



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: January 24, 2022
SUBJECT: SUB21-073; Compark Village South Tract G Sketch Plan
SUB21-074; Compark Village South Tract G Preliminary Plan
Review Comments 01

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.
2. A Subdivision Agreement will be required with this plat. Attached to this memo is the Town’s standard agreement. This standard form has been adopted by Town Council and is not available for change. Additional conditions will be added for your development and included in the final draft which will be available for review near the approval of the platting process.

3. 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 – Building
- Cherry Creek Basin Water Quality Authority
- Douglas County Assessor’s Office
- Town of Parker – Fire/Life Safety Division
- Intermountain Rural Electric Association (CORE) – Utility

Please keep an eye out in eTRAKiT for outstanding reviews.

- Town of Parker – Construction Plans (Environmental)
- Town of Parker – Construction Plans (Stormwater)
- Town of Parker – Construction Plans (Civil)
- Town of Parker – Construction Plans (Traffic)
- Douglas County- School District
- Town of Parker – Drainage Report (Stormwater)
- Geotechnical Report
- Public Services Company of Colorado
- Town of Parker – Sketch Plan (Civil)
- Town of Parker – Sketch Plan (Stormwater)
- Stonegate Village Metro District
- Town of Parker – Recreation
- Town of Parker – Traffic Impact Study
- Town of Parker – Drainage Report (Civil)

These comments are available on eTRAKiT. Please address accordingly.

Staff Comments 01
SUB21-073; Compark Village South Tract G Sketch Plan
SUB21-074; Compark Village South Tract G Preliminary Plan
January 24, 2022

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 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:

REVISION DATE:

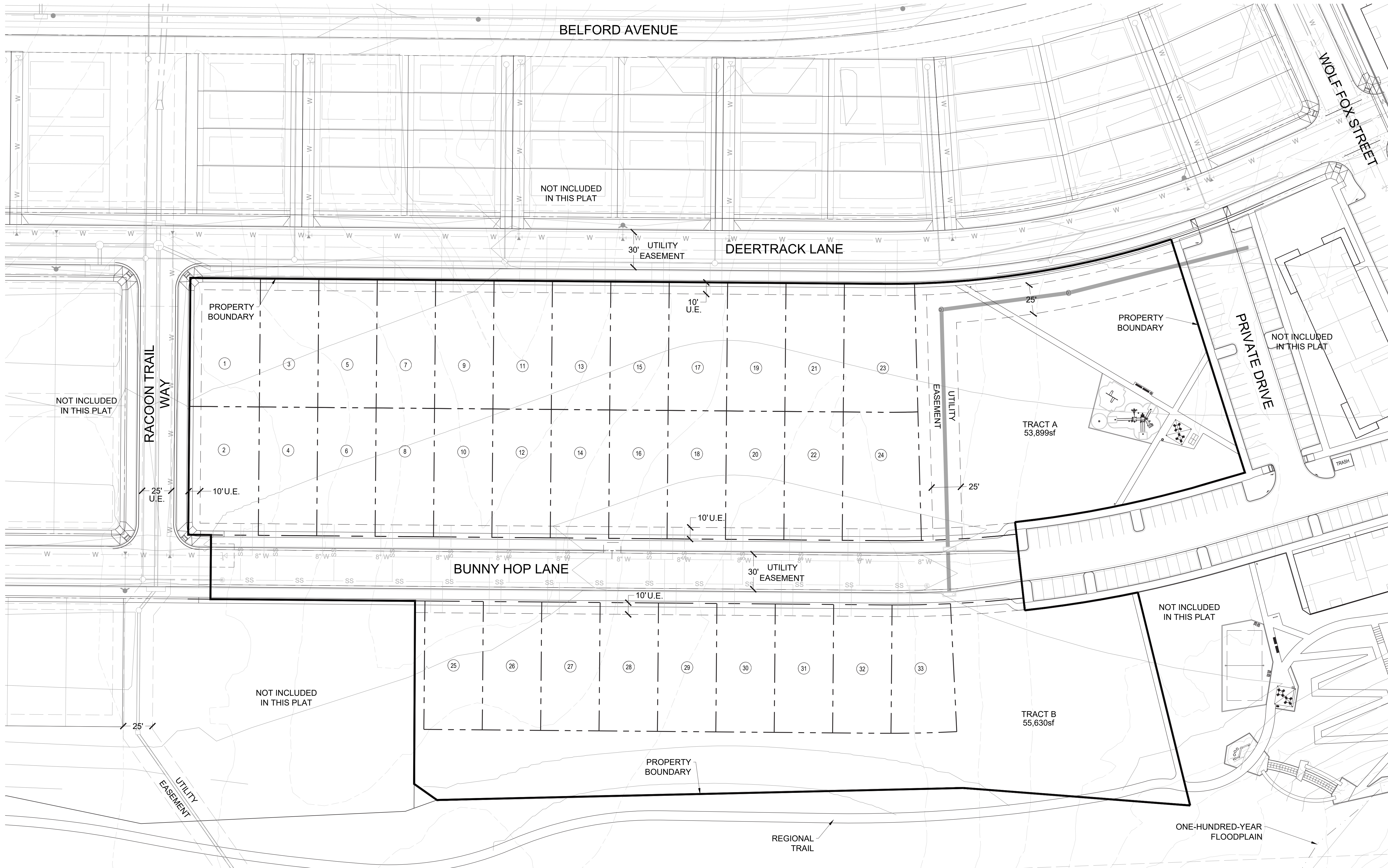
REVISION DATE:

REVISION DATE:

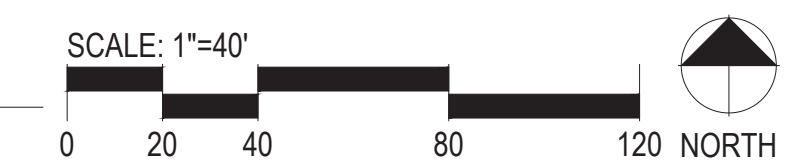
**SHEET:01
 OF 03**



SCALE 1"= 40'

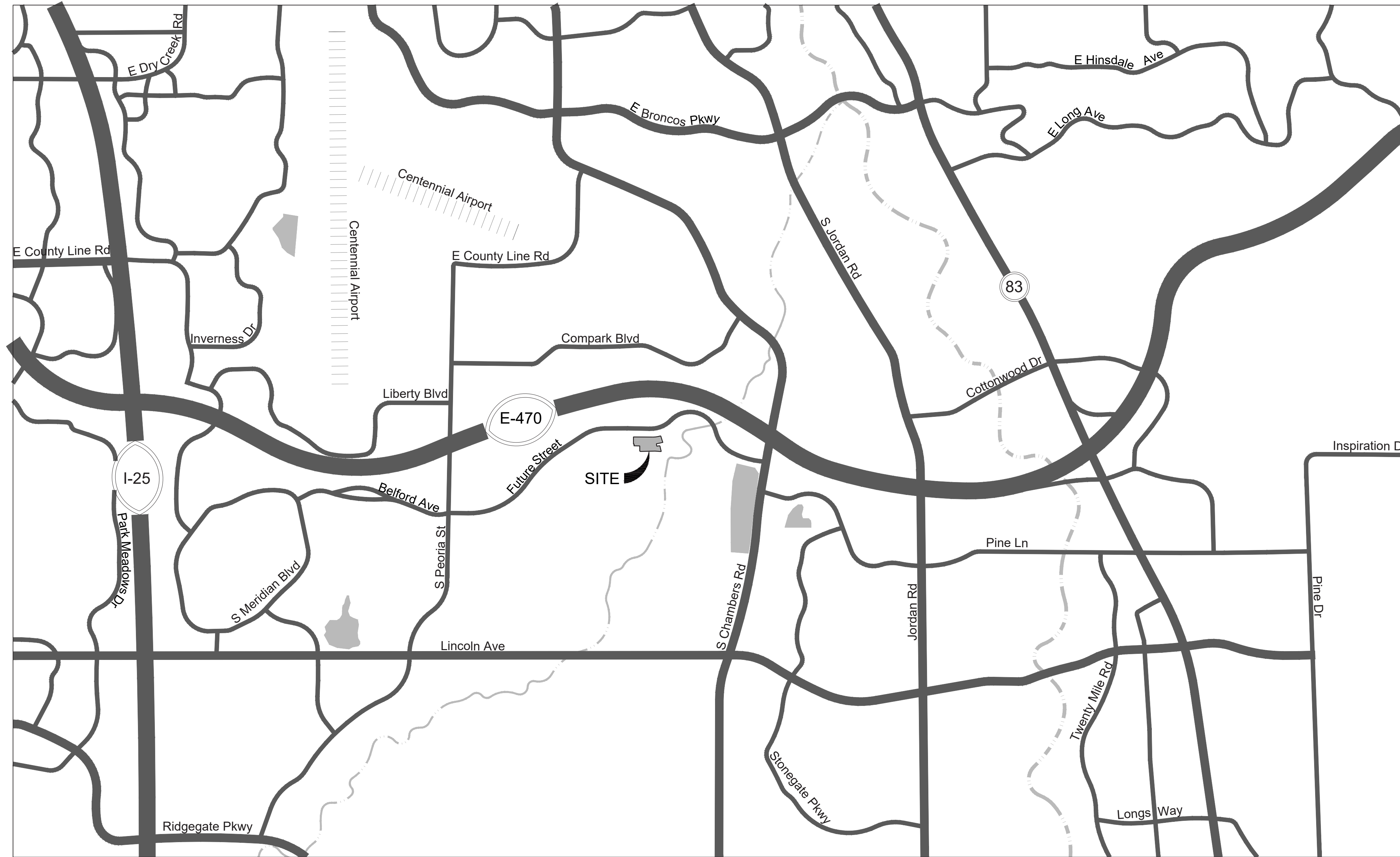


1 COMPARK VILLAGE SOUTH - SKETCH PLAN EXHIBIT

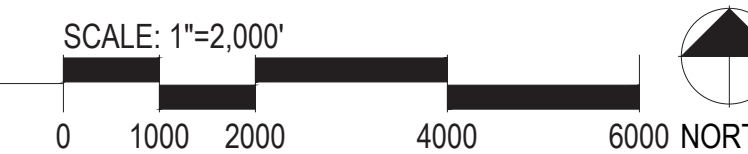


COMPARK VILLAGE SOUTH SKETCH PLAN

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



1 VICINITY MAP



APPLICANT :

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

DEVELOPER:



CENTURY COMMUNITIES
 ATTN: Cindy Myers
 8390 E. Crescent Parkway
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 ATTN: Paul Shoukas
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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:

REVISION DATE:

REVISION DATE:

REVISION DATE:

SHEET:02

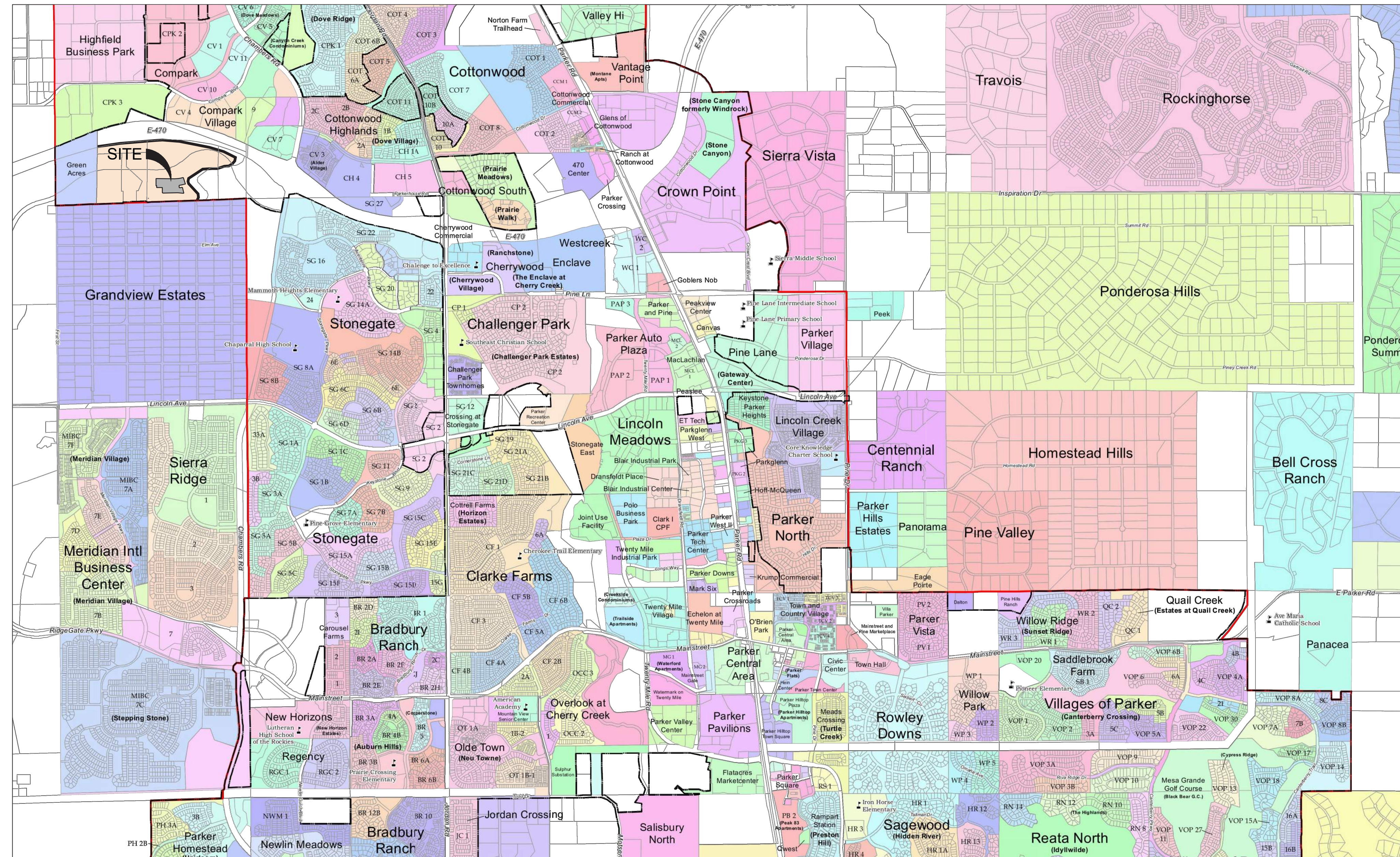
OF 03



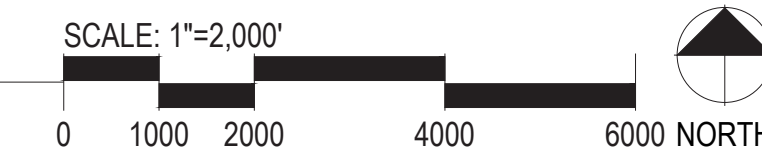
SCALE 1" = 2,000'

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



1 PARKER AREA PD - VICINITY MAP



APPLICANT :
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 8390 E. Crescent Parkway
 Ste 650
 Greenwood Village, CO
 80111

DEVELOPER:

 CENTURY COMMUNITIES
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 ATTN: Cindy Myers
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 ATTN: Paul Shoukas
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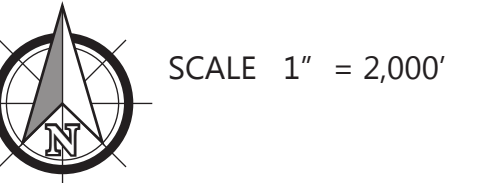
CIVIL ENGINEER :

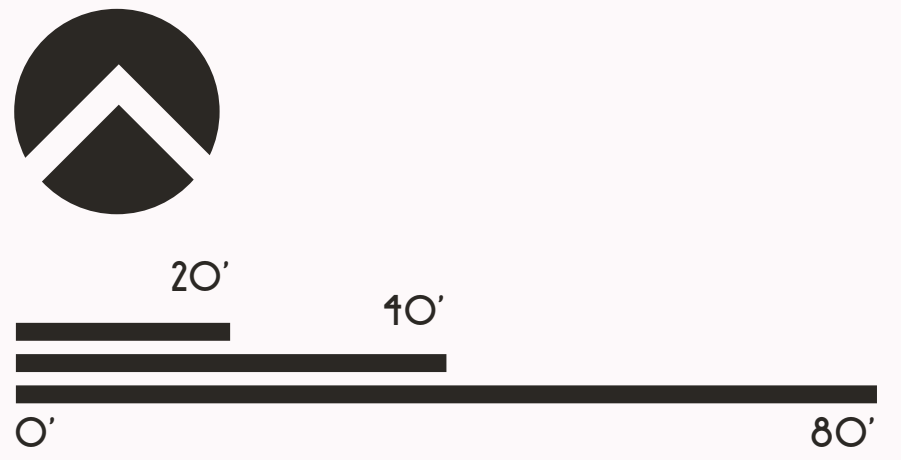
 MERRICK & COMPANY
 ATTN: Kris Weist
 5970 Greenwood Plaza Blvd
 Greenwood Village, CO 80111
 303.353.3695

COMPARK VILLAGE SOUTH

PREPARATION DATE: November 02, 2021
 REVISION DATE:
 REVISION DATE:
 REVISION DATE:

SHEET:03
 OF 03





~~PRELIMINARY PLAN FOR:~~
COMPARK VILLAGE SOUTH
~~COMPARK VILLAGE SOUTH SINGLE FAMILY,~~
 TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

TRACT A, COMPARK VILLAGE SOUTH FILLING 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

Compark Village South
 Tract A Preliminary
 Plan

Include Legal
 Description

Include acreage,
 number of lots, and
 number of tracts

PROJECT NUMBER
 65120950
 DRAWN BY
 TV
 DATE
 10/06/2021



PREPARED FOR CENTURY
 COMMUNITIES



**COMPARK
 VILLAGE
 SOUTH**

TOWN OF PARKER, COUNTY
 OF DOUGLAS, COLORADO
 80134

SHEET TITLE
 PRELIMINARY PLAN COVER

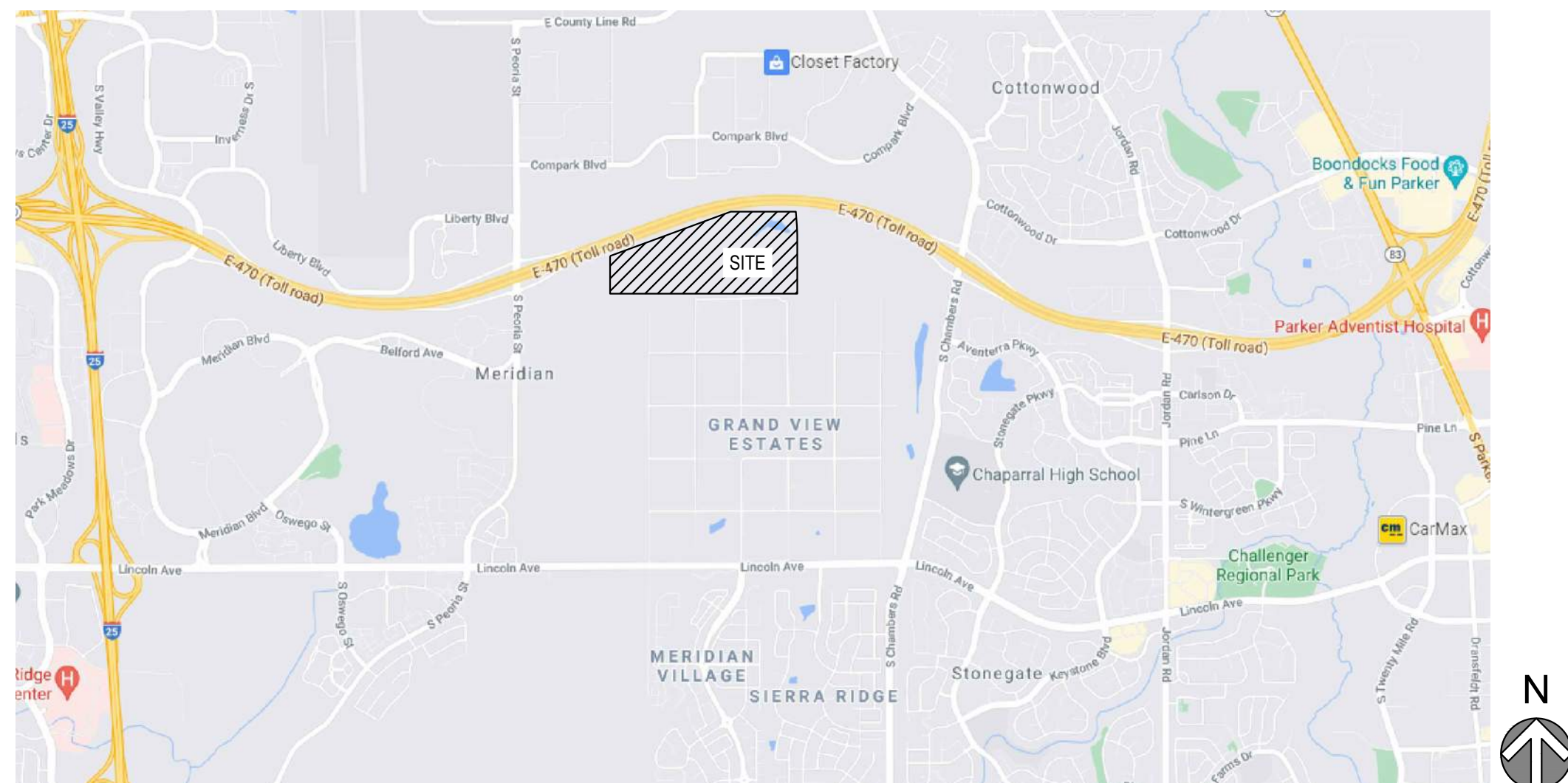
SHEET NUMBER
 1 OF 3

PROPOSED		EXISTING		
CATV	CATV	CATV	CATV	CABLE TV LINE W/ PEDESTAL
E	E	EX E	EX E	ELECTRIC LINE W/ BOX, METER, AND LIGHT
OHE	OHE	EX OHE	EX OHE	OVERHEAD ELECTRIC WITH POLE
OHE/C	OHE/C	EX OHE/C	EX OHE/C	OVERHEAD ELECTRIC COMMUNICATIONS
UE	UE	EX UE	EX UE	UNDERGROUND ELECTRIC
FO	FO	EX FO	EX FO	FIBER OPTIC LINE W/ TRAFFIC CONTROL BOX
F	F	EX F	EX F	FIRE
G	G	EX G	EX G	GAS LINE W/ DRY UTILITY VAULT
IRR	IRR	EX IRR	EX IRR	IRRIGATION
SS	SS	EX SS	EX SS	SANITARY SEWER W/ MANHOLE
SD	SD	EX SD	EX SD	STORM SEWER FES W/ MANHOLE, RIPRAP
T	T	EX T	EX T	TELEPHONE LINE W/ PEDESTAL
OT	OT	OHT	OHT	OVERHEAD TELEPHONE
W	W	EX W	EX W	WATER LINE, VALVE, FITTINGS, METER, AND HYDRANT
T	T	EX T	EX T	UNDERDRAIN
				CURB AND GUTTER
				WHEEL STOP
4950	4950	4950	4950	CONTOURS
UD	UD	UD	UD	TRASH ENCLOSURE
UD	UD	UD	UD	UNDERDRAIN W/ TYPE R INLET
X	X	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
 1. 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.
 2. 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.



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	EXISTING
PR	PROPOSED
ME	MATCH EXISTING
TC	BACK TOP OF CURB
FG	FINISHED GRADE
STA	STATION
EL	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

TRACT	AREA (SQ. FT.)	AREA (AC)	OWNERSHIP/MAINTENANCE	USE
A	119,351	2.74	HOA	DR/UT/TR
B	122,544	2.81	HOA	DR/UT/TR
C	159,910	3.67	HOA	OS/TR
D	5,399	0.12	HOA	OS
E	173,425	3.98	HOA	DR/TR
F	27,645	0.63	HOA	OS
TOTAL	608,274	13.95		
OPEN SPACE & PARKS	192,954	4.42		

LAND USE TABLE			
	AREA (AC)	AREA (SF)	% OF TOTAL
GROSS AREA	42.91	1,869,160	100%
NET AREA (EXCLUDING PUBLIC ROW)	34.28	1,493,237	80%
TOTAL NUMBER OF RESIDENTIAL LOTS	150 UNITS	-	-
TOTAL NUMBER OF COMMERCIAL LOTS	-	-	-
AREA OF RESIDENTIAL LOTS	20.31	884,704	47%
TOTAL NUMBER OF TRACTS	6 TRACTS	-	-
AREA OF TRACTS	13.95	608,274	33%
AREA OF PUBLIC STREET DEDICATION	8.64	376,358	20%
AREA OF PRIVATE STREET DEDICATION	-	-	-
SMALLEST RESIDENTIAL LOT	0.124	5,500	-
LARGEST RESIDENTIAL LOT	0.216	9,435	-
AVERAGE RESIDENTIAL LOT	0.135	5,900	-
ZONING: SINGLE FAMILY RESIDENTIAL			

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.

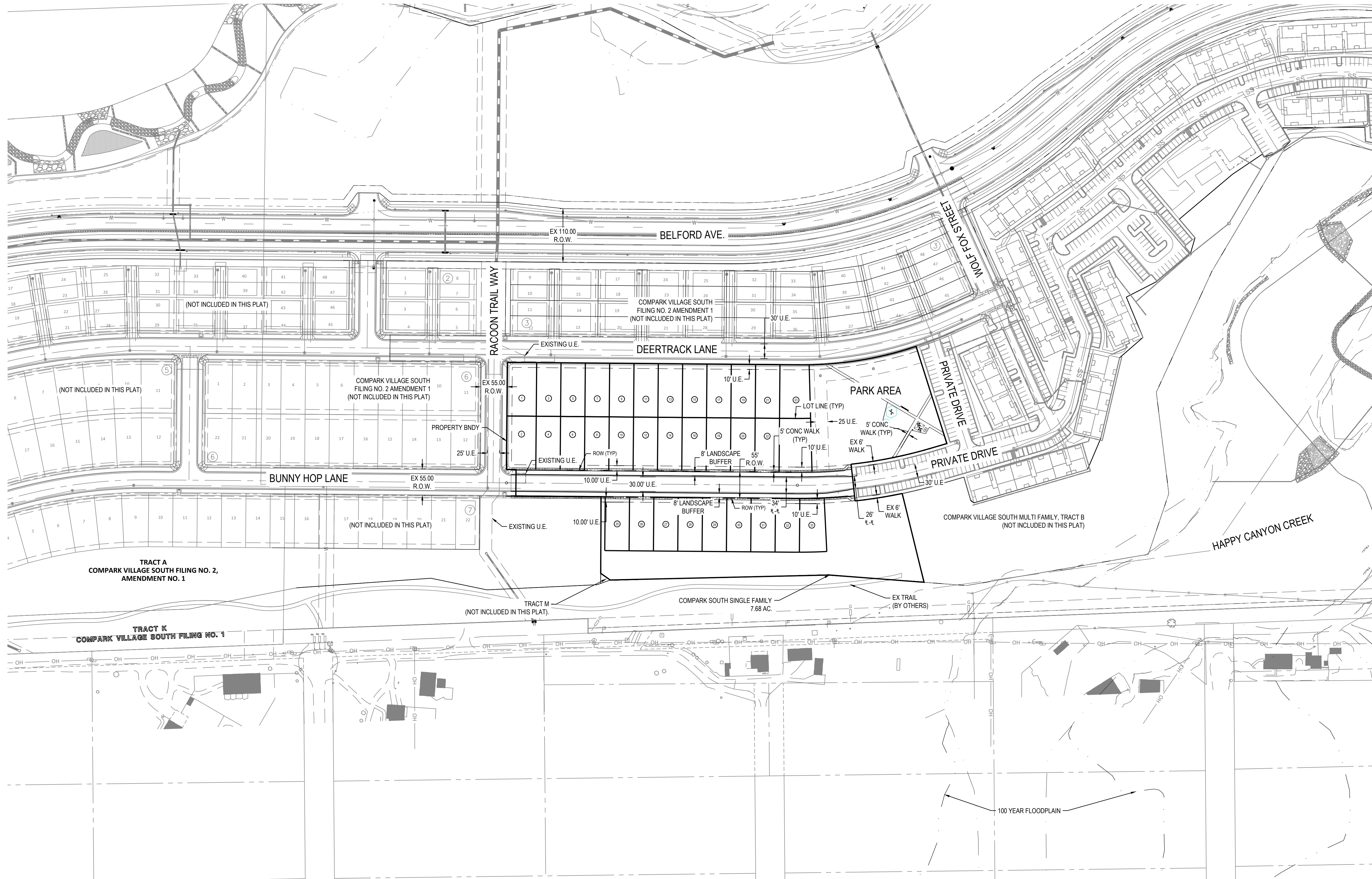
LOT WIDTH DATA	
	LOT WIDTH (LF)
SMALLEST RESIDENTIAL LOT WIDTH	50
LARGEST RESIDENTIAL LOT WIDTH	85
AVERAGE RESIDENTIAL LOT WIDTH	52

PA-1 Land Use Summary Chart			
Type	Area (SF)	Area (AC)	% of Total Area
Lots	884706	20.31	47%
Open Space	450584	10.35	24%
Park	159872	3.67	9%
ROW	374039	8.59	20%
TOTAL	1869201	42.91	100%

Include Plan Area from
 PD

Need to include Land
 Use Summary Tables
 like the below
 examples-please
 ignore redlines and
 just reference charts
 for example

COMPARK VILLAGE SOUTH
 PRELIMINARY PLAN EXHIBIT
 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



PROJECT NUMBER
65120950

DRAWN BY
TV

DATE
10/06/2021

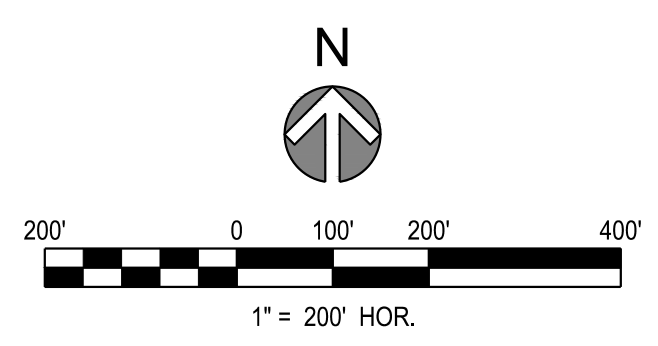


PROJECT
COMPARK VILLAGE SOUTH

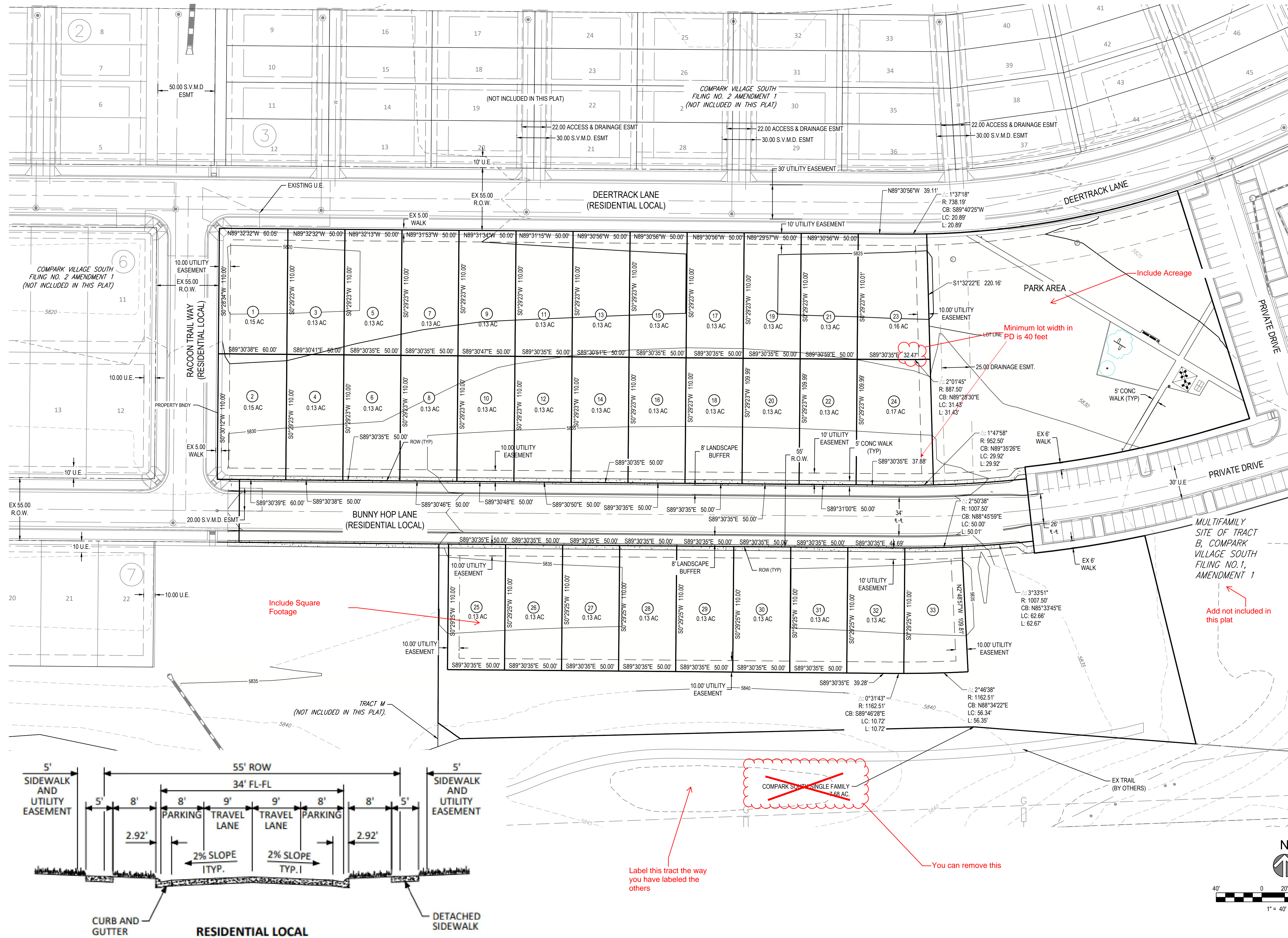
TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO 80134

SHEET TITLE
 PRELIMINARY PLAN EXHIBIT

SHEET NUMBER
 2 OF 3



COMPARK VILLAGE SOUTH
 PRELIMINARY PLAN EXHIBIT
 TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
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 TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO



PROJECT NUMBER
65120950

DRAWN BY
TV

DATE
10/06/2021

MERRICK
 Engineering | Architecture | Design-Build | Surveying |
 Planning | Geospatial Solutions
 5970 GREENWOOD PLAZA BLVD.
 GREENWOOD VILLAGE, CO. 80111
 303-751-0741
 www.merrick.com

PREPARED FOR CENTURY
 COMMUNITIES

CENTURY
 Living

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

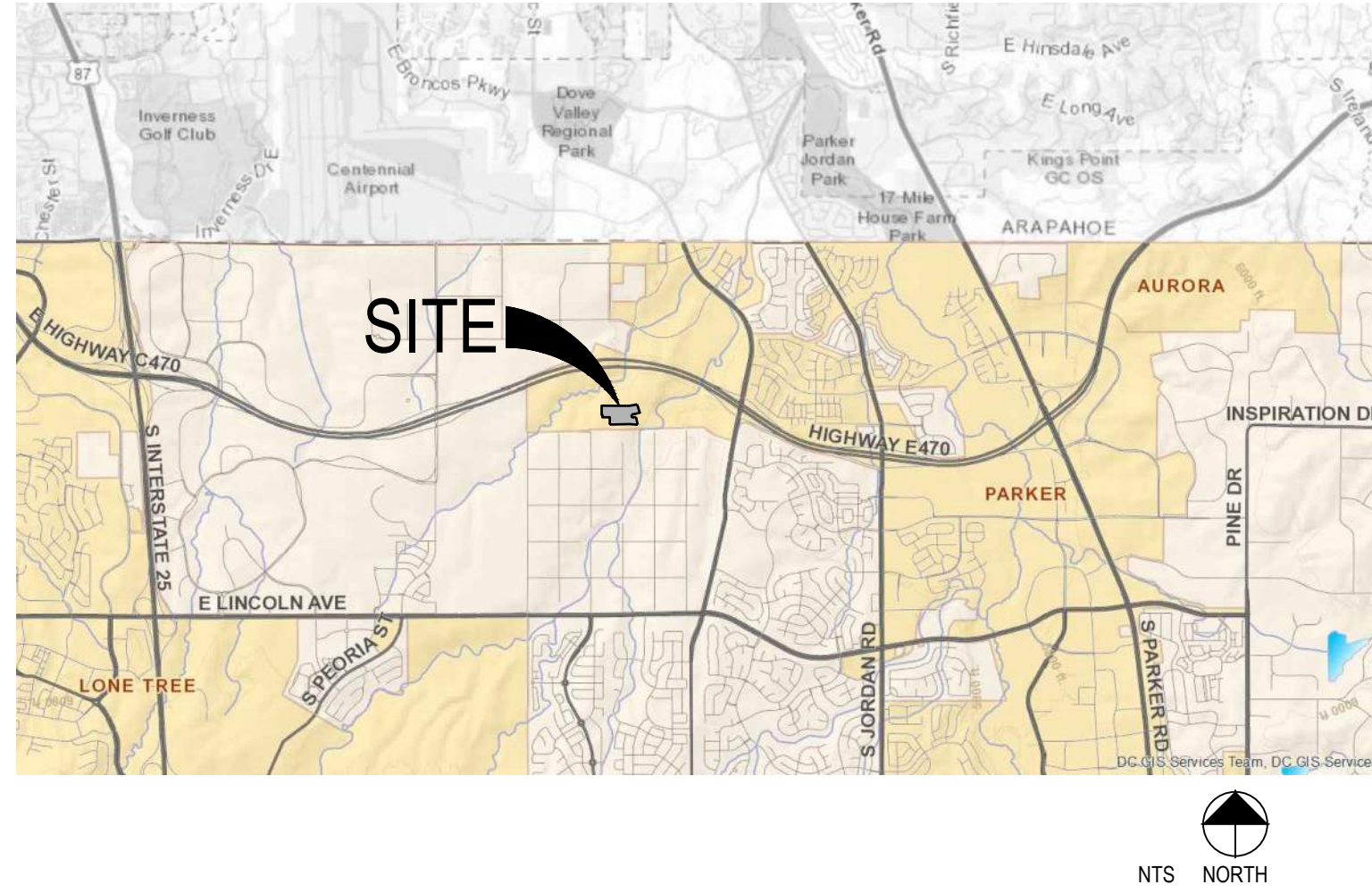
A PARCEL OF LAND LOCATED IN A PORTION OF THE SE OF SECTION 6, TOWNSHIP 6 SOUTH,
RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
7.69 ACRES, 33 RESIDENTIAL LOTS

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

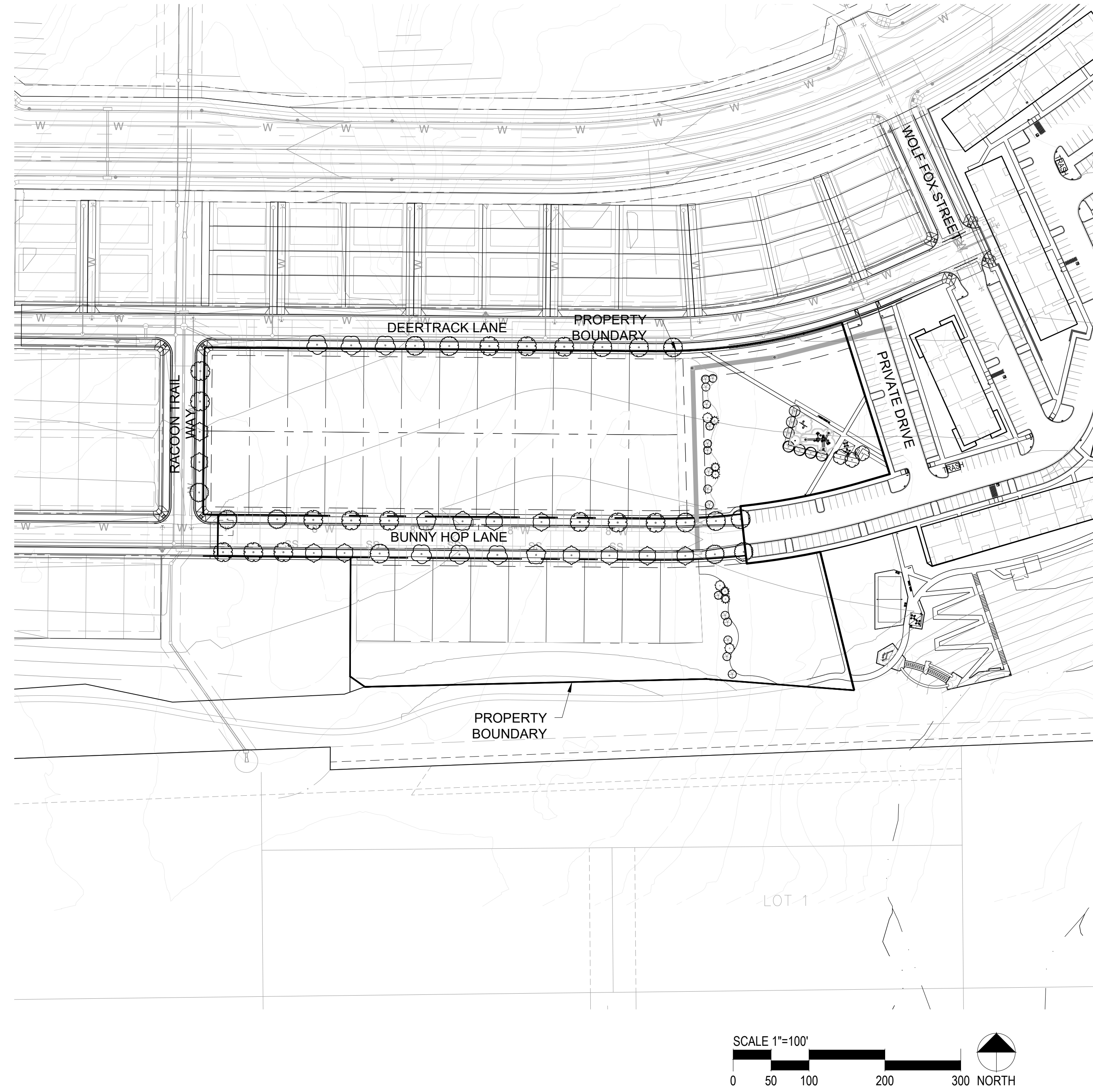
Land Planning
people creating spaces
pcs group inc. www.pcsgruopco.com
p.o. box 18287
denver, co 80218
1.303.531.4905 . 1.303.531.4908

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

VICINITY MAP



OVERALL SITE PLAN



SHEET INDEX

SHEET	TITLE
CS	COVER SHEET
LP0.1	MASTER LANDSCAPE PLAN
LP0.2	LANDSCAPE NOTES & DETAILS
LP1.1	LANDSCAPE PLAN
LP1.2	LANDSCAPE PLAN
LP1.3	LANDSCAPE PLAN
LP1.4	LANDSCAPE PLAN

Need to include an irrigation plan

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

Rev#	Date	Revisions
1		
2		
3		
4		
5		
6		
7		
8		

PCS Group, Inc



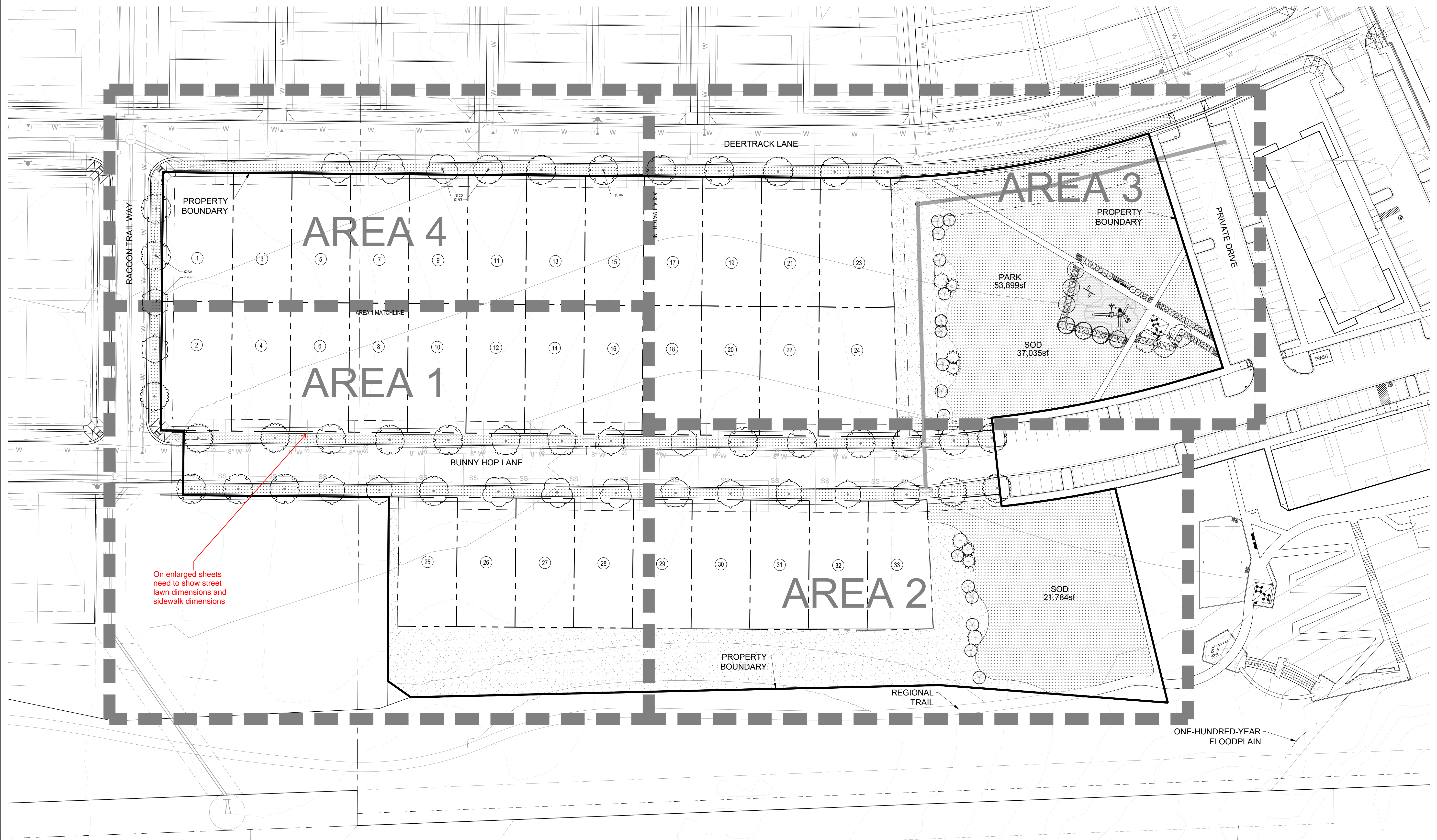
P.O. BOX 18287
DENVER, CO 80218
T: 303.531.4905

NOVEMBER 02, 2021

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

Stamp:

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

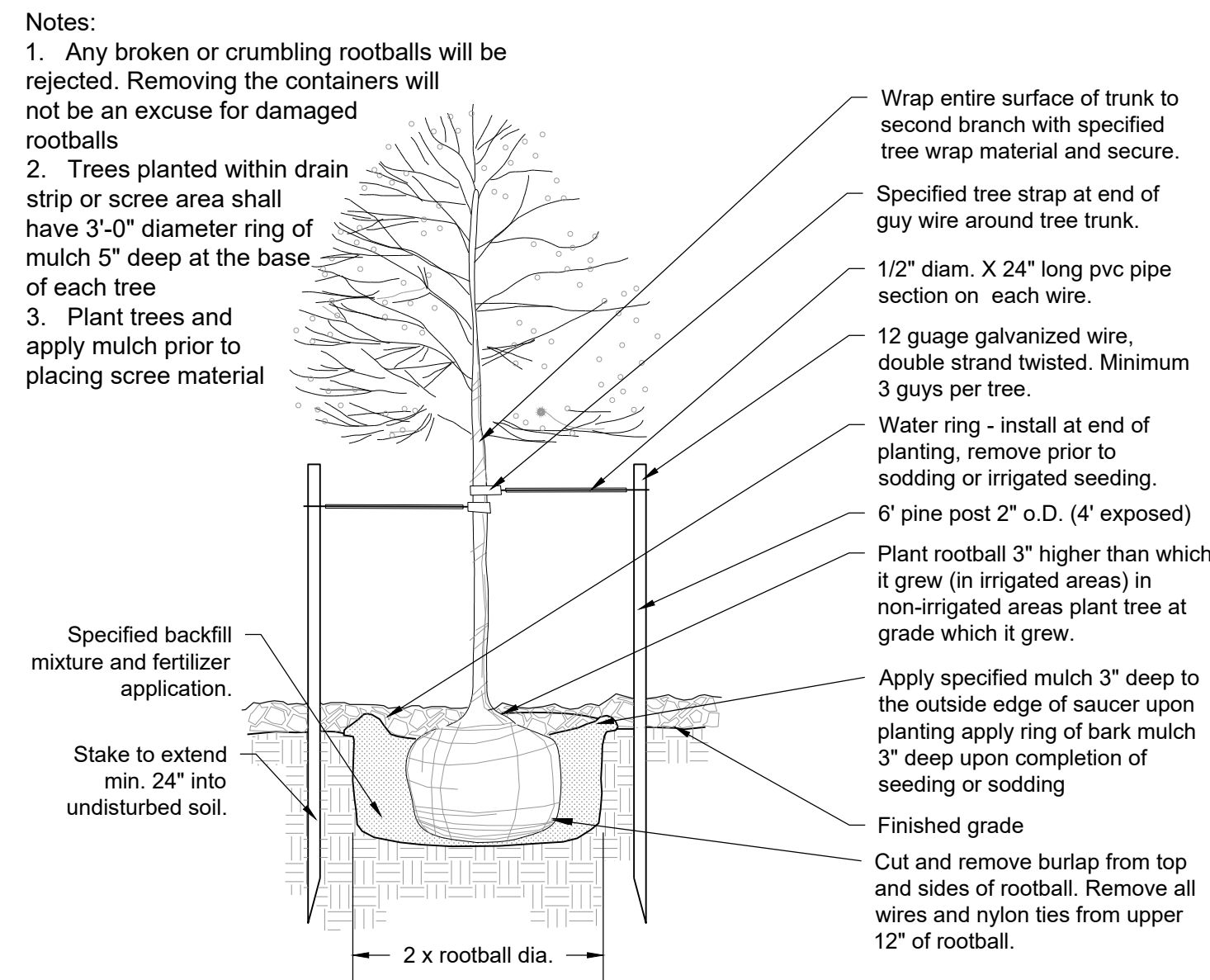
Rev#	Date	Revisions
1		
2		
3		
4		
5		
6		
7		
8		

Sheet Name
MASTER LANDSCAPE PLAN
Sheet Number

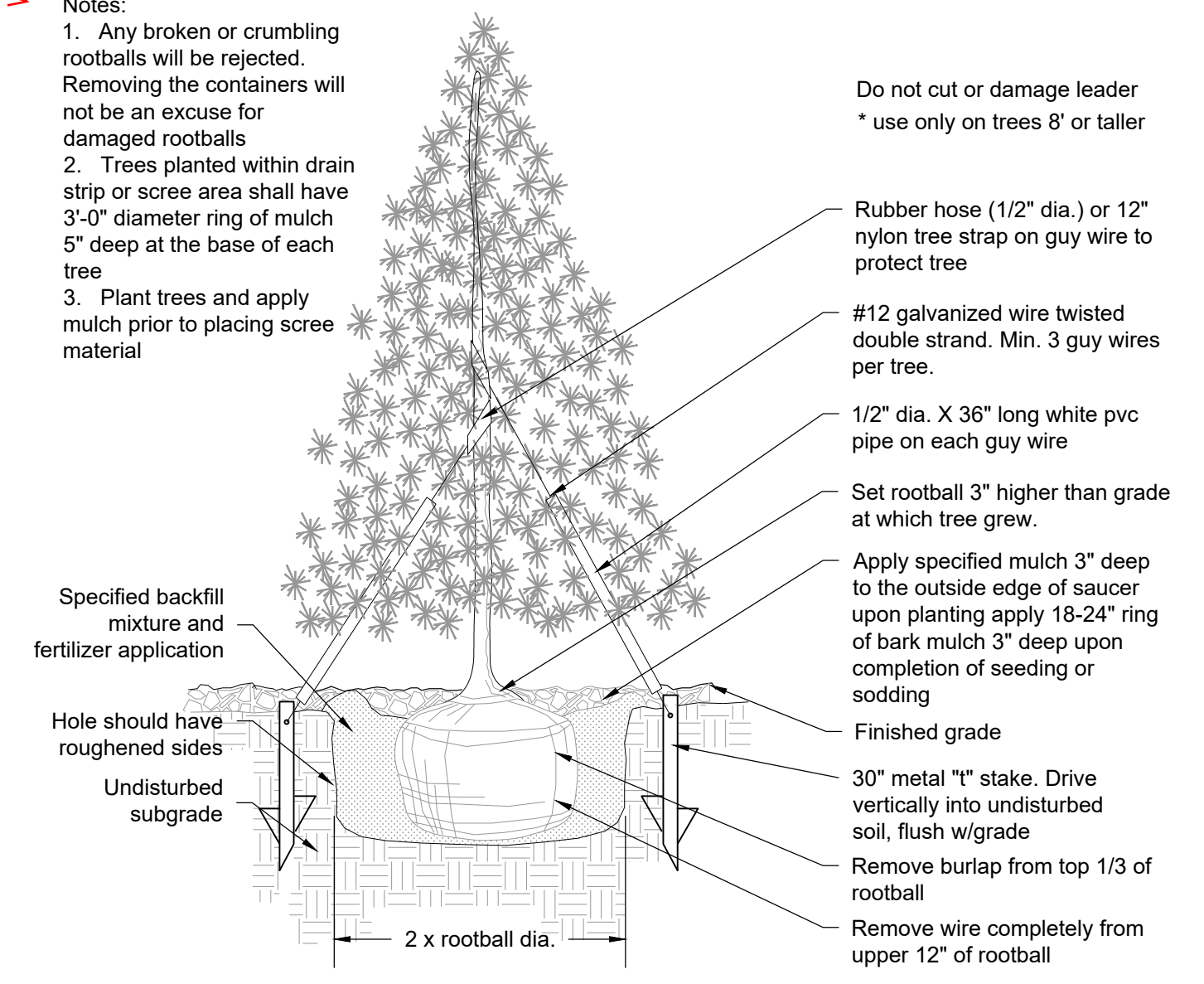
COMPARK VILLAGE SOUTH PRELIMINARY PLAN

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, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
7.69 ACRES, 33 RESIDENTIAL LOTS

Must use Parker planting standards:
<http://www.parkeronline.org/DocumentCenter/View/400/Construction-Specifications?bidid>

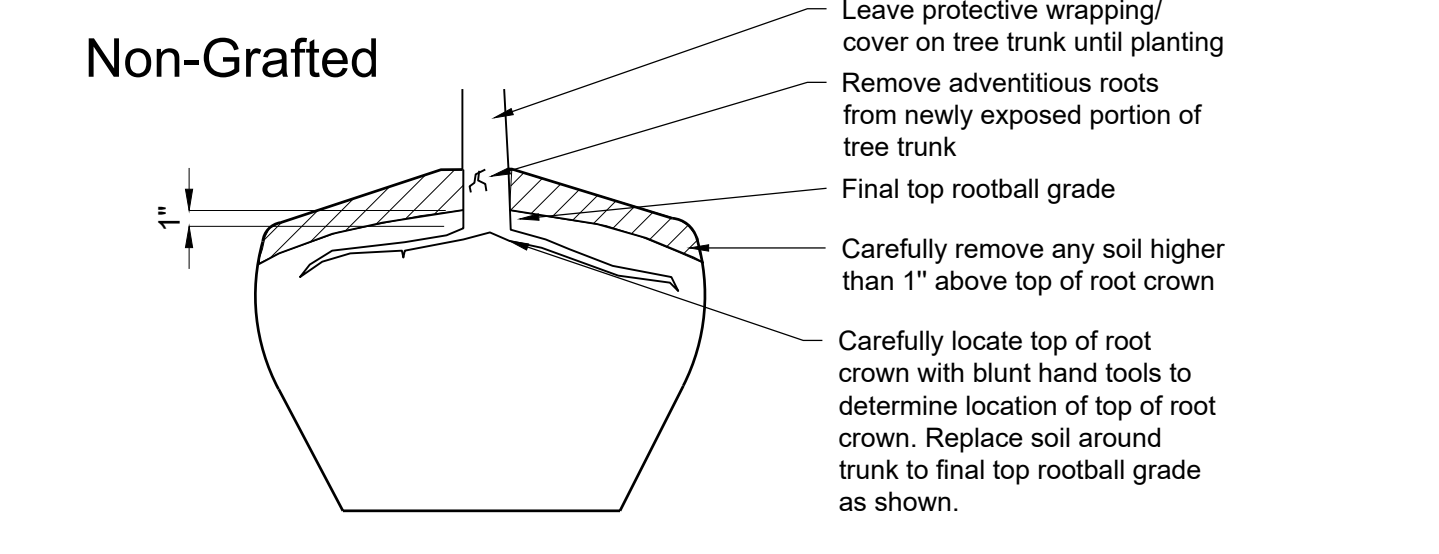
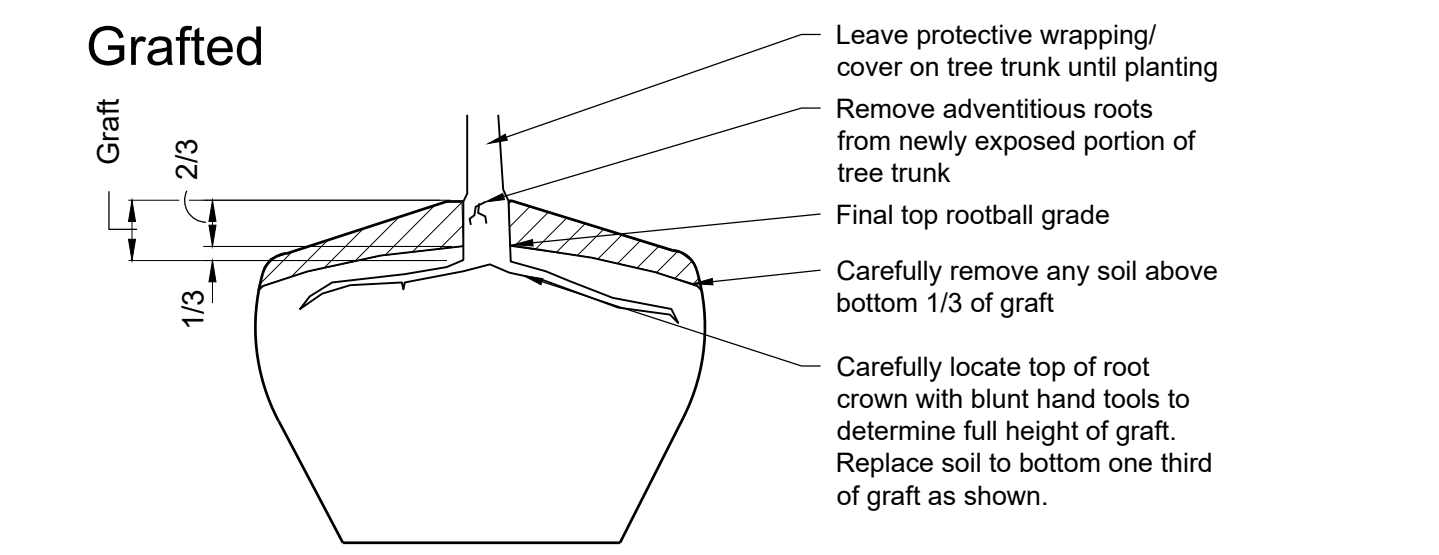


1 Deciduous Tree Planting Detail
Scale: NTS

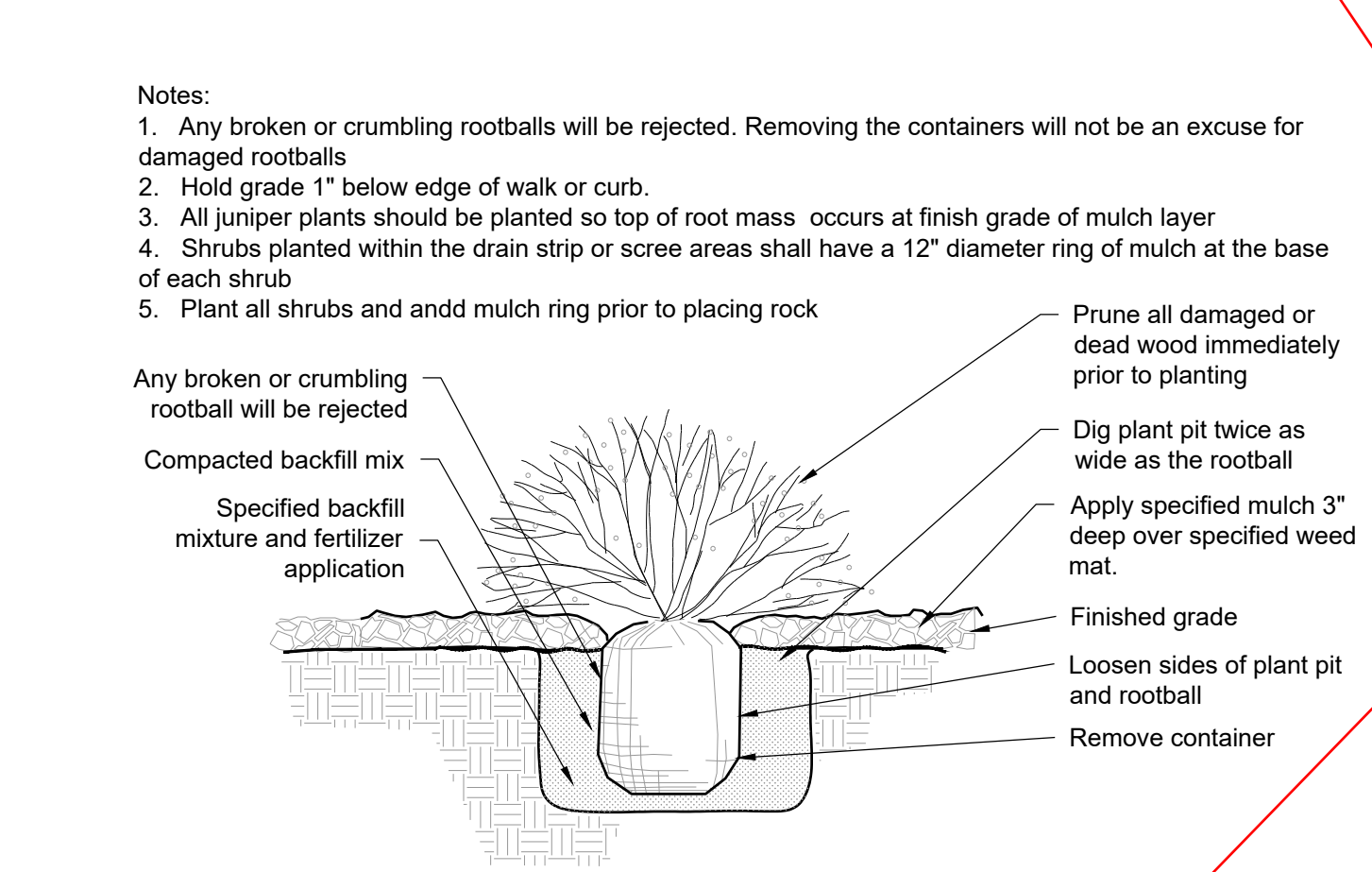


2 Evergreen Tree Planting Detail
Scale: NTS

- Notes:
- All work to be done at time of planting
 - Peel back only top of burlap required to perform work. Replace burlap before moving tree into planting pit. Do not remove wire basket until inside planting pit.
 - Measure new height of rootball and dig planting pit so final top rootball grade is 3\"/>



3 Grafted & Non-Grafted Root Ball
Scale: NTS



4 Shrub Planting Detail
Scale: NTS

Need to include a chart of linear street frontage of all streets and show breakdown of 1 tree per 40 linear feet. The requested tree totals need to show compliance with this requirements

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 THAN 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. (PER SECTION 2708.02.9 IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN GRAPHIC AND LANDSCAPE LEGEND, THE PLANT MATERIAL QUANTITY AS DETERMINED BY THE PLAN GRAPHIC SHALL TAKE PRECEDENCE.)
- ALL TREE AND SHRUB LOCATIONS SHALL BE STAKED BY THE CONTRACTOR AND APPROVED BY THE OWNER, OR LANDSCAPE ARCHITECT.
- PLANT SUBSTITUTIONS WILL NOT BE PERMITTED WITHOUT APPROVAL BY THE OWNER OR LANDSCAPE ARCHITECT.
- ALL TURF AREAS TO BE SPRAY IRRIGATED. ALL SHRUB BEDS TO BE DRIP IRRIGATED. ALL PERENNIAL AREAS TO BE IRRIGATED WITH 12\"/>

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.

PLANT SCHEDULE

CANOPY TREE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	CALIPER/HT.
AR	3	ACER PLATANOIDES 'ROYAL RED'	ROYAL RED MAPLE	B & B	2\"/>

GROUND COVER	COMMON NAME	SPECIFICATION	QUANTITY
	SHRUB BED	SHREDDED RED WOOD CEDAR	1,588sf
	SOD	"BLACK BEAUTY FESCUE"	70,235sf
	SEED	DOUGLAS COUNTY APPROVED DRILL SEED MIX	40,619sf
	FIBAR SURFACE	POURED IN PLACE - SOLID COLOR	2,325sf

Prepared For
CENTURY LAND HOLDINGS, LLC
8390 EAST CRESCENT PKWY
SUITE 650
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COMPARK VILLAGE SOUTH
LANDSCAPE PLANS AND
MASTER STREET TREE PLANS
PARKER, CO

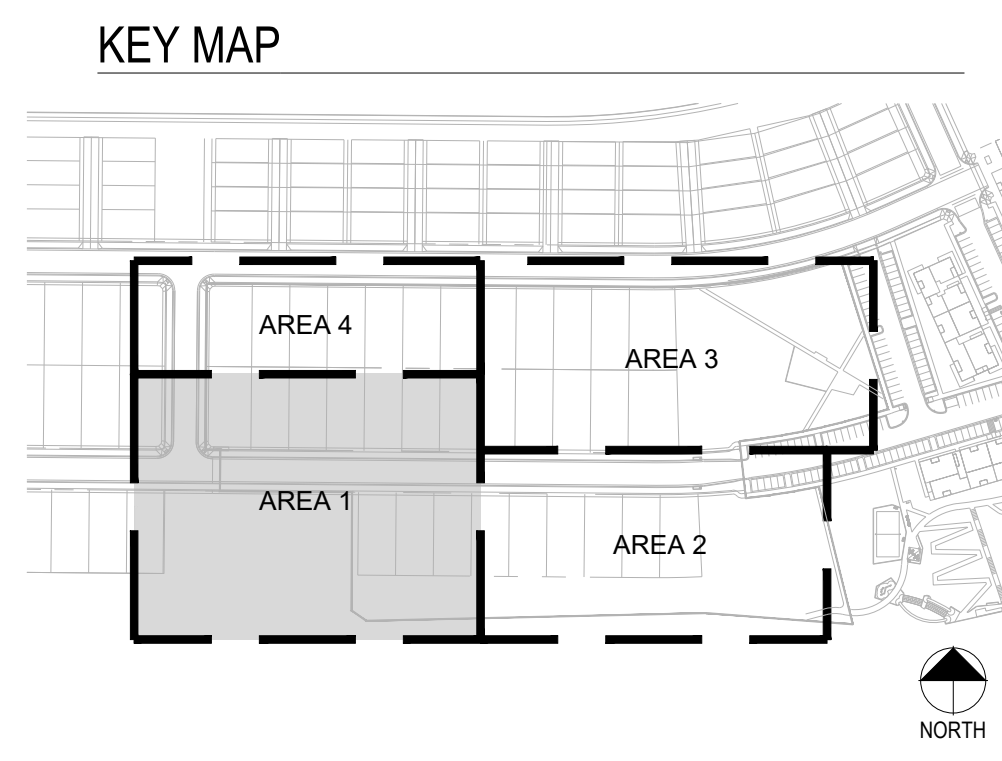
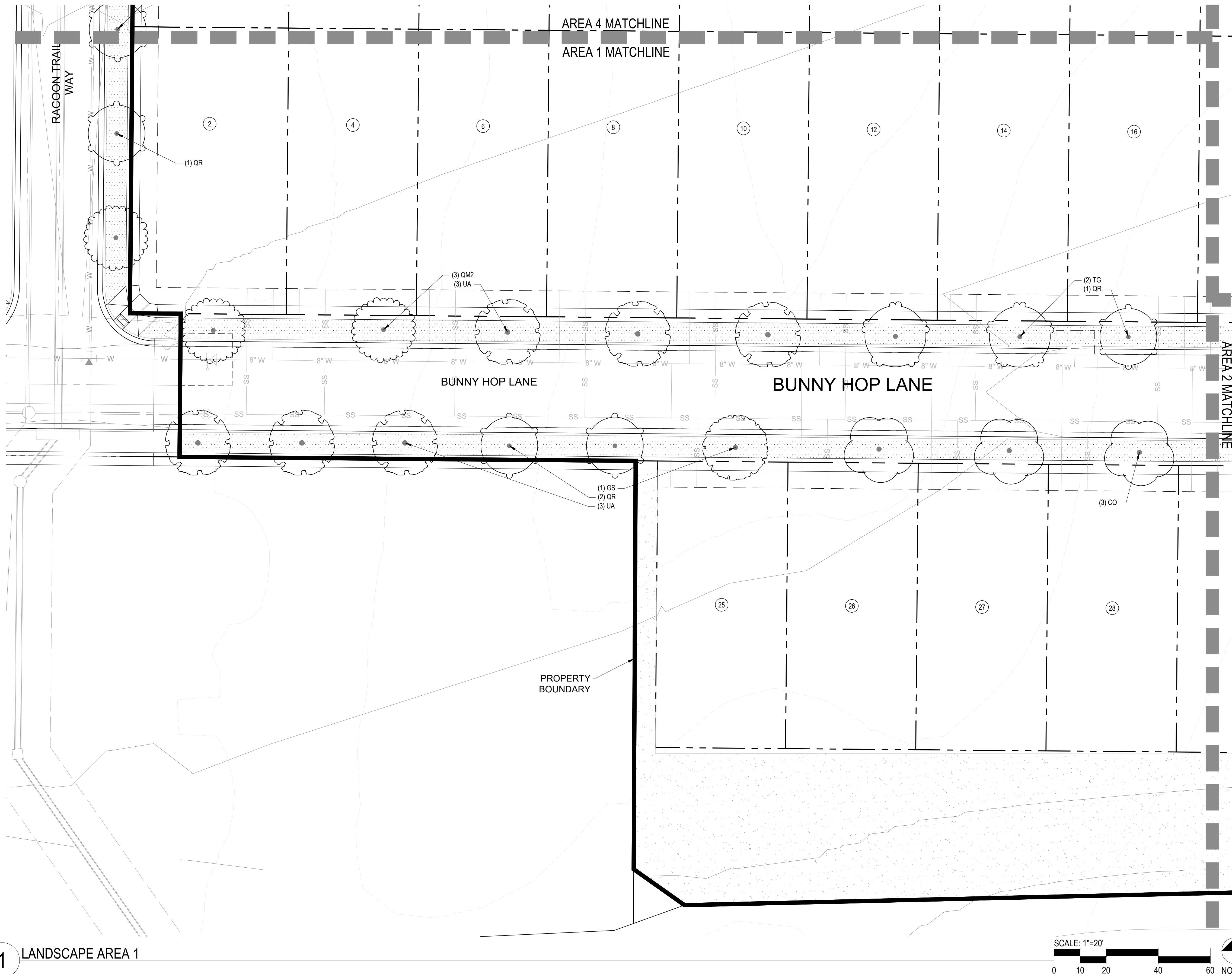
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TOWN OF PARKER

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Sheet Name
LANDSCAPE
NOTES & DETAILS
Sheet Number

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7.69 ACRES, 33 RESIDENTIAL LOTS



- LEGEND**
- CANOPY TREE
 - EVERGREEN TREE
 - ORNAMENTAL TREE
 - SHRUB BED
 - SOD
 - SEED
 - FIBAR SURFACE
 - PERFORATED EDGER

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COMPARK VILLAGE SOUTH
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AREA 1**
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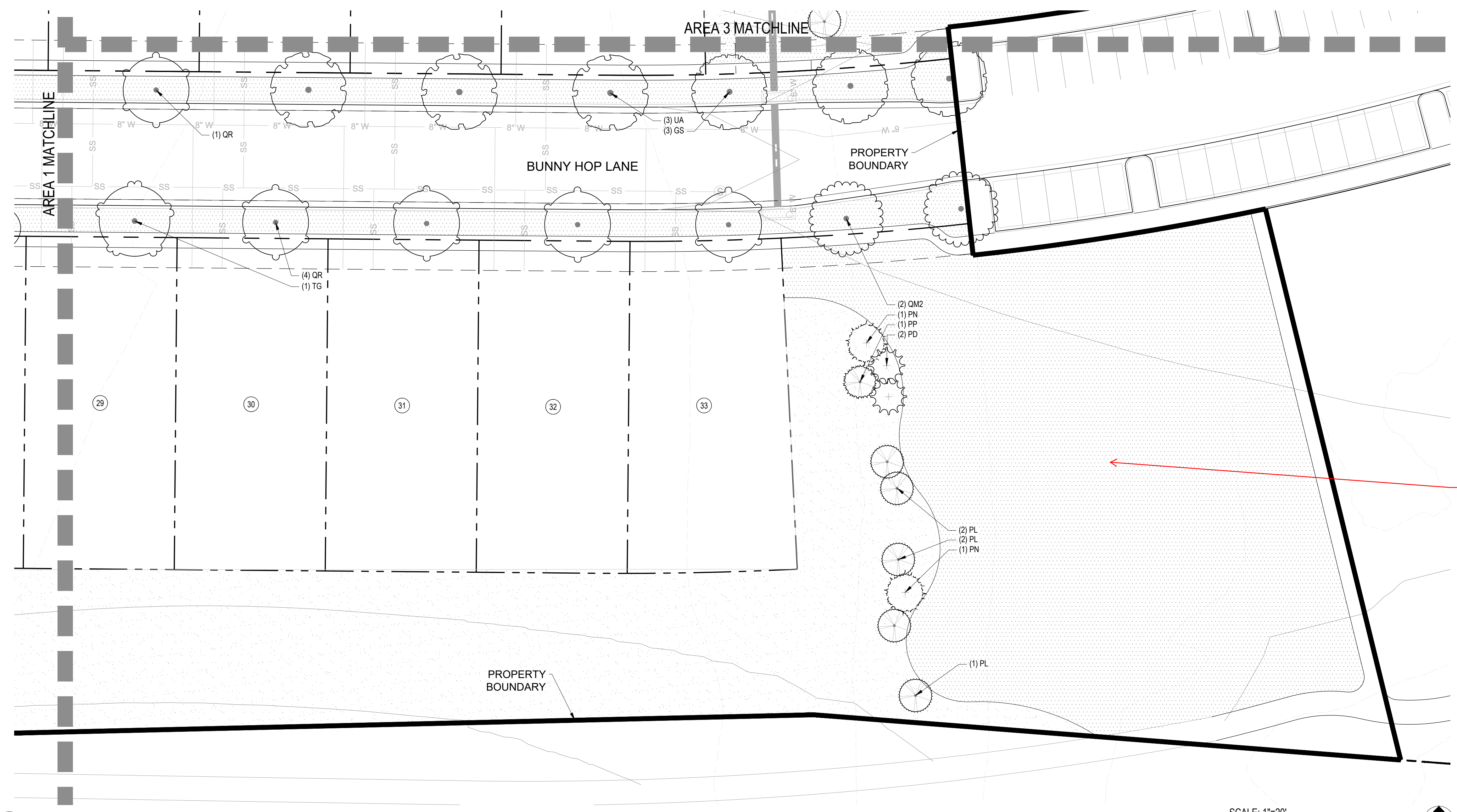
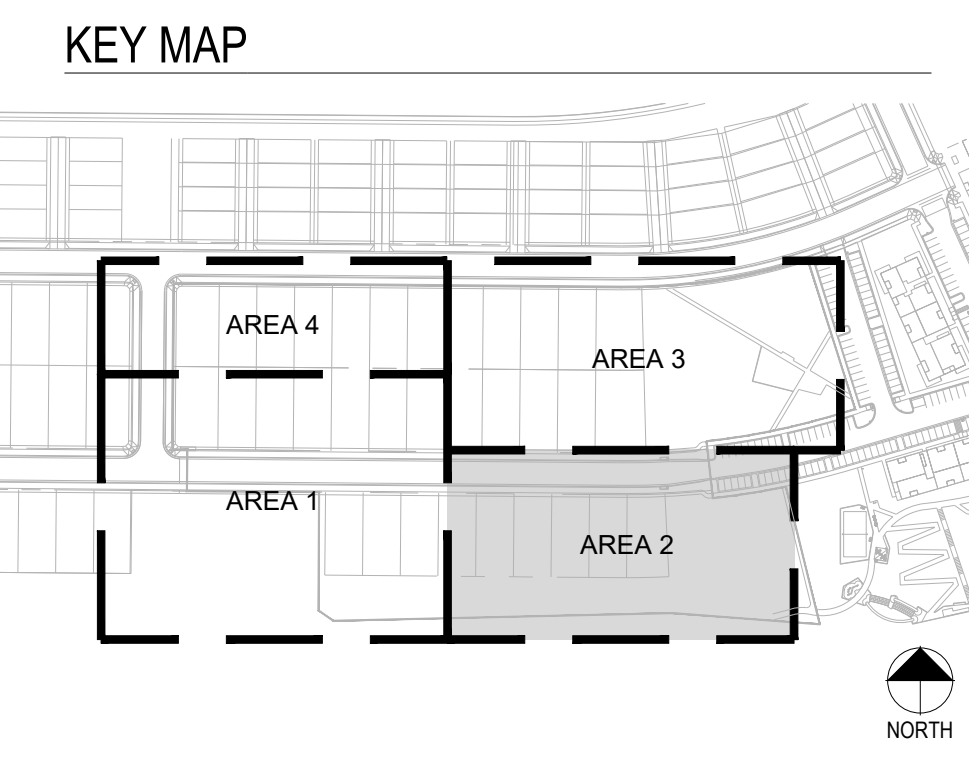
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COMPARK VILLAGE SOUTH LANDSCAPE PLANS AND MASTER STREET TREE PLANS PARKER, CO

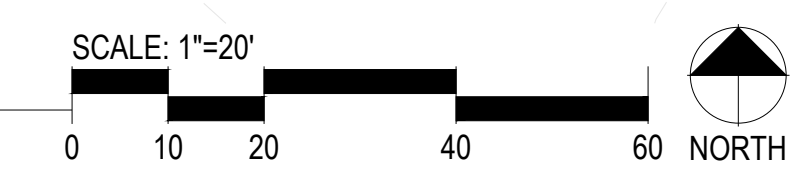
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**LANDSCAPE
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1 LANDSCAPE AREA 2



Show park acreage and sf. What else is happening in these areas? These are huge areas of sod

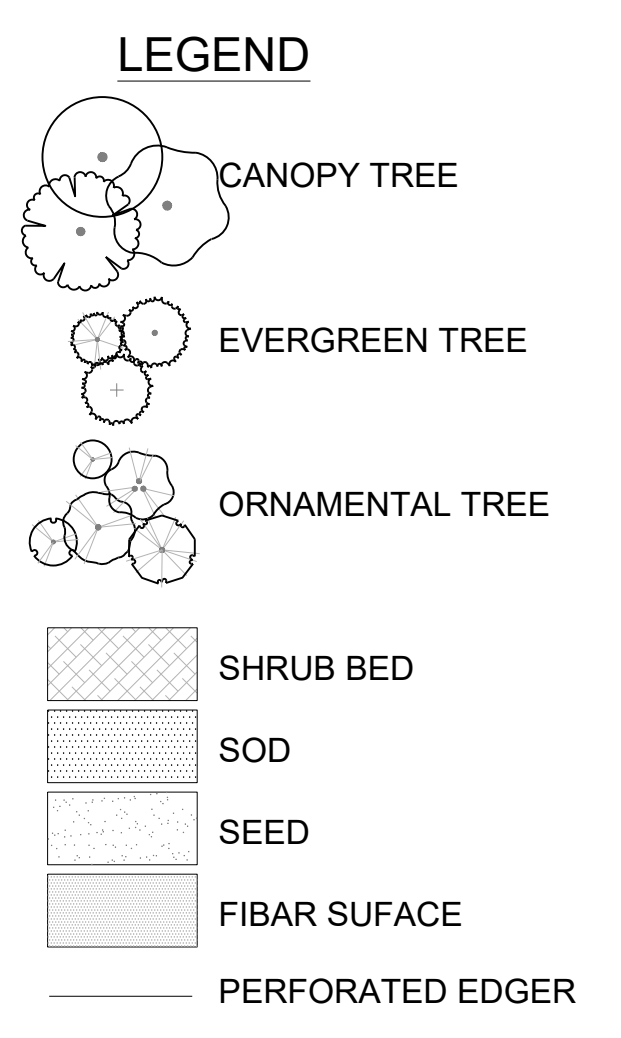
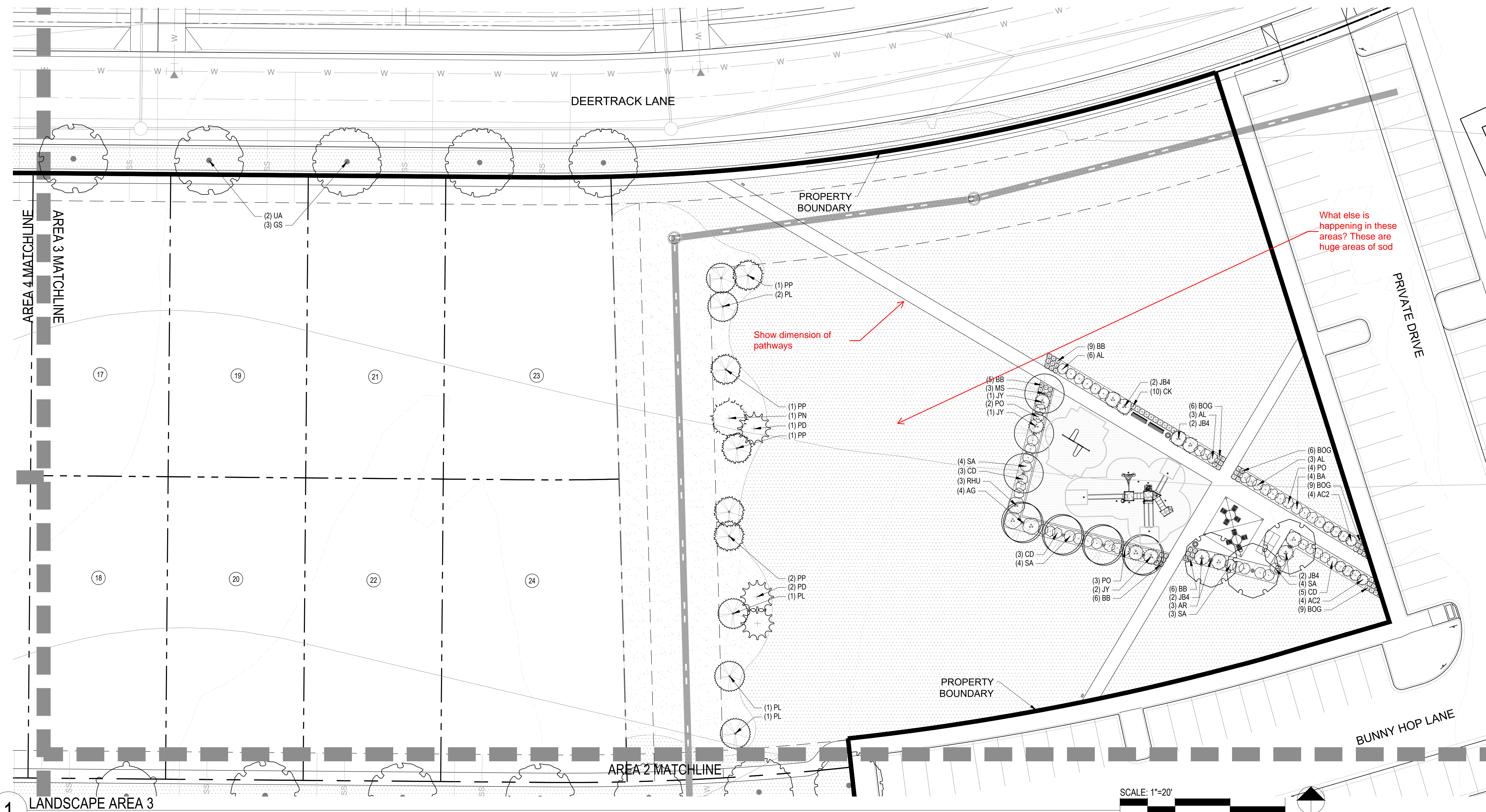
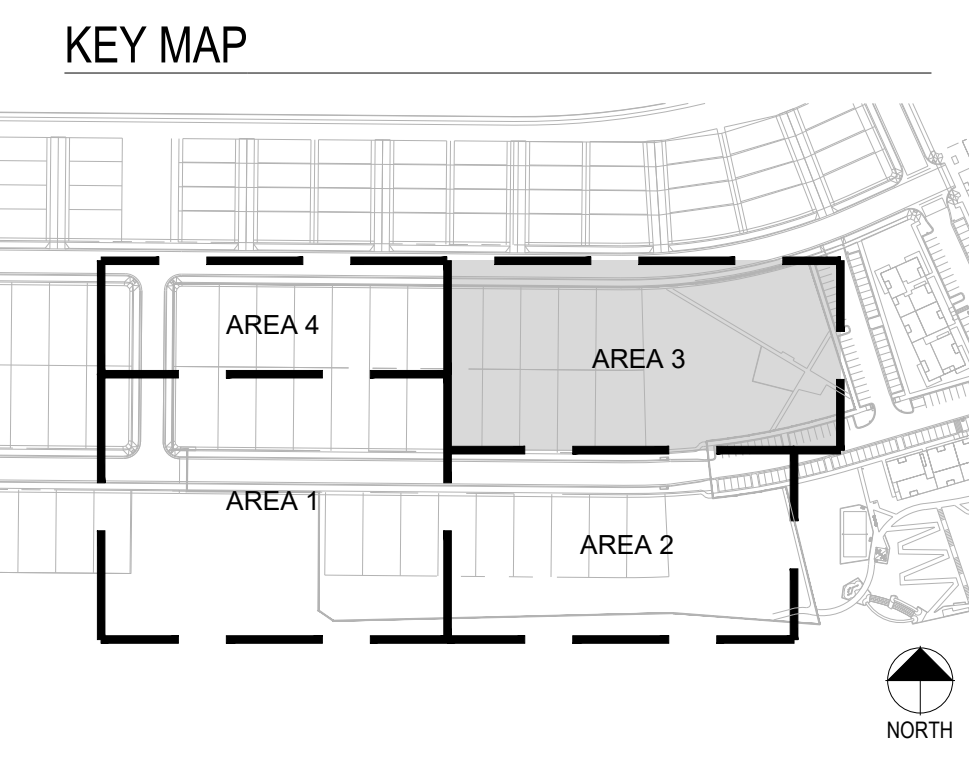
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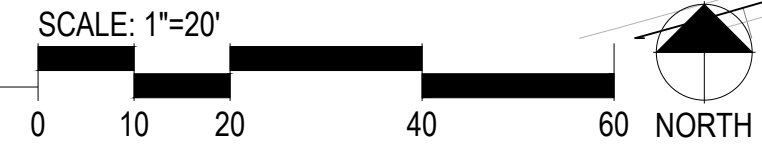
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What else is happening in these areas? These are huge areas of sod

Show dimension of pathways



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LANDSCAPE PLANS AND
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LANDSCAPE AREA 3
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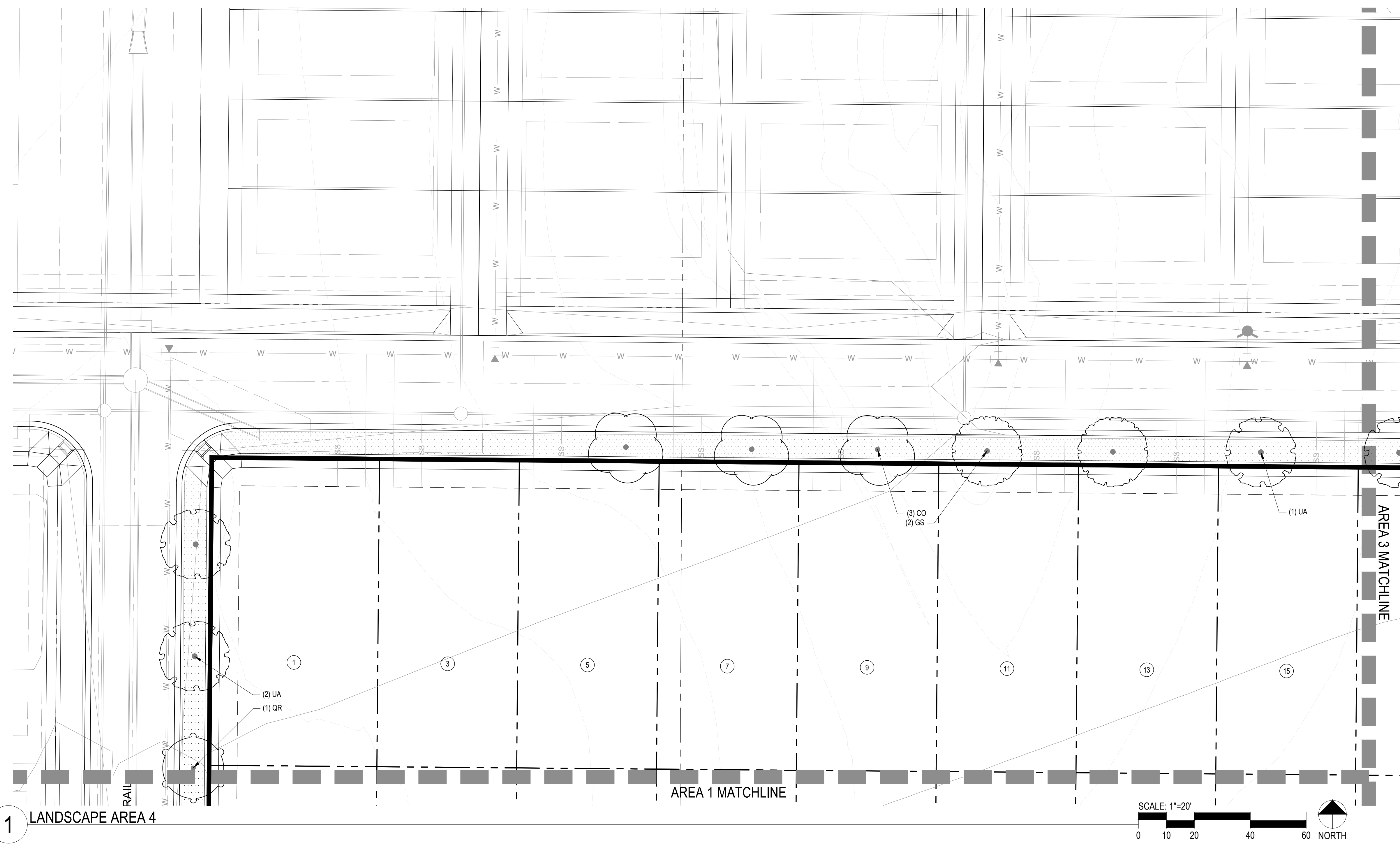
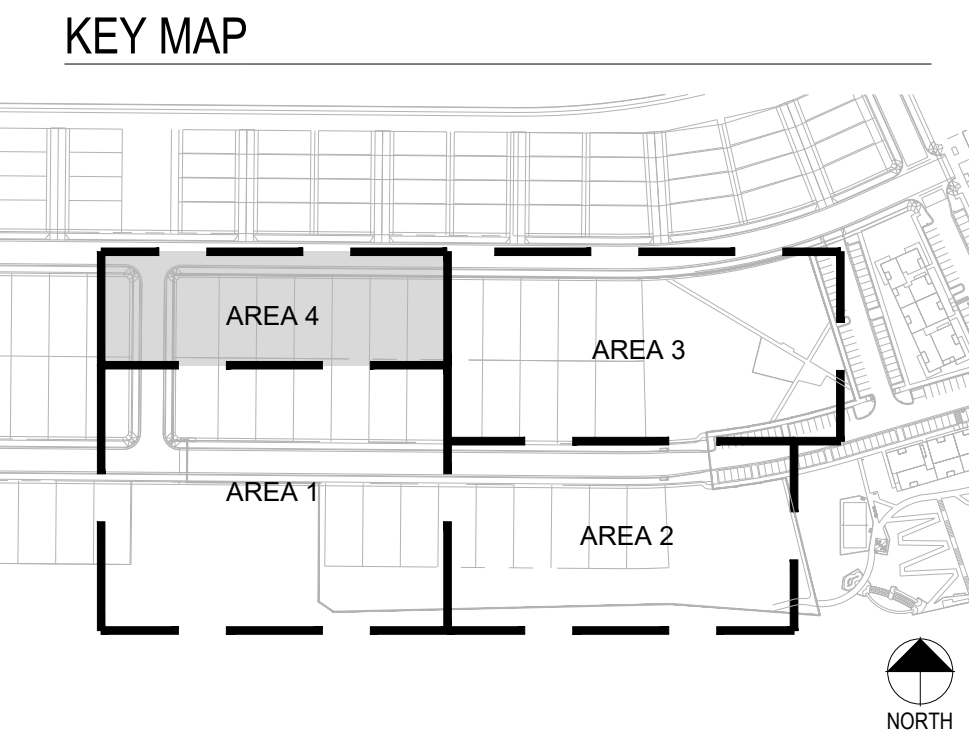
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- LEGEND**
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COMPARK VILLAGE SOUTH PRELIMINARY PLAN

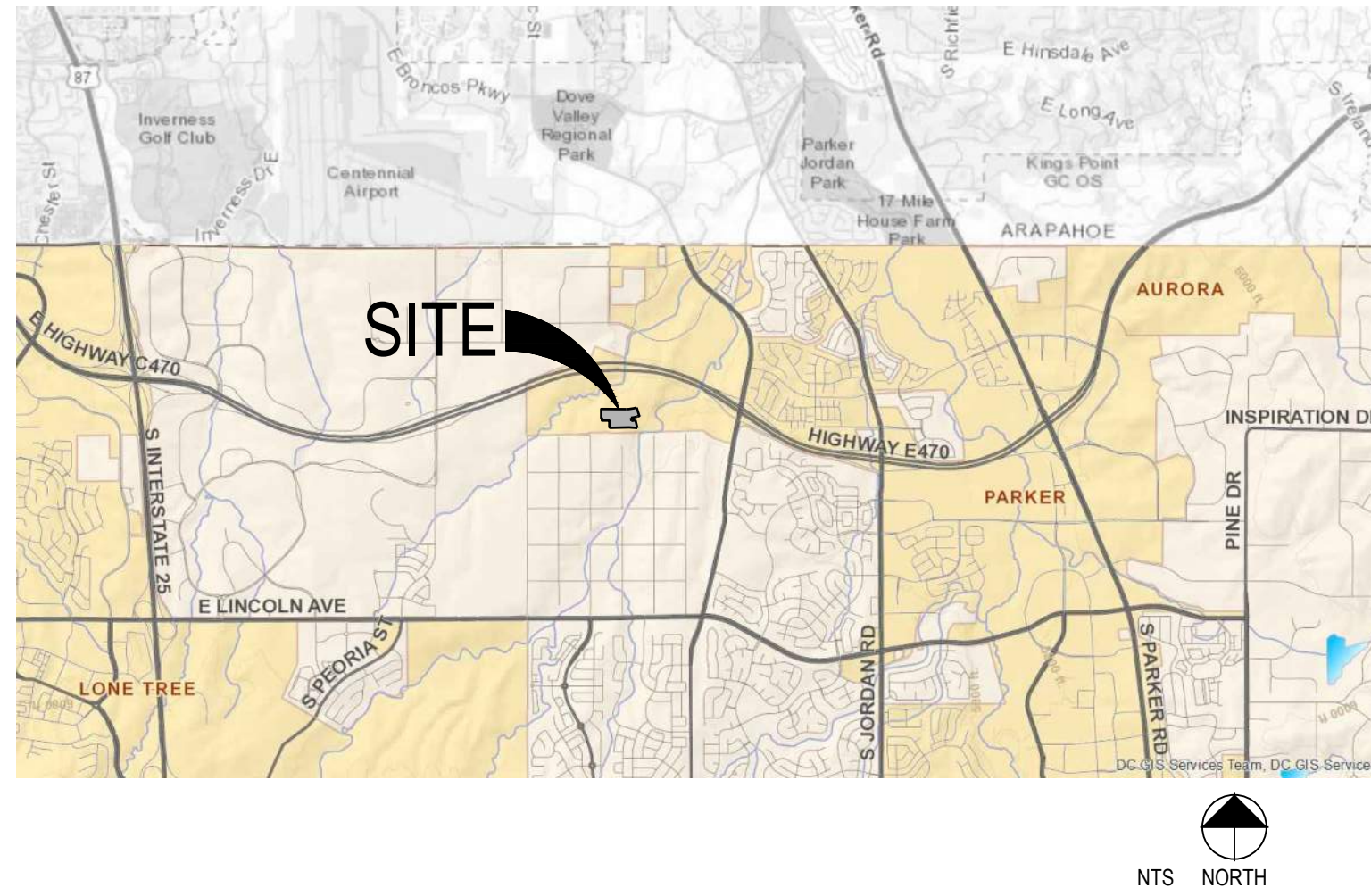
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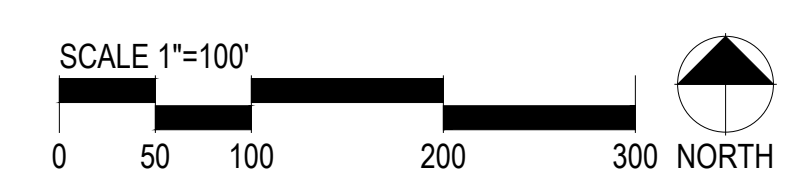
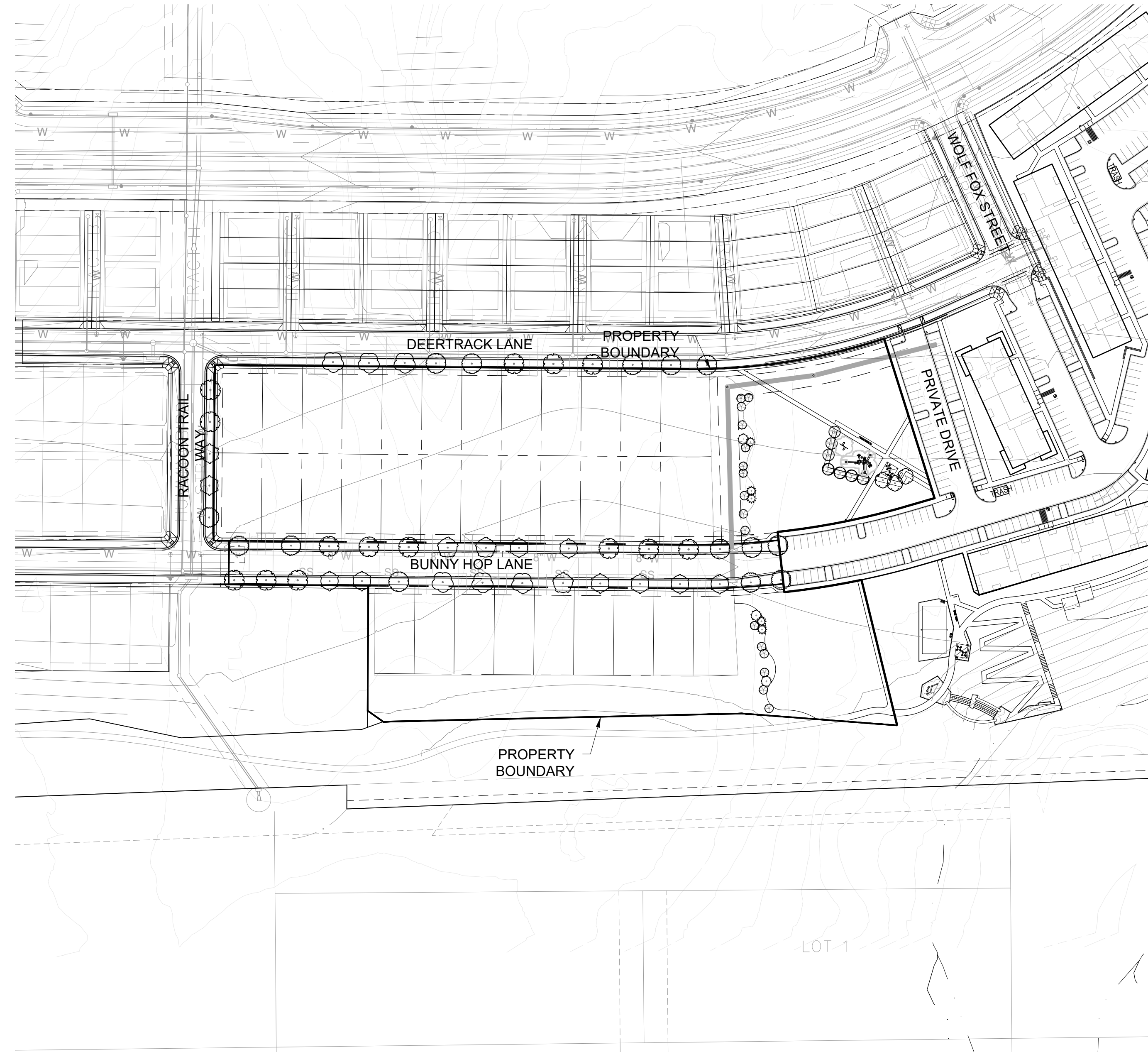
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VICINITY MAP



OVERALL SITE PLAN



SHEET INDEX

SHEET	TITLE
CS	COVER SHEET
LS0.1	MASTER PARK PLAN
LS4.1	SITE ENLARGEMENTS
LS5.1	SITE DETAILS

Need to include irrigation plan

Include Park acreages/sf in chart

COMPARK VILLAGE SOUTH PARK FACILITIES MASTER PLANS AND CONSTRUCTION PLANS

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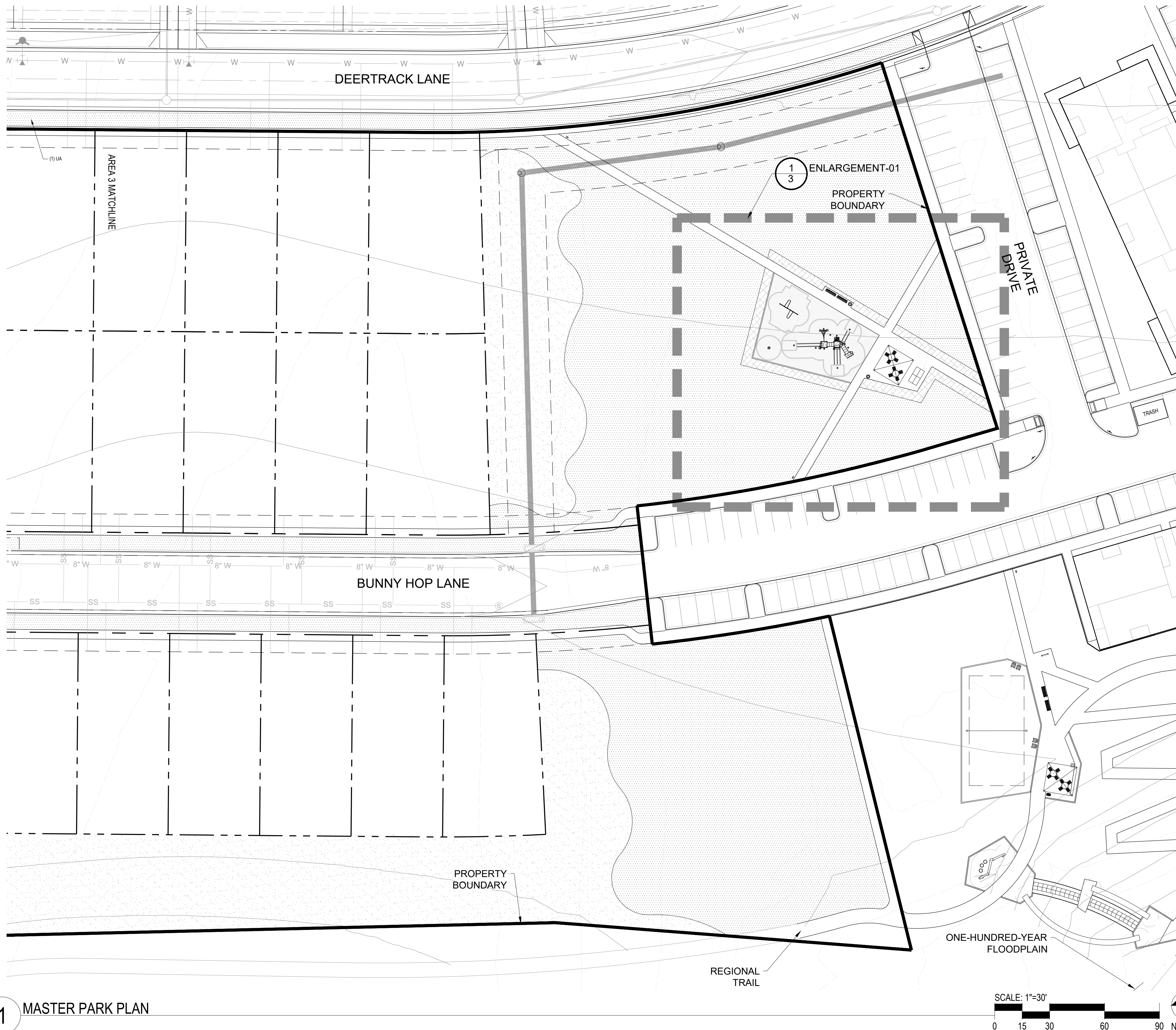
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COMPARK VILLAGE SOUTH PRELIMINARY PLAN

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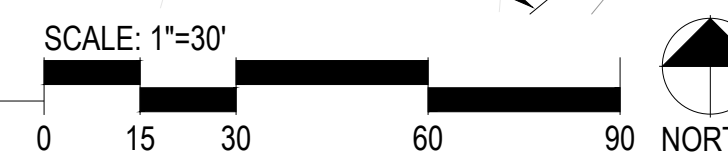
LEGEND

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

GENERAL CONSTRUCTION NOTES

1. THESE PLANS SHALL NOT BE UTILIZED FOR CONSTRUCTION OR PERMITTING UNLESS STATED FOR SUCH USE IN THE TITLE BLOCK.
2. 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.
3. VERIFY ALL PLAN DIMENSIONS PRIOR TO START OF CONSTRUCTION. NOTIFY THE OWNER'S REPRESENTATIVE TO ADDRESS ANY QUESTIONS OR CLARIFY ANY DISCREPANCIES.
4. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
5. 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.
6. 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.
7. 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.
8. 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.
9. CONTRACTOR IS RESPONSIBLE TO PAY FOR, AND OBTAIN, ANY REQUIRED APPLICATIONS, PERMITTING, LICENSES, INSPECTIONS AND METERS ASSOCIATED WITH WORK.
10. 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.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL UTILITY LOCATES PRIOR TO ANY EXCAVATION.
12. 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.
13. 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.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
15. COORDINATE SITE ACCESS, STAGING, STORAGE AND CLEANOUT AREAS WITH OWNER'S REPRESENTATIVE.
16. 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.
17. 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.
18. THE CLEANING OF EQUIPMENT IS PROHIBITED AT THE JOB SITE UNLESS AUTHORIZED BY THE OWNER'S REPRESENTATIVE IN A DESIGNATED AREA. THE DISCHARGE OF WATER, WASTE CONCRETE, POLLUTANTS, OR OTHER MATERIALS SHALL ONLY OCCUR IN AREAS DESIGNED FOR SUCH USE AND APPROVED BY THE OWNER'S REPRESENTATIVE.
19. 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.
20. 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.
21. 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.
22. 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.
23. 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.

1 MASTER PARK PLAN



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AND CONSTRUCTION PLANS

PARKER, CO

Stamp:

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

Rev#	Date	Revisions
1		
2		
3		
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6		
7		
8		

Sheet Name
**MASTER
PARK PLAN**
Sheet Number

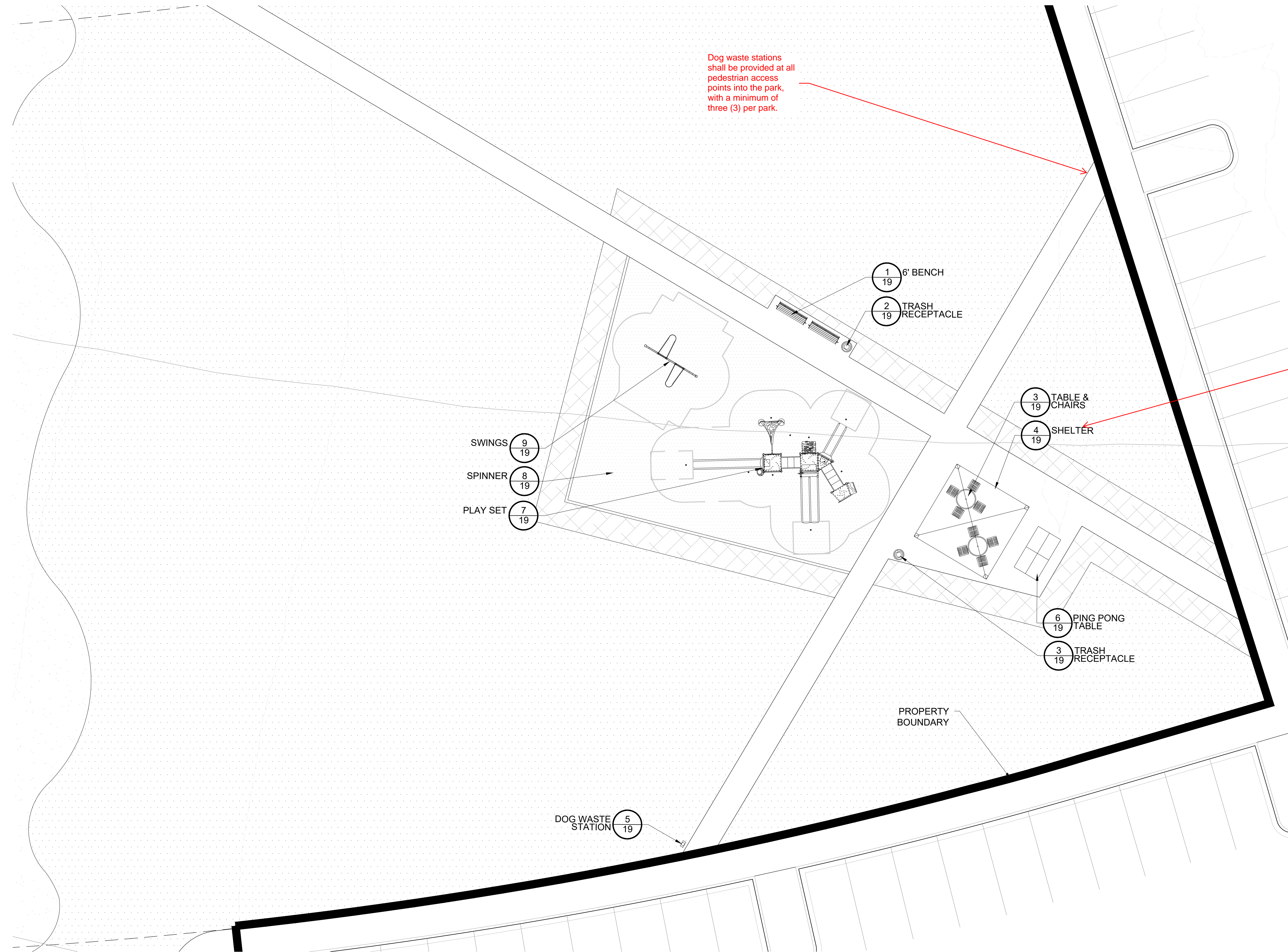
COMPARK VILLAGE SOUTH PRELIMINARY PLAN

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

Dog waste stations shall be provided at all pedestrian access points into the park, with a minimum of three (3) per park.

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
- ▨ FIBER SURFACE
- PERFORATED EDGER



What is shelter capacity

Include an additional chart showing how many of each amenity is provided and how the additional amenities meet your park points requirements from 13.07.140A

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

Land Planning
people creating spaces

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

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

COMPARK VILLAGE SOUTH PARK FACILITIES MASTER PLANS AND CONSTRUCTION PLANS

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Sheet Name
SITE ENLARGEMENT

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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 WASTE 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

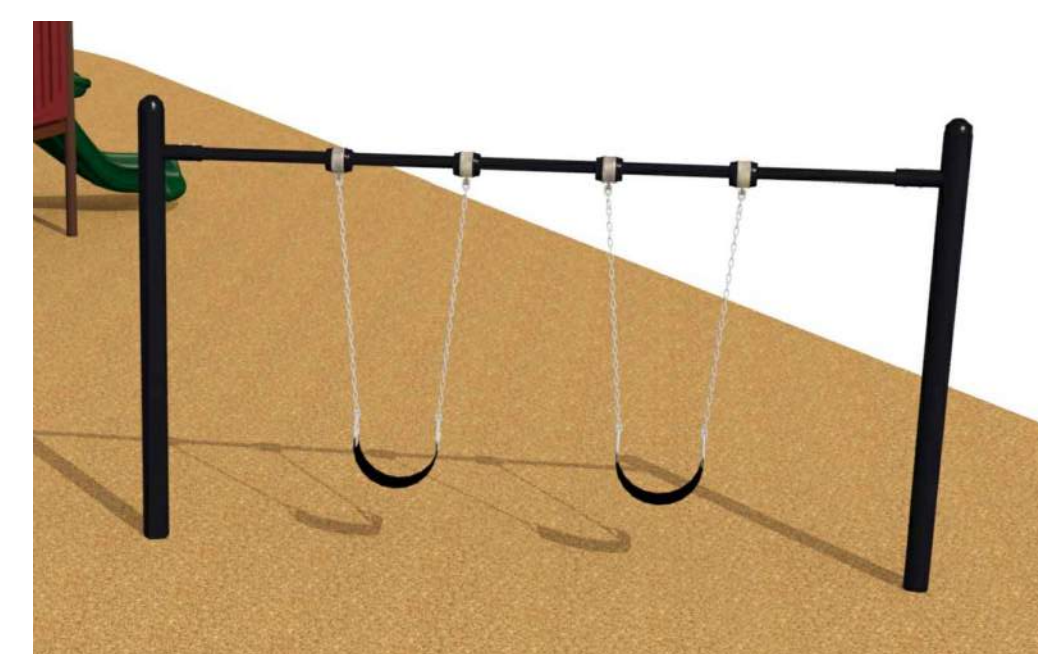
7 PLAY SET
Scale: NTS



STAND AND SPIN
MANUFACTURER: LITTLE TIKES
COMMERCIAL
MODEL: IMF5T012
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

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Sheet Name
SITE DETAILS

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