



## Development Review Division

Community Development Department: *Town Hall / 20120 East Mainstreet Parker, CO 80138* Phone: 303.841.2332 Fax: 303.841.3223

### MEMORANDUM

**TO:** PCS Group Inc., Applicant  
**FROM:** Julia Duncan, Associate Planner  
**DATE:** March 29, 2022  
**SUBJECT:** SUB21-073; Compark Village South Tract G Sketch Plan  
SUB21-074; Compark Village South Tract G Preliminary Plan  
Review Comments 02

Listed below are the Planning Division's comments related to your land use application, which must be responded to. If you wish to discuss a comment, please contact your Case Planner. Upon resubmittal, please sign and return this memo. A follow-up meeting with the reviewing agencies can be scheduled to provide additional guidance by contacting the Case Planner.

**TOWN OF PARKER PLANNING DEPARTMENT CASE PLANNER:** Julia Duncan  
**EMAIL:** jduncan@parkeronline.org  
**PHONE:** 303.805.3334

#### GENERAL PROJECT COMMENTS:

1. The Planning Division references certain sections of the Parker 2035 Master Plan, the Land Development Ordinance (LDO), and the Development Design Standards. Copies of these documents are available at:

[Parker 2035 Master Plan](#)  
[Land Development Ordinance](#)  
[Development Design Standards](#)

2. The Planning Division has made every effort to make this comment letter as comprehensive as possible. However, additional comments that have not been provided as part of this comment letter may be identified as part of future submittals, based on revisions to the project.
3. Please contact the referral agencies if you have questions regarding their review comment(s).
4. A redlined plan is included with this memorandum and includes a comprehensive detailing of comments.
5. Final Plans submitted to the Building Department, Engineering Department and Parker Water and Sanitation District **must be exactly the same as the approved Site Plan set.**

### Sketch and Preliminary Plan Project Details

**1. Please reference the redlines for comments/clarification.**

Comments Addressed:  Yes  No

Response:

### OUTSIDE REFERRAL AGENCY COMMENTS

Please address all outside referral agency comments with a written response. The following agencies have provided comments for review:

- AzTec Consultants
- Town of Parker – Fire/Life Safety Division

*Please keep an eye out in eTRAKiT for outstanding reviews.*

- Centurylink
- Comcast
- Town of Parker – Construction Plans (Civil)
- Town of Parker – Drainage Report (Civil)
- Town of Parker – Drainage Report (Stormwater)
- Town of Parker – Construction Plans (Environmental)
- Town of Parker – Construction Plans (Stormwater)
- Town of Parker – Construction Plans (Traffic)
- Geotechnical Report
- Intermountain Rural Electric Association (CORE) – Utility
- Stonegate Village Metro District
- Town of Parker – Preliminary Plan (Civil)
- Town of Parker – Preliminary Plan (Stormwater)
- Public Services Company of Colorado

These comments are available on eTRAKiT. Please address accordingly.

Comment(s) Addressed:  Yes  No

Response:

\_\_\_\_\_  
Property Owner

\_\_\_\_\_  
Date

\_\_\_\_\_  
Project Representative

\_\_\_\_\_  
Date

# COMPARK VILLAGE SOUTH SKETCH PLAN

A PORTION OF THE SOUTH EAST OF SECTION 6  
 TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,  
 TOWN OF PARKER, DOUGLAS COUNTY, STATE OF COLORADO  
 7.69 ACRES, 33 RESIDENTIAL LOTS

**APPLICANT :**

Cindy Myers  
 8390 E. Crescent Parkway  
 Ste 650  
 Greenwood Village, CO  
 80111

**DEVELOPER:**

**CENTURY COMMUNITIES**  
 ATTN: Cindy Myers  
 8390 E. Crescent Parkway  
 Ste 650  
 Greenwood Village, CO  
 80111  
 303.551.8420

**PLANNING:**

**pcs group**  
 PCS GROUP INC.  
 ATTN: Paul Shoukas  
 P.O. Box 18287  
 Denver, CO 80218  
 303.531.4905

**CIVIL ENGINEER :**

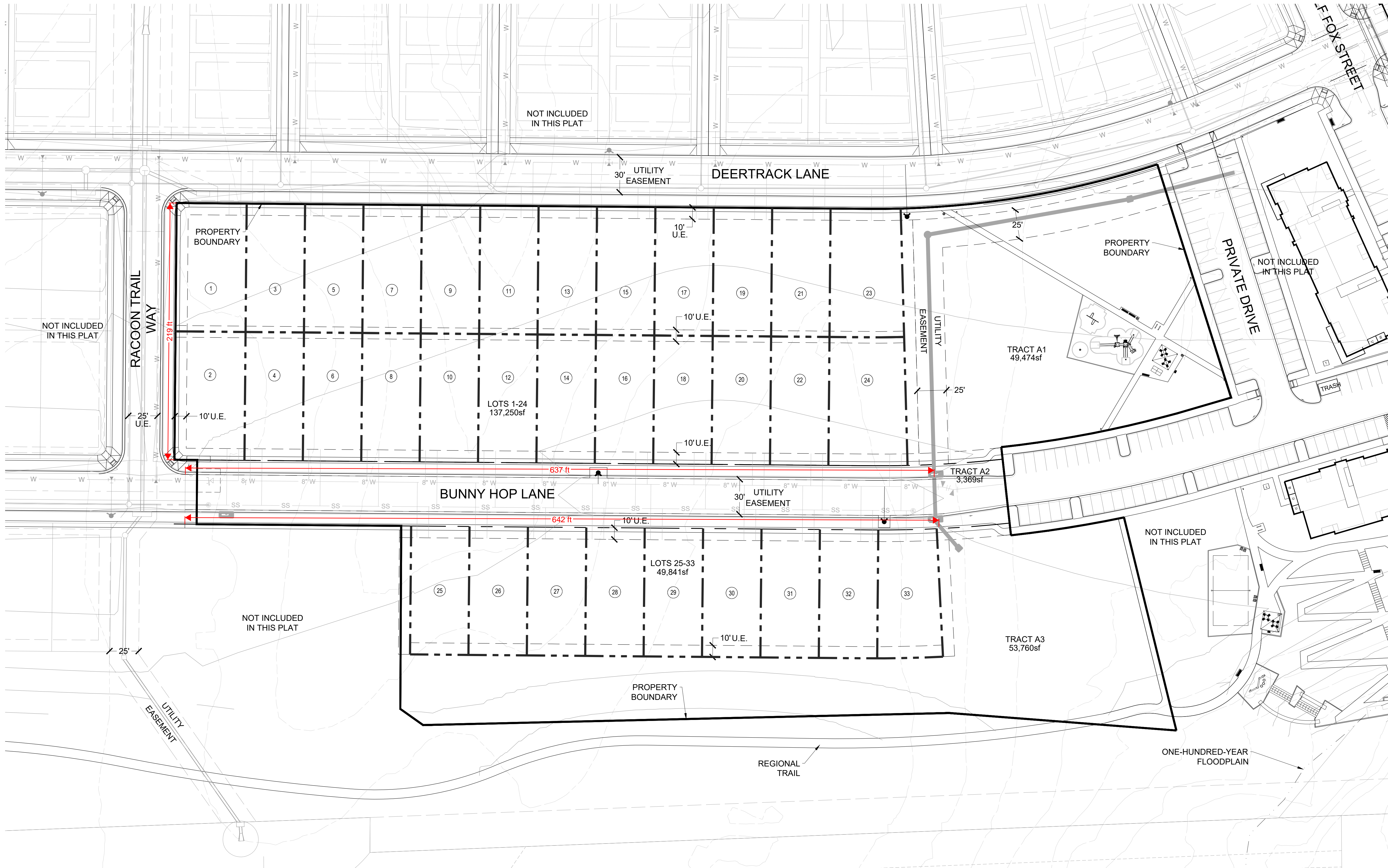
**MERRICK & COMPANY**  
 ATTN: Kris Weist  
 5970 Greenwood Plaza Blvd  
 Greenwood Village, CO 80111  
 303.353.3695

## COMPARK VILLAGE SOUTH

PREPARATION DATE: November 02, 2021  
 REVISION DATE: February 28, 2022  
 REVISION DATE:  
 REVISION DATE:  
 REVISION DATE:

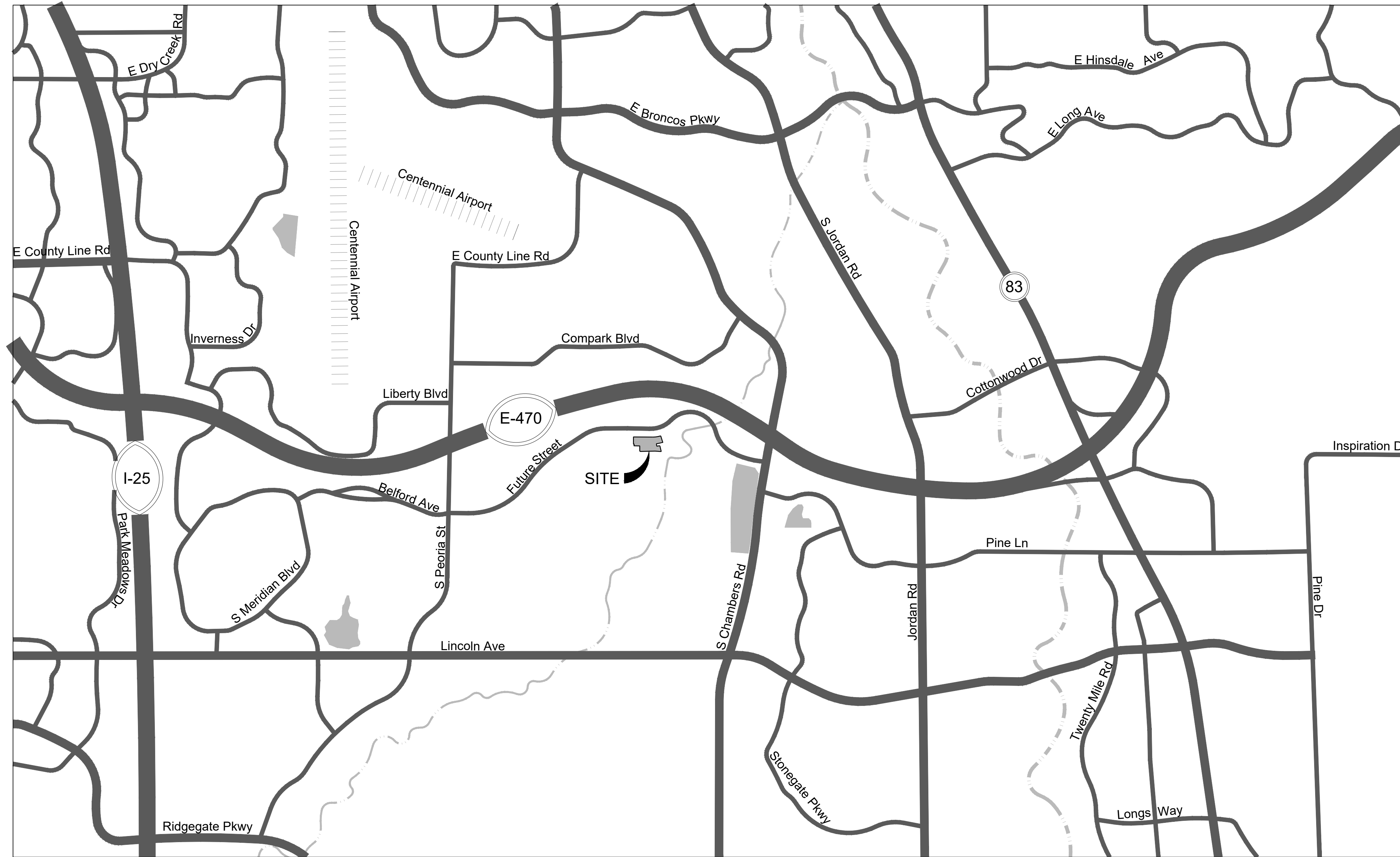
**SHEET:01**  
**OF 03**

SCALE 1"=40'

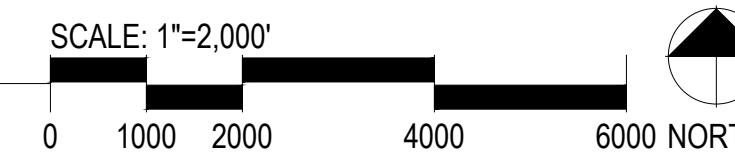


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 7.69 ACRES, 33 RESIDENTIAL LOTS



1 VICINITY MAP



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 Ste 650  
 Greenwood Village, CO  
 80111

**DEVELOPER:**



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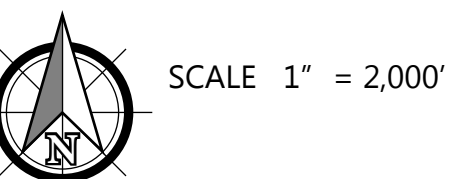


MERRICK & COMPANY  
 ATTN: Kris Weist  
 5970 Greenwood Plaza Blvd  
 Greenwood Village, CO 80111  
 303.353.3695

COMPARK VILLAGE SOUTH

PREPARATION DATE: November 02, 2021  
 REVISION DATE: February 28, 2022  
 REVISION DATE:  
 REVISION DATE:  
 REVISION DATE:

SHEET:02  
 OF 03



# COMPARK VILLAGE SOUTH SKETCH PLAN

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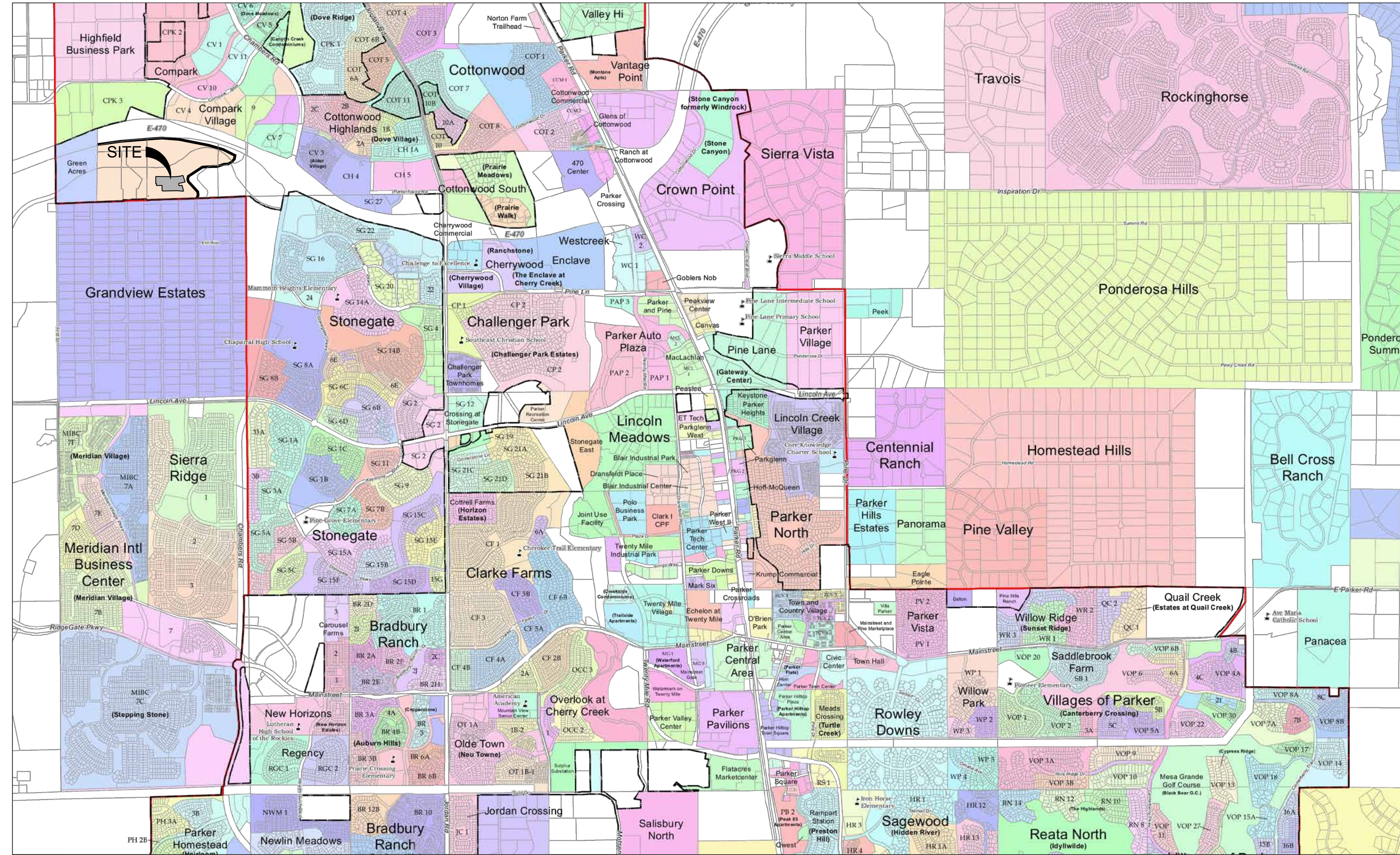


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 ATTN: Paul Shoukas  
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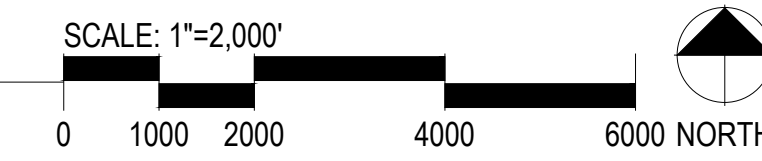
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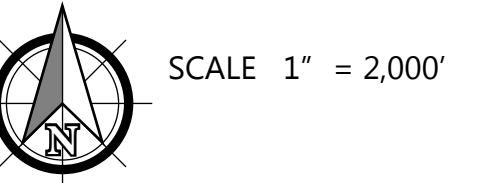
1 PARKER AREA PD - VICINITY MAP



COMPARK VILLAGE SOUTH

PREPARATION DATE: November 02, 2021  
 REVISION DATE: February 28, 2022  
 REVISION DATE:  
 REVISION DATE:  
 REVISION DATE:

SHEET:03  
 OF 03



# COMPARK VILLAGE SOUTH TRACT A PRELIMINARY PLAN

TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

TRACT A, COMPARK VILLAGE SOUTH FILING NO. 1, AMENDMENT 1, 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

# OF LOTS: 33  
# OF TRACTS: 1  
AREA: 7.686 ACRES

PROJECT NUMBER  
65120950  
DRAWN BY  
TV  
DATE  
01/12/2022

**LEGAL DESCRIPTION:**

TRACT A OF COMPARK VILLAGE SOUTH FILING NO. 1, AMENDMENT NO 1, TOWN OF PARKER, COUNTY OF DOUGLAS,  
STATE OF COLORADO.

**LEGEND**

| PROPOSED | EXISTING |   |
|----------|----------|---|
| CATV     | CATV     | CABLE TV LINE W/ PEDESTAL                       |
| E        | EX E     | ELECTRIC LINE W/ BOX, METER, AND LIGHT          |
| OHE      | EX OHE   | OVERHEAD ELECTRIC WITH POLE                     |
| OHE/C    | EX OHE/C | OVERHEAD ELECTRIC COMMUNICATIONS                |
| UE       | EX UE    | UNDERGROUND ELECTRIC                            |
| FO       | EX FO    | FIBER OPTIC LINE W/ TRAFFIC CONTROL BOX         |
| F        | EX F     | FIRE  |
| G        | EX G     | GAS LINE W/ DRY UTILITY VAULT                   |
| IRR      | EX IRR   | IRRIGATION                                      |
| SS       | EX SS    | SANITARY SEWER W/ MANHOLE                       |
| SS       | EX SD    | STORM SEWER FES W/ MANHOLE, RIPRAP              |
| T        | EX T     | TELEPHONE LINE W/ PEDESTAL                      |
| OT       | EX OT    | OVERHEAD TELEPHONE                              |
| W        | EX W     | WATER LINE, VALVE, FITTINGS, METER, AND HYDRANT |
| T        | EX T     | UNDERDRAIN                                      |
|          |          | CURB AND GUTTER                                 |
|          |          | WHEEL STOP                                      |
| 4950     | 4950     | CONTOURS  |
|          |          | TRASH ENCLOSURE                                 |
| UD       | UD       | UNDERDRAIN W/ TYPE R INLET                      |
| X        | X        | FENCE LINE                                      |
| >        | >        | DRAINAGE SWALE                                  |
|          |          | RIGHT-OF-WAY                                    |
|          |          | SECTION LINE                                    |
|          |          | PROPERTY LINE                                   |
|          |          | LOT LINE  |
|          |          | EASEMENT  |
|          |          | IRRIGATION CONTROL VALVE BOX                    |
|          |          | PEDESTRIAN LIGHT                                |
|          |          | STREET LIGHT                                    |
|          |          | TRAFFIC LIGHT                                   |
|          |          | SPOT ELEVATION                                  |
|          |          | FLOW OF WATER                                   |
|          |          | SIGN  |
| #        |          | PROPOSED LOT NUMBER                             |

**BASIS OF BEARINGS:**

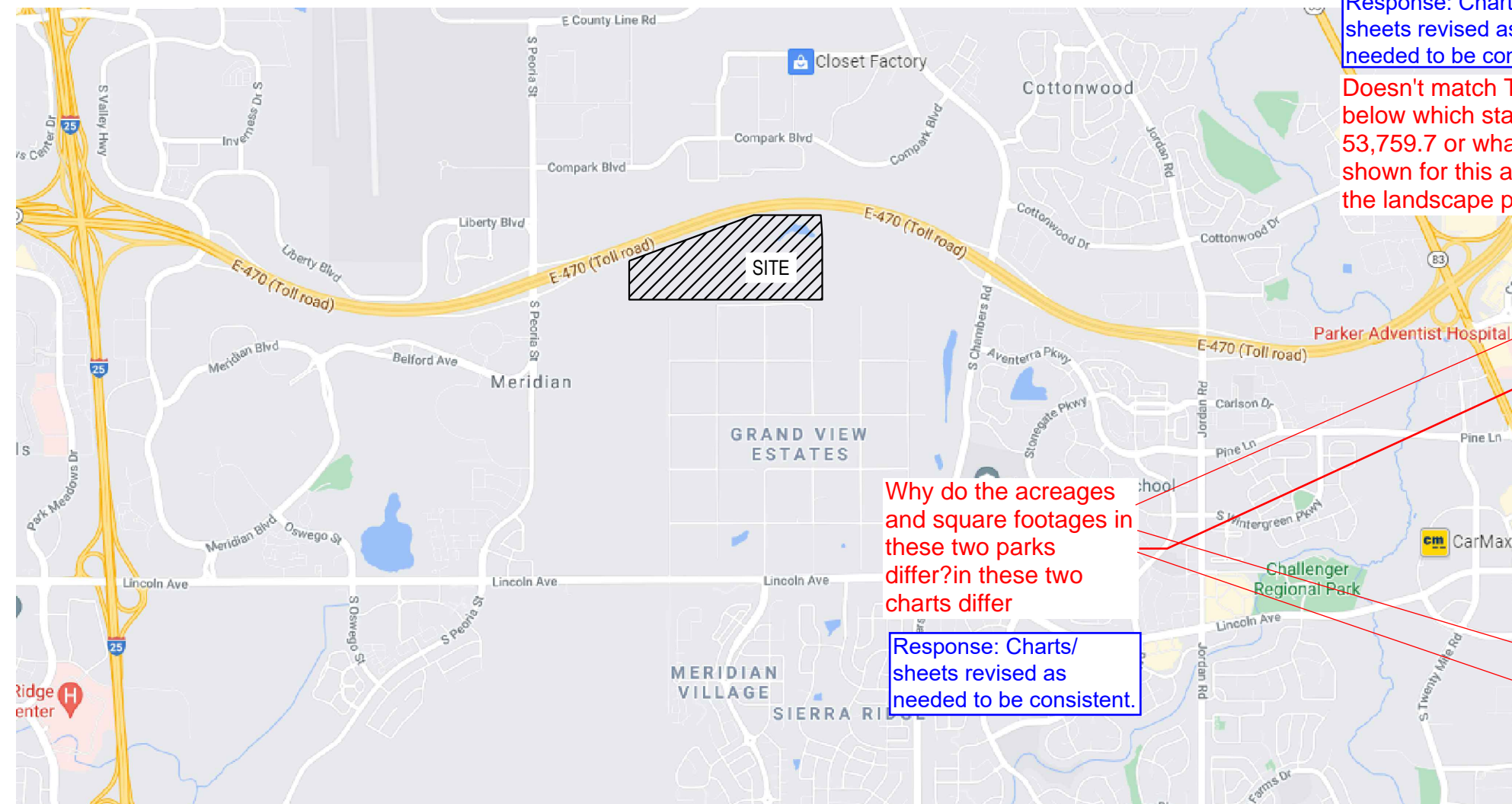
BEARINGS ARE ASSUMED AND ARE BASED UPON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 6, AS BEARING N87°48'59"E A DISTANCE OF 2634.09 FEET BETWEEN THE SOUTH QUARTER CORNER OF SAID SECTION 6, BEING A FOUND 3-1/4" ALUMINUM CAP, FLUSH WITH THE SURFACE AND STAMPED: PLS 38026 AND THE SOUTHEAST CORNER OF SAID SECTION 6, BEING A FOUND 3-1/4" ALUMINUM CAP, FLUSH WITH THE SURFACE AND STAMPED PLS 12405.

**BASIS OF ELEVATION:**

SOURCE BENCHMARK  
DOUGLAS COUNTY BM 1.115010  
A DOUGLAS COUNTY GIS MONUMENT SET IN CONCRETE LOCATED APPROXIMATELY 130 FEET SOUTHWESTERLY OF THE CENTERLINE OF CHAMBERS ROAD AND 95 FEET NORTHWESTERLY OF THE CENTERLINE OF COMPARK BOULEVARD.

**SITE BENCHMARKS**

- A NO. 5 REBAR WITH 2" ALUMINUM CAP STAMPED "LS 28286, 2001" FOUND AT THE SOUTHWEST CORNER OF SECTION 6, T6S, R66W LOCATED ON THE WEST LINE OF FIRST STREET APPROXIMATELY 1000 FEET NORTH OF ELM AVENUE.
- A 2.5" IRON PIPE WITH 3.25" ALUMINUM CAP STAMPED "PLS 12405, 19997" FOUND AT THE SOUTHEAST CORNER OF SECTION 6, T6S, R66W LOCATED APPROXIMATELY 960 FEET NORTH OF THE CENTERLINE OF AVENTERRA PARKWAY AND APPROXIMATELY 1050 FEET WEST OF THE CENTERLINE OF CHAMBERS ROAD.



Vicinity Map

N.T.S.

**ABBREVIATION LEGEND**

|          |  |
|----------|--|
| TW       | GRADE AT TOP OF WALL                     |
| BG       | GRADE AT BOTTOM OF WALL                  |
| PC       | POINT OF CURVE                           |
| PT       | POINT OF TANGENT                         |
| Δ        | DELTA, HORIZONTAL CURVE DIRECTION CHANGE |
| CL       | CENTERLINE                               |
| FL       | FLOWLINE                                 |
| DBL      | DOUBLE                                   |
| C.O.     | CLEAN OUT                                |
| K        | RATE OF CURVATURE                        |
| AD       | ABSOLUTE GRADE DIFFERENCE IN %           |
| VC       | VERTICAL CURVE                           |
| PVC      | POINT OF VERTICAL CURVE                  |
| PVT      | POINT OF VERTICAL TANGENT                |
| PVI      | POINT OF VERTICAL INTERSECTION           |
| PI       | POINT OF TANGENT INTERSECTION            |
| ROW      | RIGHT OF WAY                             |
| PVMT     | PAVEMENT                                 |
| HP       | HIGH POINT                               |
| LP       | LOW POINT                                |
| PCR      | POINT OF CURB RETURN                     |
| PCC      | POINT OF COMPOUND CURVE                  |
| PRC      | POINT OF REVERSE CURVE                   |
| EX, EX   | EXISTING                                 |
| PR, PR   | PROPOSED                                 |
| ME       | MATCH EXISTING                           |
| TC       | BACK TOP OF CURB                         |
| FG       | FINISHED GRADE                           |
| STA      | STATION                                  |
| EL, ELEV | ELEVATION                                |
| FF       | FINISHED FLOOR                           |
| TC       | TOP OF CONCRETE                          |
| B/P      | BOTTOM OF PIPE                           |
| T/P      | TOP OF PIPE                              |
| Ø        | DIAMETER                                 |
| UE       | UTILITY EASEMENT                         |
| ESMT     | EASEMENT                                 |
| HCL      | HORIZONTAL CONTROL LINE                  |
| N        | NORTH/NORTHING                           |
| E        | EAST/EASTING                             |
| W        | WEST                                     |
| S        | SOUTH                                    |
| R        | RADIUS                                   |
| LC       | LENGTH OF CORD                           |
| L        | LENGTH                                   |
| CB       | CHORD BEARING                            |

**DEVELOPER/ OWNER**

CENTURY COMMUNITIES  
8390 E. CRESCENT PARKWAY,  
SUITE 650, GREENWOOD VILLAGE,  
CO 80111  
PHONE: 303-770-8300  
CONTACT: CINDY MYERS

**SURVEYOR**

MERRICK & COMPANY  
5970 GREENWOOD PLAZA BLVD.,  
GREENWOOD VILLAGE, CO 80111  
PHONE: 303-751-0741  
CONTACT: KENNETH G. OUELLETTE, PLS

**TOWN & UTILITY CONTACTS**

TOWN OF PARKER  
CONTACT: MIKE WAUGH  
PHONE: 303-840-9546

INTERMOUNTAIN REA  
CONTACT: BROOKS KAUFMAN  
PHONE: 303-888-3100

CENTURY LINK  
CONTACT: WILLIAM BENSON  
PHONE: 303-320-8333

SOUTH METRO FIRE DISTRICT  
CONTACT: MICHELLE HERIAN  
PHONE: 720-488-7200

**PLANNER**

PCS GROUP  
200 KLAMATH ST, DENVER, CO  
80223  
PHONE: 720-259-8248  
CONTACT: PAUL SHOUKAS

**ENGINEER**

MERRICK & COMPANY  
5970 GREENWOOD PLAZA BLVD.,  
GREENWOOD VILLAGE, CO 80111  
PHONE: 303-751-0741  
CONTACT: KRISTOFER K. WIEST, PE

COMCAST  
CONTACT: KEVIN YOUNG  
PHONE: 720-490-3867

XCEL ENERGY  
CONTACT: MICHELLE O'NAN  
PHONE: 303-329-1618

STONEGATE VILLAGE METRO DISTRICT  
CONTACT: SCOTT BARNETT  
PHONE: 303-858-9909

| PA-17<br>LOT WIDTH DATA        |                |
|--------------------------------|----------------|
|                                | LOT WIDTH (LF) |
| SMALLEST RESIDENTIAL LOT WIDTH | 50             |
| LARGEST RESIDENTIAL LOT WIDTH  | 68             |

| LAND USE SUMMARY CHART |        |     |                 |
|------------------------|--------|-----|-----------------|
| TYPE                   | SF     | AC  | % OF TOTAL AREA |
| LOTS                   | 187099 | 4.3 | 56              |
| OPEN SPACE             | 56789  | 1.3 | 17              |
| PARK                   | 52775  | 1.2 | 16              |
| ROW                    | 38122  | 0.9 | 11              |
| TOTAL                  | 334785 | 7.7 | 100             |

| LAND USE TABLE                    |           |           |            |
|-----------------------------------|-----------|-----------|------------|
|                                   | AREA (AC) | AREA (SF) | % OF TOTAL |
| GROSS AREA                        | 7.69      | 334784.9  | 100%       |
| NET AREA (EXCLUDING PUBLIC ROW)   | 6.81      | 296663.3  | 89%        |
| TOTAL NUMBER OF RESIDENTIAL LOTS  | 33 LOTS   | -         | -          |
| TOTAL NUMBER OF COMMERCIAL LOTS   | 0 LOTS    | -         | -          |
| AREA OF RESIDENTIAL LOTS          | 4.30      | 187099.3  | 56%        |
| TOTAL NUMBER OF TRACTS            | 1 TRACT   | -         | -          |
| AREA OF TRACTS                    | 7.69      | 334784.9  | 100%       |
| AREA OF PUBLIC STREET DEDICATION  | 0.88      | 38121.6   | 11%        |
| AREA OF PRIVATE STREET DEDICATION | 0         | 0         | 0%         |
| SMALLEST RESIDENTIAL LOT          | 0.13      | 5499.8    | -          |
| LARGEST RESIDENTIAL LOT           | 0.17      | 7244.3    | -          |
| AVERAGE RESIDENTIAL LOT           | 0.13      | 5521.1    | -          |
| ZONING SINGLE FAMILY RESIDENTIAL  | -         | -         | -          |

| TRACT | AREA (SF) | AREA (AC) | OWNERSHIP/ MAINTENANCE | USE                              |
|-------|-----------|-----------|------------------------|----------------------------------|
| A1    | 49473.9   | 1.1       | Town of Parker         | Park                             |
| A2    | 3369.0    | 0.1       | Town of Parker         | Public access & utility easement |
| A3    | 53759.7   | 1.2       | HOA                    | Open space                       |
| TOTAL | 106602.6  | 2.4       | -                      | -                                |

| Sheet List Table |                              |
|------------------|------------------------------|
| Sheet Number     | Sheet Title                  |
| 01               | COVER SHEET                  |
| 02               | PRELIM PLAN EXHIBIT          |
| 03               | PRELIM PLAN EXHIBIT-40 scale |

**SIGHT DISTANCE CERTIFICATION**

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE PROPOSED SUBDIVISION, \_\_\_\_\_, IS DESIGNED IN ACCORDANCE WITH THE TOWN OF PARKER SIGHT DISTANCE CRITERIA AND WITH AASHTO POLICY ON GEOMETRIC DESIGN OF HIGHWAY & STREETS.

**FIRE/LIFE SAFETY REVIEW BLOCK**

All fire hydrants shall be installed according to water utility standards. The number and locations of the fire hydrants as shown on the Overall Utility Plan are correct as specified by the Town of Parker, Community Development Department.

Fire Code Official or Designated Representative

Date

(NOTE - Underground Fire Line (UFL) submittal documents must meet the requirements of NFPA 24 when submitting for review.)

Response: Revised as noted for consistency.

Keep decimal points to the 100th place and consistent across all charts/sheets/usages

Response: Revised sheets/charts as needed for consistency.

if this is Tract A1 it should be 1.23-all charts and sheets need to be consistent

Response: Charts/sheets revised as needed to be consistent.

Doesn't match Tract A below which states 53,759.7 or what is shown for this area on the landscape plan

Why do the acreages and square footages in these two parks differ in these two charts differ

Response: Charts/sheets revised as needed to be consistent.

Response: Revised chart to reflect the proposed tracts to be created, not the tract that is being subdivided.

7.69 acres is the entirety of the Tract you are subdividing-this should show the size of the 3 new tracts you are creating and corresponding acreage



PREPARED FOR CENTURY COMMUNITIES



PROJECT

**COMPARK VILLAGE SOUTH**

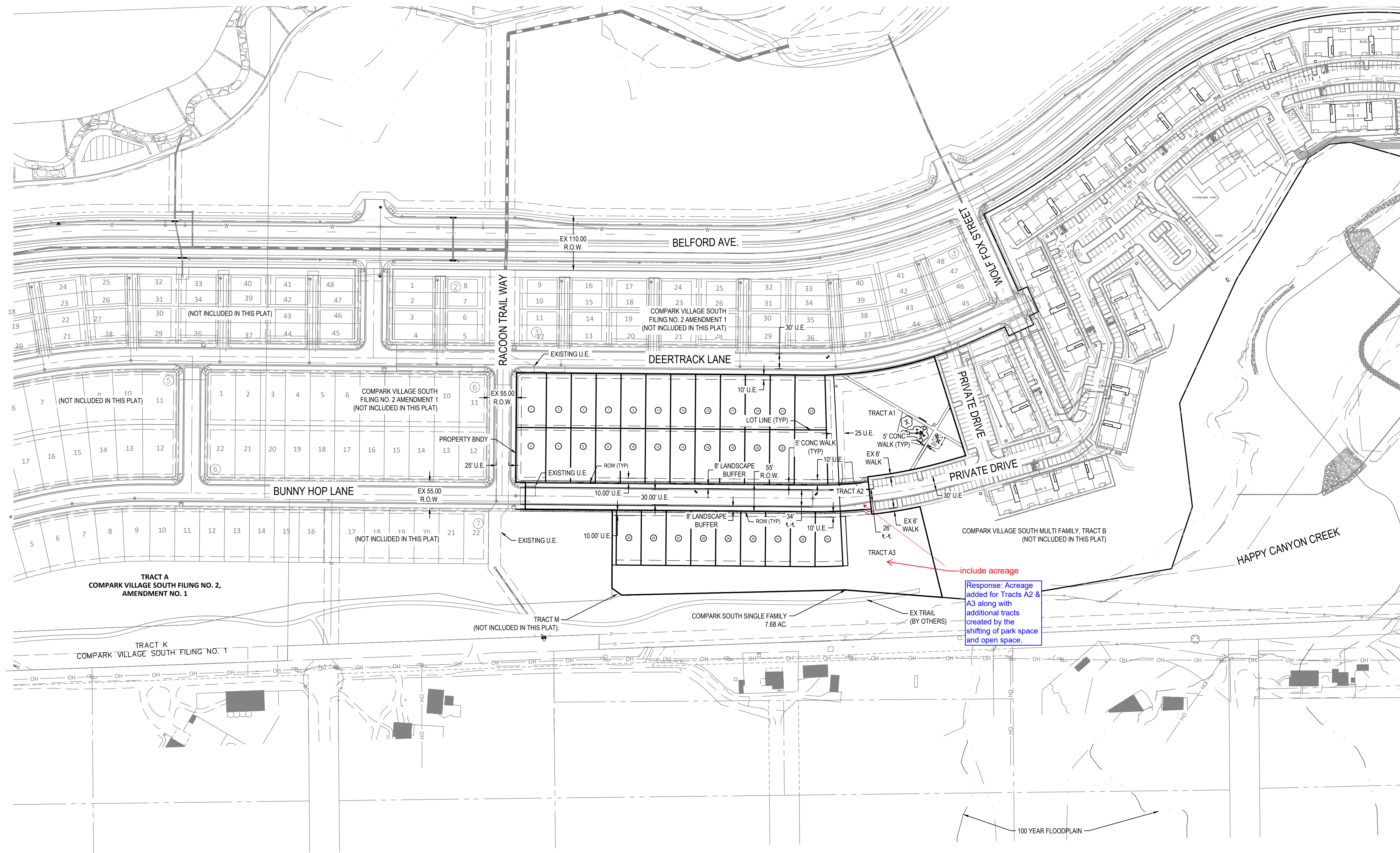
TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO 80134

SHEET TITLE  
PRELIMINARY PLAN COVER

SHEET NUMBER  
1 OF 3

# COMPARK VILLAGE SOUTH TRACT A PRELIMINARY PLAN

TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO  
 TRACT A, COMPARK VILLAGE SOUTH FILING NO. 1, AMENDMENT 1, 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  
 # OF LOTS: 33  
 # OF TRACTS: 1



PROJECT NUMBER  
65120950

DRAWN BY  
TV

DATE  
01/12/2022



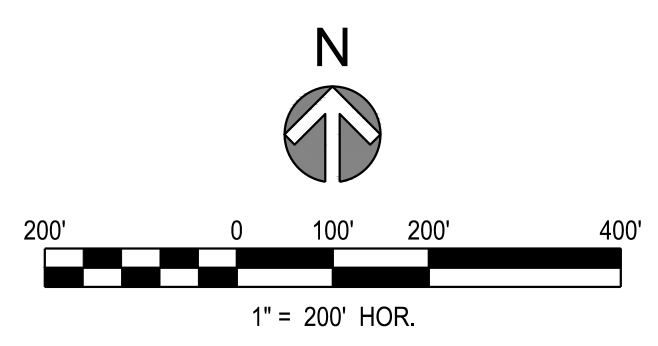
PREPARED FOR CENTURY COMMUNITIES

PROJECT  
**COMPARK VILLAGE SOUTH**

TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO 80134

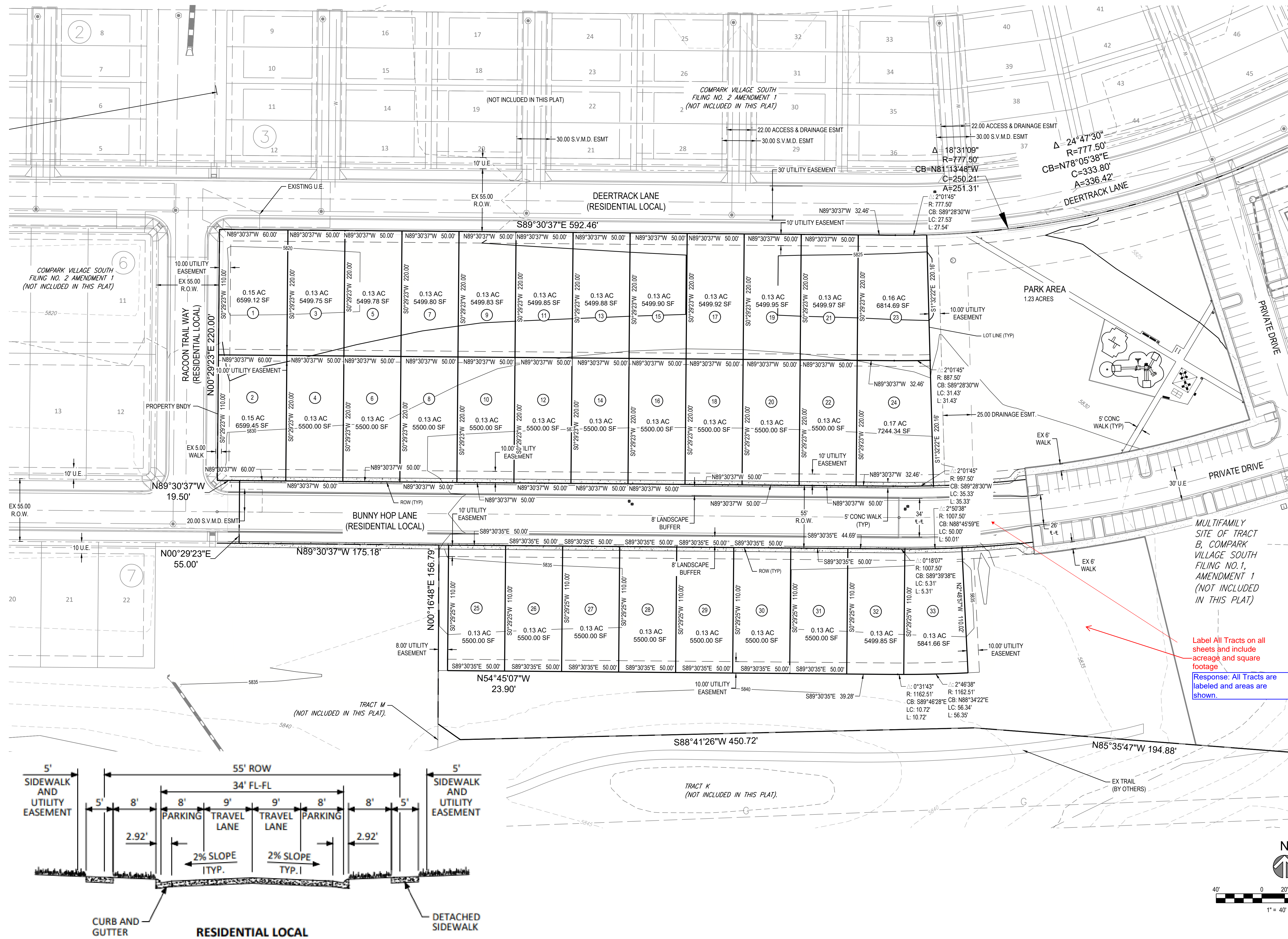
SHEET TITLE  
PRELIMINARY PLAN EXHIBIT

SHEET NUMBER  
2 OF 3

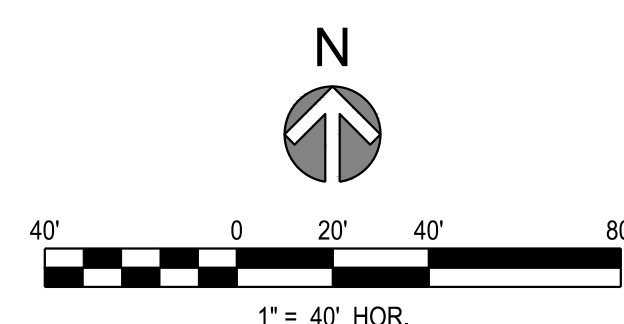


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 # OF LOTS: 33  
 # OF TRACTS: 1



Label All Tracts on all sheets and include acreage and square footage  
 Response: All Tracts are labeled and areas are shown.



PROJECT NUMBER  
65120950

DRAWN BY  
TV

DATE  
01/12/2022



PROJECT  
**COMPARK VILLAGE SOUTH**

TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO 80134

SHEET TITLE  
 PRELIMINARY PLAN EXHIBIT

SHEET NUMBER  
 3 OF 3

# COMPARK VILLAGE SOUTH PRELIMINARY PLAN

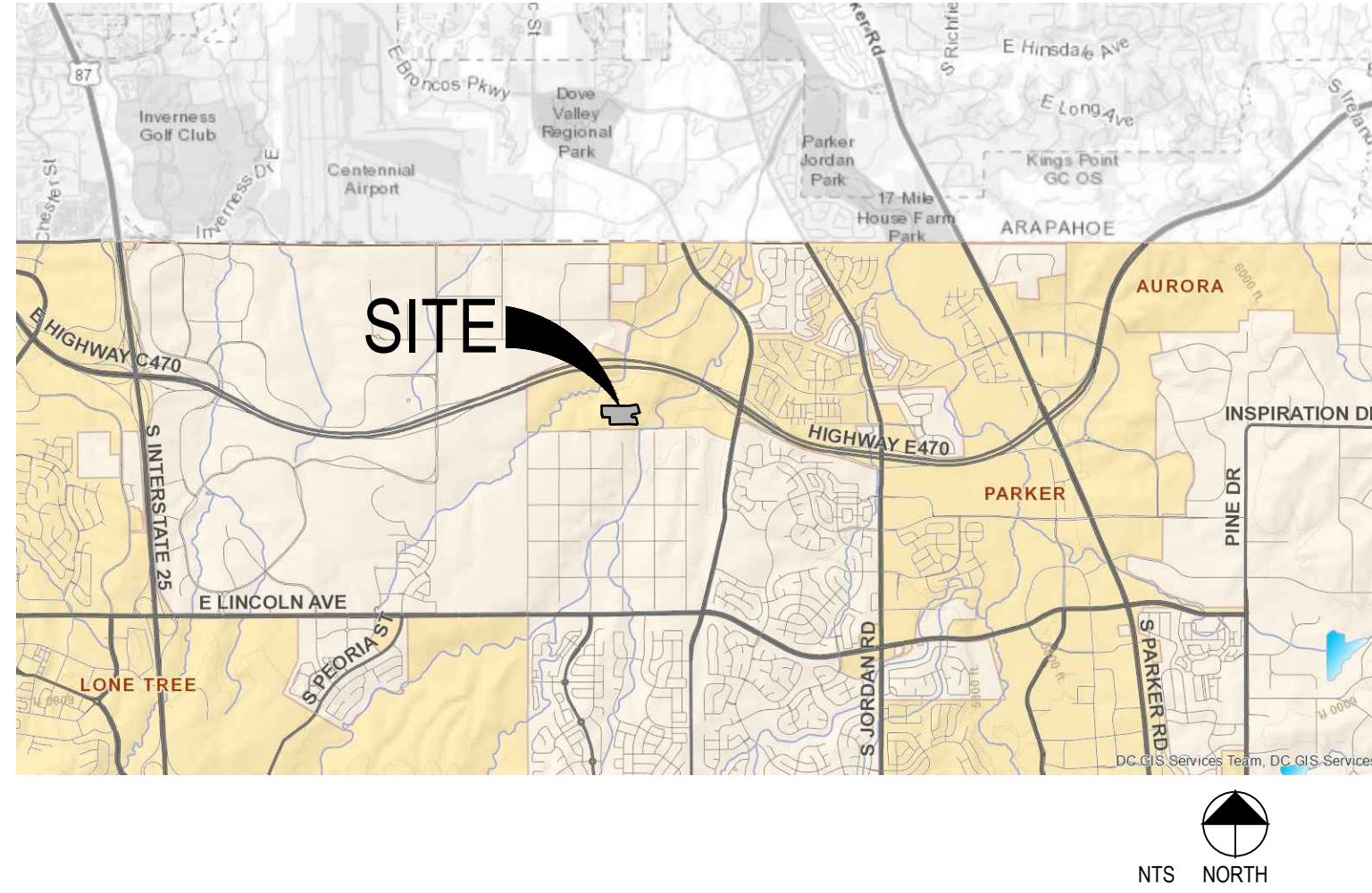
A PARCEL OF LAND LOCATED IN A PORTION OF THE SE OF SECTION 6, TOWNSHIP 6 SOUTH,  
RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO  
7.69 ACRES, 33 RESIDENTIAL LOTS

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

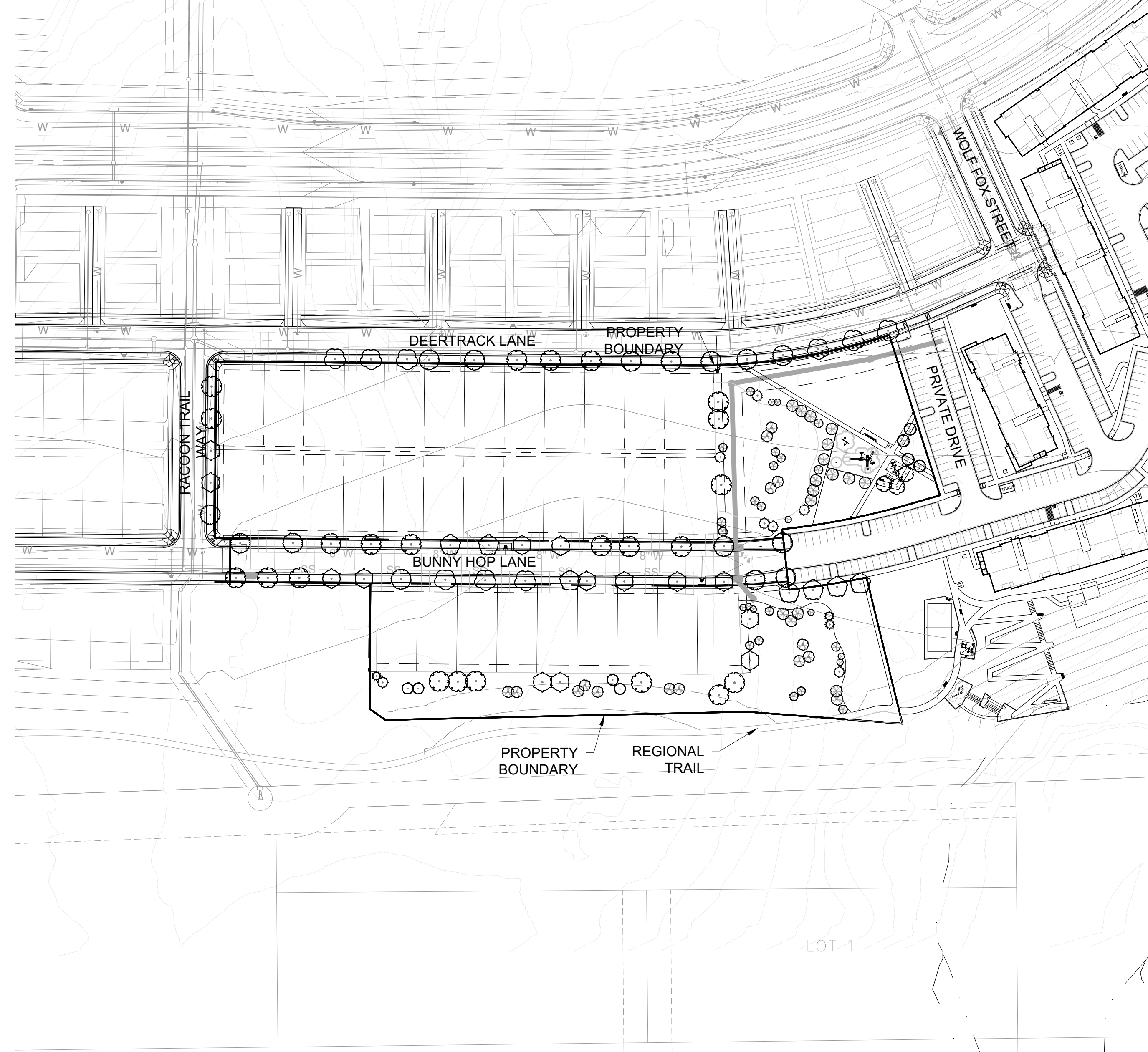
Land Planning  
people creating spaces  
pcs group inc. www.pcsgruopco.com  
p.o. box 18287  
denver, co 80218  
1.303.531.4905 . 1.303.531.4908

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

## VICINITY MAP



## OVERALL SITE PLAN



## SHEET INDEX

| SHEET NO. | TITLE                     |
|-----------|---------------------------|
| 1         | COVER SHEET               |
| 2         | MASTER LANDSCAPE PLAN     |
| 3         | LANDSCAPE NOTES & DETAILS |
| 4         | LANDSCAPE REQUIREMENTS    |
| 5         | LANDSCAPE PLAN            |
| 6         | LANDSCAPE PLAN            |
| 7         | LANDSCAPE PLAN            |
| 8         | LANDSCAPE PLAN            |
| 9         | IRRIGATION LEGEND         |
| 10        | IRRIGATION PLAN           |
| 11        | IRRIGATION PLAN           |
| 12        | IRRIGATION PLAN           |
| 13        | IRRIGATION DETAILS        |
| 14        | IRRIGATION DETAILS        |

Not included/missing

PCS RESPONSE:  
IRRIGATIONS SHEETS  
HAVE BEEN INCLUDED  
WITH UPDATED  
SUBMITTAL.

COMPARK VILLAGE SOUTH  
LANDSCAPE PLANS AND  
MASTER STREET TREE PLANS  
PARKER, CO

Stamp:

Drawn by:  
AML  
Checked by:  
PMS  
Issue Date:  
10/08/2021  
Issued For:  
TOWN OF PARKER

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**PCS Group, Inc**



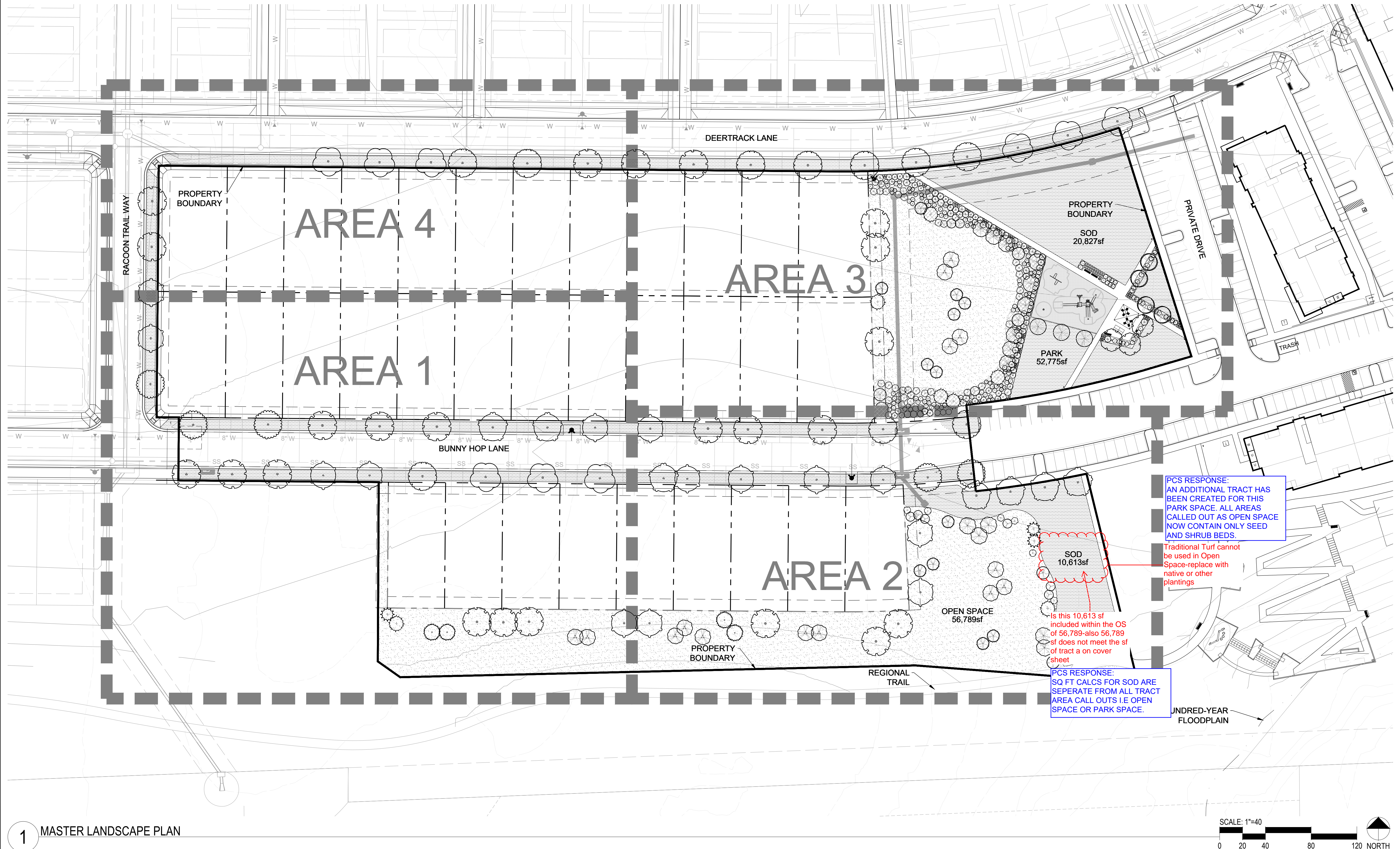
P.O. BOX 18287  
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**FEBRUARY 28, 2022**

Sheet Name  
**COVER SHEET**  
Sheet Number

# COMPARK VILLAGE SOUTH PRELIMINARY PLAN

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



1 MASTER LANDSCAPE PLAN

SCALE: 1"=40'  
 0 20 40 80 120 NORTH

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  
 5970 GREENWOOD PLAZA BLVD,  
 GREENWOOD VILLAGE, CO 80111  
 303.353.3695

COMPARK VILLAGE SOUTH  
 LANDSCAPE PLANS AND  
 MASTER STREET TREE PLANS  
 PARKER, CO

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Sheet Name  
 MASTER LANDSCAPE PLAN  
 Sheet Number

# COMPARK VILLAGE SOUTH PRELIMINARY PLAN

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,  
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COMPARK VILLAGE SOUTH  
LANDSCAPE PLANS AND  
MASTER STREET TREE PLANS  
PARKER, CO

### TOWN OF PARKER PLANTING STANDARDS

NOTE: BROKEN OR CRUMBLING ROOTBALLS WILL BE REJECTED

PRUNE ALL DEAD OR DAMAGED WOOD AFTER PLANTING

USE GROMMETTED TREE STRAPS AT END OF WIRE

12 GAUGE GALVANIZED WIRE

24" x 3/4" P.V.C. MARKERS (TYPICAL) OVER WIRES.

TREATED WOOD POST USE 2 GUY ASSEMBLIES FOR TREES UNDER 3".

EXISTING GRADE

BACKFILL WITH UNAMENDED TOPSOIL FROM HOLE

BURLAP, ROPE, AND WIRE REMOVED FROM TOP 2/3 OF ROOT BALL AT MINIMUM

ROOTBALL SITTING DIRECTLY ON TOP OF UNDISTURBED SOIL

SLOPE SIDED HOLE IS 3 TIMES AS WIDE AS THE ROOT BALL DIA.

2"-4" OF ORGANIC MULCH APPLIED OVER PLANTING AREA AND AWAY FROM TRUNK

ROOT COLLAR VISIBLE TOP MOST ROOTS WITHIN 1"-2" OF EXISTING/ FINAL GRADE

USE 3 GUY ASSEMBLIES FOR EVERGREENS AND TREES OVER 3" CAL.

- 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 setting. 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.

- ### GENERAL NOTES
- SEE LANDSCAPE PLAN FOR COMPLETE EXTENTS OF LINE OF SIGHT INFORMATION. SITE LINES HAVE BEEN CALCULATED ON A DESIGN SPEED OF 25 MPH, WITH THE SITE DISTANCE MEASURED TO THE CENTER LINE OF THE STREET.
  - LINE OF SIGHT INFORMATION TAKEN FROM TOWN OF PARKER ROADWAY DESIGN AND CONSTRUCTION STANDARDS, FIGURE 4.2.
  - ALL LANDSCAPING (EDGE OF ROOT BALLS) SHALL BE SETBACK FROM BUILDINGS A MINIMUM OF 3'. ABSOLUTELY NO IRRIGATION EQUIPMENT OF ANY KIND IS TO BE INSTALLED OR PLACED CLOSER THEN 5'-0" TO THE STRUCTURAL FOUNDATION OF ANY BUILDING.

- ### LANDSCAPE NOTES
- ALL WORK SHALL CONFORM TO LOCAL CITY AND COUNTY CODES. CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES, LINES AND STRUCTURES PRIOR TO EXCAVATION OR TRENCHING. DAMAGE TO THESE UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER OR LANDSCAPE ARCHITECT.
  - PLANT QUANTITIES TO BE BASED ON CONTRACTOR'S ESTIMATE ACCORDING TO PLANS, WHICH ARE SUBJECT TO APPROVAL BY LANDSCAPE ARCHITECT.
  - GRAPHIC SYMBOLS PRESIDE OVER WRITTEN PLANT QUANTITIES.
  - ALL TREE AND SHRUB LOCATIONS SHALL BE STAKED BY THE CONTRACTOR AND APPROVED BY THE OWNER, OR LANDSCAPE ARCHITECT.
  - PLANT SUBSTITUTIONS WILL NOT BE PERMITTED WITHOUT APPROVAL BY THE OWNER OR LANDSCAPE ARCHITECT.
  - ALL TURF AREAS TO BE SPRAY IRRIGATED. ALL SHRUB BEDS TO BE DRIP IRRIGATED. ALL PERENNIAL AREAS TO BE IRRIGATED WITH 1/2" POP-UP SPRAY HEADS UNLESS OTHERWISE NOTED. THIS SYSTEM IS AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM. WINTER PROTECTION AND WATERING OF TREES SHALL BE PROVIDED WHEN NECESSARY TO MAINTAIN THE HEALTH AND SURVIVAL OF PLANT MATERIAL.
  - WOOD MULCH TO BE SHREDDED WESTERN RED CEDAR BARK MULCH.
  - SOD TO BE BLACK BEAUTY FESCUE.
  - ALL TREE RINGS TO BE MULCHED WITH WOOD MULCH TO A DEPTH OF 3 INCHES MINIMUM WITH NO LANDSCAPE FABRIC.
  - ALL SHRUB BEDS TO BE MULCHED WITH WOOD MULCH TO A DEPTH OF 3 INCHES MINIMUM WITH LANDSCAPE FABRIC.
  - FOR TREES IN SOD OR NATIVE GRASS, ALLOW A 2' DIAMETER BED WITHOUT SOD AROUND ROOT COLLAR. APPLY 3" DEPTH OF WOOD MULCH OVER 2' DIAMETER BED FOLLOWING SOD INSTALLATION.
  - ALL SHRUB AND SOD AREAS SHALL RECEIVE THE FOLLOWING SOIL AMENDMENTS PER 1000 S.F.: 4 CUBIC YARDS 'SUPREME ORGANICS' COMPOST (50% COW MANURE, 50% WOOD FINES) OR APPROVED EQUAL, PLUS 15 LBS. OF 20-10-5 COMMERCIAL FERTILIZER. ROT-TILL TO A MINIMUM DEPTH OF 6". PLANTS SHALL BE INSTALLED IMMEDIATELY UPON DELIVERY TO SITE. IF THIS IS NOT POSSIBLE, PLANTS SHALL BE HEEL IN AND WATERED TO PREVENT DEHYDRATION.
  - PLANTING PITS SHALL BE EXCAVATED TO A MINIMUM OF TWICE THE WIDTH OF THE ROOTBALL. DO NOT DISTURB SOIL AT THE BOTTOM OF PIT BUT SCARIFY SIDES TO PREVENT GLAZING.
  - PLANTS SHOULD BE THOROUGHLY WATERED IMMEDIATELY AFTER PLANTING, ALLOWING WATER TO SOAK DOWN AND FILL REMAINDER OF HOLE WITH LOOSE SOIL. WITHOUT FURTHER PACKING, A MOUND OF SOIL SHALL BE FORMED AROUND THE EDGE OF EACH TREE PIT TO FORM A SHALLOW SAUCER.
  - AFTER PLANT INSTALLATION, ALL PLANT MATERIAL SHALL BE PLACED WITH THEIR ROOT COLLARS SLIGHTLY HIGHER THAN FINISH GRADE. (3" HIGHER FOR TREES.)
  - LANDSCAPING SHALL BE PLANTED AND MAINTAINED BY THE OWNER, SUCCESSOR, AND/OR ASSIGNS. SHOULD ANY PLANT MATERIAL DIE, IT SHALL BE REPLACED WITH SIMILAR PLANT MATERIAL WITHIN ONE PLANTING SEASON.
  - LANDSCAPE AND SCREENING MAINTENANCE AND REPLACEMENT: THE PROPERTY OWNER SHALL MAINTAIN THE LANDSCAPING PLAN AS ORIGINALLY APPROVED, AND PROVIDE FOR REPLACEMENT OF PLANT MATERIALS THAT HAVE DIED OR HAVE OTHERWISE BEEN DAMAGED OR REMOVED, AND MAINTENANCE OF ALL NON-LIVE LANDSCAPING MATERIALS. IN THIS CASE, LIVE MATERIAL IS TO BE MAINTAINED AND REPLACED BY THE CONTRACTOR WHICH SHALL BE GUARANTEED FOR FIVE YEARS FROM THE DATE OF FINAL INSPECTION.
  - ALL LANDSCAPE SHOWN ON THESE PLANS SHALL BE MAINTAINED IN A NEAT AND ADEQUATE MANNER. REQUIRED MAINTENANCE ACTIVITIES SHALL INCLUDE, BUT NOT BE LIMITED TO TRIMMING OF HEDGES, ADEQUATE IRRIGATION, REPLACEMENT OF DEAD, DISEASED OR UNSIGHTLY LANDSCAPING, REMOVAL OF WEEDS FROM PLANTING AREAS, AND APPROPRIATE PRUNING OF PLANT MATERIALS.
  - THE CONTRACTOR SHALL STAKE OUT ALL KEY AREAS INCLUDING BUT NOT LIMITED TO SIDE WALKS, STEEL EDGING, PLANT BEDS, TREE AND SHRUB LOCATIONS AND OBTAIN APPROVAL BY THE LANDSCAPE ARCHITECT OR DEVELOPER (MAKING MODIFICATIONS AS MAY BE REQUIRED AT NO

- ADDITIONAL COST), PRIOR TO PROCEEDING WITH THE CONSTRUCTION.
- SOIL BACKFILL MIXTURE FOR ALL PERENNIAL BEDS SHALL BE 1/3 COW MANURE, 1/3 IMPORTED TOPSOIL, AND 1/3 ON-SITE SOIL.
  - THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND BASE HIS BID ON ACTUAL ON-SITE CONDITIONS AND MEASUREMENTS. ANY DISCREPANCIES, ERRORS OR OMISSIONS ON THE CONSTRUCTION DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT MANAGER. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL REVISIONS DUE TO FAILURE TO GIVE SUCH NOTICE.
  - CONTRACTOR SHALL SEED ALL NON-SODDED AND NON-IRRIGATED SODDED AREAS WHICH ARE DISTURBED BY GRADING WITH NATIVE SEED MIX FROM PAVNEE BUTTES SEED INC.
  - THE CONTRACTOR OR AN OWNER'S REPRESENTATIVE WILL MONITOR THE ESTABLISHMENT OF SEEDED AREAS ON A MONTHLY BASIS FROM APRIL 15TH TO OCTOBER 15TH FOR THE FIRST THREE YEARS AFTER INSTALLATION. AREAS OF POOR GERMINATION OR GROWTH AND AREAS OF EROSION OR WEED INFESTATION WILL BE CORRECTED BY THE CONTRACTOR.
  - THE CONTRACTOR SHALL RESTORE ANY AND ALL DAMAGE DUE TO HIS CONSTRUCTION OPERATIONS TO THEIR ORIGINAL STATE AT HIS EXPENSE.
  - IF ANY TRANSFORMERS, GROUND-MOUNTED HVAC UNITS, UTILITY PEDESTALS AND SIMILAR FEATURES ARE NOT SHOWN ON THE LANDSCAPE PLANS, ADDITIONAL LANDSCAPING AND SCREENING MAY BE REQUIRED BASED UPON FIELD CONDITIONS DURING THE SITE INSPECTION PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, OR FINAL INSPECTION AS APPLICABLE.

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

| Overall Site Plant Schedule      |               |  |                               |             |
|----------------------------------|---------------|--|-------------------------------|-------------|
| CANOPY TREE                      | Quantity      | Botanical                                  | Common                        | CALIPER/HT. |
| AR                               | 3             | ACER PLATANOIDES 'ROYAL RED'               | ROYAL RED MAPLE               | 2" CAL      |
| CO                               | 9             | CELTIS OCCIDENTALIS                        | COMMON HACKBERRY              | 2" CAL      |
| GS                               | 10            | GLEDITSIA TRIACANTHOS 'SKYLINE'            | SKYLINE HONEY LOCUST          | 2" CAL      |
| QM2                              | 5             | QUERCUS MUEHLBERGII                        | CHINKAPIN OAK                 | 2" CAL      |
| QR                               | 14            | QUERCUS ROBUR                              | ENGLISH OAK                   | 2" CAL      |
| TG                               | 7             | TILIA CORDATA 'GREENSPIRE'                 | GREENSPIRE LITTLELEAF LINDEN  | 2" CAL      |
| UA                               | 23            | ULMUS X 'ACCOLADE'                         | ACCOLADE ELM                  | 2" CAL      |
| <b>Total</b>                     | <b>71</b>     |  |                               |             |
| <b>Percentage of Total Trees</b> | <b>48%</b>    |  |                               |             |
| ORNAMENTAL TREE                  | Quantity      | Botanical                                  | Common                        | CALIPER/HT. |
| AG                               | 4             | ACER TATARICUM 'GARANN'                    | HOT WINGS TATARIAN MAPLE      | 2" CAL      |
| AA                               | 9             | AMELANCHIER ALNIFOLIA 'OBELISK'            | STANDING OVATION SERVICEBERRY | 2" CAL      |
| CV                               | 11            | CRATAEGUS VIRIDIS 'WINTER KING'            | WINTER KING HAWTHORN          | 2" CAL      |
| MS                               | 6             | MALUS X 'SPRING SNOW'                      | SPRING SNOW CRAB APPLE        | 2" CAL      |
| QG                               | 14            | QUERCUS GAMBELII                           | GAMBEL OAK                    | 2" CAL      |
| <b>Total</b>                     | <b>44</b>     |  |                               |             |
| <b>Percentage of Total Trees</b> | <b>30%</b>    |  |                               |             |
| EVERGREEN TREES                  | Quantity      | Botanical                                  | Common                        | CALIPER/HT. |
| PD                               | 3             | PICEA GLAUC 'DENSATA'                      | BLACK HILLS SPRUCE            | 6' HT. MIN. |
| PP                               | 12            | PINUS EDULIS                               | PINON PINE                    | 6' HT. MIN. |
| PL                               | 6             | PINUS HELDREICHII LEUCODERMIS              | BOSNIAN PINE                  | 6' HT. MIN. |
| PN                               | 7             | PINUS NIGRA                                | AUSTRIAN BLACK PINE           | 6' HT. MIN. |
| PP2                              | 4             | PINUS PONDEROSA                            | PONDEROSA PINE                | 6' HT. MIN. |
| <b>Total</b>                     | <b>32</b>     |  |                               |             |
| <b>Percentage of Total Trees</b> | <b>22%</b>    |  |                               |             |
| DECIDUOUS SHRUB                  | Quantity      | Botanical                                  | Common                        | SIZE        |
| AA2                              | 9             | AMELANCHIER ALNIFOLIA                      | ASKATOON SERVICEBERRY         | 5 GAL       |
| AL                               | 4             | AMORPHA CANE                               | ADPLANT                       | 5 GAL       |
| BA                               | 8             | BERBERIS THUNBERGII 'ATROPURPUREA'         | RED LEAF BARBERRY             | 5 GAL       |
| CD                               | 10            | CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT'   | BLUE MIST SHRUB               | 5 GAL       |
| CM                               | 20            | CHAMAEBATIARIA MILLEFOLIUM                 | FERNBUSH                      | 5 GAL       |
| RB                               | 25            | CHRYSOTHAMNUS NAUSEOSUS                    | RABBITBRUSH                   | 5 GAL       |
| FP                               | 28            | FALLUGIA PARADOXA                          | APACHE PLUME                  | 5 GAL       |
| FN                               | 14            | FORESTIERA NEOMEXICANA                     | NEW MEXICAN PRIVET            | 5 GAL       |
| PO                               | 8             | PHYSOCARPUS OPULIFOLIUS 'DART'S GOLD'      | DART'S GOLD NINEBARK          | 5 GAL       |
| SCH                              | 39            | PRUNUS BESSEYI 'PAWNEE BUTTES'             | PAWNEE BUTTES SAND CHERRY     | 5 GAL       |
| SA                               | 9             | SPIRAEA X BUMALDA 'ANTHONY WATERER'        | ANTHONY WATERER SPIRAEA       | 5 GAL       |
| SC                               | 17            | SYRINGA VULGARIS 'CHARLES JOLY'            | CHARLES JOLY LILAC            | 5 GAL       |
| <b>Total</b>                     | <b>191</b>    |  |                               |             |
| EVERGREEN SHRUB                  | Quantity      | Botanical                                  | Common                        | SIZE        |
| AC2                              | 7             | ARCTOSTAPHYLOS X COLORADOENSIS 'CHIEFTAIN' | MANZANITA                     | 5 GAL       |
| AP                               | 23            | ARCTOSTAPHYLOS X COLORADOENSIS 'PANCHITO'  | PANCHITO MANZANITA            | 5 GAL       |
| JB4                              | 31            | JUNIPERUS HORIZONTALIS 'BAR HARBOR'        | BAR HARBOR JUNIPER            | 5 GAL       |
| JY                               | 3             | JUNIPERUS HORIZONTALIS 'YOUNGSTOWN'        | YOUNGSTOWN JUNIPER            | 5 GAL       |
| JB3                              | 17            | JUNIPERUS SABINA 'BUFFALO'                 | BUFFALO JUNIPER               | 5 GAL       |
| JT                               | 7             | JUNIPERUS SABINA 'TAMARISCIFOLIA'          | TAMMY JUNIPER                 | 5 GAL       |
| PM3                              | 8             | PINUS MUGO PALOUSE                         | PALOUSE MUGO PINE             | 5 GAL       |
| <b>Total</b>                     | <b>96</b>     |  |                               |             |
| ORNAMENTAL GRASS                 | Quantity      | Botanical                                  | Common                        | SIZE        |
| BC                               | 58            | BOUTELOUA CURTIPENDULA                     | SIDE OATS GRAMA               | 1 GAL       |
| BB                               | 12            | BOUTELOUA GRACILIS 'BLONDE AMBITION'       | BLONDE AMBITION BLUE GRAMA    | 1 GAL       |
| CK                               | 20            | CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' | FEATHER REED GRASS            | 1 GAL       |
| BOG                              | 23            | HELICTOTRICHON SEMPERVIRENS                | BLUE OAT GRASS                | 1 GAL       |
| <b>Total</b>                     | <b>113</b>    |  |                               |             |
| GROUND COVER                     | Quantity      | Common Name                                | Percentage of Landscape Area  |             |
| SOD                              | 51597         | BLACK BEAUTY FESCUE                        | 43%                           |             |
| NATIVE SEED                      | 60758         | PBSI FRONT RANGE NATIVE SEED MIX           | 50%                           |             |
| WOOD MULCH                       | 8728          | SHREDDED RED CEDAR                         | 7%                            |             |
| <b>Total</b>                     | <b>121083</b> |  |                               |             |

PCS RESPONSE: ADDITIONAL EVERGREEN TREES HAVE BEEN ADDED TO MEET THE 25% REQUIREMENT

PCS RESPONSE: ALL COUNTS HAVE BEEN REVISED AND COORDINATED BETWEEN SHEETS.

### 1 Tree Planting Detail

Scale: NTS

PRUNE DAMAGED OR DEAD WOOD PRIOR TO PLANTING.

PLANT SHRUB 2" HIGHER THAN ORIGINAL GROWN GRADE

DIG PIT TWICE AS WIDE AS THE CONTAINER

APPLY 2"-4" SPECIFIED MULCH AS SHOWN

LOOSEN OR SCORE SIDES OF ROOTBALL

NOTE: - BACKFILL AND WATER-IN THOROUGHLY - BROKEN ROOTBALLS WILL BE REJECTED

ROOT COLLAR VISIBLE TOP MOST ROOTS WITHIN 1"-2" OF EXISTING/ FINAL GRADE

2"-4" OF ORGANIC MULCH APPLIED OVER PLANTING AREA AND AWAY FROM TRUNK

EXISTING GRADE

BACKFILL WITH UNAMENDED TOPSOIL FROM HOLE

BURLAP, ROPE, AND WIRE REMOVED FROM TOP 2/3 OF ROOT BALL AT MINIMUM

ROOTBALL SITTING DIRECTLY ON TOP OF UNDISTURBED SOIL

12 GAUGE GALVANIZED WIRE

24" x 3/4" P.V.C. MARKERS (TYPICAL) OVER WIRES.

TREATED WOOD POST USE 2 GUY ASSEMBLIES FOR TREES UNDER 3"

UNAMENDED TOPSOIL ADDED TO EXISTING GRADE ON DOWN HILL SIDE

EXISTING GRADE

SLOPE SIDED HOLE IS 3 TIMES AS WIDE AS THE ROOT BALL

### 2 Shrub Planting Detail

Scale: NTS

PRUNE DAMAGED OR DEAD WOOD AFTER PLANTING

USE GROMMETTED NYLON TREE STRAPS AT END OF WIRE

12 GAUGE GALVANIZED WIRE

24" x 3/4" P.V.C. MARKERS (TYPICAL) OVER WIRES.

TREATED WOOD POST USE 2 GUY ASSEMBLIES FOR TREES UNDER 3"

UNAMENDED TOPSOIL ADDED TO EXISTING GRADE ON DOWN HILL SIDE

EXISTING GRADE

SLOPE SIDED HOLE IS 3 TIMES AS WIDE AS THE ROOT BALL

ROOT COLLAR VISIBLE TOP MOST ROOTS WITHIN 1"-2" OF EXISTING/ FINAL GRADE

2"-4" OF ORGANIC MULCH APPLIED OVER PLANTING AREA AND AWAY FROM TRUNK

EXISTING GRADE

BACKFILL WITH UNAMENDED TOPSOIL FROM HOLE

BURLAP, ROPE, AND WIRE REMOVED FROM TOP 2/3 OF ROOT BALL AT MINIMUM

ROOTBALL SITTING DIRECTLY ON TOP OF UNDISTURBED SOIL

12 GAUGE GALVANIZED WIRE

24" x 3/4" P.V.C. MARKERS (TYPICAL) OVER WIRES.

TREATED WOOD POST USE 2 GUY ASSEMBLIES FOR TREES UNDER 3"

UNAMENDED TOPSOIL ADDED TO EXISTING GRADE ON DOWN HILL SIDE

EXISTING GRADE

SLOPE SIDED HOLE IS 3 TIMES AS WIDE AS THE ROOT BALL

### 3 Tree on Slope Planting Detail

Scale: NTS

PRUNE DAMAGED OR DEAD WOOD AFTER PLANTING

USE GROMMETTED NYLON TREE STRAPS AT END OF WIRE

12 GAUGE GALVANIZED WIRE

24" x 3/4" P.V.C. MARKERS (TYPICAL) OVER WIRES.

TREATED WOOD POST USE 2 GUY ASSEMBLIES FOR TREES UNDER 3"

UNAMENDED TOPSOIL ADDED TO EXISTING GRADE ON DOWN HILL SIDE

EXISTING GRADE

SLOPE SIDED HOLE IS 3 TIMES AS WIDE AS THE ROOT BALL

ROOT COLLAR VISIBLE TOP MOST ROOTS WITHIN 1"-2" OF EXISTING/ FINAL GRADE

2"-4" OF ORGANIC MULCH APPLIED OVER PLANTING AREA AND AWAY FROM TRUNK

EXISTING GRADE

BACKFILL WITH UNAMENDED TOPSOIL FROM HOLE

BURLAP, ROPE, AND WIRE REMOVED FROM TOP 2/3 OF ROOT BALL AT MINIMUM

ROOTBALL SITTING DIRECTLY ON TOP OF UNDISTURBED SOIL

12 GAUGE GALVANIZED WIRE

24" x 3/4" P.V.C. MARKERS (TYPICAL) OVER WIRES.

TREATED WOOD POST USE 2 GUY ASSEMBLIES FOR TREES UNDER 3"

UNAMENDED TOPSOIL ADDED TO EXISTING GRADE ON DOWN HILL SIDE

EXISTING GRADE

SLOPE SIDED HOLE IS 3 TIMES AS WIDE AS THE ROOT BALL

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Drawn by: AMU  
Checked by: PMS  
Issue Date: 10/08/2021  
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Sheet Name: LANDSCAPE NOTES & DETAILS

Sheet Number: 3 of 14

# COMPARK VILLAGE SOUTH PRELIMINARY PLAN

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RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
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SUITE 650  
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(303) 770-8300

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people creating spaces  
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p.o. box 18287  
denver, co 80218  
1.303.531.4905 . 1.303.531.4908

Civil Engineering  
MERRICK & COMPANY  
5970 GREENWOOD PLAZA BLVD,  
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## COMPARK VILLAGE SOUTH LANDSCAPE PLANS AND MASTER STREET TREE PLANS PARKER, CO

| A. INTERNAL LANDSCAPE COVER |          |                |          |                   |                |          |                   |
|-----------------------------|----------|----------------|----------|-------------------|----------------|----------|-------------------|
| NET SITE AREA               | TOTAL SF | LANDSCAPE AREA |          |                   | % LIVE COVER   |          |                   |
|                             |          | REQUIRED (45%) | PROVIDED | SURPLUS / DEFICIT | REQUIRED (75%) | PROVIDED | SURPLUS / DEFICIT |
|                             | 334792   | 50218.8        | 121083   | 70864.2           | 90812.3        | 119577   | 28764.8           |

PCS RESPONSE:  
ACKNOWLEDGED. HIDDEN EQUATIONS ARE NOW SHOWN FOR CLARITY. THE 38 SHRUB EQUIVALENT WAS ADDED TO THE TOTAL.

One (1) ornamental grass in a five-gallon container or three (3) ornamental grasses in one-gallon containers may be substituted for one (1) shrub.  
All of your ornamental grasses are in one gallon containers- need to show 114/3= 38 shrub equivalents

PCS RESPONSE:  
ACKNOWLEDGED. HIDDEN EQUATIONS ARE NOW SHOWN FOR CLARITY.

1 tree equals 10 shrubs

| B. OVERALL INTERNAL LANDSCAPE |          |                            |          |                   |                             |          |                   |                                   |                                  |                                 |                                 |                                  |
|-------------------------------|----------|----------------------------|----------|-------------------|-----------------------------|----------|-------------------|-----------------------------------|----------------------------------|---------------------------------|---------------------------------|----------------------------------|
| INTERNAL LANDSCAPE AREA (SF)  | TOTAL SF | TREE REQUIREMENT 1/1500 SF |          |                   | SHRUB REQUIREMENT 5/1500 SF |          |                   | EQUIVALENT CALCULATION            |                                  |                                 |                                 |                                  |
|                               |          | REQUIRED                   | PROVIDED | SURPLUS / DEFICIT | REQUIRED                    | PROVIDED | SURPLUS / DEFICIT | Grasses available for Equivalents | Shrubs available for Equivalents | Trees available for Equivalents | Provided Trees with Equivalents | Provided Shrubs with Equivalents |
|                               | 121083   | 81                         | 96       | 15                | 404                         | 265      | -139              | 114                               | 0                                | 15                              | 100                             | 456                              |

| C. STREETScape LANDSCAPE |        |                          |           |                   |                   |          |                   |                                   |                                  |                                 |                                 |                                  |
|--------------------------|--------|--------------------------|-----------|-------------------|-------------------|----------|-------------------|-----------------------------------|----------------------------------|---------------------------------|---------------------------------|----------------------------------|
| LOCATION                 | LENGTH | TREE REQUIREMENT 1/40 LF |           |                   | SHRUB REQUIREMENT |          |                   | EQUIVALENT CALCULATION            |                                  |                                 |                                 |                                  |
|                          |        | REQUIRED                 | PROVIDED* | SURPLUS / DEFICIT | REQUIRED          | PROVIDED | SURPLUS / DEFICIT | Grasses available for Equivalents | Shrubs available for Equivalents | Trees available for Equivalents | Provided Trees with Equivalents | Provided Shrubs with Equivalents |
| BUNNY HOP LANE           | 713    | 36                       | 30        | -6                |                   | N/A      |                   | -                                 | -                                | -                               | 30                              | -                                |
| RACoon TRAIL WAY         | 220    | 6                        | 5         | -1                |                   | N/A      |                   | -                                 | -                                | -                               | 5                               | -                                |
| DEERTRACK LANE           | 834    | 21                       | 16        | -5                |                   | N/A      |                   | -                                 | -                                | -                               | 16                              | -                                |

\*Street trees have been provided 40' on center where possible. Sight triangles and utilities do not allow for street trees in some locations.

This seems half of what it should be when you measure both sides of the street

PCS RESPONSE:  
ACKNOWLEDGED. THIS COLUMN SHOWS TOTAL LENGTH OF THE STREET. LENGTH HAS BEEN REVISED TO SHOW TOTAL STREET TREE LENGTH REQUIRED.

Same here  
PCS RESPONSE:  
ACKNOWLEDGED. LENGTH HAS BEEN REVISED.

Not quite sure where this math is coming from -your lengths divided by 40 do not equate with what is shown

PCS RESPONSE:  
REQUIRED AMOUNTS NOW EQUATE WITH REVISED LENGTHS.

You will need to figure out to meet the minimum

PCS RESPONSE:  
ACKNOWLEDGED. MINIMUM REQUIREMENTS HAVE BEEN ACHIEVED.

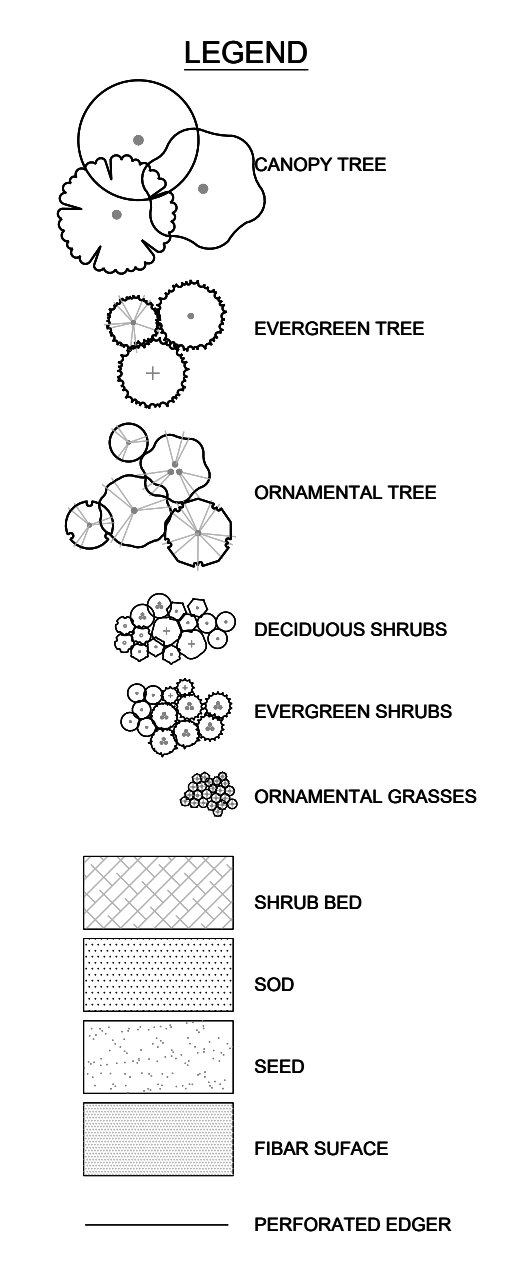
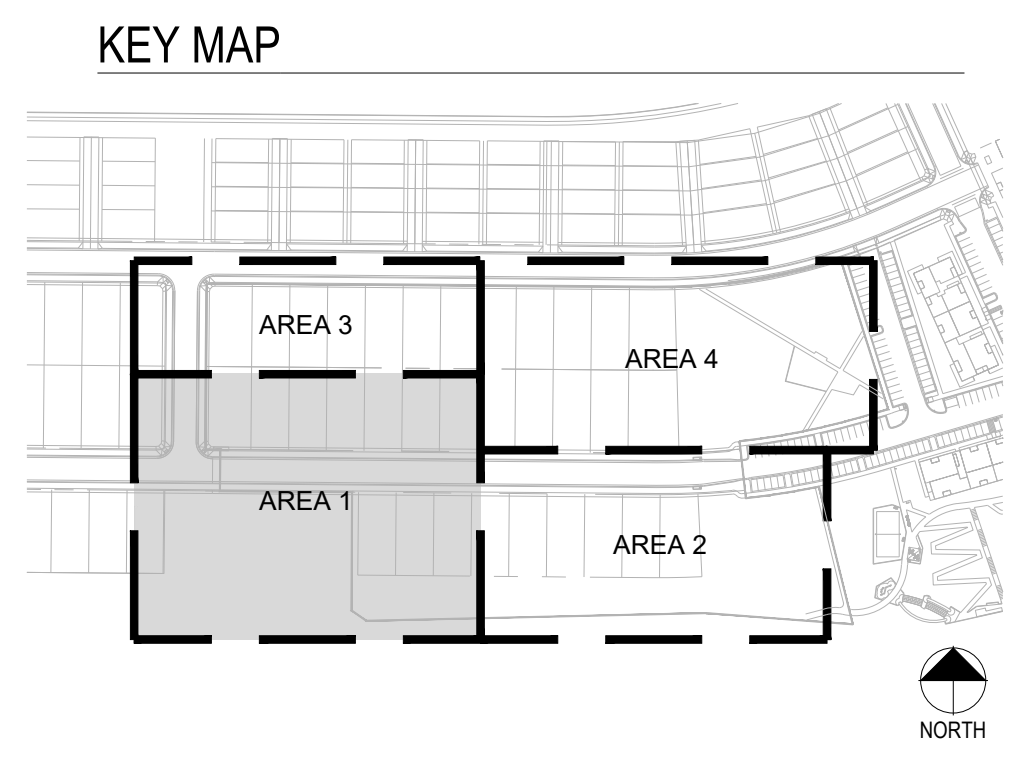
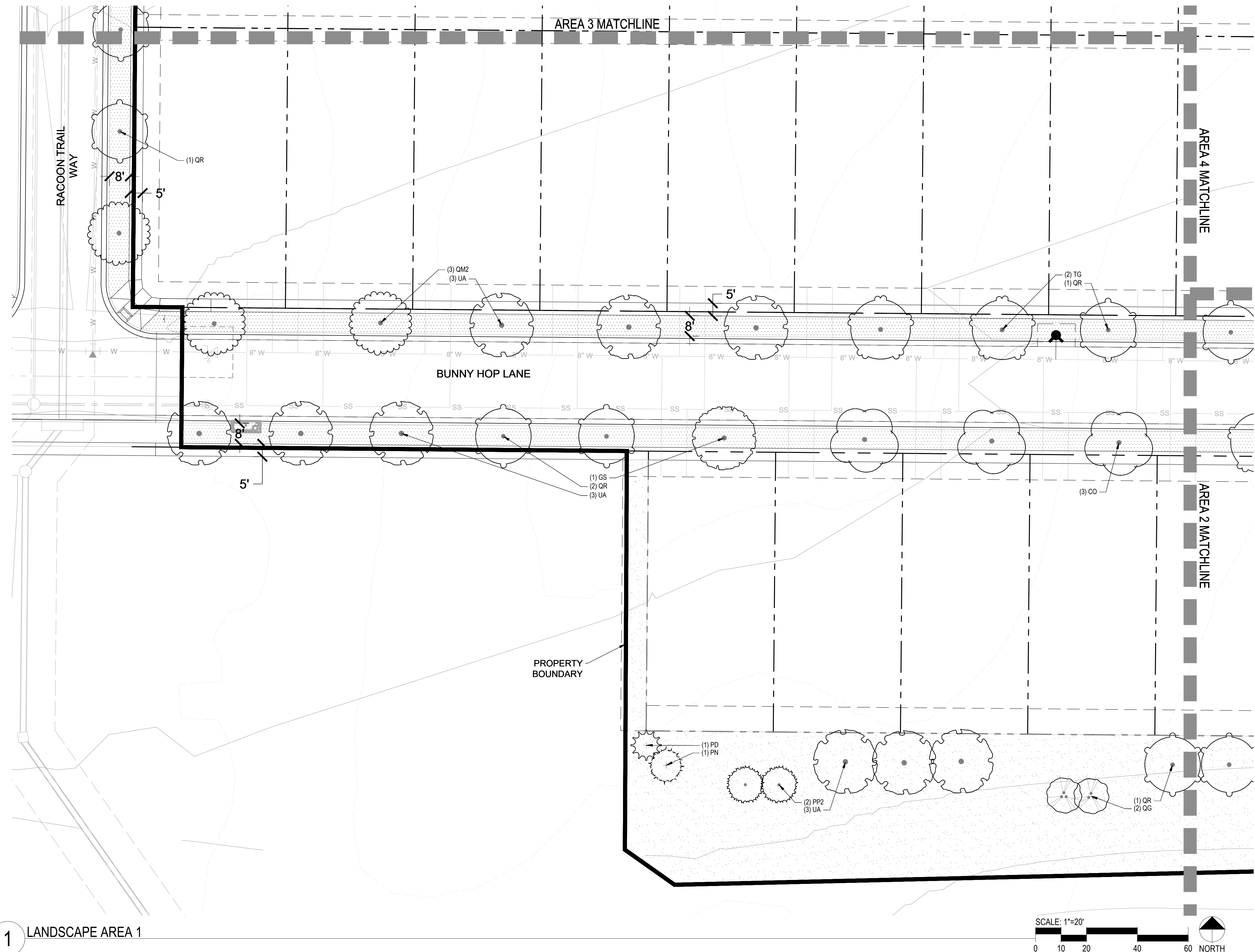
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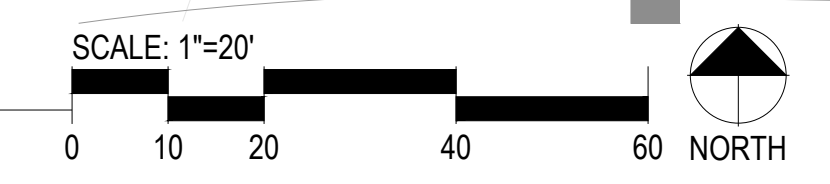
Sheet Name  
LANDSCAPE REQUIREMENTS  
Sheet Number

# COMPARK VILLAGE SOUTH PRELIMINARY PLAN

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



1 LANDSCAPE AREA 1



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

Land Planning  
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Civil Engineering  
MERRICK & COMPANY  
5970 GREENWOOD PLAZA BLVD,  
GREENWOOD VILLAGE, CO 80111  
303.353.3695

## COMPARK VILLAGE SOUTH LANDSCAPE PLANS AND MASTER STREET TREE PLANS PARKER, CO

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Sheet Name  
**LANDSCAPE  
AREA 1**  
Sheet Number

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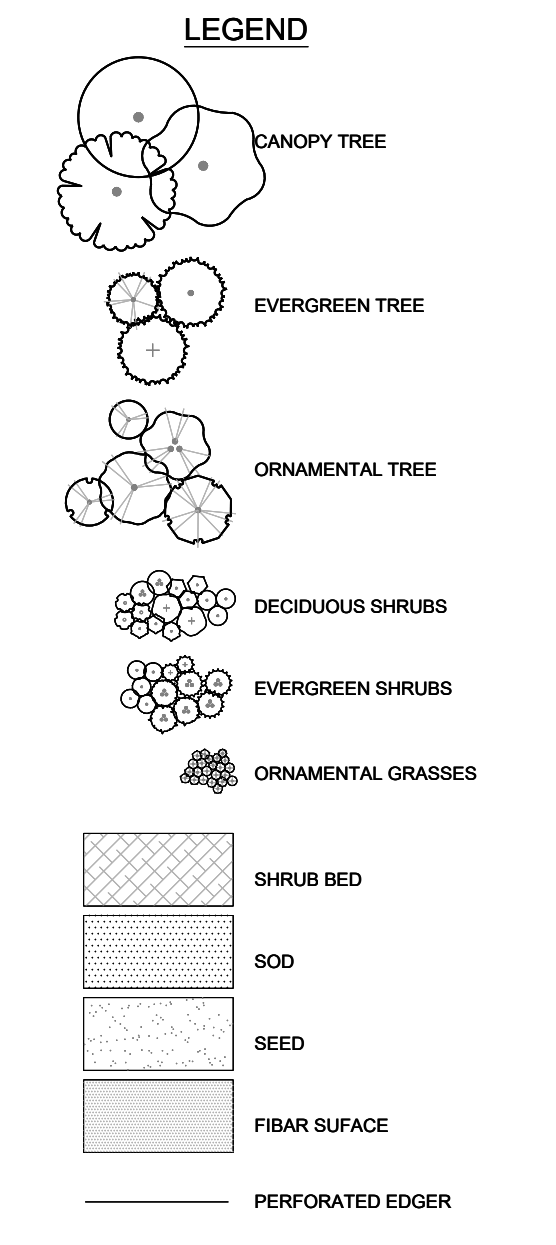
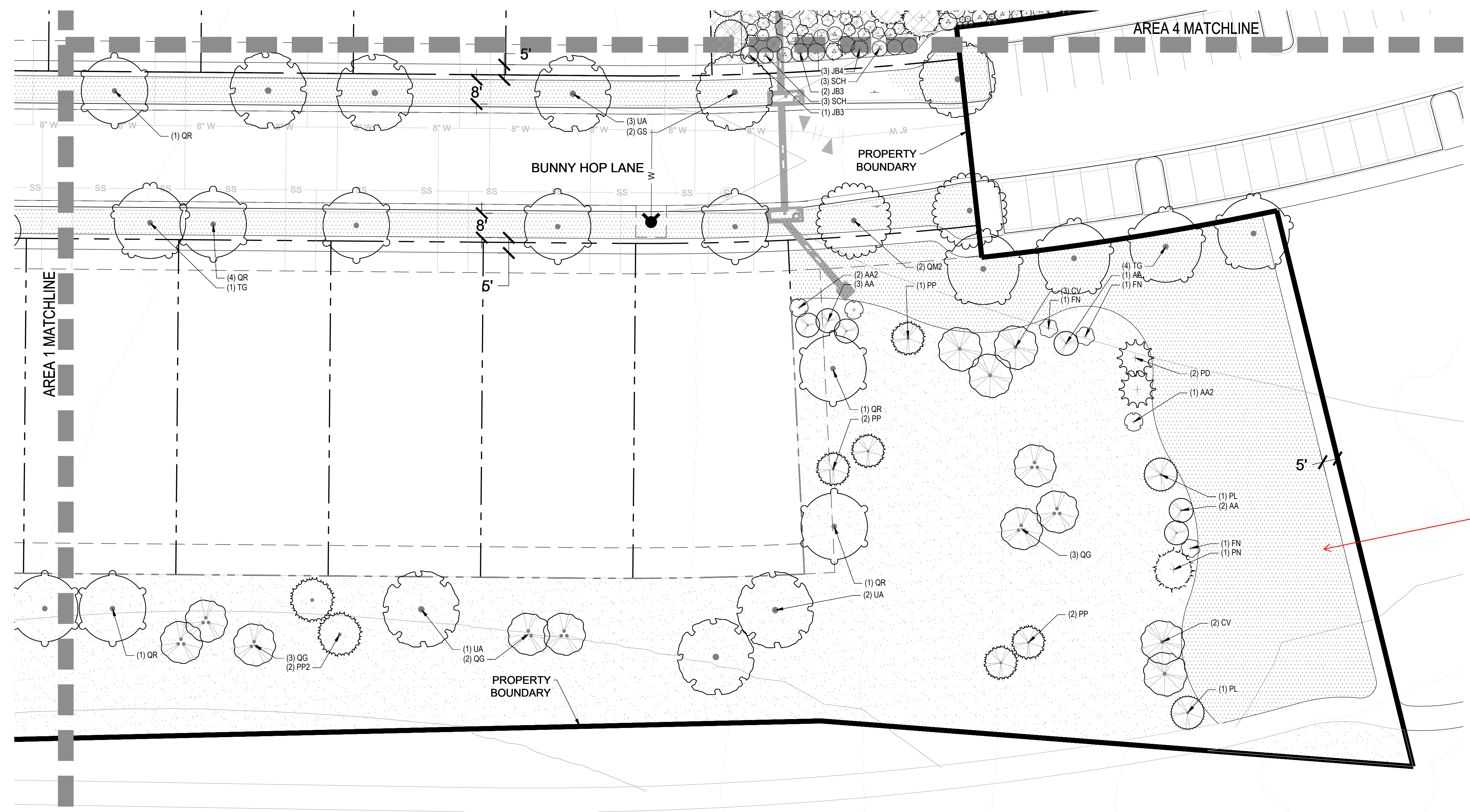
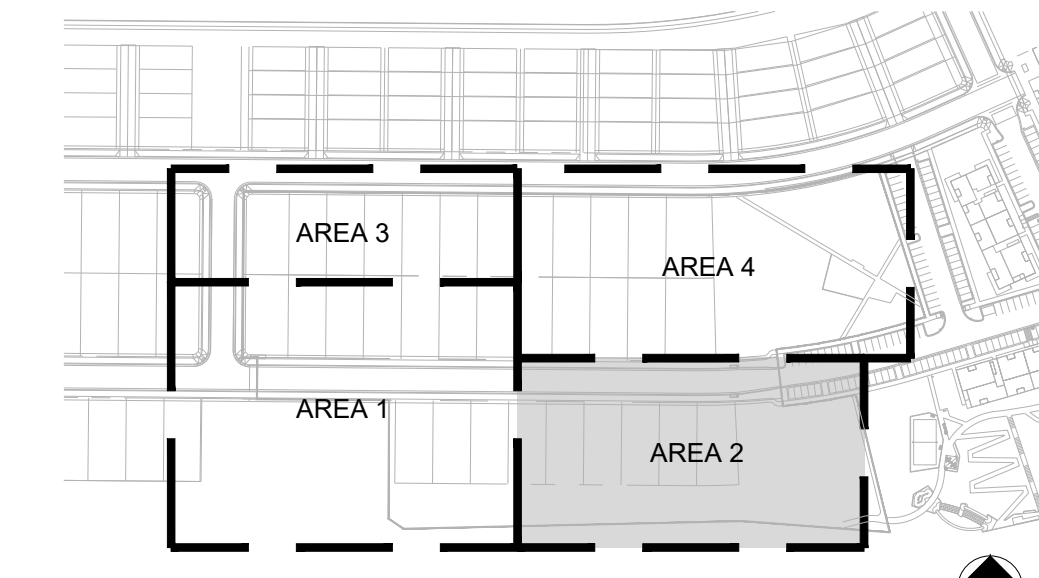
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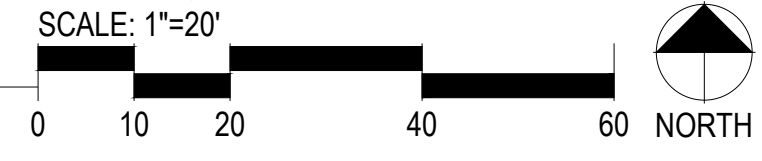
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KEY MAP



Per previous comment  
remove sod in open  
space  
PCS RESPONSE:  
TRACTS HAVE BEEN  
REVISED TO INCLUDE  
PARK AREA WITH SOD.

1 LANDSCAPE AREA 2



## COMPARK VILLAGE SOUTH LANDSCAPE PLANS AND MASTER STREET TREE PLANS PARKER, CO

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Sheet Name  
**LANDSCAPE  
AREA 2**  
Sheet Number

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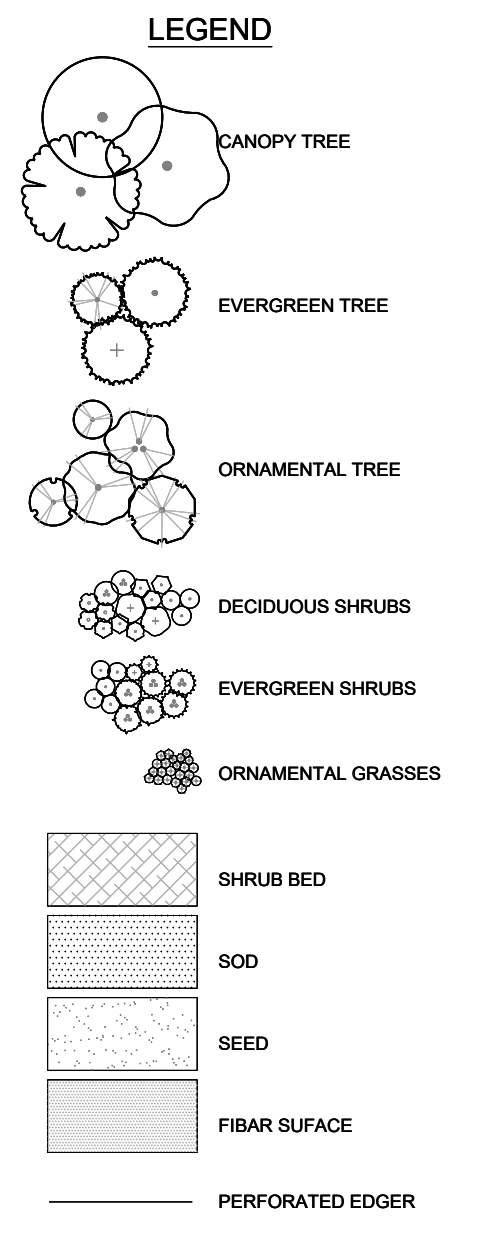
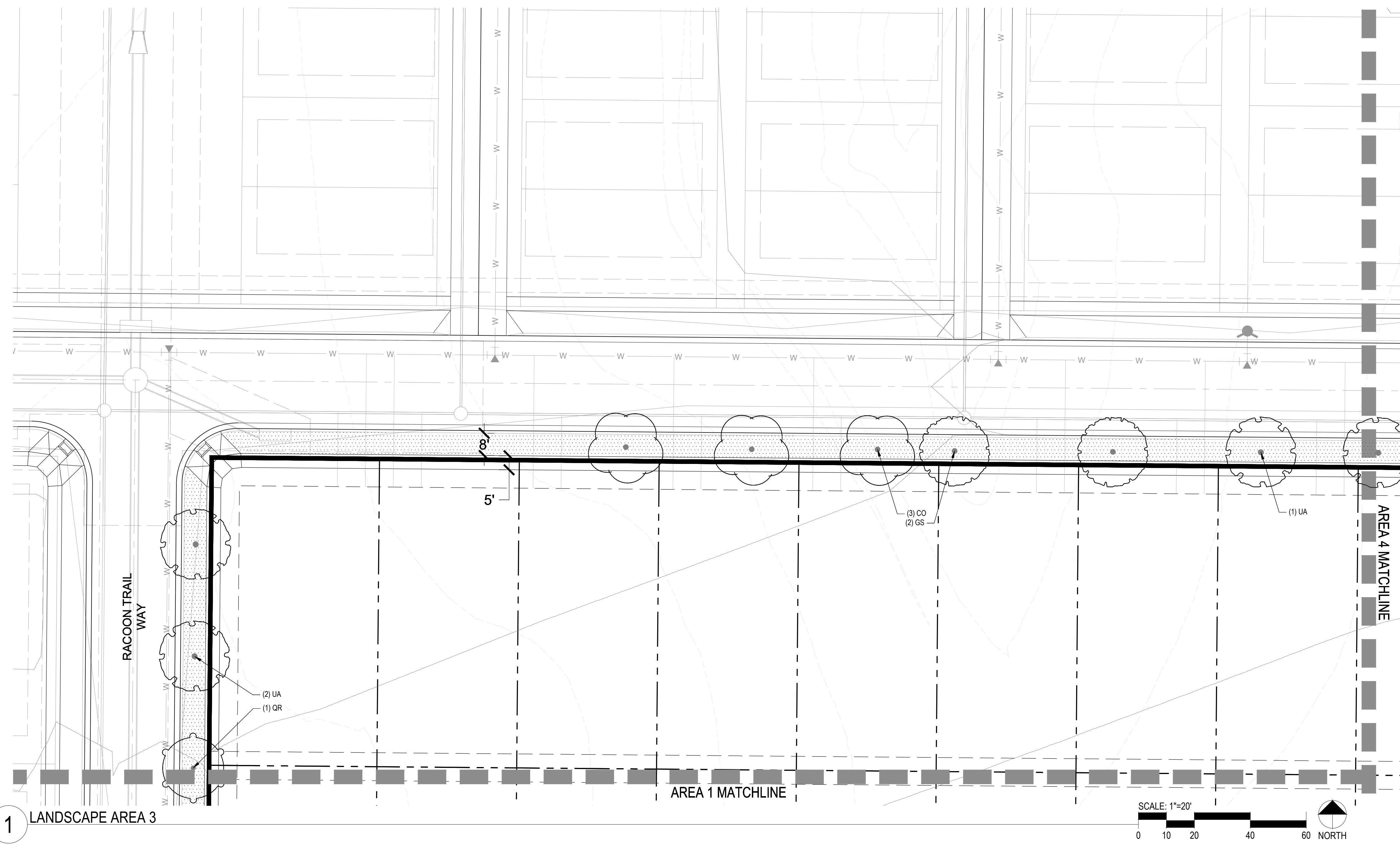
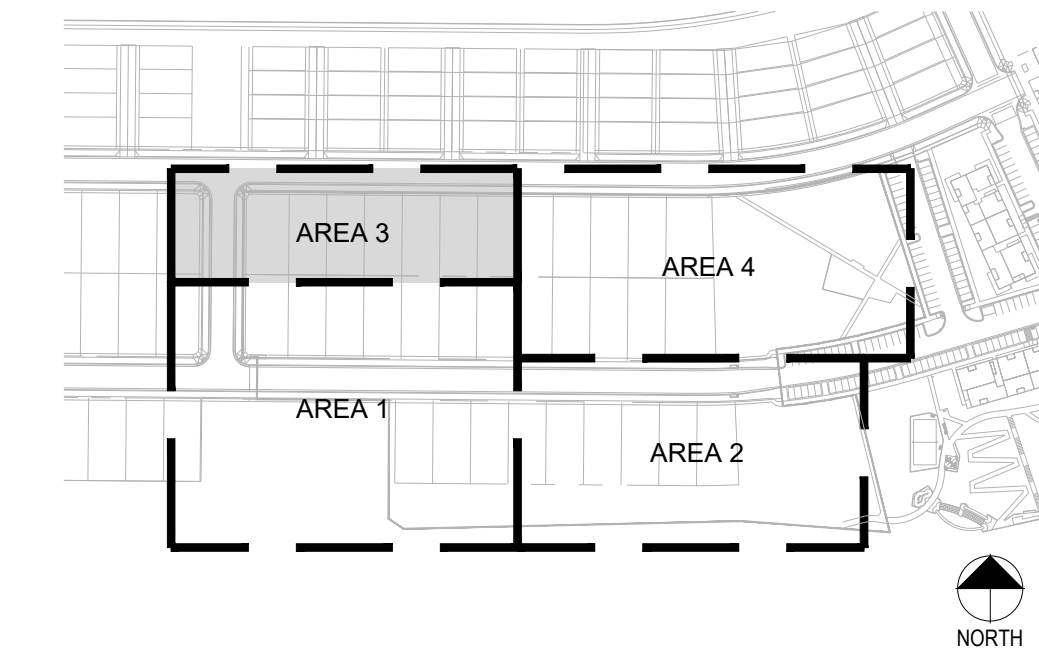
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KEY MAP



## COMPARK VILLAGE SOUTH LANDSCAPE PLANS AND MASTER STREET TREE PLANS PARKER, CO

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Sheet Name  
**LANDSCAPE  
AREA 3**  
Sheet Number

# COMPARK VILLAGE SOUTH PRELIMINARY PLAN

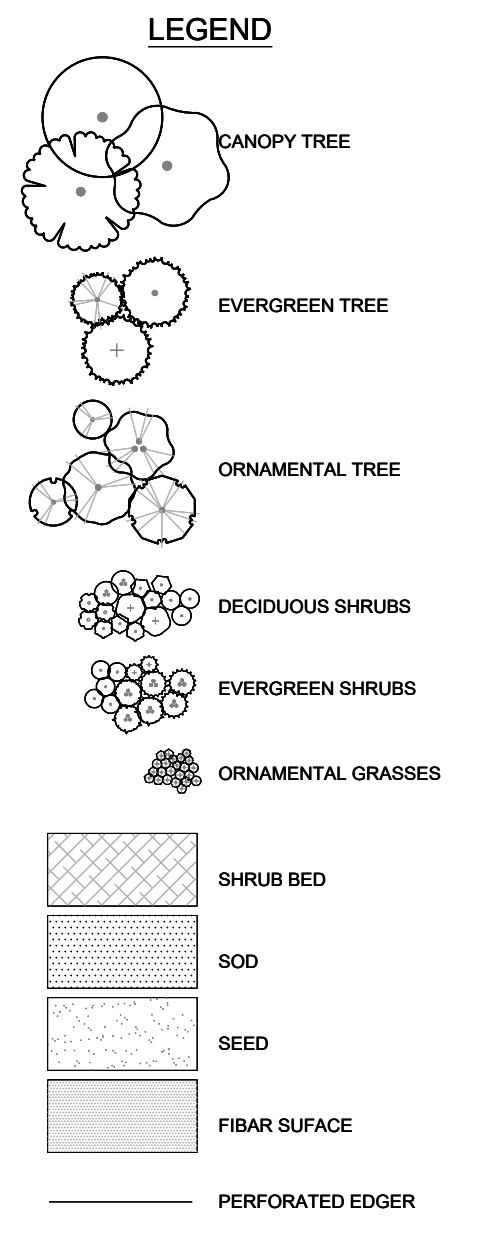
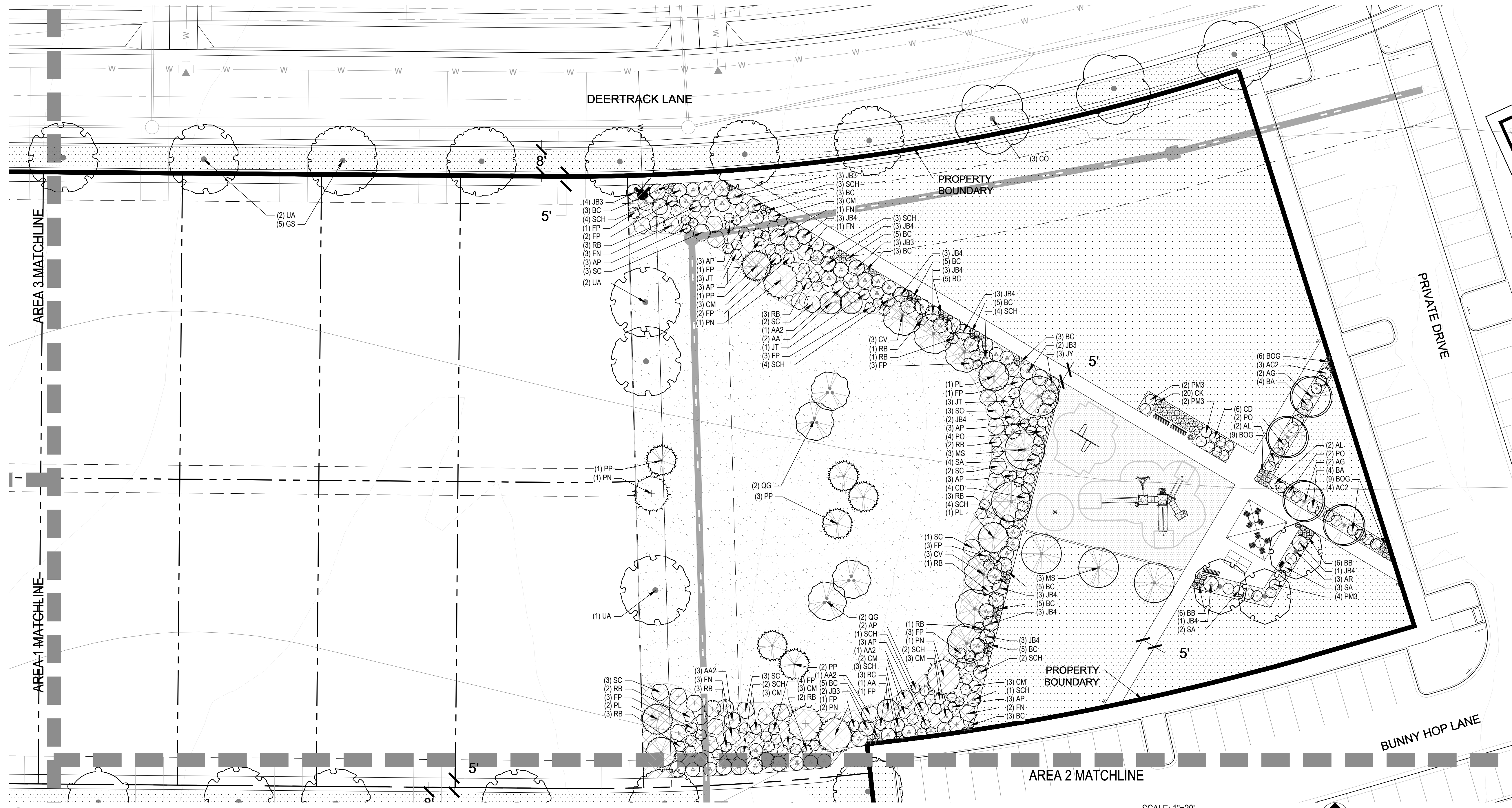
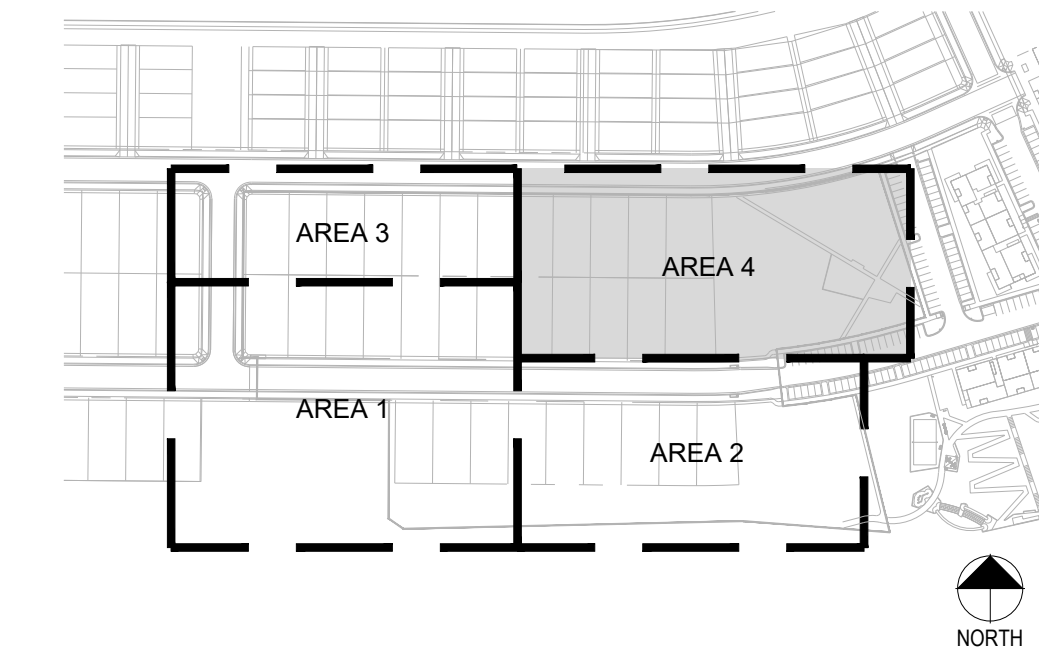
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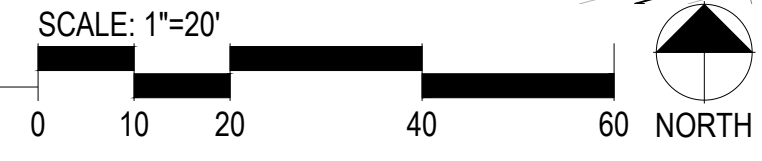
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KEY MAP



1 LANDSCAPE AREA 4



## COMPARK VILLAGE SOUTH LANDSCAPE PLANS AND MASTER STREET TREE PLANS PARKER, CO

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Sheet Name  
**LANDSCAPE AREA 4**  
Sheet Number

# COMPARK VILLAGE SOUTH PRELIMINARY PLAN

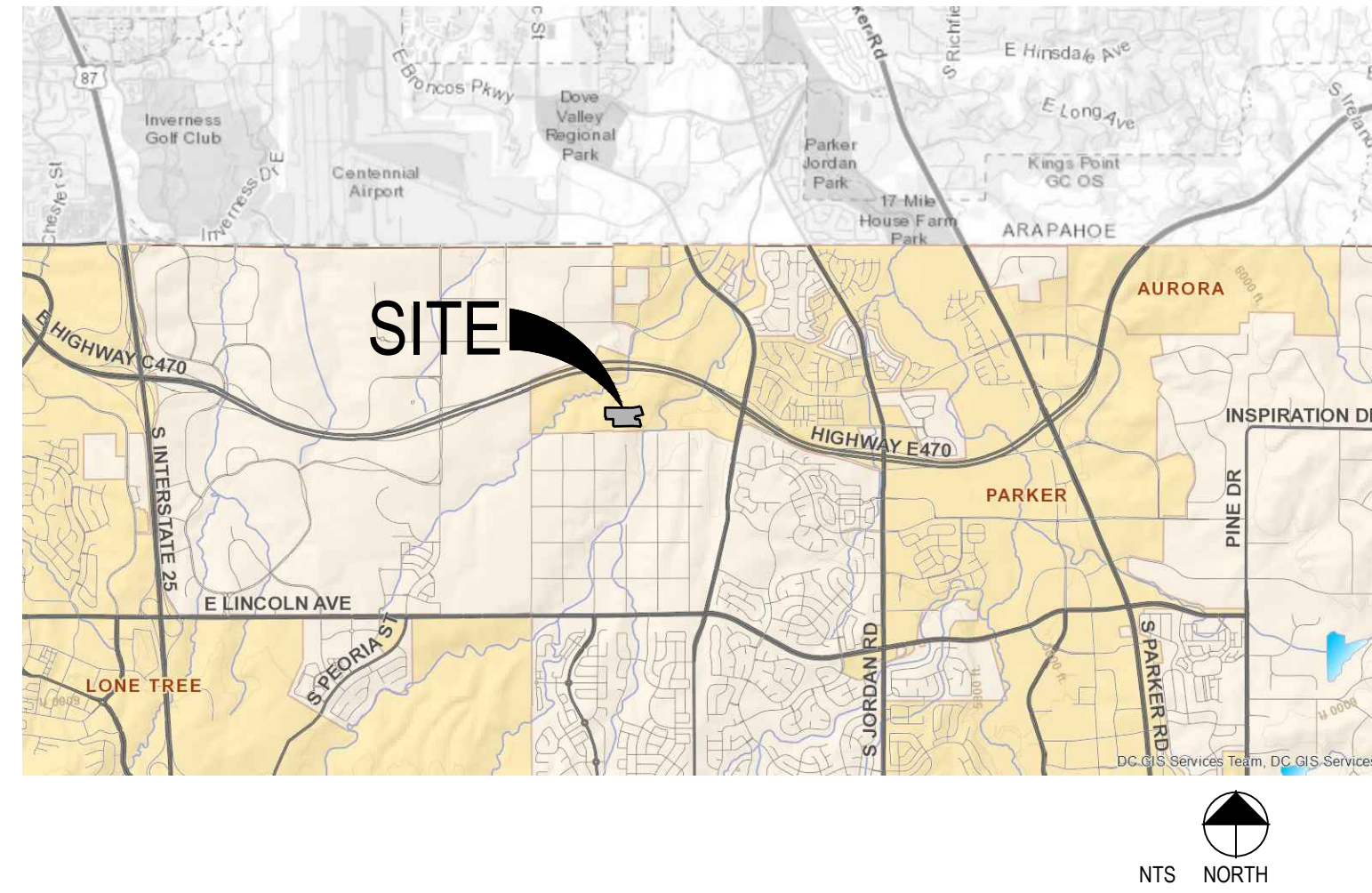
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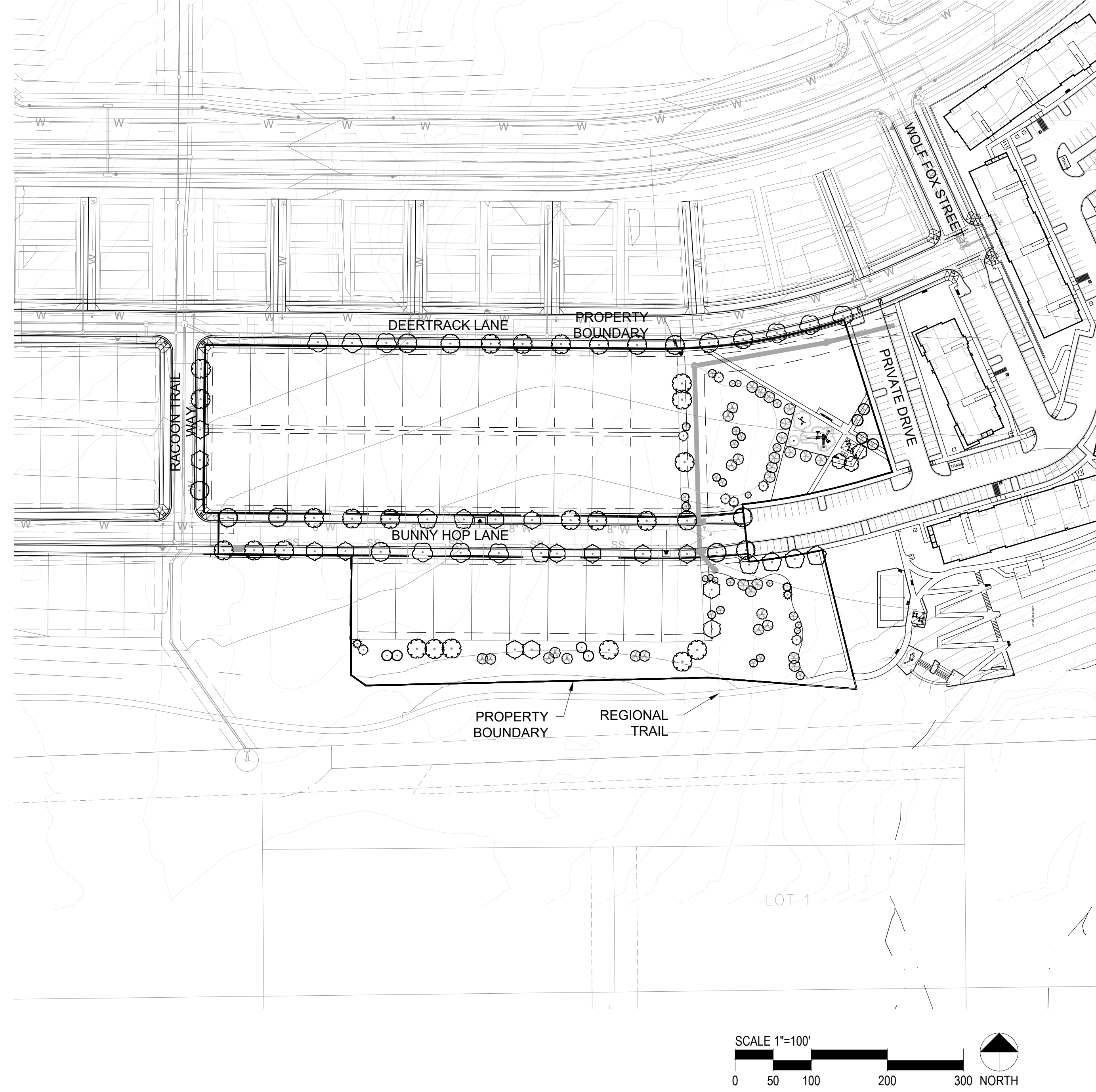
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## VICINITY MAP



## OVERALL SITE PLAN



## SHEET INDEX

| SHEET NO. | TITLE             |
|-----------|-------------------|
| 1         | COVER SHEET       |
| 2         | MASTER PARK PLAN  |
| 3         | PARK REQUIREMENTS |
| 4         | SITE ENLARGEMENTS |
| 5         | SITE DETAILS      |
| 6         | SITE DETAILS      |

Per previous comment please include small chart with park s.f. and acreage

PCS RESPONSE:  
PLEASE SEE SHEET 3.  
CHART WITH  
ASSOCIATED MAP HAS  
BEEN INCLUDED.

## COMPARK VILLAGE SOUTH PARK FACILITIES MASTER PLANS AND CONSTRUCTION PLANS

PARKER, CO

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Sheet Name  
**COVER SHEET**  
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**FEBRUARY 28, 2022**

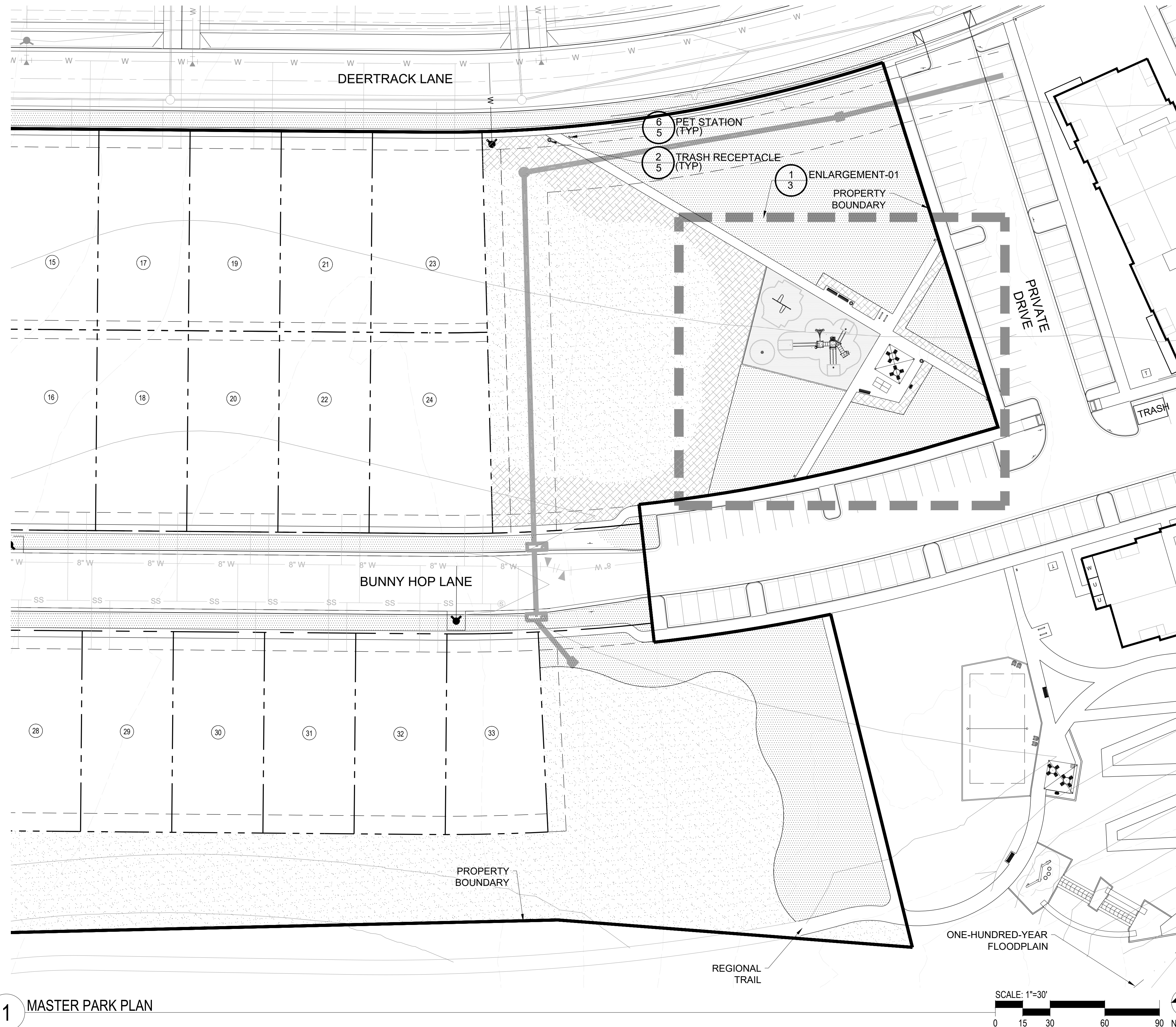
**PCS Group, Inc**



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

# COMPARK VILLAGE SOUTH PRELIMINARY PLAN

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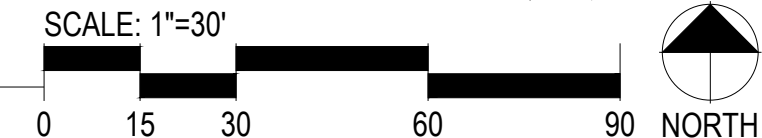
**LEGEND**

- 6" BENCH
- TRASH RECEPTACLE
- ⊕ TABLE AND CHAIRS
- ⊞ PING PONG TABLE
- PET WASTE STATION
- ⊠ 16' SQUARE SHELTER
- SPINNER
- ⊕ SWINGS
- ⊕ PLAY SET
- ▨ SHRUB BED
- ▨ SOD
- ▨ SEED
- ▨ FIBAR SURFACE
- PERFORATED EDGER

Make this more discernable and different than trash and spinner-all three of these should be clearly discernable

PCS RESPONSE: PET WASTE STATION HAVE BEEN ENLARGED FOR CLARITY. AN X HAS BEEN ADDED TO HELP DIFFERENTIAE SYMBOLS.

1 MASTER PARK PLAN



Prepared For  
CENTURY LAND HOLDINGS, LLC  
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**MERRICK & COMPANY**  
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## COMPARK VILLAGE SOUTH PARK FACILITIES MASTER PLANS AND CONSTRUCTION PLANS

PARKER, CO

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Sheet Name  
**MASTER PARK PLAN**  
Sheet Number

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COMPARK VILLAGE SOUTH  
PARK FACILITIES MASTER PLANS  
AND CONSTRUCTION PLANS  
PARKER, CO

PCS RESPONSE:  
Chart has been revised. All  
required amenity quantities  
have been moved.  
Apologies, but it is  
confusing when these items  
are listed in the town's chart  
under this category.

| Required Amenities for All Parks   |          |   |
|--|----------|---|
| Requirements   | Provided | Details   |
| Landscape for all impervious areas   | Yes      | All impervious areas have landscaping                           |
| Tables and seating, such as benches, chairs, picnic tables and ADA seating         | Yes      | Picnic tables and benches                                       |
| Internal access pathways between park amenities                                    | Yes      | Sidewalks connect all park amenities                            |
| Open turf play areas   | Yes      | Large turf areas are provided                                   |
| Universal and inclusive play elements to accommodate all ages and abilities        | Yes      | Play elements proposed are inclusive and accessible to all ages |
| Dog waste stations at all pedestrian access points into the park, minimum of three | Yes      | Four pet stations are proposed at all entrances to the park     |
| Trash receptacles at all seating areas with a minimum of three                     | Yes      | Three trash receptacles are proposed                            |
| Small shelter serving a capacity of between five and ten users                     | Yes      | 16' square shelter with capacity for 8 users                    |

### 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-COMFORMANCE WITH THE PLANS, SPECIFICATIONS, CONTRACT DOCUMENTS, JURISDICTIONAL CODES AND REGULATORY AGENCIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL UTILITY LOCATES PRIOR TO ANY EXCAVATION.
- THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT OR EXISTING LANDSCAPE, ADJACENT OR EXISTING PAVING, OR ANY PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION, ESTABLISHMENT OR DURING THE SPECIFIED MAINTENANCE PERIOD. ALL DAMAGES SHALL BE REPAIRED TO PRE-CONSTRUCTION CONDITIONS AS DETERMINED BY THE OWNER'S REPRESENTATIVE. CONTRACTOR SHALL BE RESPONSIBLE FOR LOGGING ANY DAMAGES PRIOR TO START OF CONSTRUCTION AND DURING THE CONTRACT PERIOD.
- ALL WORK SHALL BE CONFINED TO THE AREA WITHIN THE CONSTRUCTION LIMITS AS SHOWN ON THE PLANS. ANY AREAS OR IMPROVEMENTS DISTURBED OUTSIDE THESE LIMITS SHALL BE RETURNED TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. IN THE EVENT THE CONTRACTOR REQUIRES A MODIFICATION TO THE CONSTRUCTION LIMITS, WRITTEN PERMISSION MUST BE OBTAINED FROM THE OWNER'S REPRESENTATIVE PRIOR TO ANY DISTURBANCE OUTSIDE OF THE LIMITS OF WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
- COORDINATE SITE ACCESS, STAGING, STORAGE AND CLEANOUT AREAS WITH OWNER'S REPRESENTATIVE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF THEIR MATERIAL STOCK PILES AND WORK FROM VANDALISM, EROSION OR UNINTENDED DISTURBANCE DURING THE CONSTRUCTION PERIOD AND UNTIL FINAL ACCEPTANCE IS ISSUED.
- THE CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL INSURE THAT ALL LOADS OF CONSTRUCTION MATERIAL IMPORTED TO OR EXPORTED FROM THE PROJECT SITE SHALL BE PROPERLY COVERED TO PREVENT LOSS OF MATERIAL DURING TRANSPORT. TRANSPORTATION METHODS ON PUBLIC RIGHT OF WAYS SHALL CONFORM TO JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE REQUIREMENTS.
- THE CLEANING OF EQUIPMENT IS PROHIBITED AT THE JOB SITE UNLESS AUTHORIZED BY THE OWNER'S REPRESENTATIVE IN A DESIGNATED AREA. THE DISCHARGE OF WATER, WASTE CONCRETE, POLLUTANTS, OR OTHER MATERIALS SHALL ONLY OCCUR IN AREAS DESIGNATED 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.
- ON LOT PICKET FENCING SHALL BE LOCATED ON LOT LINES AS SHOWN ON THIS SHEET TO ENCLOSE THE FRONT YARD AREA. EXACT LOCATIONS AND RETURNS SHALL VARY FOR EACH LOT DUE TO ADJUSTMENTS NEEDED FOR DRAINAGE, DRY UTILITY PEDESTALS, ETC. AND RELATIONSHIP TO ADJACENT HOME. FINAL FENCE LOCATIONS MAY ENCLOSE MORE SIDE YARD AREA AND WILL BE SHOWN ON THE PLOT PLANS.

| Options for Parks and Open Space Amenities                                |                                    |           |  |
|---|------------------------------------|-----------|--|
| Category  | Provided Amenity                   | Quantity  | Location   |
| <b>Category 1 - Gathering Spaces &amp; Self-directed Group Activities</b> |                                    |           |  |
| <b>Pick 1</b>   |                                    |           |  |
| Seating and tables  | Picnic Tables and Benches          | 5         | Benches are located north and south of the playground and picnic tables are under shelter                            |
| Shelter, small (5-10 users)   | 16' Shelter for 8 users            | 1         | Southeast of playground  |
| Activity hubs (ping pong, foosball, chess table, cornhole, etc.)          | Table Tennis                       | 1         | Stationary table tennis is proposed south of shelter area  |
| <b>Category 2 - Active Uses</b>   |                                    |           |  |
| <b>Pick 2, but only 1 may be from paths, trails</b>                       |                                    |           |  |
| Internal access pathway   | Sidewalks                          | N/A       | All play spaces, gathering spaces and open turf play areas are connected by internal access concrete paths           |
| Play Space and Equipment  | Swings & Spinner                   | 1 of each | All play equipment is located in play area, central to park.   |
| Open turf play area   | Open turf lawn                     | 3         | There are 3 turf areas proposed; two surrounding the playground and one down south, adjacent to the multifamily park |
| Playground, small-scale   | Age 5-12 Playset, Swings & Spinner | 1 of each | All play equipment is located in play area, central to park.   |
| <b>Category 3 - Support Amenities</b>                                     |                                    |           |  |
| <b>Pick 1 per acre (1.23ac of park)</b>                                   |                                    |           |  |
| Barbecues, single or dual with ash disposal                               | Standard Charcoal Grill            | 1         | South of picnic tables and shelter   |
| Dog waste station   | Pet waste stations                 | 4         | Pet stations are proposed at all entrances to the park   |
| Trash receptacles   | Trash Receptacles                  | 3         | Trash receptacles are proposed by all seating areas and at NE park entrance  |

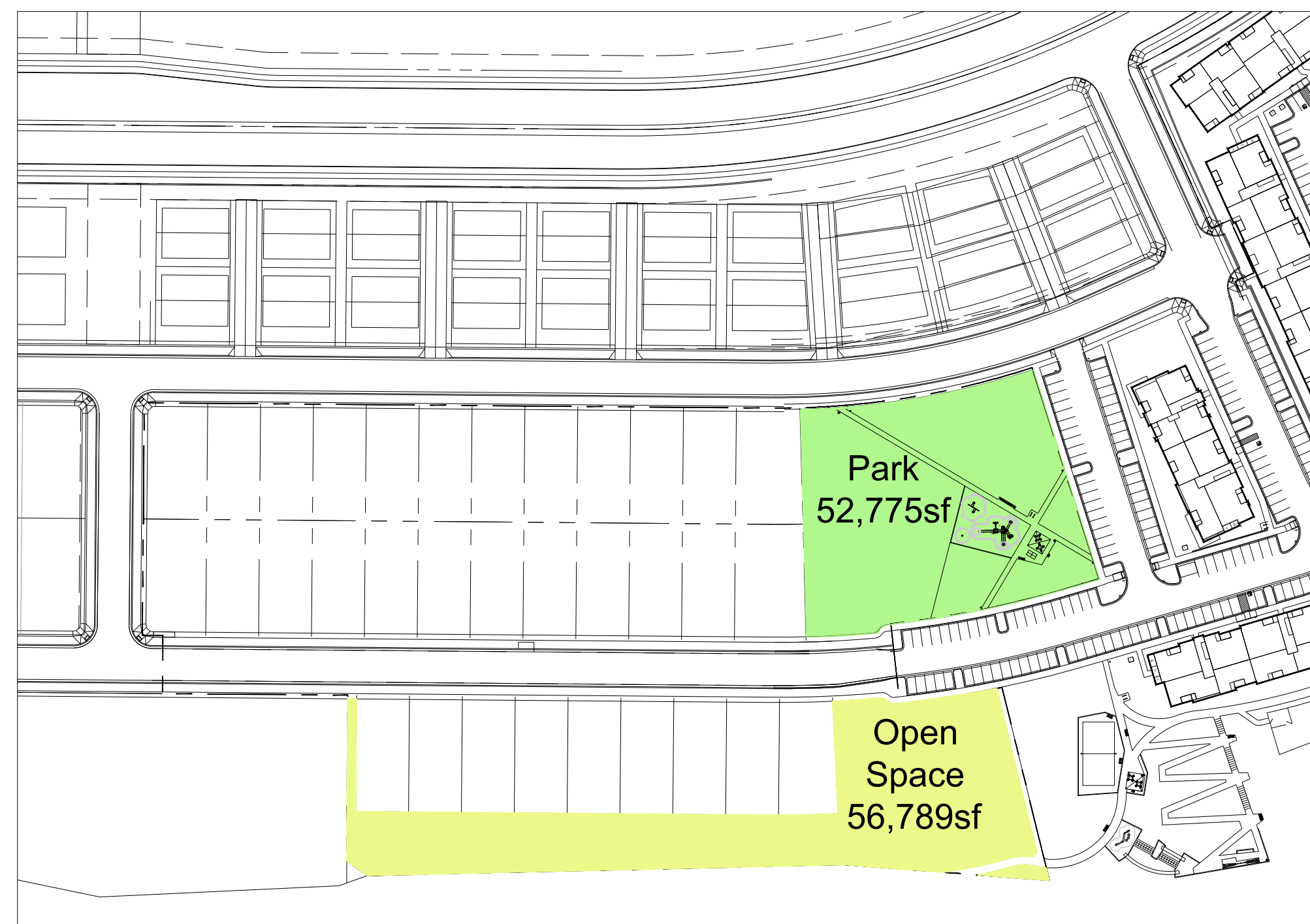
Required-do not include here include additional info in required section

PCS RESPONSE: Required amenities have been moved to the top of the chart.

PCS RESPONSE: Amenities in this category have been removed.

Cannot double count the play equipment

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: 34,355.7SF  
PROV: 52,775SF

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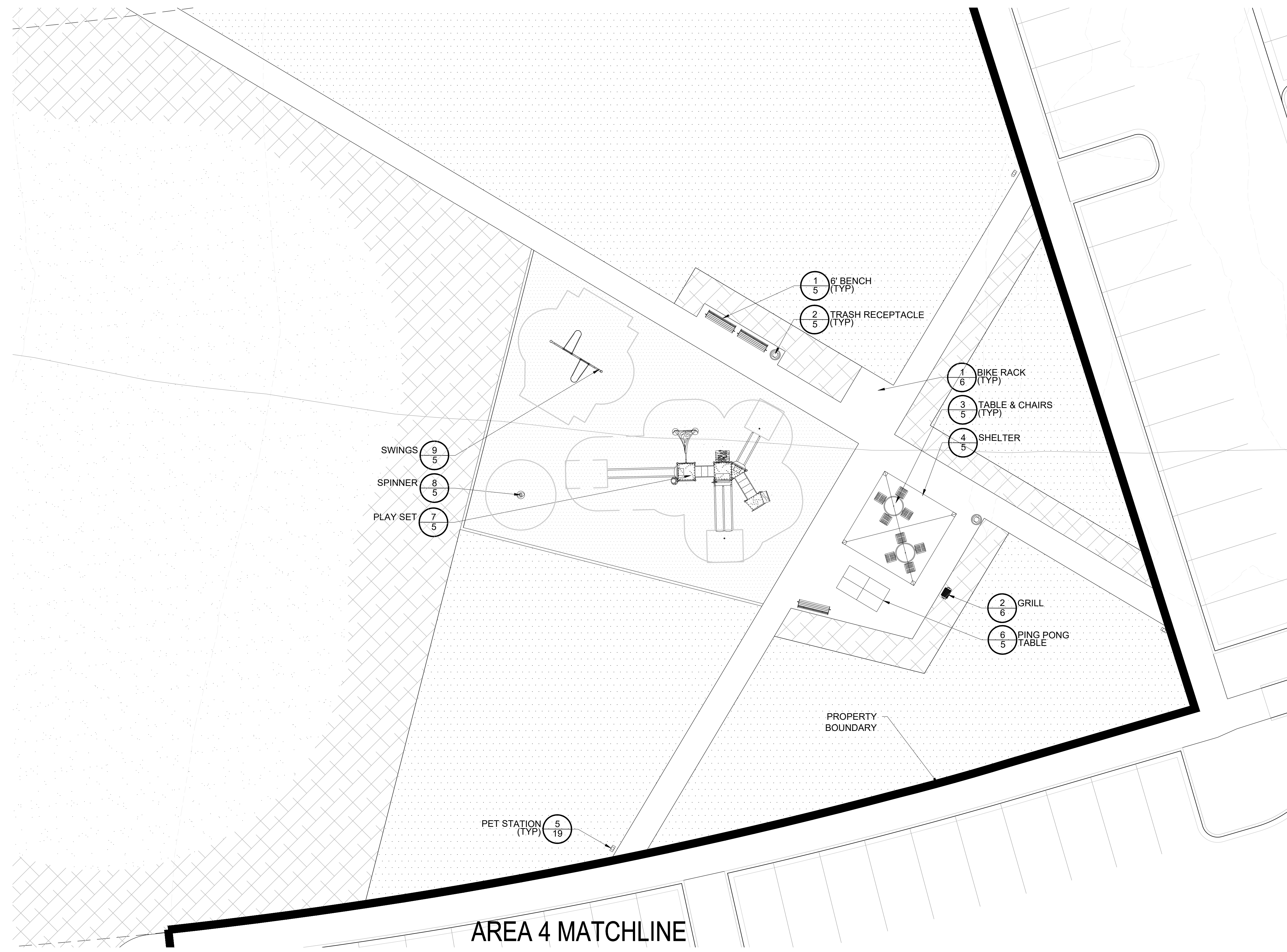
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Sheet Name  
**MASTER  
PARK PLAN**  
Sheet Number

# COMPARK VILLAGE SOUTH PRELIMINARY PLAN

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



**LEGEND**

- 6' BENCH
- TRASH RECEPTACLE
- TABLE AND CHAIRS
- PING PONG TABLE
- PET WASTE STATION
- 16' SQUARE SHELTER
- SPINNER
- SWINGS
- PLAY SET
- SHRUB BED
- SOD
- SEED
- FIBAR SUFACE
- PERFORATED EDGER

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

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**MERRICK & COMPANY**  
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## COMPARK VILLAGE SOUTH PARK FACILITIES MASTER PLANS AND CONSTRUCTION PLANS

PARKER, CO

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**SITE ENLARGEMENT**  
Sheet Number

# COMPARK VILLAGE SOUTH PRELIMINARY PLAN

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CORONADO THERMORY 6' CONTOUR BENCH  
ITEM #: CR2780T  
SIZE: 35"H x 23"W x 76"L  
COLOR: THERMORY  
FRAME COLOR: TEXTURED BRONZE  
INSTALL PER MANUFACTURER'S  
SPECS. OR APPROVED EQUAL.

SUPPLIER: ANOVA  
WEBSITE: ANOVA.COM

**1** 6' BENCH  
Scale: NTS



BEACON HILL 35 GAL THERMORY  
RECEPTACLE, OPEN TOP  
ITEM #: BH1835T  
SIZE: 32"H x 23"Sq.  
FRAME COLOR: TEXTURED BRONZE  
COLOR: THERMORY - HORIZONTAL  
INSTALL PER MANUFACTURER'S  
SPECS. OR APPROVED EQUAL.

SUPPLIER: ANOVA  
WEBSITE: ANOVA.COM

**2** TABLE & CHAIRS  
Scale: NTS



BEACON HILL THERMORY  
ITEM #: BH1840T  
SIZE: 36"H x 92"Sq.  
FRAME COLOR: TEXTURED BRONZE  
COLOR: THERMORY  
INSTALL PER MANUFACTURER'S  
SPECS. OR APPROVED EQUAL.

SUPPLIER: ANOVA  
WEBSITE: ANOVA.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: 7408-R, COMPLETE DOG WASTE  
STATION WITH ROLL DISPENSER,  
COLOR: GREEN  
INSTALL PER MANUFACTURER'S SPECS  
OR APPROVED EQUAL.

CONTACT: ATOZ RECREATION  
PHONE: 303.670.3789  
WWW.ATOZRECREATION.COM

**5** PET STATION  
Scale: NTS



OUTDOOR CONCRETE PING PONG TABLE WITH  
POWDER COATED STEEL LEGS  
ITEM #: T1086035  
SIZE: 30"H x 60"W x 180"L  
TABLE COLOR: NATURAL CONCRETE GRAY  
TABLE LEG COLOR: BLACK  
INSTALL PER MANUFACTURER'S  
SPECS. OR APPROVED EQUAL.

SUPPLIER: ANOVA  
WEBSITE: ANOVA.COM

**6** PING PONG TABLE  
Scale: NTS



NU-EDGE AGE 5-12YR PLAY SET  
MANUFACTURER: LITTLE TIKES  
COMMERCIAL  
MODEL: IMF2T05  
COLOR: STANDARD  
OR APPROVED EQUAL.  
INSTALL PER MANUFACTURER'S  
SPECS.

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

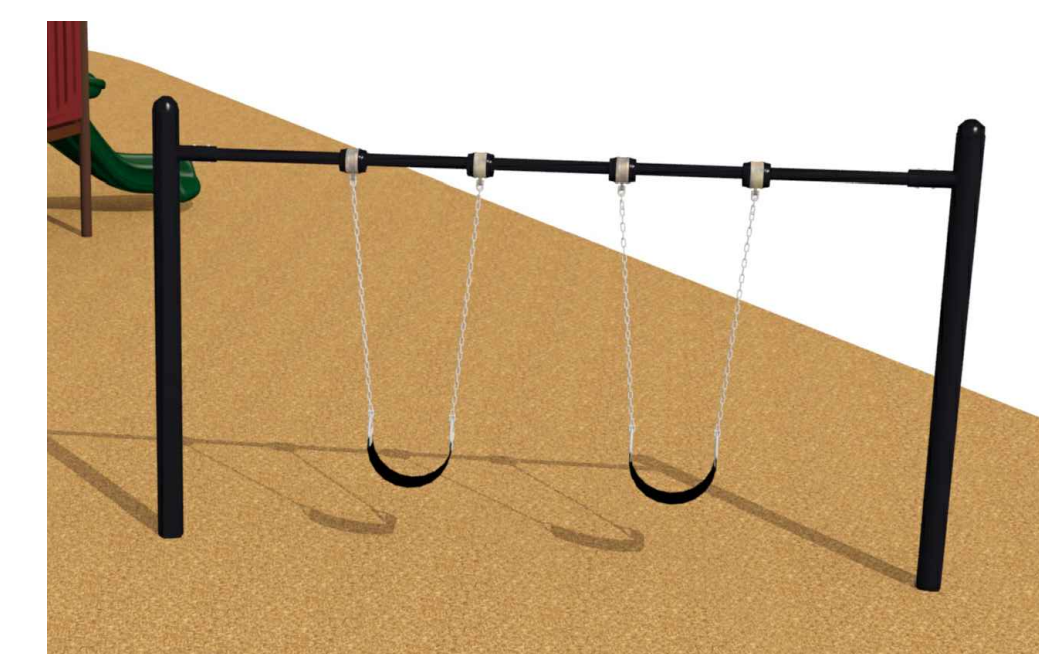
**7** PLAY SET  
Scale: NTS



STAND AND SPIN  
MANUFACTURER: LITTLE TIKES  
COMMERCIAL  
MODEL: IMFST012  
COLOR: STANDARD  
OR APPROVED EQUAL.  
INSTALL PER MANUFACTURER'S  
SPECS.

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

**8** SPINNER  
Scale: NTS



SWING SET  
MANUFACTURER: LITTLE TIKES  
COMMERCIAL  
MODEL: IMF2T05  
COLOR: BLACK  
INSTALL PER MANUFACTURER'S SPECS  
OR APPROVED EQUAL.

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

**9** SWINGS  
Scale: NTS

Prepared For  
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COMPARK VILLAGE SOUTH  
PARK FACILITIES MASTER PLANS  
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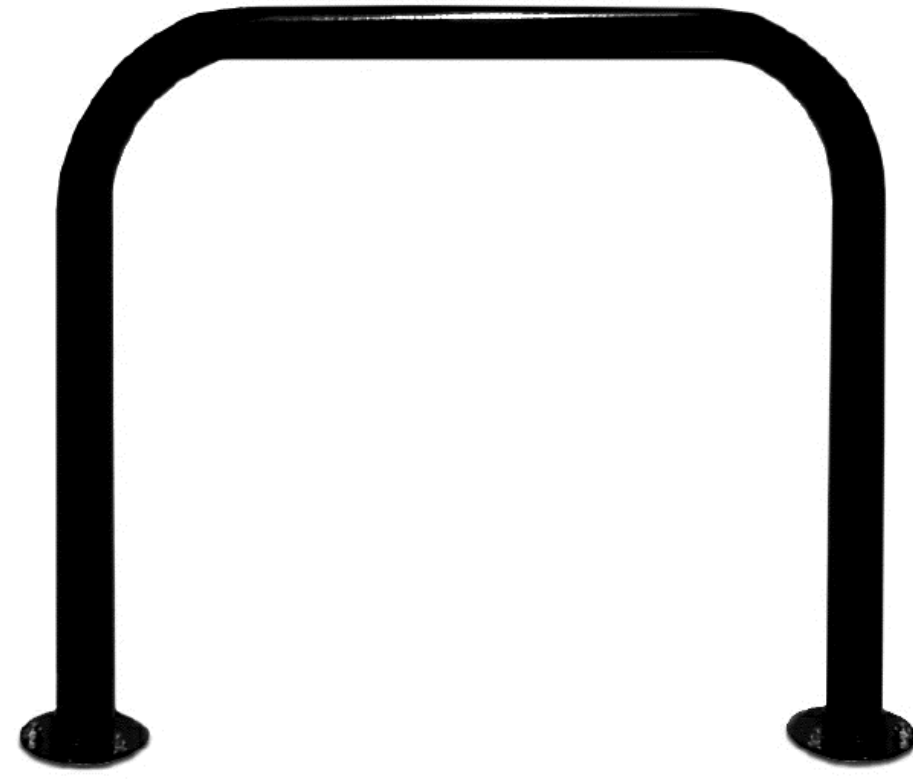
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**SITE DETAILS**

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# COMPARK VILLAGE SOUTH PRELIMINARY PLAN

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

SUPPLIER: ANOVA  
WEBSITE: ANOVAFURNISHINGS.COM



STANDARD PARK GRILL  
ITEM #: 100PRG  
SIZE: 10"H x 20"W x 15"D  
INSTALL PER MANUFACTURER'S  
SPECS. OR APPROVED EQUAL.

SUPPLIER: ANOVA  
WEBSITE: ANOVAFURNISHINGS.COM

**1** BIKE\_RACK  
Scale: NTS

**2** GRILL

I didn't see bike rack location called out?

PCS RESPONSE:  
Bike racks are located NE of shad structure. Looks like the symbol was frozen on the previous submittal.

Prepared For  
CENTURY LAND HOLDINGS, LLC  
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COMPARK VILLAGE SOUTH  
PARK FACILITIES MASTER PLANS  
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