Development Review Division

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

M E M O R A N D U M

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.

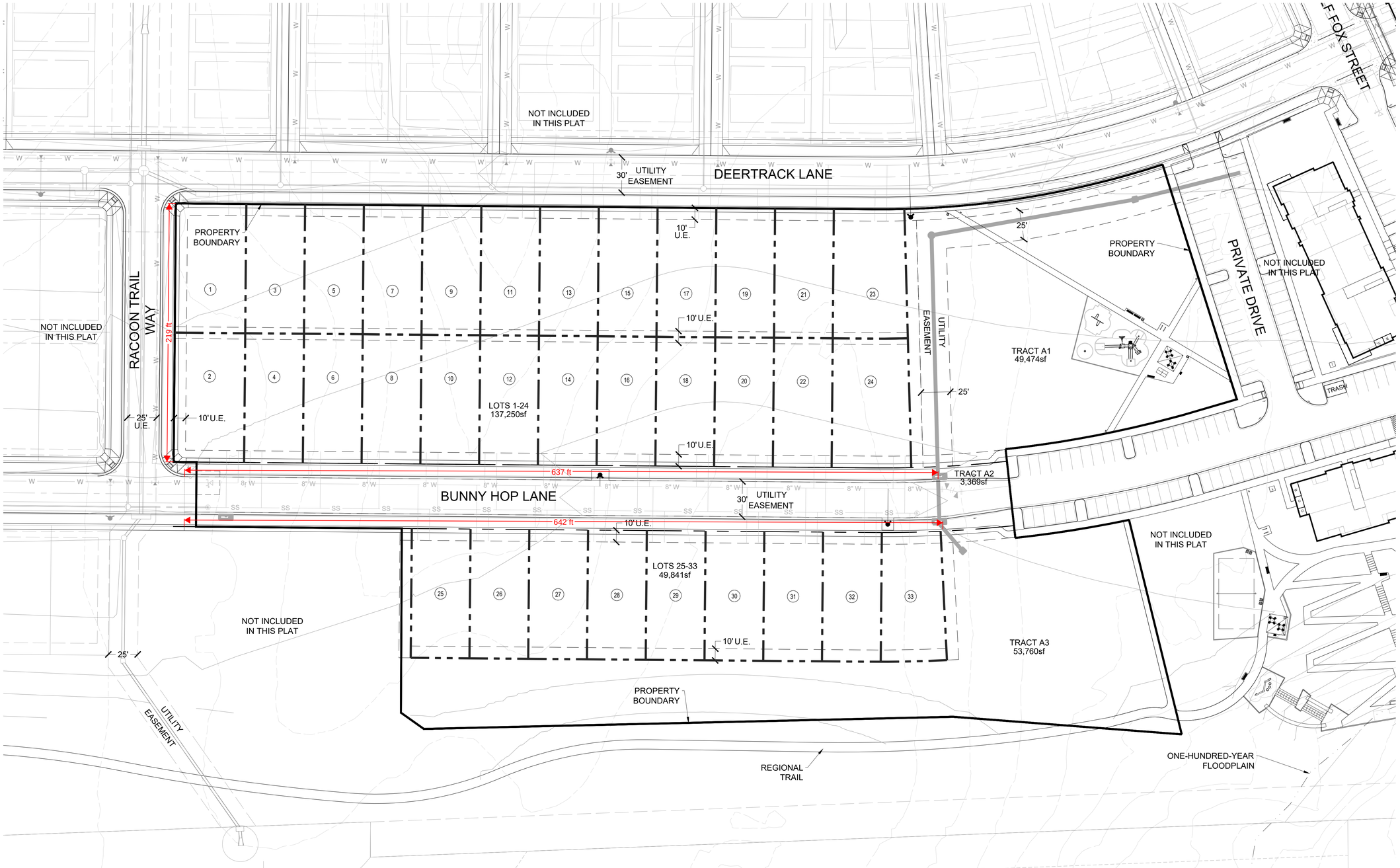
Comment(s) Addressed: ☐ Yes ☐ No
Response:

_____ _____
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



1 COMPARK VILLAGE SOUTH - SKETCH PLAN EXHIBIT

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

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

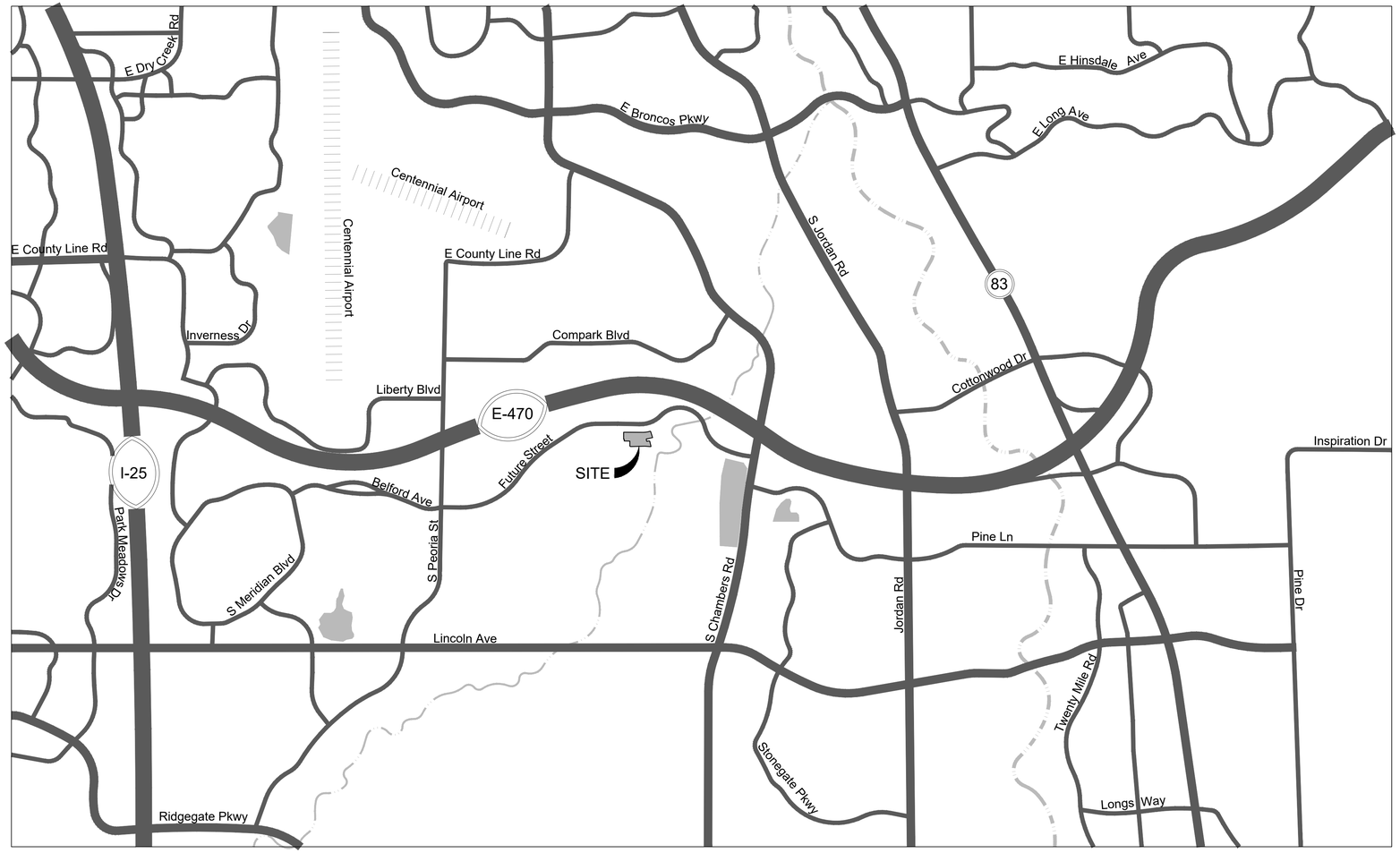
PREPARATION DATE: November 02, 2021
REVISION DATE: February 28, 2022
REVISION DATE:
REVISION DATE:
REVISION DATE:

SHEET:01
OF 03

SCALE 1"= 40'

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

SCALE: 1"=2,000'
0 1000 2000 4000 6000 NORTH

APPLICANT :

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

DEVELOPER:

CENTURY COMMUNITIES
ATTN: Cindy Myers
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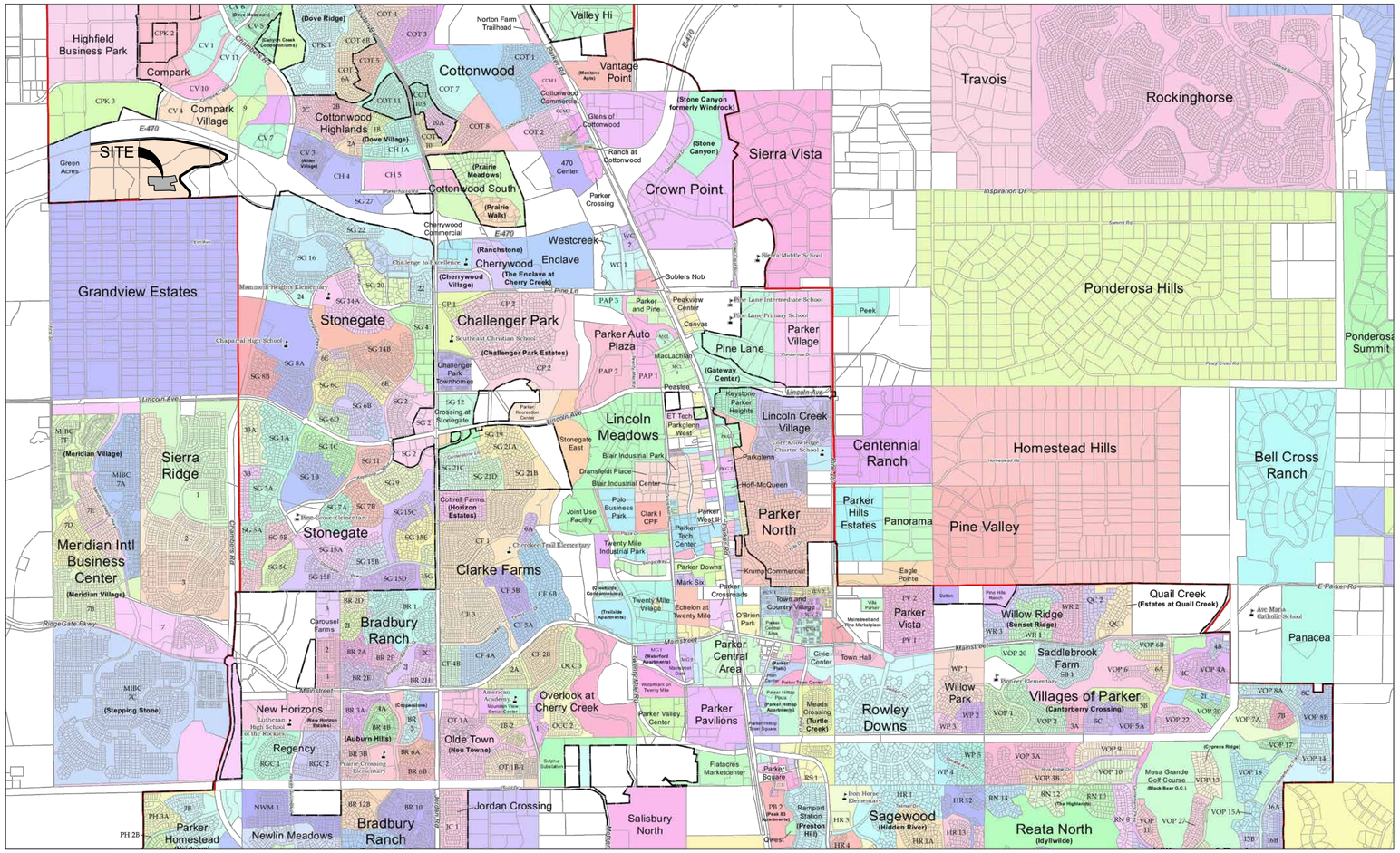
PREPARATION DATE: November 02, 2021
REVISION DATE: February 28, 2022
REVISION DATE:
REVISION DATE:
REVISION DATE:

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

SCALE: 1"=2,000'
0 1000 2000 4000 6000 NORTH

APPLICANT :

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Ste 650
Greenwood Village, CO
80111

DEVELOPER:

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ATTN: Cindy Myers
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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:03
OF 03

SCALE 1" = 2,000'

COMPARK VILLAGE SOUTH TRACT A
PRELIMINARY PLAN

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

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 OE	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
	EX SD	STORM SEWER FES W/ MAHNOLE, RIPRAP
T	EX T	TELEPHONE LINE W/ PEDESTAL
OT	OHT	OVERHEAD TELEPHONE
W	EX W	WATER LINE, VALVE, FITTINGS, METER, AND HYDRANT
T	EX T	UNDERDRAIN
		CURB AND GUTTER
		WHEEL STOP
4950	4950	CONTOURS
UD	UD	TRASH ENCLOSURE
		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
4990	4990	SPOT ELEVATION
		FLOW OF WATER
		SIGN
##		PROPOSED LOT NUMBER

BASIS OF BEARINGS:

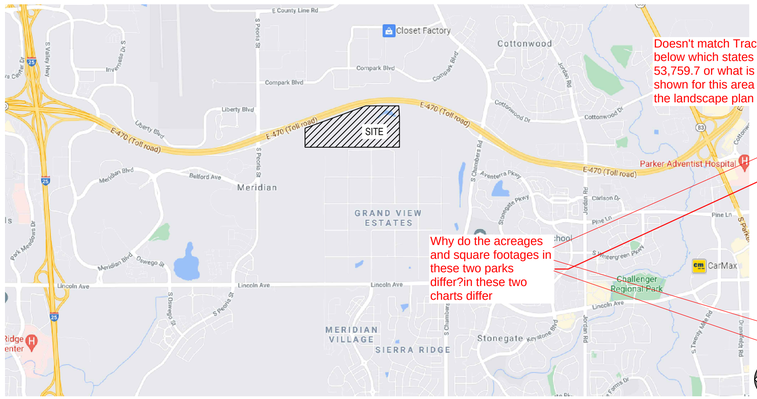
BEARINGS ARE ASSUMED AND ARE BASED UPON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 6, AS BEARING N87°48'59"E A DISTANCE OF 2634.09 FEET BETWEEN THE SOUTH QUARTER CORNER OF SAID SECTION 6, BEING A FOUND 3-1/4" ALUMINUM CAP, FLUSH WITH THE SURFACE AND STAMPED: PLS 38026 AND THE SOUTHEAST CORNER 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, 1999?" 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.

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

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

PA-17 LOT WIDTH DATA	
	LOT WIDTH (LF)
SMALLEST RESIDENTIAL LOT WIDTH	50
LARGEST RESIDENTIAL LOT WIDTH	68

LAND USE SUMMARY CHART			
	AREA		
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

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

LAND USE TABLE			
	AREA (AC)	AREA (SF)	% OF TOTAL
GROSS AREA	7.69	334784.9	100%
NET AREA (EXLUDING 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	-
LARGETS RESIDENTIAL LOT	0.17	7244.3	-
AVERAGE RESIDENTIAL LOT	0.13	5521.1	-
ZONING SINGLE FAMILY RESIDENTIAL		-	

N

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 three states 1.23 acres

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

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

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

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

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

TOWN & UTILITY CONTACTS

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

INTERMOUNTAIN REA
CONTACT: BROOKS KAUFMAN
PHONE: 303-688-3100

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

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

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

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.)

PROJECT NUMBER
65120950

DRAWN BY
TV

DATE
01/12/2022

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PREPARED FOR CENTURY COMMUNITIES

CENTURY Living

PROJECT

COMPARK VILLAGE SOUTH

TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO 80134

SHEET TITLE
PRELIMINARY PLAN COVER

SHEET NUMBER
1 OF 3

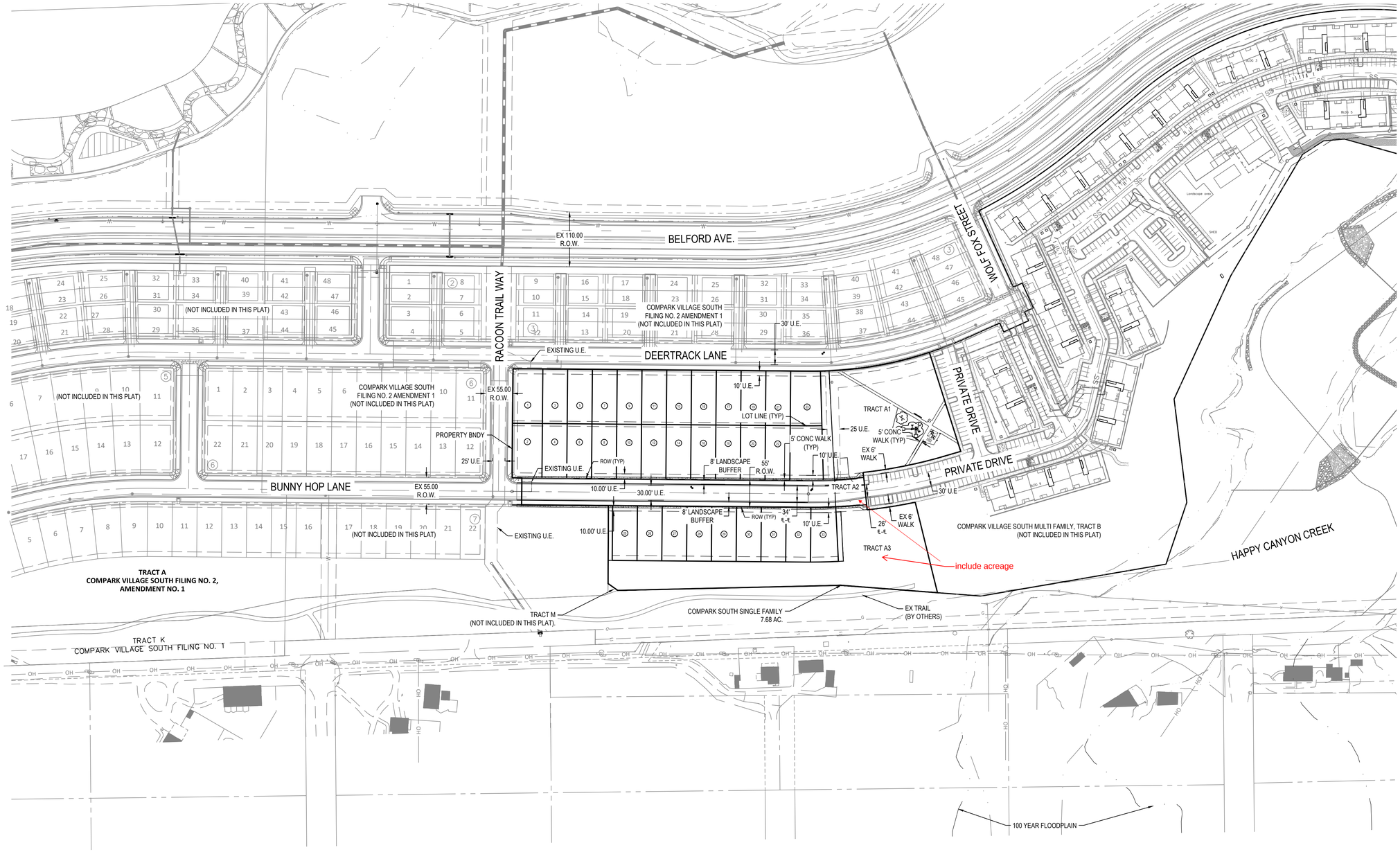
COMPARK VILLAGE SOUTH TRACT A PRELIMINARY PLAN

TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

TRACT A, COMPARK VILLAGE SOUTH 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

OF LOTS: 33

OF TRACTS: 1



PROJECT NUMBER
65120950

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01/12/2022

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COMPARK VILLAGE SOUTH

TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO 80134

SHEET TITLE
PRELIMINARY PLAN EXHIBIT

SHEET NUMBER
2 OF 3

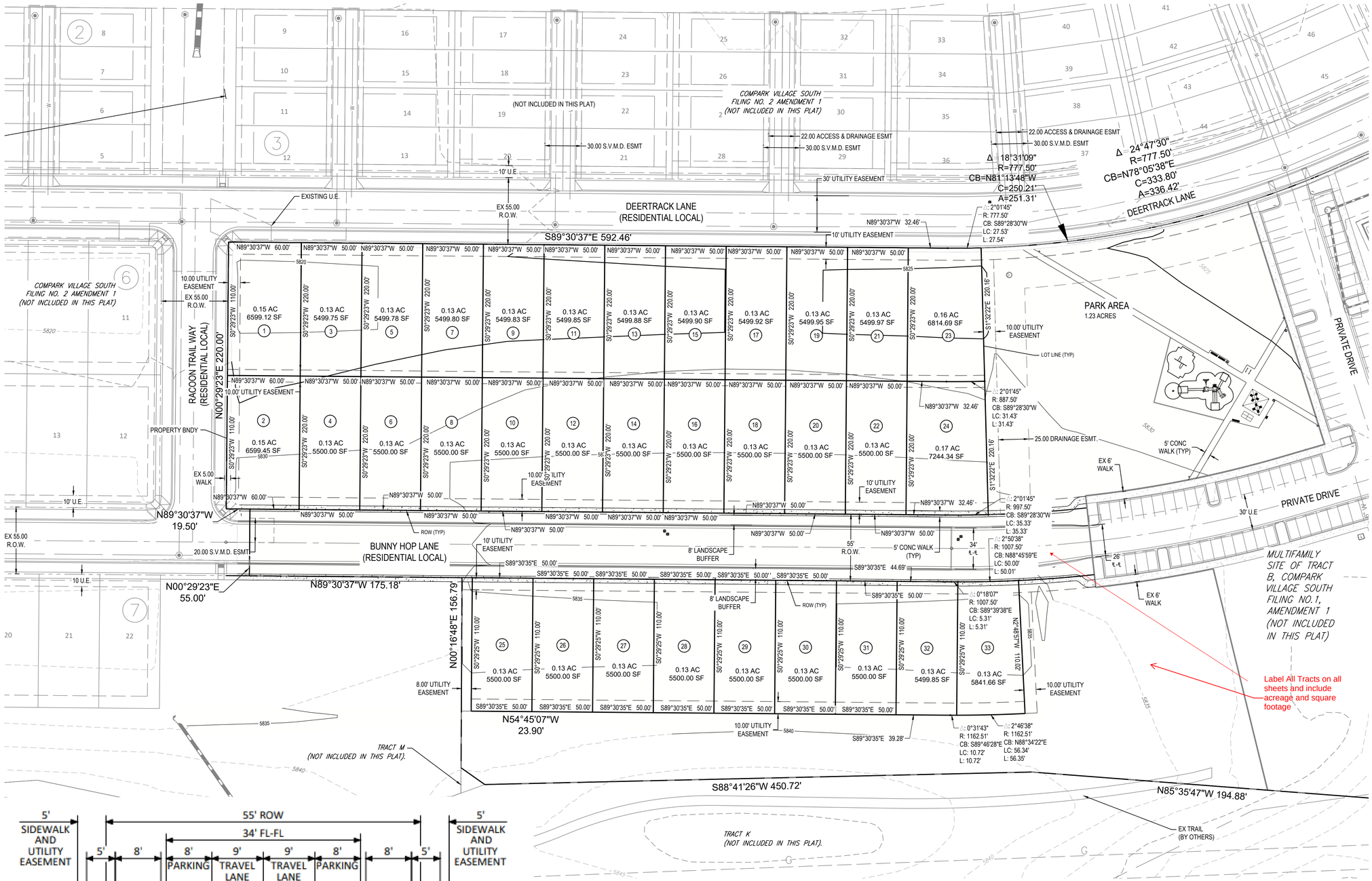
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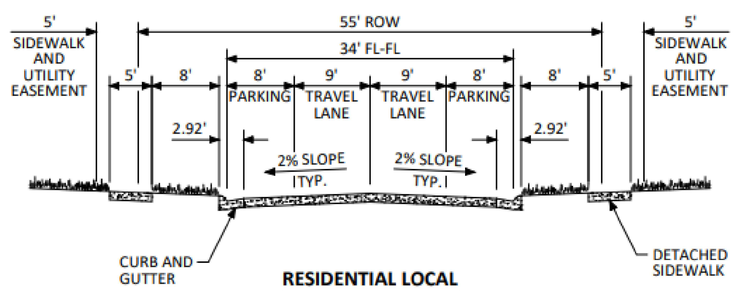
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OF LOTS: 33

OF TRACTS: 1





RESIDENTIAL LOCAL

N

40' 0 20' 40' 80'

1" = 40' HOR.

PROJECT NUMBER
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PROJECT

COMPARK VILLAGE SOUTH

TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO 80134

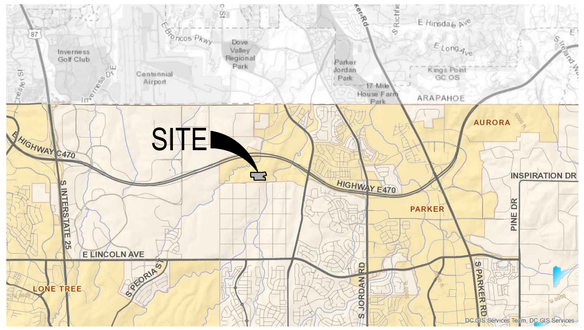
SHEET TITLE
PRELIMINARY PLAN EXHIBIT

SHEET NUMBER
3 OF 3

COMPARK VILLAGE SOUTH PRELIMINARY PLAN

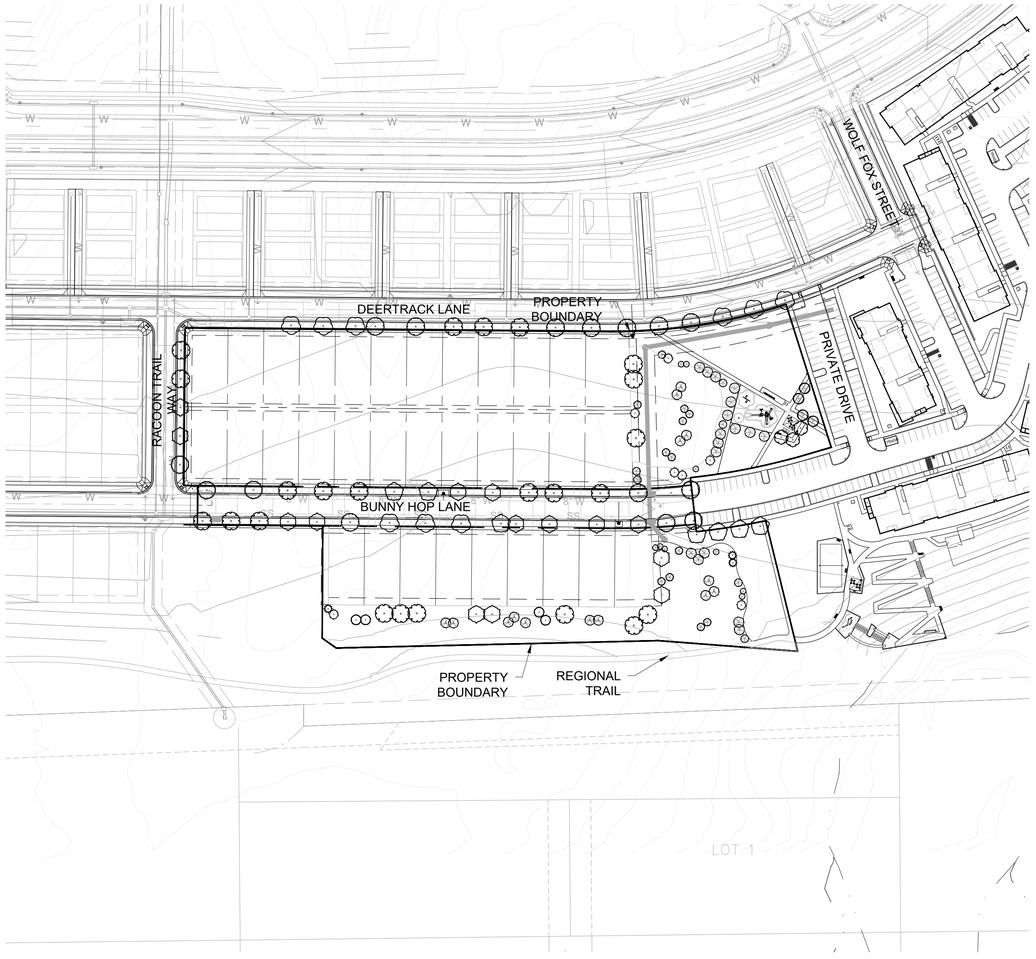
A PARCEL OF LAND LOCATED IN A PORTION OF THE SE OF SECTION 6, TOWNSHIP 6 SOUTH,
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7.69 ACRES, 33 RESIDENTIAL LOTS

VICINITY MAP



NTS NORTH

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 Group, Inc

P.O. BOX 18287
DENVER, CO 80218

T: 303.531.4905

FEBRUARY 28, 2022

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

Land Planning
people creating spaces
pcs group inc. www.pcsgroupco.com
p.o. box 18287
denver, co 80218
t 303.531.4905 . f 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

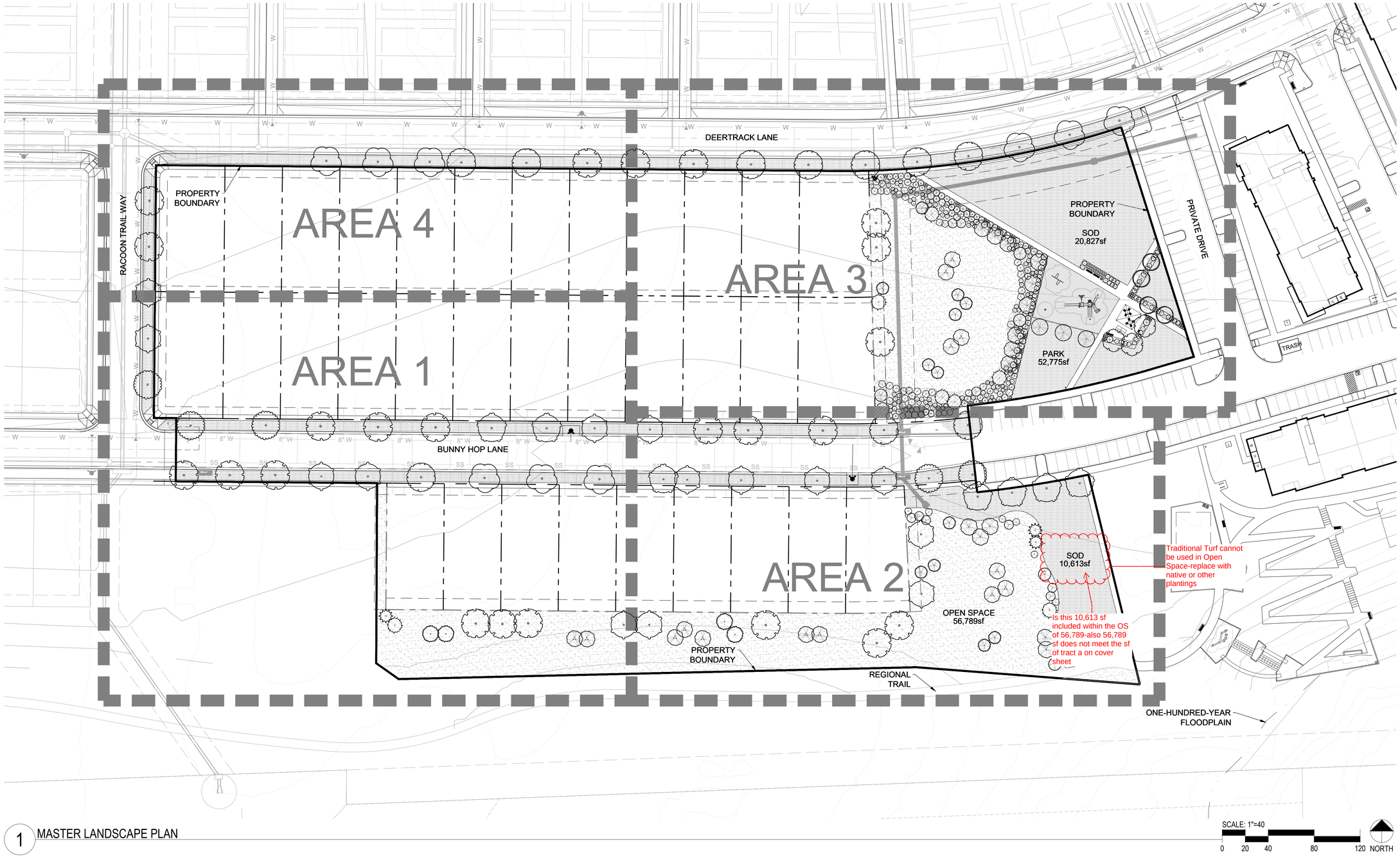
Rev#	Revisions	Date
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2		
3		
4		
5		
6		
7		
8		

Sheet Name
COVER SHEET

Sheet Number
1 of 14

COMPARK VILLAGE SOUTH PRELIMINARY PLAN

A PARCEL OF LAND LOCATED IN A PORTION OF THE SE OF SECTION 6, TOWNSHIP 6 SOUTH,
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1 MASTER LANDSCAPE PLAN

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

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Civil Engineering
MERRICK & COMPANY
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GREENWOOD VILLAGE, CO 80111
303.353.3695

COMPARK VILLAGE SOUTH
LANDSCAPE PLANS AND
MASTER STREET TREE PLANS

PARKER, CO

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Issue Date:
10/08/2021
Issued For:
TOWN OF PARKER

Rev.#	Revisions	Date
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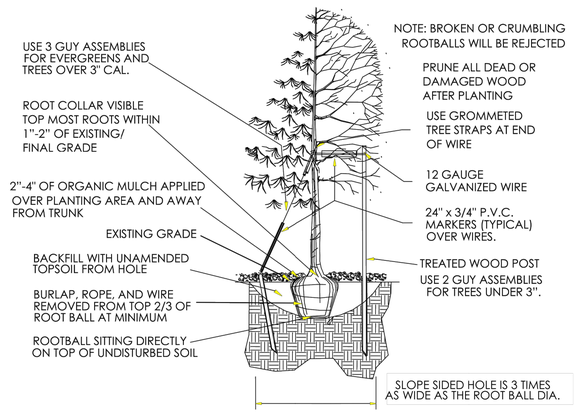
Sheet Name
MASTER LANDSCAPE PLAN

Sheet Number
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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

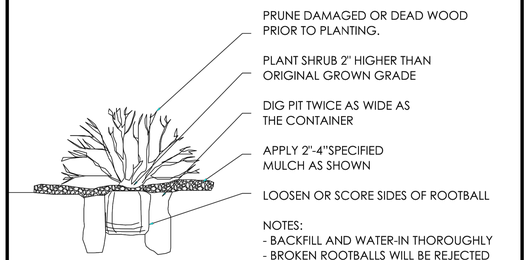
TOWN OF PARKER PLANTING STANDARDS



- Excavate planting holes with sloping sides. Make excavations at least three times as wide as the root ball diameter and no deeper than the distance from the top most roots in the root ball to the bottom of the root ball to allow for settling. Do not disturb soil at bottom of planting holes, but do score the sides of the planting hole. The planting area shall be loosened and aerated at least three times the diameter of the root ball. Backfill shall consist of existing on site topsoil – no amendments shall be used unless otherwise specified.
- Trees shall be planted with the root collar/flare visible above grade AND two or more structural roots located within the top 1" to 2" of the root ball/finished grade measured 3" to 4" from trunk. This includes trees that are set on slopes (see slope planting detail). Trees that do not have a visible root collar shall be rejected. Do not cover the root ball with soil.
- When root ball will remain intact, cut off bottom $^1/_4$ of wire basket before placing tree in hole, cut off remainder of basket AFTER tree is set in hole, remove basket completely. At a minimum, the top 2/3 of the burlap and basket shall be removed from the root ball on all trees. Remove all nylon ties, twine, rope and burlap. Remove unnecessary packing material.
- Form soil into a 3" to 5" tall watering ring (saucer) around planting area. This is not necessary in irrigated turf areas. Apply 2" to 4" depth of specified mulch over planting area and inside saucers, away from trunk.
- Staking and guying of trees is optional in most planting situations. In areas of extreme winds, or on steep slopes, staking may be required to stabilize trees. Staking and guying must be removed within 1 year of planting date.
- Tree wrap is *not* to be used on any new plantings, except in late fall planting situations, and only then after consultation with the Town Arborist.
- Resetting of improperly planted trees will only be allowed if it is determined that doing so will in no way compromise the root ball, and shall only be done with approval of the Town Arborist.

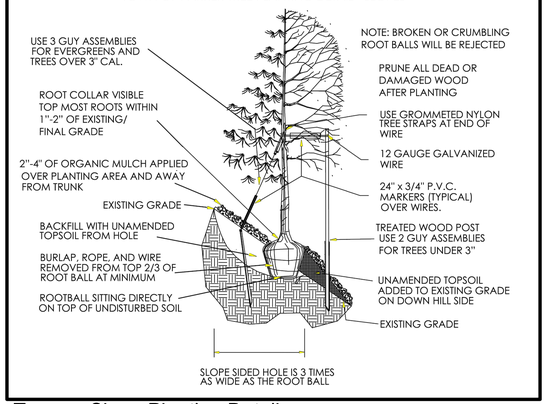
1 **Tree Planting Detail**
Scale: NTS

TOWN OF PARKER PLANTING DETAIL – SHRUBS



2 **Shrub Planting Detail**
Scale: NTS

TOWN OF PARKER TREE PLANTING DETAIL - SLOPES



3 **Tree on Slope Planting Detail**
Scale: NTS

GENERAL NOTES

1. 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.
2. LINE OF SIGHT INFORMATION TAKEN FROM TOWN OF PARKER ROADWAY DESIGN AND CONSTRUCTION STANDARDS, FIGURE 4.2.
3. ALL LANDSCAPING (EDGE OF ROOT BALLS) SHALL BE SETBACK FROM BUILDINGS A MINIMUM OF 3'.
4. 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

1. 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.
2. PLANT QUANTITIES TO BE BASED ON CONTRACTOR'S ESTIMATE ACCORDING TO PLANS, WHICH ARE SUBJECT TO APPROVAL BY LANDSCAPE ARCHITECT.
3. GRAPHIC SYMBOLS PRESIDE OVER WRITTEN PLANT QUANTITIES.
4. ALL TREE AND SHRUB LOCATIONS SHALL BE STAKED BY THE CONTRACTOR AND APPROVED BY THE OWNER, OR LANDSCAPE ARCHITECT.
5. PLANT SUBSTITUTIONS WILL NOT BE PERMITTED WITHOUT APPROVAL BY THE OWNER OR LANDSCAPE ARCHITECT.
6. ALL TURF AREAS TO BE SPRAY IRRIGATED. ALL SHRUB BEDS TO BE DRIP IRRIGATED. ALL PERENNIAL AREAS TO BE IRRIGATED WITH 12" POP-UP SPRAY HEADS UNLESS OTHERWISE NOTED. THIS SYSTEM IS AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM.
7. WINTER PROTECTION AND WATERING OF TREES SHALL BE PROVIDED WHEN NECESSARY TO MAINTAIN THE HEALTH AND SURVIVAL OF PLANT MATERIAL.
8. WOOD MULCH TO BE SHREDDED WESTERN RED CEDAR BARK MULCH.
9. SOD TO BE BLACK BEAUTY FESCUE.
10. ALL TREE RINGS TO BE MULCHED WITH WOOD MULCH TO A DEPTH OF 3 INCHES MINIMUM WITH NO LANDSCAPE FABRIC.
11. ALL SHRUB BEDS TO BE MULCHED WITH WOOD MULCH TO A DEPTH OF 3 INCHES MINIMUM WITH LANDSCAPE FABRIC.
12. 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.
13. 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".
14. PLANTS SHALL BE INSTALLED IMMEDIATELY UPON DELIVERY TO SITE. IF THIS IS NOT POSSIBLE, PLANTS SHALL BE HEELED IN AND WATERED TO PREVENT DEHYDRATION.
15. 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.
16. 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.
17. AFTER PLANT INSTALLATION, ALL PLANT MATERIAL SHALL BE PLACED WITH THEIR ROOT COLLARS SLIGHTLY HIGHER THAN FINISH GRADE. (3" HIGHER FOR TREES.)
18. 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.
19. 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.
20. 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.
21. 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.
22. SOIL BACKFILL MIXTURE FOR ALL PERENNIAL BEDS SHALL BE 1/3 COW MANURE, 1/3 IMPORTED TOPSOIL, AND 1/3 ON-SITE SOIL.
23. 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.
24. CONTRACTOR SHALL SEED ALL NON-SODDED AND NON-IRRIGATED SODDED AREAS WHICH ARE DISTURBED BY GRADING WITH NATIVE SEED MIX FROM PAWNEE BUTTES SEED INC.
25. 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.
26. THE CONTRACTOR SHALL RESTORE ANY AND ALL DAMAGE DUE TO HIS CONSTRUCTION OPERATIONS TO THEIR ORIGINAL STATE AT HIS EXPENSE.
27. 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

1. 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 MUEHLENBERGII	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
Total	**71**			
Percentage of Total Trees	**48%**			
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
Total	**44**			
Percentage of Total Trees	**30%**			
EVERGREEN TREES	Quantity	Botanical	Common	CALIPER/HT.
PD	3	PICEA GLAUCA `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.
Total	**32**			
Percentage of Total Trees	**22%**			
DECIDUOUS SHRUB	Quantity	Botanical	Common	SIZE
AA2	9	AMELANCHIER ALNIFOLIA `REGENT`	SASKATOON SERVICEBERRY	5 GAL
AL	4	AMORPHA CANESCENS	LEADPLANT	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
Total	**191**			
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
Total	**96**			
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
Total	**113**			
GROUND COVER	Area	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%**	
Total	**121083**			

Minimum 25%

on the next sheet you have 114

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COMPARK VILLAGE SOUTH
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LANDSCAPE NOTES & DETAILS

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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

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

1 tree equals 10 shrubs

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

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

Same here

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

You will need to figure out to meet the minimum

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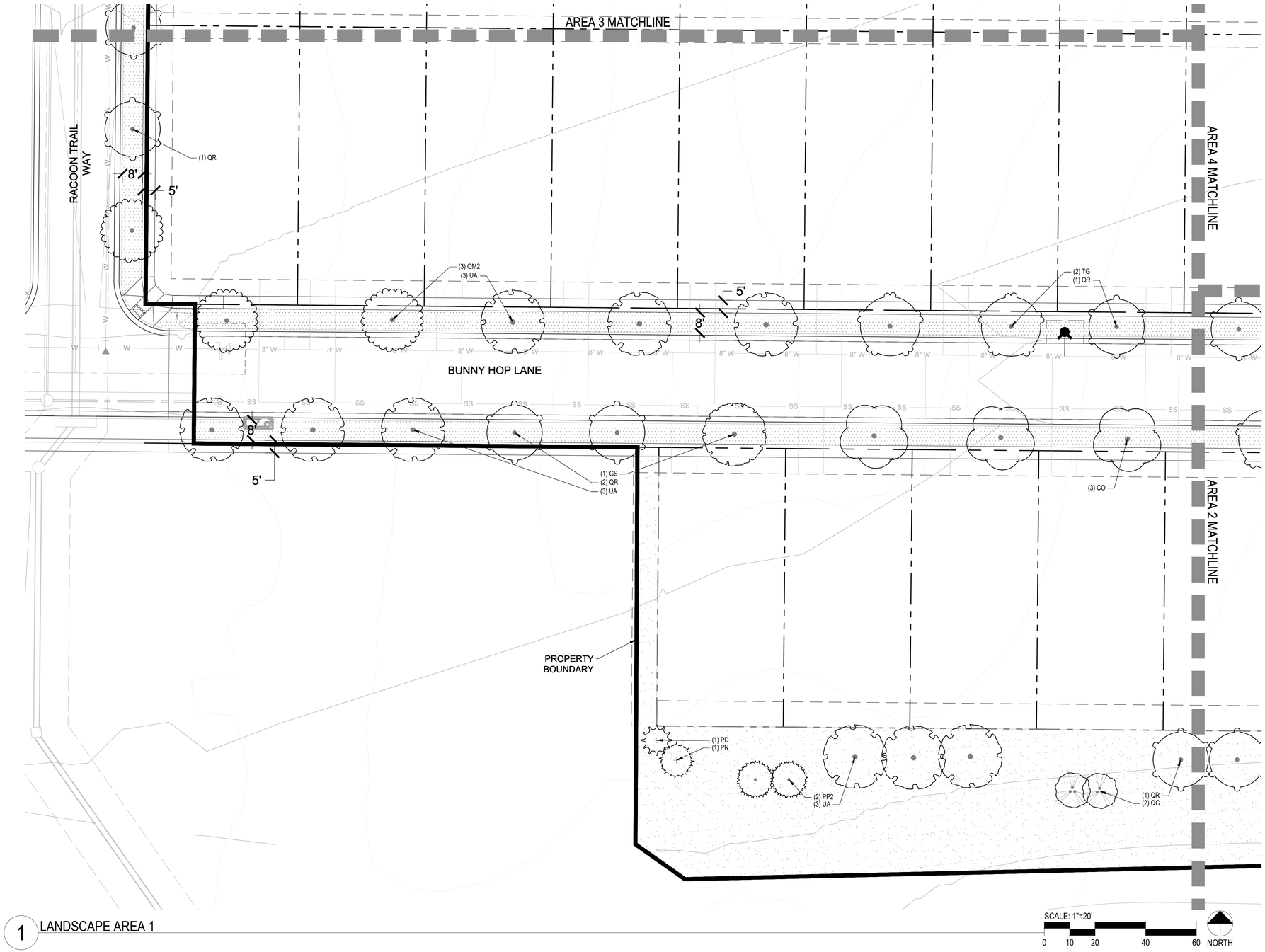
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LANDSCAPE REQUIREMENTS

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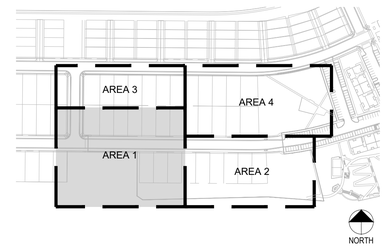
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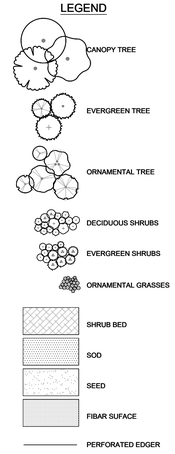


1 LANDSCAPE AREA 1

KEY MAP



LEGEND



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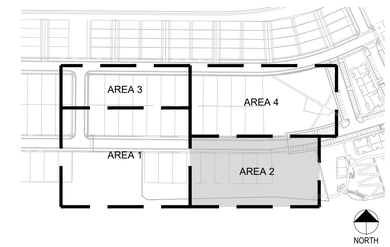
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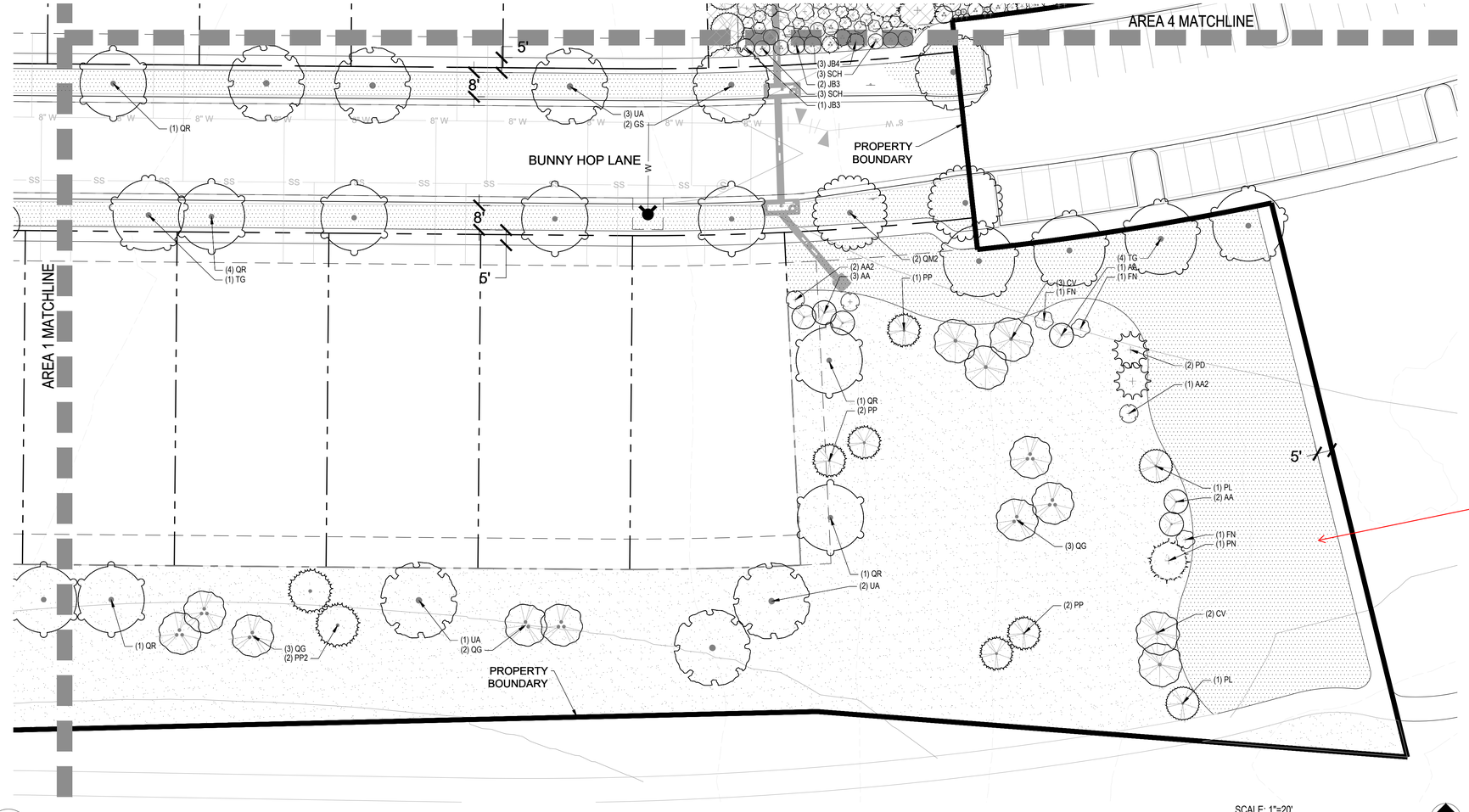
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7.69 ACRES, 33 RESIDENTIAL LOTS

KEY MAP





Per previous comment remove sod in open space

LEGEND

- CANOPY TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES
- SHRUB BED
- SOD
- SEED
- FIBAR SUFACE
- PERFORATED EDGER

1 LANDSCAPE AREA 2

SCALE: 1"=20'
0 10 20 40 60 NORTH

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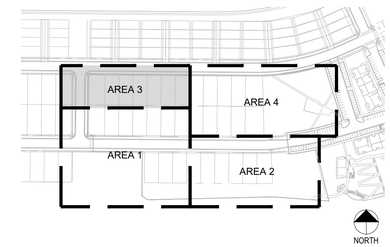
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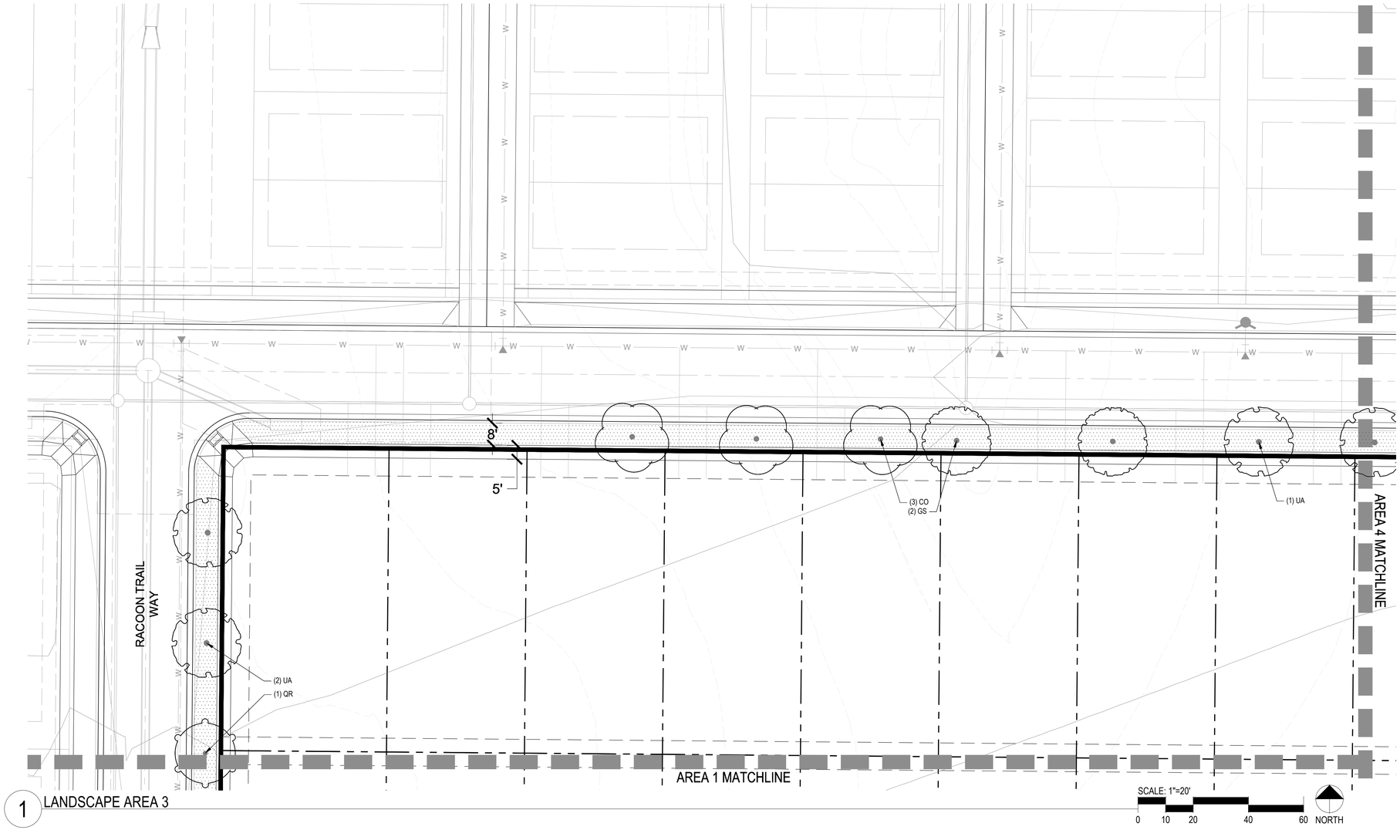
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COMPARK VILLAGE SOUTH PRELIMINARY PLAN

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

KEY MAP





1 LANDSCAPE AREA 3

LEGEND

- CANOPY TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES
- 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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COMPARK VILLAGE SOUTH
LANDSCAPE PLANS AND
MASTER STREET TREE PLANS

PARKER, CO

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Issued For:
TOWN OF PARKER

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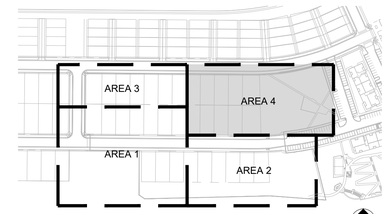
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AREA 3

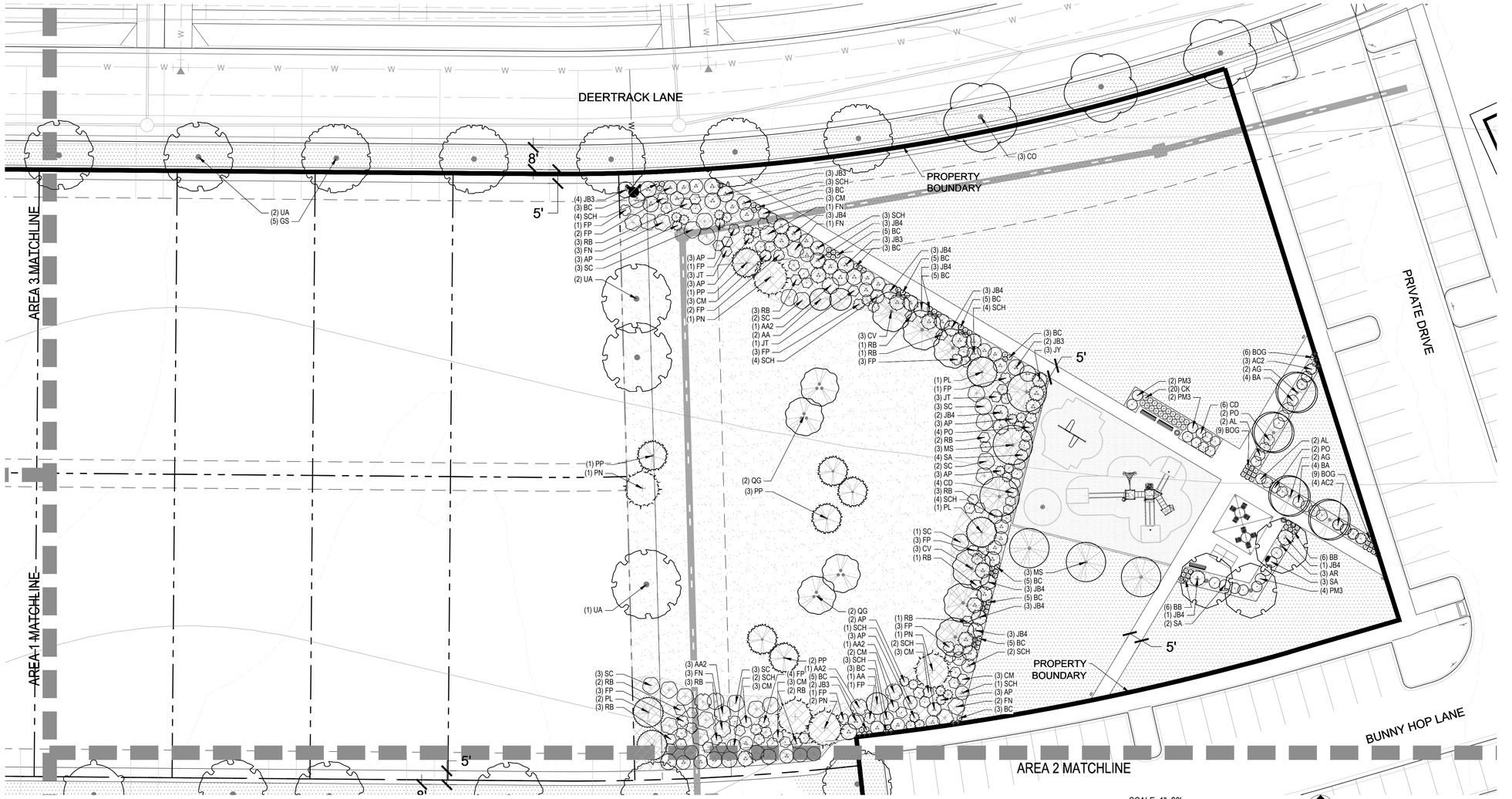
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7.69 ACRES, 33 RESIDENTIAL LOTS

KEY MAP





1 LANDSCAPE AREA 4

LEGEND

- CANOPY TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES
- SHRUB BED
- SOD
- SEED
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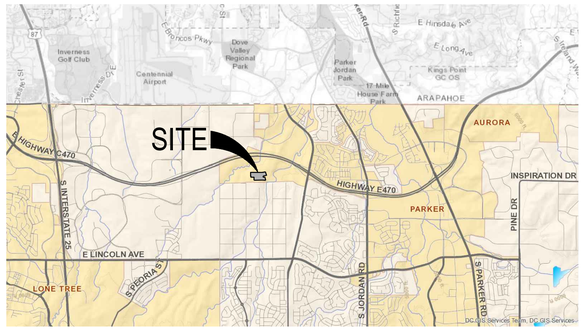
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LANDSCAPE AREA 4

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COMPARK VILLAGE SOUTH PRELIMINARY PLAN

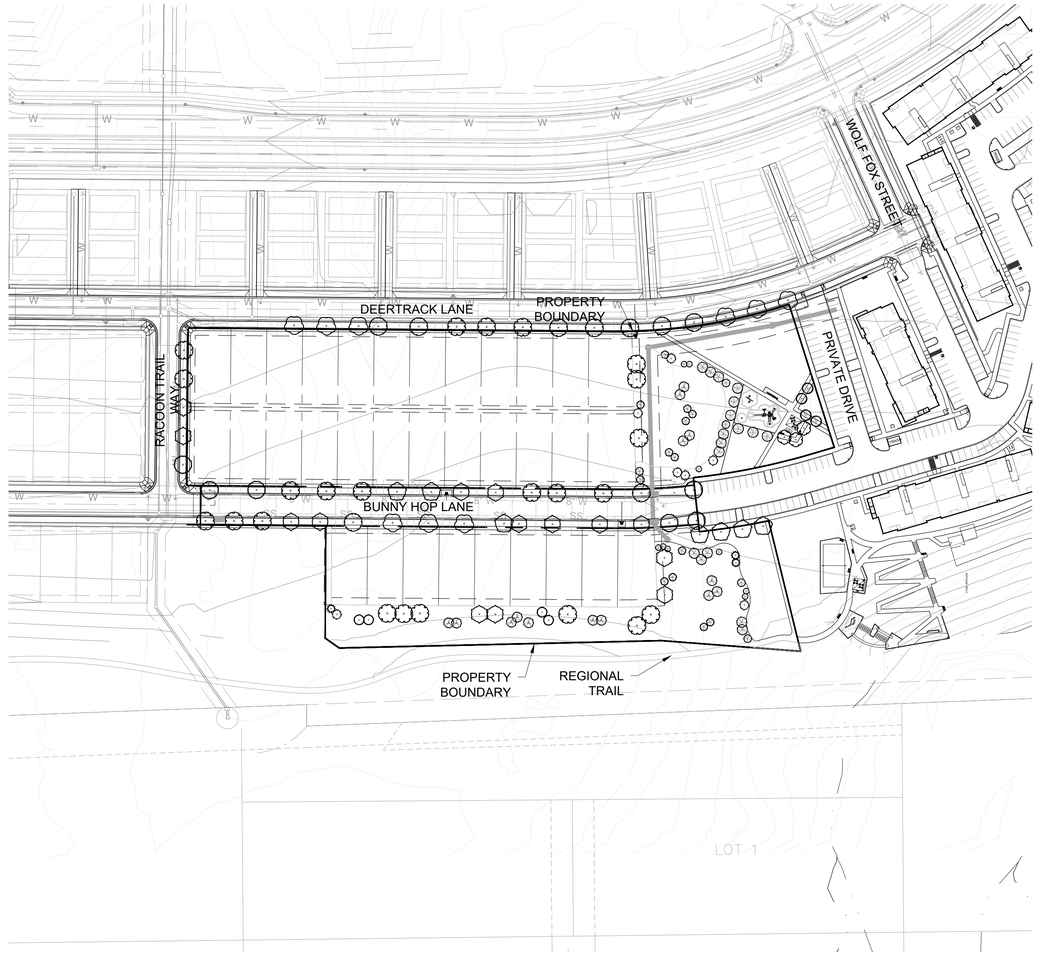
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7.69 ACRES, 33 RESIDENTIAL LOTS

VICINITY MAP



NTS NORTH

OVERALL SITE PLAN



SCALE 1"=100'
0 50 100 200 300 NORTH

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 Group, Inc

P.O. BOX 18287
DENVER, CO 80218

T: 303.531.4905

FEBRUARY 28, 2022

Prepared For
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COMPARK VILLAGE SOUTH
PARK FACILITIES MASTER PLANS
AND CONSTRUCTION PLANS

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Sheet Name
COVER SHEET

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COMPARK VILLAGE SOUTH PRELIMINARY PLAN

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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

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

1 MASTER PARK PLAN

SCALE: 1"=30'

0 15 30 60 90 NORTH

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MASTER PARK PLAN

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COMPARK VILLAGE SOUTH PRELIMINARY PLAN

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7.69 ACRES, 33 RESIDENTIAL LOTS

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

These quantities should be included in the required row and removed from the additional amenities rows-items that are required cannot count toward the additional amenity reqirements

Options for Parks and Open Space Amenities

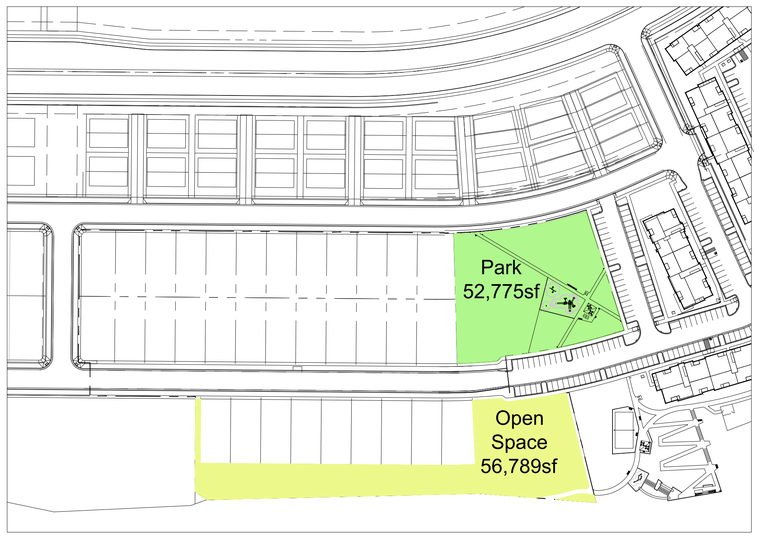
Catagory 1 - Gathering Spaces & Self-directed Group Activities	Provided Amenity	Quantity	Location
Pick 1			
Seating and tables	Picnic Tables and Benches	5	Benches are located north and south of the playground and picnic tables are under shelter
Shelter, small (5-10 users)	16' Shelter for 8 users	1	Southeast of playground
Activity hubs (ping pong, foosball, chess table, cornhole, etc.)	Table Tennis	1	Stationairy table tennis is proposed south of shelter area
Category 2 - Active Uses	**Provided Amenity**	**Quantity**	**Location**
Pick 2, but only 1 may be from paths, trails			
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	Age 5-12 Playset, 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 proposes; 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.
Category 3 - Support Amenities	**Provided Amenity**	**Quantity**	**Location**
Pick 1 per acre (1.23ac of park)			
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

These items are all required. The two additional amenities must be in excess of the required-however, as noted above include these additional details in the required areas above.

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

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

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-CONFORMANCE 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.

Prepared For
CENTURY LAND HOLDINGS, LLC
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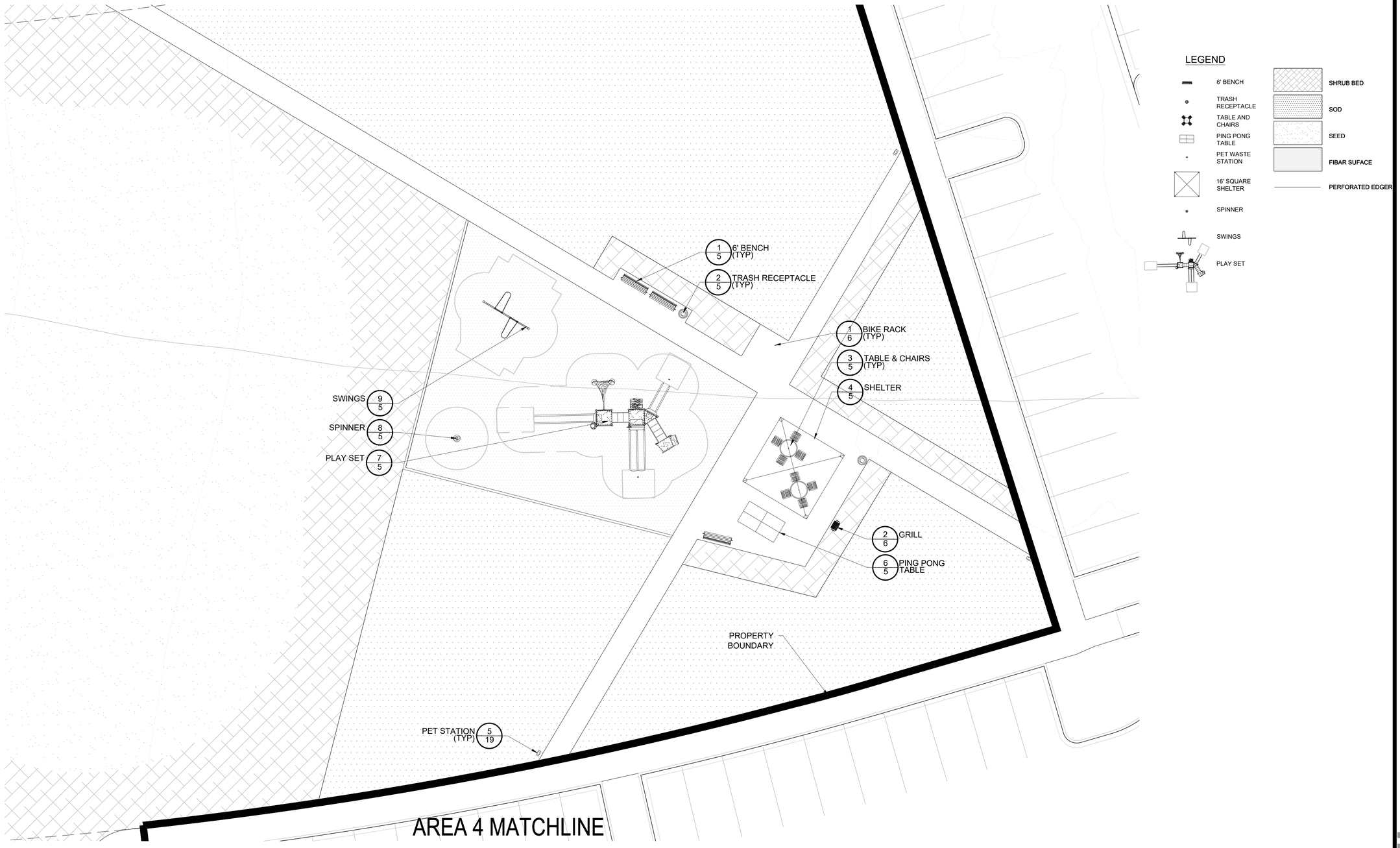
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MASTER PARK PLAN

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



1 PARK ENLARGEMENT 01

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

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SITE ENLARGEMENT

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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: IMF2TO5
COLOR: STANDARD
OR APPROVED EQUAL.
INSTALL PER MANUFACTURER'S
SPECS.

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

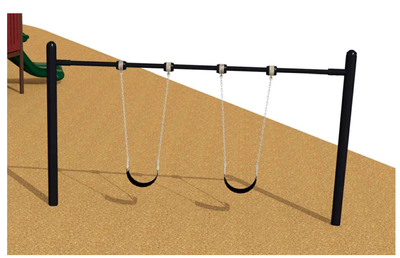
7 PLAY_SET
Scale: NTS



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



SWING SET
MANUFACTURER: LITTLE TIKES
COMMERCIAL
MODEL: IMF2TO5
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
CENTURY LAND HOLDINGS, LLC
8390 EAST CRESCENT PKWY
SUITE 650
GREENWOOD VILLAGE, CO 80111
(303) 770-8300

Land Planning
people creating spaces
pcs group inc. www.pcsgroupco.com
p.o. box 18287
denver, co 80218
t 303.531.4905 . f 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
PARKER, CO

Stamp:

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

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

Sheet Name
SITE DETAILS

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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



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

1 BIKE_RACK
Scale: NTS



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

2 GRILL

I didn't see bike rack location called out?

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8390 EAST CRESCENT PKWY
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PARK FACILITIES MASTER PLANS
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