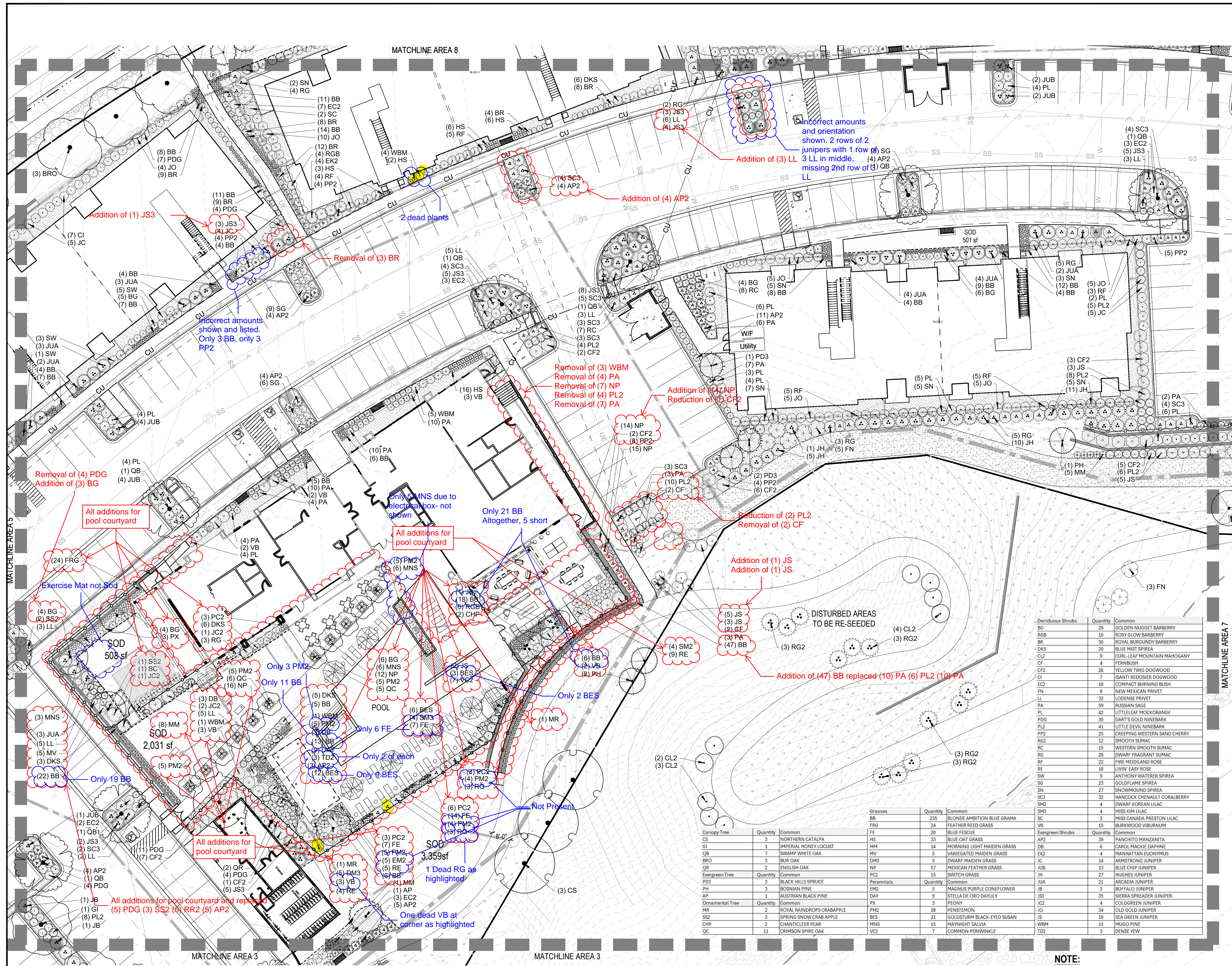
**COMPARK VILLAGE SOUTH**

TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO 80134

SHEET TITLE

LANDSCAPE PLAN AREA 6

SHEET NUMBER  
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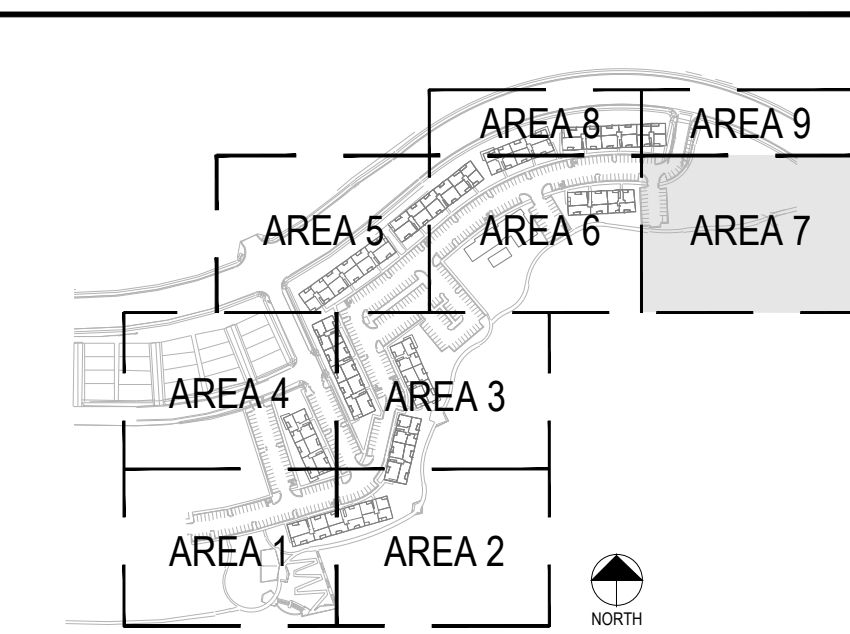


1 LANDSCAPE AREA 6



**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	Grasses	Quantity	Common		
CS	3	NORTHERN CATALPA	BB	235	BLONDE AMBITION BLUE GRAMA		
GI	1	IMPERIAL HONEY LOCUST	FRG	24	FEATHER REED GRASS		
QB	7	SWAMP WHITE OAK	FE	28	BLUE FESCUE		
BRO	3	BUR OAK	HS	33	BLUE OAT GRASS		
OR	2	ENGLISH OAK	MM	14	MORNING LIGHT MAIDEN GRASS		
Evergreen Tree	Quantity	Common	MV	5	VARIEGATED MAIDEN GRASS		
PD3	3	BLACK HILLS SPRUCE	DM3	5	DWARF MAIDEN GRASS		
PH	3	BOSNIAN PINE	NP	57	MEXICAN FEATHER GRASS		
AP	1	AUSTRIAN BLACK PINE	PC2	15	SWITCH GRASS		
Ornamental Tree	Quantity	Common	Perennials	Quantity	Common		
HR	2	ROYAL RAINDROPS CRABAPPLE	EM2	5	MAGNUS PURPLE CONEFLOWER		
SS2	3	ROYAL SNOW CRAB APPLE	DAY	9	STELLA DE ORO DAYLILY		
CHP	2	CHANTICLEER PEAR	PX	3	PEONY		
QC	11	CRIMSON SPIRE OAK	NP	38	FRANZOSUM		
			BES	21	GOLDSTURM BLACK-EYED SUSAN		
			MNS	15	MAYNIGHT SALVIA		
			VC2	7	COMMON PERIWINKLE		
					DM3	5	DWARF MAIDEN GRASS
					JUB	2	BLUE CHIP JUNIPER
					JH	27	HUGHES JUNIPER
					JUA	21	ARCADIA JUNIPER
					JB	3	BUFFALO JUNIPER
					JS3	35	SIERRA SPREADER JUNIPER
					JC2	4	COLOGREEN JUNIPER
					JO	34	OLD GOLD JUNIPER
					JS	13	SEA GREEN JUNIPER
					WBM	11	MUGO PINE
					TD2	3	DENSE YEW

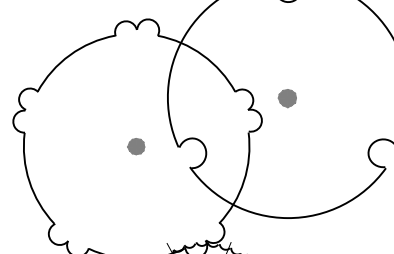
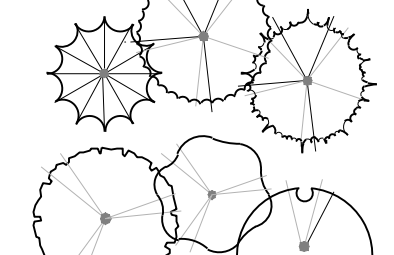
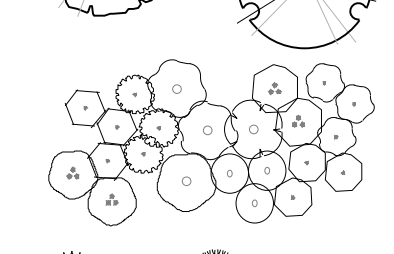
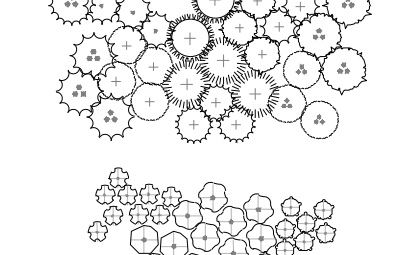
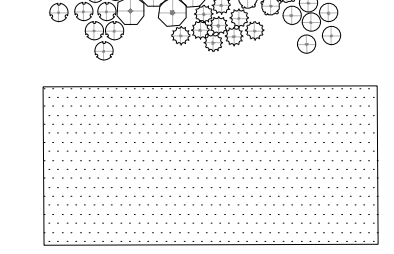
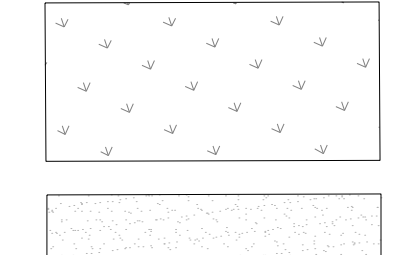
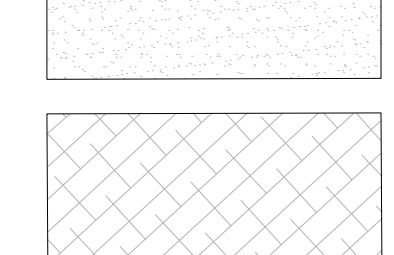
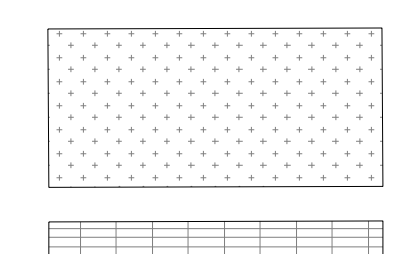
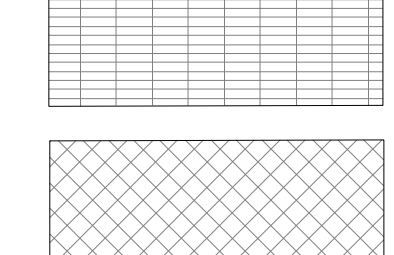
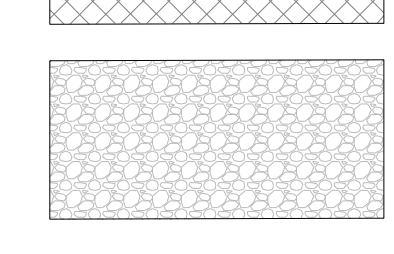
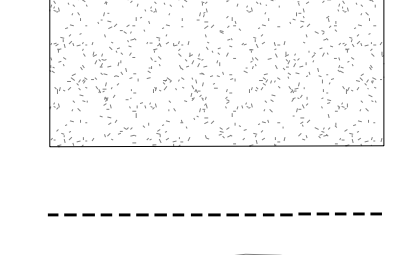
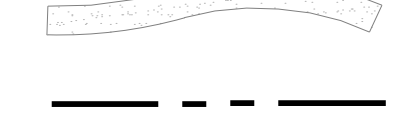



PROJECT NUMBER  
65120950

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DATE  
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**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

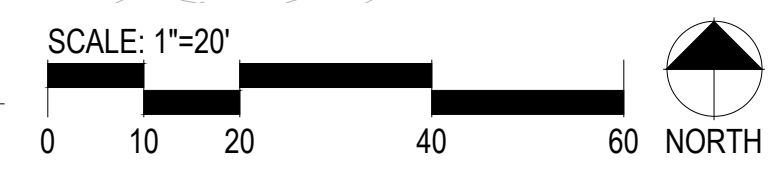
SHEET TITLE

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

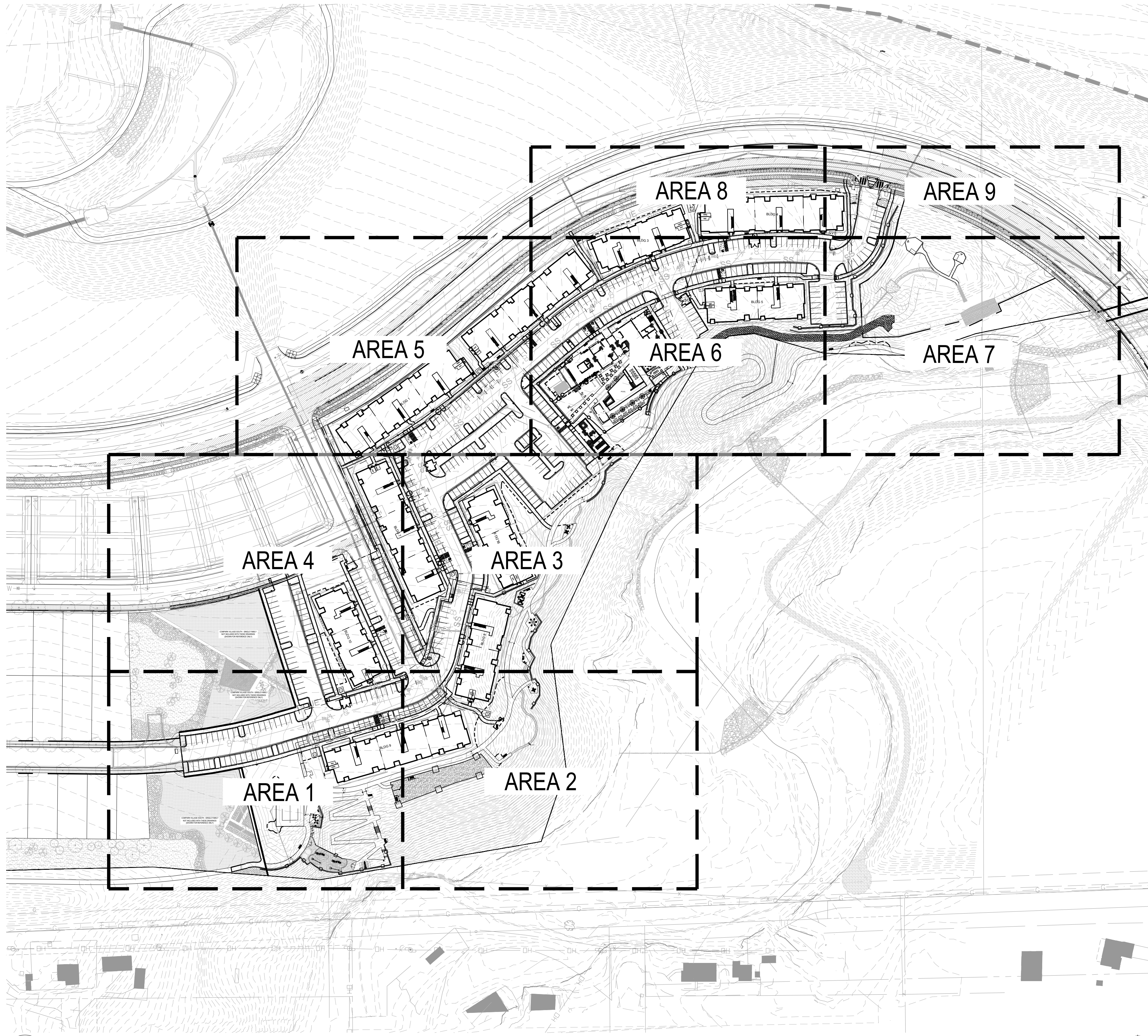
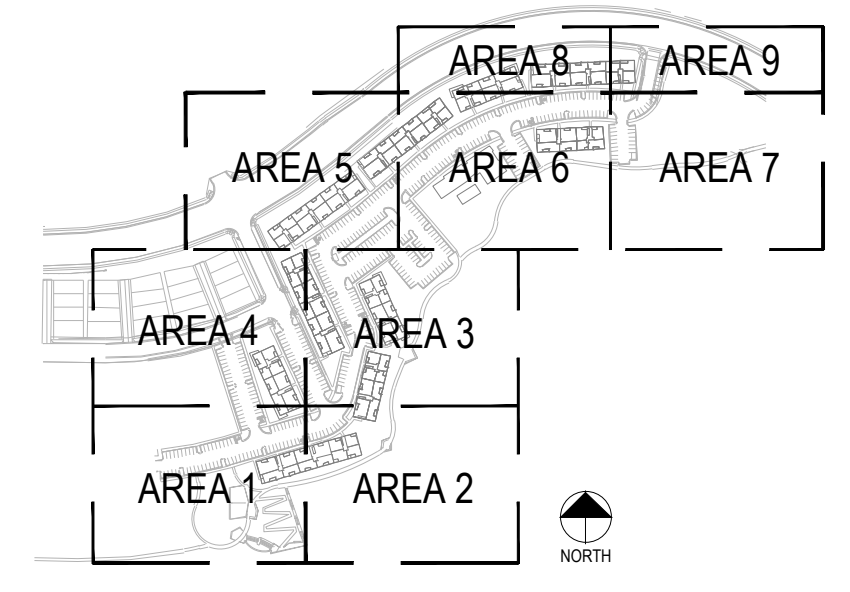




COMPARK VILLAGE SOUTH  
F1 AMD 2 - MULTIFAMILY  
SITE PLAN

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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TV  
DATE  
09/22/2025



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  
65120950  
  
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TV  
  
DATE  
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.

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)
- 4" MIN DEPTH 1" MINUS TAN BREEZE WET AND COMPACT TO 95% SPD, IN 2" LIFTS.
- STEEL EDGING: MANUF. COYOTE LANDSCAPE PRODUCTS PRODUCT: RAWEDGE, 14 GA, ROLLED TOP.
- COMPACTED SUB-GRADE TO 95% SPD
- GEOTEXTILE FABRIC
- VARIES, RE: PLANS

1 CRUSHER\_FINES\_TRAIL  
Scale: NTS



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PROJECT

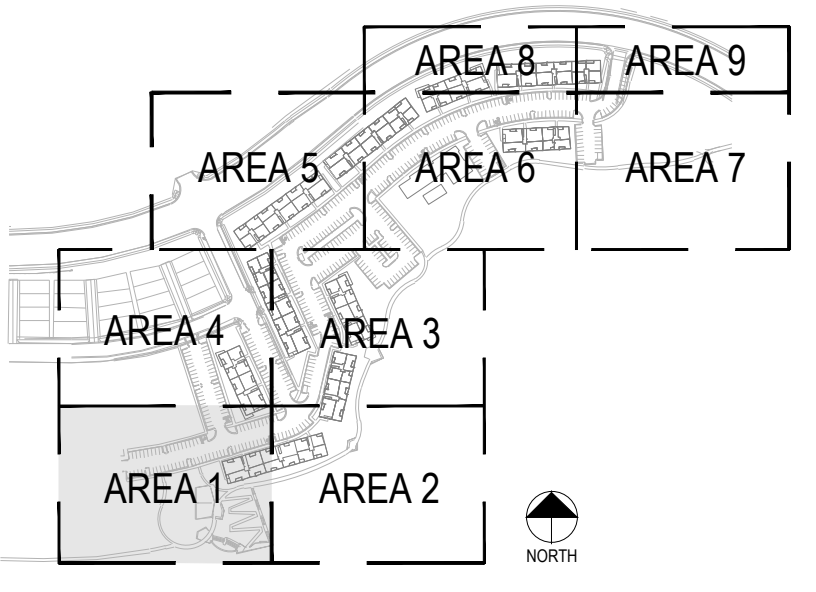
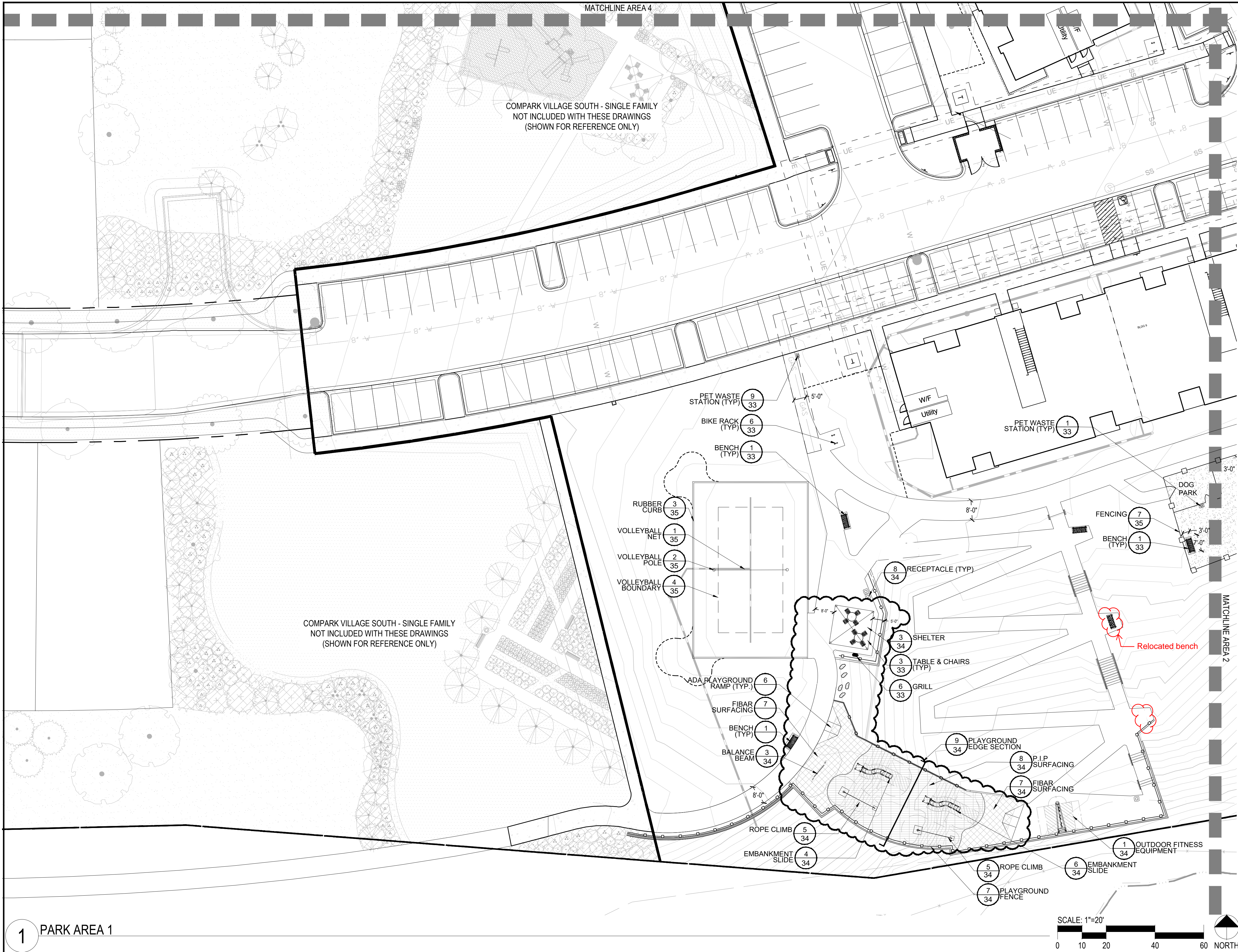
COMPARK VILLAGE SOUTH

TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO 80134

SHEET TITLE

PARK NOTES & REQUIREMENTS

SHEET NUMBER



PROJECT NUMBER  
65120950

DRAWN BY  
TV

DATE  
09/22/2025



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**LEGEND**

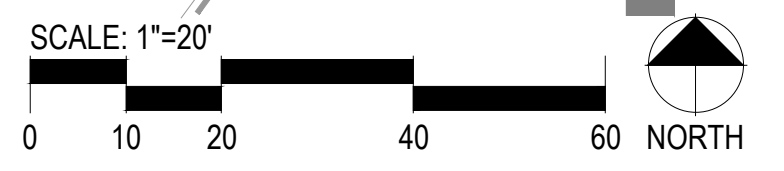
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- RECEPTACLE
- GRILL
- PET WASTE STATION
- BIKE RACK
- TABLE AND CHAIRS
- TRAIL
- STEEL EDGER
- PEA GRAVEL

PROJECT

**COMPARK VILLAGE SOUTH**

TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO 80134

**1** PARK AREA 1

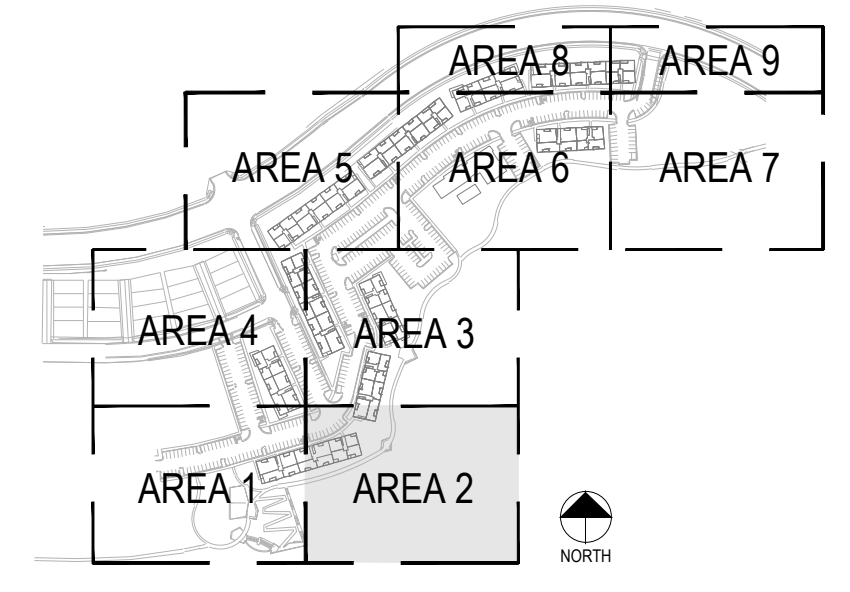


SHEET TITLE

**PARK PLAN AREA 1**

SHEET NUMBER

24



PROJECT NUMBER  
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09/22/2025



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COMMUNITIES



PROJECT

**COMPARK  
VILLAGE  
SOUTH**

TOWN OF PARKER, COUNTY  
OF DOUGLAS, COLORADO  
80134

SHEET TITLE

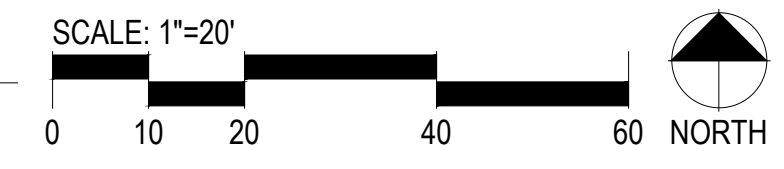
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AREA 2**

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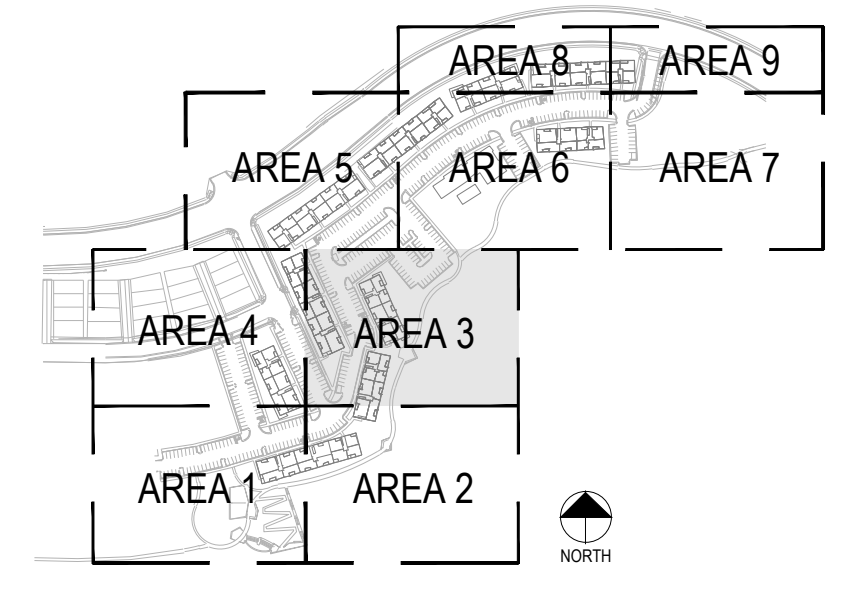
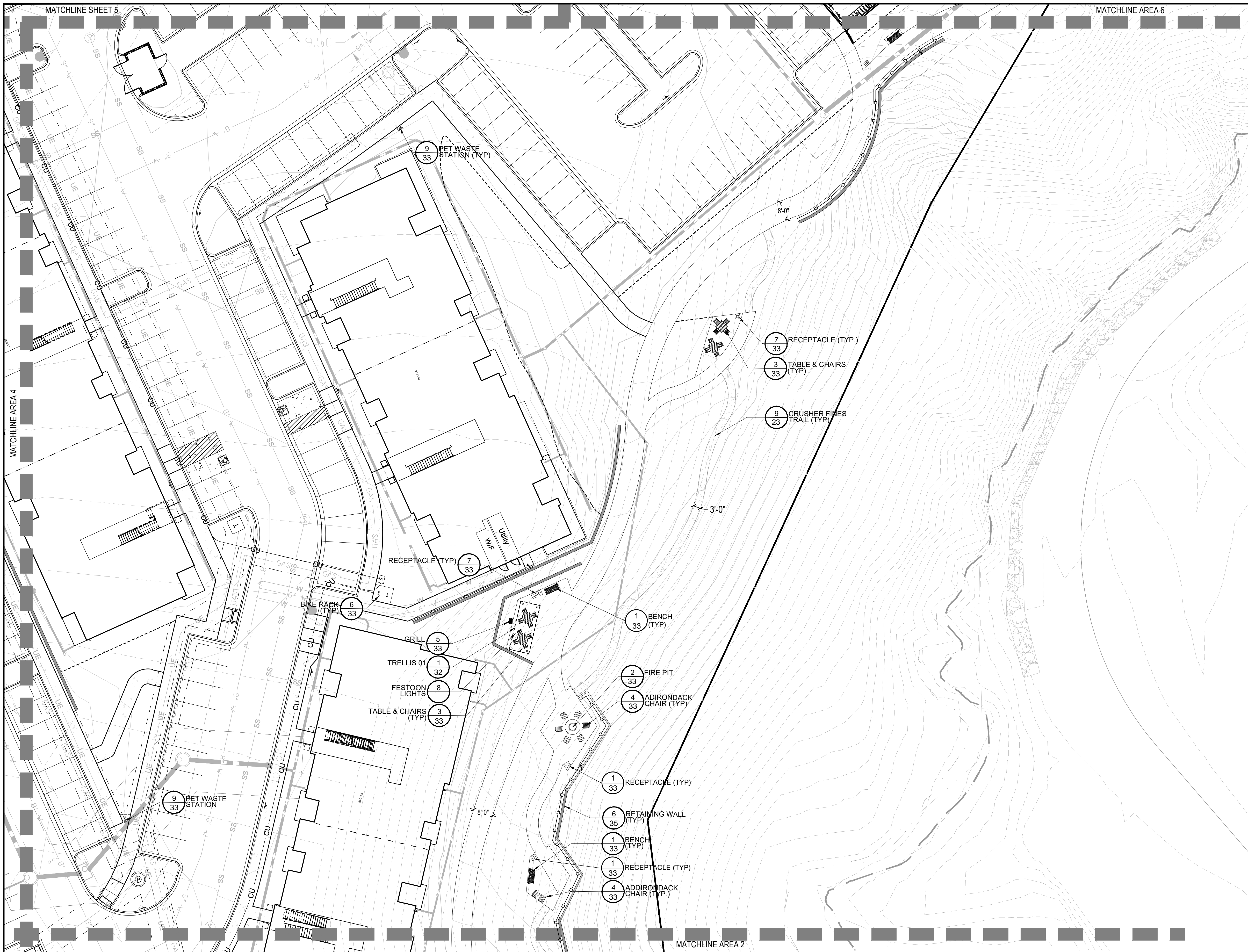
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**LEGEND**

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



1 PARK AREA 2



PROJECT NUMBER  
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**COMPARK VILLAGE SOUTH**

TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO 80134

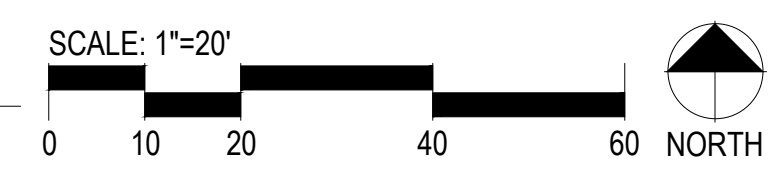
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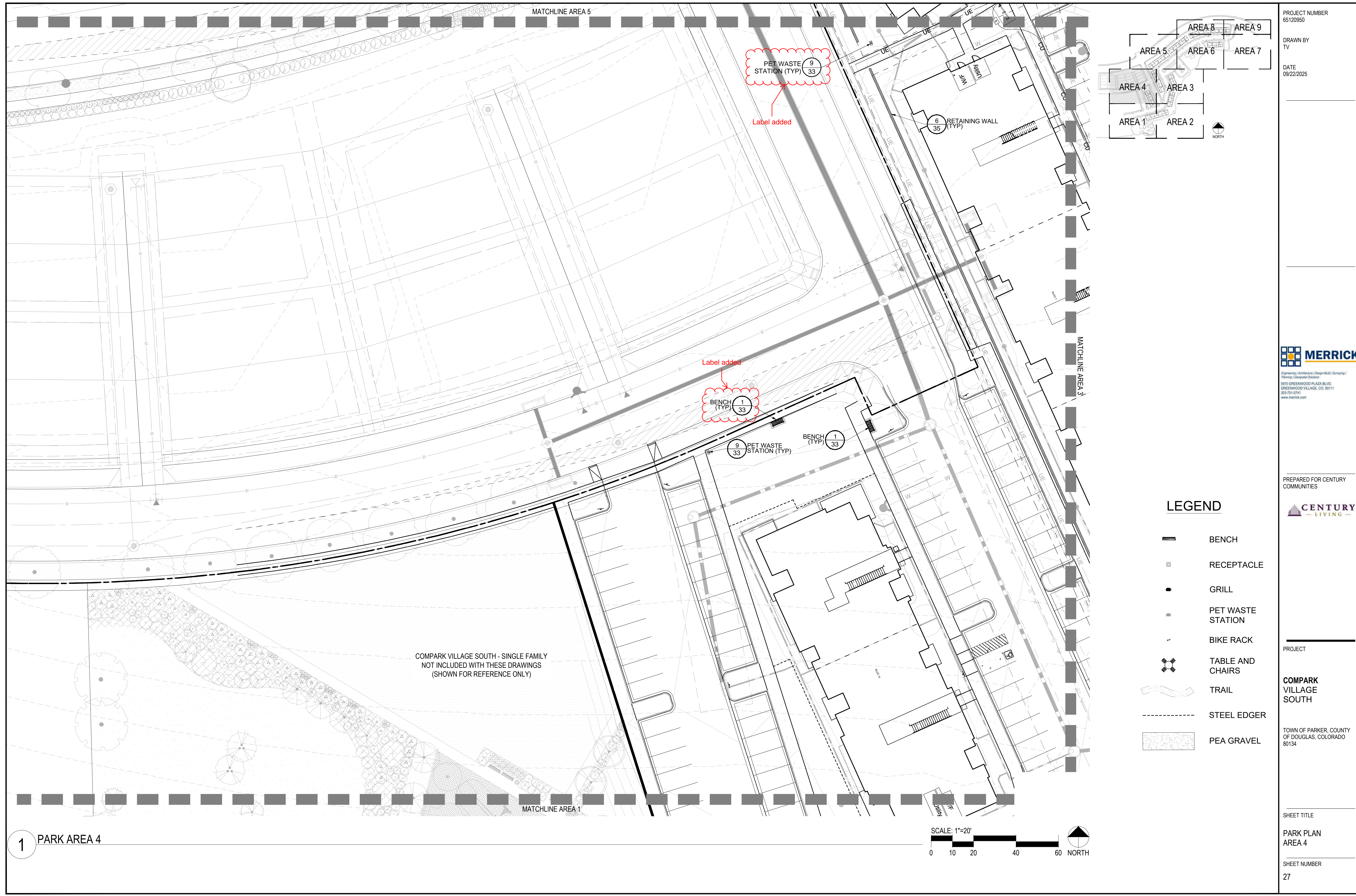
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1 PARK AREA 3



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



1 PARK AREA 4

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

MATCHLINE AREA 5

MATCHLINE AREA 1

PET WASTE STATION (TYP) 9 33

Label added

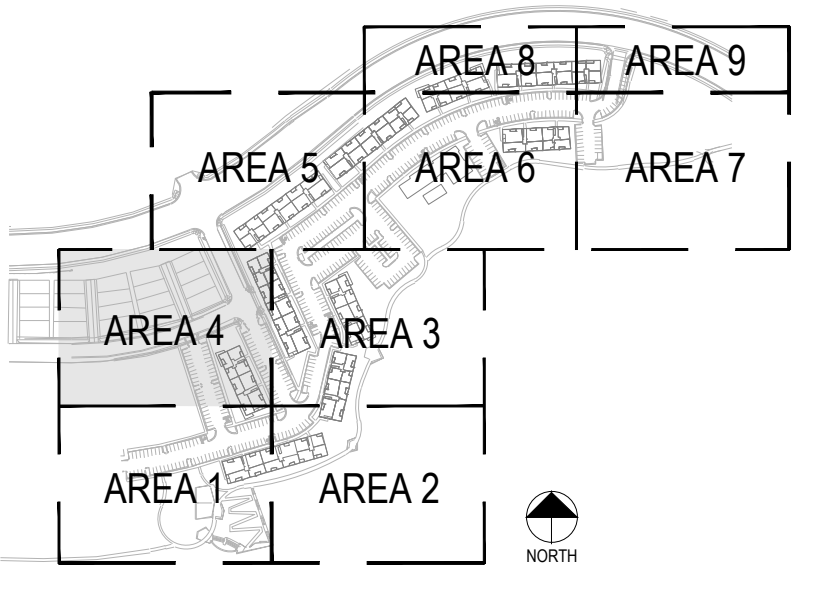
Label added

BENCH (TYP) 1 33








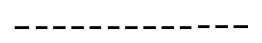

PET WASTE STATION (TYP) 9 33

BENCH (TYP) 1 33

SCALE: 1"=20'



**LEGEND**

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

PROJECT NUMBER  
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**COMPARK VILLAGE SOUTH**

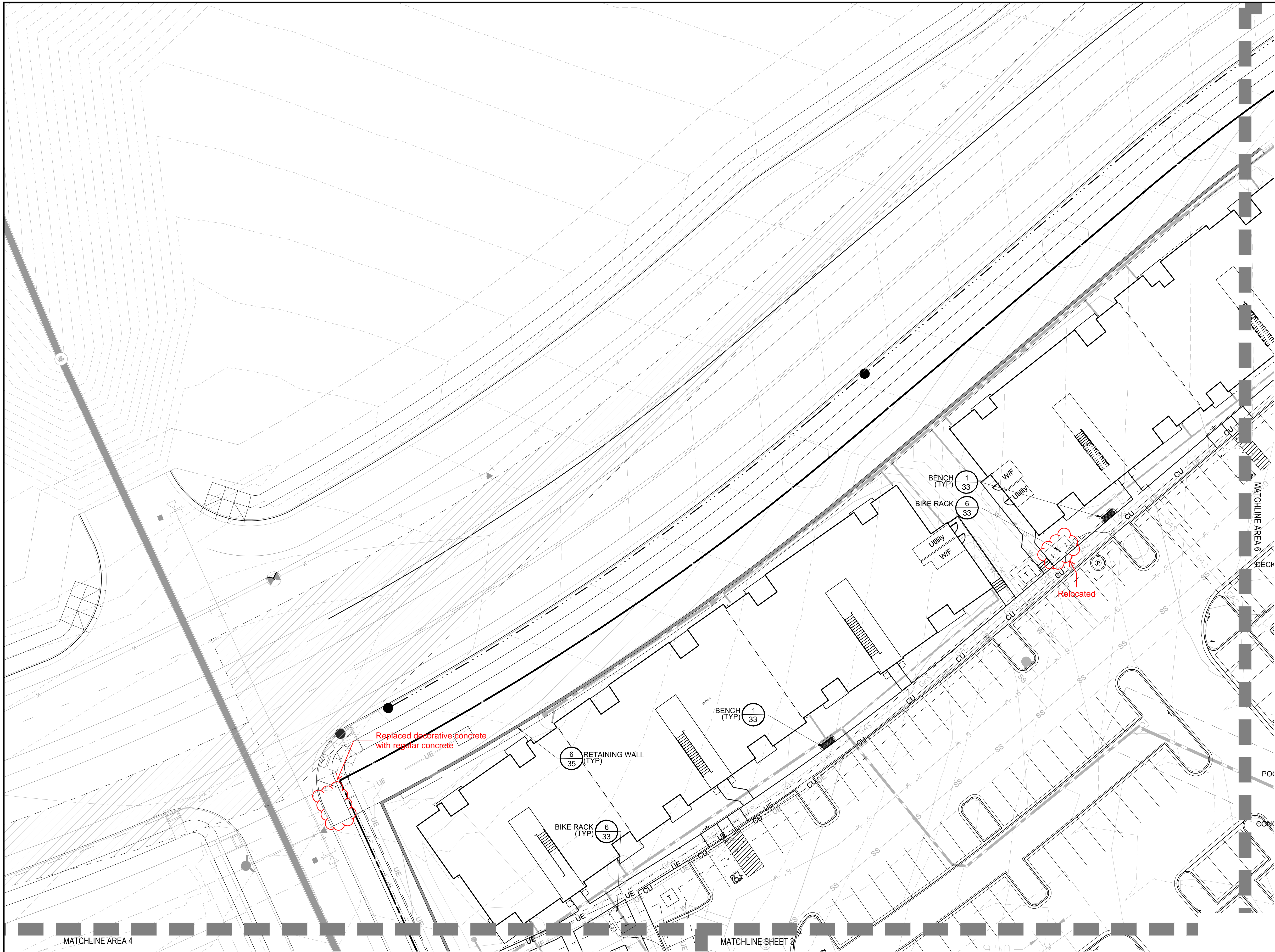
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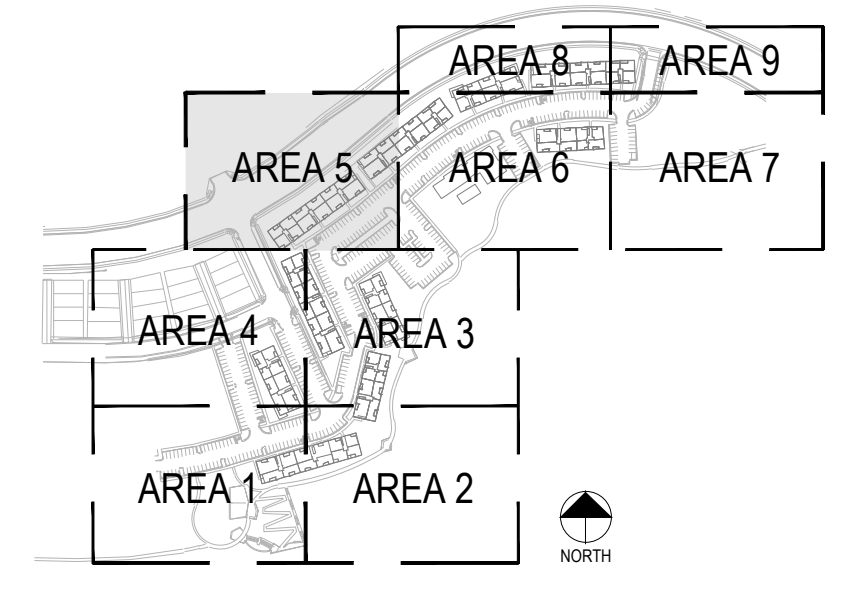
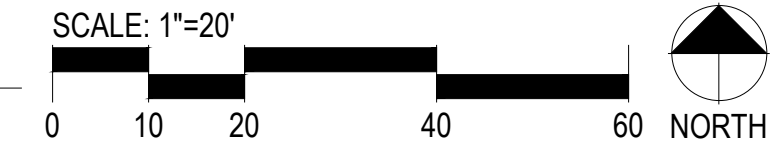
**PARK PLAN AREA 4**

SHEET NUMBER

27



1 PARK AREA 5



PROJECT NUMBER  
65120950

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TV

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**

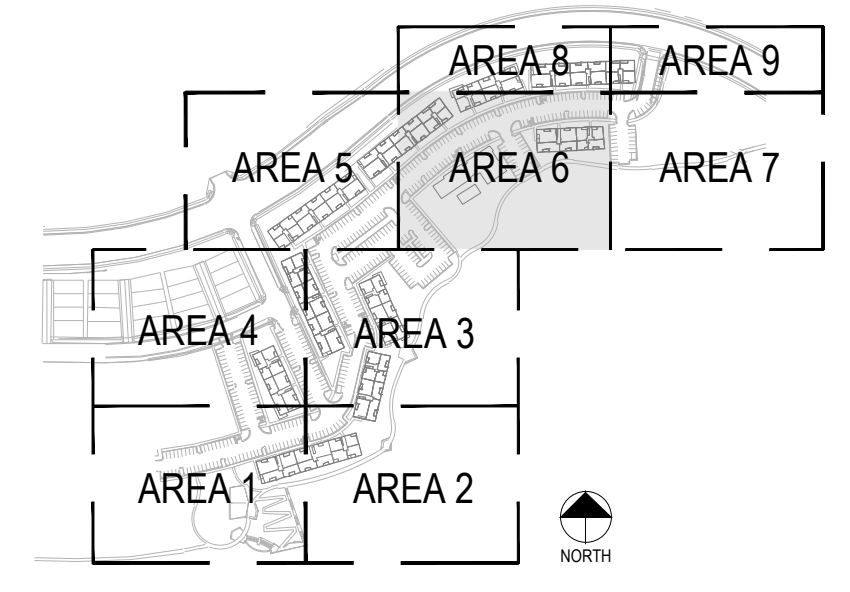
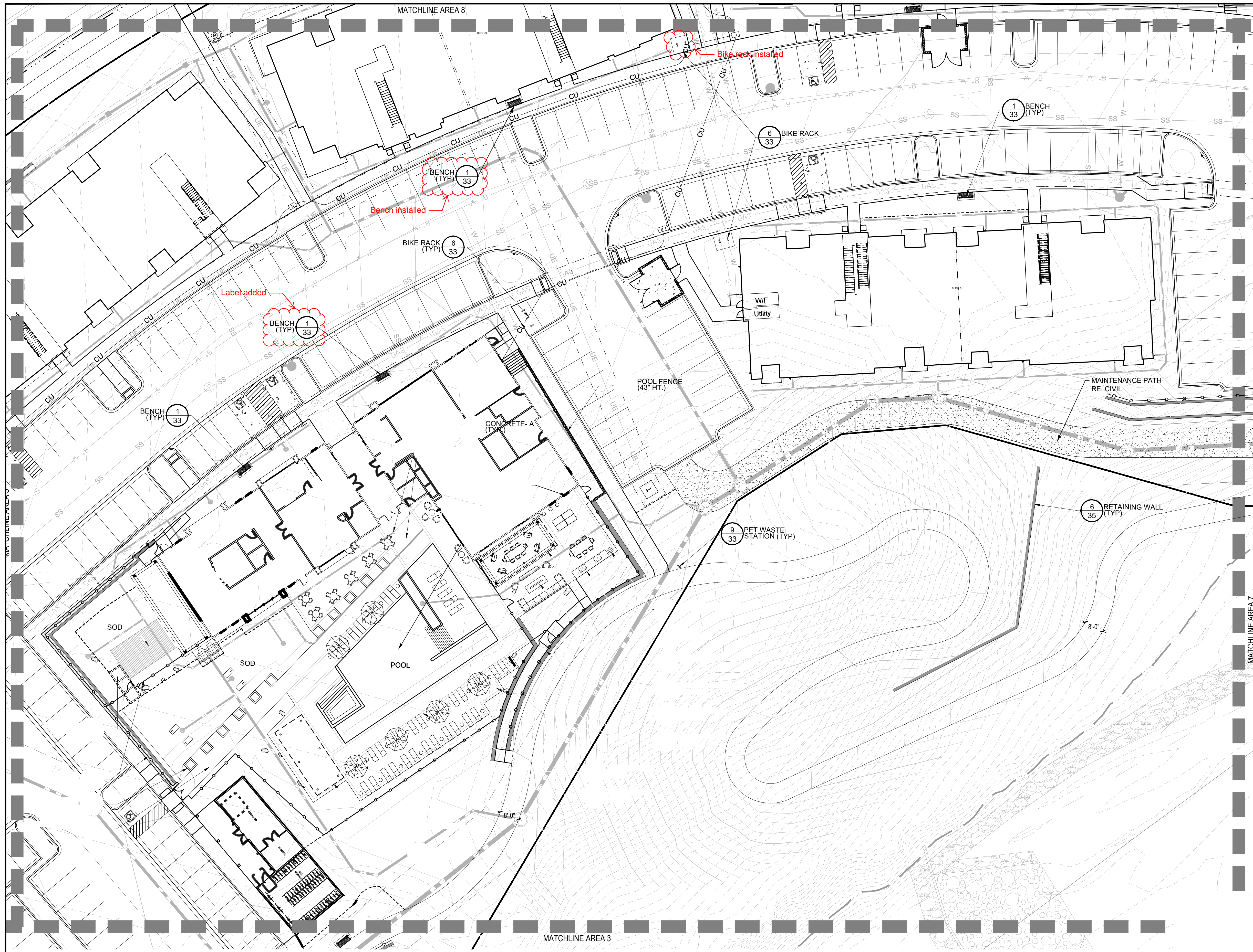
TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO 80134

SHEET TITLE

**PARK PLAN AREA 5**

SHEET NUMBER

28



PROJECT NUMBER  
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**COMPARK VILLAGE SOUTH**

TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO 80134

SHEET TITLE

**PARK PLAN AREA 6**

SHEET NUMBER

29

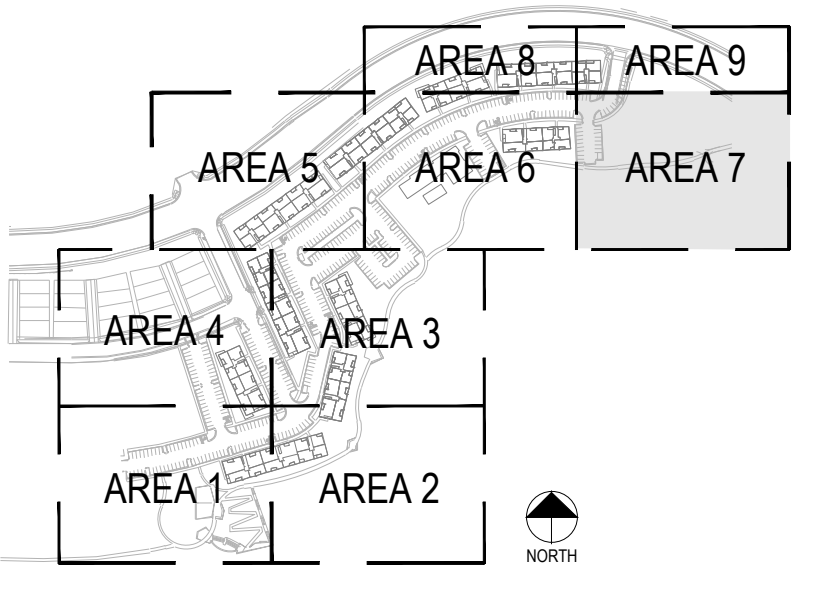
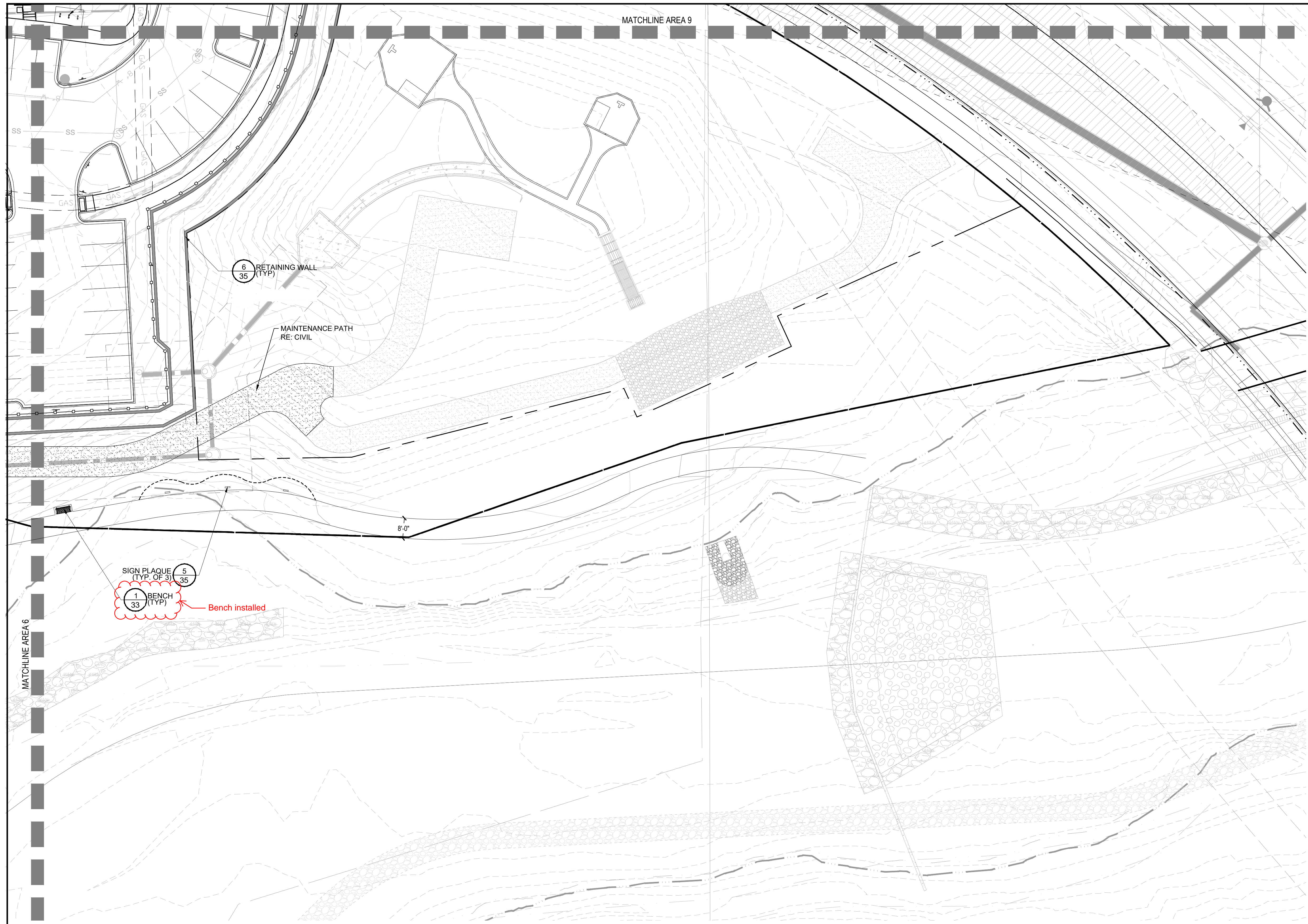
**LEGEND**

- 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



PROJECT NUMBER  
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**COMPARK VILLAGE SOUTH**

TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO 80134

SHEET TITLE

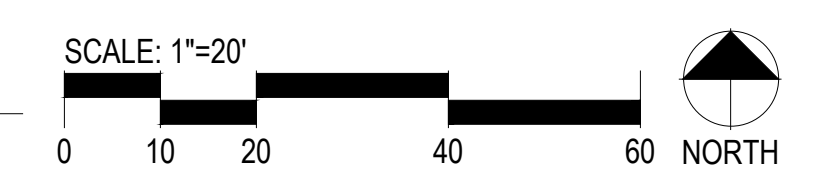
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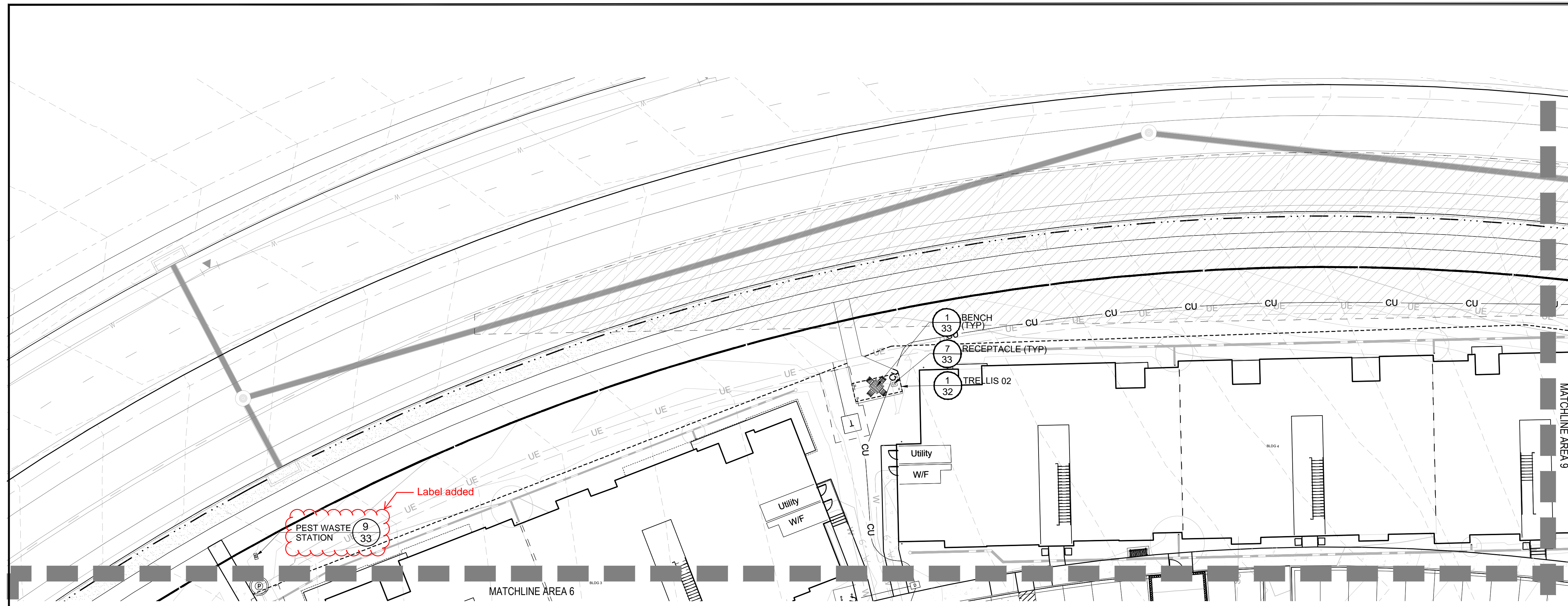
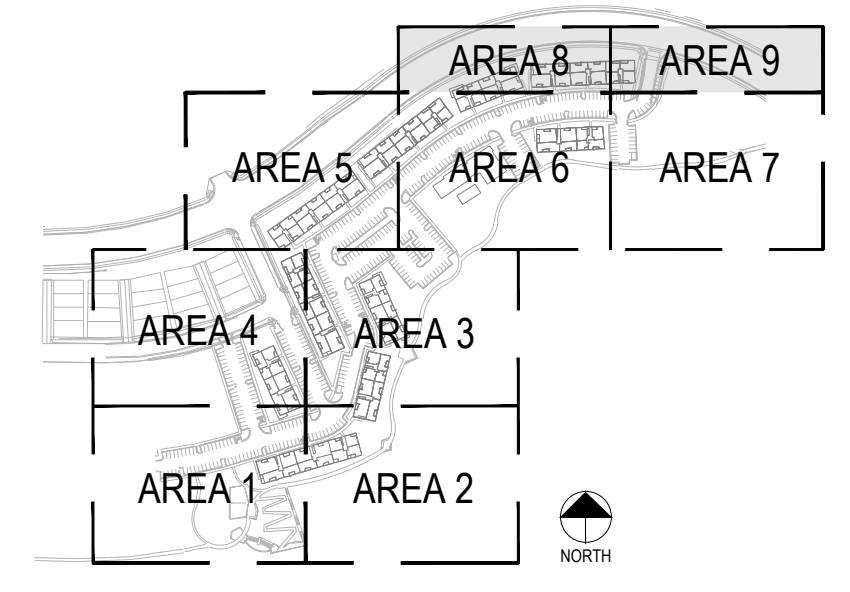
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**LEGEND**

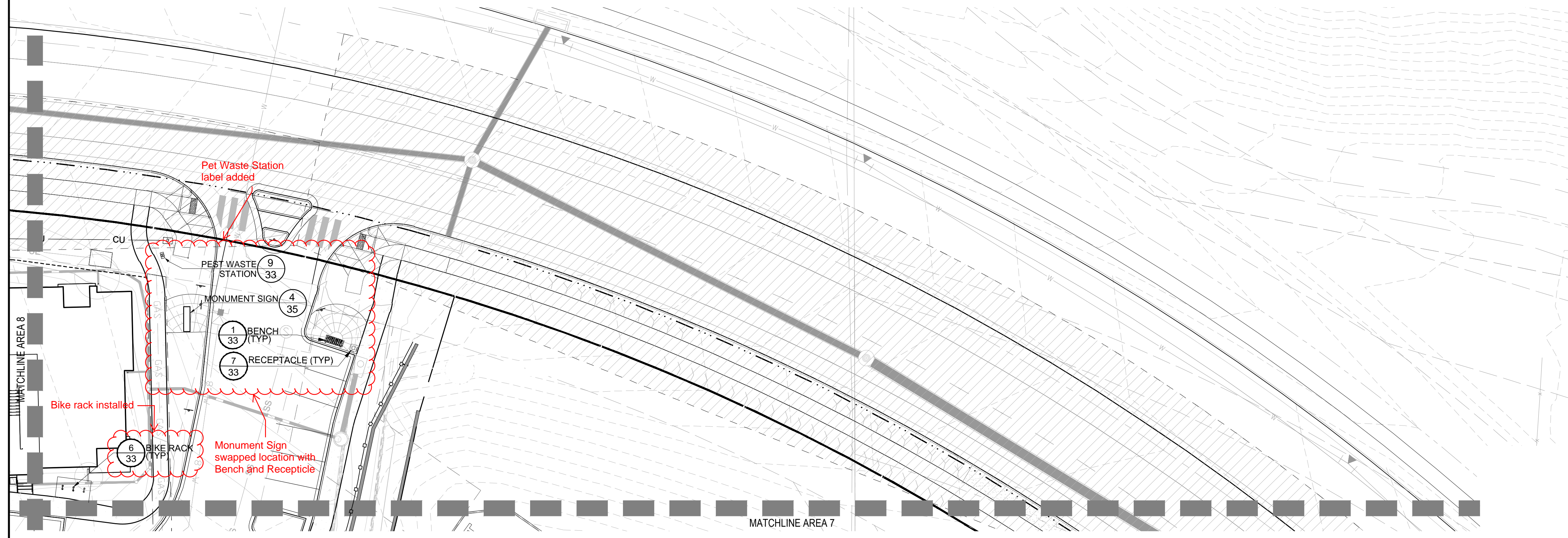
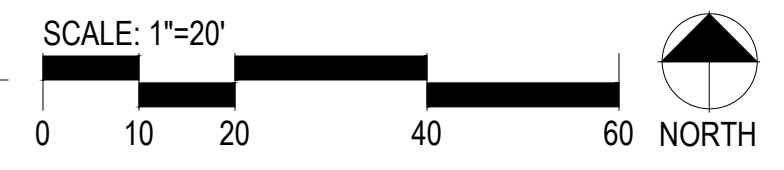
-  BENCH
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-  PET WASTE STATION
-  BIKE RACK
-  TABLE AND CHAIRS
-  TRAIL
-  STEEL EDGER
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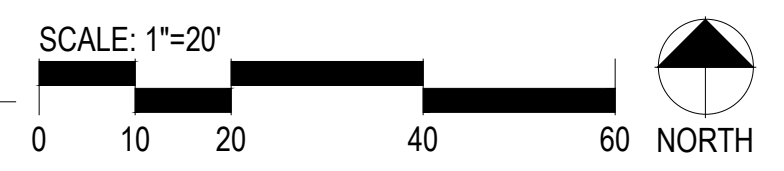
**1 PARK AREA 7**



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



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