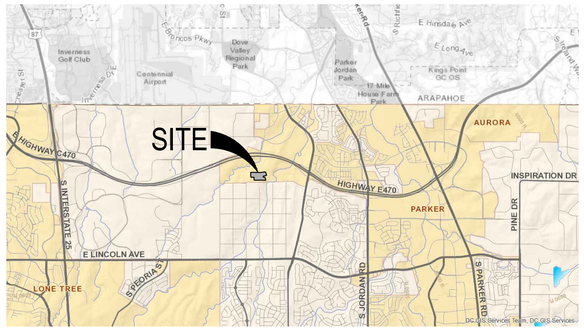
COMPARK VILLAGE SOUTH PRELIMINARY PLAN

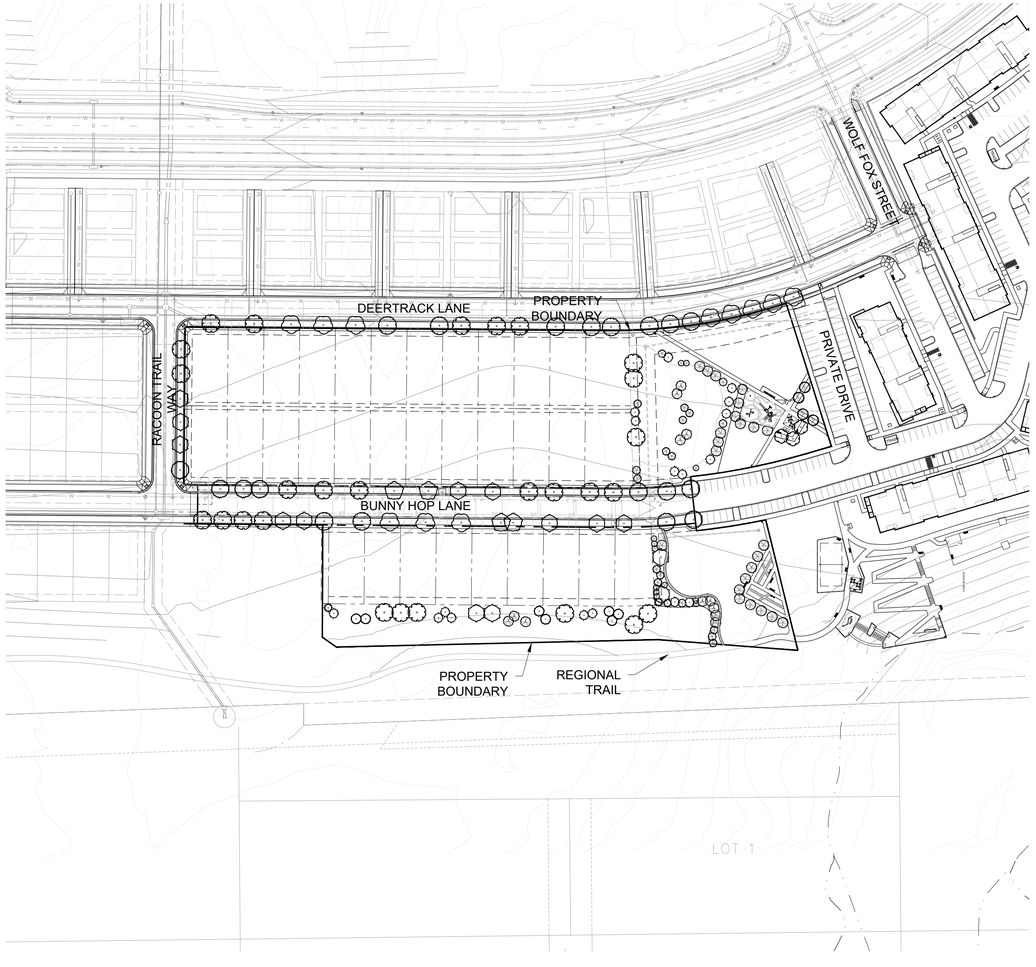
A PARCEL OF LAND LOCATED IN A PORTION OF THE SE OF SECTION 6, TOWNSHIP 6 SOUTH,
RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
7.69 ACRES, 33 RESIDENTIAL LOTS

VICINITY MAP



NTS NORTH

OVERALL SITE PLAN



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3	PARK REQUIREMENTS
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5	PARK ENLARGEMENTS
6	SITE DETAILS
7	SITE DETAILS

PCS Group, Inc

people creating spaces

P.O. BOX 18287
DENVER, CO 80218

T: 303.531.4905

MAY 4, 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
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

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7.69 ACRES, 33 RESIDENTIAL LOTS

LEGEND

- BENCH
- TRASH RECEPTACLE
- GRILL
- PET WASTE STATION
- BIKE RACK
- OUTDOOR MUSICAL INSTRUMENT
- TABLE AND CHAIRS
- PING PONG TABLE
- SHADE STRUCTURE
- SPINNER
- SWING SET
- PLAY EQUIPMENT

1 MASTER PARK PLAN

SCALE: 1"=30'
0 15 30 60 90 NORTH

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COMPARK VILLAGE SOUTH PRELIMINARY PLAN

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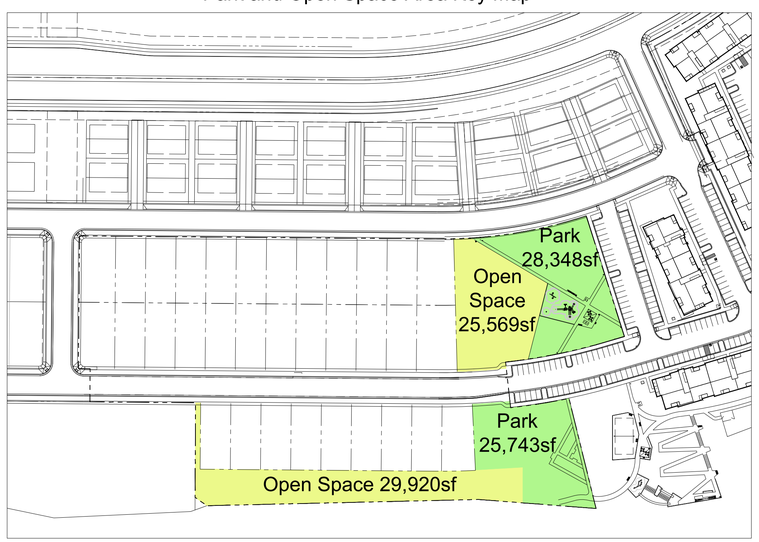
Required Amenities for All Parks			
Requirements	**Provided**	**Quantity**	**Details**
Landscape for all impervious areas	Yes	N/A	All impervious areas have landscaping
Tables and seating, such as benches, chairs, picnic tables and ADA seating	Yes	8	Two tables and chair, along with six benches.
Internal access pathways between park amenities	Yes	N/A	Sidewalks connect all park amenities
Open turf play areas	Yes	3	There are 3 turf areas proposes; two surrounding the playground and one down south, adjacent to the multifamily park
Universal and inclusive play elements to accommodate all ages and abilities	Yes	3	Spinner, double swing set and age 5-12 playset within central park area with poured in place surfacing
Dog waste stations at all pedestrian access points into the park, minimum of three	Yes	4	Four pet stations are proposed at all entrances to park areas
Trash receptacles at all seating areas with a minimum of three	Yes	4	Three trash receptacles around northern park and seating areas, one south by garden benches
Small shelter serving a capacity of between five and ten users	Yes	1	16' square shelter with capacity for 8 users
Options for Parks and Open Space Amenities			
Category 1 - Gathering Spaces & Self-directed Group Activities	**Provided Amenity**	**Quantity**	**Details**
Pick 1			
Gardens	Garden	1	Perennial, grass and rose garden, located in south park area
Activity hubs (ping pong, foosball, chess table, cornhole, etc.)	Ping Pong	1	Stationary outdoor ping pong table is proposed SW of shelter area
Category 2 - Active Uses	**Provided Amenity**	**Quantity**	**Details**
Pick 2, but only 1 may be from paths, trails			
Thematic play features	Outdoor Musical Instruments	4	Flower and Butterfly musical instruments located within garden, two of each piece
Loop path	Soft Trail	N/A	Crusher Fine trail located in south portion of park area which connects to sidewalk to form loop path
Category 3 - Support Amenities	**Provided Amenity**	**Quantity**	**Details**
Pick 1 per acre (1.24ac of park)			
Barbecues, single or dual with ash disposal	Standard Charcoal Grill	1	South of picnic tables and shelter

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: 34,356SF or 0.79AC
PROV: 54,091SF or 1.24AC

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. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
14. COORDINATE SITE ACCESS, STAGING, STORAGE AND CLEANOUT AREAS WITH OWNER'S REPRESENTATIVE.
15. 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.
16. 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.
17. 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.
18. 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.
19. 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.
20. 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.
21. 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.

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COMPARK VILLAGE SOUTH
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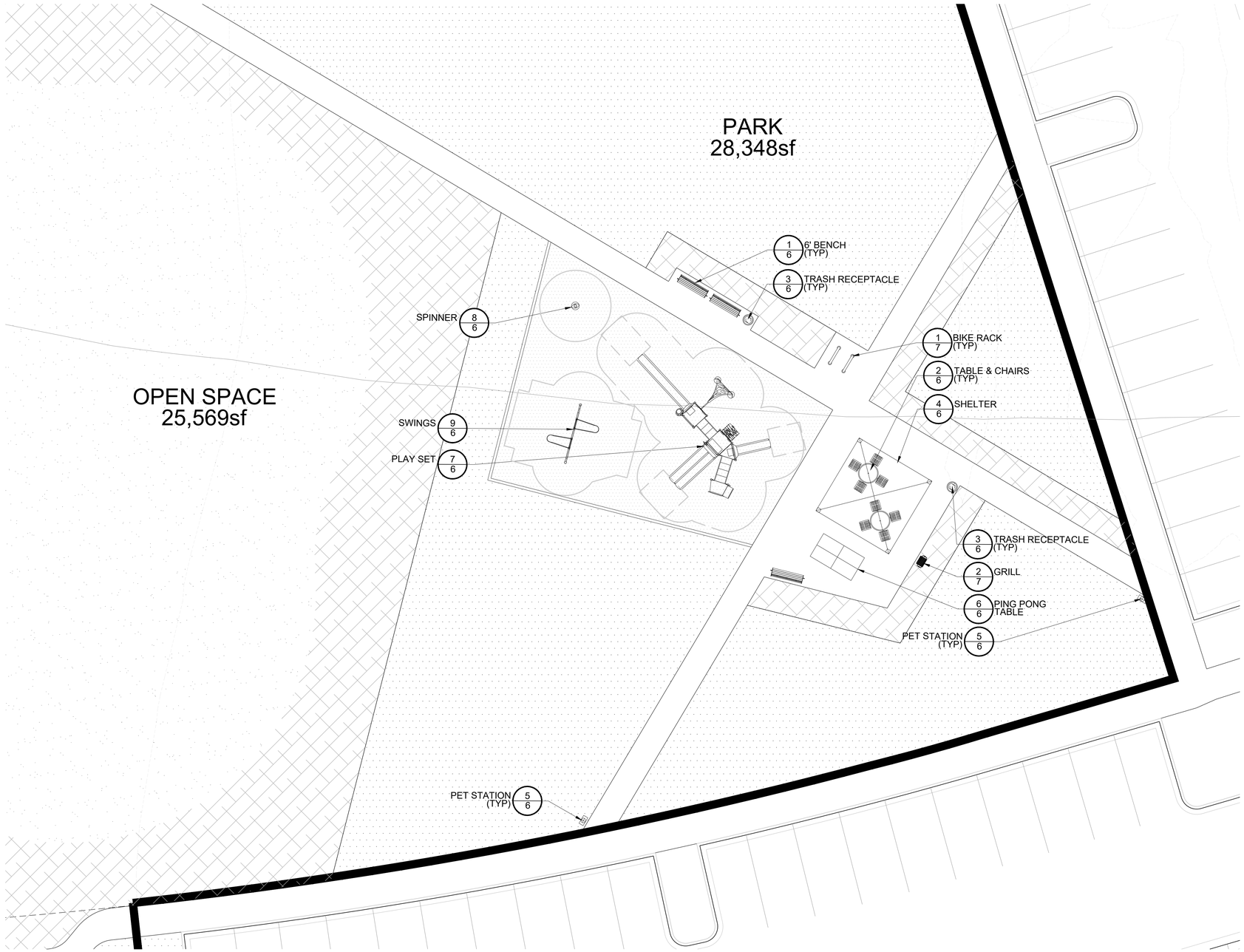

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- BENCH
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- PET WASTE STATION
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- OUTDOOR MUSICAL INSTRUMENTS
- TABLE AND CHAIRS
- PING PONG TABLE
- SHADE STRUCTURE
- TABLE AND CHAIRS
- SWING SET
- PLAY EQUIPMENT

1 PARK ENLARGEMENT 01

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

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

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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
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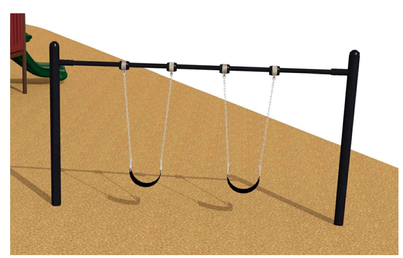
WWW.RECREATIONPLUS.COM

8 SPINNER



SWING SET
MANUFACTURER: LITTLE TIKES
COMMERCIAL
MODEL: IMF2TO5
COLOR: BLACK
INSTALL PER MANUFACTURER'S SPECS
OR APPROVED EQUAL.

CONTACT: RECREATION PLUS
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9 SWINGS
Scale: NTS

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

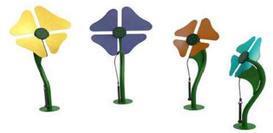
SUPPLIER: ANOVA
WEBSITE: ANOVAFURNISHINGS.COM

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



FLOWER INSTRUMENT
ITEM #: FWR-T-IG and FWR-I-IG
SIZE: TODDLER: 37¾"H X 19⅜ "W
COLOR: TURQUOISE & INDIGO
INSTALL PER MANUFACTURER'S
SPECS. OR APPROVED EQUAL.

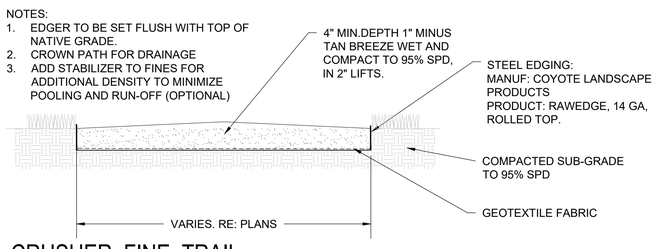
SUPPLIER: FREENOTES HARMONY PARK
WEBSITE: FREENOTESHARMONYPARK.COM

3 FLOWER_INSTRUMENT

BUTTERFLY INSTRUMENT
ITEM #: BFLY-O-IG and BFLY-Y-IG
SIZE: STANDARD: 46¾"H X 16"W
COLOR: ORANGE & YELLOW
INSTALL PER MANUFACTURER'S
SPECS. OR APPROVED EQUAL.

SUPPLIER: FREENOTES HARMONY PARK
WEBSITE: FREENOTESHARMONYPARK.COM

4 BUTTERFLY_INSTRUMENT
Scale: NTS



5 CRUSHER_FINE_TRAIL

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
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10/08/2021
Issued For:
TOWN OF PARKER

Rev.#	Revisions	Date
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SITE DETAILS

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