

# COMPARK VILLAGE SOUTH FILING NO.1, AMENDMENT 3

A PARCEL OF LAND LOCATED IN A PORTION OF THE SE OF SECTION 6, TOWNSHIP 6 SOUTH,  
 RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
 TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO  
 7.69 ACRES, 33 RESIDENTIAL LOTS

Prepared For  
 CENTURY LAND HOLDINGS, LLC  
 8390 EAST CRESCENT PKWY  
 SUITE 650  
 GREENWOOD VILLAGE, CO 80111  
 (303) 770-8300

Land Planning  
 people creating spaces

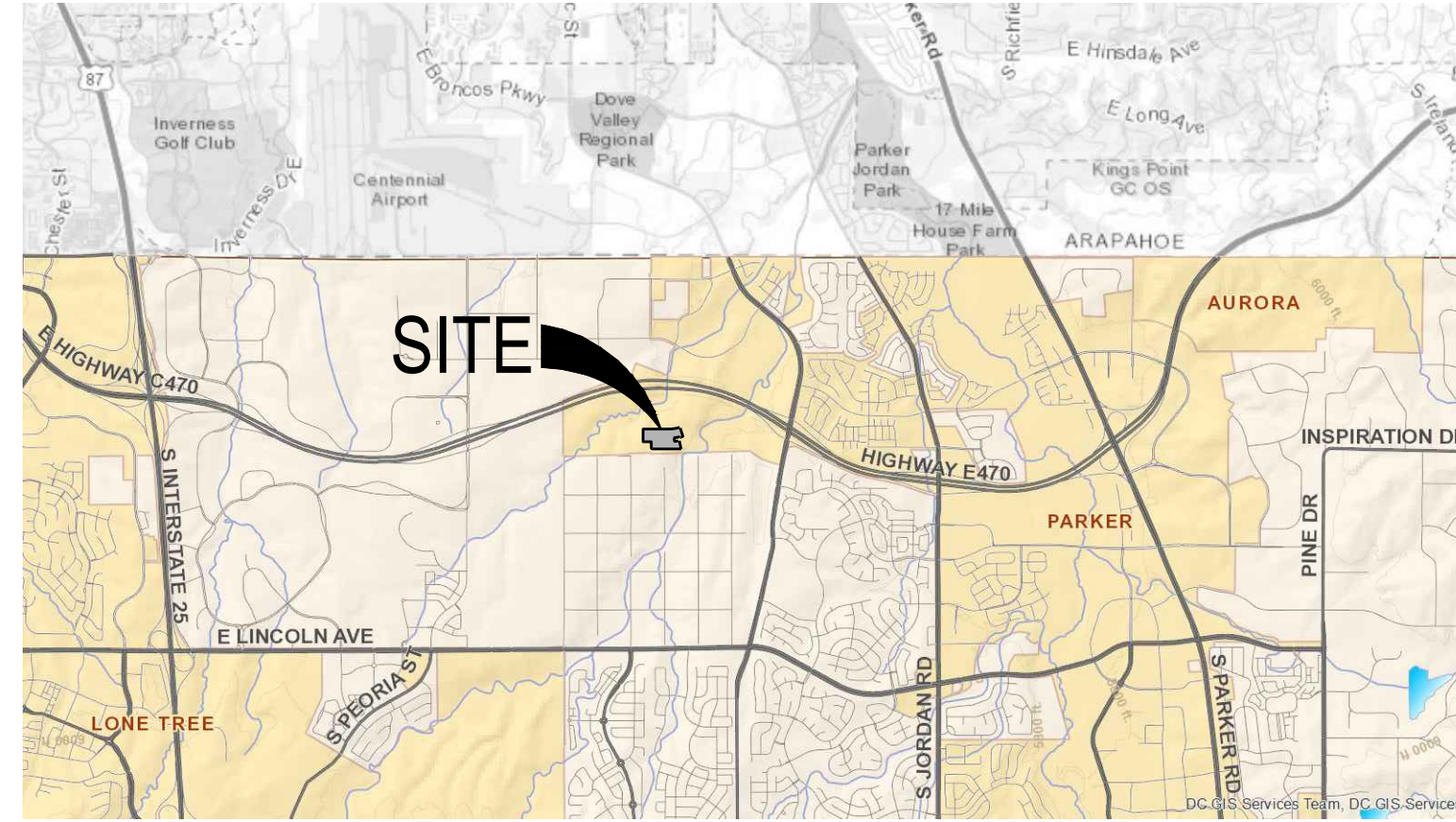
pcs group inc. www.pcsgroupco.com  
 p.o. box 18287  
 denver, co 80218  
 1 303.531.4905 · 1 303.531.4908

Civil Engineering  
**MERRICK & COMPANY**

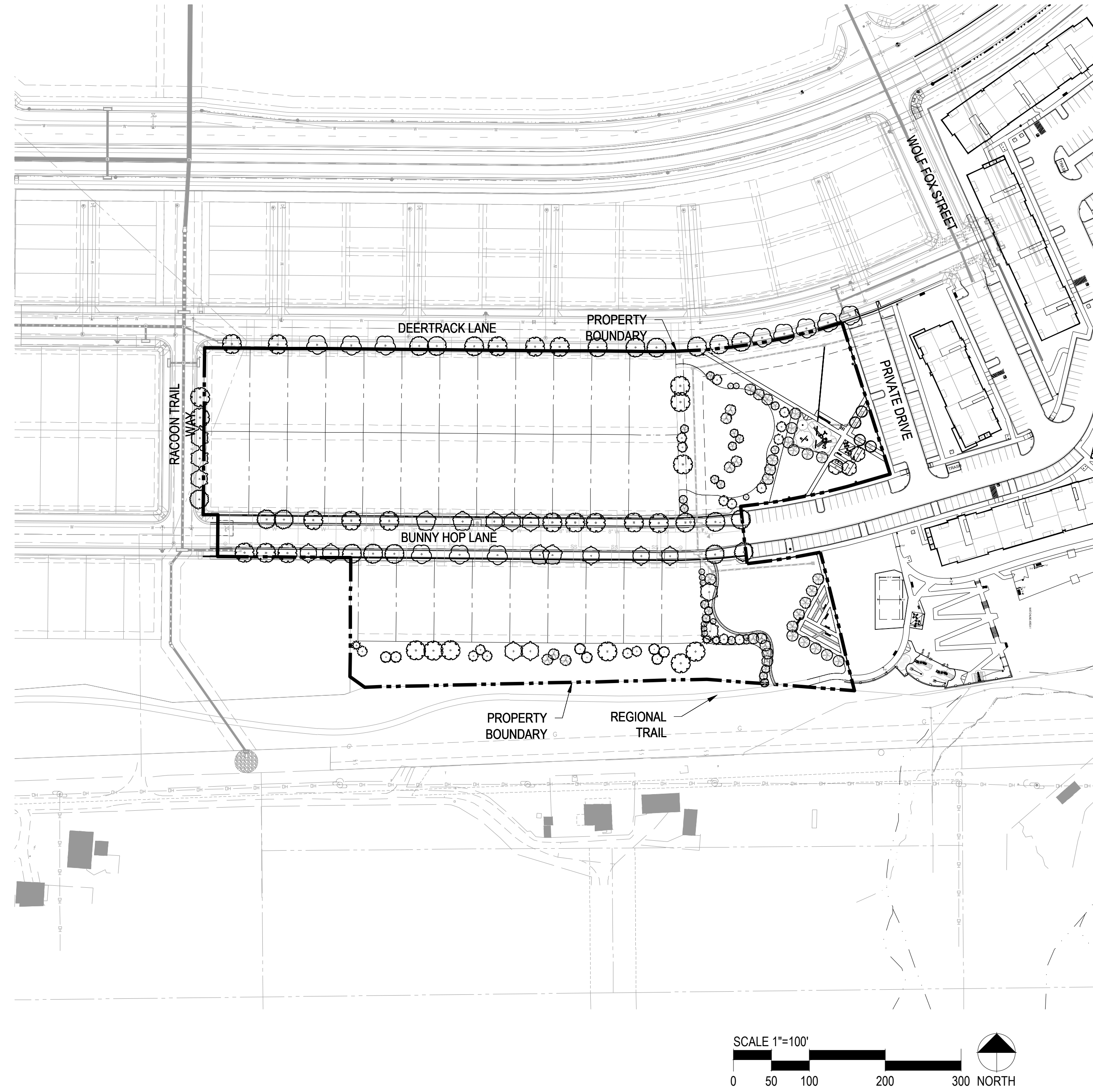
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 5970 GREENWOOD PLAZA BLVD,  
 GREENWOOD VILLAGE, CO 80111  
 303.353.3695

COMPARK VILLAGE SOUTH  
 FILING NO. 1, AMENDMENT 3  
 PARK FACILITIES MASTER PLANS  
 AND CONSTRUCTION PLANS  
 PARKER, CO

### VICINITY MAP



### OVERALL SITE PLAN



### SHEET INDEX

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PARK DEDICATION REQUIREMENT

SINGLE FAMILY DETACHED  
 TOT AMOUNT = DWELLING UNITS X 0.0239AC

33LOTS X 0.0239AC = 0.7887AC  
 REQ: 34,356SF or 0.79AC  
 PROV: 54,091SF or 1.24AC



**PCS Group, Inc**



P.O. BOX 18287  
 DENVER, CO 80218  
 T: 303.531.4905

**FEBRUARY 10, 2023**

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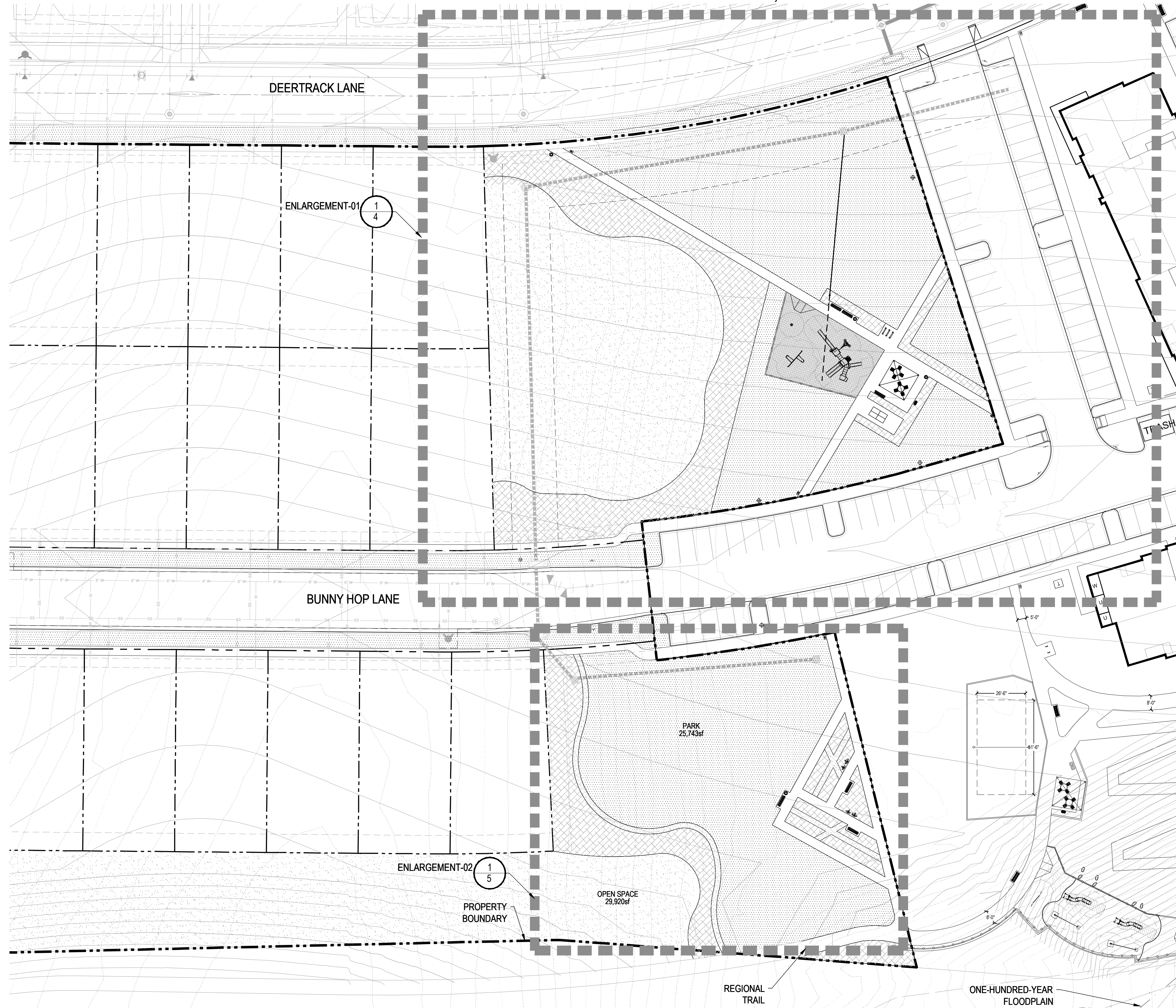
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Sheet Name  
**COVER SHEET**  
 Sheet Number

# COMPARK VILLAGE SOUTH FILING NO.1, AMENDMENT 3

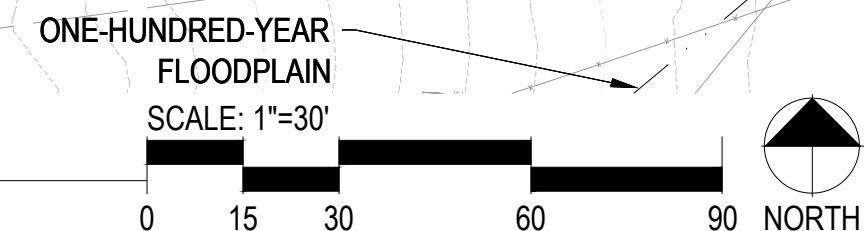
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### LEGEND

- BENCH
- TRASH RECEPTACLE
- GRILL
- PET WASTE STATION
- BIKE RACK
- OUTDOOR MUSICAL INSTRUMENT
- TABLE AND CHAIRS
- PING PONG TABLE
- SHADE STRUCTURE
- SPINNER
- SWING SET
- PLAY EQUIPMENT

1 MASTER PARK PLAN



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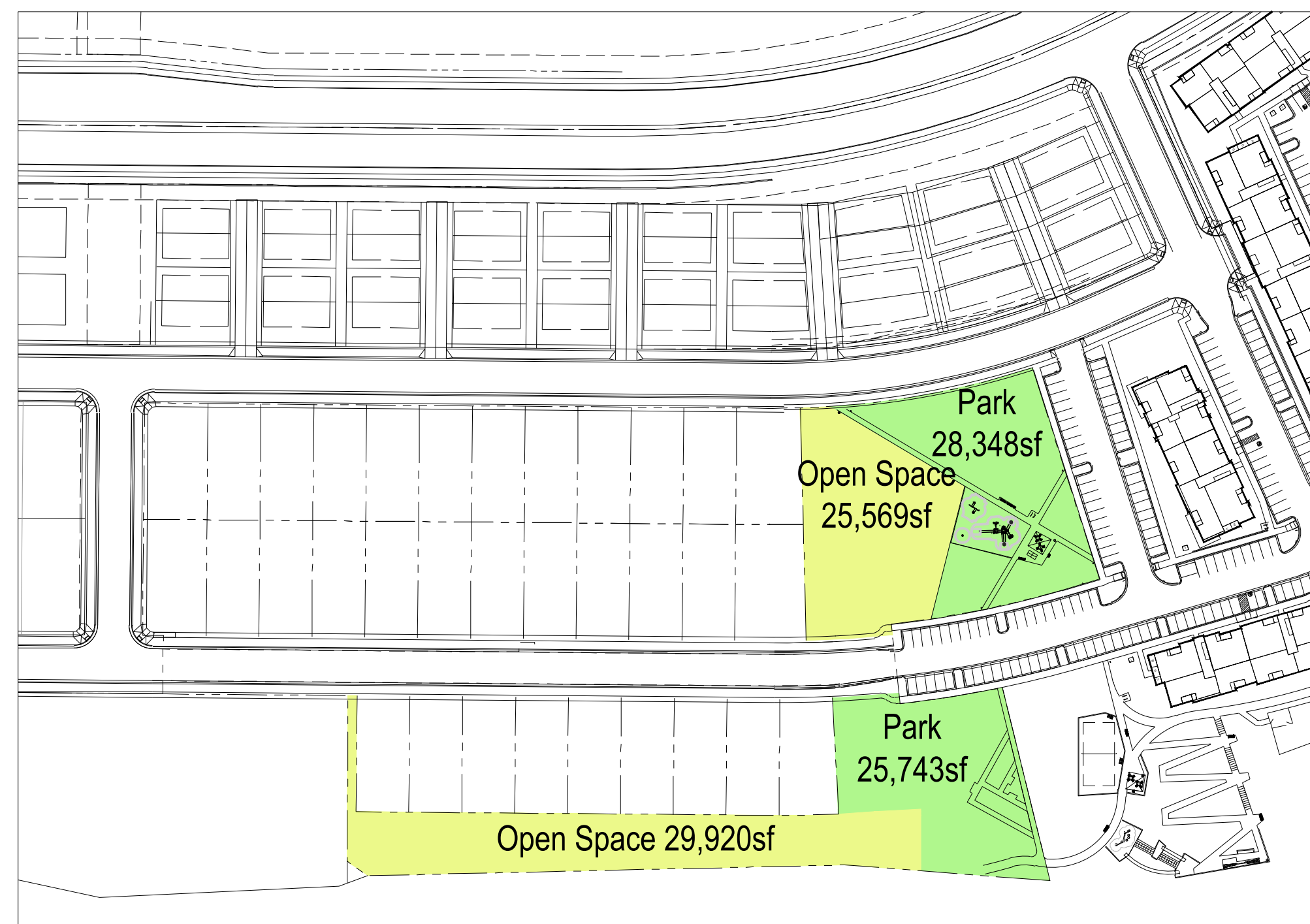
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PARKER, CO

## GENERAL 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-CONFORMANCE 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.
- 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.

Required Amenities for All Parks			
Requirements	Provided	Quantity	Details
Landscape for all impervious areas	Yes	99,446	All impervious areas have landscaping
Tables and seating, such as benches, chairs, picnic tables and ADA seating	Yes	8	Two tables and chair, along with six benches.
Internal access pathways between park amenities	Yes		Sidewalks connect all park amenities
Open turf play areas	Yes	3	There are 3 turf areas proposes; two surrounding the playground and one down south, adjacent to the multifamily park
Universal and inclusive play elements to accommodate all ages and abilities	Yes	3	Spinner, double swing set and age 5-12 playset within central park area with poured in place surfacing
Dog waste stations at all pedestrian access points into the park, minimum of three	Yes	4	Four pet stations are proposed at all entrances to park areas
Trash receptacles at all seating areas with a minimum of three	Yes	4	Three trash receptacles around northern park and seating areas, one south by garden benches
Small shelter serving a capacity of between five and ten users	Yes	1	16' square shelter with capacity for 8 users
Options for Parks and Open Space Amenities			
Category 1 - Gathering Spaces & Self-directed Group Activities	Provided Amenity	Quantity	Details
<b>Pick 1</b>			
Gardens	Garden	1	Perennial, grass and rose garden, located in south park area
Activity hubs (ping pong, foosball, chess table, cornhole, etc.)	Ping Pong	1	Stationary outdoor ping pong table is proposed SW of shelter area
Category 2 - Active Uses	Provided Amenity	Quantity	Details
<b>Pick 2, but only 1 may be from paths, trails</b>			
Thematic play features	Outdoor Musical Instruments	4	Flower and Butterfly musical instruments located within garden, two of each piece
Loop path	Soft Trail		Crusher Fine trail located in south portion of park area which connects to sidewalk to form loop path
Category 3 - Support Amenities	Provided Amenity	Quantity	Details
<b>Pick 1 per acre (1.24ac of park)</b>			
Barbecues, single or dual with ash disposal	Standard Charcoal Grill	1	South of picnic tables and shelter

Park and Open Space Area Key Map



### PARK DEDICATION REQUIREMENT

SINGLE FAMILY DETACHED  
TOT AMOUNT = DWELLING UNITS X 0.0239AC

33LOTS X 0.0239AC = 0.7887AC  
REQ: 34,356SF or 0.79AC  
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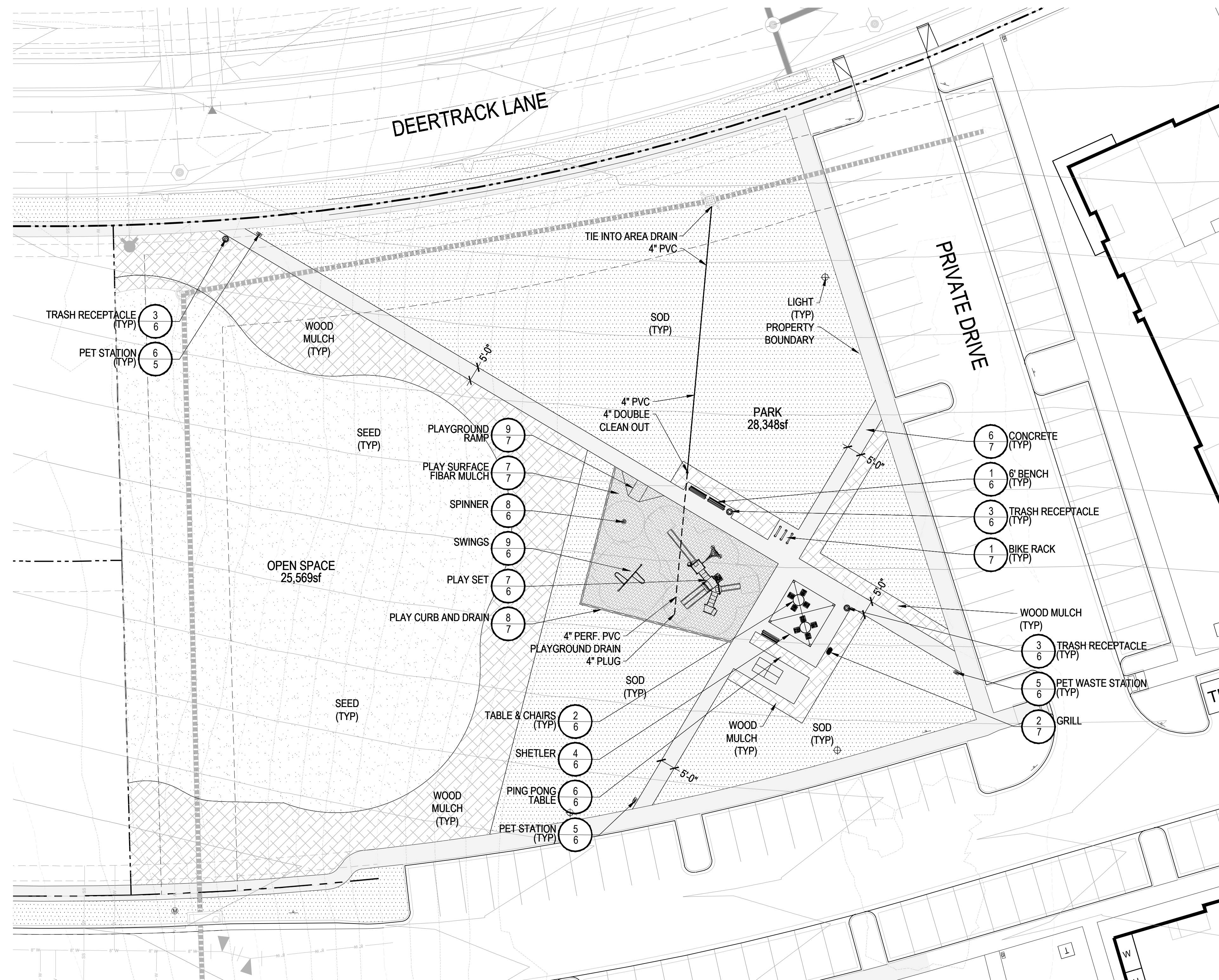
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**MASTER  
PARK PLAN**  
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# COMPARK VILLAGE SOUTH FILING NO.1, AMENDMENT 3

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RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
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7.69 ACRES, 33 RESIDENTIAL LOTS



## LEGEND

- BENCH
- TRASH RECEPTACLE
- GRILL
- PET WASTE STATION
- BIKE RACK
- OUTDOOR MUSICAL INSTRUMENTS
- TABLE AND CHAIRS
- PING PONG TABLE
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- SWING SET
- PLAY EQUIPMENT

1 PARK ENLARGEMENT 01

SCALE: 1"=10'  
0 5 10 20 30 NORTH

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8390 EAST CRESCENT PKWY  
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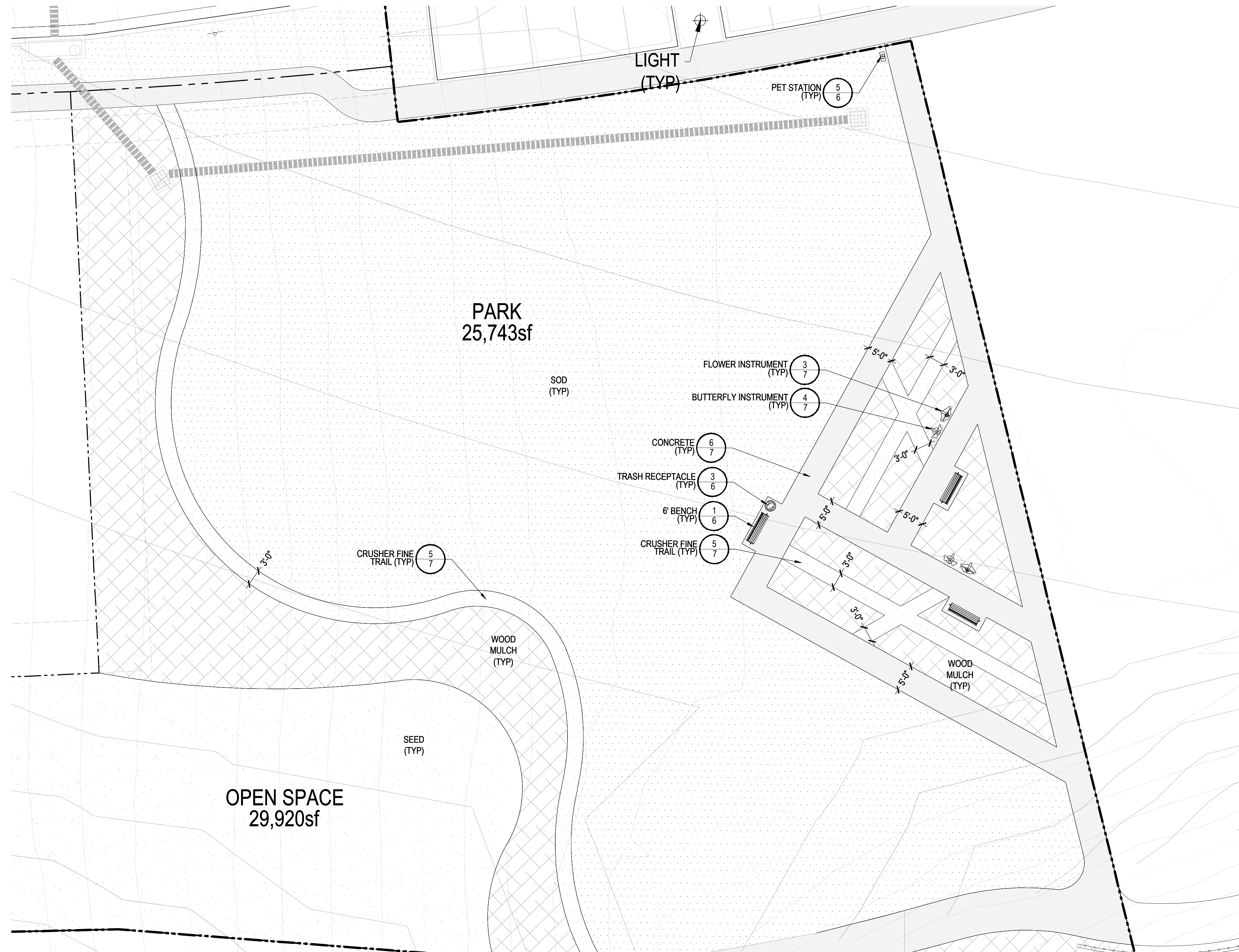
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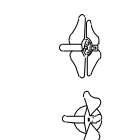
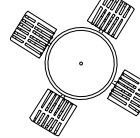
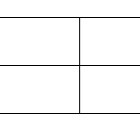
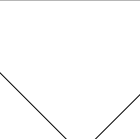
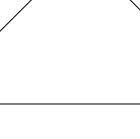


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CORONADO RECYCLED PLASTIC 6' CONTOUR BENCH  
ITEM #: CR2780R  
SIZE: 35"H x 23"W x 76"L  
PLASTIC SLAT COLOR: BRAZILIAN WALNUT-WOODGRAIN  
FRAME COLOR: TEXTURED BRONZE  
INSTALL PER MANUFACTURER'S SPECS. OR APPROVED EQUAL.

SUPPLIER: ANOVA  
WEBSITE: ANOVAFURNISHINGS.COM

**1** 6' BENCH  
Scale: NTS



BEACON HILL RECYCLED PLASTIC TABLE, 4 SEATS  
ITEM #: BH1840R  
SIZE: 36"H X 92" SQ.  
PLASTIC SLAT COLOR: BRAZILIAN WALNUT-WOODGRAIN  
FRAME COLOR: TEXTURED BRONZE  
INSTALL PER MANUFACTURER'S SPECS. OR APPROVED EQUAL.

SUPPLIER: ANOVA  
WEBSITE: ANOVAFURNISHINGS.COM

**2** TABLE & CHAIRS  
Scale: NTS



BEACON HILL 45 GALLON RECYCLED PLASTIC RECEPTACLE, OPEN TOP  
ITEM #: BH1845R  
SIZE: 35"H X 24" SQ.  
PLASTIC SLAT COLOR: BRAZILIAN WALNUT-WOODGRAIN  
FRAME COLOR: TEXTURED BRONZE  
INSTALL PER MANUFACTURER'S SPECS. OR APPROVED EQUAL.

SUPPLIER: ANOVA  
WEBSITE: ANOVAFURNISHINGS.COM

**3** TRASH RECEPTACLE  
Scale: NTS



SQUARE SHELTER  
MODEL: SQR 16  
MATERIAL: STEEL / MULTI-RIB ROOF  
ROOF COLOR: BUCKSKIN  
STRUCTURE COLOR: ALMOND  
INSTALL PER MANUFACTURER'S SPECS. OR APPROVED EQUAL.

SUPPLIER: POLIGON  
WEBSITE: POLIGON.COM

**4** SHELTER  
Scale: NTS



PET STATION  
MODEL: #1003-AL  
COLOR: GREEN  
INSTALL PER MANUFACTURER'S SPECS OR APPROVED EQUAL.

CONTACT: DOGI POT  
PHONE: 800.364.7281  
WWW.DOGIPOT.COM

**5** PET STATION  
Scale: NTS



OUTDOOR CONCRETE PING PONG TABLE WITH CONCRETE LEGS  
ITEM #: T1086045  
SIZE: 30"H x 60"W x 180"L  
TABLE COLOR: NATURAL CONCRETE GRAY  
INSTALL PER MANUFACTURER'S SPECS. OR APPROVED EQUAL.

SUPPLIER: ANOVA  
WEBSITE: ANOVAFURNISHINGS.COM

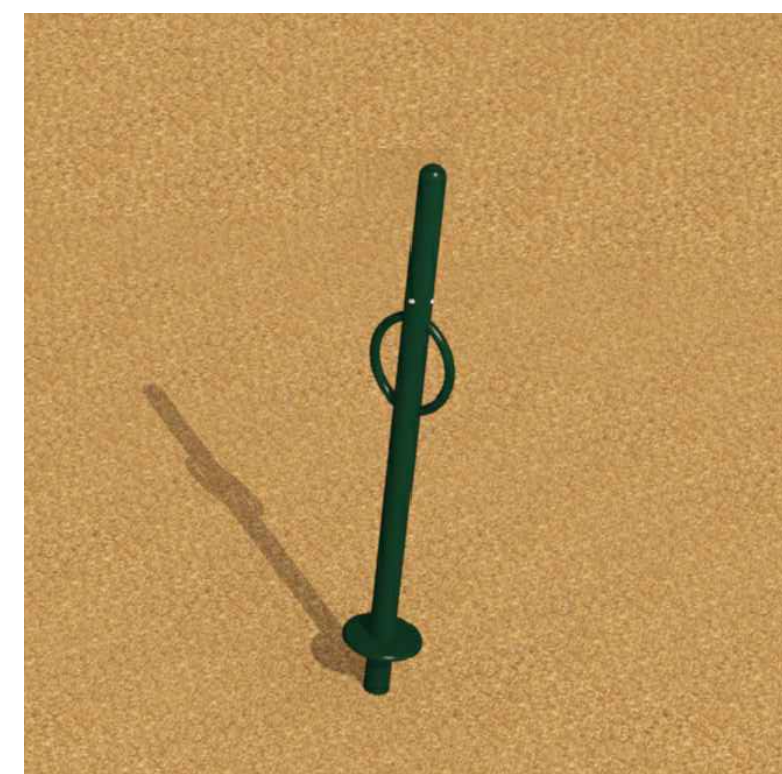
**6** PING PONG TABLE  
Scale: NTS



NU-EDGE AGE 5-12YR PLAY SET  
MANUFACTURER: LITTLE TIKES COMMERCIAL  
MODEL: IMFCUSTOM2-5  
COLOR: STANDARD OR APPROVED EQUAL.  
INSTALL PER MANUFACTURER'S SPECS.

CONTACT: RECREATION PLUS  
PHONE: 303-278-1606  
WWW.RECREATIONPLUS.COM

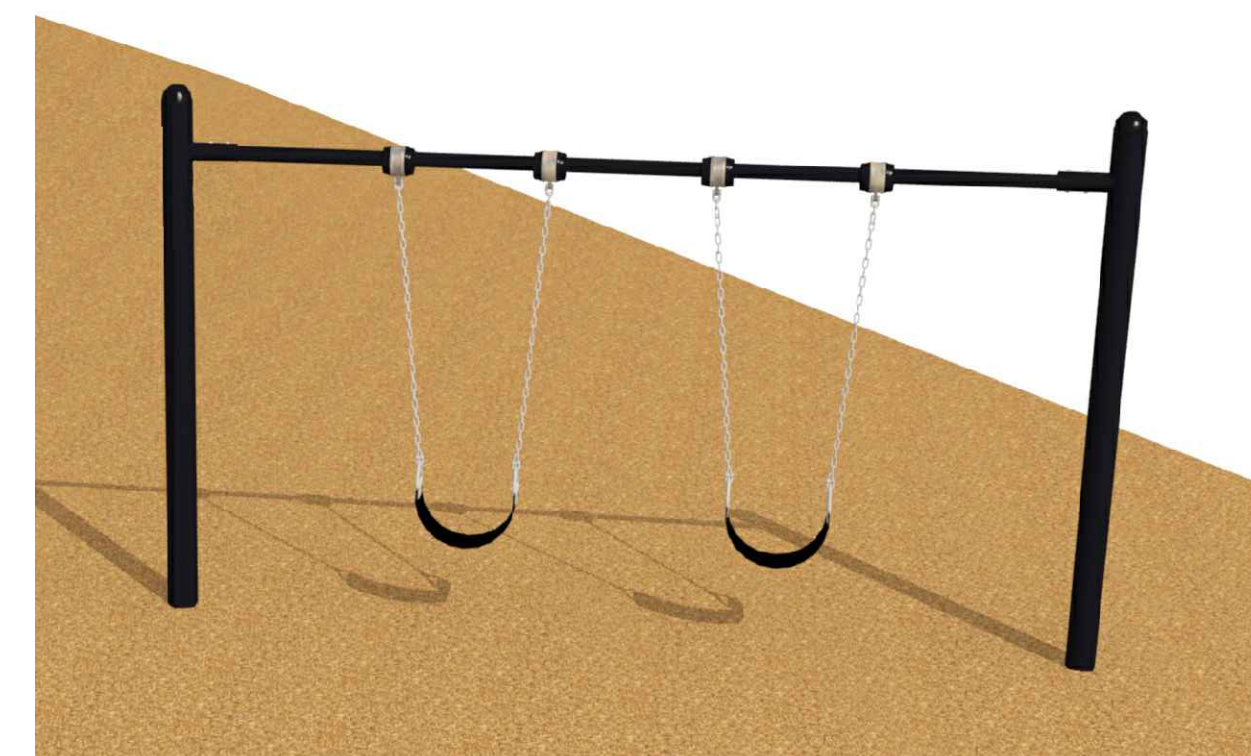
**7** PLAY SET  
Scale: NTS



SPINNER - STAND AND SPIN  
MANUFACTURER: LITTLE TIKES COMMERCIAL  
PRODUCT NUMBER: 200201539  
COLOR: GREEN  
OR APPROVED EQUAL.  
INSTALL PER MANUFACTURER'S SPECS.

CONTACT: RECREATION PLUS  
PHONE: 303-278-1455  
WWW.RECREATIONPLUS.COM

**8** SPINNER  
Scale: NTS



SWING SET-MAXPLAY SWINGS  
MANUFACTURER: LITTLE TIKES COMMERCIAL  
PRODUCT NUMBER: 200096626  
COLOR: GREEN  
INSTALL PER MANUFACTURER'S SPECS OR APPROVED EQUAL.

CONTACT: RECREATION PLUS  
PHONE: 303-278-1455  
WWW.RECREATIONPLUS.COM

**9** SWINGS  
Scale: NTS

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RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO  
7.69 ACRES, 33 RESIDENTIAL LOTS

Prepared For  
CENTURY LAND HOLDINGS, LLC  
8390 EAST CRESCENT PKWY  
SUITE 650  
GREENWOOD VILLAGE, CO 80111  
(303) 770-8300

Land Planning  
people creating spaces

pcs group inc. www.pcsgruopco.com  
p.o. box 18287  
denver, co 80218  
1 303.531.4905 · 1 303.531.4908

Civil Engineering  
**MERRICK & COMPANY**

MERRICK & COMPANY  
5970 GREENWOOD PLAZA BLVD,  
GREENWOOD VILLAGE, CO 80111  
303.353.3695

COMPARK VILLAGE SOUTH  
FILING NO. 1, AMENDMENT 3  
PARK FACILITIES MASTER PLANS  
AND CONSTRUCTION PLANS  
PARKER, CO



U-BIKE STATION  
ITEM #: LBR2PSURF  
SIZE: 31"H x 35"W x 5"D  
COLOR: TEXTURED GRAY  
INSTALL PER MANUFACTURER'S  
SPECS. OR APPROVED EQUAL.

SUPPLIER: ANOVA  
WEBSITE: ANOVAFURNISHINGS.COM

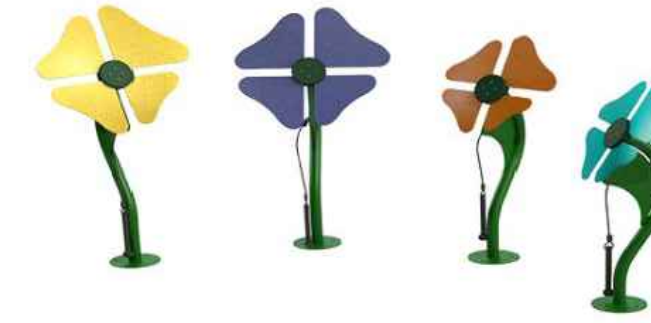
1 BIKE RACK  
Scale: NTS



STANDARD PARK GRILL  
ITEM #: 200PRG  
SIZE: 10"H x 36"W x 32"D  
INSTALL PER MANUFACTURER'S  
SPECS. OR APPROVED EQUAL.

SUPPLIER: ANOVA  
WEBSITE: ANOVAFURNISHINGS.COM

2 GRILL  
Scale: NTS



FLOWER ENSEMBLE  
ITEM #: FWR-T-IG-T and FWR-I-IG-T  
SIZE: TODDLER: 37 3/8"H X 19 1/2 "W  
COLOR: TURQUOISE & INDIGO  
INSTALL PER MANUFACTURER'S  
SPECS. OR APPROVED EQUAL.

SUPPLIER: FREENOTES HARMONY PARK  
WEBSITE: FREENOTESHARMONYPARK.COM

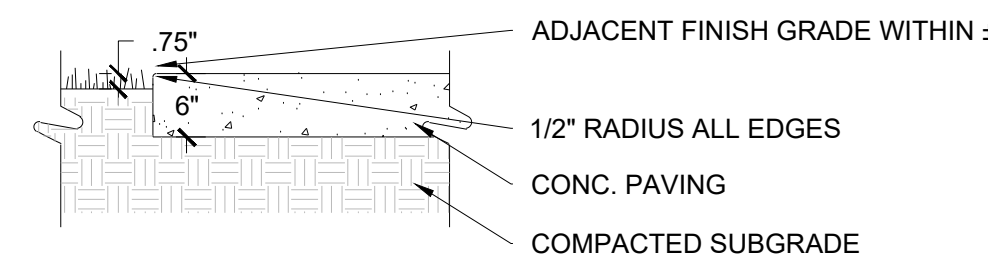
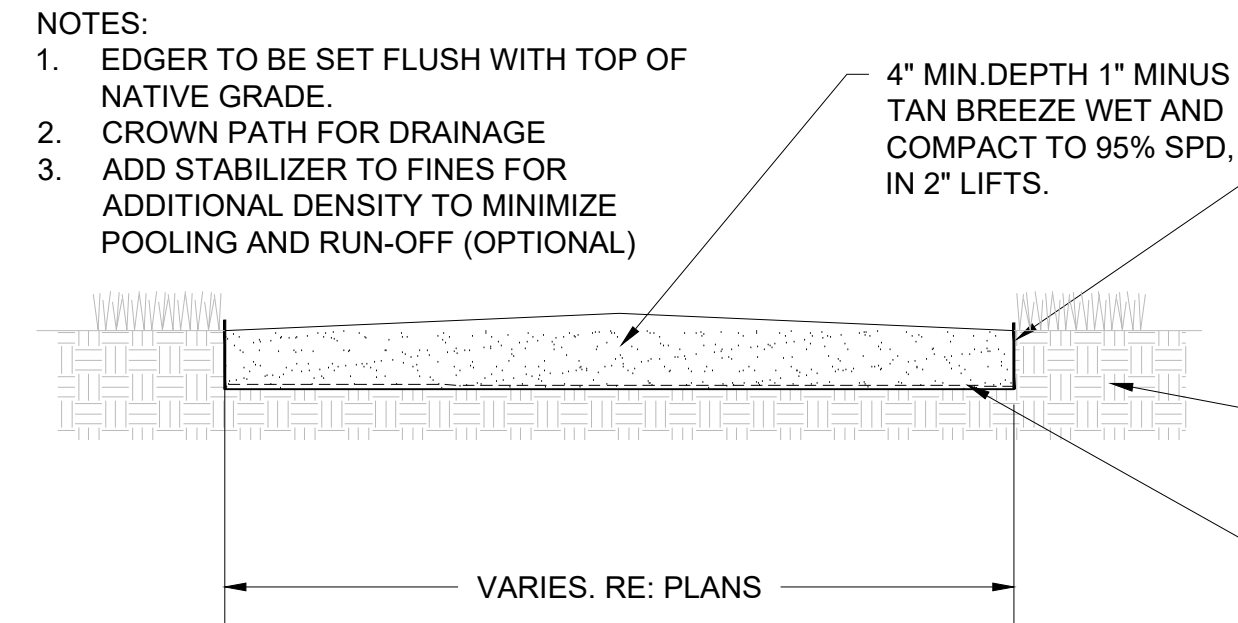
3 FLOWER INSTRUMENT  
Scale: NTS



BUTTERFLY INSTRUMENT  
ITEM #: BFLY-O-IG and BFLY-Y-IG  
SIZE: STANDARD: 46 3/4"H X 16"W  
COLOR: ORANGE & YELLOW  
INSTALL PER MANUFACTURER'S  
SPECS. OR APPROVED EQUAL.

SUPPLIER: FREENOTES HARMONY PARK  
WEBSITE: FREENOTESHARMONYPARK.COM

4 BUTTERFLY INSTRUMENT  
Scale: NTS



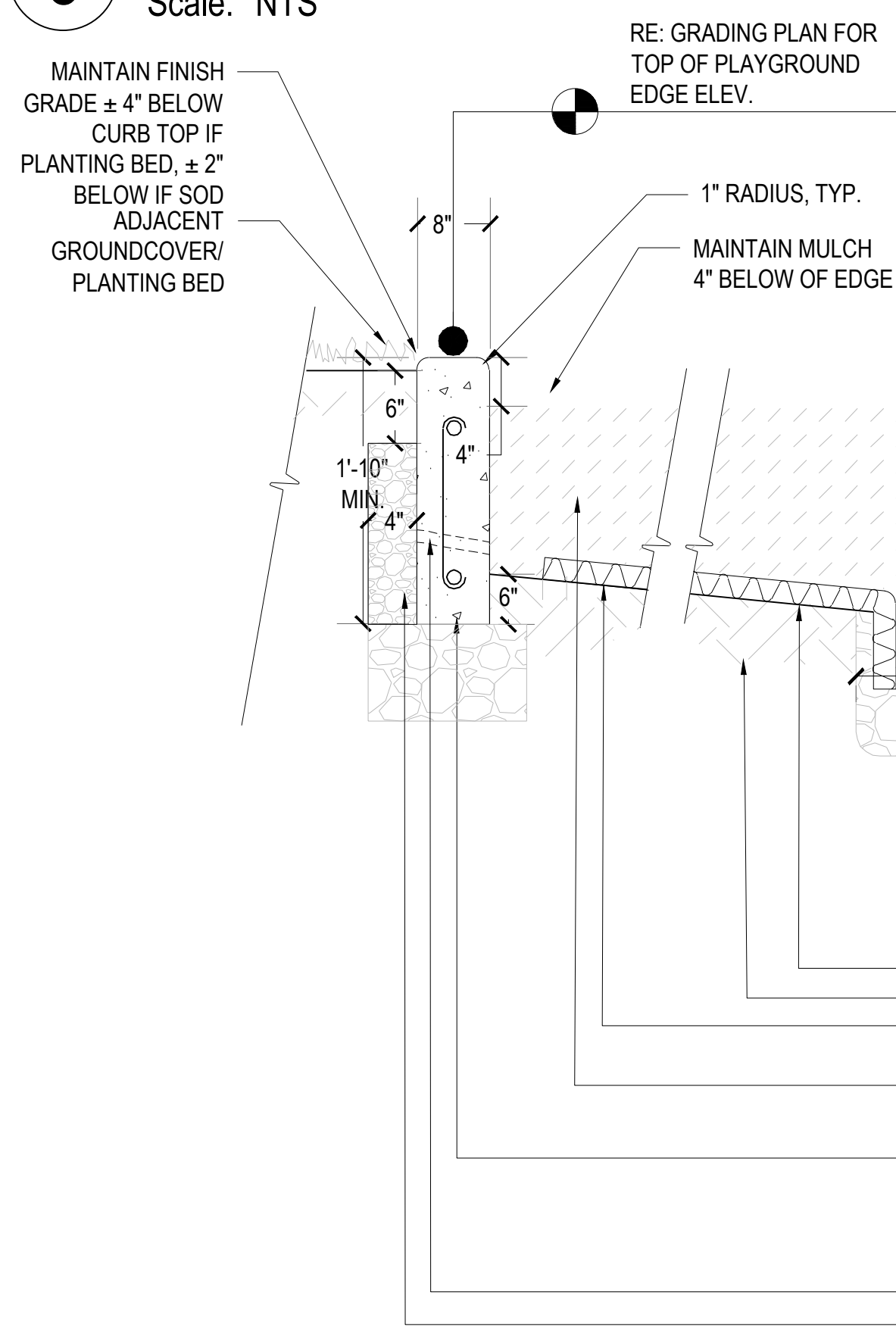
NOTES:  
1. ALL CONCRETE TO BE STANDARD, NO COLOR ADDITIVE. MED BROOM FINISH PERPENDICULAR TO DIRECTION OF TRAVEL.  
2. EXP JOINTS TO BE AT ALL STRUCTURES, CURBS AND WALLS.  
3. CONTROL JOINTS LOCATED PER DRAWINGS.  
4. SLOPE ALL CONC SURFACES TO DRAIN; 2% MIN. ON TURF, 1% MIN. ON CONCRETE.



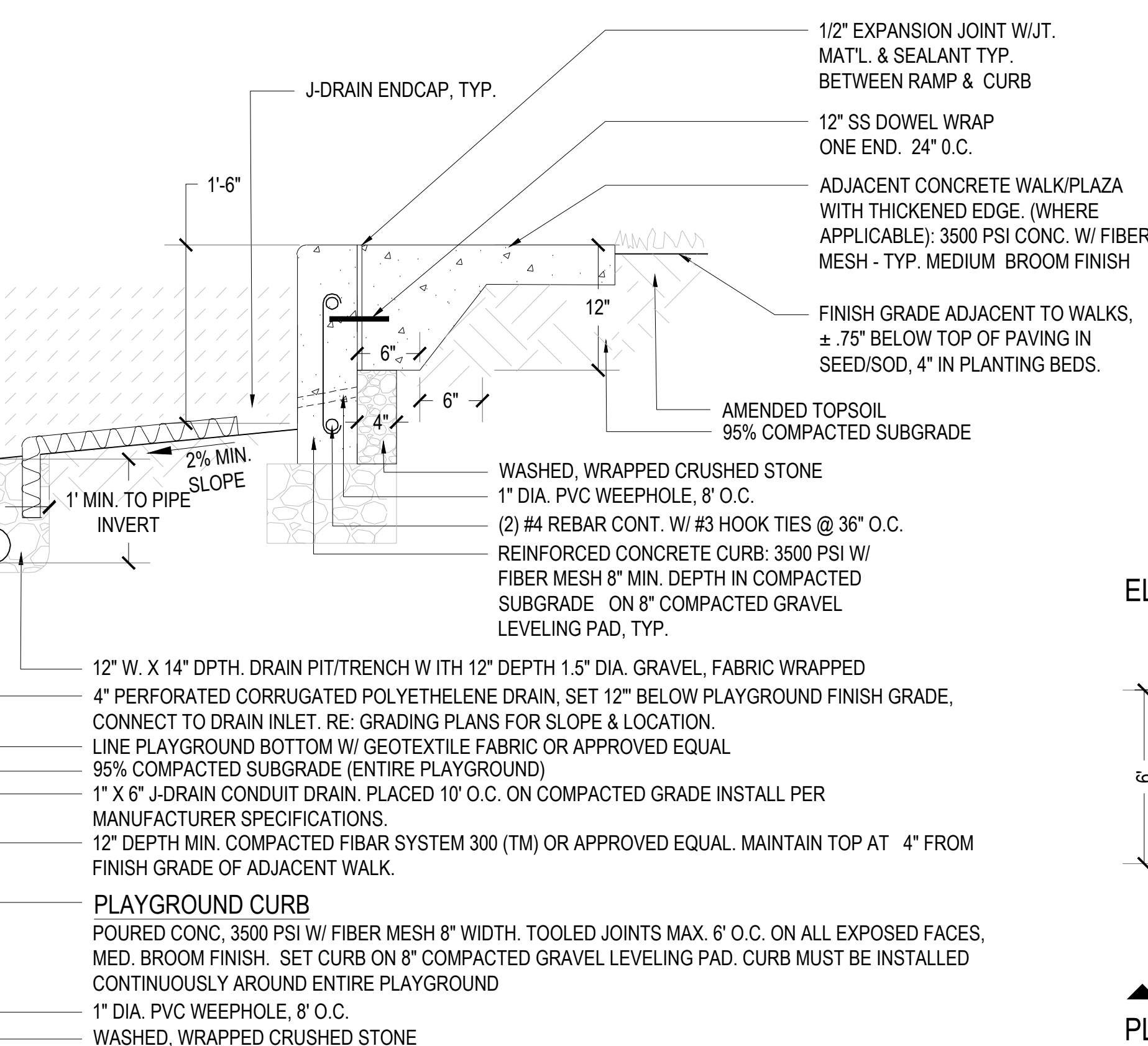
PLAY SURFACE BY FIBAR PLAYGROUND SURFACES  
MODEL: FIBAR  
INSTALL PER MANUFACTURER'S SPECS

CONTACT: FIBAR PLAYGROUND SURFACES  
PHONE: 800.342.2721  
WWW.FIBAR.COM

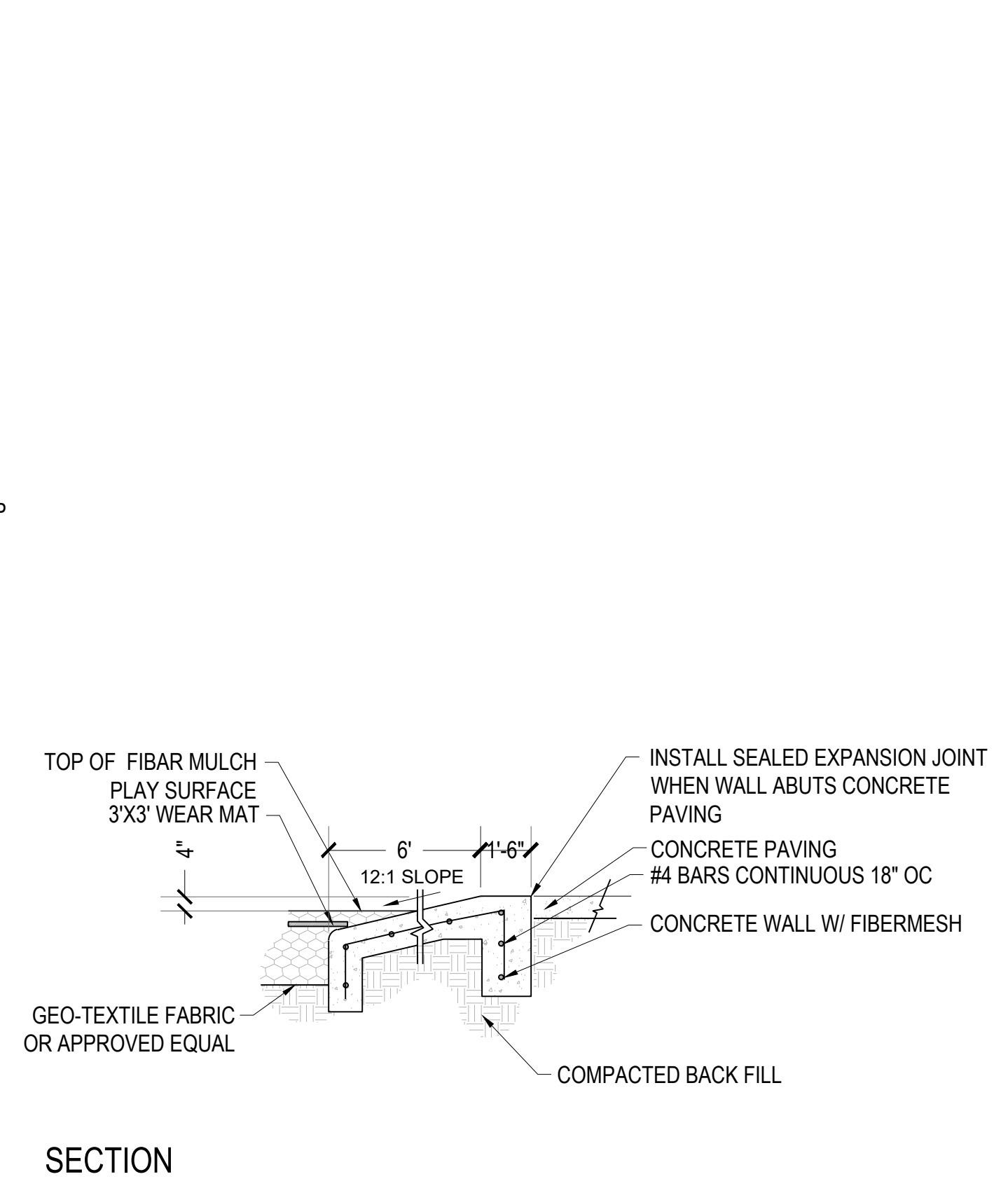
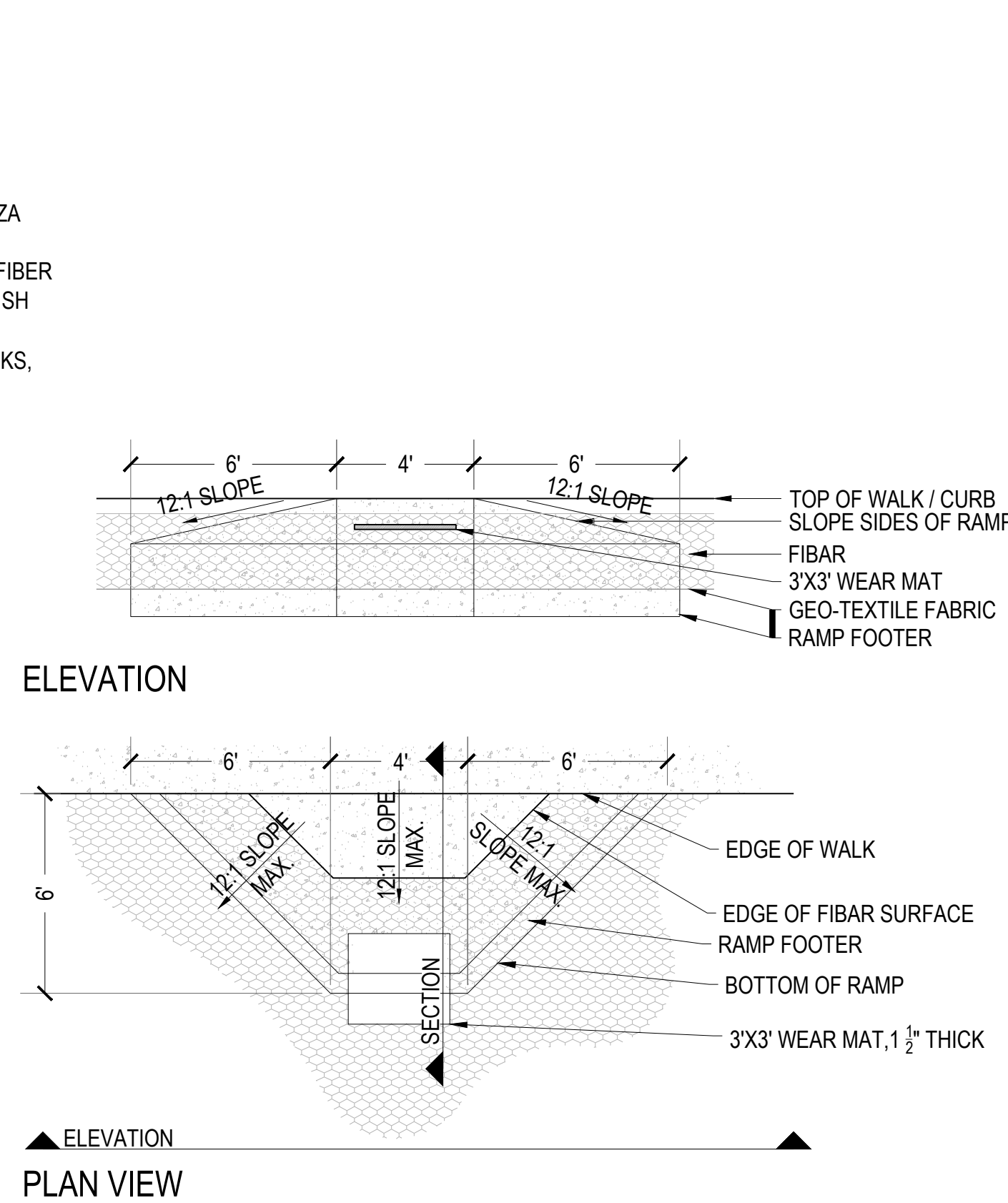
5 CRUSHER FINE TRAIL  
Scale: NTS



6 CONCRETE  
Scale: NTS



7 PLAY SURFACE  
Scale: NTS



8 PLAY CURB AND DRAIN  
Scale: NTS

9 PLAYGROUND RAMP  
Scale: NTS

Stamp:

Drawn by:  
AML  
Checked by:  
PMS  
Issue Date:  
02.10.2023  
Issued For:  
TOWN OF PARKER

Date	Revisions

Sheet Name  
**SITE DETAILS**

Sheet Number