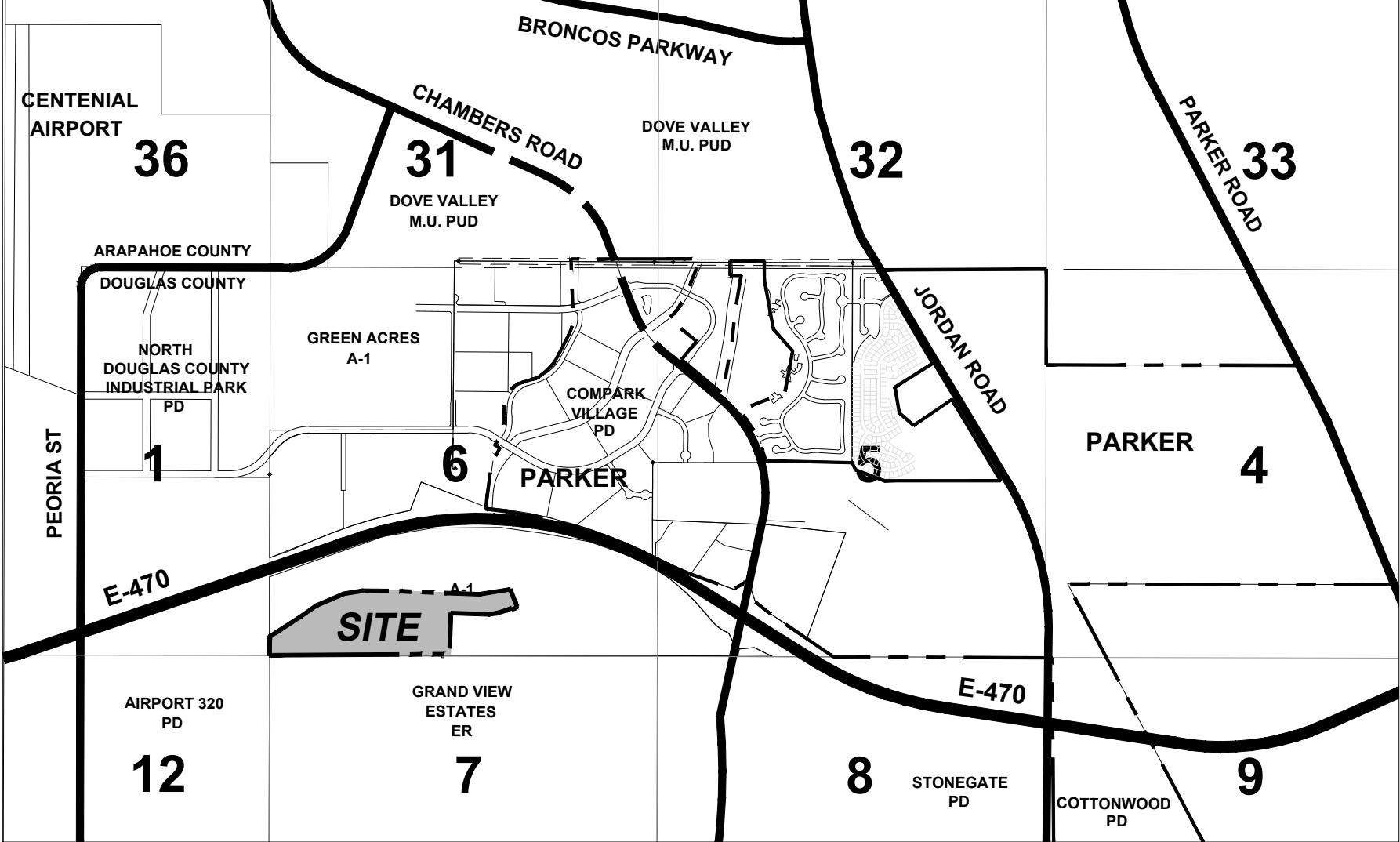


# COMPARK VILLAGE SOUTH FILING NO. 2 & COMPARK VILLAGE SOUTH FILING NO. 2 - AMENDMENT NO. 1 FINAL LANDSCAPE PLAN

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 6, TOWNSHIP 6 SOUTH RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO  
PLANNING AREA 17 & 18

**32.86 ACRES, 192 RESIDENTIAL UNITS, 20 TRACTS**

Vicinity Map



Scale: 1" = 2000'

**SITE DATA:**

*LOCATION:* SOUTHWEST OF INTERSECTION OF S. CHAMBERS ROAD AND E-470;  
PA-17 AND 18 IN THE COMPARK VILLAGE PD FOURTH AMENDMENT

*AREA:* 32.859 ACRES

*ZONING:*  
PLANNED DEVELOPMENT

**NOTES:**

1. NO HISTORICAL OR ARCHAEOLOGICAL FEATURES HAVE BEEN IDENTIFIED ON THE SITE
2. NO WILDLIFE HABITAT AREAS HAVE BEEN IDENTIFIED ON THE SITE

**COMPARK SOUTH - LEGAL DESCRIPTION**  
**TRACT H, COMPARK VILLAGE SOUTH ALTA DESCRIPTION**  
PART OF LOTS 21, 22, AND 23, GREEN ACRES SUBDIVISION RECORDED IN BOOK 1152 AT PAGE 883, AT RECEPTION NO. 105760 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER TOGETHER WITH PART OF THE SOUTH HALF OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 6 AND CONSIDERING THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 6 TO BEAR NORTH 00°30'14" WEST, AND MONUMENTED AS SHOWN HEREON, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO

THENCE NORTH 87°55'04" EAST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6, A DISTANCE OF 487.85 FEET TO THE POINT OF BEGINNING

THENCE NORTH 01°13'56" WEST, A DISTANCE OF 190.72 FEET;  
THENCE NORTH 49°15'47" WEST, A DISTANCE OF 3.50 FEET TO A POINT OF CURVATURE

THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 148°02'43", A RADIUS OF 52.00 FEET, AN ARC LENGTH OF 134.36 FEET, THE CHORD OF WHICH BEARS NORTH 24°45'34" EAST, A DISTANCE OF 99.98 FEET TO A NON-TANGENT LINE

THENCE NORTH 46°57'03" WEST, A DISTANCE OF 180.84 FEET;  
THENCE NORTH 52°39'42" EAST, A DISTANCE OF 226.57 FEET TO A POINT OF CURVATURE

THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 37°49'41", A RADIUS OF 1,445.00 FEET, AN ARC LENGTH OF 954.03 FEET, THE CHORD OF WHICH BEARS NORTH 71°34'32" EAST, A DISTANCE OF 936.79 FEET TO A POINT OF TANGENCY

THENCE SOUTH 89°30'37" EAST, A DISTANCE OF 1,237.63 FEET TO A POINT OF CURVATURE

THENCE ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 26°11'10", A RADIUS OF 1,130.00 FEET, AN ARC LENGTH OF 516.45 FEET, THE CHORD OF WHICH BEARS NORTH 77°23'48" EAST, A DISTANCE OF 511.96 FEET TO A NON-TANGENT LINE

THENCE SOUTH 24°18'07" EAST, A DISTANCE OF 164.92 FEET;  
THENCE NORTH 65°41'53" EAST, A DISTANCE OF 19.50 FEET;  
THENCE SOUTH 24°18'07" EAST, A DISTANCE OF 55.00 FEET;  
THENCE SOUTH 65°41'53" WEST, A DISTANCE OF 19.50 FEET;  
THENCE SOUTH 24°18'07" EAST, A DISTANCE OF 19.50 FEET;  
THENCE SOUTH 65°41'53" WEST, A DISTANCE OF 55.00 FEET;  
THENCE NORTH 24°18'07" WEST, A DISTANCE OF 19.50 FEET;  
THENCE SOUTH 65°41'53" WEST, A DISTANCE OF 68.71 FEET TO A POINT OF CURVATURE

THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 24°47'30", A RADIUS OF 777.50 FEET, AN ARC LENGTH OF 336.42 FEET, THE CHORD OF WHICH BEARS SOUTH 78°05'38" WEST, A DISTANCE OF 333.80 FEET TO A POINT OF TANGENCY

THENCE NORTH 89°30'37" WEST, A DISTANCE OF 592.46 FEET;  
THENCE SOUTH 00°29'23" WEST, A DISTANCE OF 220.00 FEET;  
THENCE SOUTH 89°30'37" EAST, A DISTANCE OF 19.50 FEET;  
THENCE SOUTH 00°29'23" WEST, A DISTANCE OF 55.00 FEET;  
THENCE SOUTH 89°30'37" EAST, A DISTANCE OF 175.18 FEET;  
THENCE SOUTH 00°16'48" WEST, A DISTANCE OF 177.64 FEET;  
THENCE SOUTH 70°12'58" WEST, A DISTANCE OF 7.84 FEET;  
THENCE SOUTH 87°20'33" WEST, A DISTANCE OF 226.67 FEET;  
THENCE NORTH 78°16'52" WEST, A DISTANCE OF 117.49 FEET;  
THENCE SOUTH 85°55'18" WEST, A DISTANCE OF 277.28 FEET;  
THENCE SOUTH 78°47'52" WEST, A DISTANCE OF 224.67 FEET;  
THENCE SOUTH 87°55'29" WEST, A DISTANCE OF 193.89 FEET;  
THENCE SOUTH 87°30'33" WEST, A DISTANCE OF 509.04 FEET;  
THENCE SOUTH 87°51'03" WEST, A DISTANCE OF 172.31 FEET;  
THENCE SOUTH 78°58'28" WEST, A DISTANCE OF 123.15 FEET TO A POINT OF CURVATURE

THENCE ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 81°03'24", A RADIUS OF 40.00 FEET, AN ARC LENGTH OF 56.59 FEET, THE CHORD OF WHICH BEARS SOUTH 38°26'46" WEST, A DISTANCE OF 51.99 FEET TO A POINT OF TANGENCY

THENCE SOUTH 02°04'56" EAST, A DISTANCE OF 16.72 FEET TO SAID SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6

THENCE SOUTH 87°55'04" WEST, A DISTANCE OF 86.41 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 1,431,559 SQUARE FEET OR 32.8641 ACRES, MORE OR LESS.

**SHEET INDEX**

|       |                               |
|-------|-------------------------------|
| L1    | COVER SHEET                   |
| L2    | FINAL LANDSCAPE PLAN          |
| L3    | FINAL LANDSCAPE PLAN          |
| L4    | FINAL LANDSCAPE PLAN          |
| L5    | MUSE LANDSCAPE TEMPLATE       |
| L6    | MUSE LANDSCAPE TEMPLATE       |
| L7    | LANDSCAPE SCHEDULE AND NOTES  |
| L8    | LANDSCAPE DETAILS             |
| L9    | LANDSCAPE DETAILS             |
| L10   | LANDSCAPE DETAILS             |
| L11   | FENCING PLAN                  |
| L12   | FENCING PLAN                  |
| L13   | FENCING DETAILS               |
| L14   | LANDSCAPE SECTIONS            |
| 0     | OVERALL IRRIGATION AREA       |
| 1     | IRRIGATION SCHEDULE AND NOTES |
| 2-11  | IRRIGATION PLANS              |
| 12-15 | IRRIGATION DETAILS            |
| 16    | IRRIGATION CHARTS             |

**COMPARK VILLAGE SOUTH FILING NO. 2  
& COMPARK VILLAGE SOUTH FILING  
NO. 2 - AMENDMENT NO. 1  
FINAL LANDSCAPE PLAN - COVER SHEET**

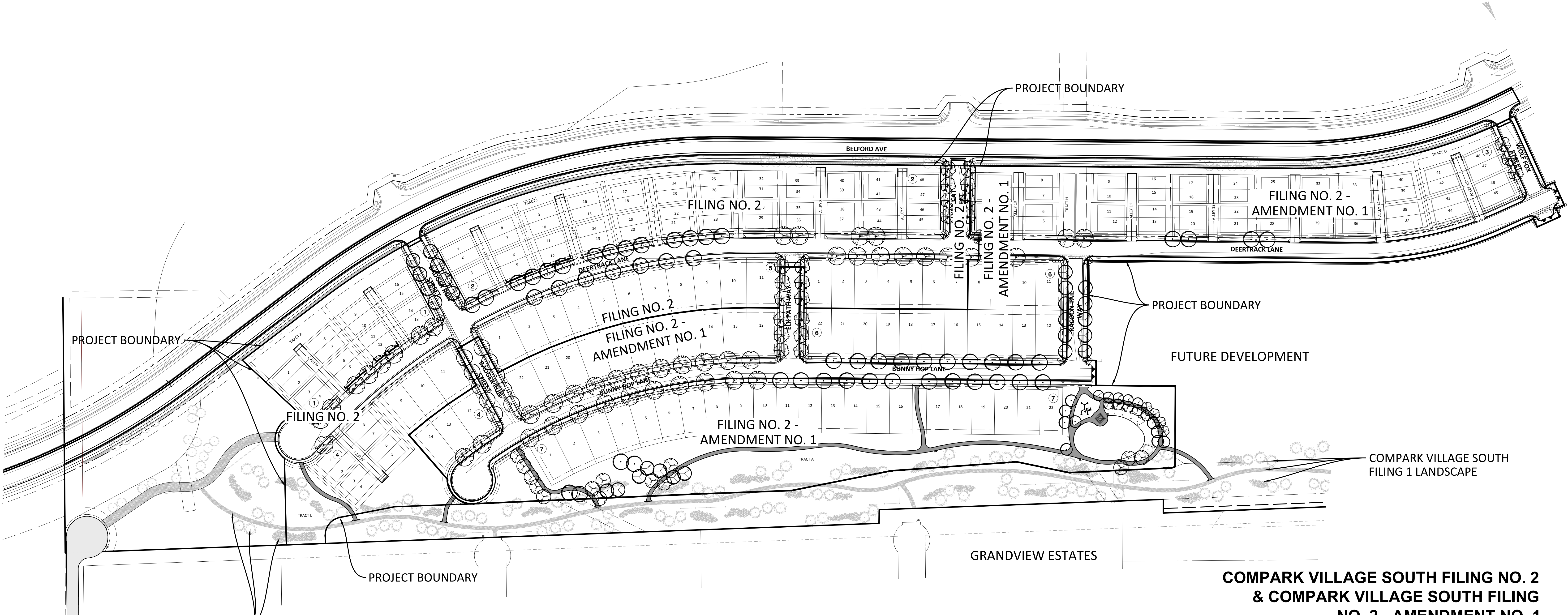
|   |  |   |
|---|--|---|
| <p><b>OWNER</b><br/>470 Compark, LLC<br/>290 Fillmore St., Suite 2<br/>Denver, CO 80206</p> | <p><b>LANDSCAPE ARCHITECT</b><br/>Plan West, Inc.<br/>767 Santa Fe Drive<br/>Denver, CO 80204<br/>(303) 741-1411</p> | <p style="text-align: right;">Town of Parker<br/>Colorado</p> <p>job no. 2015-20<br/>date 11-22-2016<br/>revisions 07-05-2017</p> |
|---|--|---|

**sheet L1 of L14**



# COMPARK VILLAGE SOUTH FILING NO. 2 & COMPARK VILLAGE SOUTH FILING NO. 2 - AMENDMENT NO. 1 FINAL LANDSCAPE PLAN

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 6, TOWNSHIP 6 SOUTH RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO  
PLANNING AREA 17 & 18  
32.86 ACRES, 192 RESIDENTIAL UNITS, 20 TRACTS



## COMPARK VILLAGE SOUTH FILING NO. 2 & COMPARK VILLAGE SOUTH FILING NO. 2 - AMENDMENT NO. 1 FINAL LANDSCAPE PLAN - OVERALL

|   |  |   |
|---|--|---|
| <p><b>OWNER</b><br/>470 Compark, LLC<br/>290 Fillmore St., Suite 2<br/>Denver, CO 80206</p> | <p><b>LANDSCAPE ARCHITECT</b><br/>Plan West, Inc.<br/>767 Santa Fe Drive<br/>Denver, CO 80204<br/>(303) 741-1411</p> | <p style="text-align: right;">Town of Parker<br/>Colorado</p> <p>job no. 2015-20<br/>date 11-22-2016<br/>revisions 07-05-2017</p> |
|---|--|---|

**sheet L2 of L14**

**ENGINEER**  
Manhard Consulting  
8008 E. Arapahoe Ct. Suite 110  
Centennial 80112  
(303) 531-3213

Scale 1" = 100'

**PLANWEST**

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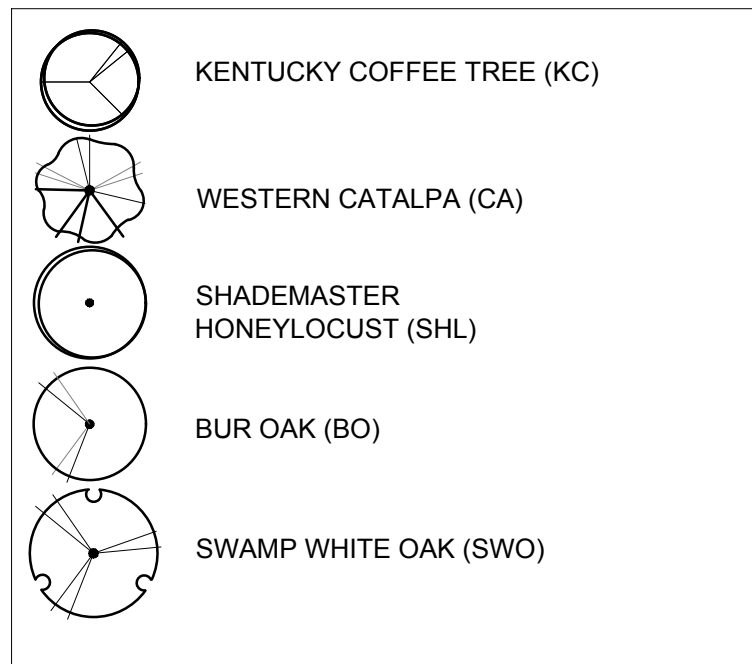
North  
PLANNING | SITE DESIGN | LANDSCAPE ARCHITECTURE | ENTITLEMENTS  
Denver, Colorado, 80204  
303-741-1411

# COMPARK VILLAGE SOUTH FILING NO. 2 & COMPARK VILLAGE SOUTH FILING NO. 2 - AMENDMENT NO. 1 FINAL LANDSCAPE PLAN

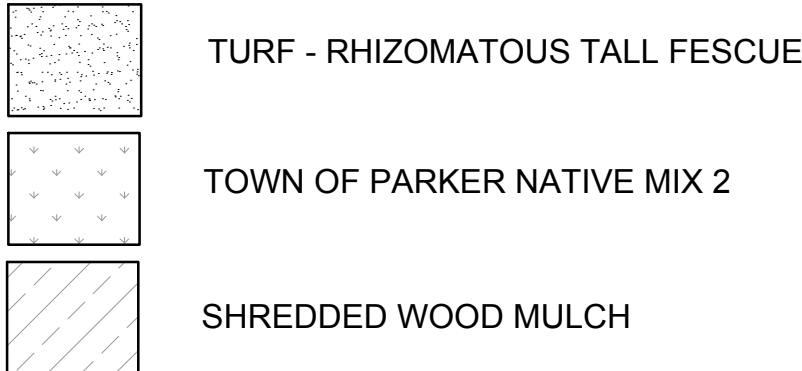
A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 6, TOWNSHIP 6 SOUTH RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO  
**PLANNING AREA 17 & 18**

**32.86 ACRES, 192 RESIDENTIAL UNITS, 20 TRACTS**

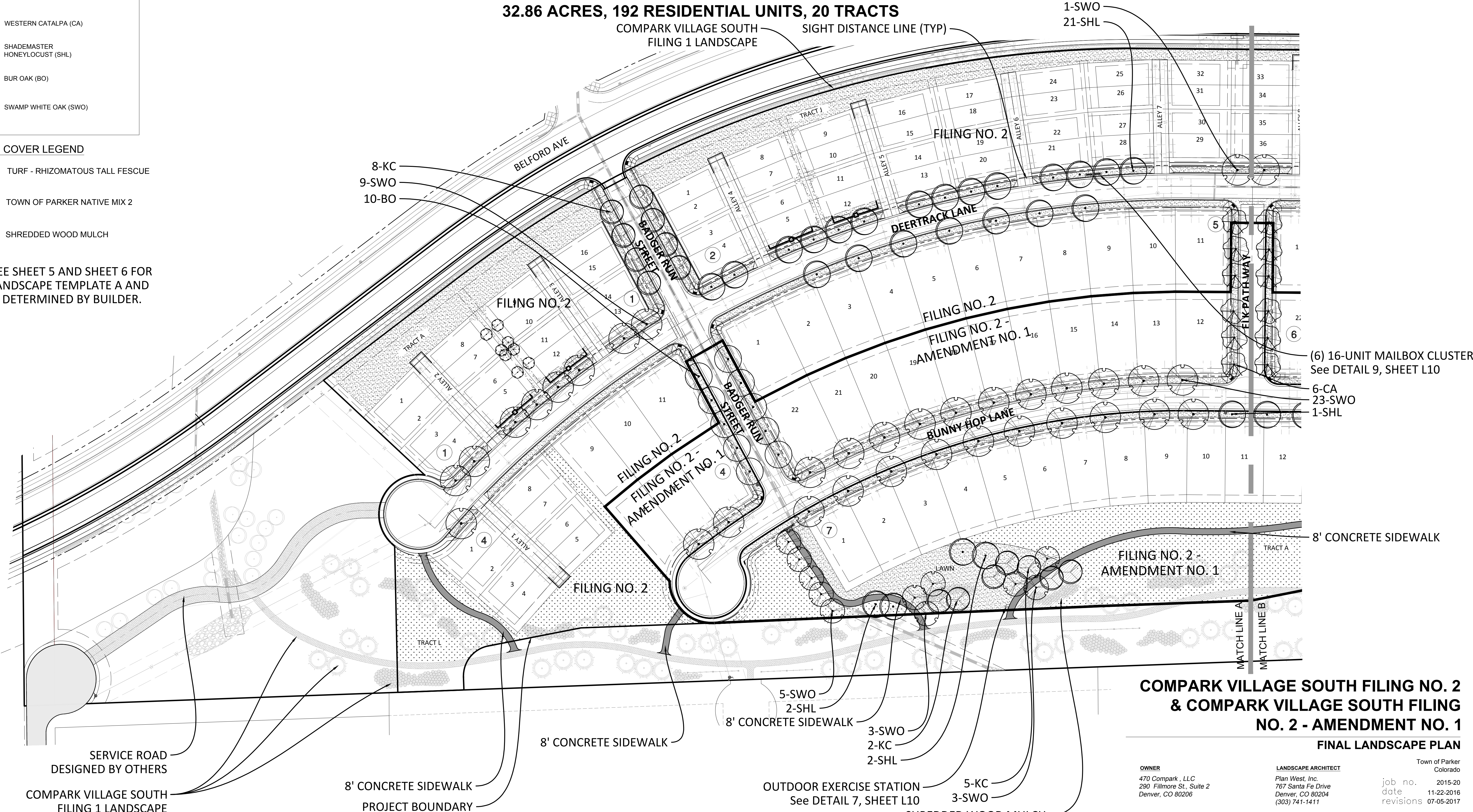
**STREET TREE SYMBOL LEGEND**



**GROUND COVER LEGEND**



NOTE: SEE SHEET 5 AND SHEET 6 FOR MUSE LANDSCAPE TEMPLATE A AND B, TO BE DETERMINED BY BUILDER.



**COMPARK VILLAGE SOUTH FILING NO. 2  
& COMPARK VILLAGE SOUTH FILING  
NO. 2 - AMENDMENT NO. 1  
FINAL LANDSCAPE PLAN**

|   |   |  |
|---|---|--|
| <b>OWNER</b><br>470 Compark, LLC<br>290 Fillmore St., Suite 2<br>Denver, CO 80206 | <b>LANDSCAPE ARCHITECT</b><br>Plan West, Inc.<br>767 Santa Fe Drive<br>Denver, CO 80204<br>(303) 741-1411 | <b>OWNER</b><br>Town of Parker<br>Colorado<br>job no. 2015-20<br>date 11-22-2016<br>revisions 07-05-2017 |
|---|---|--|

**sheet L3 of L14**

North

Scale 1" = 60'

**PLANWEST**

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PLANNING | SITE DESIGN | LANDSCAPE ARCHITECTURE | ENTITLEMENTS  
Denver, Colorado, 80204  
303-741-1411



# COMPARK VILLAGE SOUTH FILING NO. 2 & COMPARK VILLAGE SOUTH FILING NO. 2 - AMENDMENT NO. 1 FINAL LANDSCAPE PLAN

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 6, TOWNSHIP 6 SOUTH RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO  
PLANNING AREA 17 & 18

**32.86 ACRES, 192 RESIDENTIAL UNITS, 20 TRACTS**

5' PRIVACY FENCE  
See DETAIL 1, SHEET L13

5' CONCRETE SIDEWALK

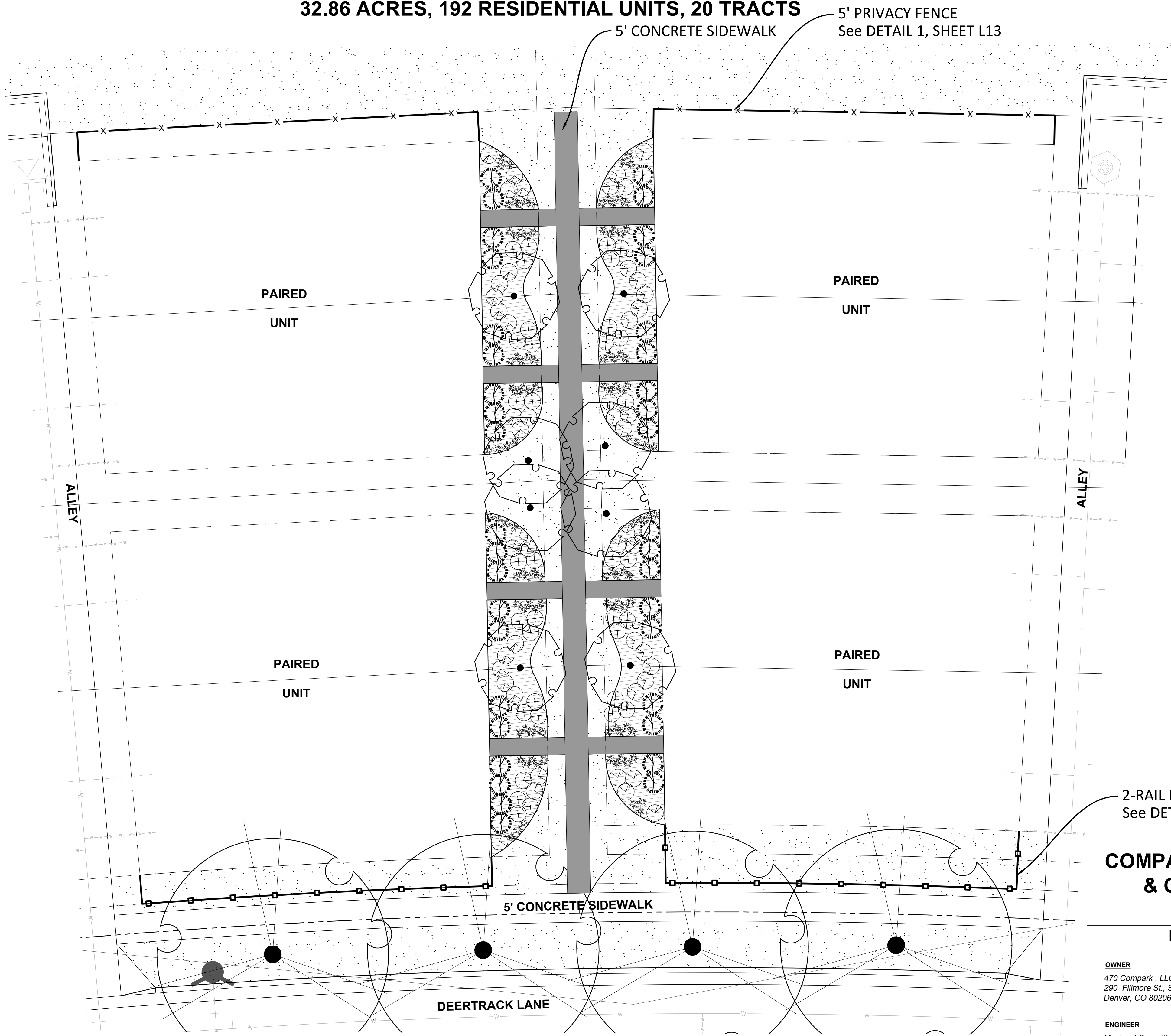
**PLANT SYMBOL LEGEND**

|  |                               |  |                     |
|--|-------------------------------|--|---------------------|
|  | KENTUCKY COFFEE TREE (KC)     |  | DECIDUOUS SHRUB #1  |
|  | WESTERN CATALPA (CA)          |  | DECIDUOUS SHRUB #2  |
|  | SHADEMASTER HONEYLOCUST (SHL) |  | ORNAMENTAL GRASS #1 |
|  | BUR OAK (BO)                  |  | ORNAMENTAL GRASS #2 |
|  | SWAMP WHITE OAK (SWO)         |  | EVERGREEN SHRUB #1  |
|  | ORNAMENTAL TREE #1            |  | EVERGREEN SHRUB #2  |
|  | ORNAMENTAL TREE #2            |  |                     |

**GROUND COVER LEGEND**

|  |                                |
|--|--------------------------------|
|  | TURF - RHIZOMATOUS TALL FESCUE |
|  | SHREDDED WOOD MULCH            |

NOTE: TO BE INSTALLED BY THE DEVELOPER AFTER THE BUILDING IS COMPLETE, NOT PART OF THE LANDSCAPE SCHEDULE OR LANDSCAPE COST ESTIMATE.



2-RAIL FENCE  
See DETAIL 2, SHEET 13

**COMPARK VILLAGE SOUTH FILING NO. 2  
& COMPARK VILLAGE SOUTH FILING  
NO. 2 - AMENDMENT NO. 1  
FINAL LANDSCAPE PLAN - MUSE TEMPLATE 'A'**

|   |   |  |
|---|---|--|
| <b>OWNER</b><br>470 Compark, LLC<br>290 Fillmore St., Suite 2<br>Denver, CO 80206 | <b>LANDSCAPE ARCHITECT</b><br>Plan West, Inc.<br>767 Santa Fe Drive<br>Denver, CO 80204<br>(303) 741-1411 | Town of Parker<br>Colorado<br>job no. 2015-20<br>date 11-22-2016<br>revisions 07-05-2017 |
|---|---|--|

**ENGINEER**  
Manhard Consulting  
8008 E. Arapahoe Ct. Suite 110  
Centennial 80112  
(303) 531-3213

sheet **L5** of **L14**



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PLANNING | SITE DESIGN | LANDSCAPE ARCHITECTURE | ENTITLEMENTS  
767 Santa Fe Drive  
Denver, Colorado, 80204  
303-741-1411

# COMPARK VILLAGE SOUTH FILING NO. 2 & COMPARK VILLAGE SOUTH FILING NO. 2 - AMENDMENT NO. 1 FINAL LANDSCAPE PLAN

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 6, TOWNSHIP 6 SOUTH RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO  
PLANNING AREA 17 & 18

**32.86 ACRES, 192 RESIDENTIAL UNITS, 20 TRACTS**

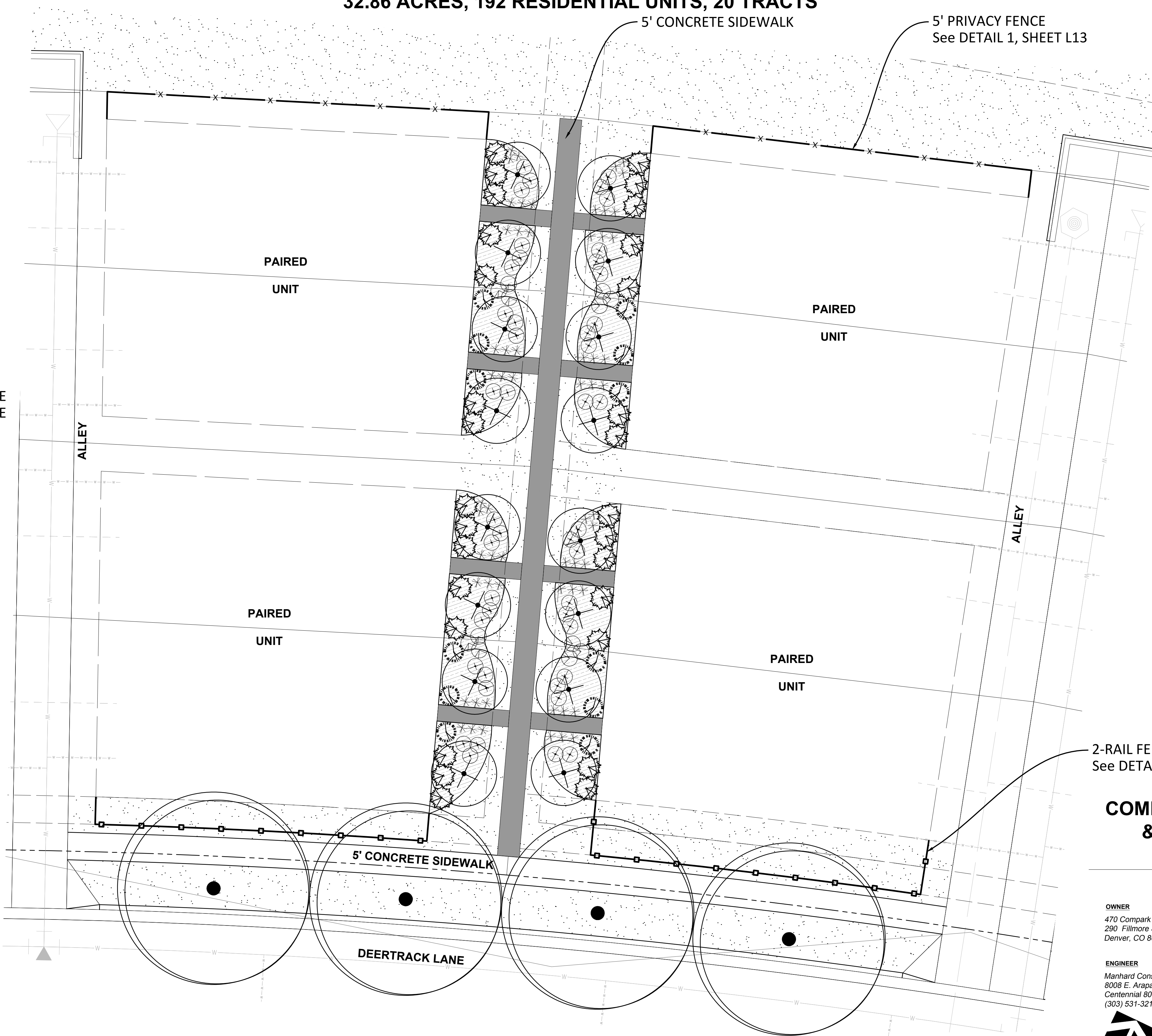
**PLANT SYMBOL LEGEND**

|  |                               |  |                     |
|--|-------------------------------|--|---------------------|
|  | KENTUCKY COFFEE TREE (KC)     |  | DECIDUOUS SHRUB #1  |
|  | WESTERN CATALPA (CA)          |  | DECIDUOUS SHRUB #2  |
|  | SHADEMASTER HONEYLOCUST (SHL) |  | ORNAMENTAL GRASS #1 |
|  | BUR OAK (BO)                  |  | ORNAMENTAL GRASS #2 |
|  | SWAMP WHITE OAK (SWO)         |  | EVERGREEN SHRUB #1  |
|  | ORNAMENTAL TREE #1            |  | EVERGREEN SHRUB #2  |
|  | ORNAMENTAL TREE #2            |  |                     |

**GROUND COVER LEGEND**

|  |                                |
|--|--------------------------------|
|  | TURF - RHIZOMATOUS TALL FESCUE |
|  | SHREDDED WOOD MULCH            |

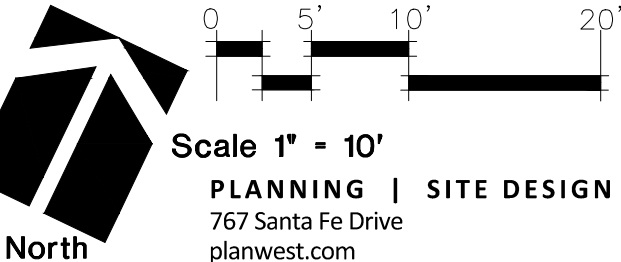
NOTE: TO BE INSTALLED BY THE DEVELOPER AFTER THE BUILDING IS COMPLETE, NOT PART OF THE LANDSCAPE SCHEDULE OR LANDSCAPE COST ESTIMATE.



**COMPARK VILLAGE SOUTH FILING NO. 2  
& COMPARK VILLAGE SOUTH FILING  
NO. 2 - AMENDMENT NO. 1  
FINAL LANDSCAPE PLAN - MUSE TEMPLATE 'B'**

|   |   |  |
|---|---|--|
| <b>OWNER</b><br>470 Compark, LLC<br>290 Fillmore St., Suite 2<br>Denver, CO 80206 | <b>LANDSCAPE ARCHITECT</b><br>Plan West, Inc.<br>767 Santa Fe Drive<br>Denver, CO 80204<br>(303) 741-1411 | Town of Parker<br>Colorado<br>job no. 2015-20<br>date 11-22-2016<br>revisions 07-05-2017 |
|---|---|--|

**ENGINEER**  
Manhard Consulting  
8008 E. Arapahoe Ct. Suite 110  
Centennial 80112  
(303) 531-3213



sheet **L6** of **L14**

# COMPARK VILLAGE SOUTH FILING NO. 2 & COMPARK VILLAGE SOUTH FILING NO. 2 - AMENDMENT NO. 1 FINAL LANDSCAPE PLAN

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 6, TOWNSHIP 6 SOUTH RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO  
**PLANNING AREA 17 & 18**  
**32.86 ACRES, 192 RESIDENTIAL UNITS, 20 TRACTS**

## LANDSCAPE PLANT SCHEDULE

| FILING NO. 2                          |                                  |                         |  |            |           |
|---------------------------------------|----------------------------------|-------------------------|--|------------|-----------|
| QTY                                   | SYMBOL                           | COMMON NAME             | SCIENTIFIC NAME                                    | HYDRO ZONE | SIZE      |
| <b>DECIDUOUS TREES</b>                |                                  |                         |  |            |           |
| 10                                    | CA                               | Western Catalpa         | <i>Catalpa speciosa</i>                            | Xeric      | 2.5" Cal. |
| 8                                     | KC                               | Kentucky Coffee Tree    | <i>Gymnocladia dioica</i>                          | Xeric      | 2.5" Cal. |
| 21                                    | SHL                              | Shademaster Honeylocust | <i>Gleditsia triacanthos inermis</i> 'Shademaster' | Xeric      | 2.5" Cal. |
| 10                                    | SWO                              | Swamp White Oak         | <i>Quercus bicolor</i>                             | Xeric      | 2.5" Cal. |
| <b>GROUND COVER</b>                   |                                  |                         |  |            |           |
| 76,700 SF                             | RTF Turf                         |                         |  |            | Sod       |
| 32,000 SF                             | Native Mix 2                     |                         |  |            | Seed      |
| <b>FILING NO. 2 - AMENDMENT NO. 1</b> |                                  |                         |  |            |           |
| QTY                                   | SYMBOL                           | COMMON NAME             | SCIENTIFIC NAME                                    | HYDRO ZONE | SIZE      |
| <b>DECIDUOUS TREES</b>                |                                  |                         |  |            |           |
| 25                                    | BO                               | Bur Oak                 | <i>Quercus macrocarpa</i>                          | Xeric      | 2.5" Cal. |
| 18                                    | CA                               | Western Catalpa         | <i>Catalpa speciosa</i>                            | Xeric      | 2.5" Cal. |
| 12                                    | KC                               | Kentucky Coffee Tree    | <i>Gymnocladia dioica</i>                          | Xeric      | 2.5" Cal. |
| 35                                    | SHL                              | Shademaster Honeylocust | <i>Gleditsia triacanthos inermis</i> 'Shademaster' | Xeric      | 2.5" Cal. |
| 46                                    | SWO                              | Swamp White Oak         | <i>Quercus bicolor</i>                             | Xeric      | 2.5" Cal. |
| <b>DECIDUOUS SHRUBS</b>               |                                  |                         |  |            |           |
| 5                                     | AF                               | Russian Sage            | <i>Perovskia artiplicifolia</i>                    | Xeric      | #5        |
| <b>EVERGREEN SHRUBS</b>               |                                  |                         |  |            |           |
| 5                                     | CS                               | Moonlight Broom         | <i>Cytisus Scoparius</i> 'Moonlight'               | Xeric      | #5        |
| <b>PERENNIAL GRASS</b>                |                                  |                         |  |            |           |
| 6                                     | FG                               | Blue Fescue             | <i>Festuca glauca</i> 'Elijah Blue'                | Xeric      | #1        |
| <b>GROUND COVER</b>                   |                                  |                         |  |            |           |
| 76,700 SF                             | RTF Turf                         |                         |  |            | Sod       |
| 104,500 SF                            | Native Mix 2                     |                         |  |            | Seed      |
| 4,300 SF                              | Cedar Mulch                      |                         |  |            |           |
| 2,900 SF                              | Crusher Fines                    |                         |  |            |           |
| 2,500 SF                              | Fibar Playground Surface         |                         |  |            |           |
| <b>NOTE:</b>                          |                                  |                         |  |            |           |
|                                       | Town of Parker Native Seed Mix 2 |                         |  |            |           |
|                                       | 22% Slender Wheatgrass           |                         |  |            |           |
|                                       | 18% Sodar Streambank Wheatgrass  |                         |  |            |           |
|                                       | 13% Arizona Fescue               |                         |  |            |           |
|                                       | 13% Blue Grama                   |                         |  |            |           |
|                                       | 12% Buffalo Grass                |                         |  |            |           |
|                                       | 12% Barley or Oats               |                         |  |            |           |
|                                       | 5% Spike Muhly                   |                         |  |            |           |
|                                       | 5% Indian Rice Grass             |                         |  |            |           |

## LANDSCAPE NOTES

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- VERIFY FIELD CONDITIONS AND NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK. PROVIDE A STAKED LAYOUT OF NEW SITE IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO, PLANTING LAYOUT, BED LINES, CONCRETE FLATWORK, PLAYGROUNDS, ENTRY MONUMENTATION, LANDSCAPE WALLS, CONCRETE CURBS, AND TURF AREAS FOR APPROVAL PRIOR TO BEGINNING WORK.
- LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ACTUAL CONSTRUCTION. FOR INFORMATION CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO @ 1-800-922-1987.
- PLANT MATERIAL QUALITY SHALL COMPLY WITH THE CURRENT A.N.A. STANDARDS FOR NURSERY STOCK. PLANT MATERIAL SHALL MEET OR EXCEED THE SIZES SPECIFIED. ALL TREES SHALL HAVE WELL BRANCHED TOPS WITH STRAIGHT, WELL DEVELOPED SINGLE LEADERS UNLESS OTHERWISE SPECIFIED IN THE PLANT SCHEDULE. THE LANDSCAPE ARCHITECT (PLAN WEST, INC.) RESERVES THE RIGHT TO REFUSE PLANT MATERIAL OF IMPROPER QUALITY.
- ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT THE RATE OF 4 CY PER 1000 SF AND TILLED TO A DEPTH OF 6 INCHES .
- PLANT MATERIAL WITHIN THE SIGHT TRIANGLES WILL HAVE A MATURE HEIGHT OF 36 INCHES OR LESS ABOVE THE ELEVATION OF THE FLOWLINE. NEW TREES, ONCE MATURE, SHALL BE LIMBED TO A MINIMUM HEIGHT OF 8 FEET.
- CONTRACTOR SHALL SECURE AND PAY ALL APPLICABLE TAXES, PERMITS AND FEES IN CONNECTION WITH THE WORK UNDER THE CONTRACT, PROVIDE FOR PROTECTION OF ALL UTILITIES, PRIVATE OR PUBLIC PROPERTY, PUBLIC SAFETY, AND EXISTING SITE IMPROVEMENTS FOR THE DURATION OF THE CONTRACT AND COSTS TO THE OWNER . THE CONTRACTOR SHALL KEEP THE PREMISES CLEAN AND ORDERLY AND DISPOSE OF WASTE AND DEBRIS AT AN APPROVED LOCATION OFF-SITE DAILY DURING CONSTRUCTION AND PRIOR TO FINAL ACCEPTANCE.
- WITHIN THE SIGHT TRIANGLES, AS SHOWN, LIMITED LANDSCAPING SHALL BE ALLOWED BUT NO SOLID STRUCTURES OR TREES WILL BE PERMITTED. SOLID STRUCTURES SHALL INCLUDE, BUT NOT BE LIMITED TO, FENCES, MAILBOXES, AND UTILITY BOXES. LANDSCAPING WITHIN THE SIGHT TRIANGLES WILL BE LIMITED TO SHRUBS AND PLANTINGS THAT AT MATURITY WILL BE NO TALLER THAN TWO FEET. LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE MAINTAINED BY THE PROPERTY OWNER OR APPROPRIATE ASSOCIATION

## COMPARK VILLAGE SOUTH FILING NO. 2 & COMPARK VILLAGE SOUTH FILING NO. 2 - AMENDMENT NO. 1 FINAL LANDSCAPE PLAN - SCHEDULE AND NOTES

|   |   |  |
|---|---|--|
| <b>OWNER</b><br>470 Compark, LLC<br>290 Fillmore St., Suite 2<br>Denver, CO 80206 | <b>LANDSCAPE ARCHITECT</b><br>Plan West, Inc.<br>767 Santa Fe Drive<br>Denver, CO 80204<br>(303) 741-1411 | Town of Parker<br>Colorado<br>job no. 2015-20<br>date 11-22-2016<br>revisions 07-05-2017 |
|---|---|--|

**ENGINEER**  
 Manhard Consulting  
 8008 E. Arapahoe Ct. Suite 110  
 Centennial 80112  
 (303) 531-3213

**sheet L7 of L14**

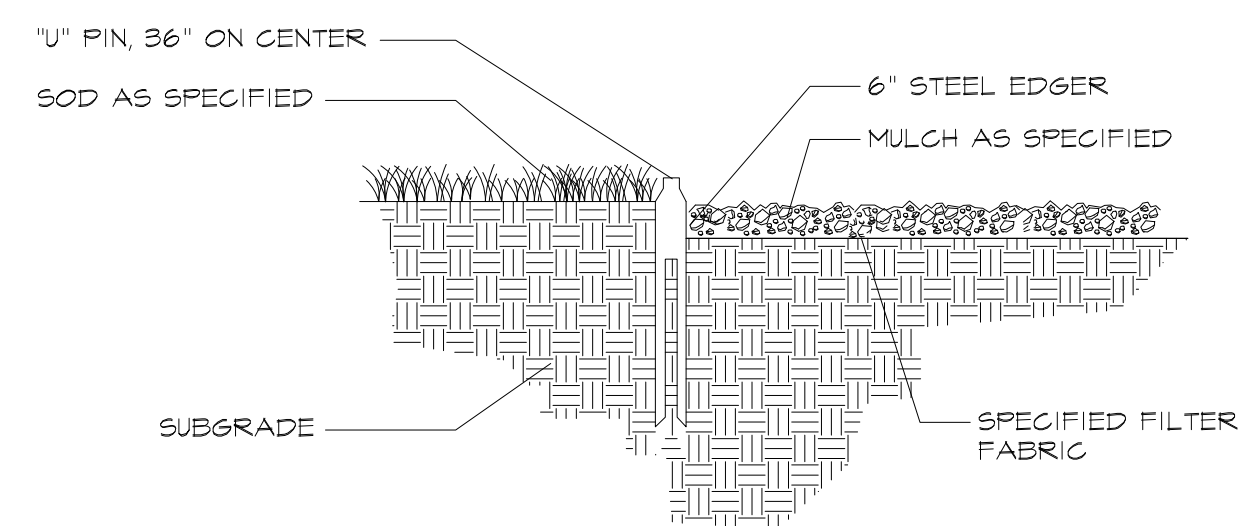


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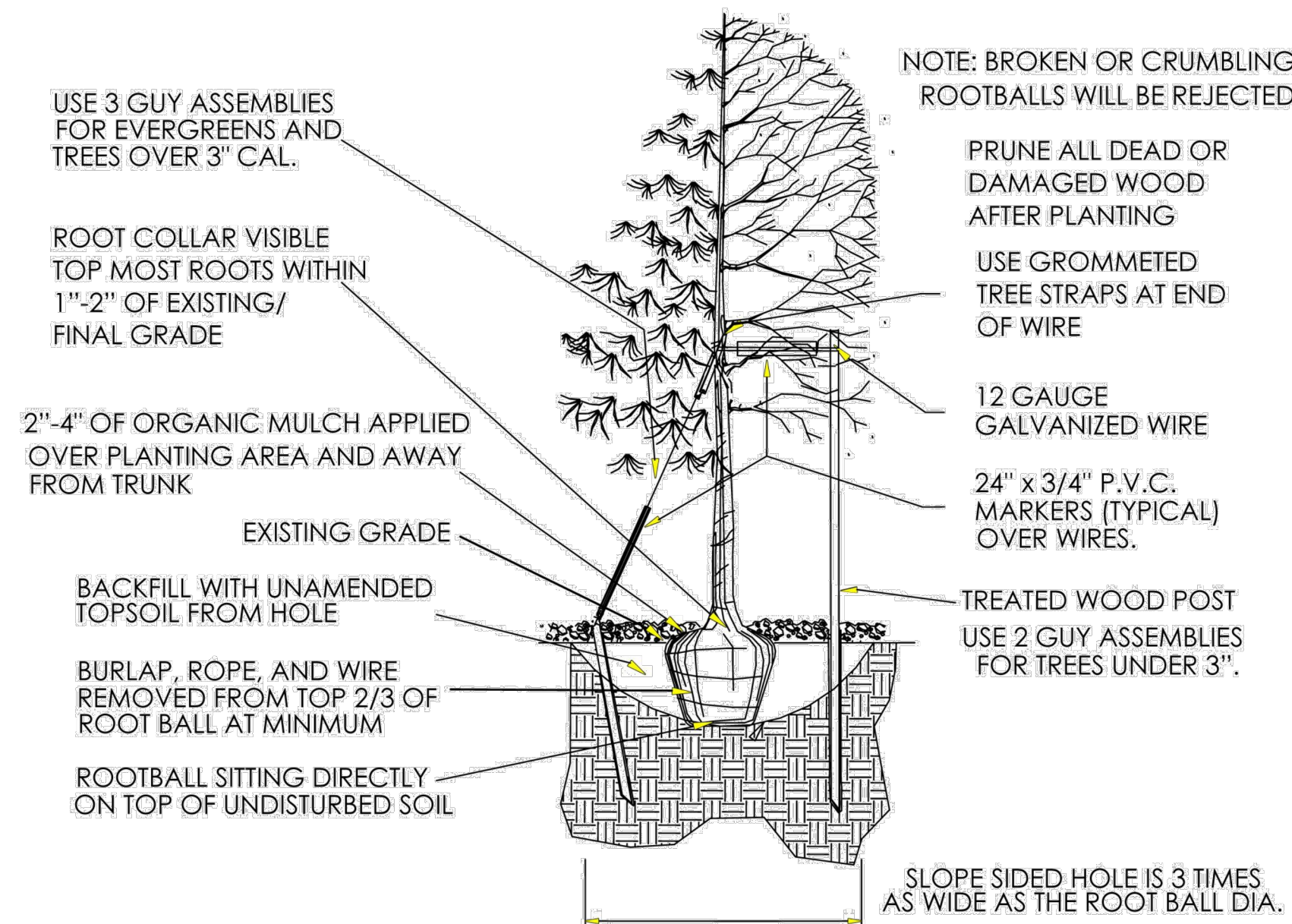
# COMPARK VILLAGE SOUTH FILING NO. 2 & COMPARK VILLAGE SOUTH FILING NO. 2 - AMENDMENT NO. 1 FINAL LANDSCAPE PLAN

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 6, TOWNSHIP 6 SOUTH RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO  
**PLANNING AREA 17 & 18**  
**32.86 ACRES, 192 RESIDENTIAL UNITS, 20 TRACTS**

## TOWN OF PARKER PLANTING STANDARDS



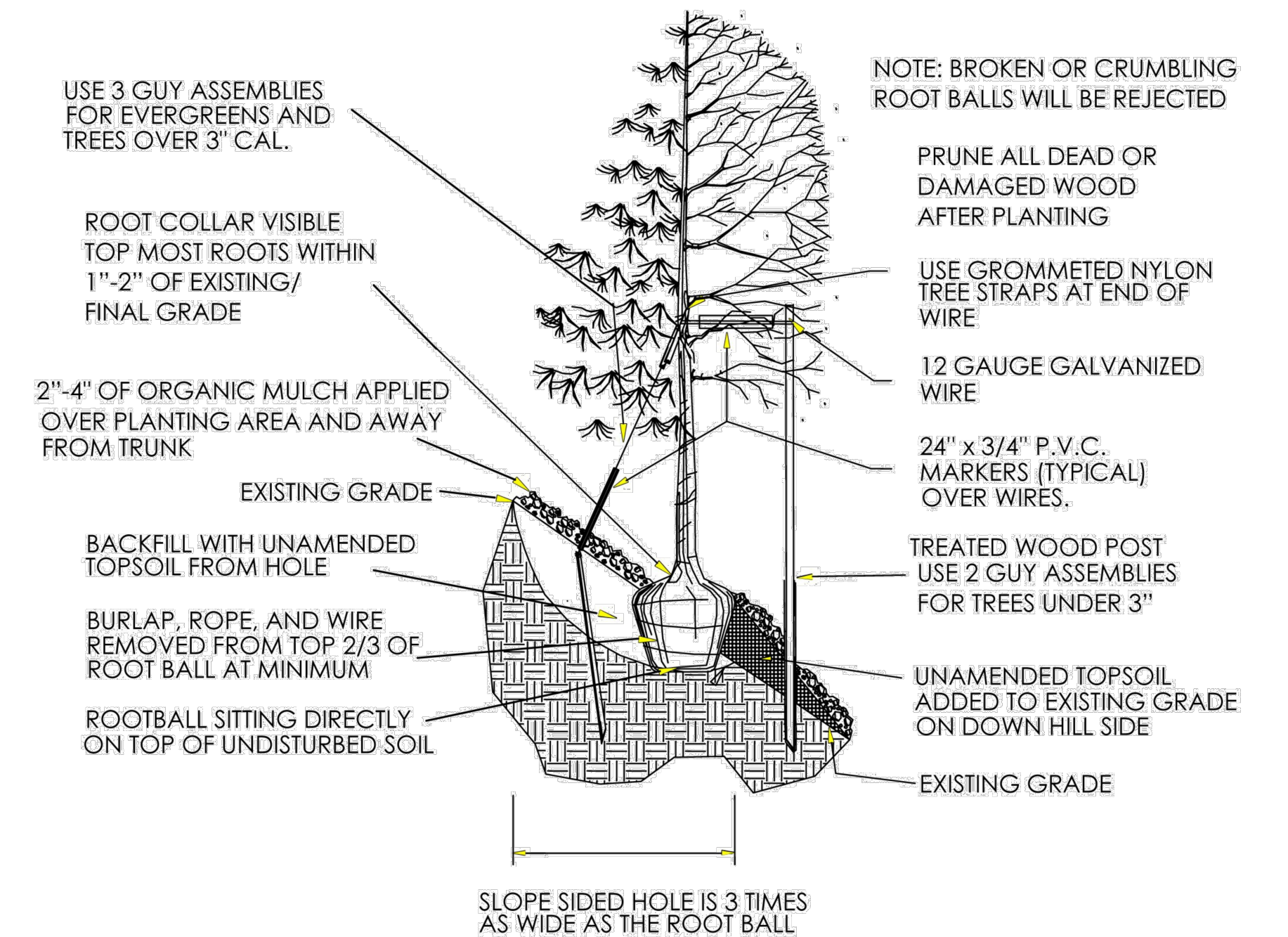
**1** STEEL EDGER DETAIL NOT TO SCALE



- Excavate planting holes with sloping sides. Make excavations at least three times as wide as the root ball diameter and no deeper than the distance from the top most roots in the root ball to the bottom of the root ball to allow for settling. Do not disturb soil at bottom of planting holes, but do score the sides of the planting hole. The planting area shall be loosened and aerated at least three times the diameter of the root ball. Backfill shall consist of existing on site topsoil – no amendments shall be used unless otherwise specified.
- Trees shall be planted with the root collar/flare visible above grade AND two or more structural roots located within the top 1" to 2" of the root ball/finished grade measured 3" to 4" from trunk. This includes trees that are set on slopes (see slope planting detail). Trees that do not have a visible root collar shall be rejected. Do not cover the root ball with soil.
- When root ball will remain intact, cut off bottom 1/4 of wire basket before placing tree in hole, cut off remainder of basket AFTER tree is set in hole, remove basket completely. At a minimum, the top 2/3 of the burlap and basket shall be removed from the root ball on all trees. Remove all nylon ties, twine, rope and burlap. Remove unnecessary packing material.
- Form soil into a 3" to 5" tall watering ring (saucer) around planting area. This is not necessary in irrigated turf areas. Apply 2" to 4" depth of specified mulch over planting area and inside saucers, away from trunk.
- Staking and guying of trees is optional in most planting situations. In areas of extreme winds, or on steep slopes, staking may be required to stabilize trees. Staking and guying must be removed within 1 year of planting date.
- Tree wrap is *not* to be used on any new plantings, except in late fall planting situations, and only then after consultation with the Town Arborist.
- Resetting of improperly planted trees will only be allowed if it is determined that doing so will in no way compromise the root ball, and shall only be done with approval of the Town Arborist.

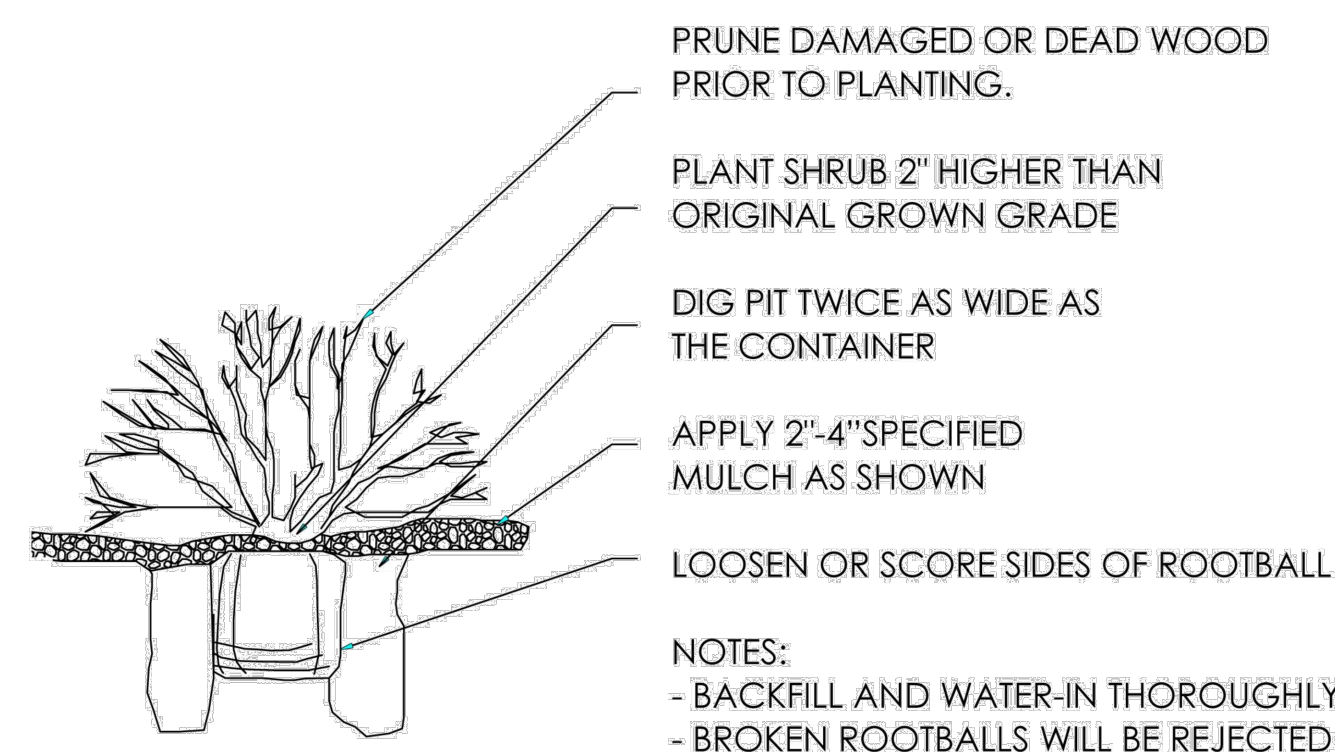
**3** TYPICAL TREE PLANTING DETAIL NOT TO SCALE

## TOWN OF PARKER TREE PLANTING DETAIL - SLOPES



**4** TYPICAL TREE PLANTING DETAIL (ON SLOPE) NOT TO SCALE

## TOWN OF PARKER PLANTING DETAIL - SHRUBS



**2** TYPICAL SHRUB PLANTING DETAIL NOT TO SCALE

## COMPARK VILLAGE SOUTH FILING NO. 2 & COMPARK VILLAGE SOUTH FILING NO. 2 - AMENDMENT NO. 1 FINAL LANDSCAPE PLAN - DETAILS

|   |   |  |
|---|---|--|
| <b>OWNER</b><br>470 Compark, LLC<br>290 Fillmore St., Suite 2<br>Denver, CO 80206                             | <b>LANDSCAPE ARCHITECT</b><br>Plan West, Inc.<br>767 Santa Fe Drive<br>Denver, CO 80204<br>(303) 741-1411 | Town of Parker<br>Colorado<br>job no. 2015-20<br>date 11-22-2016<br>revisions 07-05-2017 |
| <b>ENGINEER</b><br>Manhard Consulting<br>8008 E. Arapahoe Ct. Suite 110<br>Centennial 80112<br>(303) 531-3213 | <b>sheet L8 of L14</b>  |  |



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# COMPARK VILLAGE SOUTH FILING NO. 2 & COMPARK VILLAGE SOUTH FILING NO. 2 - AMENDMENT NO. 1 FINAL LANDSCAPE PLAN

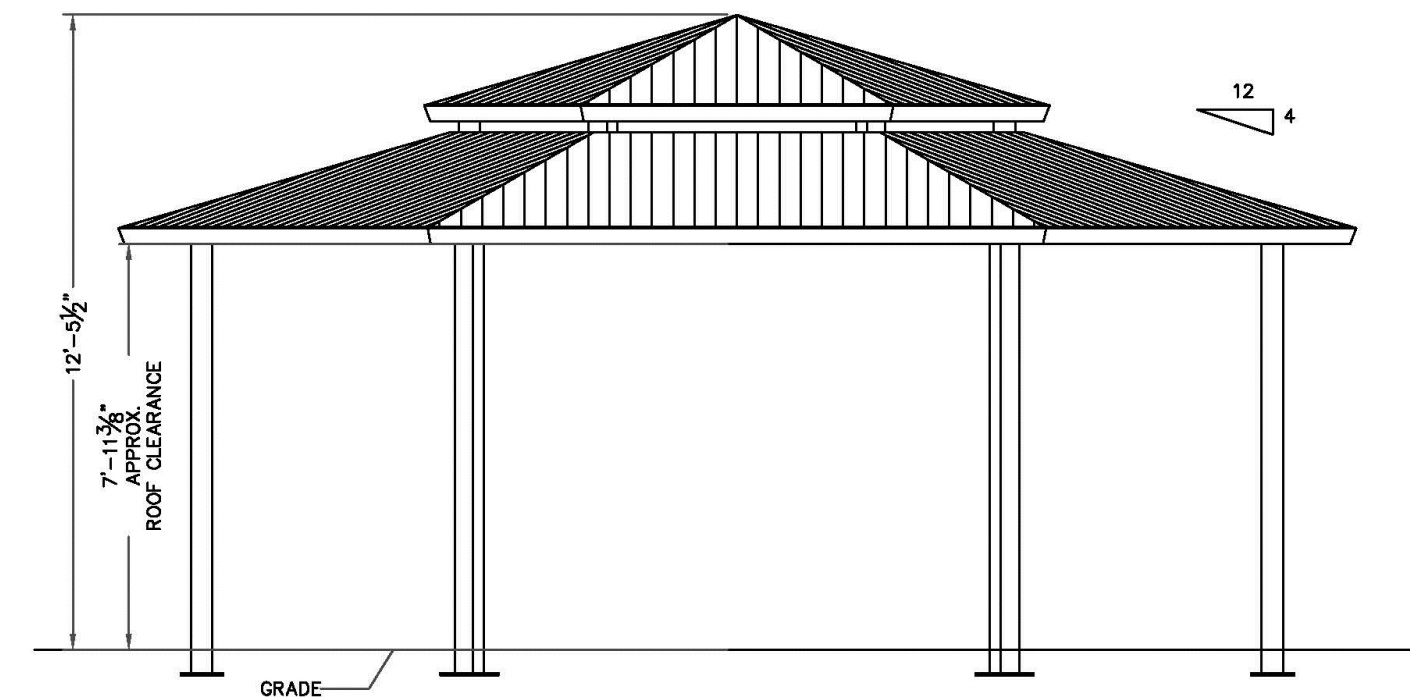
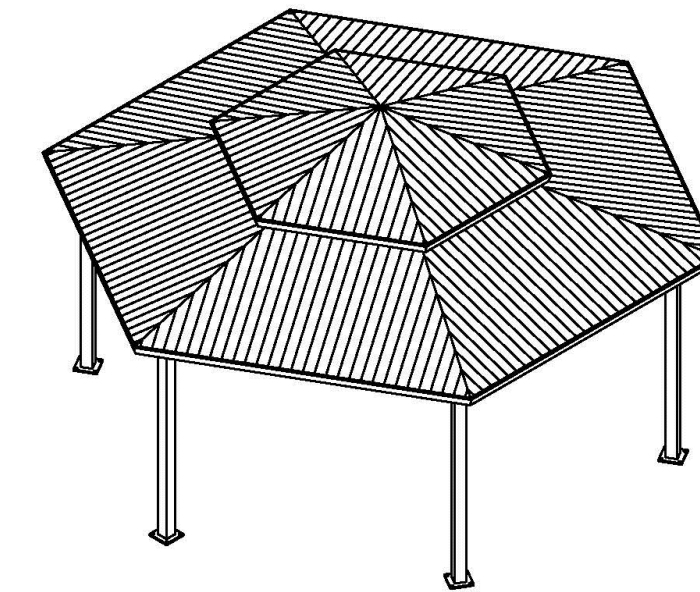
A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 6, TOWNSHIP 6 SOUTH RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO  
 PLANNING AREA 17 & 18  
 32.86 ACRES, 192 RESIDENTIAL UNITS, 20 TRACTS

PRELIMINARY: NOT FOR CONSTRUCTION



Elevation

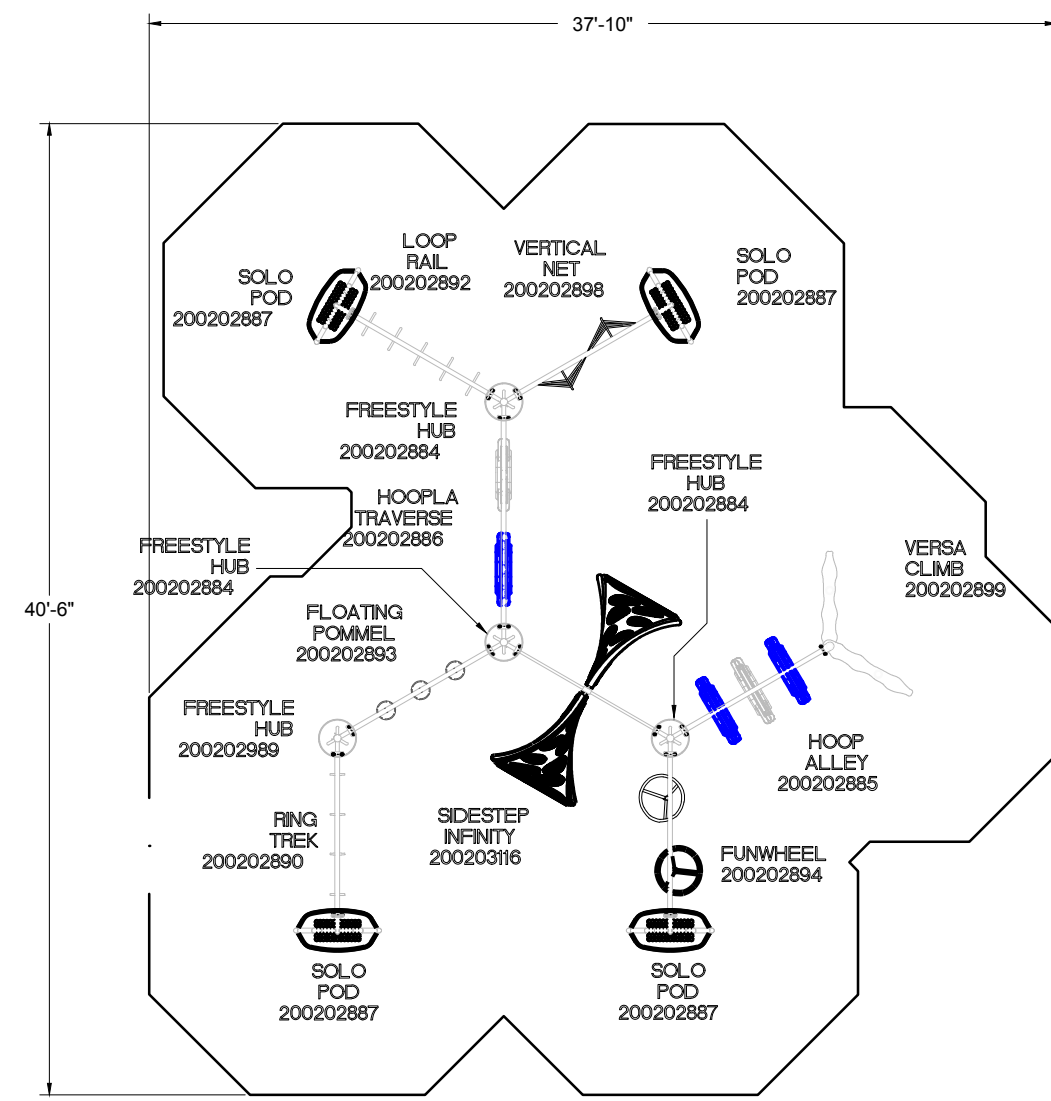
DRAWN BY: LB  
 DATE: 11/4/2014  
 JOB NO.: STANDARD  
 REVISION:  
 BUILDING TYPE: HX24T2V-P4  
 PROJECT NAME:  
 SHEET 1



## 2 PICNIC SHELTER DETAIL

NOT TO SCALE

- General Notes:
- Age Group  
 2-5 year  5-12 year  12-17 year
- The Americans with Disabilities Act (ADA) may require that you make your park and/or playground accessible when viewed in its entirety. Please consult your legal counsel to determine if the ADA applies to you.
  - For playground equipment to be considered accessible, accessible surfacing must be utilized in appropriate areas.
  - Although a particular playground design may not meet the proposed Access Board Regulations in regards to the appropriate number of ground level events, the actual playground may be in compliance when considering existing play components.
  - All deck heights are measured from top of ground cover around all play equipment.
  - Fall absorbing ground cover is required under and around all play equipment.
  - The minimum recommended fall zone around the entire apparatus is shown. This zone is to be free of all tripping or collision hazards (i.e. rocks, roots, border materials, etc.).
  - All post lengths are identified by text showing the post heights, i.e. 36" represents a 36" high post.
  - Not all equipment may be appropriate for all children. Supervision is required.



Minimal recommended fallzone  
 Area 1177 sq. feet  
 Perimeter 154 feet



Playgrounds Fun & Easy!

Project: 2016 CATALOG

LTCPs rep:

LTCPs  
 800-325-8828

Drawn by: Bill Weber

Date: 09/15/2015

DWG Name: QU066044

Scale: 1/8"=1'

Approved by:

LTCPs - Farmington

One Iron Mountain Drive

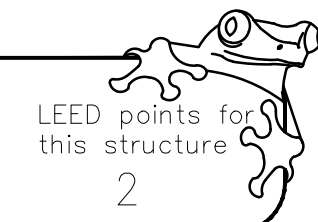
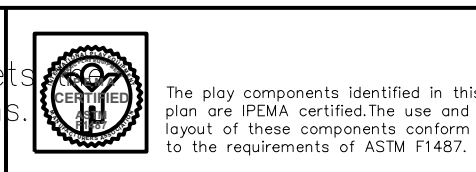
Farmington, Missouri 63640

Voice: 1-800-325-8828

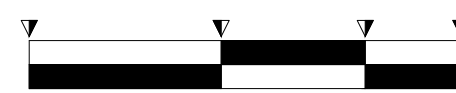
Fax: 573-756-0319

COLOR: MINT FUDGE SWIRL

Playground Layout Compliance:  ASTM F1487 - Playground Equipment for Public Use  This playground design meets final Access Board Regulations.  CPSC Handbook for Public Playground Safety

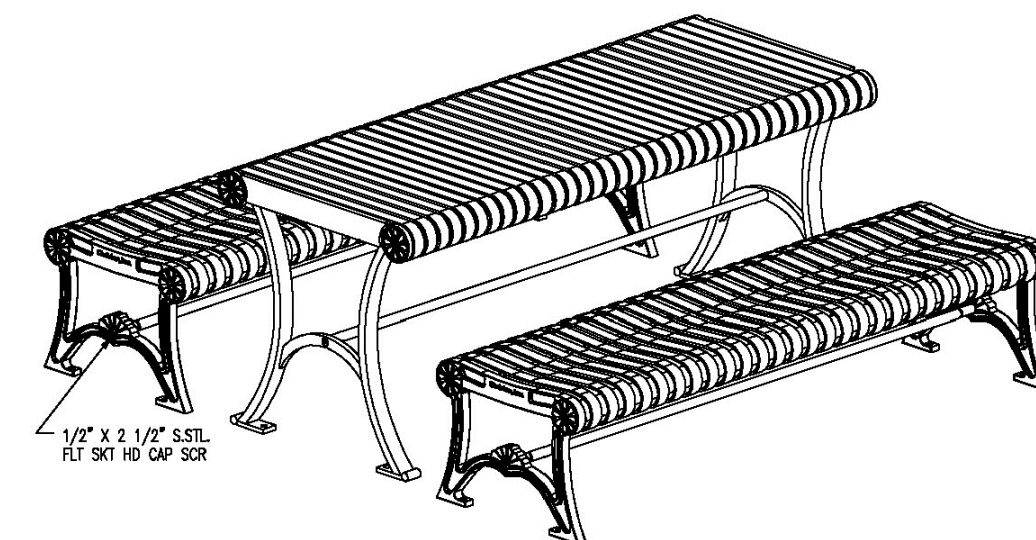
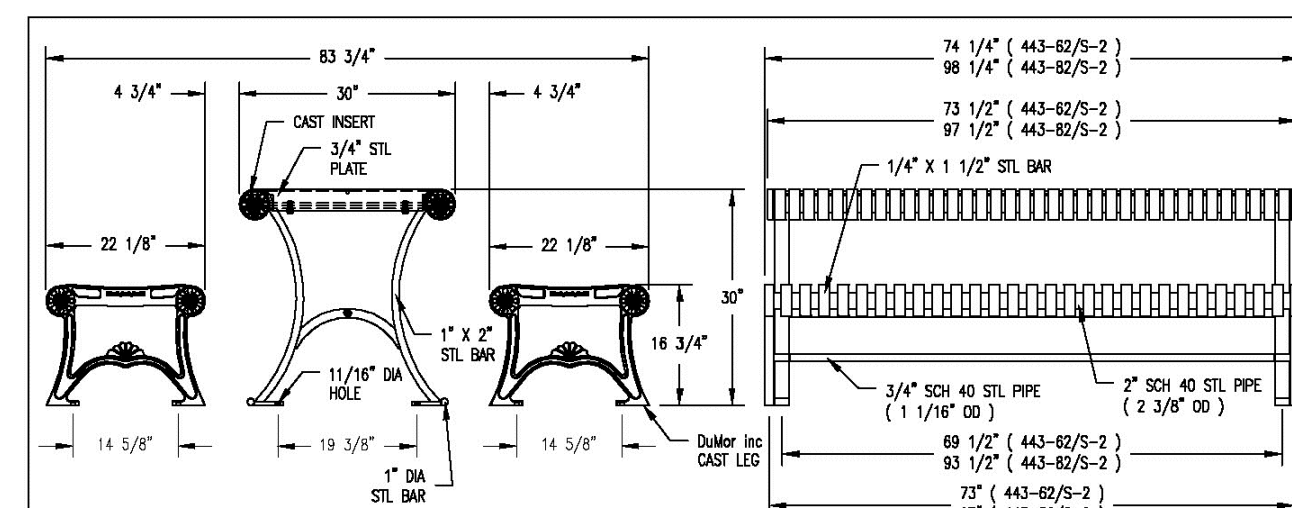


LEED points for this structure  
 2



## 1 PLAYGROUND DETAIL

1/8"=1'-0"



### NOTES

- ALL STL. MEMBERS COATED W/ ZINC RICH EPOXY THEN FINISHED W/ POLYESTER POWDER COATING.
- ALL WELDS CONT. THEN GROUND SMOOTH.
- 1/2" X 3 3/4" EXPANSION ANCHOR BOLTS PROVIDED

### LENGTH OPTIONS

- 6' TABLE
- 8' TABLE

DuPont, Inc. TABLE DATE DRAWN: 11/6/13 DRAWN BY: JSM DATE REV: 1/20/2010 REV. BY: XXX REV. A DRAWING NUMBER 443 SERIES-2/S-2 SHEET 1 OF 3

## 3 PICNIC TABLE DETAIL

NOT TO SCALE

## COMPARK VILLAGE SOUTH FILING NO. 2 & COMPARK VILLAGE SOUTH FILING NO. 2 - AMENDMENT NO. 1 FINAL LANDSCAPE PLAN - DETAILS

OWNER  
 470 Compark, LLC  
 290 Fillmore St., Suite 2  
 Denver, CO 80206

LANDSCAPE ARCHITECT  
 Plan West, Inc.  
 767 Santa Fe Drive  
 Denver, CO 80204  
 (303) 741-1411

Town of Parker  
 Colorado  
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 8006 E. Arapahoe Ct. Suite 110  
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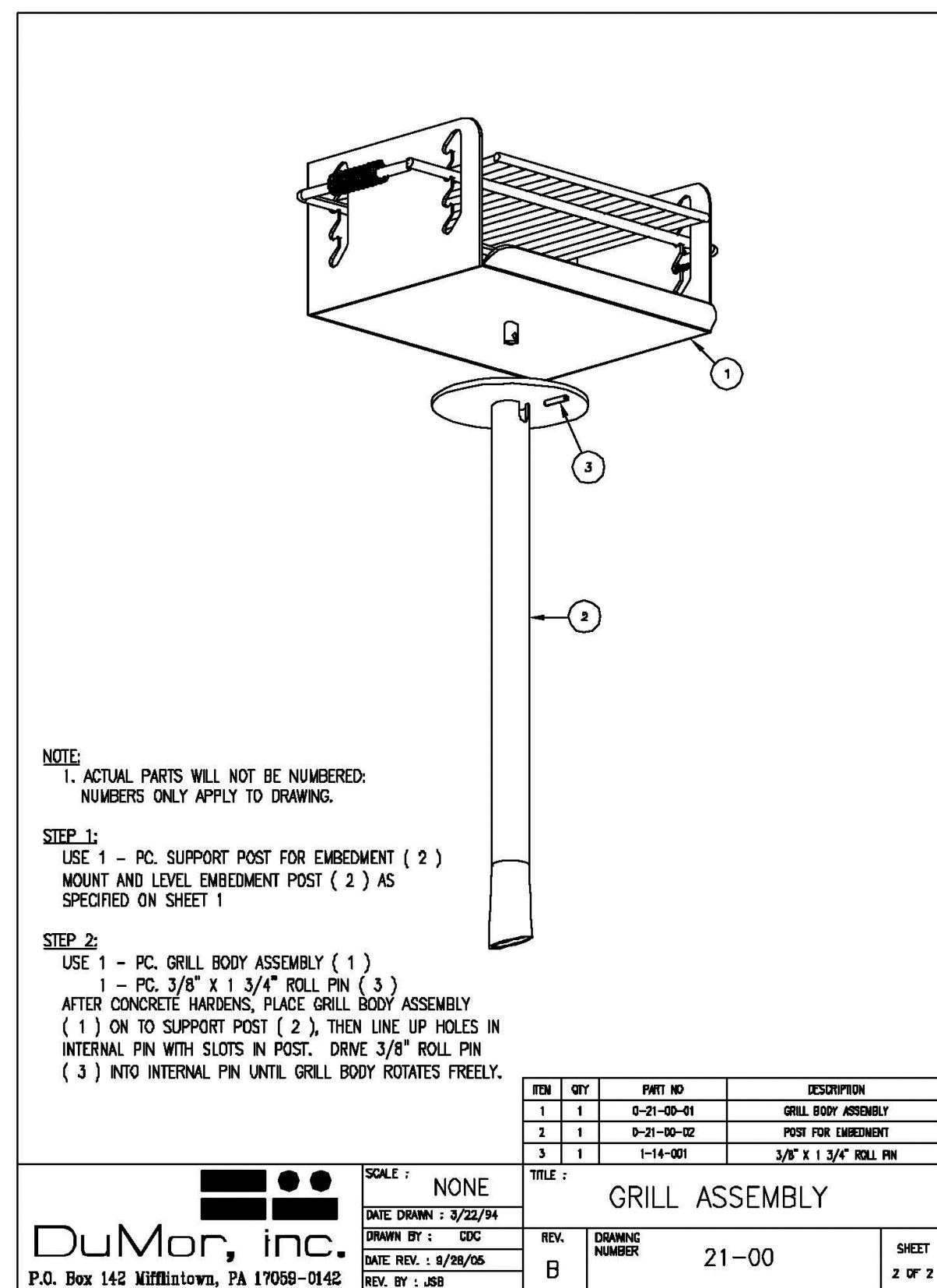
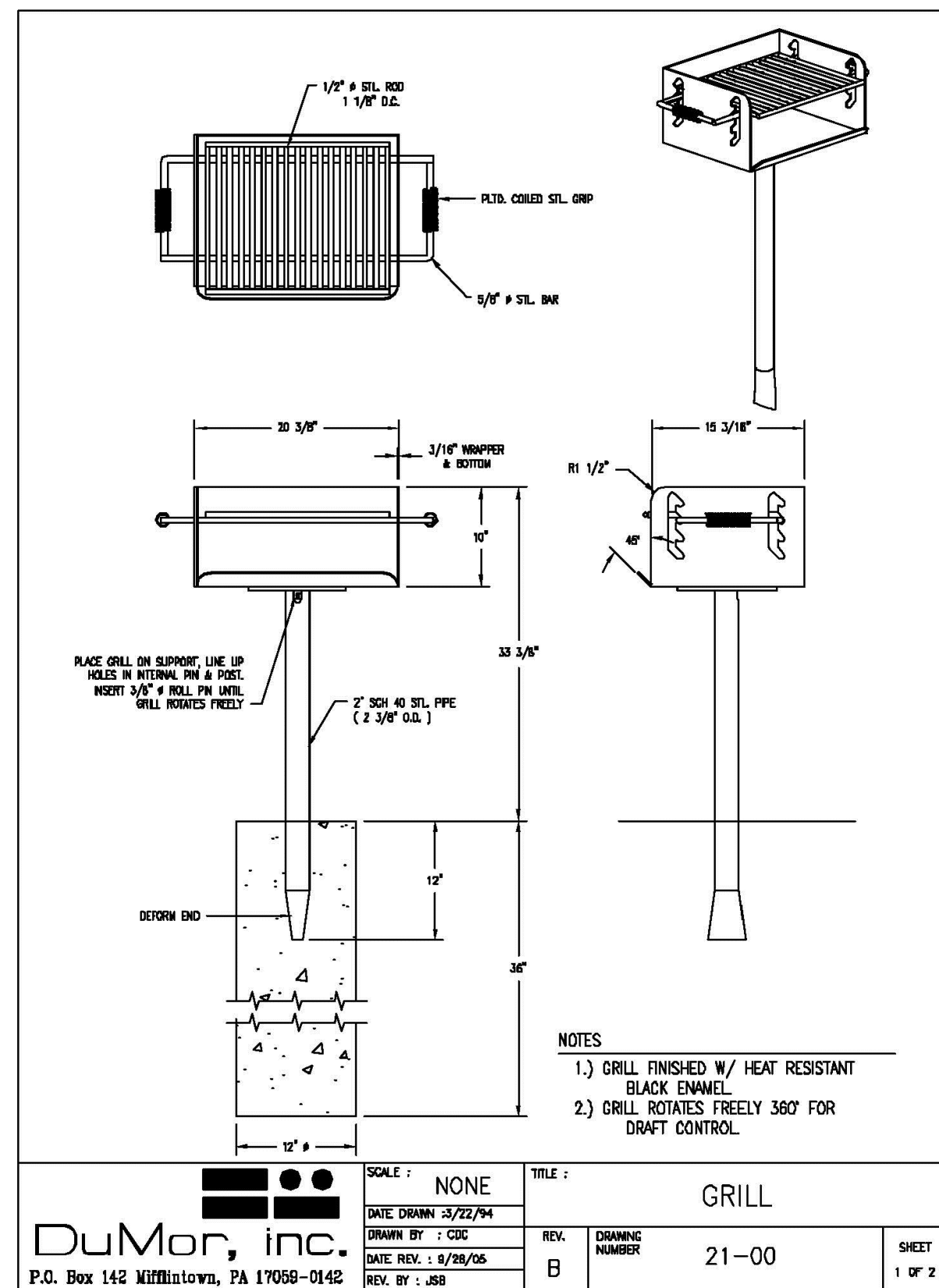
sheet L9 of L14



# COMPARK VILLAGE SOUTH FILING NO. 2 & COMPARK VILLAGE SOUTH FILING NO. 2 - AMENDMENT NO. 1 FINAL LANDSCAPE PLAN

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PLANNING AREA 17 & 18

32.86 ACRES, 192 RESIDENTIAL UNITS, 20 TRACTS



4 GRILL DETAIL NOT TO SCALE



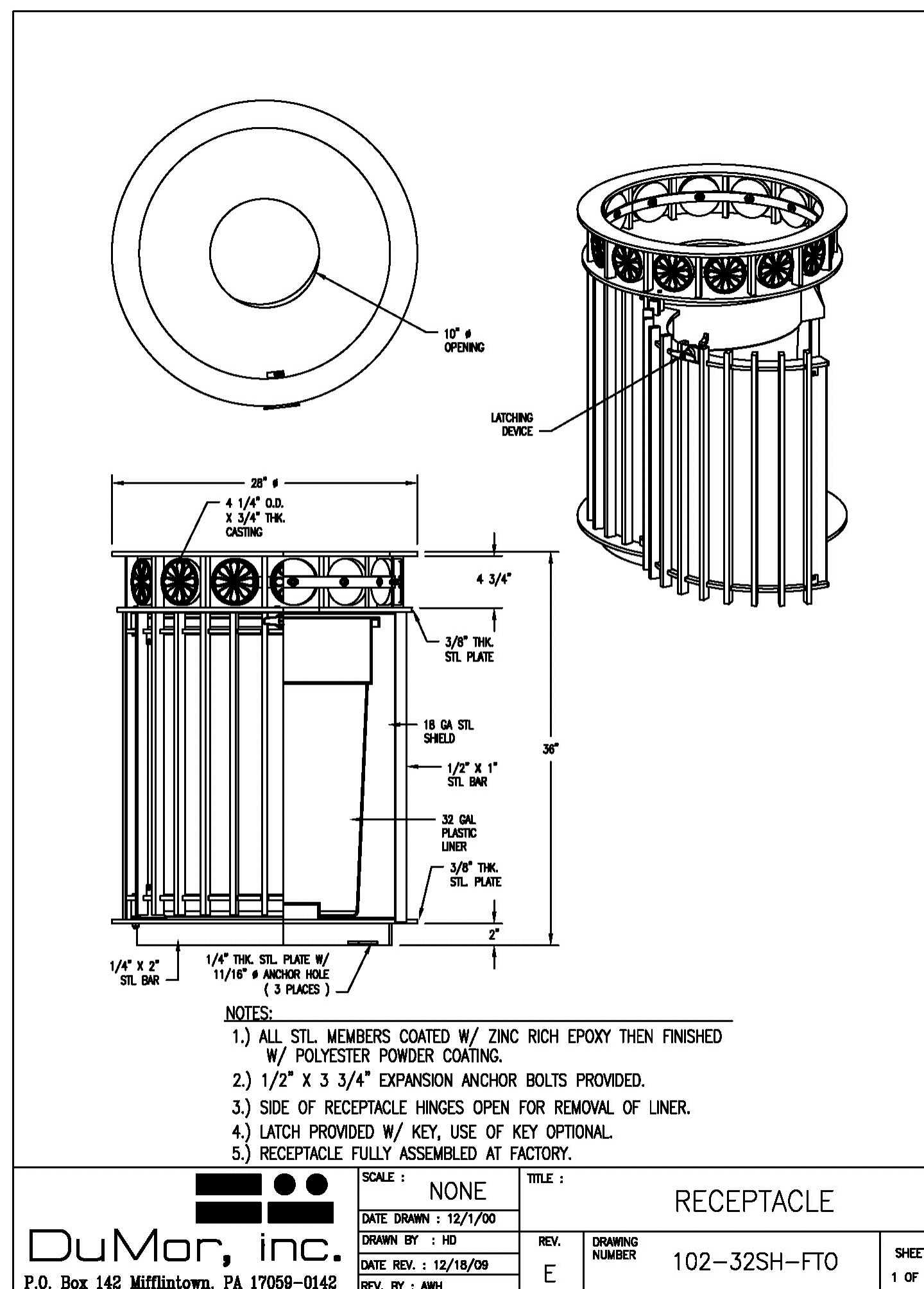
5 OUTDOOR FITNESS DETAIL NOT TO SCALE



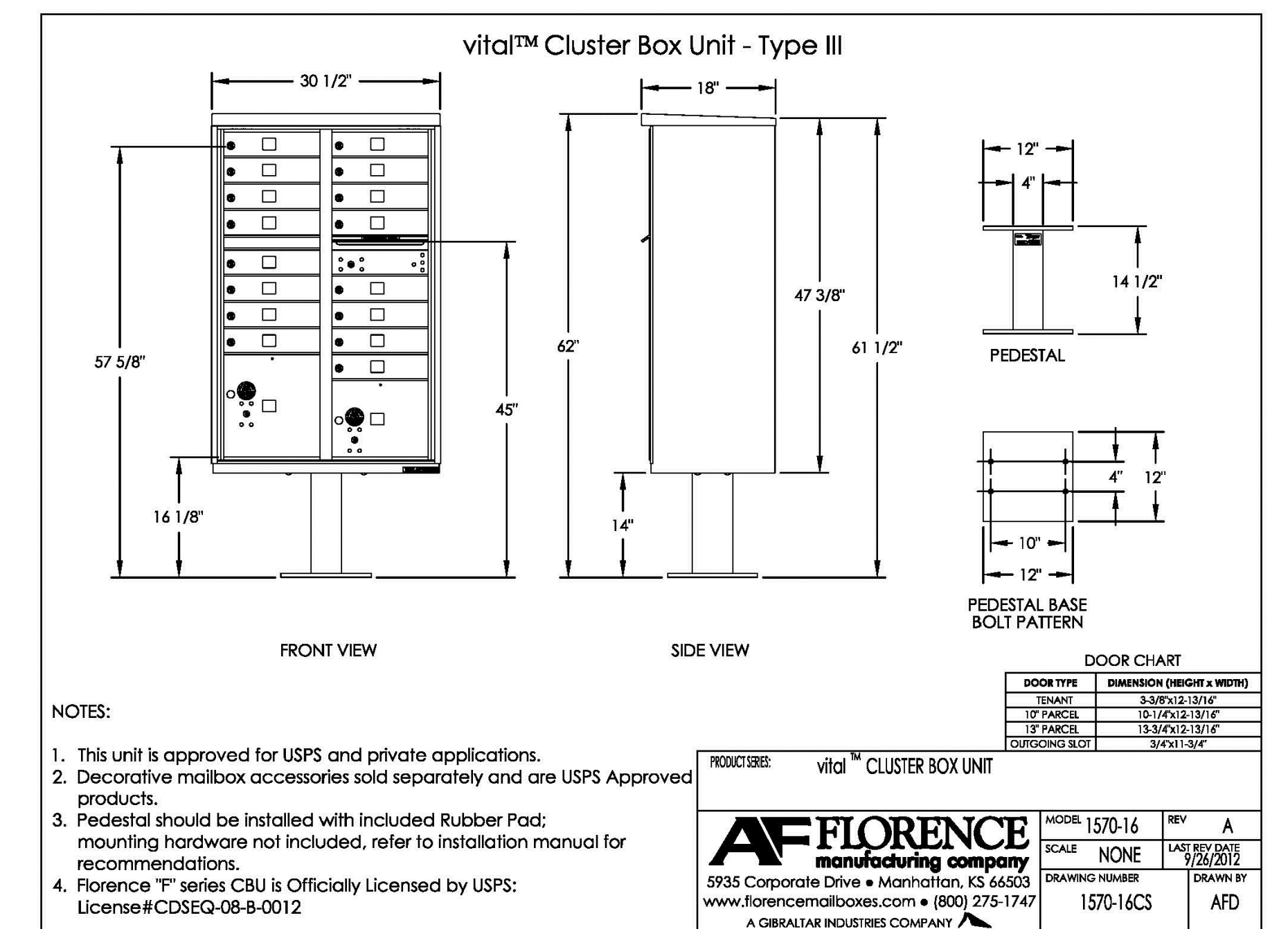
6 OUTDOOR FITNESS DETAIL NOT TO SCALE



7 OUTDOOR FITNESS DETAIL NOT TO SCALE



8 TRASH RECEPTACLE DETAIL NOT TO SCALE



9 (12) 16-TENANT MAILBOX CLUSTER DETAIL: COLOR = BLACK Specification Sheet by AF Florence NOT TO SCALE

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Town of Parker  
Colorado

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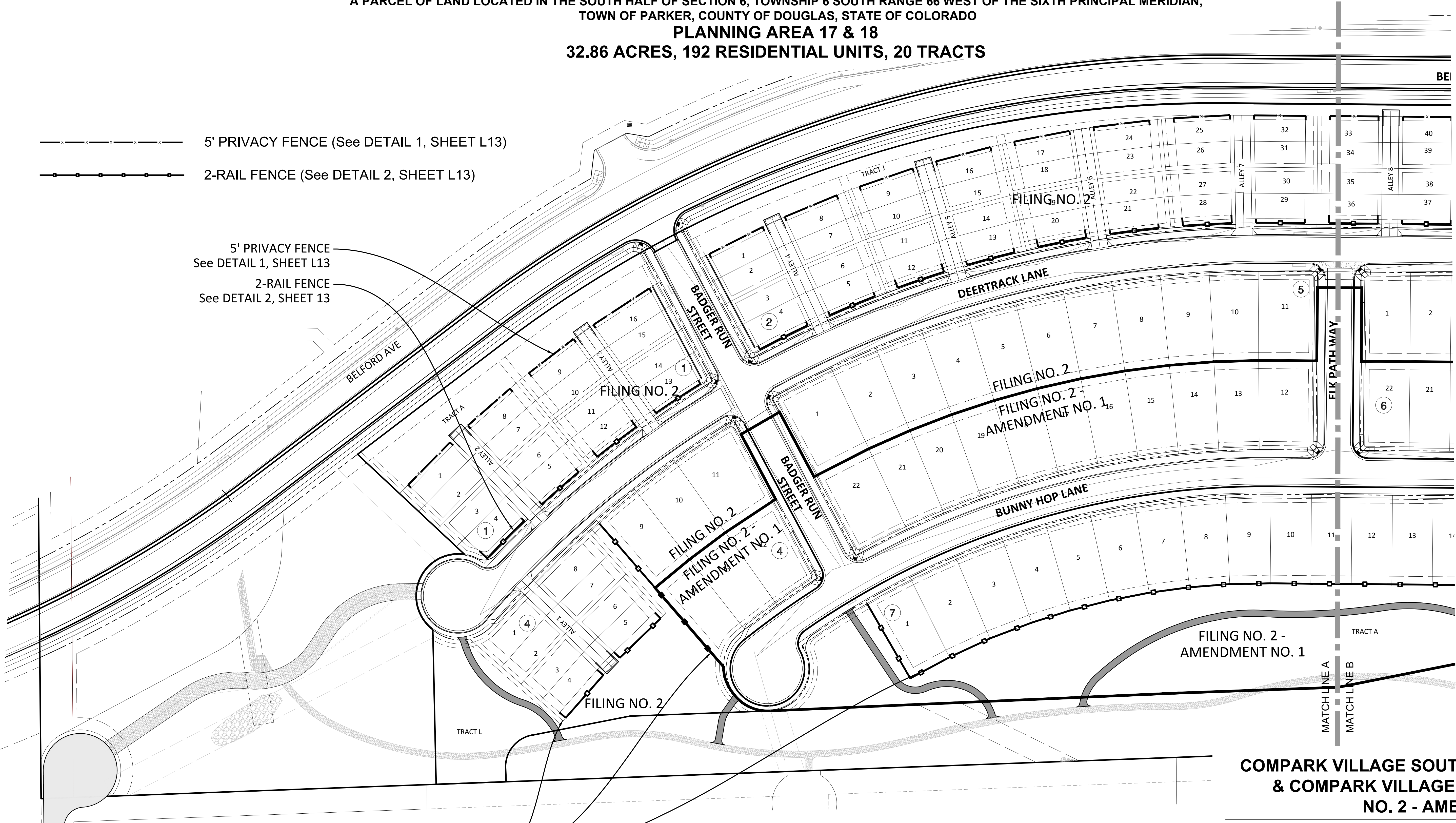
sheet L10 of L14



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# COMPARK VILLAGE SOUTH FILING NO. 2 & COMPARK VILLAGE SOUTH FILING NO. 2 - AMENDMENT NO. 1 FINAL LANDSCAPE PLAN

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TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO  
PLANNING AREA 17 & 18  
32.86 ACRES, 192 RESIDENTIAL UNITS, 20 TRACTS



--- 5' PRIVACY FENCE (See DETAIL 1, SHEET L13)  
 - - - 2-RAIL FENCE (See DETAIL 2, SHEET L13)

5' PRIVACY FENCE  
See DETAIL 1, SHEET L13  
 2-RAIL FENCE  
See DETAIL 2, SHEET L13

2-RAIL FENCE  
See DETAIL 2, SHEET L13

## COMPARK VILLAGE SOUTH FILING NO. 2 & COMPARK VILLAGE SOUTH FILING NO. 2 - AMENDMENT NO. 1 FINAL LANDSCAPE PLAN - FENCING PLAN

|   |   |  |
|---|---|--|
| <b>OWNER</b><br>470 Compark, LLC<br>290 Fillmore St., Suite 2<br>Denver, CO 80206 | <b>LANDSCAPE ARCHITECT</b><br>Plan West, Inc.<br>767 Santa Fe Drive<br>Denver, CO 80204<br>(303) 741-1411 | <b>ENGINEER</b><br>Manhard Consulting<br>8008 E. Arapahoe Ct. Suite 110<br>Centennial CO 80112<br>(303) 531-3213 |
|   |   | Town of Parker<br>Colorado<br>job no. 2015-20<br>date 11-22-2016<br>revisions 07-05-2017                         |

sheet **L11** of **L14**

Scale 1" = 60'

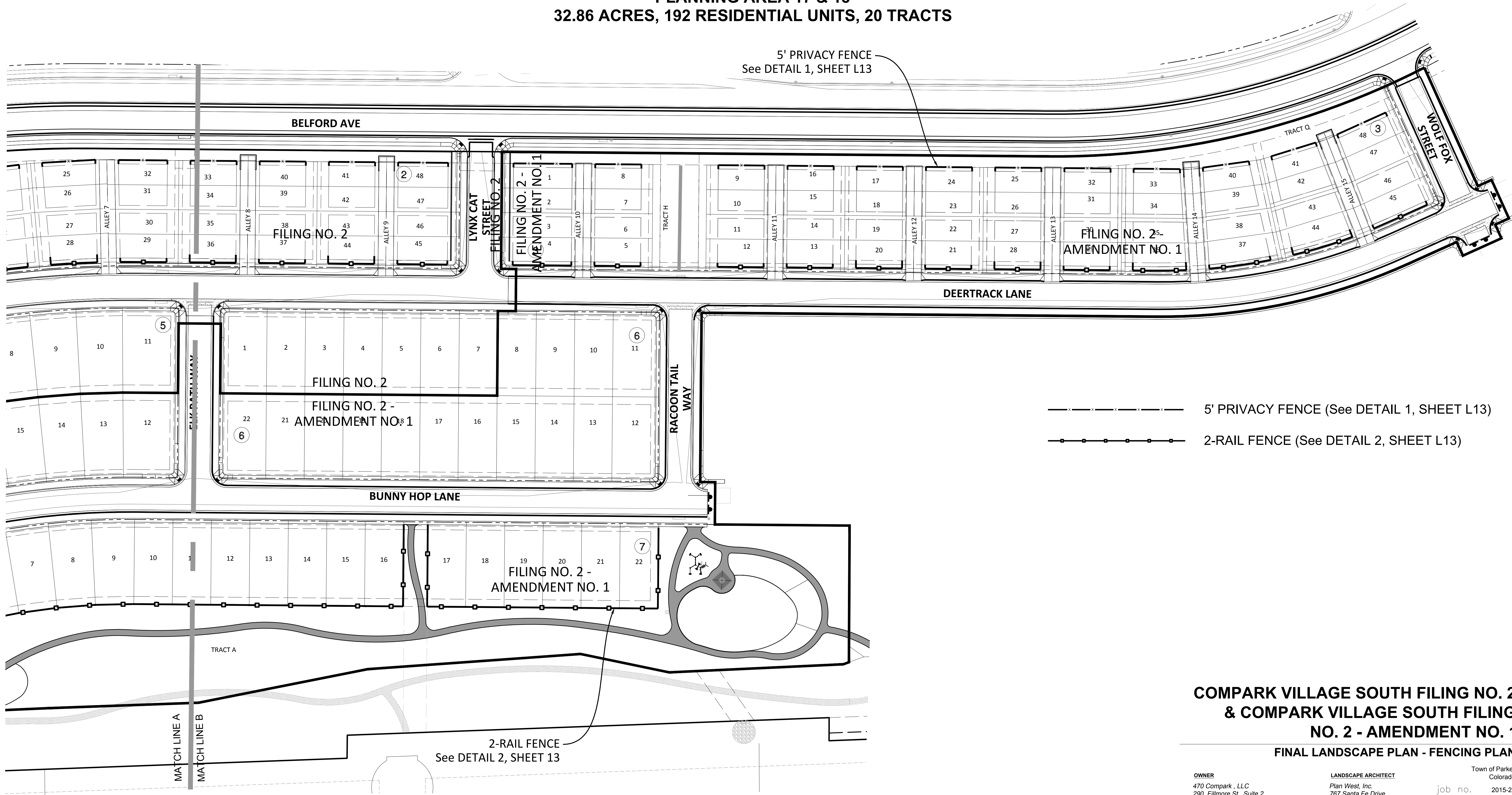
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PLANNING | SITE DESIGN | LANDSCAPE ARCHITECTURE | ENTITLEMENTS  
Denver, Colorado, 80204  
303-741-1411  
planwest.com

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|   |  |   |
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|---|--|---|

**sheet L12 of L14**

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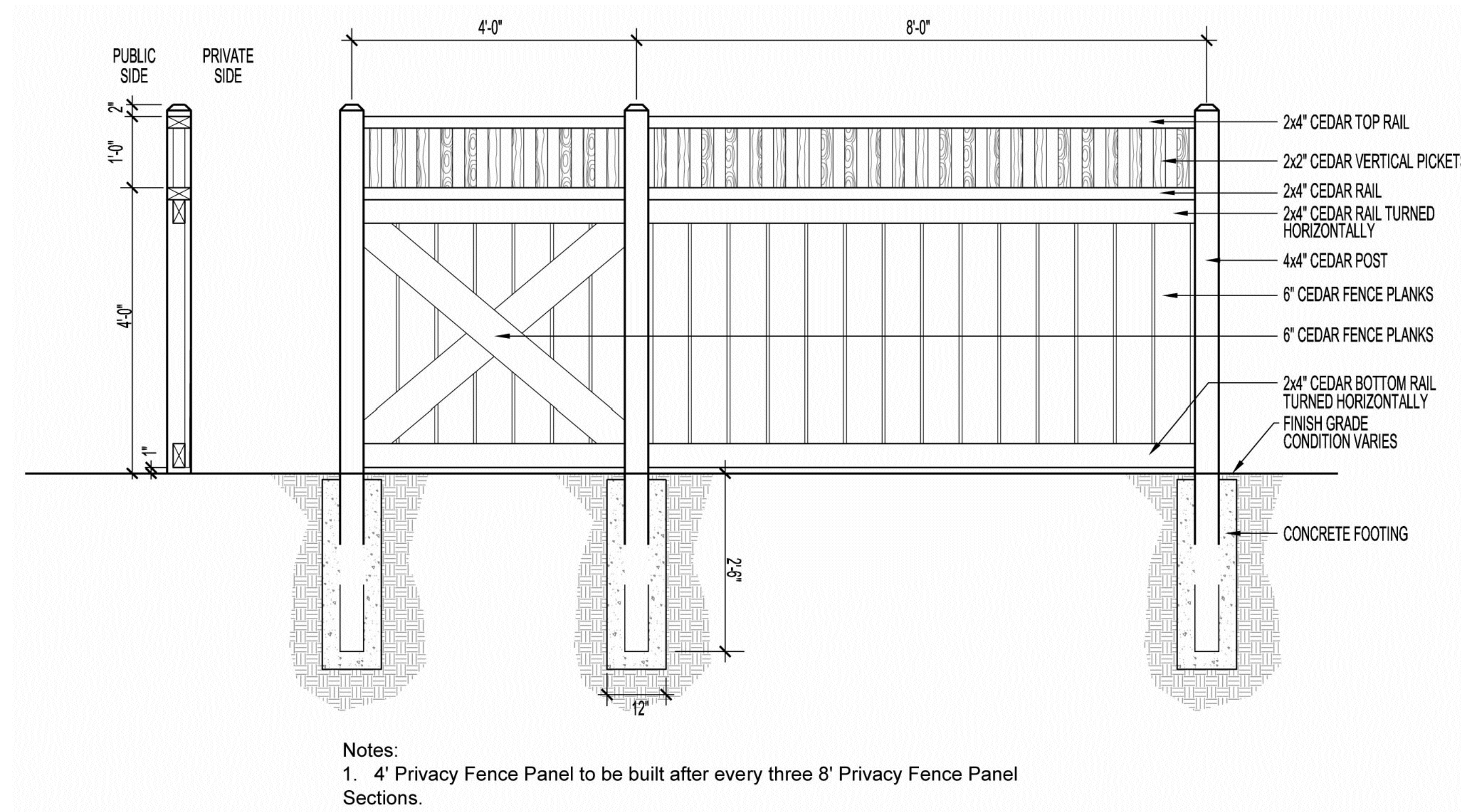
Scale 1" = 60'

**PLANWEST**

PLANNING | SITE DESIGN | LANDSCAPE ARCHITECTURE | ENTITLEMENTS  
767 Santa Fe Drive  
Denver, Colorado, 80204  
303-741-1411

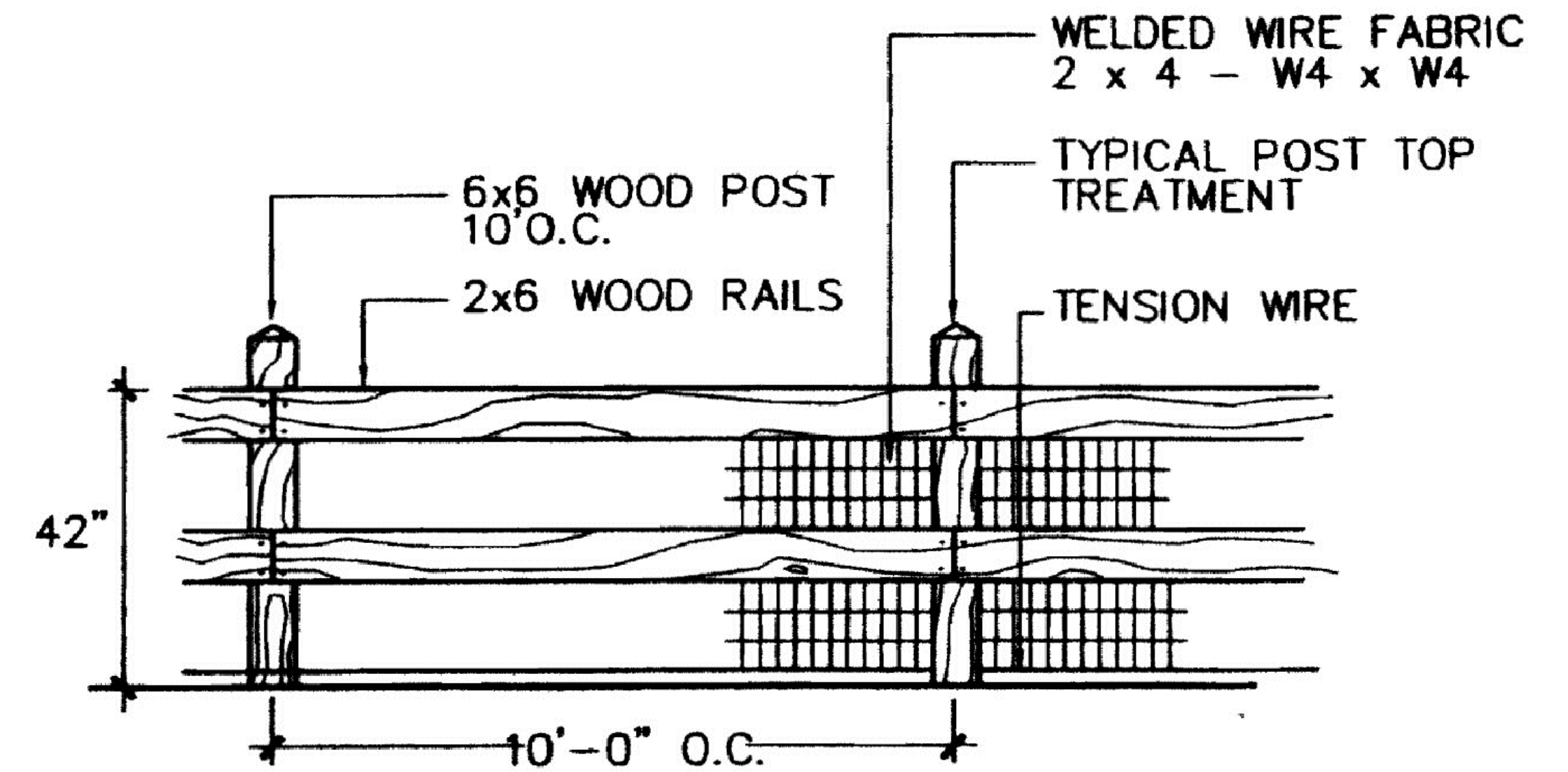
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1 5' PRIVACY FENCE DETAIL  
TOWN OF PARKER STANDARD

NOT TO SCALE



2 2-RAIL FENCE DETAIL  
TOWN OF PARKER STANDARD

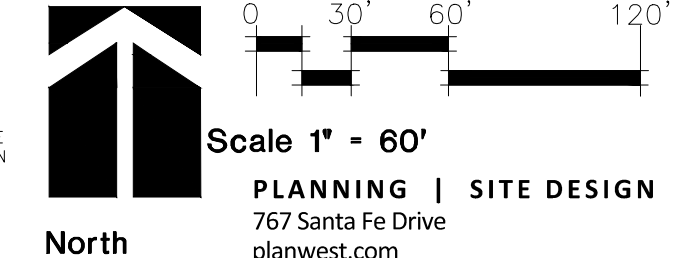
NOT TO SCALE

## COMPARK VILLAGE SOUTH FILING NO. 2 & COMPARK VILLAGE SOUTH FILING NO. 2 - AMENDMENT NO. 1 FINAL LANDSCAPE PLAN - FENCE DETAILS

|   |   |  |
|---|---|--|
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**ENGINEER**  
Manhard Consulting  
8008 E. Arapahoe Ct. Suite 110  
Centennial CO 80112  
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sheet L13 of L14

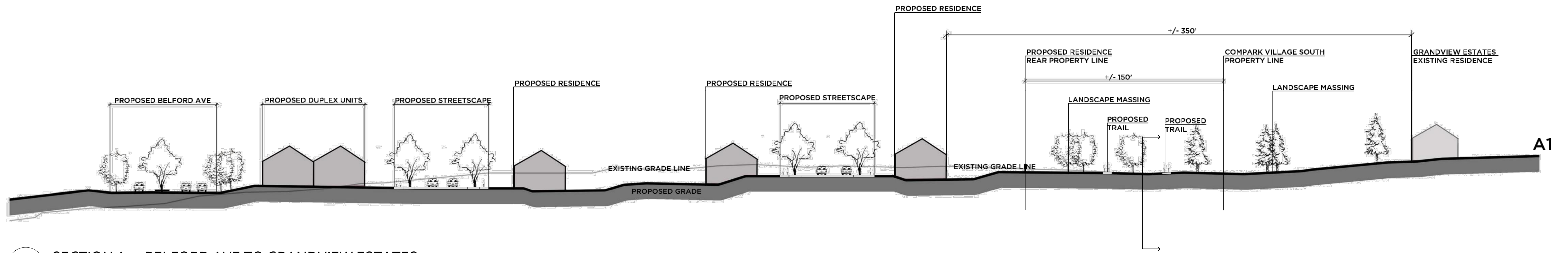


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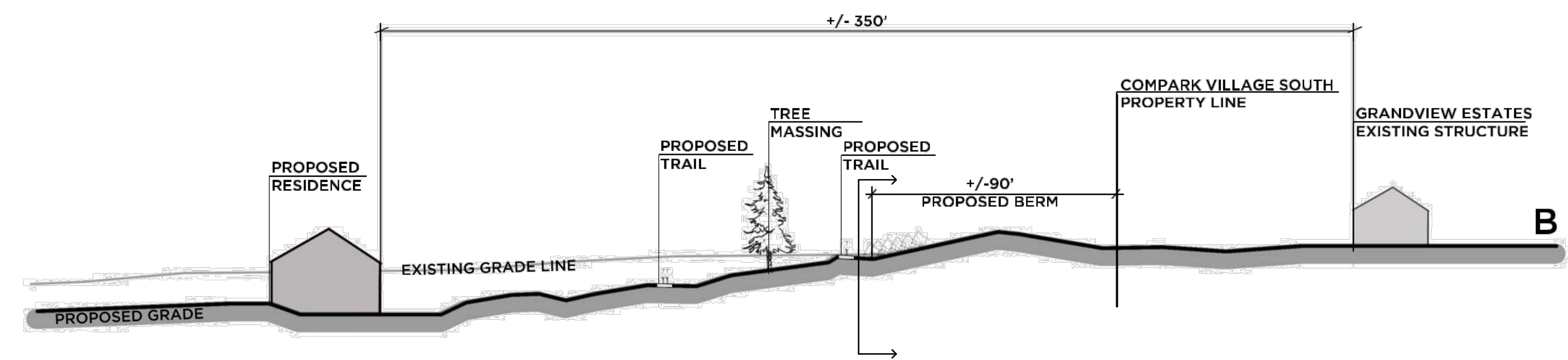
# COMPARK VILLAGE SOUTH FILING NO. 2 & COMPARK VILLAGE SOUTH FILING NO. 2 - AMENDMENT NO. 1 FINAL LANDSCAPE PLAN

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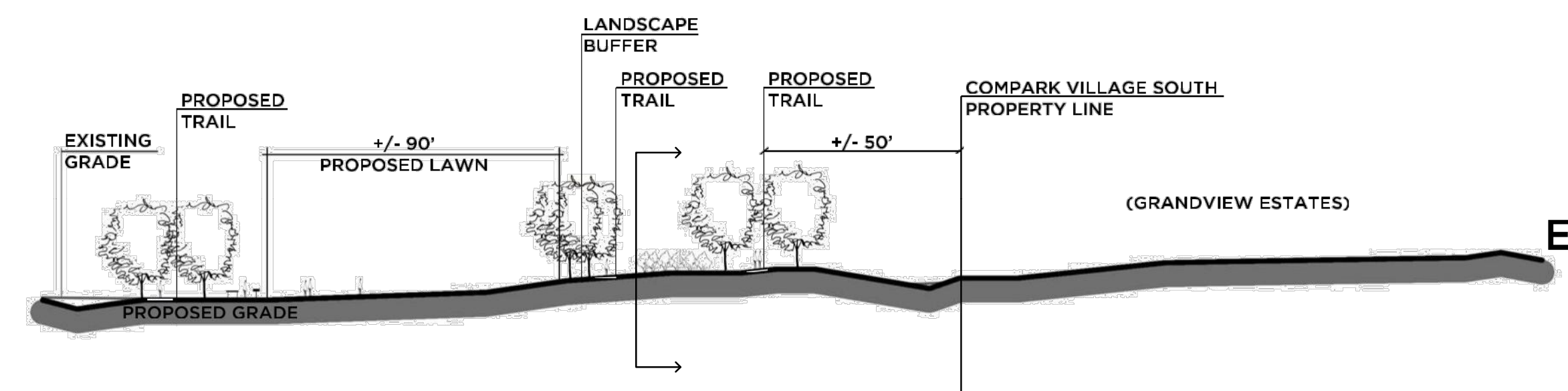
A1 SECTION A1 - BELFORD AVE TO GRANDVIEW ESTATES

SCALE: 1"=40'-0"



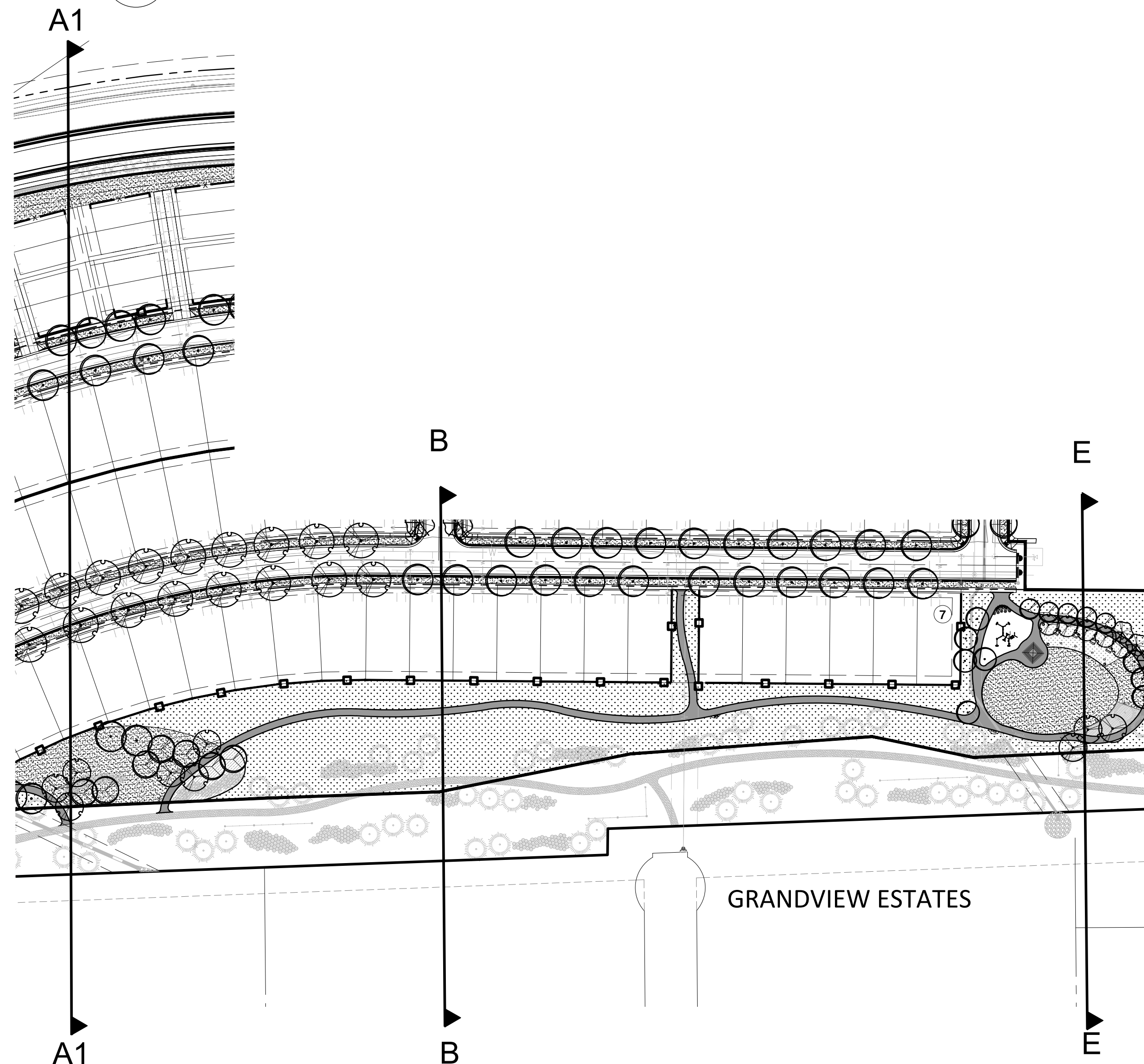
B SECTION B - COMPARK VILLAGE SOUTH PROPOSED RESIDENCE TO GRANDVIEW ESTATES RESIDENCE

SCALE: 1"=40'-0"



E SECTION E - FROM GRANDVIEW ESTATES TO COMPARK VILLAGE SOUTH PARK

SCALE: 1"=40'-0"



SECTION CUT LINES VICINITY MAP

SCALE: 1"=100'-0"

## COMPARK VILLAGE SOUTH FILING NO. 2 & COMPARK VILLAGE SOUTH FILING NO. 2 - AMENDMENT NO. 1 FINAL LANDSCAPE PLAN - SECTIONS

OWNER  
470 Compark, LLC  
290 Fillmore St., Suite 2  
Denver, CO 80206

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767 Santa Fe Drive  
Denver, CO 80204  
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Town of Parker  
Colorado

job no. 2015-20  
date 11-22-2016  
revisions 07-05-2017

ENGINEER  
Manhard Consulting  
8008 E. Arapahoe Ct. Suite 110  
Centennial 80112  
(303) 531-3213

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