



## Development Review Division

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

### MEMORANDUM

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

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

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

#### GENERAL PROJECT COMMENTS:

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

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

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

### Sketch and Preliminary Plan Project Details

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

Comments Addressed:  Yes  No

Response:

### OUTSIDE REFERRAL AGENCY COMMENTS

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

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

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

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

These comments are available on eTRAKiT. Please address accordingly.

Comment(s) Addressed:  Yes  No

Response:

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

\_\_\_\_\_  
Date

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

\_\_\_\_\_  
Date

# COMPARK VILLAGE SOUTH SKETCH PLAN

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

**APPLICANT :**

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

**DEVELOPER:**



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

**PLANNING:**



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

**CIVIL ENGINEER :**

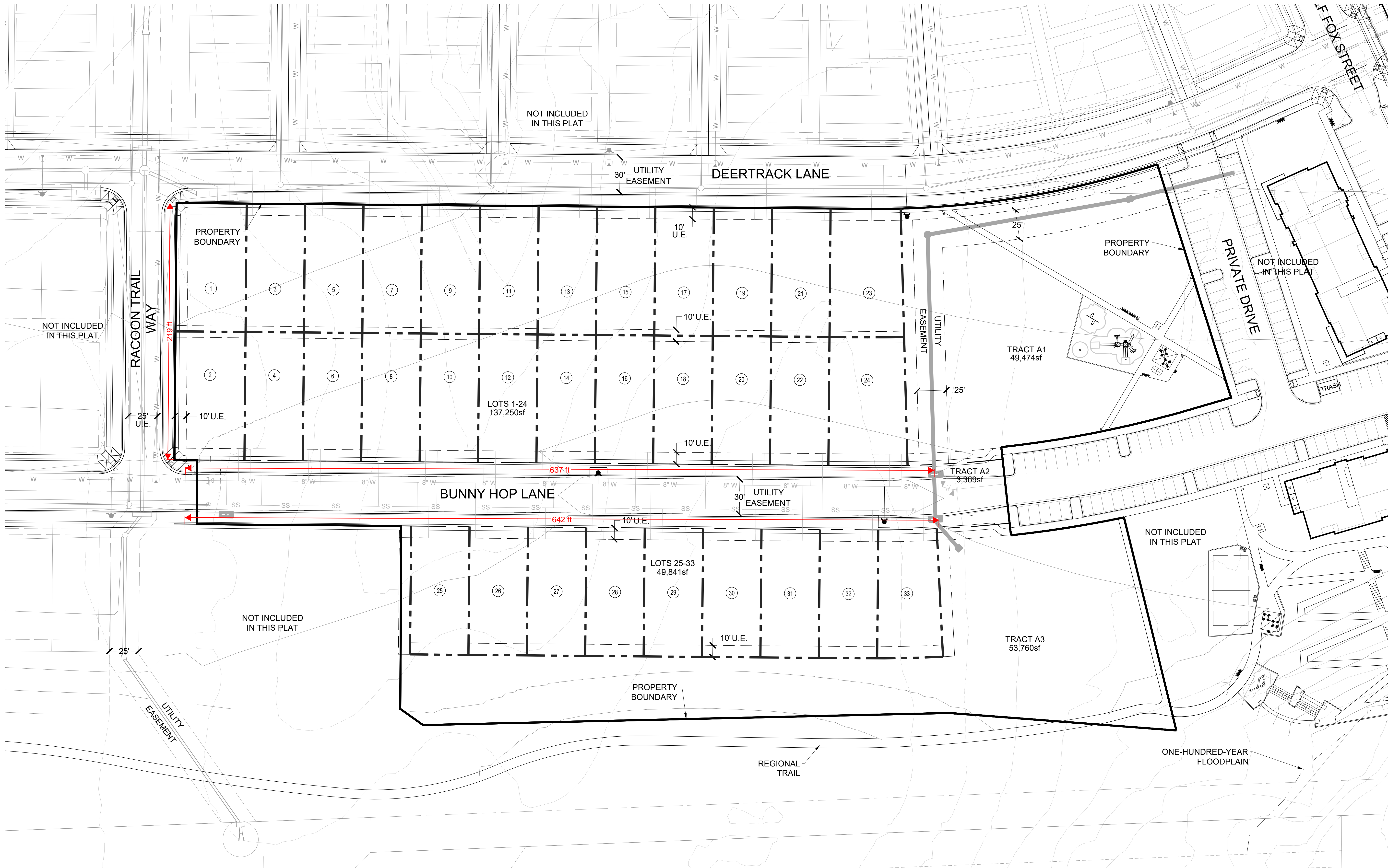


MERRICK & COMPANY  
 ATTN: Kris Weist  
 5970 Greenwood Plaza Blvd  
 Greenwood Village, CO 80111  
 303.353.3695

## COMPARK VILLAGE SOUTH

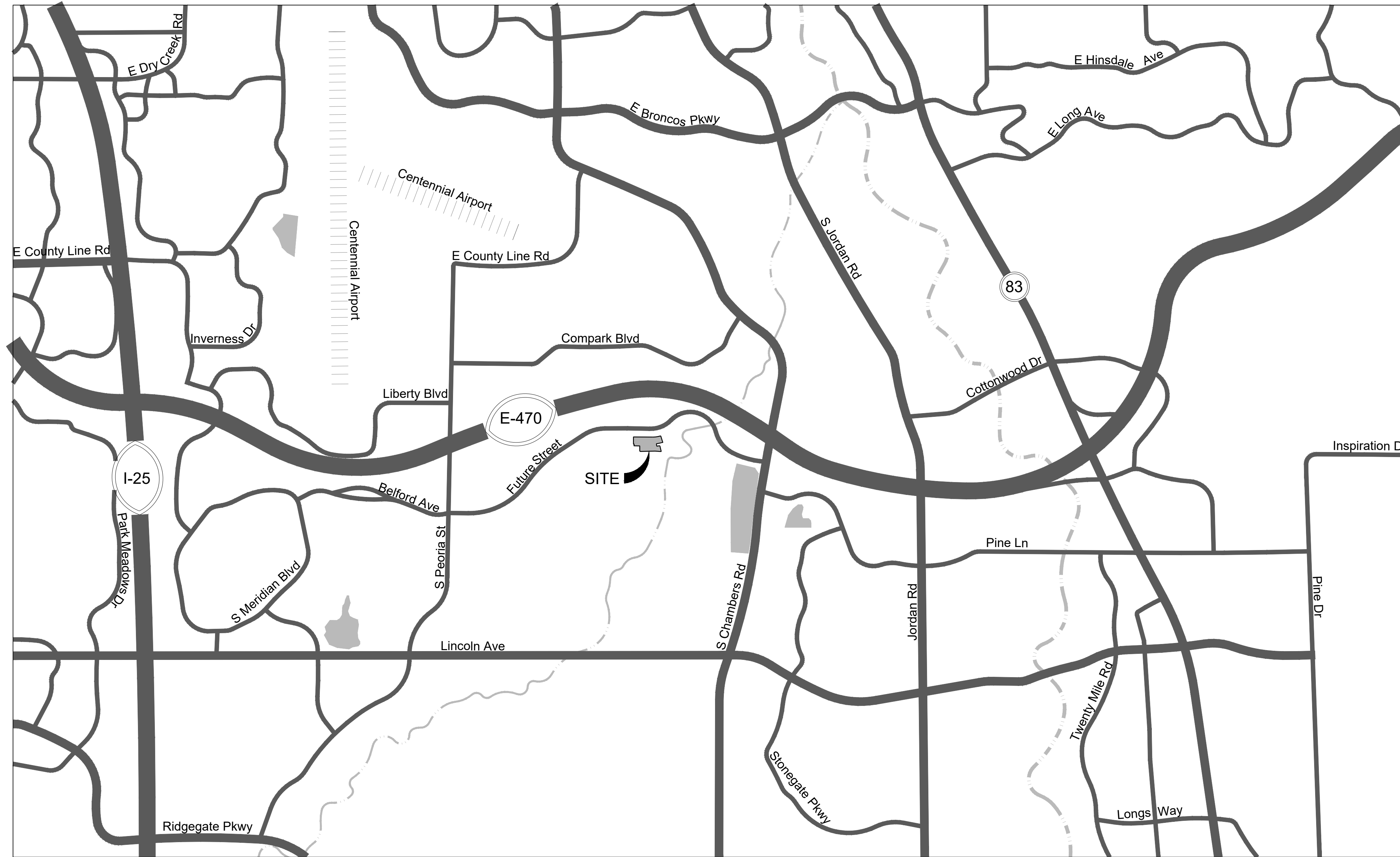
PREPARATION DATE: November 02, 2021  
 REVISION DATE: February 28, 2022  
 REVISION DATE:  
 REVISION DATE:  
 REVISION DATE:

**SHEET:01  
 OF 03**

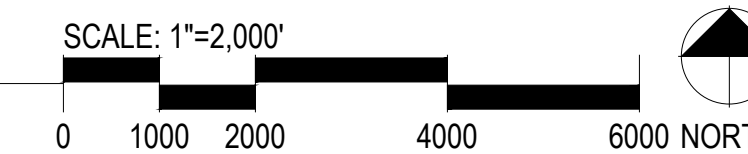


# COMPARK VILLAGE SOUTH SKETCH PLAN

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



1 VICINITY MAP



**APPLICANT :**

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

**DEVELOPER:**



CENTURY COMMUNITIES  
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 303.531.4905

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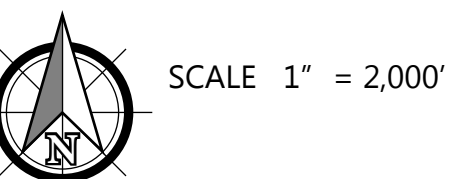


MERRICK & COMPANY  
 ATTN: Kris Weist  
 5970 Greenwood Plaza Blvd  
 Greenwood Village, CO 80111  
 303.353.3695

COMPARK VILLAGE SOUTH

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

SHEET:02  
 OF 03



# COMPARK VILLAGE SOUTH SKETCH PLAN

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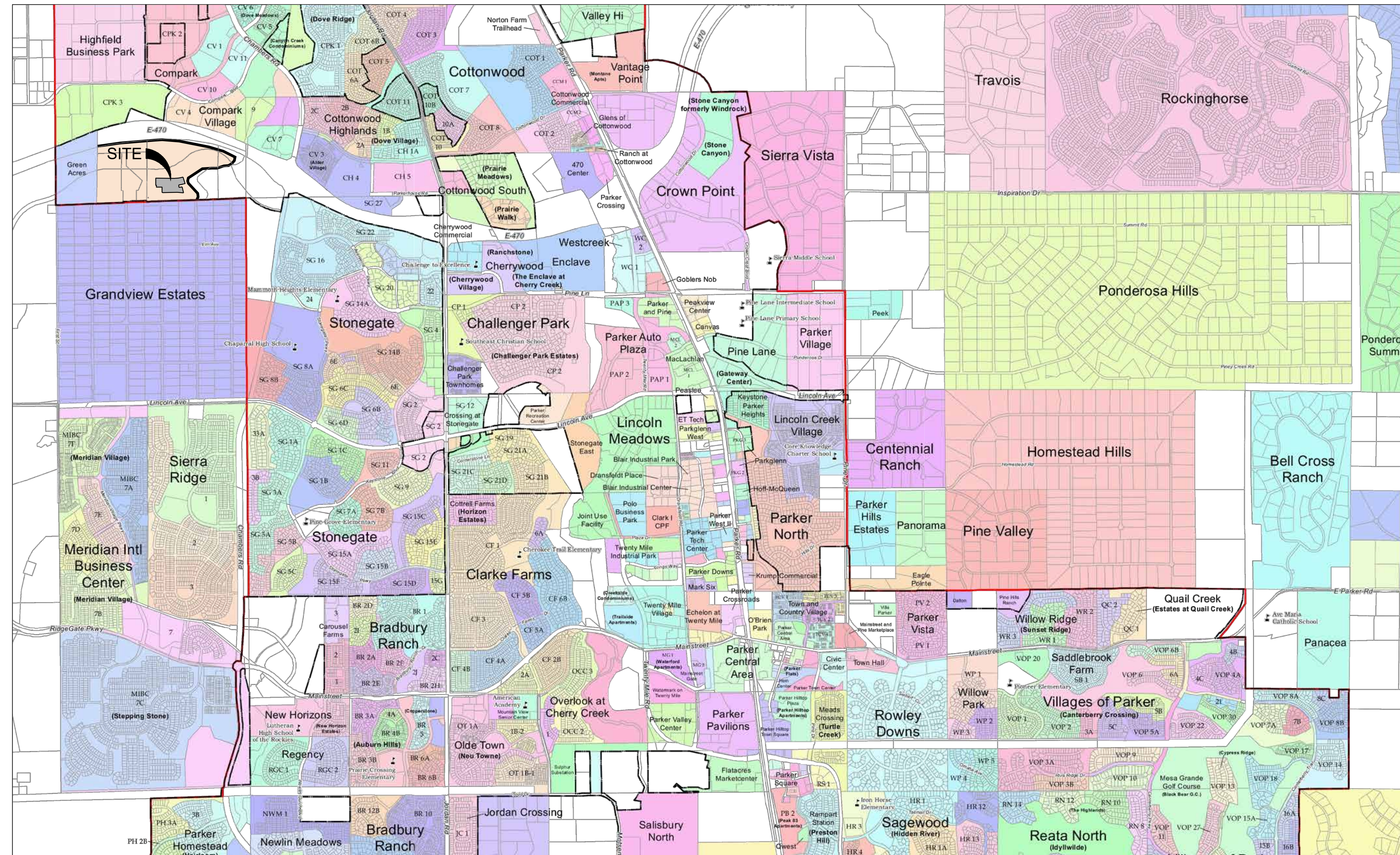


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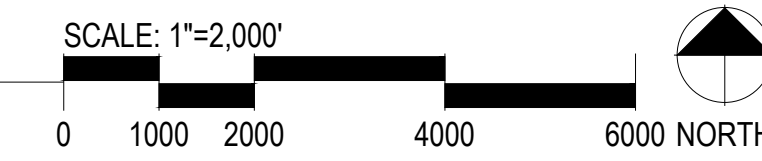
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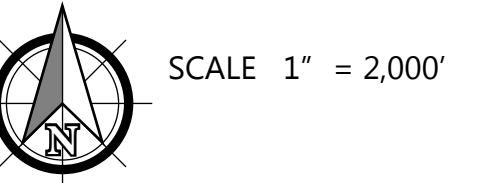
1 PARKER AREA PD - VICINITY MAP



COMPARK VILLAGE SOUTH

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

SHEET:03  
 OF 03



# COMPARK VILLAGE SOUTH TRACT A PRELIMINARY PLAN

TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

TRACT A, COMPARK VILLAGE SOUTH FILING NO. 1, AMENDMENT 1, LOCATED IN THE SOUTH HALF OF SECTION 6,  
TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

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

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

**LEGAL DESCRIPTION:**

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

**LEGEND**

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

**BASIS OF BEARINGS:**

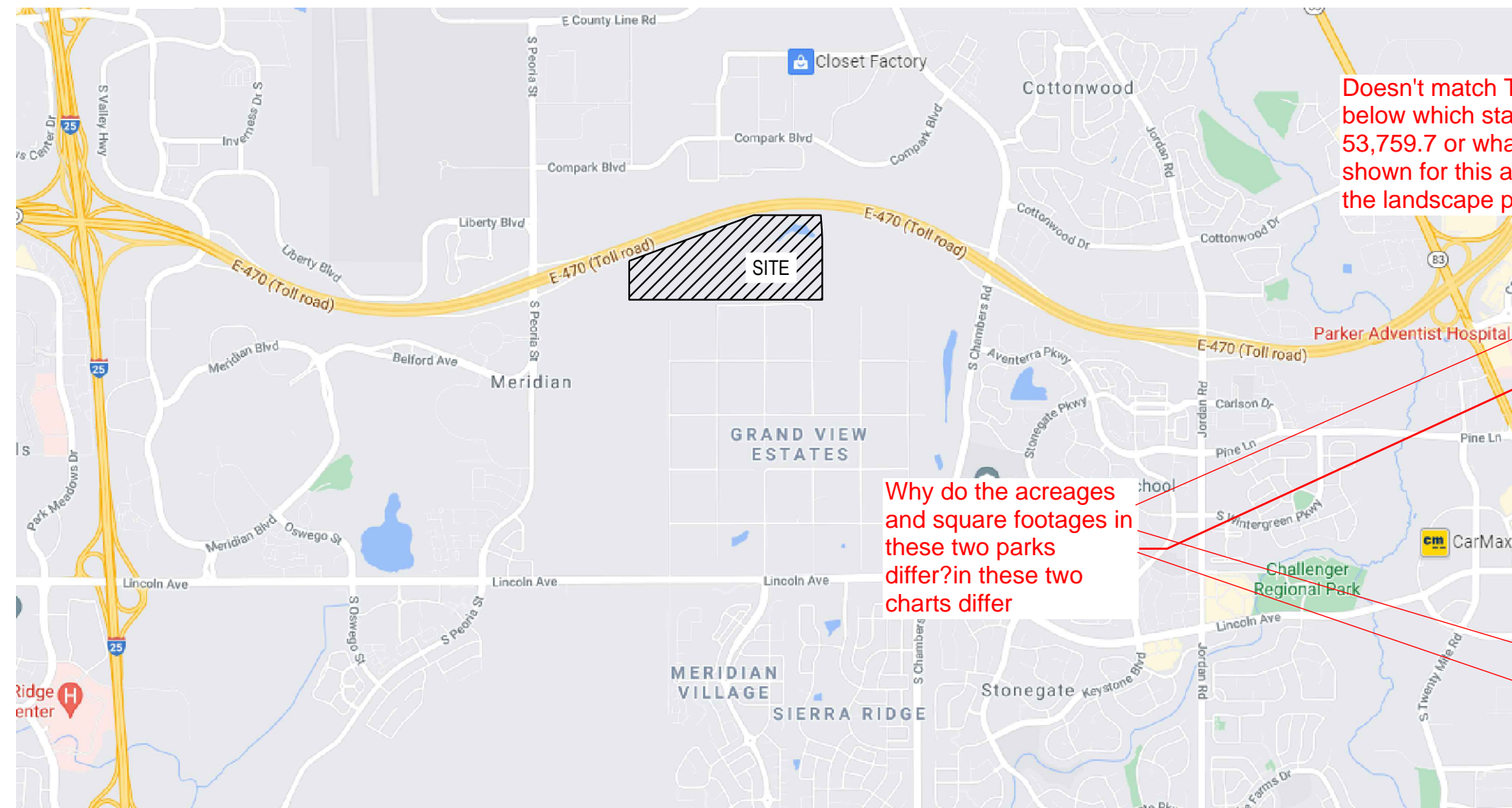
BEARINGS ARE ASSUMED AND ARE BASED UPON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 6, AS BEARING N87°48'59"E A DISTANCE OF 2634.09 FEET BETWEEN THE SOUTH QUARTER CORNER OF SAID SECTION 6, BEING A FOUND 3-1/4" ALUMINUM CAP, FLUSH WITH THE SURFACE AND STAMPED: PLS 38026 AND THE SOUTHEAST CORNER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

**BASIS OF ELEVATION:**

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

**SITE BENCHMARKS**

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



Vicinity Map

N.T.S.

**ABBREVIATION LEGEND**

TW	GRADE AT TOP OF WALL
BG	GRADE AT BOTTOM OF WALL
PC	POINT OF CURVE
PT	POINT OF TANGENT
Δ	DELTA, HORIZONTAL CURVE DIRECTION CHANGE
CL	CENTERLINE
FL	FLOWLINE
DBL	DOUBLE
C.O.	CLEAN OUT
K	RATE OF CURVATURE
AD	ABSOLUTE GRADE DIFFERENCE IN %
VC	VERTICAL CURVE
PVC	POINT OF VERTICAL CURVE
PVT	POINT OF VERTICAL TANGENT
PVI	POINT OF VERTICAL INTERSECTION
PI	POINT OF TANGENT INTERSECTION
ROW	RIGHT OF WAY
PVMT	PAVEMENT
HP	HIGH POINT
LP	LOW POINT
PCR	POINT OF CURB RETURN
PCC	POINT OF COMPOUND CURVE
PRC	POINT OF REVERSE CURVE
EX	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: 303-688-3100

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

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

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

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

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

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

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

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

Sheet List Table

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

**SIGHT DISTANCE CERTIFICATION**

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

**FIRE/LIFE SAFETY REVIEW BLOCK**

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

Fire Code Official or Designated Representative

Date

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

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



PREPARED FOR CENTURY COMMUNITIES



PROJECT

**COMPARK VILLAGE SOUTH**

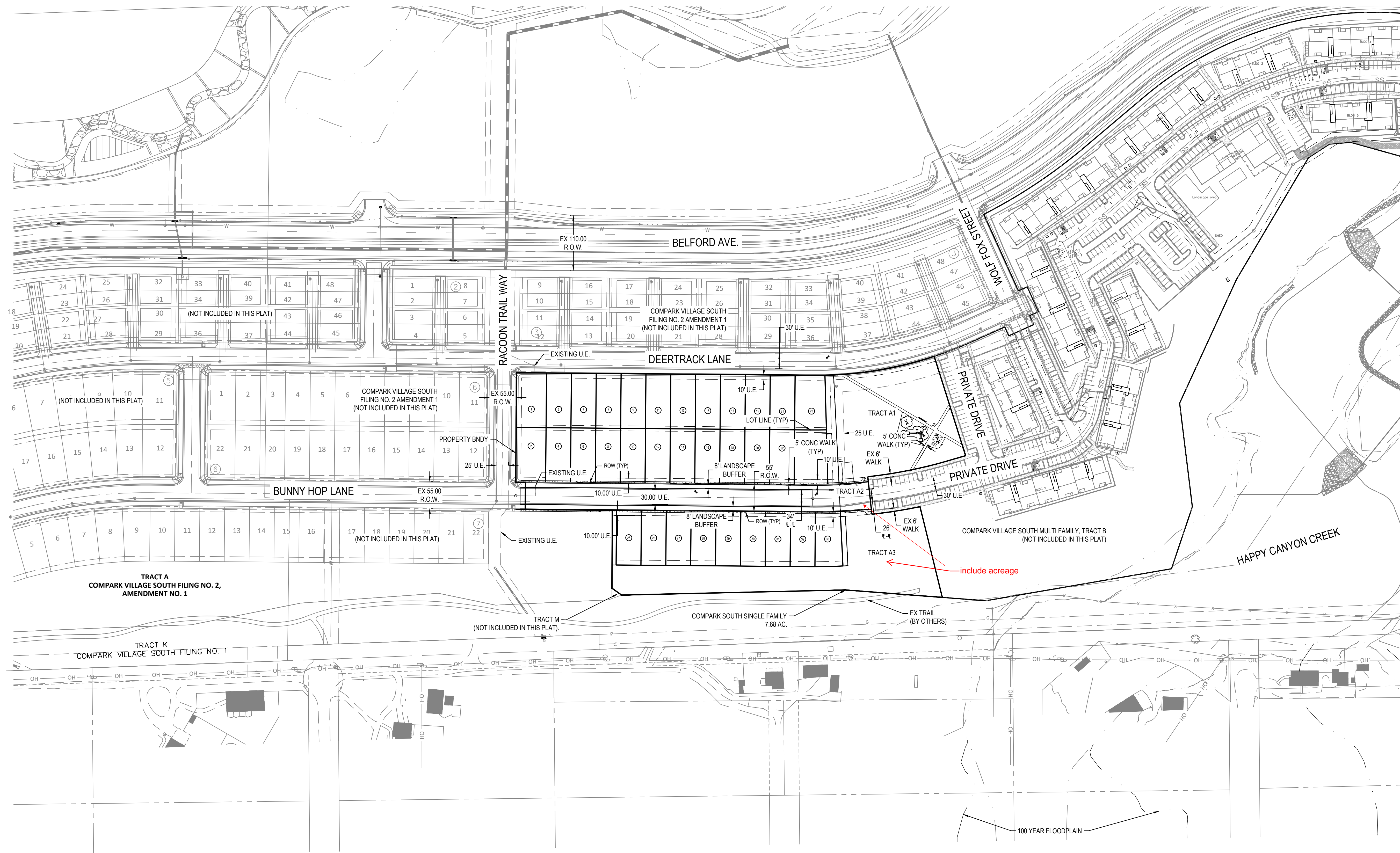
TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO 80134

SHEET TITLE  
PRELIMINARY PLAN COVER

SHEET NUMBER  
1 OF 3

# COMPARK VILLAGE SOUTH TRACT A PRELIMINARY PLAN

TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO  
 TRACT A, COMPARK VILLAGE SOUTH FILING NO. 1, AMENDMENT 1, LOCATED IN THE SOUTH HALF OF SECTION 6,  
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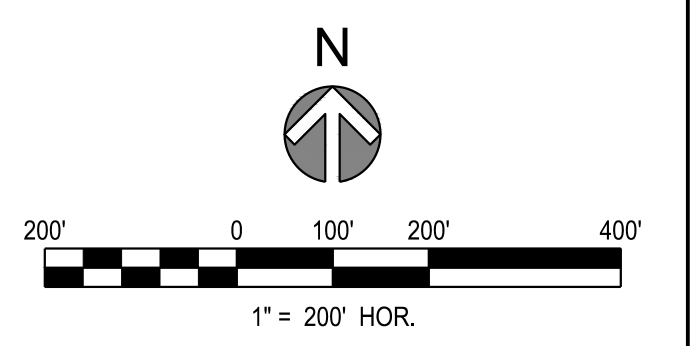
PREPARED FOR CENTURY COMMUNITIES

PROJECT  
**COMPARK VILLAGE SOUTH**

TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO 80134

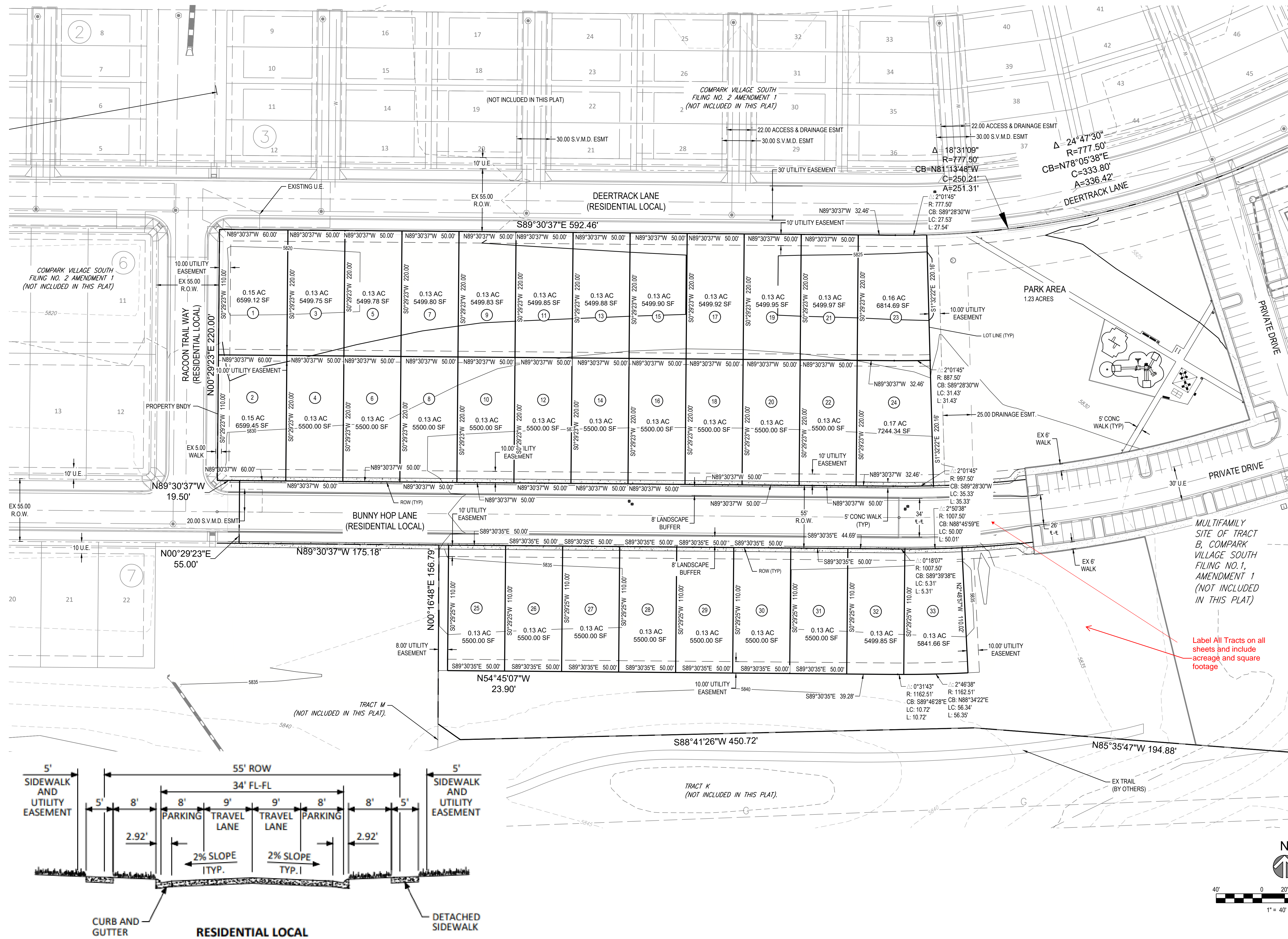
SHEET TITLE  
PRELIMINARY PLAN EXHIBIT

SHEET NUMBER  
2 OF 3



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PREPARED FOR CENTURY COMMUNITIES

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**COMPARK VILLAGE SOUTH**

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SHEET TITLE  
PRELIMINARY PLAN EXHIBIT

SHEET NUMBER  
3 OF 3

# COMPARK VILLAGE SOUTH PRELIMINARY PLAN

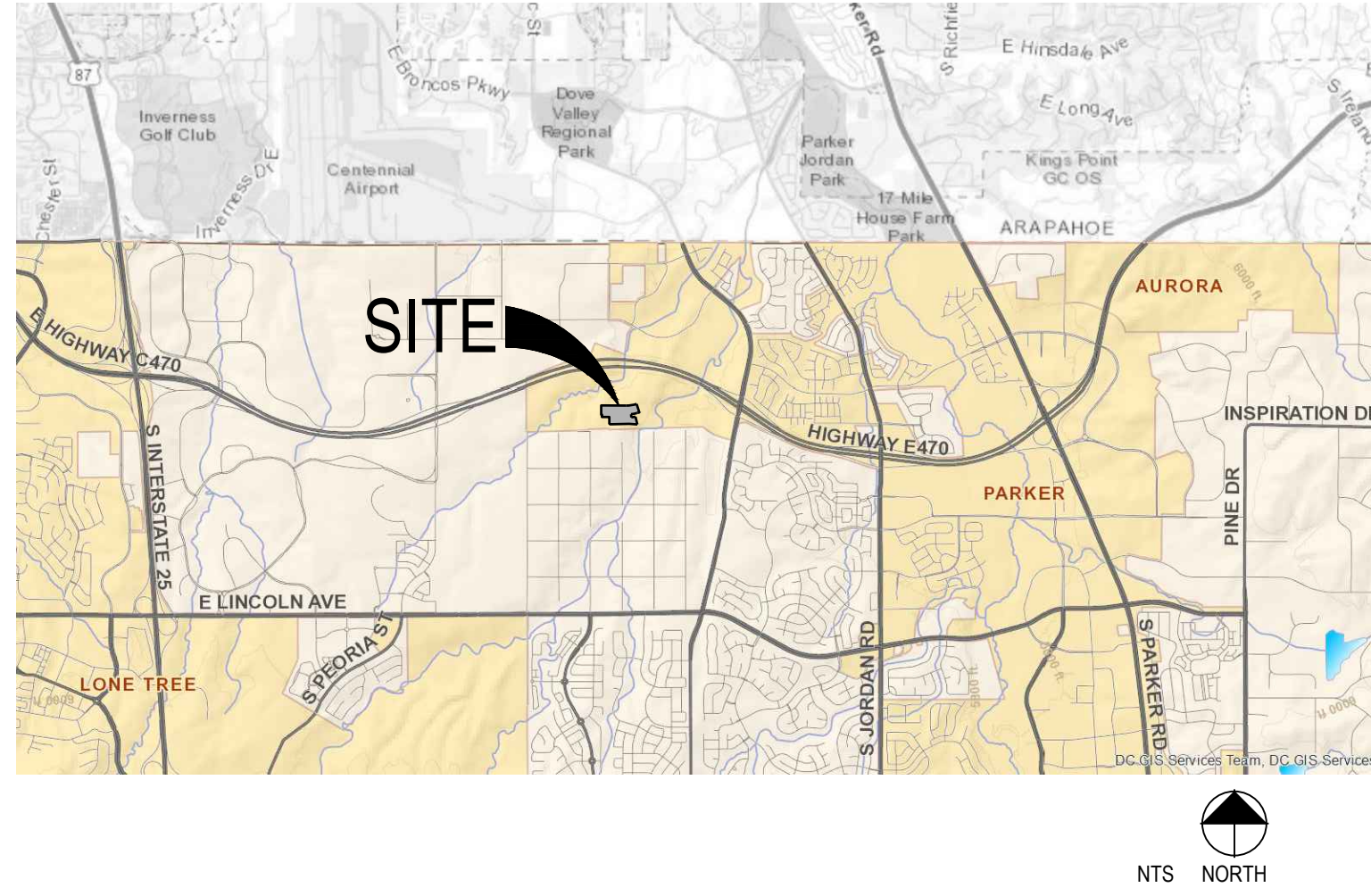
A PARCEL OF LAND LOCATED IN A PORTION OF THE SE OF SECTION 6, TOWNSHIP 6 SOUTH,  
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7.69 ACRES, 33 RESIDENTIAL LOTS

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

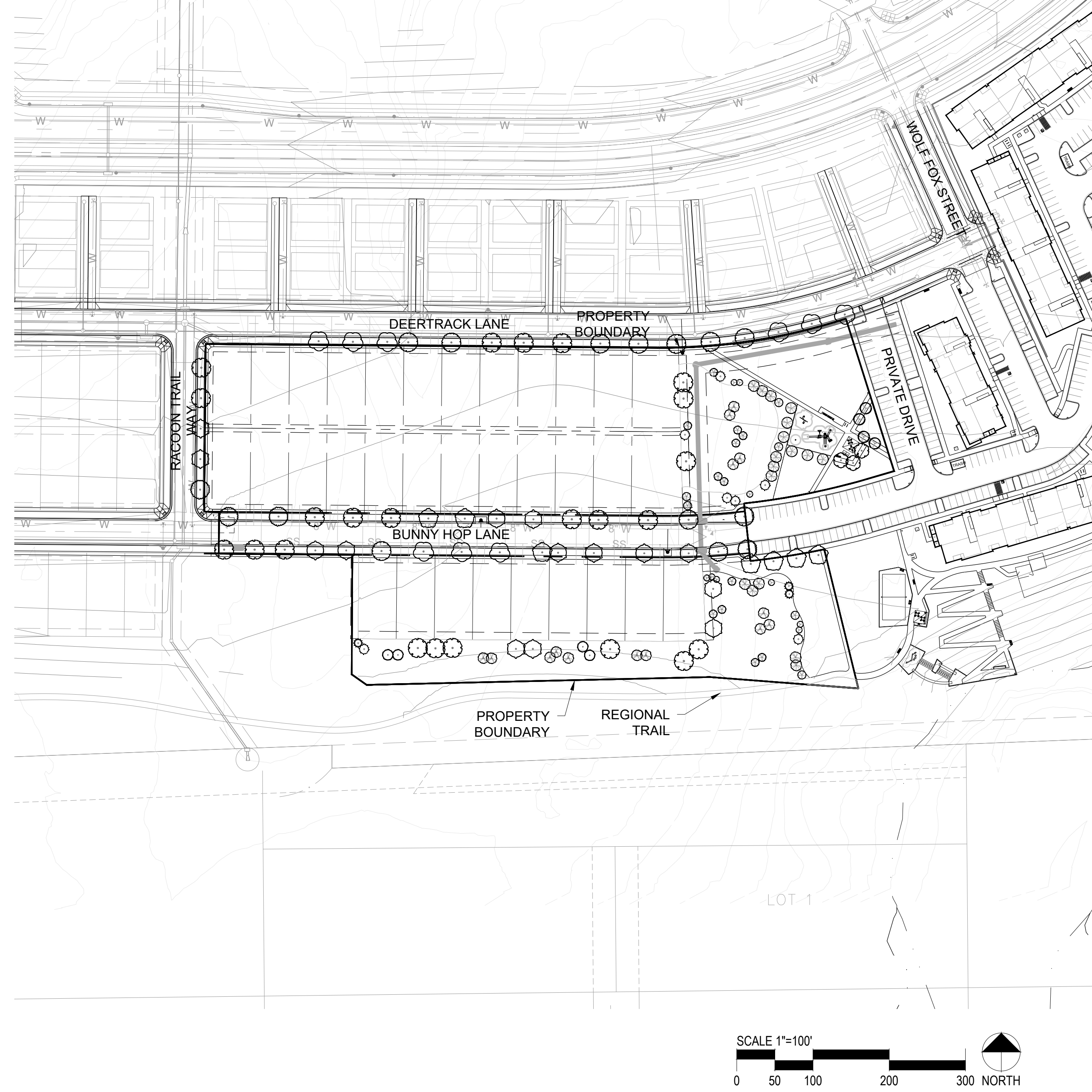
Land Planning  
people creating spaces  
pcs group inc. www.pcsgroupco.com  
p.o. box 18287  
denver, co 80218  
1.303.531.4905 . 1.303.531.4908

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

## VICINITY MAP



## OVERALL SITE PLAN



## SHEET INDEX

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

Not included/missing

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**



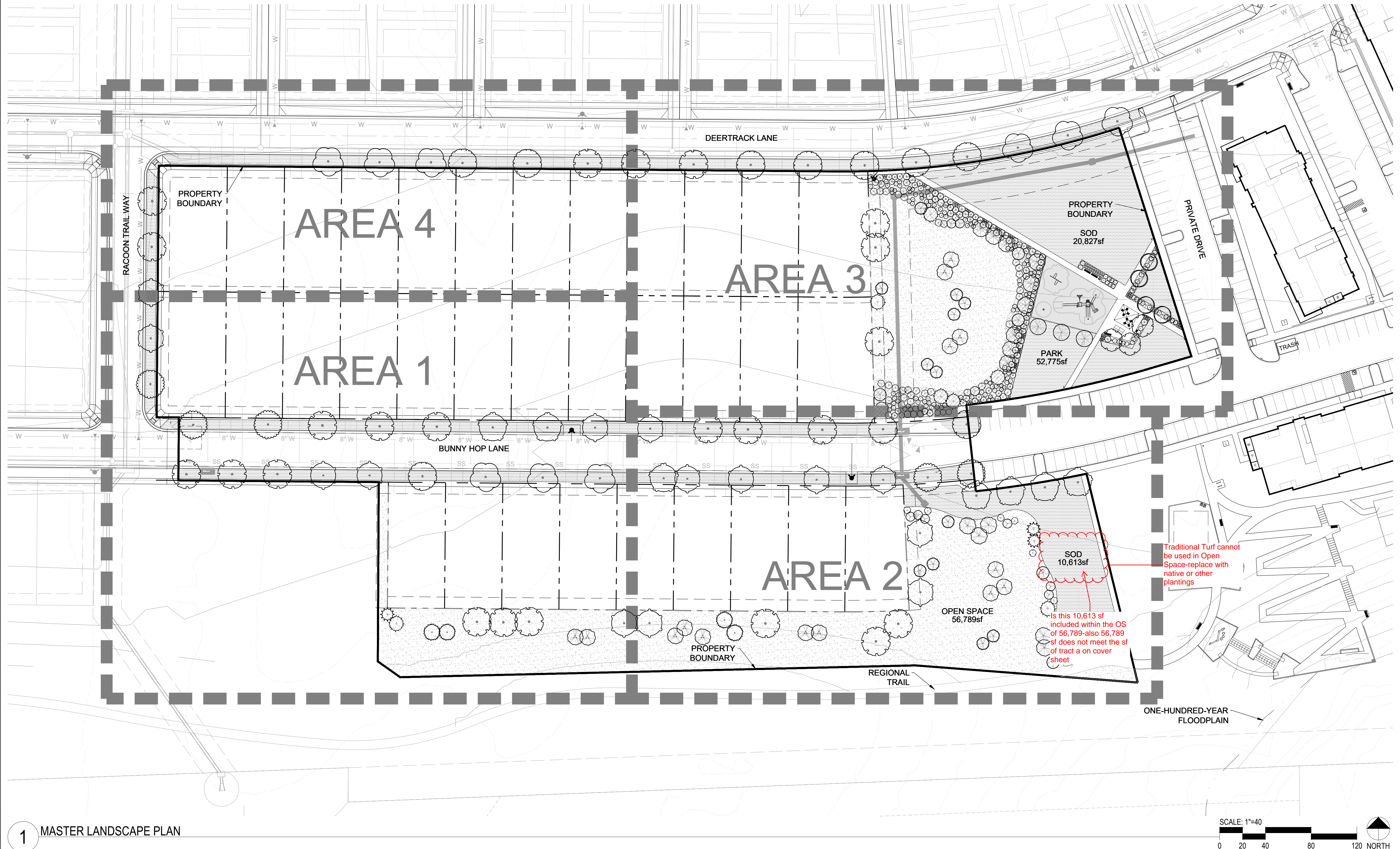
P.O. BOX 18287  
DENVER, CO 80218  
T: 303.531.4905

**FEBRUARY 28, 2022**

Sheet Name  
**COVER SHEET**  
Sheet Number

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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

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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

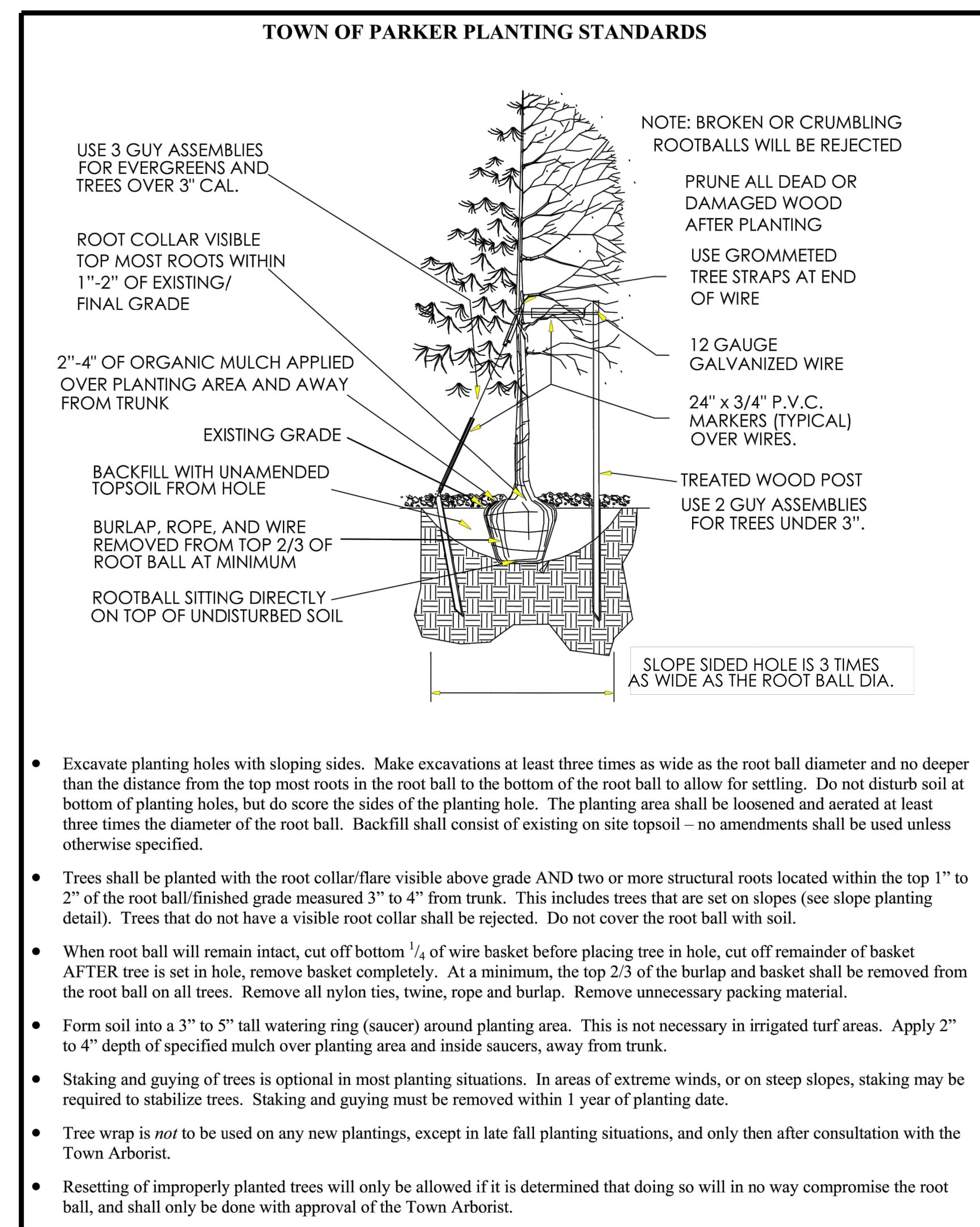
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RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
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7.69 ACRES, 33 RESIDENTIAL LOTS

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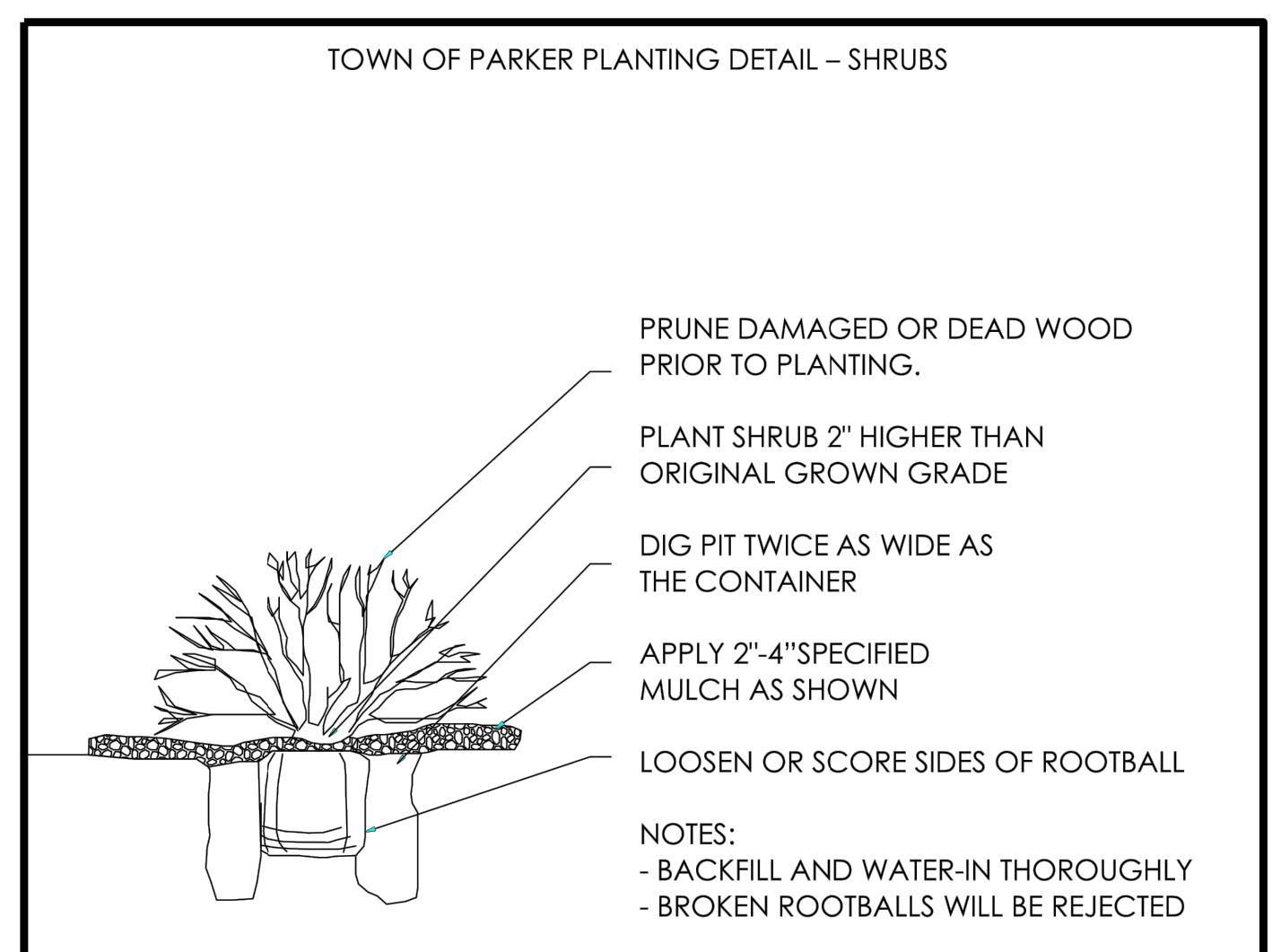
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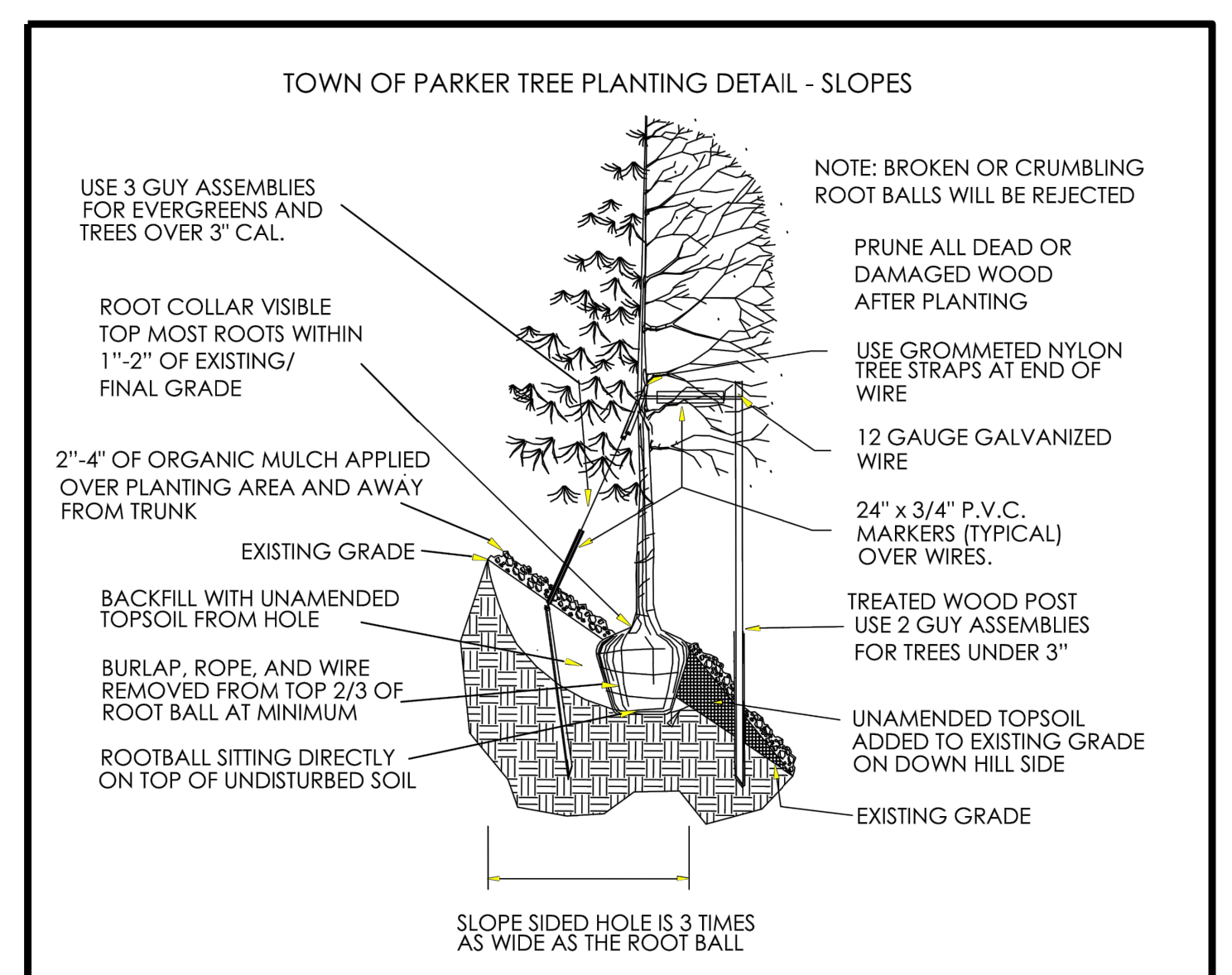
COMPARK VILLAGE SOUTH  
LANDSCAPE PLANS AND  
MASTER STREET TREE PLANS  
PARKER, CO



1 Tree Planting Detail  
Scale: NTS



2 Shrub Planting Detail  
Scale: NTS



3 Tree on Slope Planting Detail  
Scale: NTS

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

### LANDSCAPE MAINTENANCE

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

Overall Site Plant Schedule				
CANOPY TREE	Quantity	Botanical	Common	CALIPER/HT.
AR	3	ACER PLATANOIDES 'ROYAL RED'	ROYAL RED MAPLE	2" CAL
CO	9	CELTIS OCCIDENTALIS	COMMON HACKBERRY	2" CAL
GS	10	GLEDITSIA TRIACANTHOS 'SKYLINE'	SKYLINE HONEY LOCUST	2" CAL
QM2	5	QUERCUS 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
<b>Total</b>	<b>71</b>			
<b>Percentage of Total Trees</b>	<b>48%</b>			
ORNAMENTAL TREE	Quantity	Botanical	Common	CALIPER/HT.
AG	4	ACER TATARICUM 'GARANN'	HOT WINGS TATARIAN MAPLE	2" CAL
AA	9	AMELANCHIER ALNIFOLIA 'OBELISK'	STANDING OVATION SERVICEBERRY	2" CAL
CV	11	CRATAEGUS VIRIDIS 'WINTER KING'	WINTER KING HAWTHORN	2" CAL
MS	6	MALUS X 'SPRING SNOW'	SPRING SNOW CRAB APPLE	2" CAL
QG	14	QUERCUS GAMBELII	GAMBEL OAK	2" CAL
<b>Total</b>	<b>44</b>			
<b>Percentage of Total Trees</b>	<b>30%</b>			
EVERGREEN TREES	Quantity	Botanical	Common	CALIPER/HT.
PD	3	PICEA 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.
<b>Total</b>	<b>32</b>			
<b>Percentage of Total Trees</b>	<b>22%</b>			
DECIDUOUS SHRUB	Quantity	Botanical	Common	SIZE
AA2	9	AMELANCHIER ALNIFOLIA '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
<b>Total</b>	<b>191</b>			
EVERGREEN SHRUB	Quantity	Botanical	Common	SIZE
AC2	7	ARCTOSTAPHYLOS X COLORADOENSIS 'CHIEFTAIN'	MANZANITA	5 GAL
AP	23	ARCTOSTAPHYLOS X COLORADOENSIS 'PANCHITO'	PANCHITO MANZANITA	5 GAL
JB4	31	JUNIPERUS HORIZONTALIS 'BAR HARBOR'	BAR HARBOR JUNIPER	5 GAL
JY	3	JUNIPERUS HORIZONTALIS 'YOUNGSTOWN'	YOUNGSTOWN JUNIPER	5 GAL
JB3	17	JUNIPERUS SABINA 'BUFFALO'	BUFFALO JUNIPER	5 GAL
JT	7	JUNIPERUS SABINA 'TAMARISCIFOLIA'	TAMMY JUNIPER	5 GAL
PM3	8	PINUS MUGO PALOUSE	PALOUSE MUGO PINE	5 GAL
<b>Total</b>	<b>96</b>			
ORNAMENTAL GRASS	Quantity	Botanical	Common	SIZE
BC	58	BOUTELOUA CURTIPENDULA	SIDE OATS GRAMA	1 GAL
BB	12	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION BLUE GRAMA	1 GAL
CK	20	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	1 GAL
BOG	23	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GAL
<b>Total</b>	<b>113</b>			
GROUND COVER	Quantity	Common Name	Percentage of Landscape Area	
SOD	51597	BLACK BEAUTY FESCUE	43%	
NATIVE SEED	60758	PBSI FRONT RANGE NATIVE SEED MIX	50%	
WOOD MULCH	8728	SHREDDED RED CEDAR	7%	
<b>Total</b>	<b>121083</b>			

on the next sheet you have 114

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**LANDSCAPE NOTES & DETAILS**  
Sheet Number

# COMPARK VILLAGE SOUTH PRELIMINARY PLAN

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

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.

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

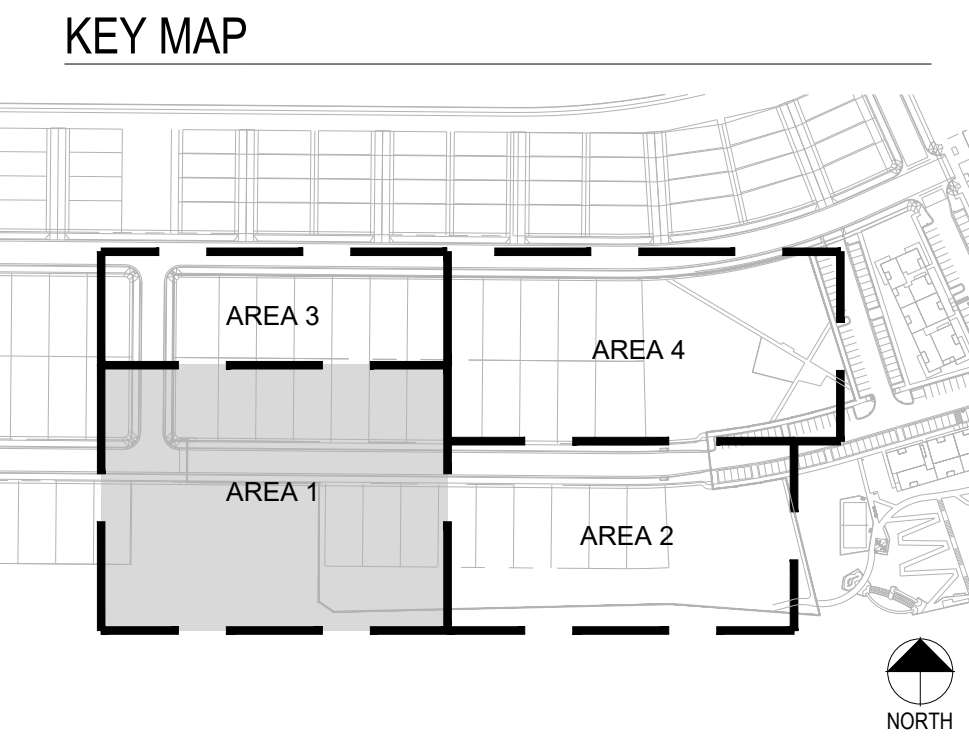
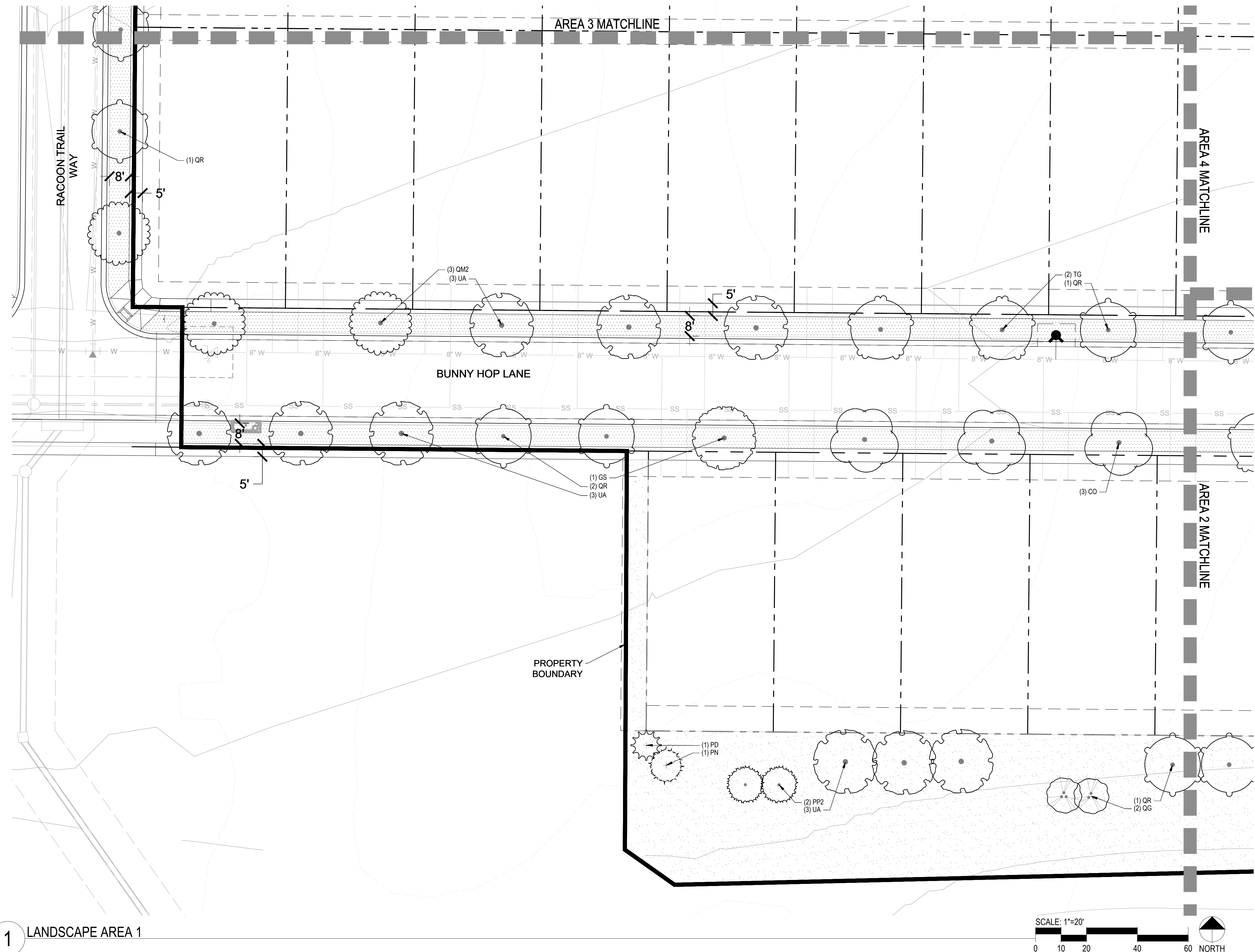
Same here

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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- LEGEND**
- CANOPY TREE
  - EVERGREEN TREE
  - ORNAMENTAL TREE
  - DECIDUOUS SHRUBS
  - EVERGREEN SHRUBS
  - ORNAMENTAL GRASSES
  - SHRUB BED
  - SOD
  - SEED
  - FIBER SURFACE
  - PERFORATED EDGER

1 LANDSCAPE AREA 1

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

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

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Sheet Name  
**LANDSCAPE  
AREA 1**  
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# COMPARK VILLAGE SOUTH PRELIMINARY PLAN

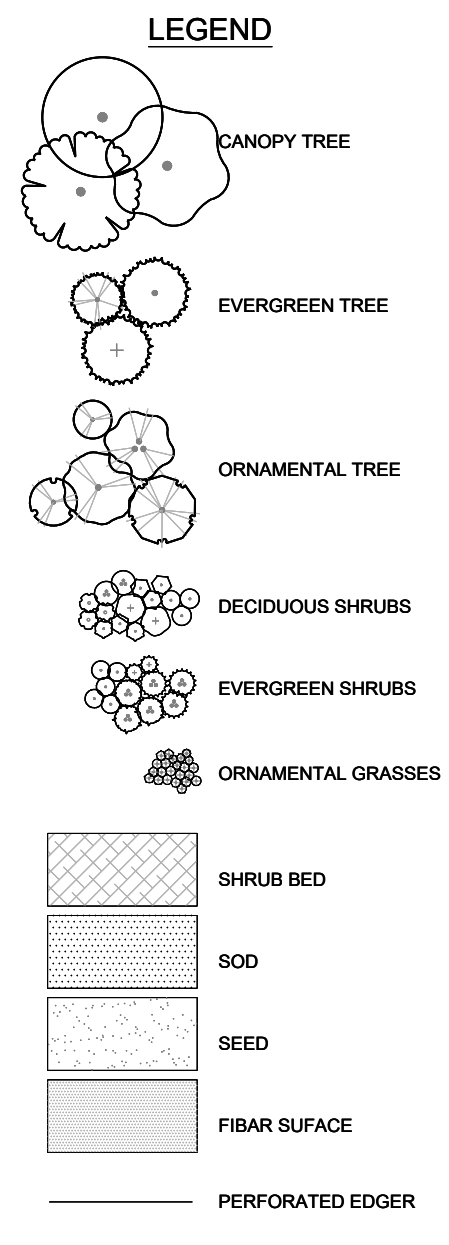
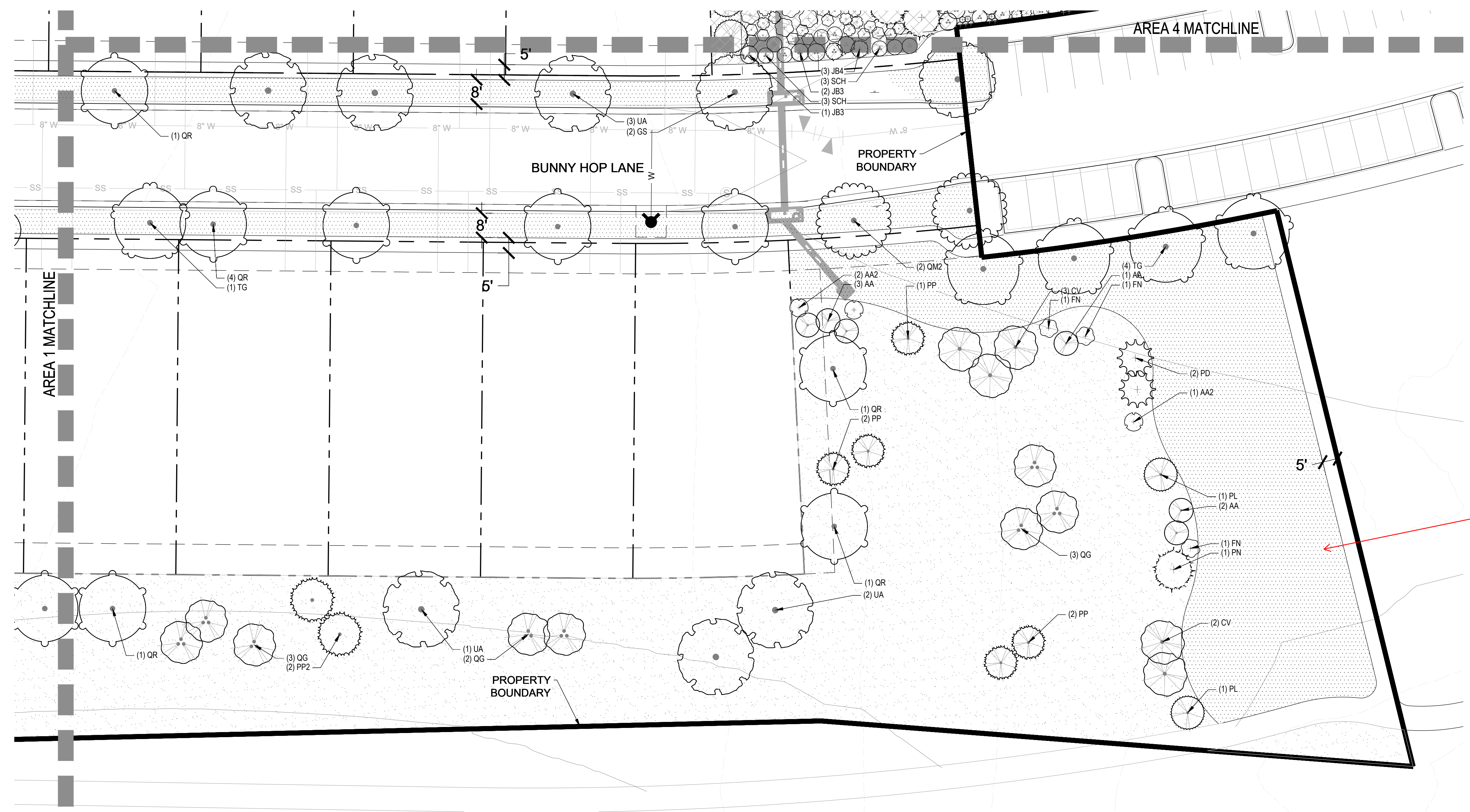
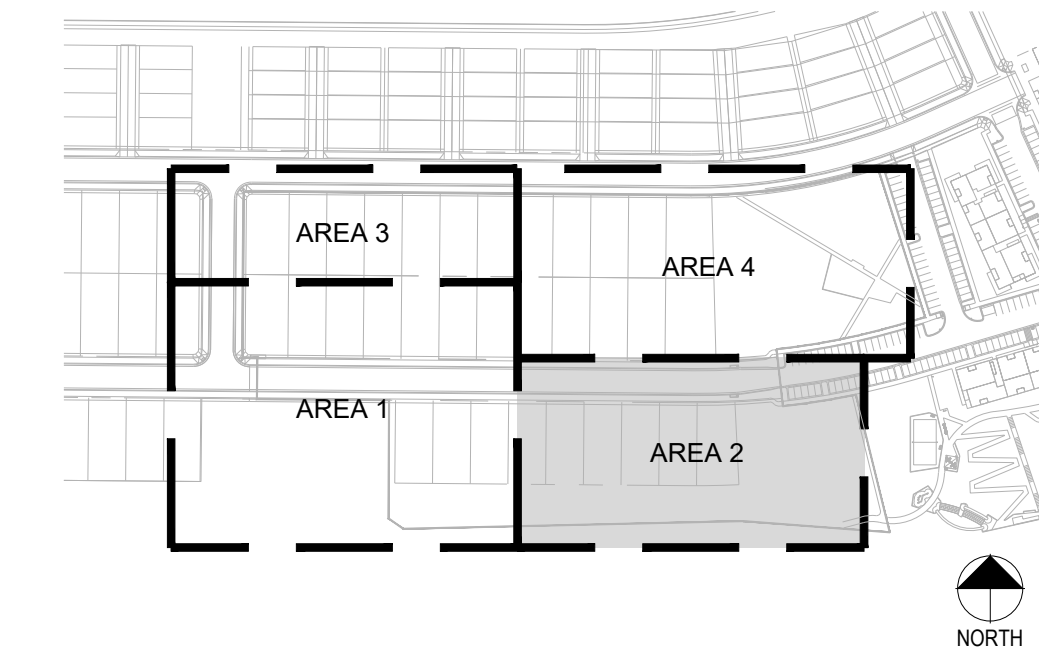
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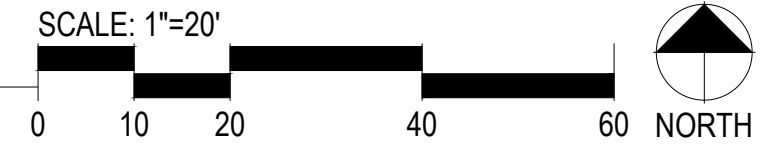
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KEY MAP



Per previous comment  
remove sod in open  
space

1 LANDSCAPE AREA 2



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

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**LANDSCAPE  
AREA 2**  
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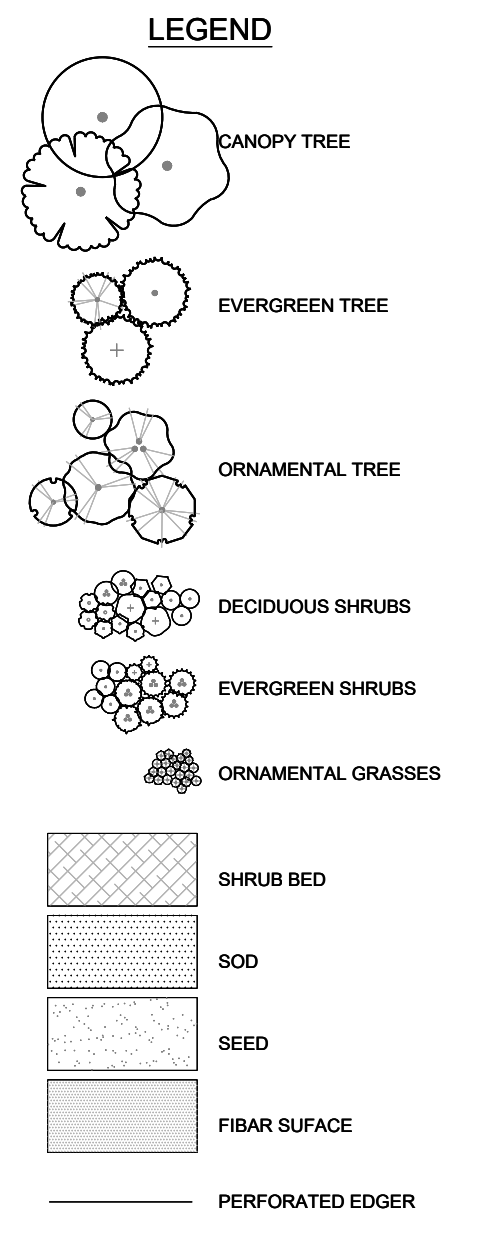
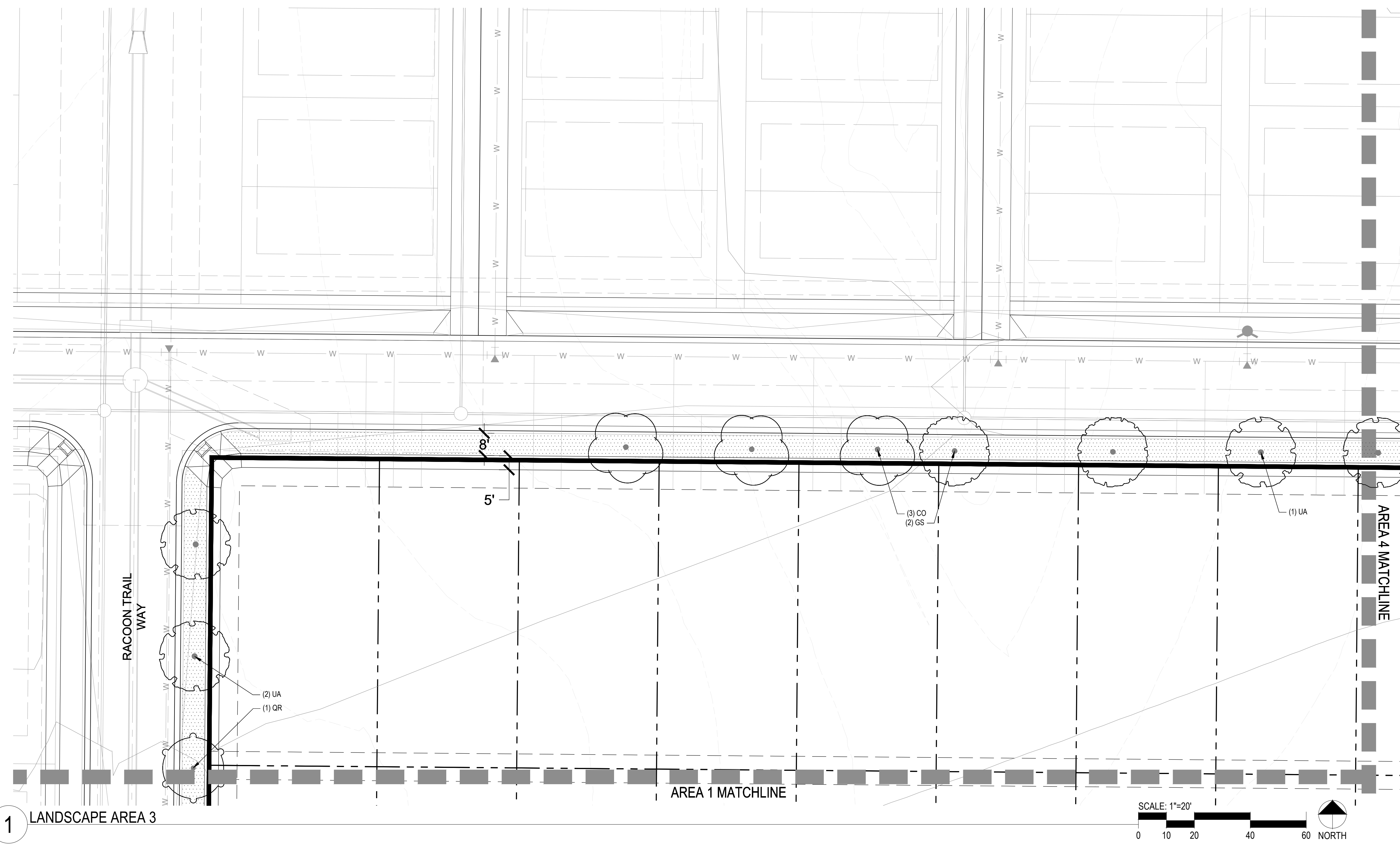
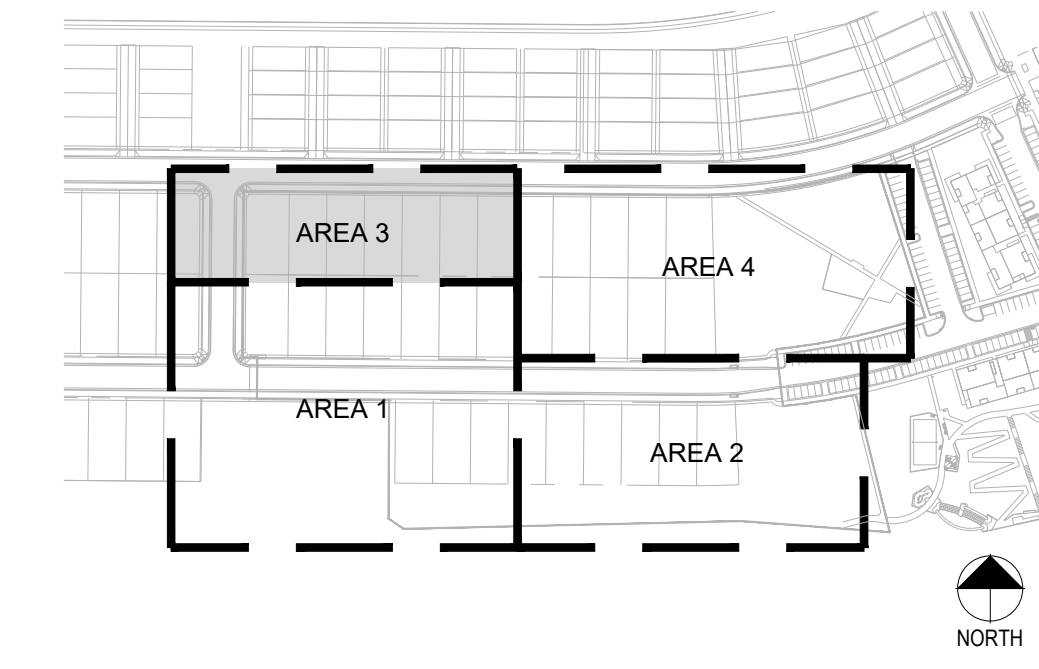
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KEY MAP



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

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Sheet Name  
**LANDSCAPE  
AREA 3**  
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# COMPARK VILLAGE SOUTH PRELIMINARY PLAN

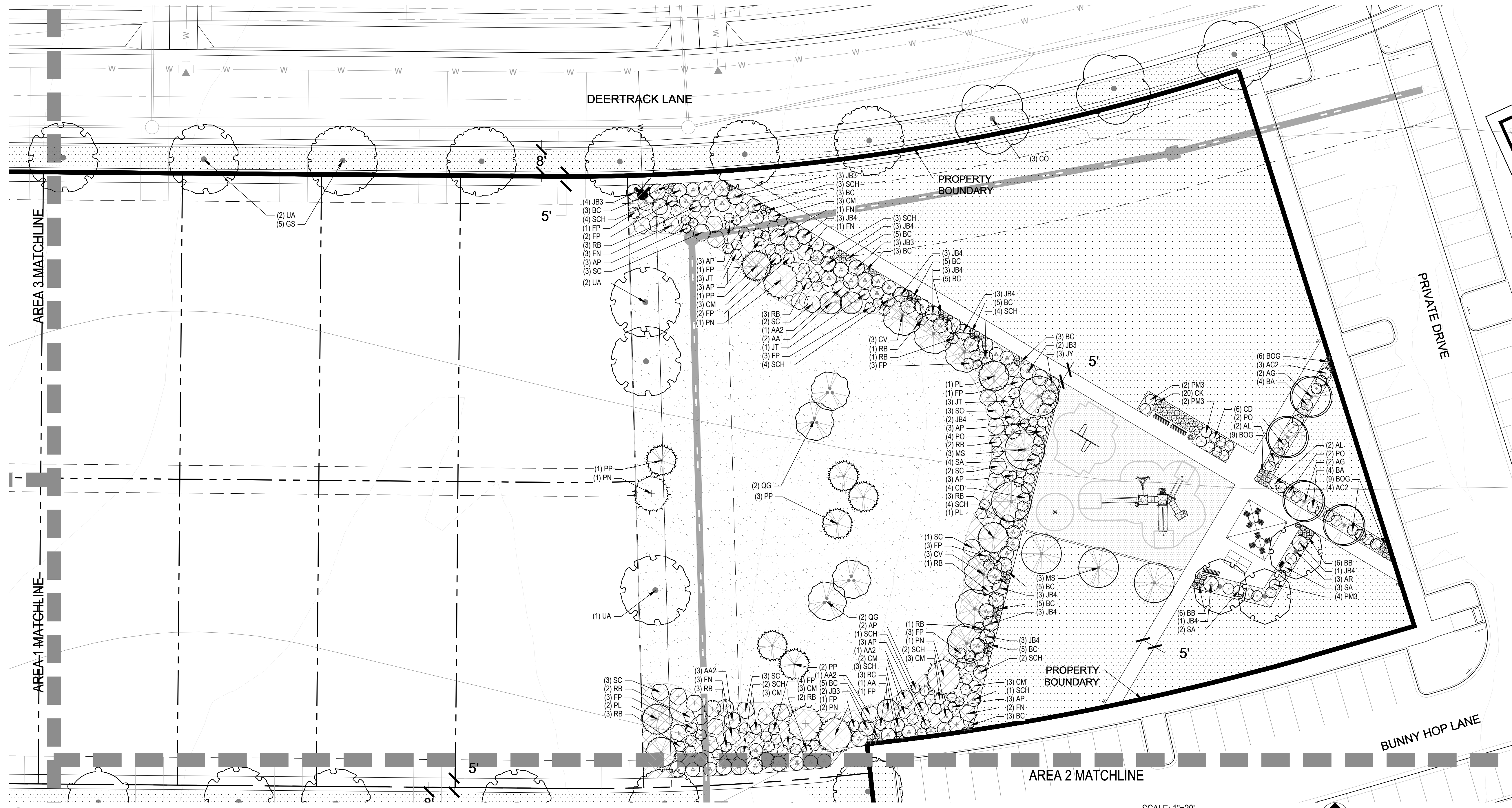
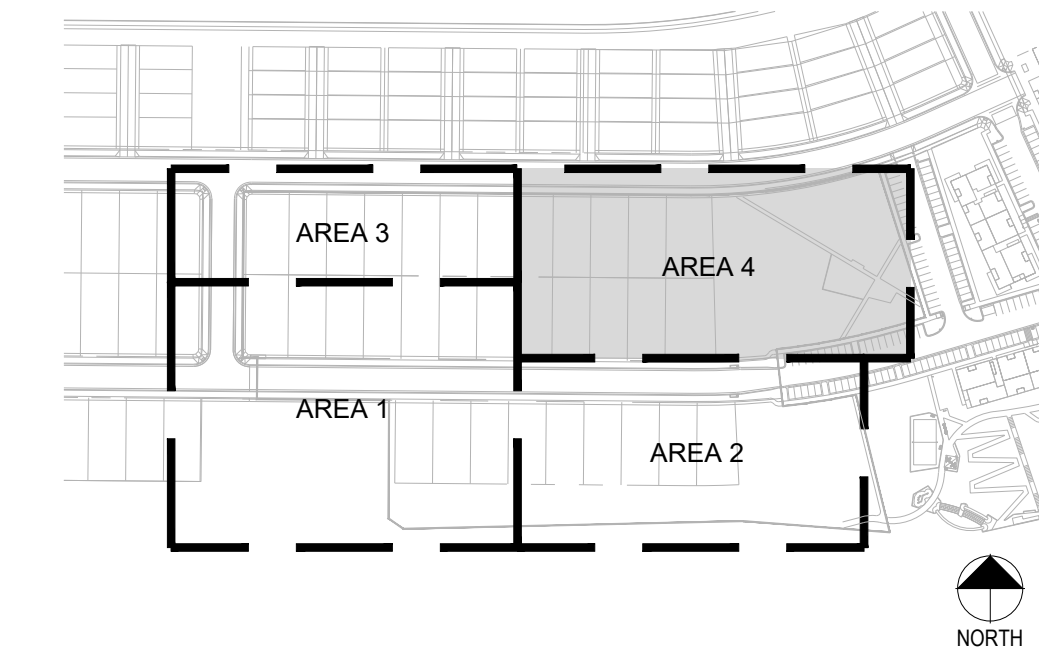
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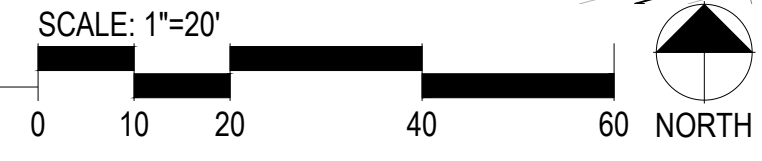
KEY MAP



**LEGEND**

- CANOPY TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES
- SHRUB BED
- SOIL
- SEED
- FIBER SURFACE
- PERFORATED EDGER

1 LANDSCAPE AREA 4



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

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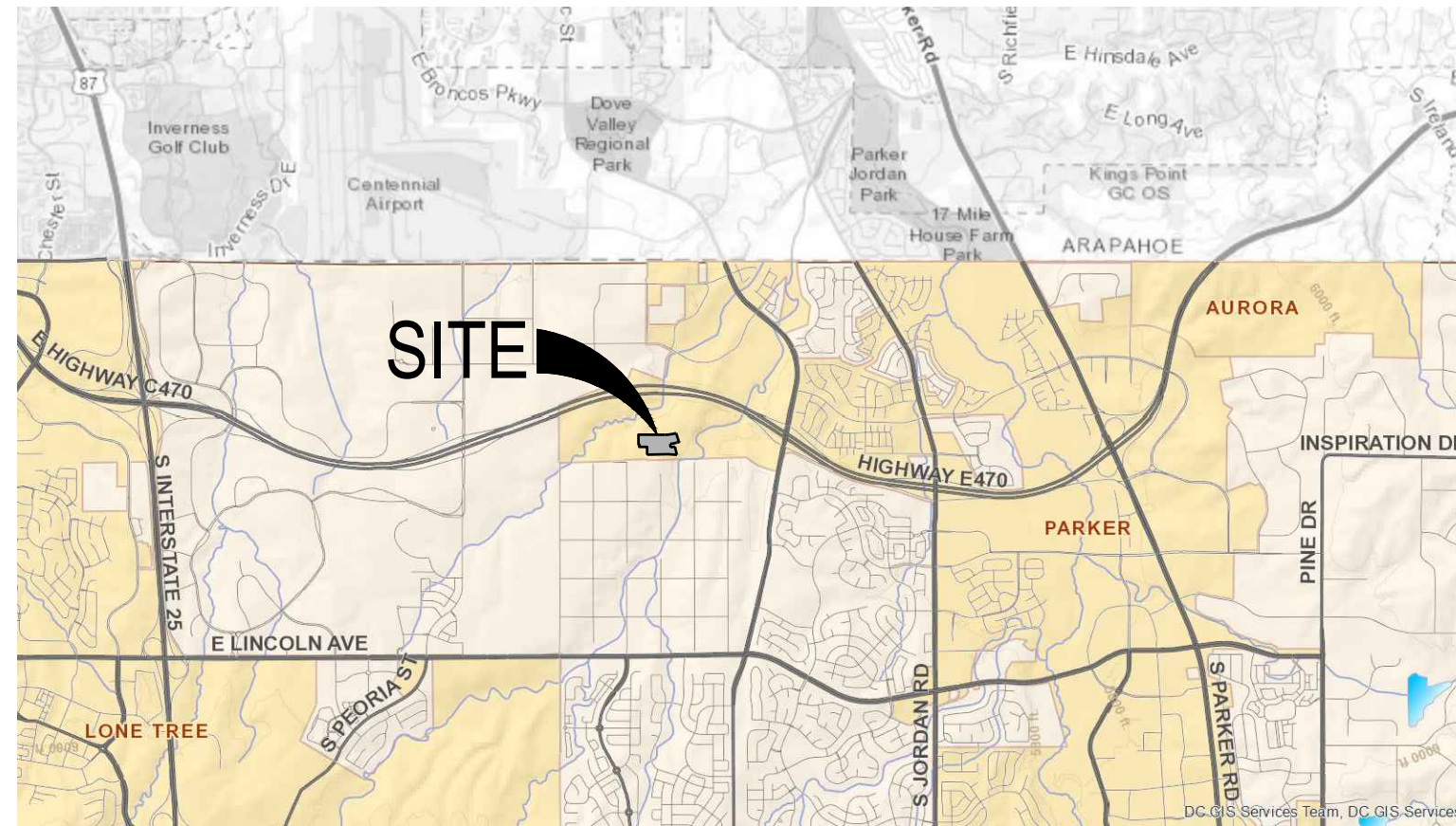
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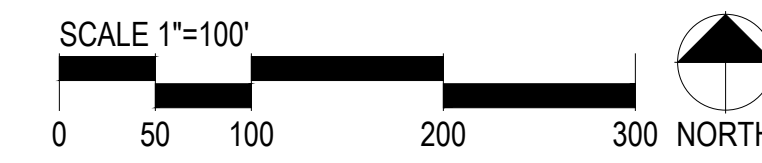
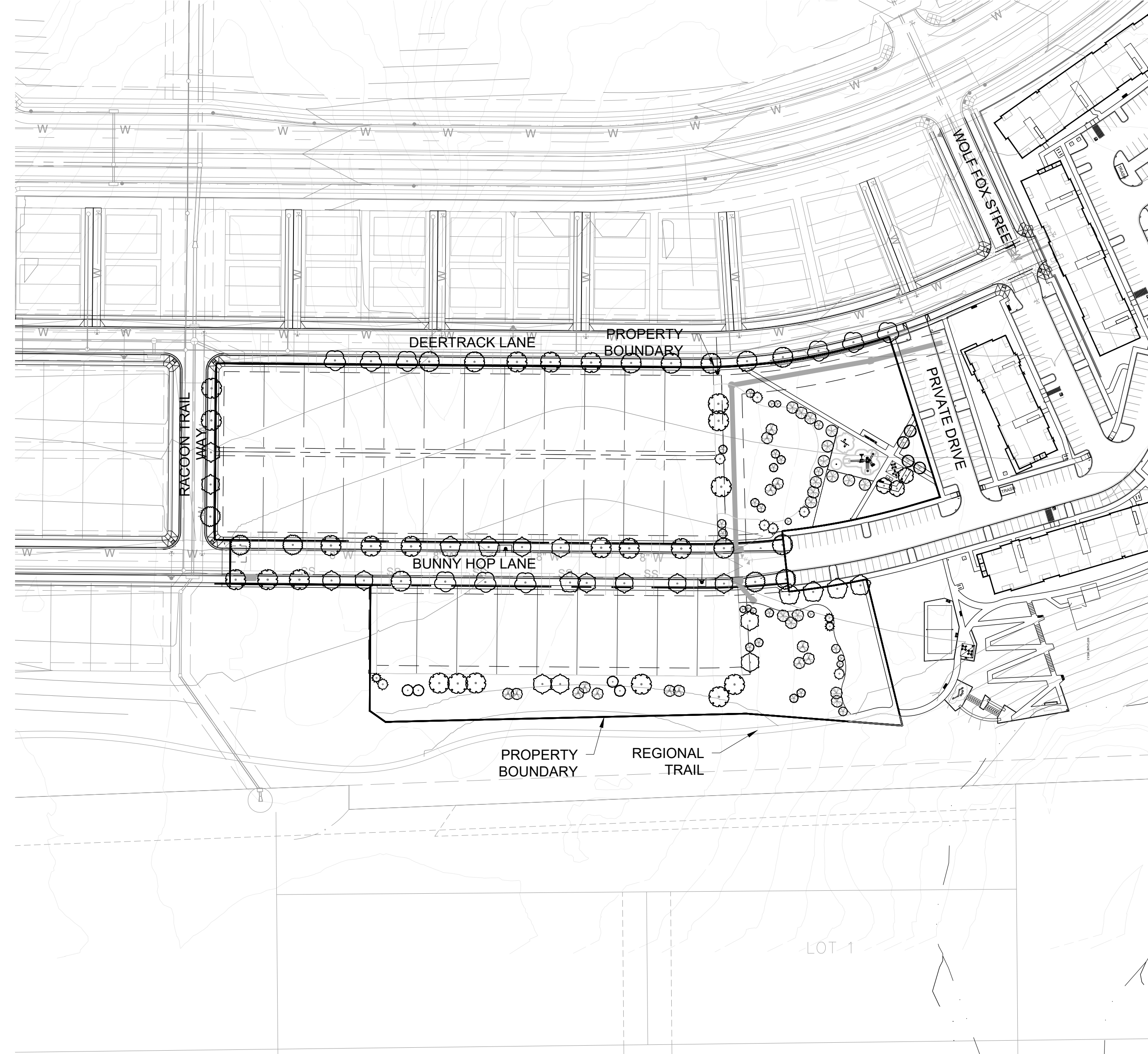
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## VICINITY MAP



## OVERALL SITE PLAN



## SHEET INDEX

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

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

COMPARK VILLAGE SOUTH  
PARK FACILITIES MASTER PLANS  
AND CONSTRUCTION PLANS

PARKER, CO

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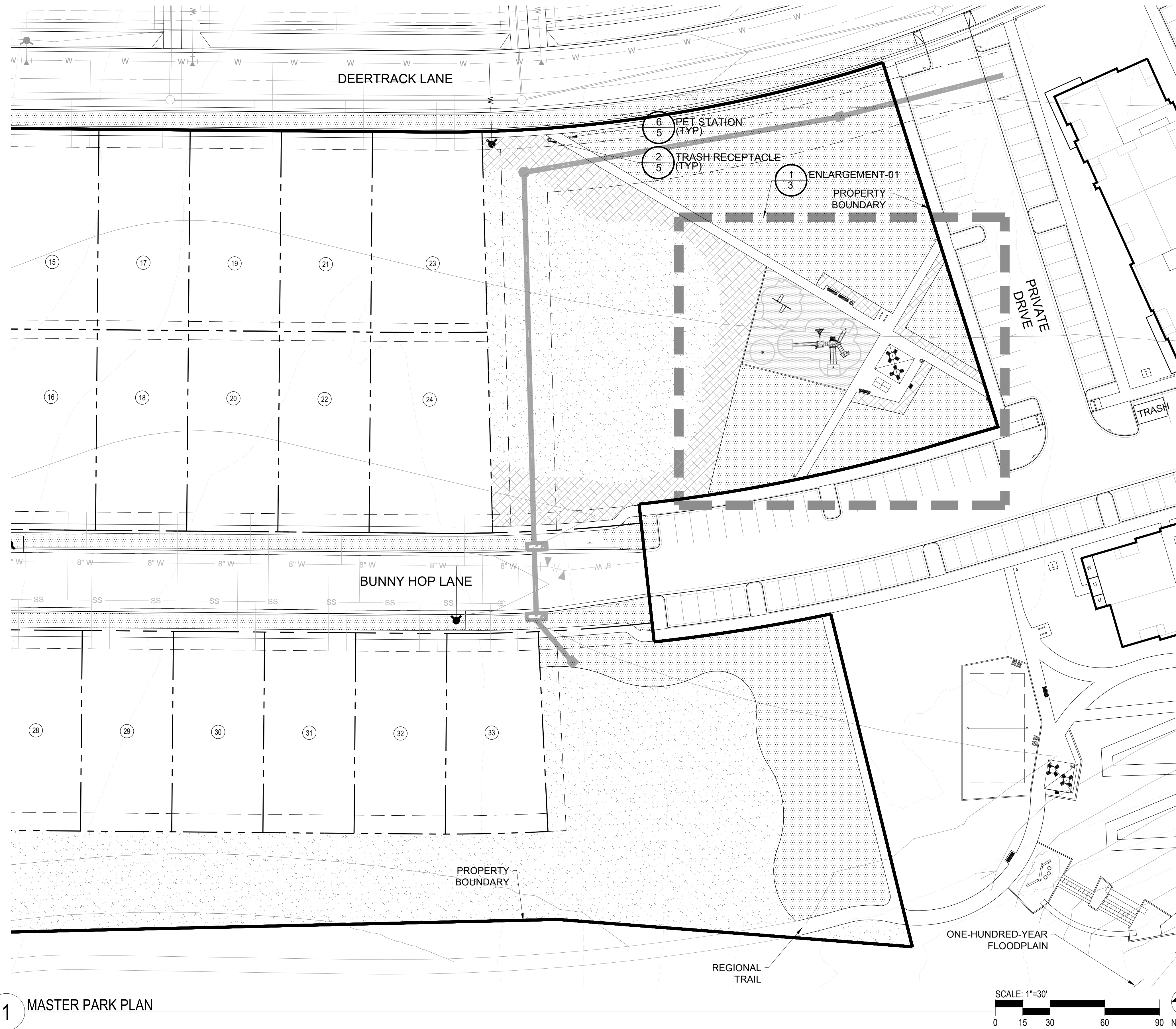
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T: 303.531.4905

**FEBRUARY 28, 2022**

Sheet Name  
**COVER SHEET**  
Sheet Number

# COMPARK VILLAGE SOUTH PRELIMINARY PLAN

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



**LEGEND**

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

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

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  
PARKER, CO

Stamp:

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

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Sheet Name  
**MASTER PARK PLAN**  
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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  
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COMPARK VILLAGE SOUTH  
PARK FACILITIES MASTER PLANS  
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PARKER, CO

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

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

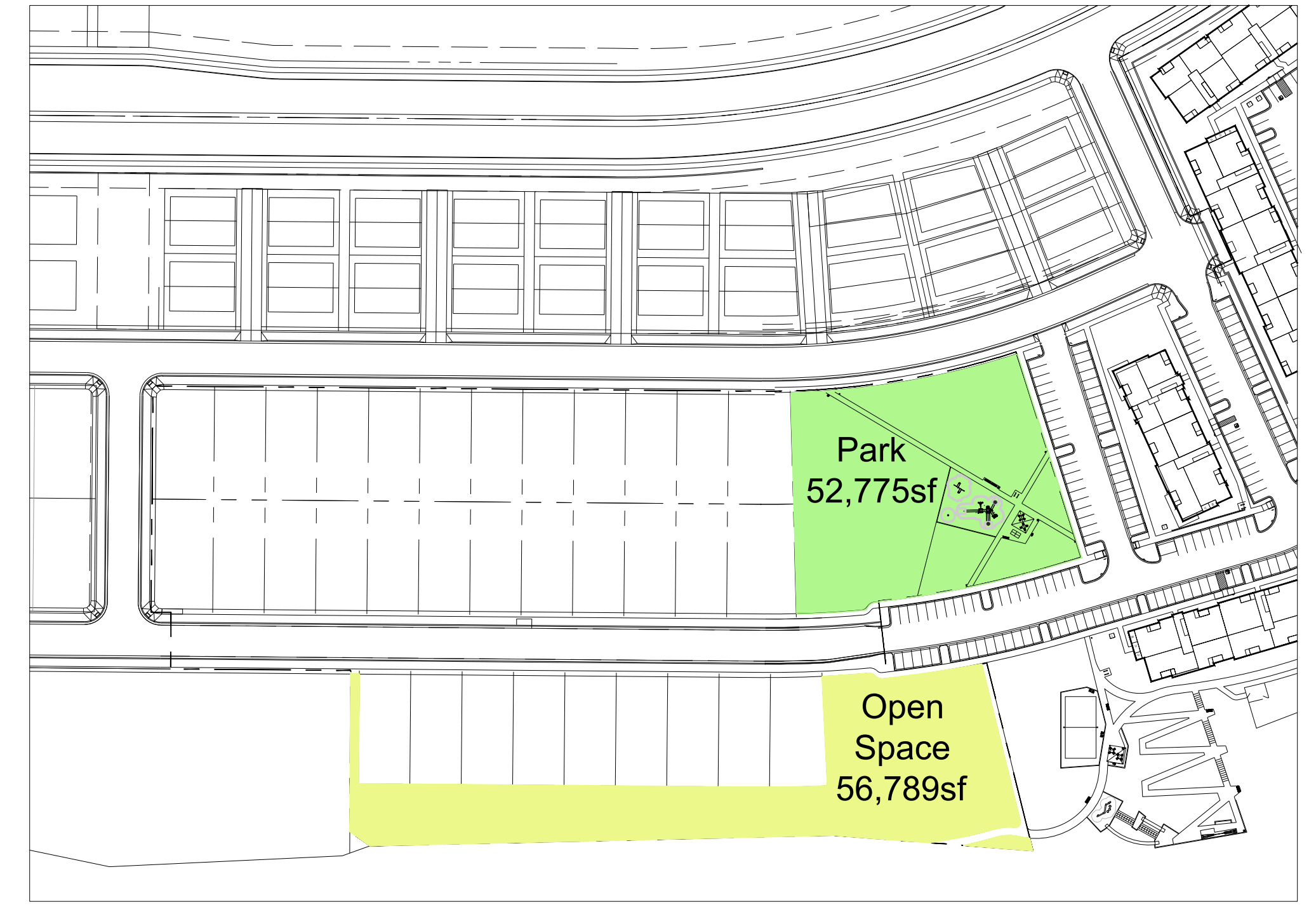
### GENERAL CONSTRUCTION NOTES

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 DESIGNATED 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.

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

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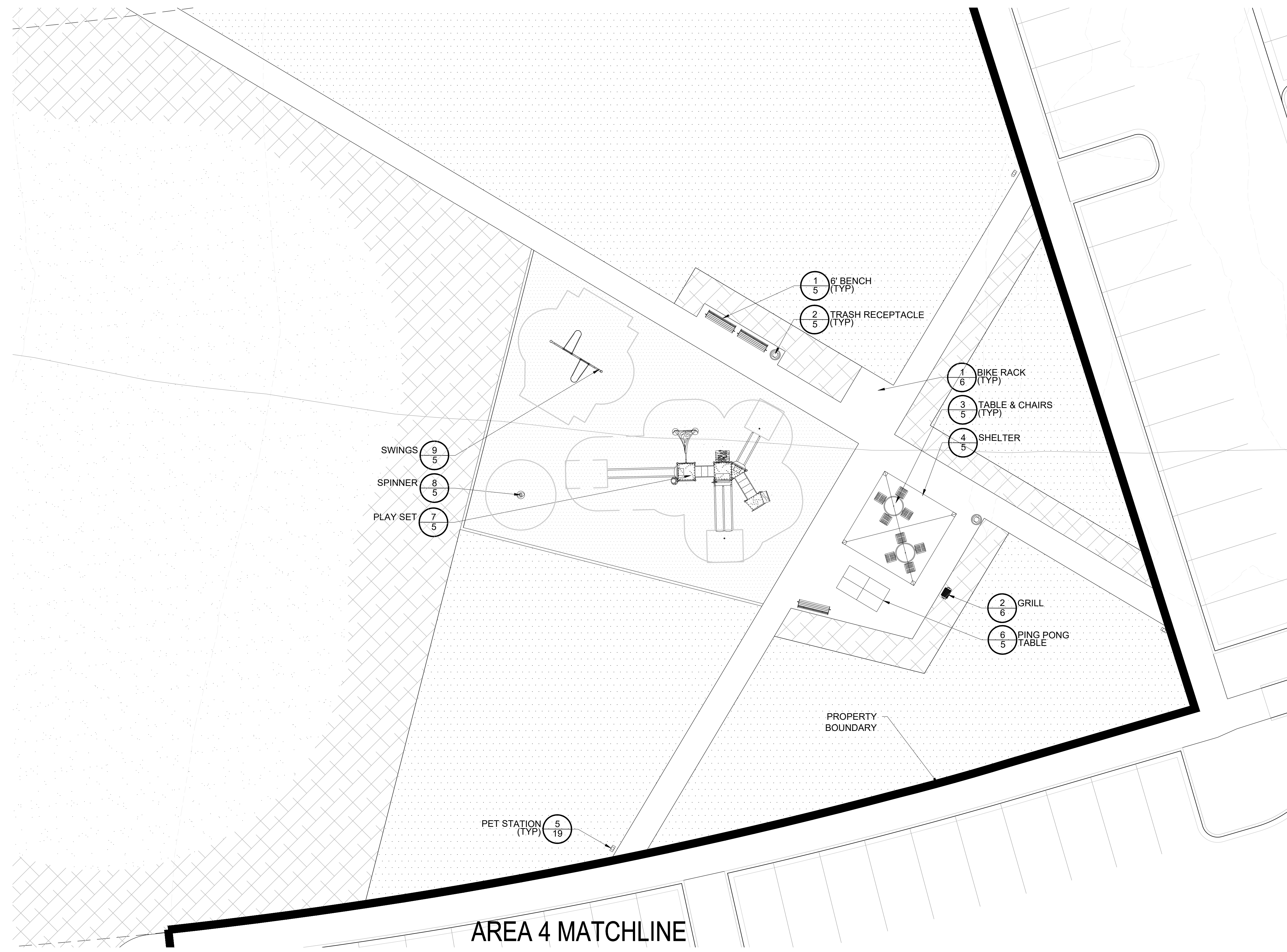
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7.69 ACRES, 33 RESIDENTIAL LOTS



**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

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

PARKER, CO

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

SUPPLIER: ANOVA  
WEBSITE: ANOVA.COM

**1** 6' BENCH  
Scale: NTS



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

SUPPLIER: ANOVA  
WEBSITE: ANOVA.COM

**2** TABLE & CHAIRS  
Scale: NTS



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

SUPPLIER: ANOVA  
WEBSITE: ANOVA.COM

**3** TRASH RECEPTACLE  
Scale: NTS



SQUARE SHELTER  
MODEL: SQR 16  
MATERIAL: STEEL / MULTI-RIB ROOF  
ROOF COLOR: BUCKSKIN  
STRUCTURE COLOR: ALMOND  
INSTALL PER MANUFACTURER'S  
SPECS. OR APPROVED EQUAL.

SUPPLIER: POLIGON  
WEBSITE: POLIGON.COM

**4** SHELTER  
Scale: NTS



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

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

**5** PET STATION  
Scale: NTS



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

SUPPLIER: ANOVA  
WEBSITE: ANOVA.COM

**6** PING PONG TABLE  
Scale: NTS



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

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

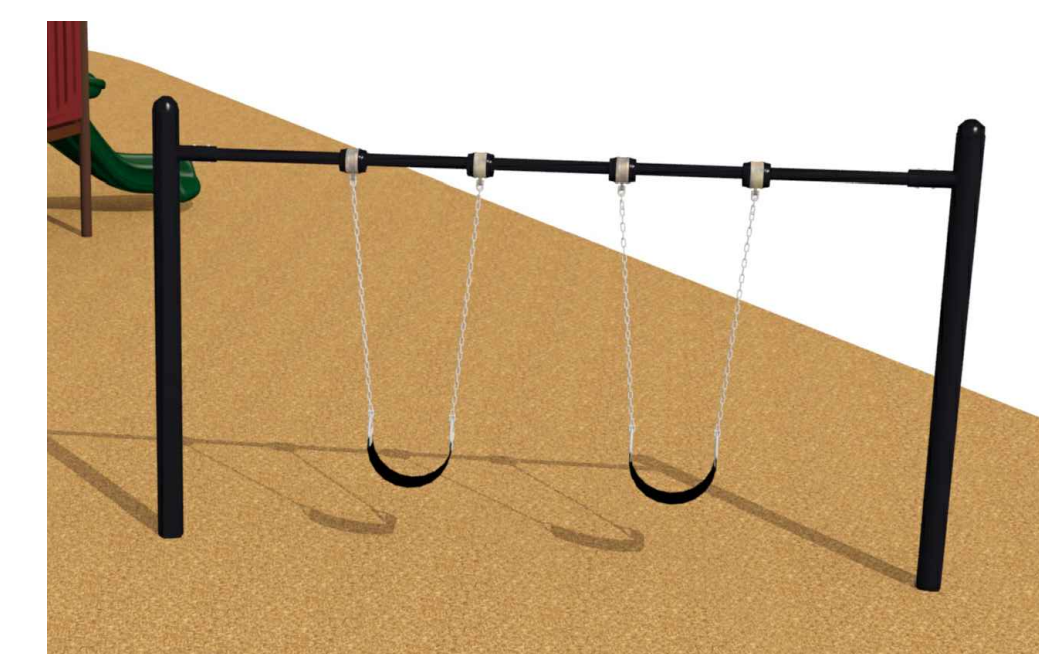
**7** PLAY SET  
Scale: NTS



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

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

**8** SPINNER  
Scale: NTS



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

CONTACT: RECREATION PLUS  
PHONE: 303-278-1606  
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**9** SWINGS  
Scale: NTS

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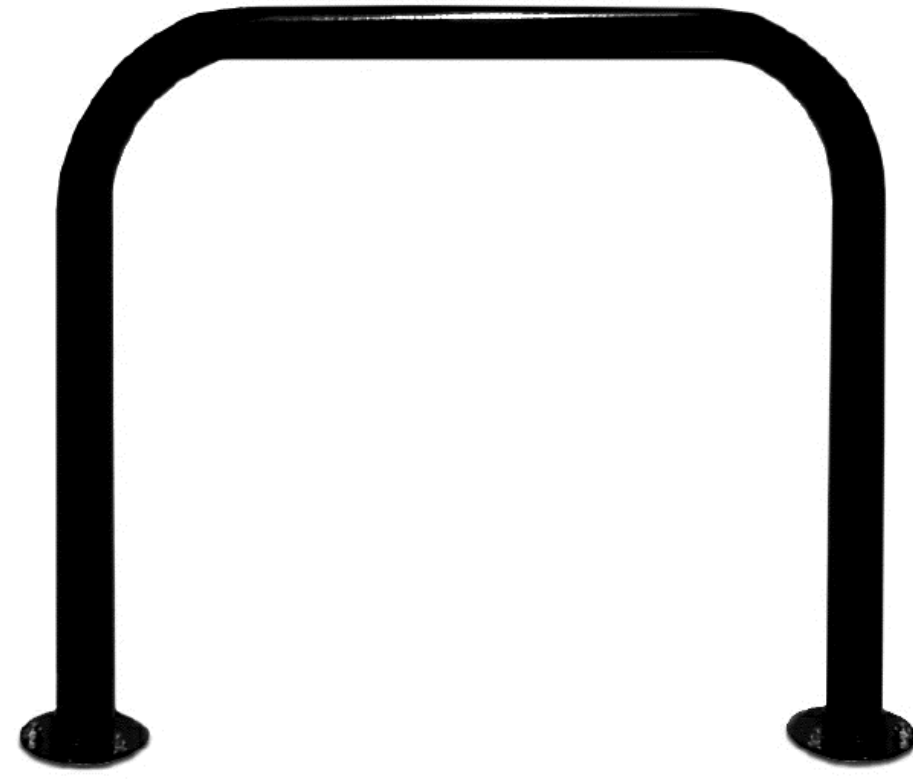
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U-BIKE STATION  
ITEM #: LBR2PSURF  
SIZE: 31"H x 35"W x 5"D  
COLOR: TEXTURED SILVER  
INSTALL PER MANUFACTURER'S  
SPECS. OR APPROVED EQUAL.

SUPPLIER: ANOVA  
WEBSITE: ANOVAFURNISHINGS.COM



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

SUPPLIER: ANOVA  
WEBSITE: ANOVAFURNISHINGS.COM

**1** BIKE\_RACK  
Scale: NTS

**2** GRILL

I didn't see bike rack  
location called out?

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