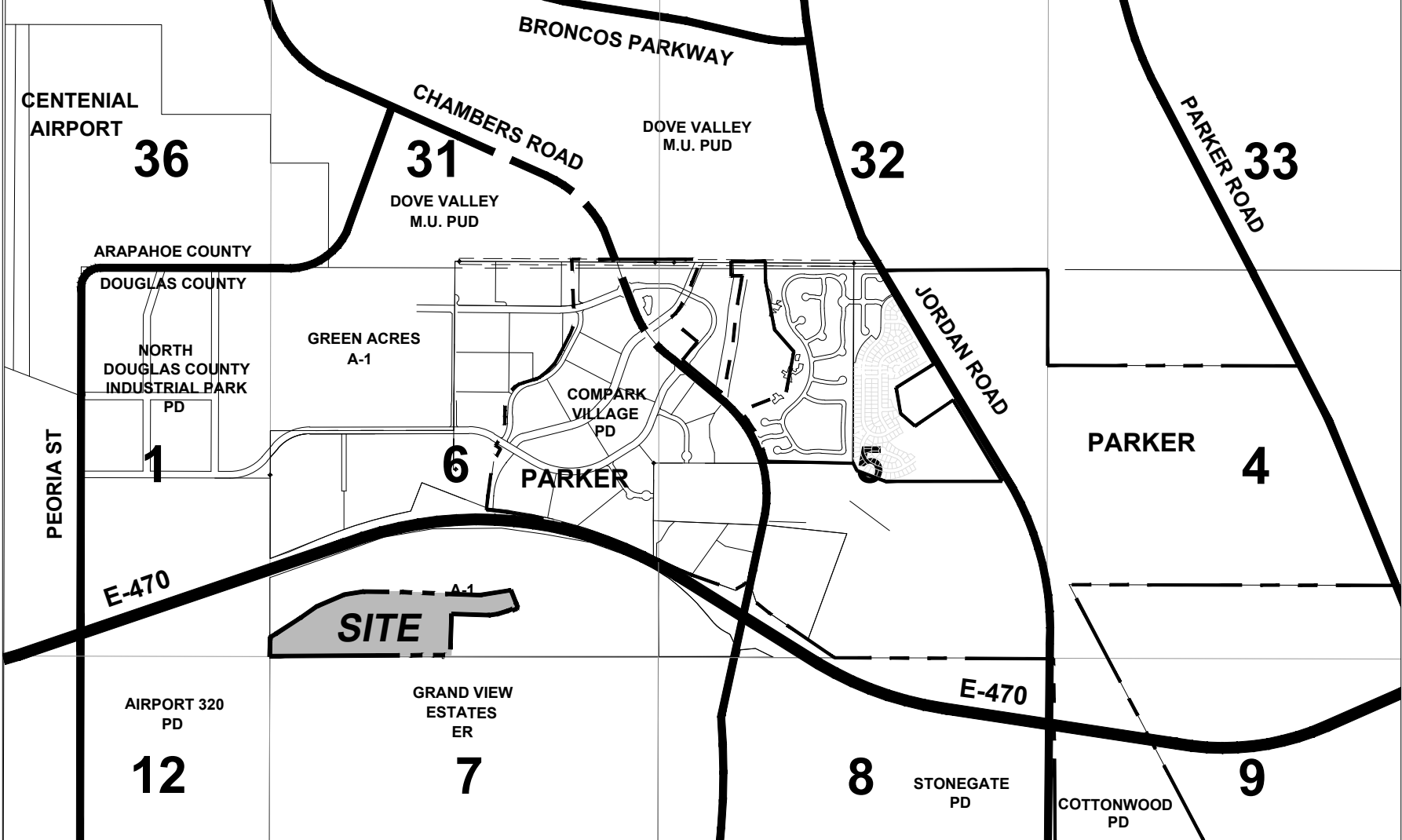


# COMPARK VILLAGE SOUTH FILING NO. 2 & COMPARK VILLAGE SOUTH FILING NO. 2 - AMENDMENT NO. 1 FINAL LANDSCAPE PLAN

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> 470 Compark, LLC 290 Fillmore St., Suite 2 Denver, CO 80206</p>	<p><b>LANDSCAPE ARCHITECT</b> Plan West, Inc. 767 Santa Fe Drive Denver, CO 80204 (303) 741-1411</p>	<p style="text-align: right;">Town of Parker Colorado</p> <p>job no. 2015-20 date 11-22-2016 revisions 07-05-2017</p>
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**sheet L1 of L14**

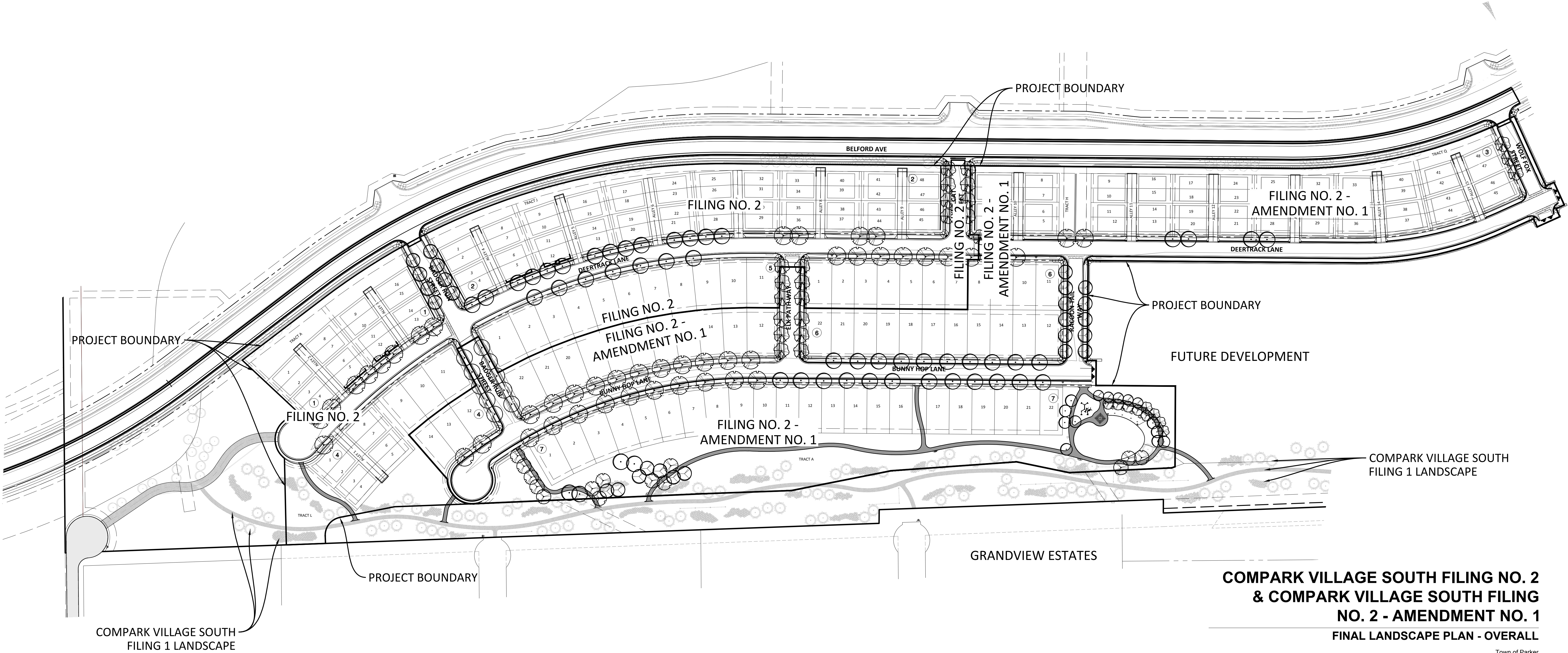


Approved  
8/23/2017

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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



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

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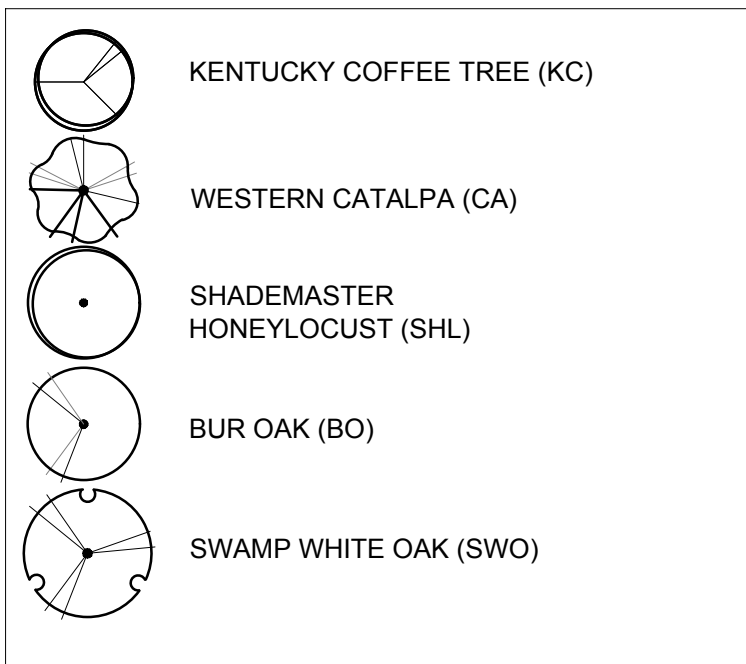
North  
PLANNING | SITE DESIGN | LANDSCAPE ARCHITECTURE | ENTITLEMENTS  
Denver, Colorado, 80204  
303-741-1411

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

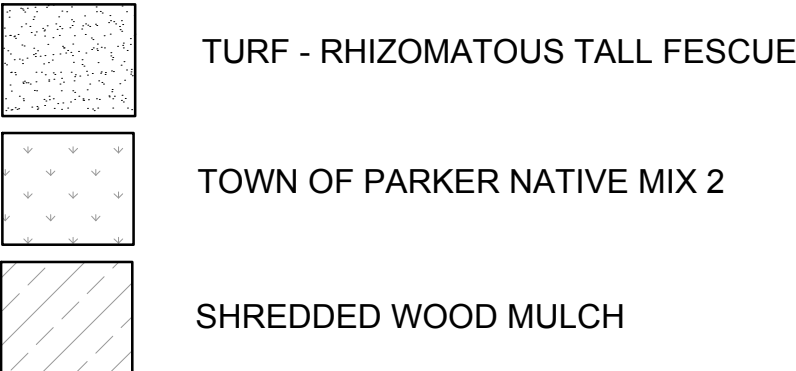
A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 6, TOWNSHIP 6 SOUTH RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO  
**PLANNING AREA 17 & 18**

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

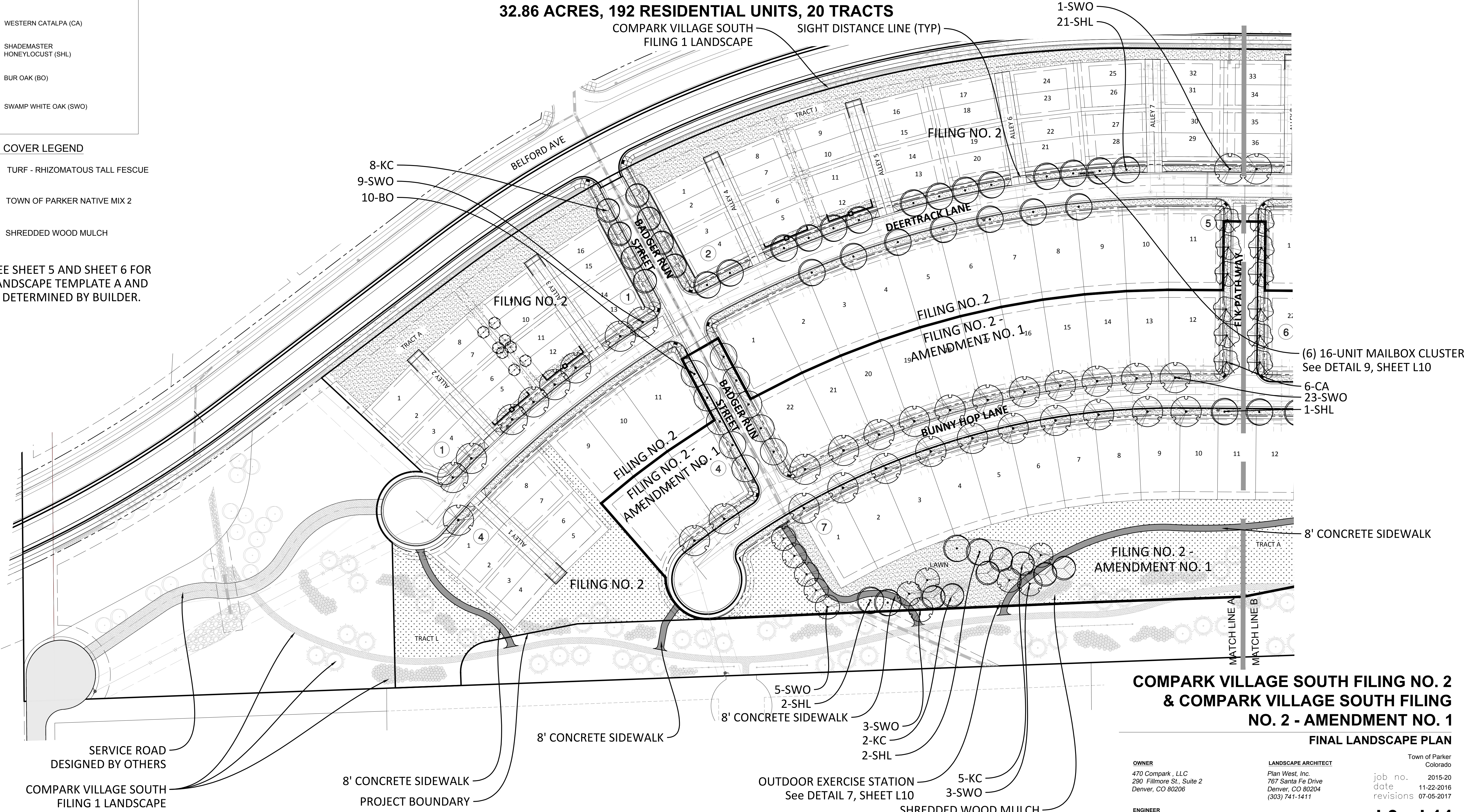
**STREET TREE SYMBOL LEGEND**



**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> 470 Compark, LLC 290 Fillmore St., Suite 2 Denver, CO 80206	<b>LANDSCAPE ARCHITECT</b> Plan West, Inc. 767 Santa Fe Drive Denver, CO 80204 (303) 741-1411	<b>job no.</b> 2015-20 <b>date</b> 11-22-2016 <b>revisions</b> 07-05-2017
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**sheet L3 of L14**

North

Scale 1" = 60'

**PLANWEST**

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Town of Parker  
Colorado  
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

5' PRIVACY FENCE  
See DETAIL 1, SHEET L13

5' CONCRETE SIDEWALK

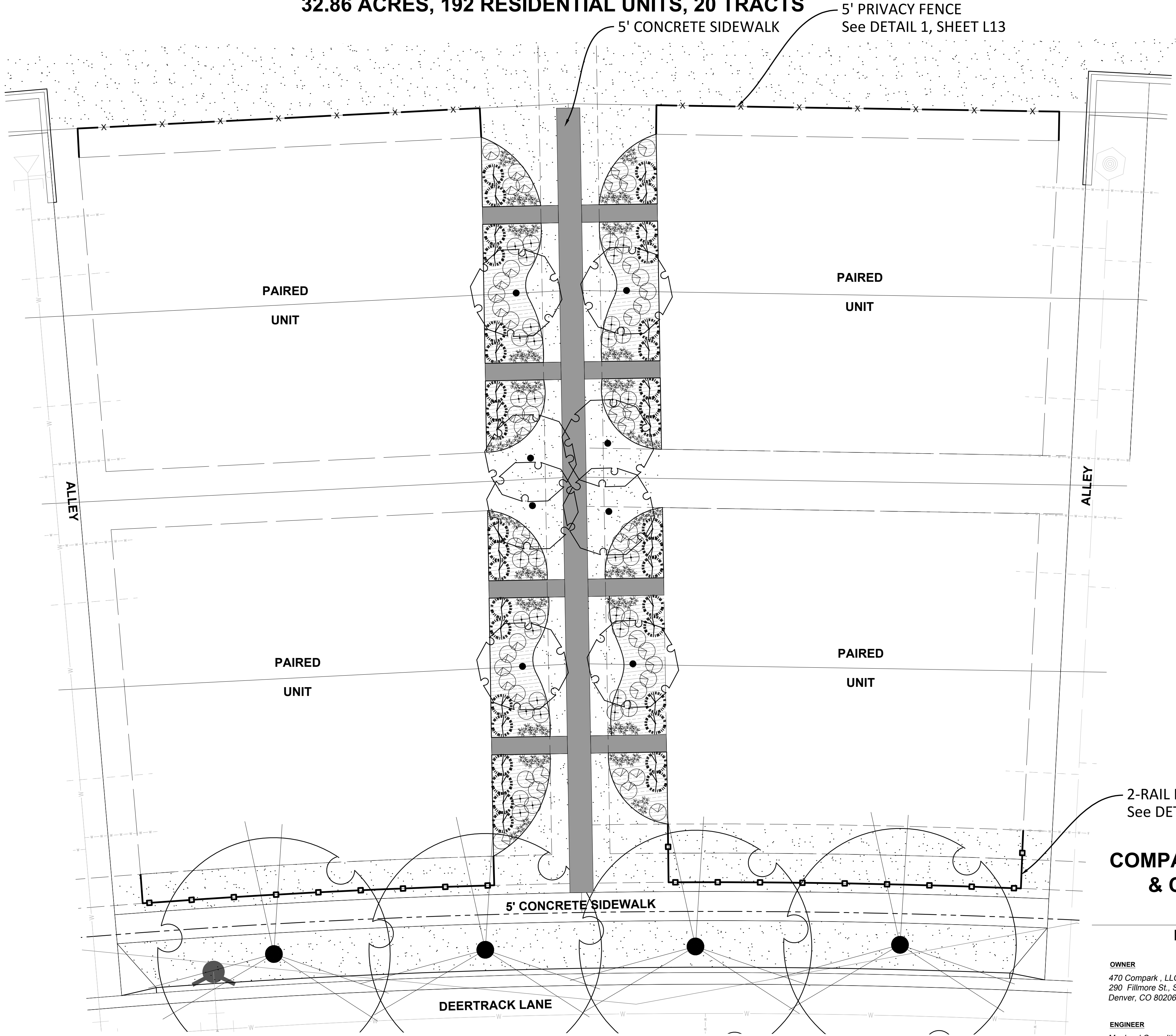
PLANT SYMBOL LEGEND

	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.



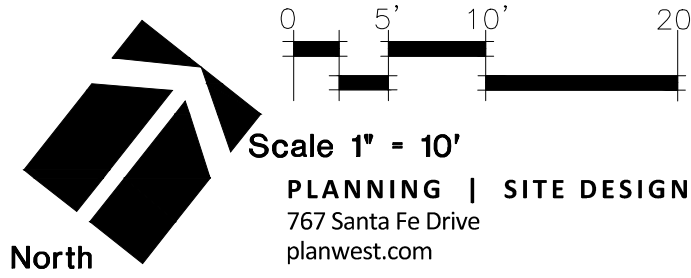
2-RAIL FENCE  
See DETAIL 2, SHEET 13

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

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

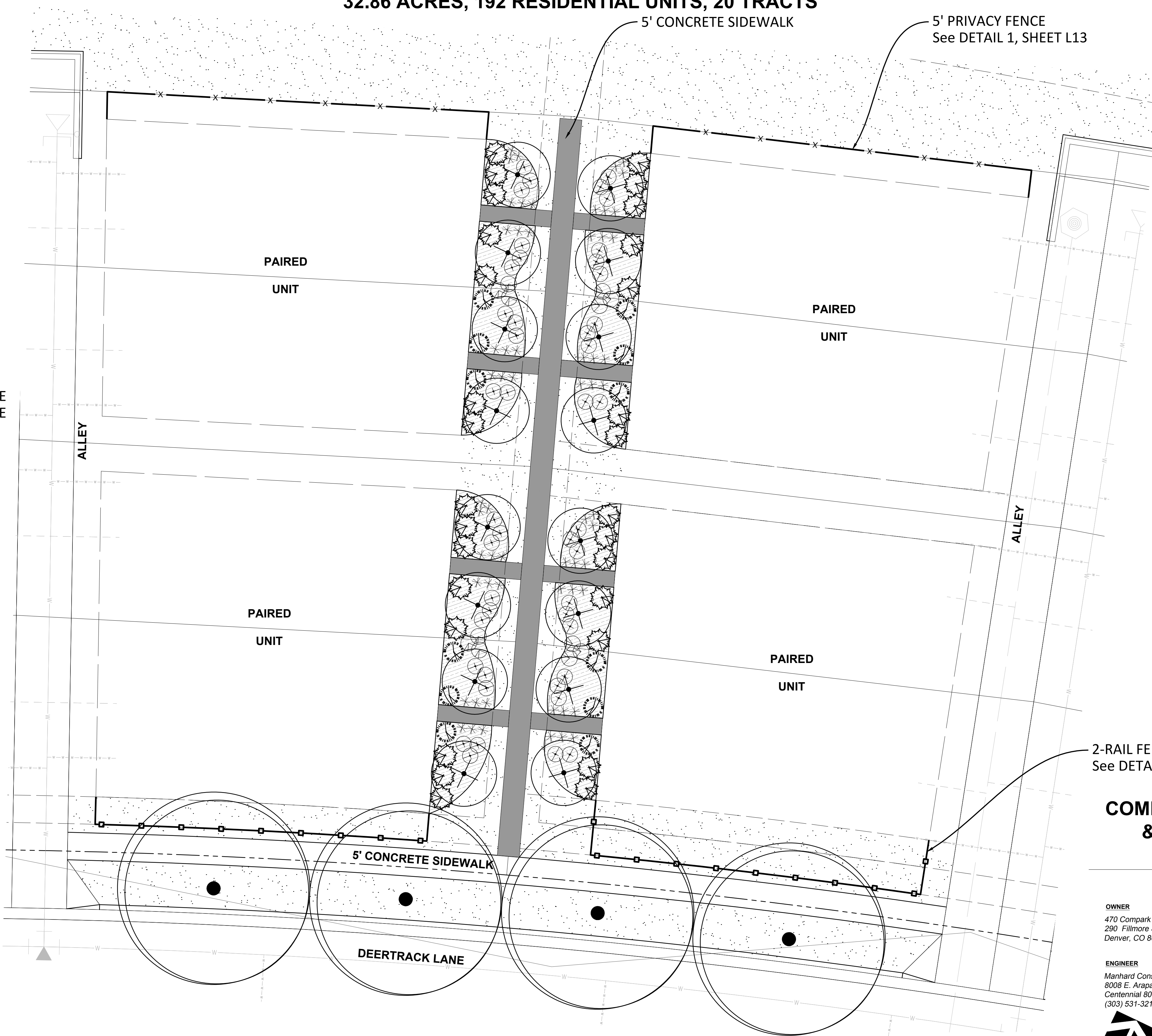
**PLANT SYMBOL LEGEND**

	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.

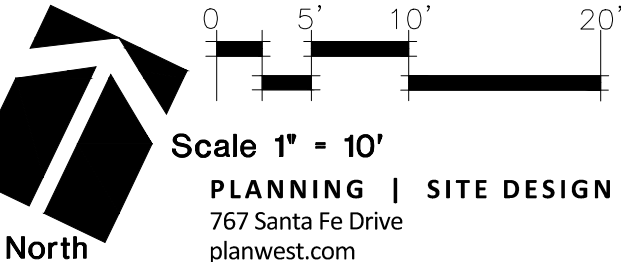


**COMPARK VILLAGE SOUTH FILING NO. 2  
& COMPARK VILLAGE SOUTH FILING  
NO. 2 - AMENDMENT NO. 1  
FINAL LANDSCAPE PLAN - MUSE TEMPLATE 'B'**

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

sheet **L6** 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**

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

sheet **L7** of **L14**

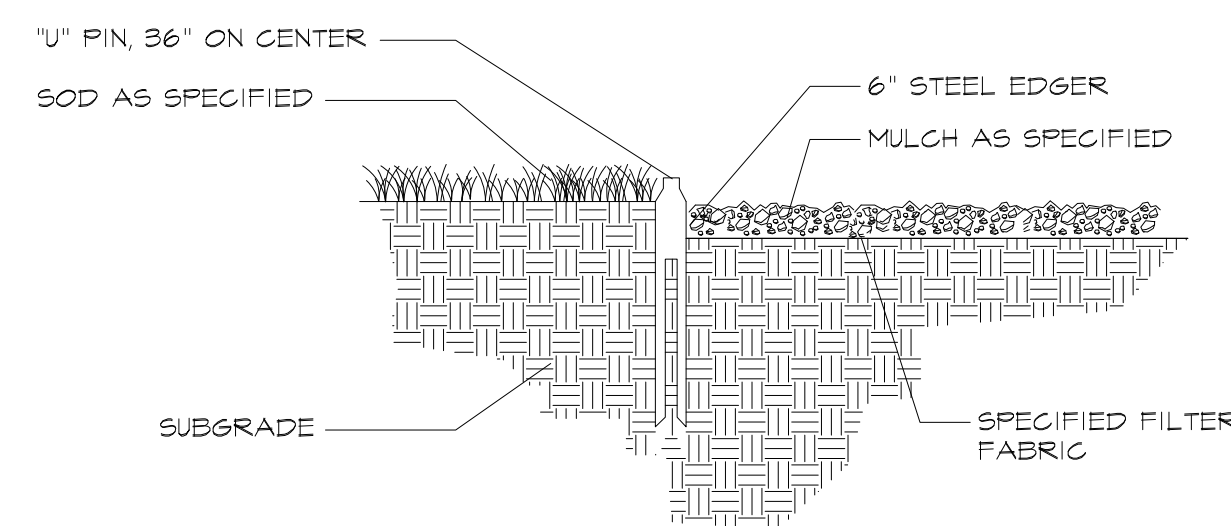


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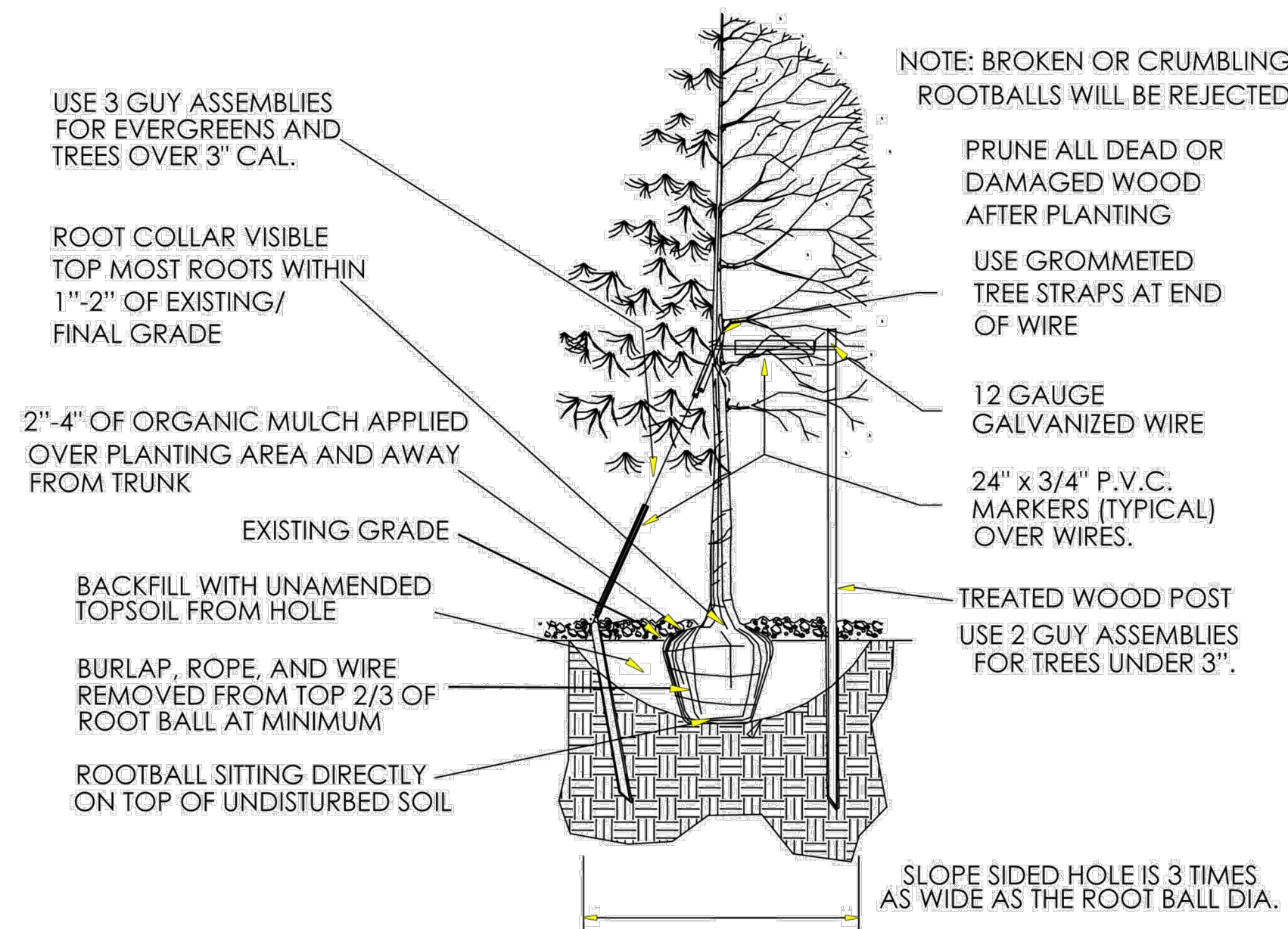
# COMPARK VILLAGE SOUTH FILING NO. 2 & COMPARK VILLAGE SOUTH FILING NO. 2 - AMENDMENT NO. 1 FINAL LANDSCAPE PLAN

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



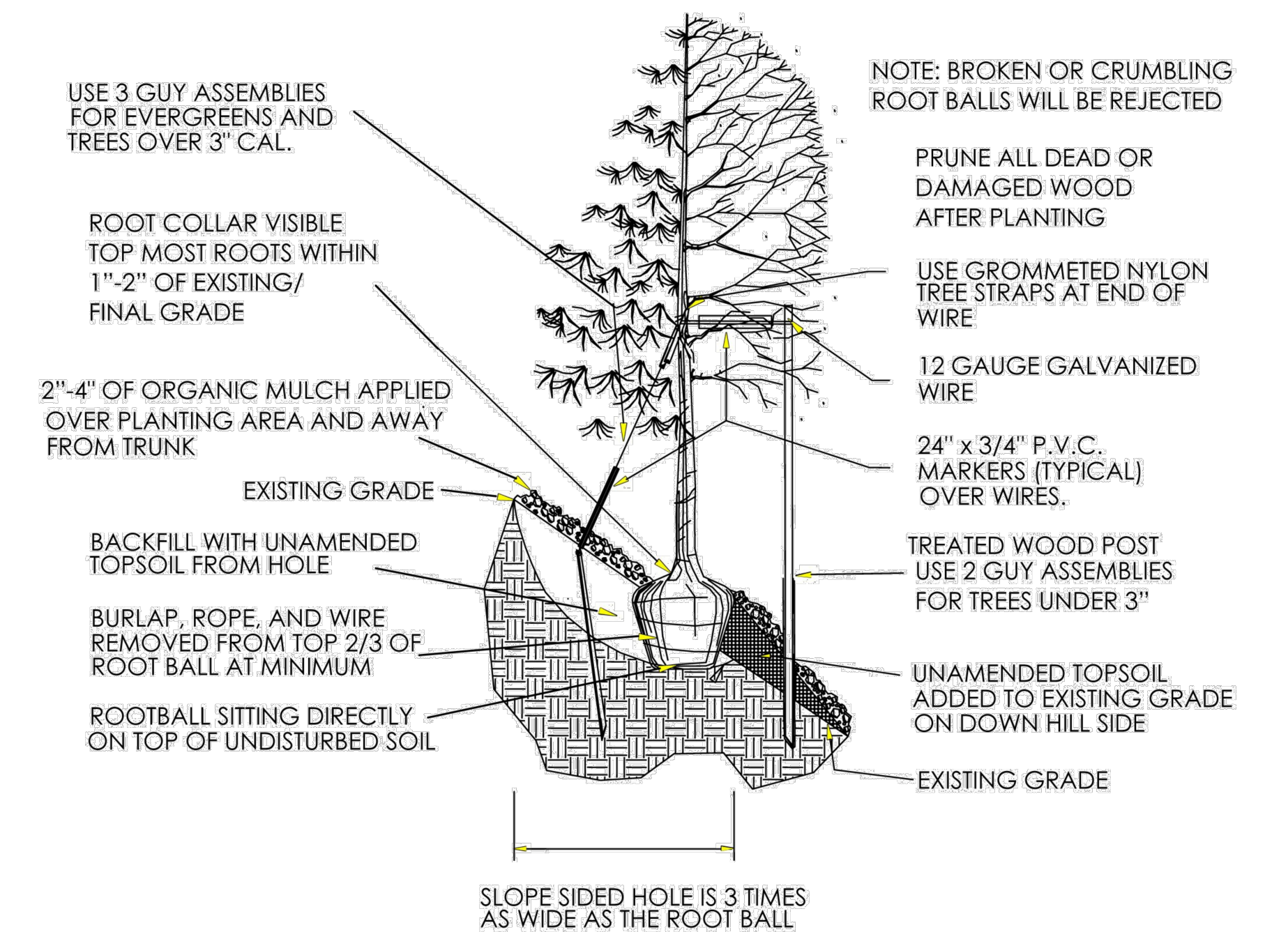
1 STEEL EDGER DETAIL NOT TO SCALE



- 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.

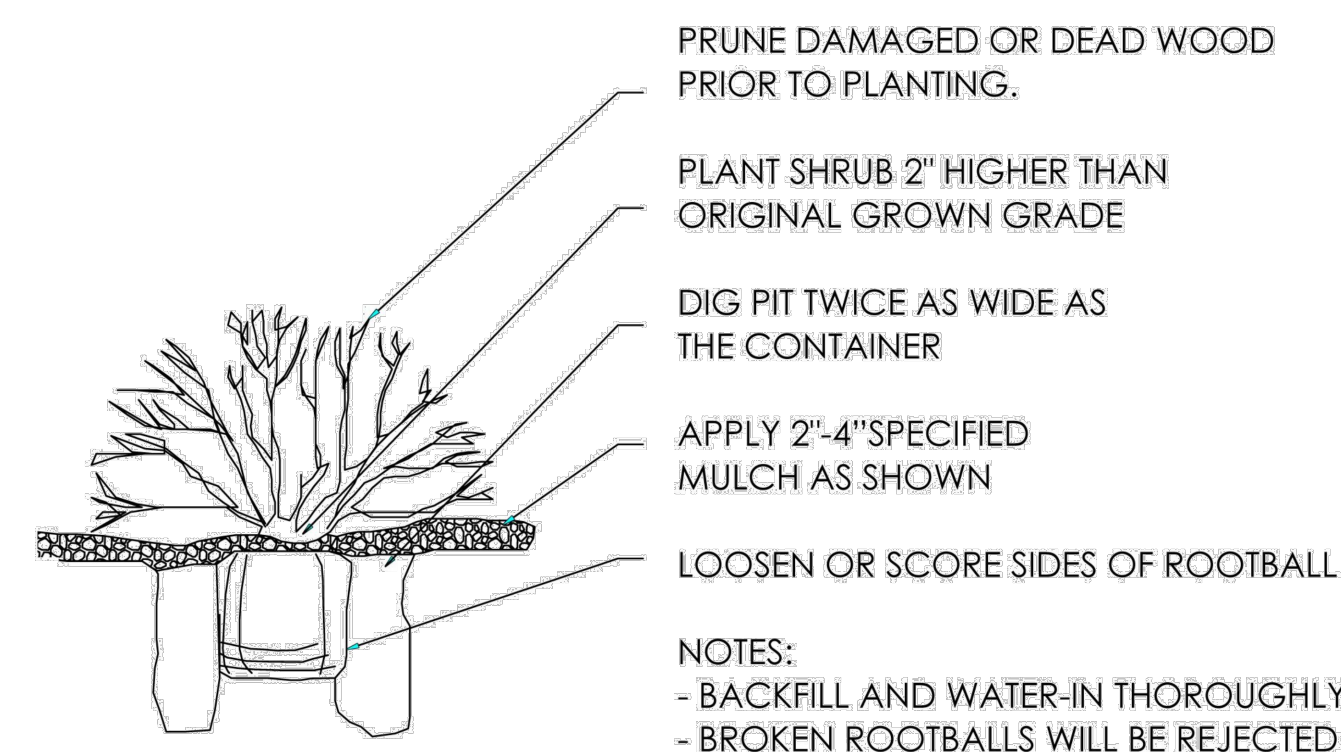
3 TYPICAL TREE PLANTING DETAIL NOT TO SCALE

## 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

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

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

Town of Parker  
Colorado  
job no. 2015-20  
date 11-22-2016  
revisions 07-05-2017

sheet L8 of L14



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

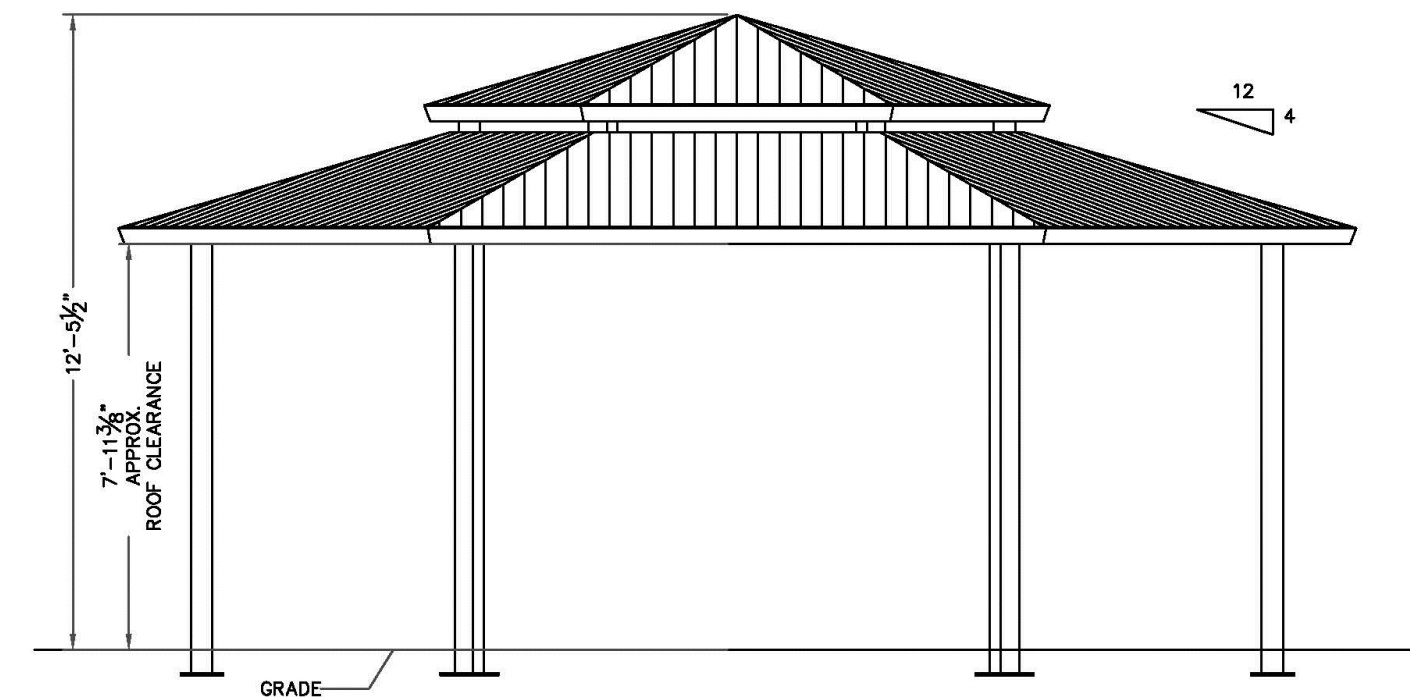
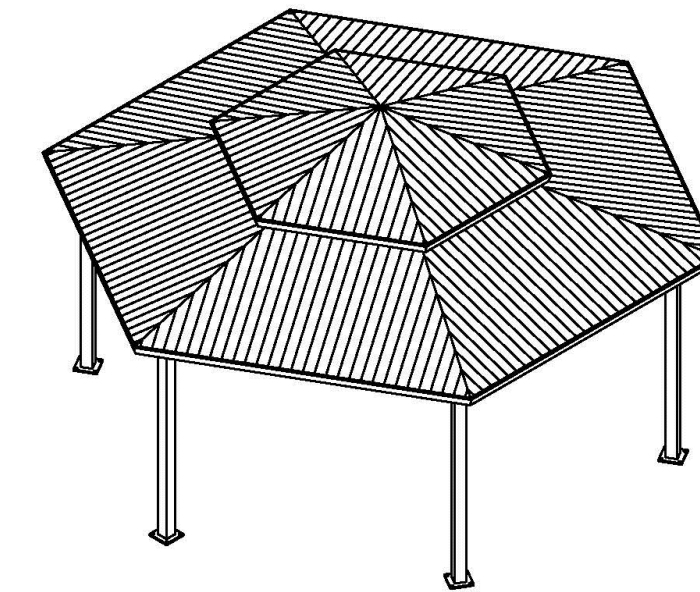
A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 6, TOWNSHIP 6 SOUTH RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO  
**PLANNING AREA 17 & 18**  
**32.86 ACRES, 192 RESIDENTIAL UNITS, 20 TRACTS**

PRELIMINARY: NOT FOR CONSTRUCTION



Elevation

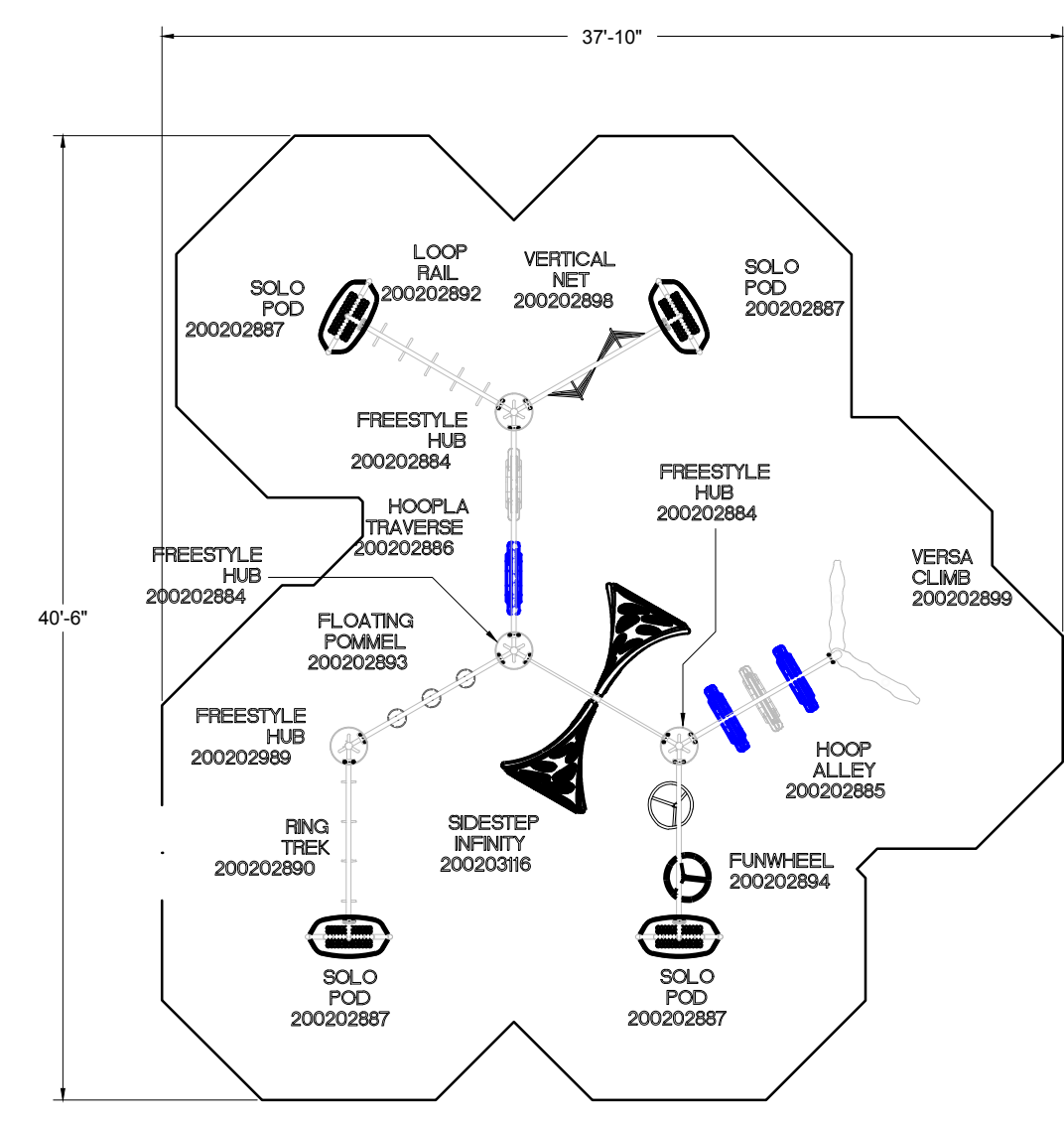
DRAWN BY: LB  
 DATE: 11/4/2014  
 JOB NO.: STANDARD  
 REVISION:  
 BUILDING TYPE: HX24T2V-P4  
 PROJECT NAME:  
 SHEET 1



**General Notes:**

Age Group  
 2-5 year  5-12 year  12-17 year

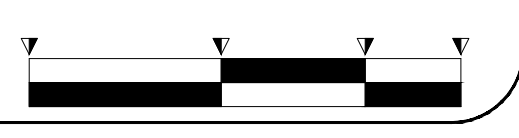
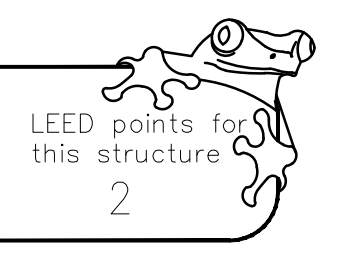
- The Americans with Disabilities Act (ADA) may require that you make your park and/or playground accessible when viewed in its entirety. Please consult your legal counsel to determine if the ADA applies to you.
- For playground equipment to be considered accessible, accessible surfacing must be utilized 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.



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

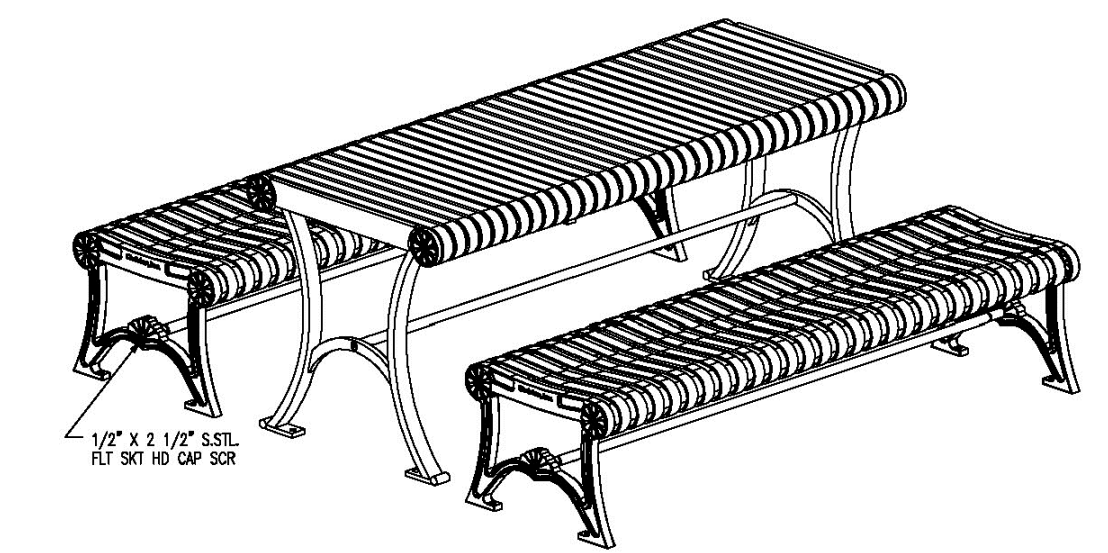
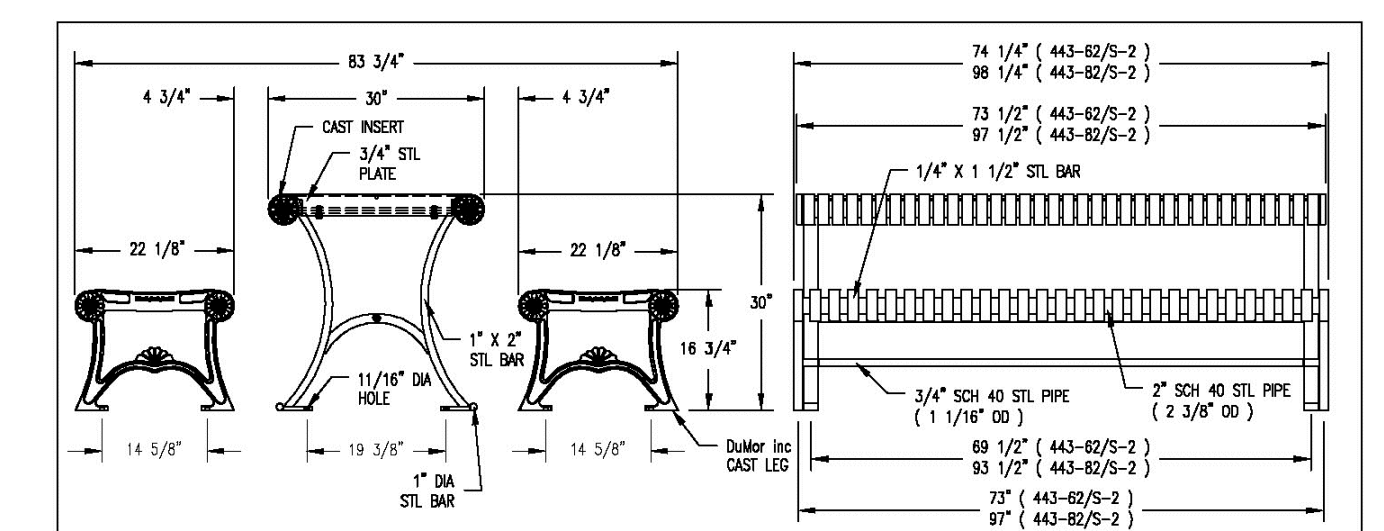


## 1 PLAYGROUND DETAIL

1/8"=1'-0"

## 2 PICNIC SHELTER DETAIL

NOT TO SCALE



- 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

DuMar, Inc. TABLE DATE DRAWN: 11/6/13 DATE REV: 1/20/15/200 REV. BY: XXX 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  
 job no. 2015-20  
 date 11-22-2016  
 revisions 07-05-2017

ENGINEER: Manhard Consulting, 8006 E. Arapahoe Ct. Suite 110, Centennial CO 80112, (303) 531-3213

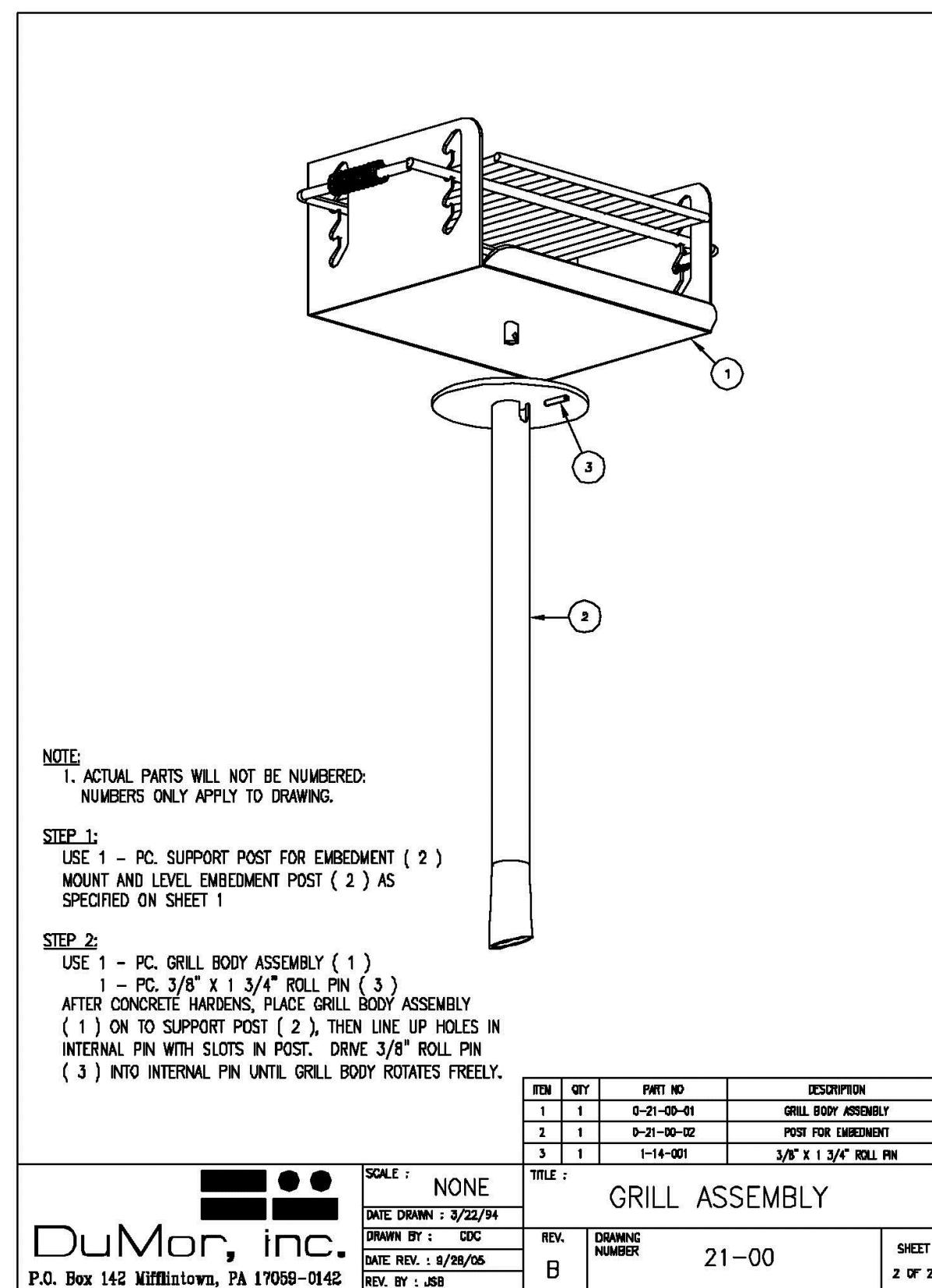
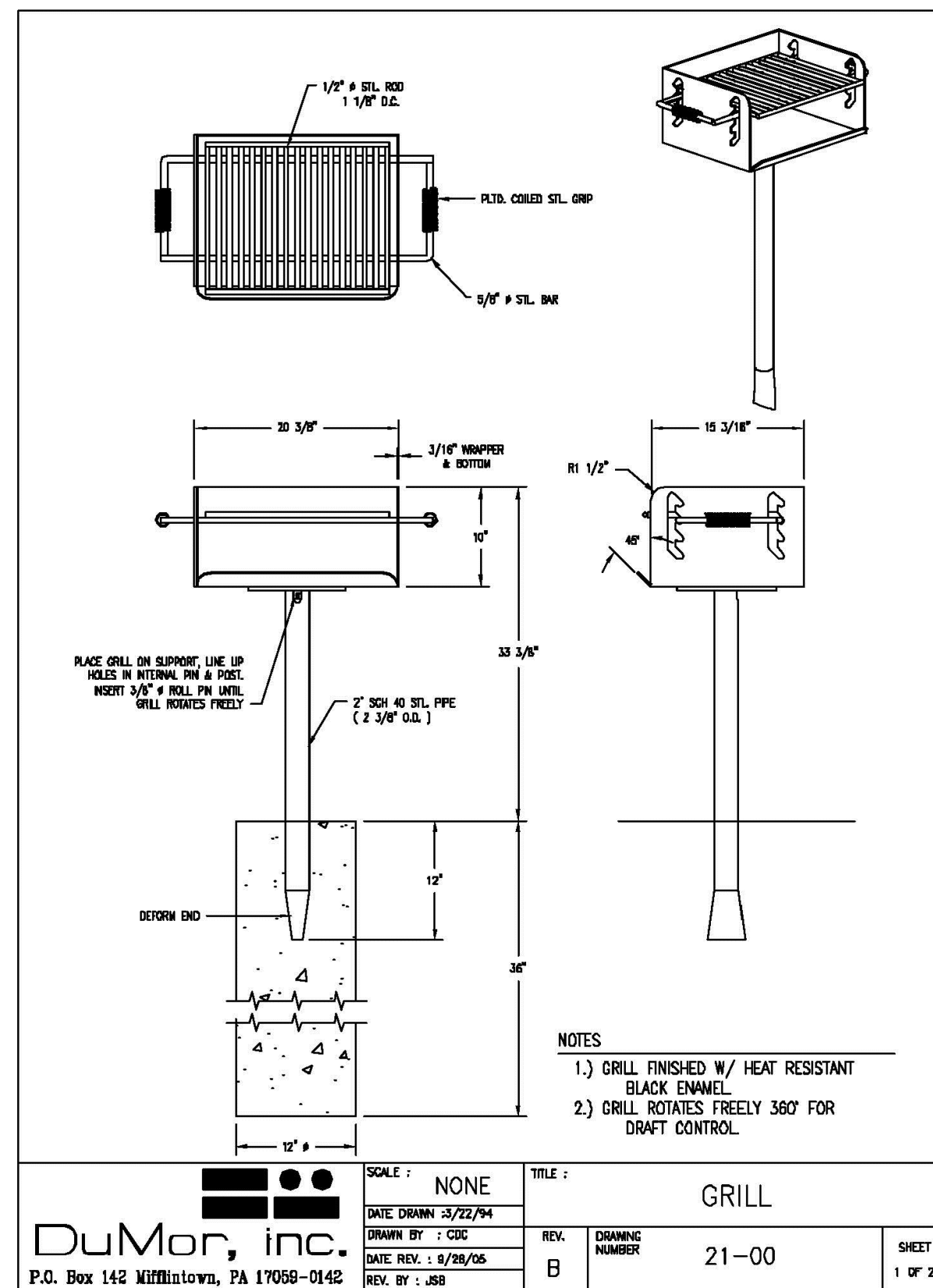
sheet L9 of L14



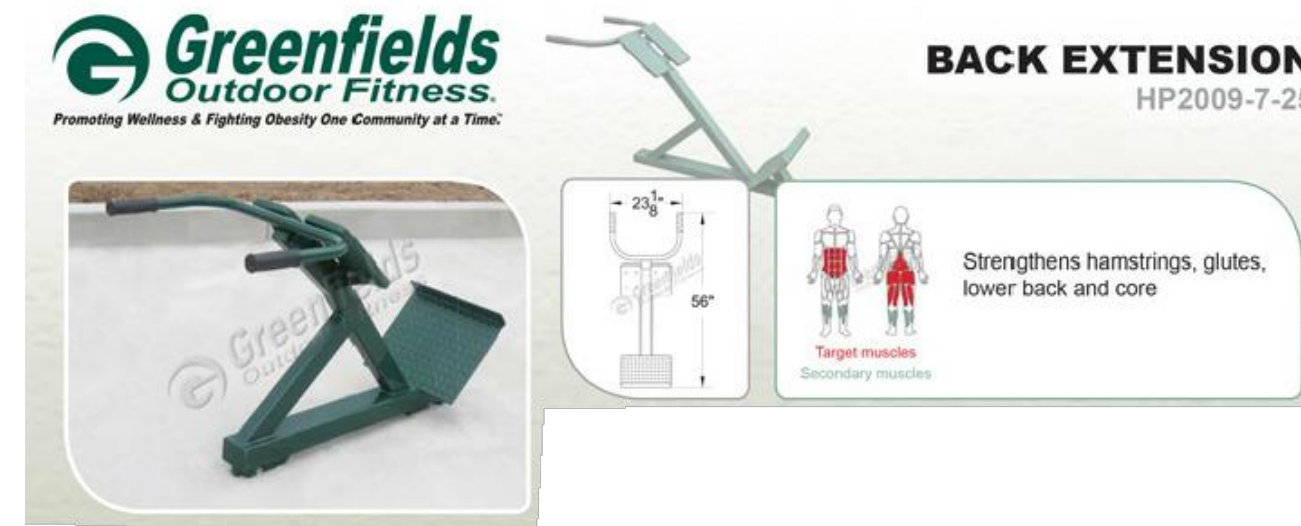
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PLANNING AREA 17 & 18

32.86 ACRES, 192 RESIDENTIAL UNITS, 20 TRACTS



4 GRILL DETAIL NOT TO SCALE



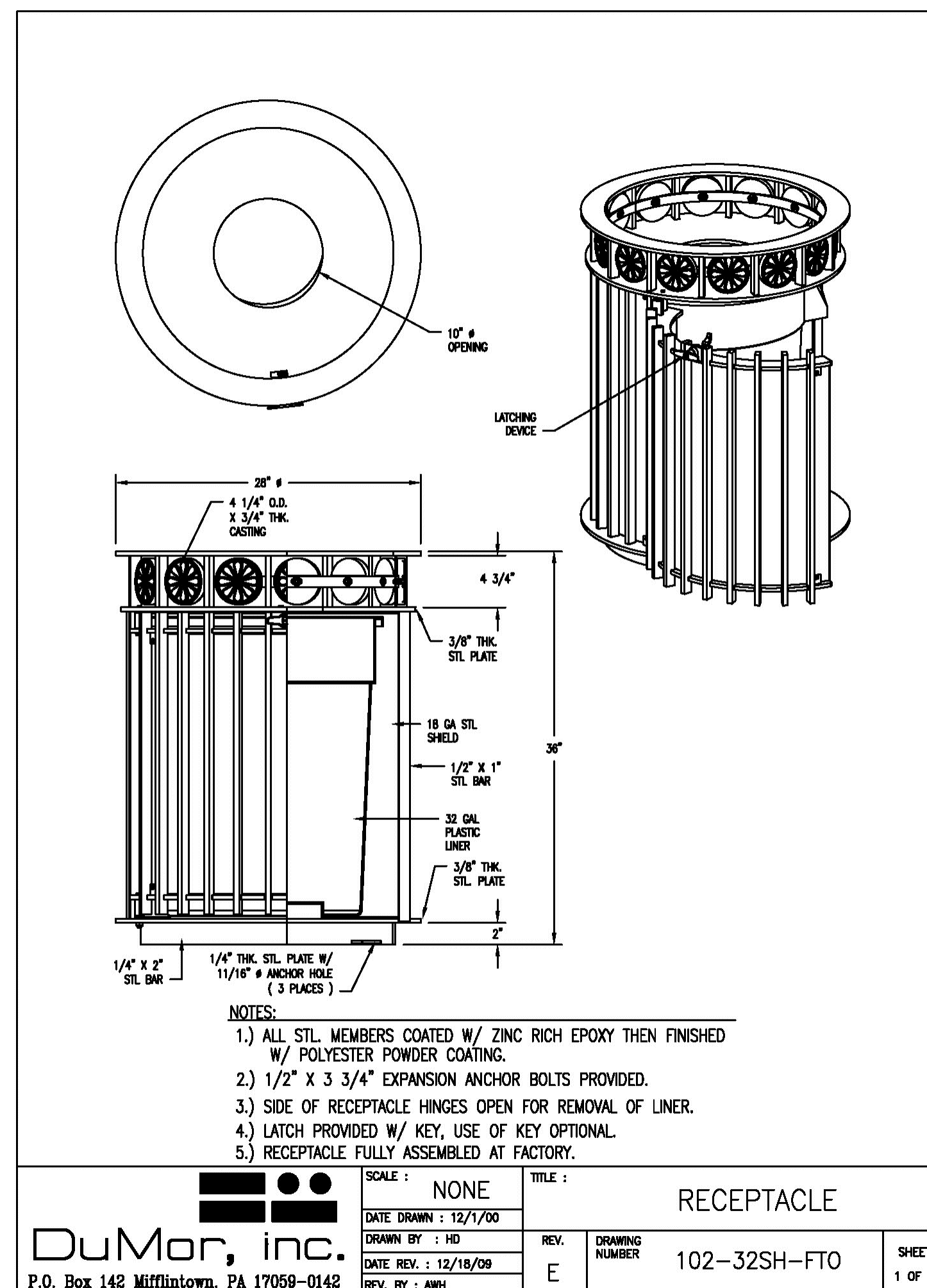
5 OUTDOOR FITNESS DETAIL NOT TO SCALE



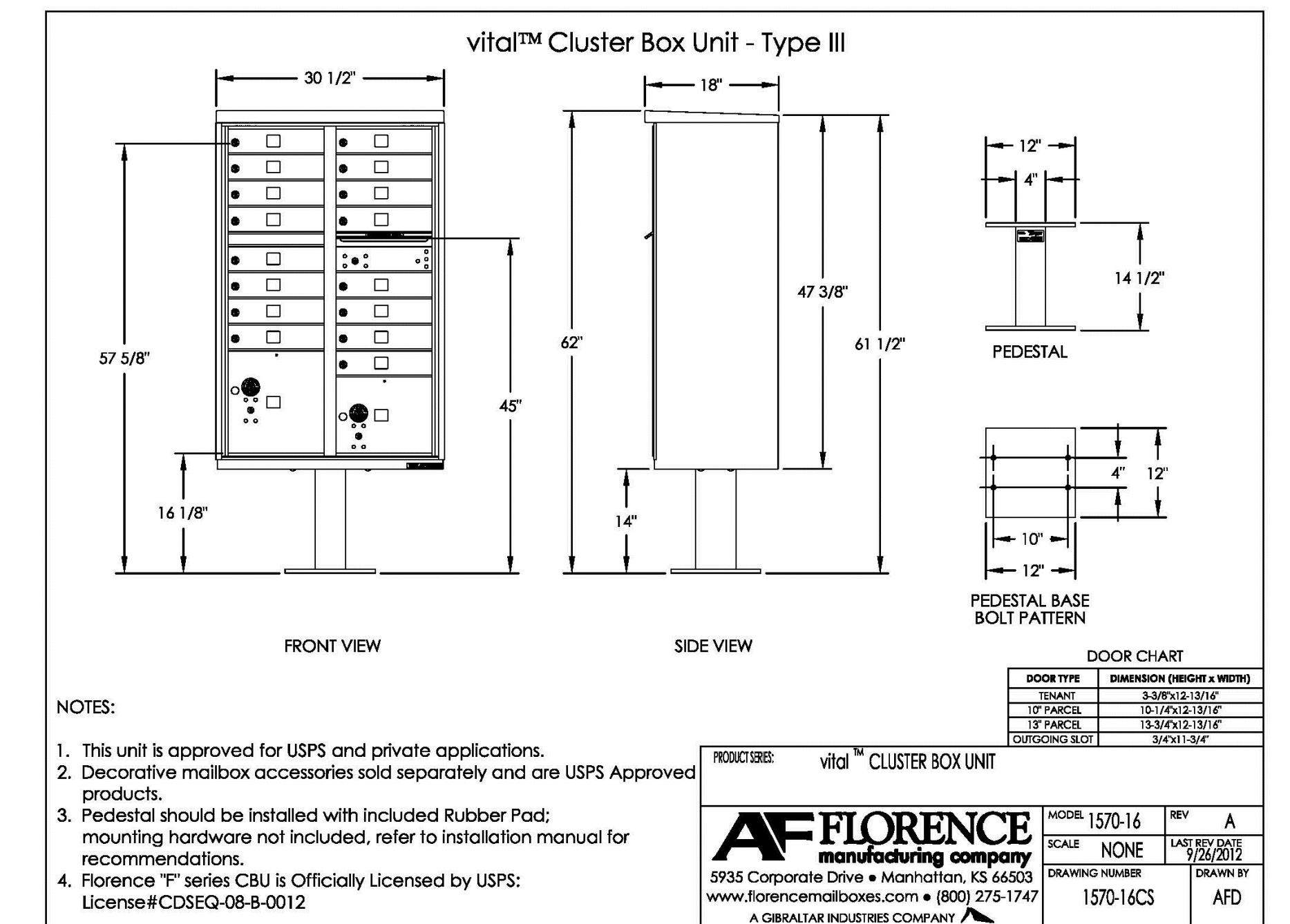
6 OUTDOOR FITNESS DETAIL NOT TO SCALE



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

## 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

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

Town of Parker  
Colorado  
job no. 2015-20  
date 11-22-2016  
revisions 07-05-2017

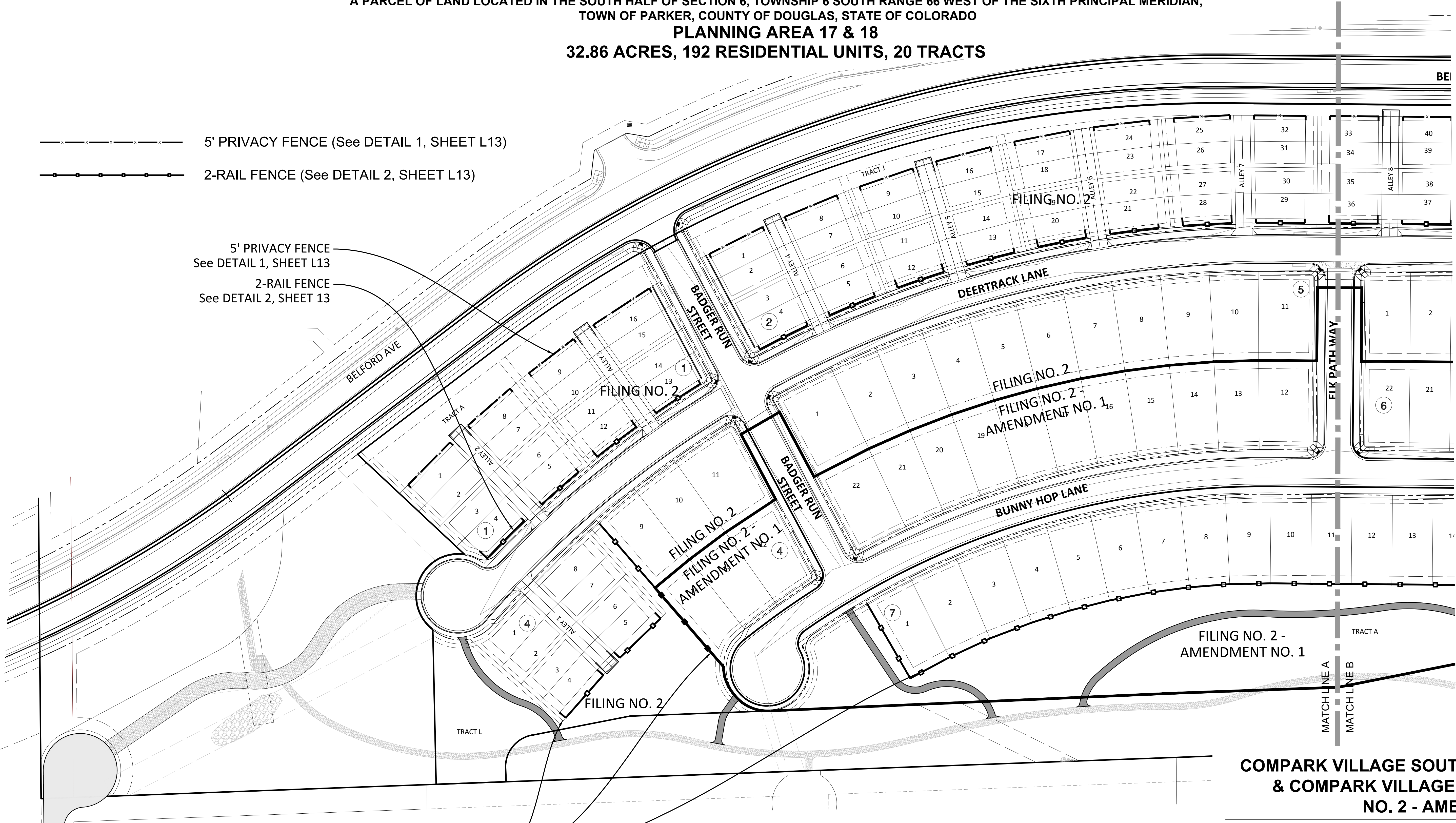
sheet L10 of L14



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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> 470 Compark, LLC 290 Fillmore St., Suite 2 Denver, CO 80206	<b>LANDSCAPE ARCHITECT</b> Plan West, Inc. 767 Santa Fe Drive Denver, CO 80204 (303) 741-1411	<b>job no.</b> 2015-20 <b>date</b> 11-22-2016 <b>revisions</b> 07-05-2017
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**sheet L11 of L14**

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

Scale 1" = 60'

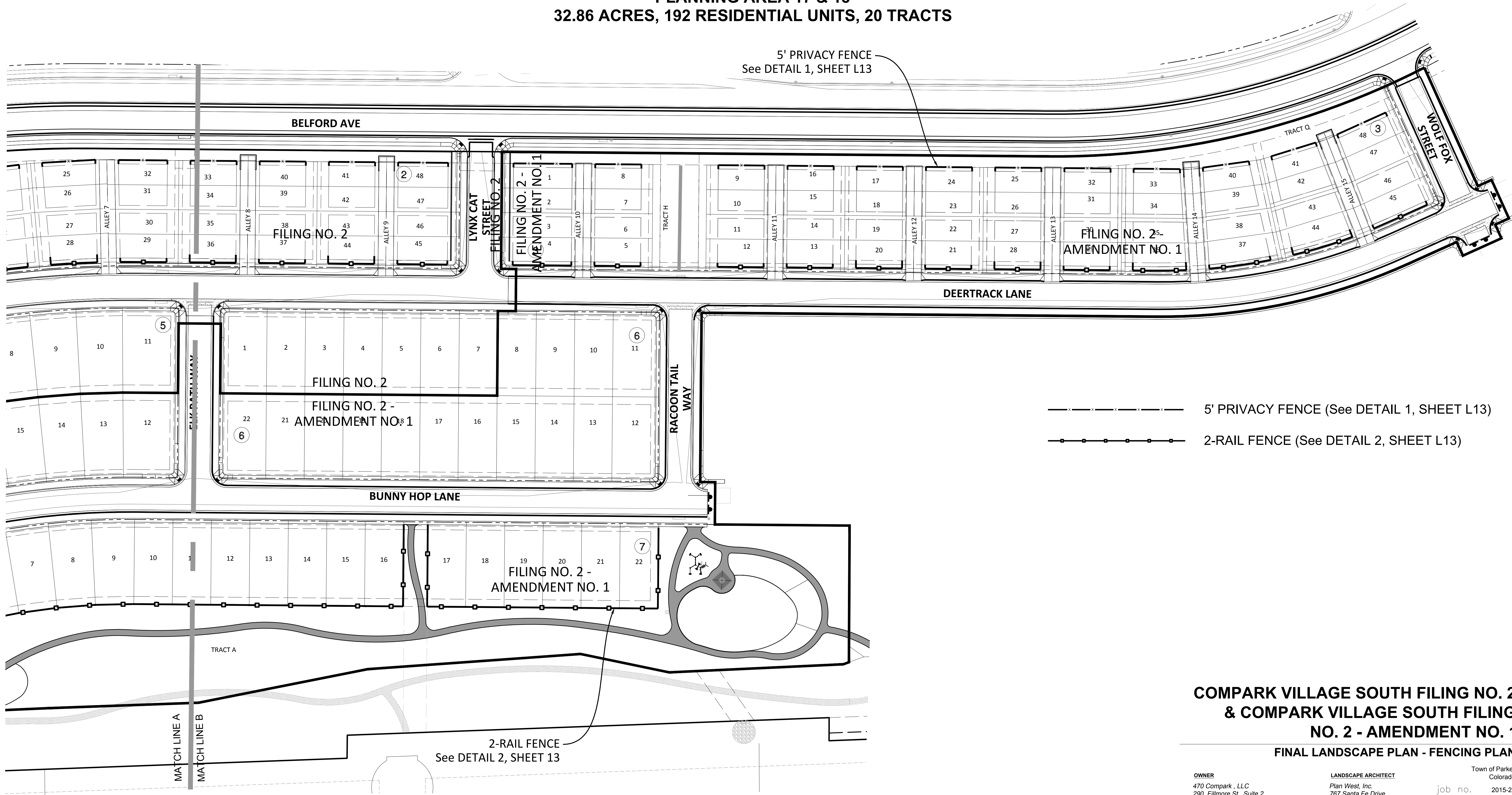
**PLANWEST**

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

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PLANNING AREA 17 & 18  
32.86 ACRES, 192 RESIDENTIAL UNITS, 20 TRACTS



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<p><b>OWNER</b> 470 Compark, LLC 290 Fillmore St., Suite 2 Denver, CO 80206</p>	<p><b>LANDSCAPE ARCHITECT</b> Plan West, Inc. 767 Santa Fe Drive Denver, CO 80204 (303) 741-1411</p>	<p style="text-align: right;">Town of Parker Colorado</p> <p>job no. 2015-20 date 11-22-2016 revisions 07-05-2017</p>
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**sheet L12 of L14**

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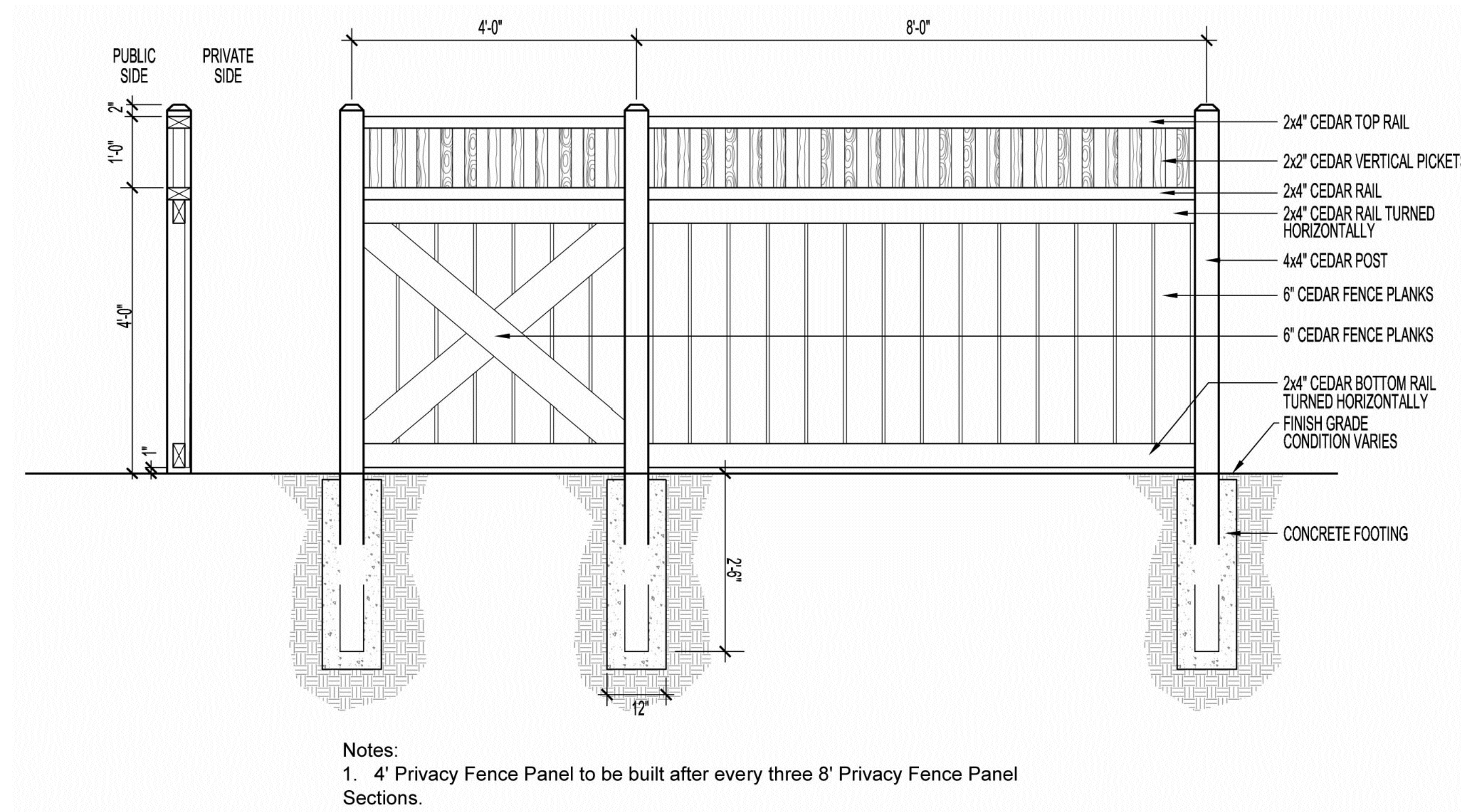
Scale 1" = 60'

**PLANWEST**

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

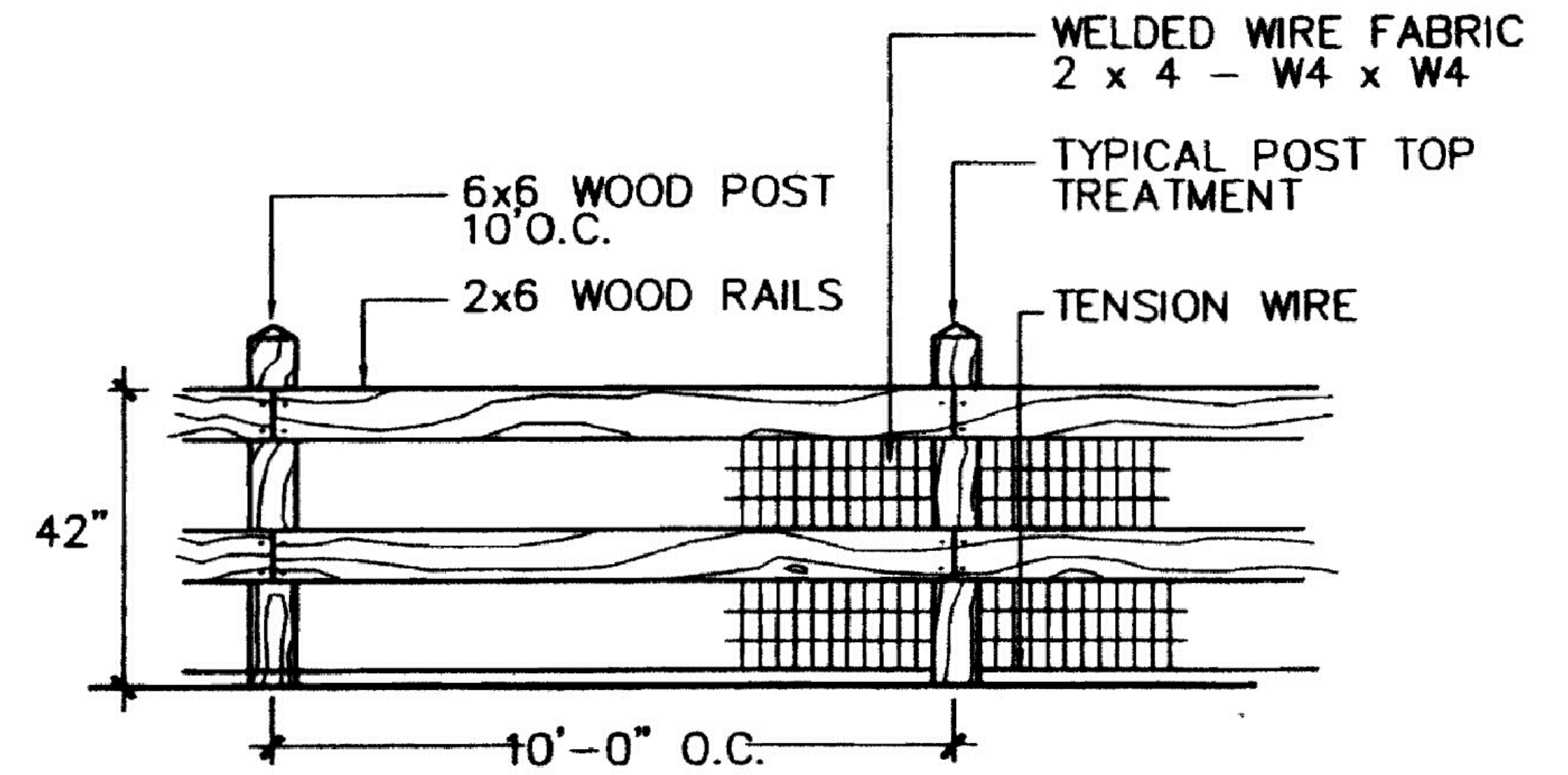
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PLANNING AREA 17 & 18  
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1 5' PRIVACY FENCE DETAIL  
TOWN OF PARKER STANDARD

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

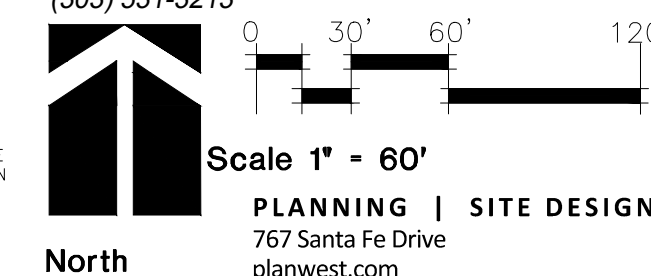
OWNER  
470 Compark, LLC  
290 Fillmore St., Suite 2  
Denver, CO 80206

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

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

sheet L13 of L14

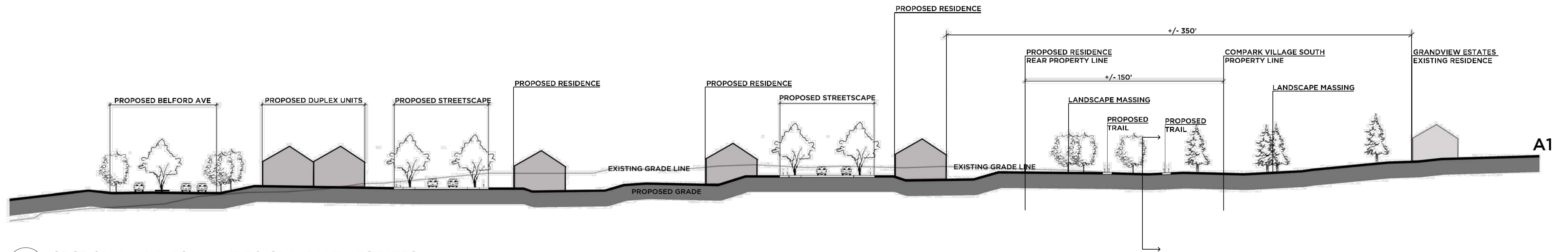


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PLANNING | SITE DESIGN | LANDSCAPE ARCHITECTURE | ENTITLEMENTS  
Denver, Colorado, 80204  
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planwest.com

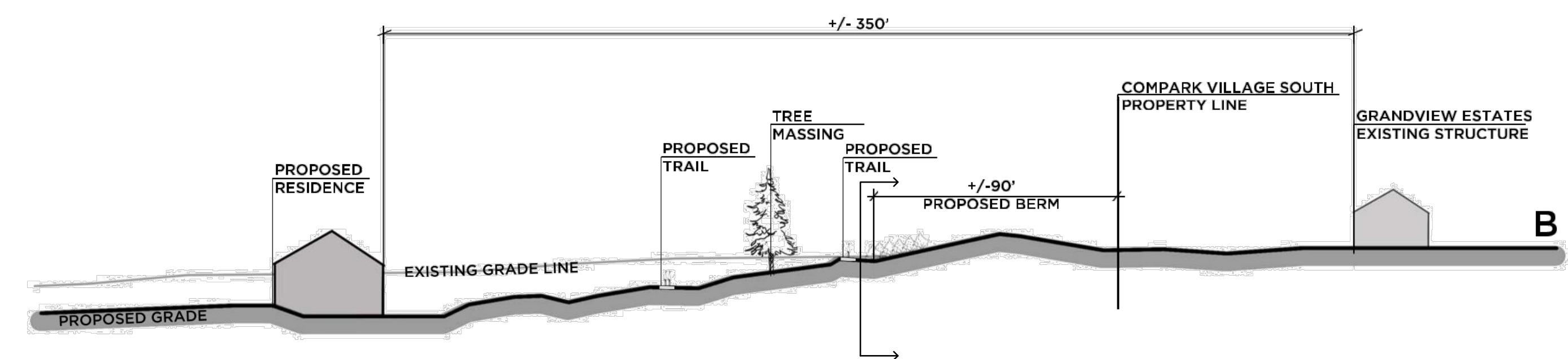
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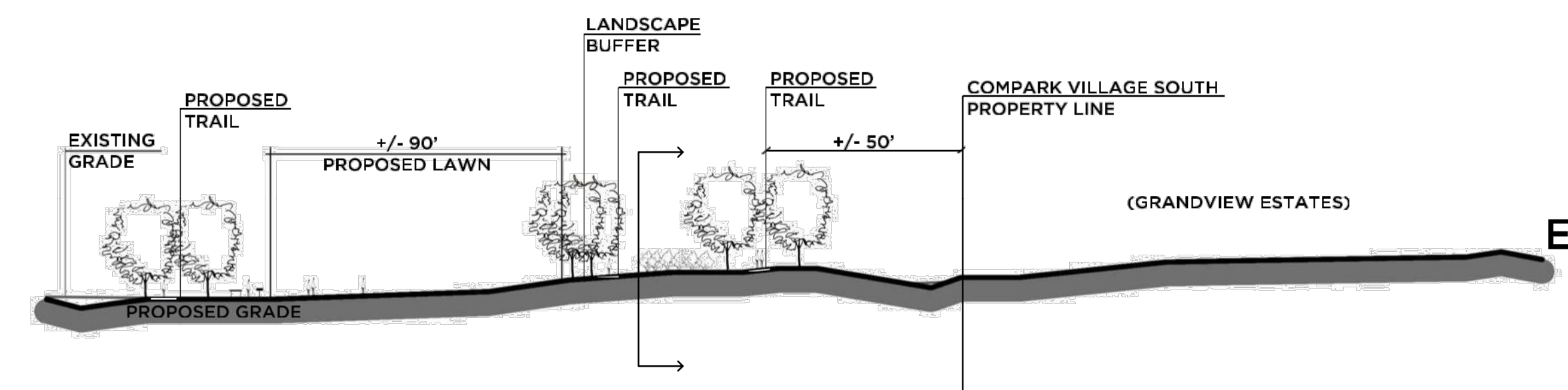
A1 SECTION A1 - BELFORD AVE TO GRANDVIEW ESTATES

SCALE: 1"=40'-0"



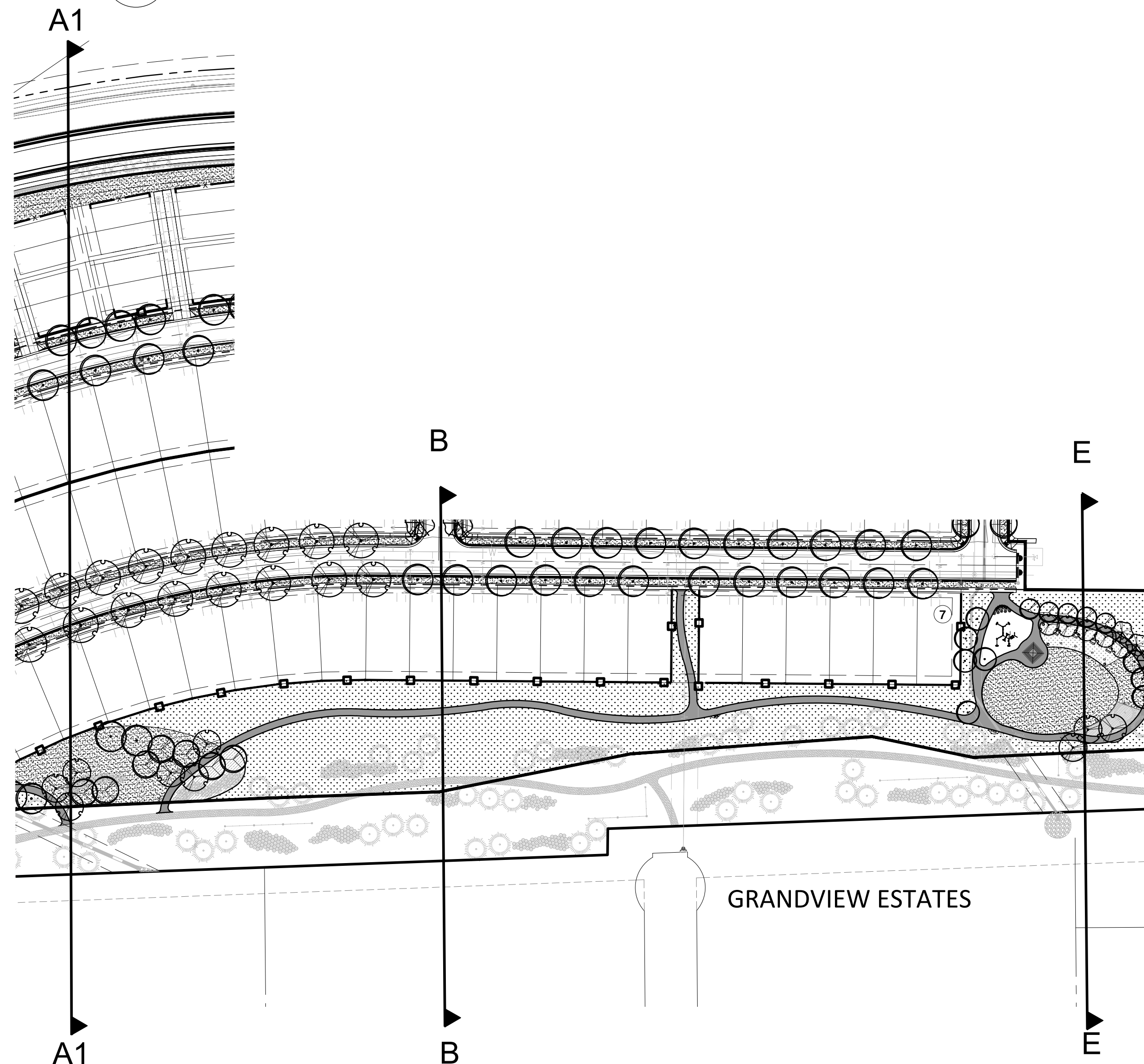
B SECTION B - COMPARK VILLAGE SOUTH PROPOSED RESIDENCE TO GRANDVIEW ESTATES RESIDENCE

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

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

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  
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sheet L14 of L14



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