

HORSESHOE RIDGE SUBDIVISION 1ST AMENDMENT

LOT 1, BLOCK 1, HORSESHOE RIDGE SUBDIVISION 1ST AMENDMENT

A PARCEL OF LAND LOCATED IN THE SE 1/4 OF SECTION 28, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN

SITE PLAN REVIEW

LEGAL DESCRIPTION

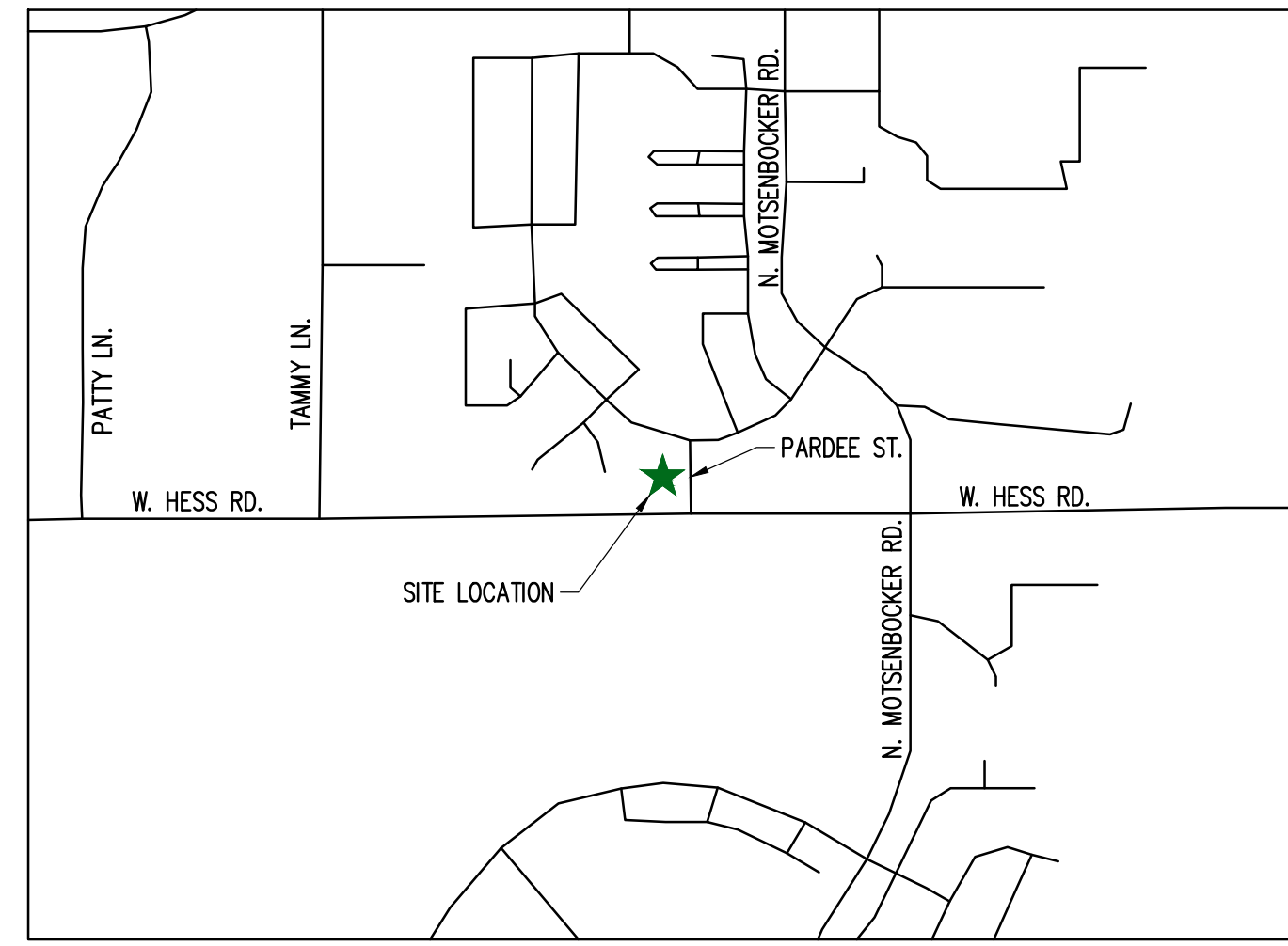
LOT 1, BLOCK 1, HORSESHOE RIDGE SUBDIVISION 1ST AMENDMENT

A PARCEL OF LAND LOCATED IN THE SE 1/4 OF SECTION 28, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN

CONTAINING 48,372 SF (1.111 AC), MORE OR LESS.

TOWN OF PARKER - CONSTRUCTION NOTES

- ALL MATERIALS AND CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE LATEST EDITION OF THE COLORADO DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, THE LATEST EDITION OF THE TOWN OF PARKER ROADWAY DESIGN AND CONSTRUCTION CRITERIA MANUAL, AND THE TOWN OF PARKER STORM DRAINAGE AND ENVIRONMENTAL CRITERIA MANUAL.
- ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE TOWN OF PARKER PUBLIC WORKS DEPARTMENT. THE TOWN RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO ITS STANDARDS AND SPECIFICATIONS.
- A PRECONSTRUCTION MEETING SHALL BE SCHEDULED A MINIMUM OF 48 HOURS AND A MAXIMUM OF 96 HOURS PRIOR TO THE START OF CONSTRUCTION. A PRECONSTRUCTION MEETING WILL NOT BE SCHEDULED UNTIL THE GRADING PERMIT AND ALL OTHER NECESSARY PERMITS HAVE BEEN OBTAINED.
- A TOWN INSPECTOR SHALL BE CONTACTED A MINIMUM OF 24 HOURS PRIOR TO A NECESSARY INSPECTION. IF A TOWN INSPECTOR IS NOT AVAILABLE AFTER PROPER NOTICE OF CONSTRUCTION ACTIVITY HAS BEEN PROVIDED, THE PERMITTEE MAY COMMENCE WORK IN THE DEVELOPMENT REVIEW ENGINEER'S ABSENCE. HOWEVER, TOWN OF PARKER RESERVES THE RIGHT TO REJECT THE IMPROVEMENT IF SUBSEQUENT TESTING REVEALS AN IMPROPER INSTALLATION.
- LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ACTUAL CONSTRUCTION. FOR INFORMATION CONTACT: DENVER INTER-UTILITY GROUP, 303-534-6700 OR 1-800-922-1987. THE CONTRACTOR SHALL FIELD VERIFY SIZE AND HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING FACILITIES PRIOR TO CONSTRUCTION, AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
- THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE PLANS, APPROVED BY THE TOWN OF PARKER PUBLIC WORKS DIRECTOR, AND ONE (1) COPY OF THE ROADWAY DESIGN AND CONSTRUCTION CRITERIA AT THE JOB SITE AT ALL TIMES.
- ALL PROPOSED STREET CUTS TO EXISTING PAVEMENTS FOR UTILITIES, STORM SEWER OR FOR OTHER PURPOSES ARE LISTED AND REFERENCED BELOW:
EXAMPLES: WATER TIE-IN SHEET 3
STORM SEWER CONNECTION SHEET 6
- A PLAN FOR TRAFFIC CONTROL DURING CONSTRUCTION SHALL BE SUBMITTED TO THE TOWN OF PARKER FOR ACCEPTANCE WITH THE RIGHT-OF-WAY PERMIT USE APPLICATION. A PERMIT WILL NOT BE ISSUED WITHOUT AN APPROVED TRAFFIC CONTROL PLAN FOR USE DURING CONSTRUCTION.
- ALL TRENCHES SHALL BE ADEQUATELY SUPPORTED AND THE SAFETY OF WORKERS PROVIDED FOR AS REQUIRED BY THE MOST RECENT OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION.
- COMPACTION OF ALL TRENCHES MUST BE ATTAINED AND COMPACTION TEST RESULTS SUBMITTED TO THE DEVELOPMENT REVIEW ENGINEER IN PRELIMINARY FORM PRIOR TO PAVING AND IN FINAL FORM PRIOR TO PROBATIONARY ACCEPTANCE.
- THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING EROSION AND SEDIMENT CONTROL MEASURES AT ALL TIMES DURING CONSTRUCTION. THE PLAN MAY BE MODIFIED AS FIELD CONDITIONS WARRANT WITH APPROVAL FROM THE TOWN OF PARKER PUBLIC WORKS DEPARTMENT.
- THE CONTRACTOR SHALL PROVIDE, ERECT AND MAINTAIN PROPER TRAFFIC CONTROL DEVICES UNTIL THE SITE IS OPEN TO TRAFFIC. THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN TO THE TOWN OF PARKER PUBLIC WORKS DEPARTMENT FOR APPROVAL PRIOR TO CONSTRUCTION.
- PLANS ARE APPROVED FOR PERIOD OF 1 (ONE) YEAR FROM THE DATE SHOWN ON THE TOWN OF PARKER SIGNATURE BLOCK. PLANS SHALL BE RESUBMITTED TO THE TOWN FOR APPROVAL AFTER 1 YEAR. THE COST OF THE PLAN RE-REVIEW AND RE-ACCEPTANCE WILL BE CHARGED BACK TO THE DEVELOPER INCLUDING ALL TIME AND EXPENSES OF THE TOWN OF PARKER PUBLIC WORKS DEPARTMENT.
- REPAIR OF ANY DAMAGE TO EXISTING IMPROVEMENTS OR LANDSCAPING IS THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL DAMAGED EXISTING CURB, GUTTER, AND SIDEWALK SHALL BE REPAIRED PRIOR TO ACCEPTANCE OF COMPLETED IMPROVEMENTS.
- ALL CONSTRUCTION ACTIVITIES MUST COMPLY WITH THE STATE OF COLORADO PERMITTING PROCESS FOR "STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY." FOR INFORMATION, PLEASE CONTACT COLORADO DEPARTMENT OF HEALTH, WATER QUALITY CONTROL DIVISION, WQCD-PE-B2, 4300 CHERRY DRIVE SOUTH, DENVER, COLORADO 80222-1530. ATTENTION: PERMITS AND ENFORCEMENT SECTION. PHONE (303) 692-3500.
- IF DEWATERING IS REQUIRED, A STATE CONSTRUCTION DEWATERING DISCHARGE PERMIT IS REQUIRED FOR DISCHARGES TO A STORM SEWER, CHANNEL, IRRIGATION DITCH, ANY STREET THAT IS TRIBUTARY TO THE AFOREMENTIONED FACILITIES, OR ANY WATER OF THE UNITED STATES.
- ALL REFERENCES TO BOOKS, PAGES, MAPS, AND RECEPTION NUMBER ARE PUBLIC DOCUMENTS ON FILE WITH THE COUNTY CLERK AND RECORDER'S OFFICE.



SCALE 1:1000

VICINITY MAP

SHEET INDEX

| | |
|--------|------------------------------|
| CV-1.0 | COVER SHEET |
| C-1.0 | SITE PLAN |
| A-1 | PROPOSED EXTERIOR ELEVATIONS |
| A-2 | PROPOSED EXTERIOR ELEVATIONS |
| ESP1.1 | PHOTOMETRIC PLAN |
| ESP1.2 | PHOTOMETRIC CUT SHEET |
| LS 1.0 | LANDSCAPE PLAN |
| LS 1.1 | LANDSCAPE DETAILS |

PROJECT CONTACTS:

PROPERTY OWNER
BRYTAR COMPANIES
8117 PRESTON ROAD, #300
DALLAS, TX 75225
(214) 632-4860
CONTACT: SCOTT REMPHREY

APPLICANT
BRYTAR COMPANIES
8117 PRESTON ROAD, #300
DALLAS, TX 75225
(214) 632-4860
CONTACT: SCOTT REMPHREY

CIVIL ENGINEER
RIDGETOP ENGINEERING AND CONSULTING, LLC
541 E. GARDEN DRIVE, UNIT N
WINDSOR, CO 80550
(970) 663-4552
CONTACT: MIKE BEACH, P.E.

ARCHITECT
ROGUE ARCHITECTURE
4100 WADSWORTH BLVD, SUITE 300
WHEAT RIDGE, CO 80033
(720) 599-3330
CONTACT: SCOTT BODUCH

SURVEYOR
P.L.S. GROUP
532 WEST 66TH STREET
LOVELAND, CO 80538
(970) 669-2100
CONTACT: BRYAN SHORT

PARKER PUBLIC WORKS
ASSOCIATE PLANNER
20120 E. MAIN STREET
PARKER, CO 80138
(303) 805-3199
CONTACT: STACEY NERGER

GAS
XCEL ENERGY
180 LARIMER ST.
DENVER, CO 80202
(800) 895-2999

SOUTH METRO FIRE RESCUE AUTHORITY
9195 E. MINERAL AVE.
CENTENNIAL, CO 80112
(720) 488-7200
CONTACT: RANDY CAPRA

INTERNATIONAL RURAL ELECTRIC ASSOC.
5496 NORTH US HWY 85
P.O. BOX DRAWER A
SEDALIA, CO 80135
(303) 688-3100
CONTACT: BROOK KAUFMAN

SITE DATA

| | |
|-------------|----------------------|
| BUILDING: | 10,144 SF (0.233 AC) |
| LANDSCAPE: | 11,430 SF (0.263 AC) |
| PLAYGROUND: | 4,161 SF (0.096 AC) |
| SIDEWALK: | 5,239 SF (0.120 AC) |
| PAVED: | 17,399 SF (0.399 AC) |
| TOTAL: | 48,373 SF (1.111 AC) |

USE: DAY CARE FACILITY
BUILDINGS: 10,144 SF
ZONE: PLANNED DEVELOPMENT

REQUIRED PARKING (1 PER 4 CHILDREN OF LICENSED CAPACITY)
170/4 = 42.5 OR 43 PARKING STALLS

| | |
|---------------------------|----|
| STANDARD PARKING PROVIDED | 41 |
| HC STALLS | 2 |
| TOTAL PARKING PROVIDED | 43 |

REQUIRED BICYCLE PARKING:
3 PER CLASSROOM (ELEMENTARY, JUNIOR, AND MIDDLE SCHOOLS)

BICYCLE PARKING: 12 (3 per classroom required)

STANDARD STALL DIMENSIONS: 9' X 19'
STALLS NEXT TO LANDSCAPE: 10' X 19'

DRIVE AISLE WIDTH: 24'

SIGHT DISTANCE CERTIFICATION:

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE PROPOSED SUBDIVISION, THE BIG TOOL BOX, IS DESIGNED IN ACCORDANCE WITH THE LATEST EDITION OF THE COLORADO DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, THE LATEST EDITION OF THE TOWN OF PARKER ROADWAY DESIGN AND CONSTRUCTION CRITERIA MANUAL, AND THE TOWN OF PARKER STORM DRAINAGE AND ENVIRONMENTAL CRITERIA MANUAL.

MICHAEL R. BEACH, PE #45088

ENGINEER'S CERTIFICATION:

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE PROPOSED SUBDIVISION, THE BIG TOOL BOX, IS DESIGNED IN ACCORDANCE WITH THE LATEST EDITION OF THE COLORADO DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, THE LATEST EDITION OF THE TOWN OF PARKER ROADWAY DESIGN AND CONSTRUCTION CRITERIA MANUAL, AND THE TOWN OF PARKER STORM DRAINAGE AND ENVIRONMENTAL CRITERIA MANUAL.

MICHAEL R. BEACH, PE #45088

The Town of Parker review constitutes general compliance with the Town's Standards and approved variances, subject to these plans being stamped, signed, and dated by the professional engineer of record. Review by the Town does not constitute approval of the plan design or accuracy and correctness of engineering calculations. Errors in the design or calculations remain the responsibility of the registered professional engineer whose stamp and signature are affixed to this document.

This review does not constitute approval of any private on-site improvements which may be shown. Construction cannot commence until all required drainage/traffic report(s), final development plan(s), special review(s), grading permit, and/or other permits are complete, approved and on file with the Town of Parker.

Town of Parker, Director of Engineering

Date

LOGO



SEAL

PROJECT TITLE

THE LEARNING EXPERIENCE

LOT 1, BLOCK 1
HORSESHOE RIDGE
PARKER, CO 80134

PREPARED FOR

BRYTAR COMPANIES

8117 PRESTON RD. #300
DALLAS, TX 75225

SUBMITTAL

SITE PLAN REVIEW

DRAWN BY: BSA

CHECKED BY: MRB

PROJECT NO.: 18-075-001

REVISIONS

2ND SUBMITTAL 10/31/2019

DATE

5/28/2019

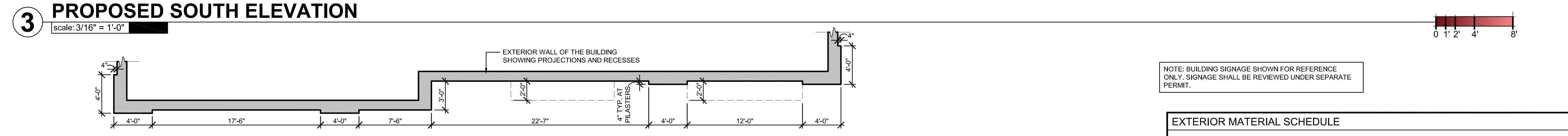
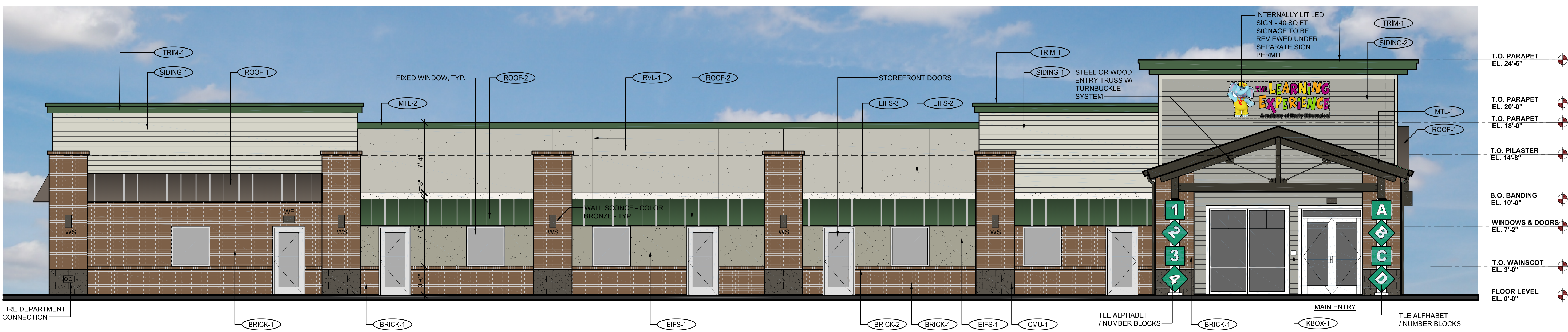
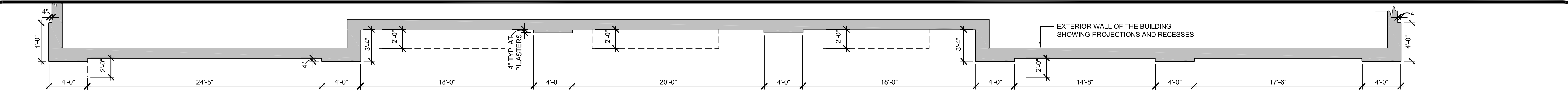
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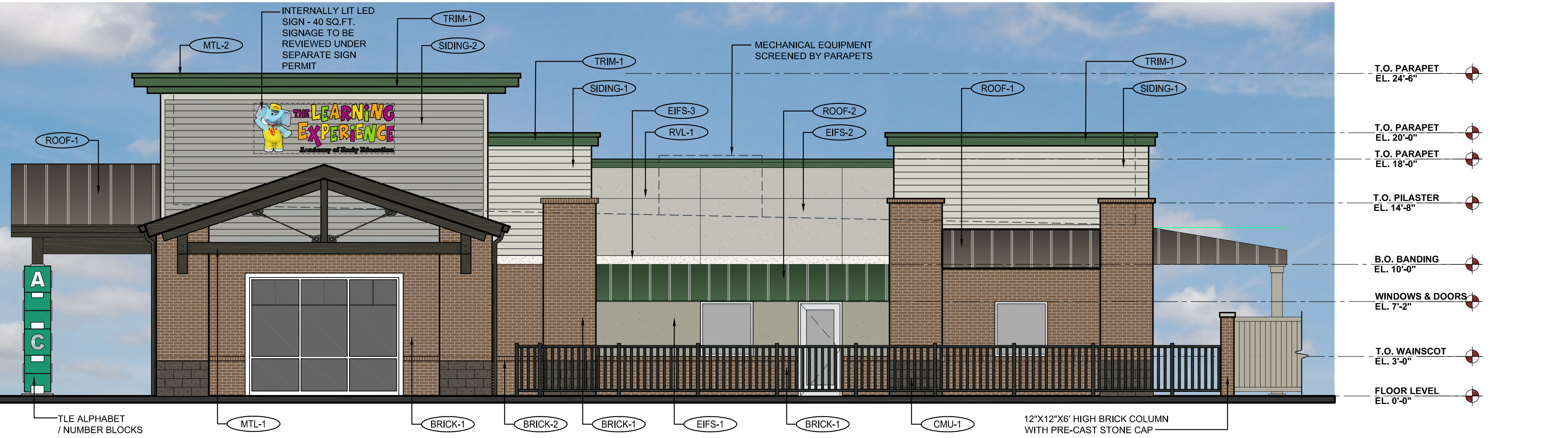
SHEET INFORMATION

CV-1

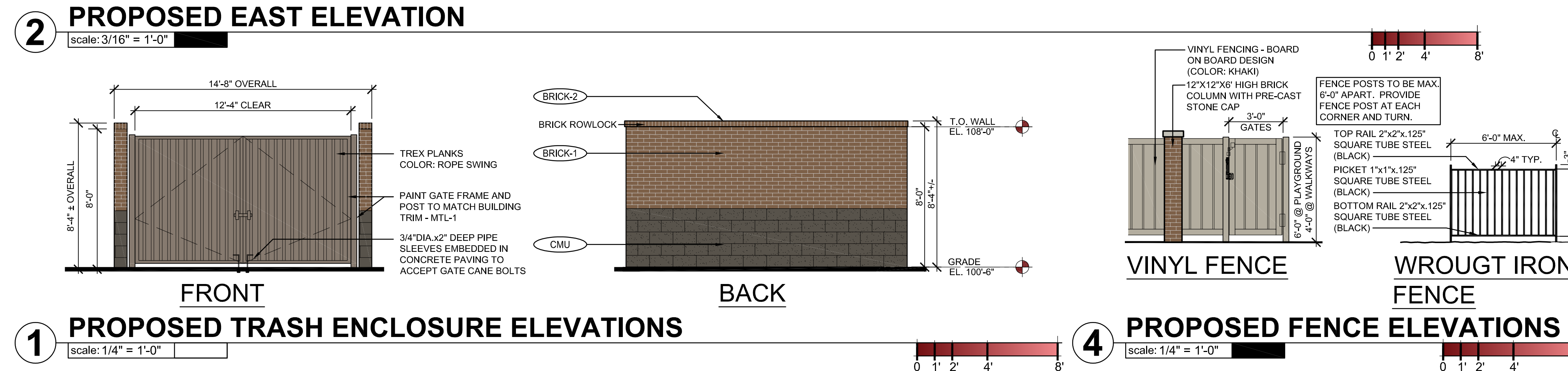
1 of 2



NOTE: BUILDING SIGNAGE SHOWN FOR REFERENCE ONLY. SIGNAGE SHALL BE REVIEWED UNDER SEPARATE PERMIT.



| EXTERIOR MATERIAL SCHEDULE | | | |
|----------------------------|---|---|---|
| LABEL | MANUFACTURER | SIZE/TYPE | FINISH COLOR |
| STOREFRONT DOOR | KAWNEER | TRIFAB 451 | BONE WHITE |
| FIXED WINDOW | ANDERSEN SILVERLINE V-1 ALT.: ANDERSEN 100 SERIES | PER DOOR SCHEDULE PER WINDOW SCHEDULE | FACTORY PRIMED WHITE |
| BRICK-1 | SUMMIT BRICK (OR EQUIV.) | MODULAR | GRAPHITE GRAIN |
| BRICK-2 | SUMMIT BRICK (OR EQUIV.) | ROWLOCK | GRAPHITE GRAIN |
| CMU-1 | BASALITE (OR EQUIV.) | INTEGRAL COLOR W/ ASSOCIATED CAP | CHARCOAL #605 SPLIT-FACE |
| EIFS-1 | DRYVIT OR SIMILAR | FIELD (DARK)/ WATER MANAGED | DRYVIT SUEDE #105 PEBBLE TEXTURE |
| EIFS-2 | DRYVIT OR SIMILAR | BANDING (LIGHT)/ WATER MANAGED | DRYVIT LITE SERENITY #300 PEBBLE TEXTURE |
| EIFS-3 | DRYVIT OR SIMILAR | FIELD (MEDIUM)/ WATER MANAGED | DRYVIT PRAIRIE CLAY #111 PEBBLE TEXTURE |
| SIDING-1 | JAMES HARDIE | HARDIEPLANK LAP SIDING PRODUCT: CEDARMILL | COLOR: COBBLESTONE |
| SIDING-2 | JAMES HARDIE | HARDIEPLANK LAP SIDING PRODUCT: CEDARMILL | COLOR: FEATHER GRAY |
| TRIM-1 | JAMES HARDIE | HARDIE TRIM BOARDS | PRODUCT: 1/2" SMOOTH COLOR: SW #7048 URBANE BRONZE |
| ROOF-1 | MBCI | METAL ROOFING SYSTEM & AWNINGS | BURNISHED SLATE |
| ROOF-2 | MBCI | METAL ROOFING SYSTEMS & AWNINGS | SW 0041 HUNTER GREEN |
| MTL-1 | BENJAMIN MOORE | STEEL TRUSSES/EXPOSED STEEL | NIGHT SHADE (2116-10) |
| MTL-2 | MBCI | METAL TRIM & DOWNSPOUTS | SW 0041 HUNTER GREEN |
| PAINT-1 | BENJAMIN MOORE | DOORS & FRAMES | SHERWIN WILLIAMS #6073 PERFECT GREIGE |
| KBOX-1 | KNOX BOX (MAIN ENTRY) | 3200 SERIES W/ RECESSED MOUNT FLANGE, HINGE DOOR, & TAMPER SWITCH | COLOR: WHITE (REF. NOTE 2 BELOW) |
| KBOX-2 | KNOX BOX (MECHANICAL ROOM) | 1650 SERIES W/ RECESSED MOUNT FLANGE, HINGE DOOR, & TAMPER SWITCH | COLOR: DARK BRONZE (REF. NOTE 2 BELOW) |
| RVL-1 | DRYVIT OR SIMILAR | 3/4" ROUTED REVEAL | COLOR TO MATCH ADJACENT FINISH |



| ISSUE | | | |
|------------|------|-------------------------|------|
| NO. | DATE | DESCRIPTION | INT. |
| 05.22.2019 | | PROGRESS REVIEW | |
| 05.28.2019 | | SITE PLAN SUBMITTAL | |
| 09.18.2019 | | PROGRESS REVIEW | |
| 10.30.2019 | | 2ND SITE PLAN SUBMITTAL | |
| 02.18.2020 | | 3RD SITE PLAN SUBMITTAL | |

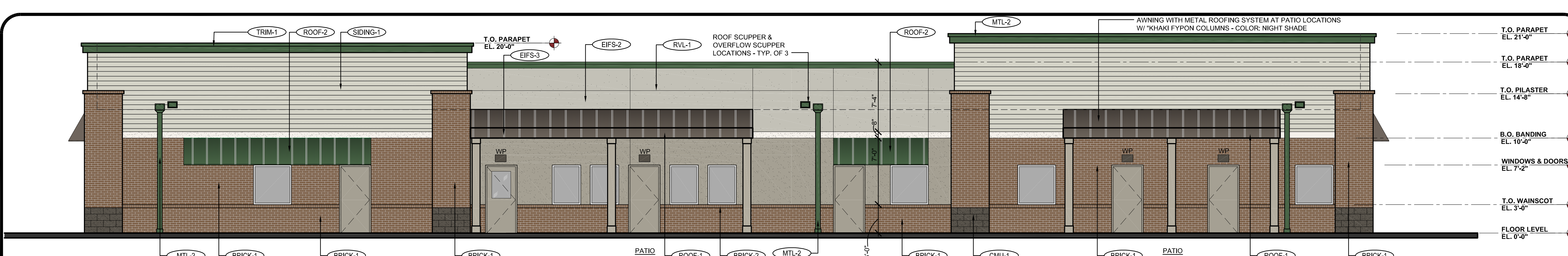
| REVISION | | | |
|----------|------|-------------|------|
| NO. | DATE | DESCRIPTION | INT. |
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PRELIMINARY
 NOT FOR
 BIDDING OR
 CONSTRUCTION

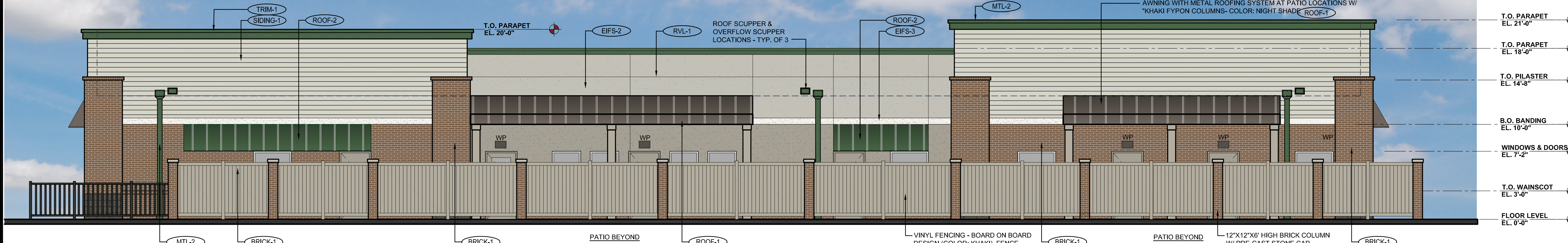
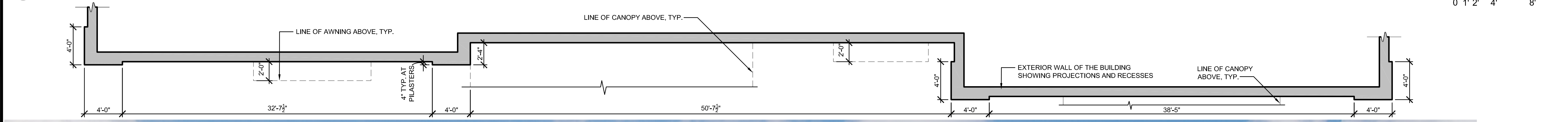
| | |
|--|----------------------------|
| Project Number: 2019.13 | Scale: AS NOTED |
| Drawn By: ROGUE | Approved By: SAB |
| Drawing Name: PROPOSED EXTERIOR ELEVATIONS | |
| Drawing Number: A-1 | |

R:\PROJECTS\2019.13 - BRYTAR - TLE PARKER, COCADSITE SUBMITTAL\2019.13 - A-1 - PROPOSED ELEVATIONS (COLORED).DWG PPATIL PLOTTED: 02/25/2020

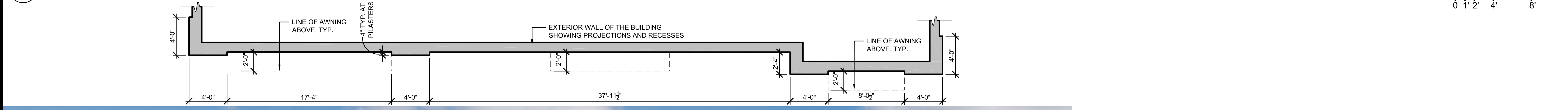
3RD SITE PLAN SUBMITTAL - 02.18.2020



3 PROPOSED NORTH ELEVATION
 scale: 3/16" = 1'-0"
 PLAYGROUND FENCE HIDDEN TO SHOW COMPLETE BUILDING ELEVATION



2 PROPOSED NORTH ELEVATION
 scale: 3/16" = 1'-0"
 PLAYGROUND FENCE SHOWN TO DEPICT VIEW AS SEEN FROM ADJACENT STREET



1 PROPOSED WEST ELEVATION
 scale: 3/16" = 1'-0"
 FENCE AT SIDEWALK - SEE 4/ A-1

THE LEARNING EXPERIENCE
 ACADEMY OF EARLY EDUCATION
 NEC OF HESS ROAD AND PARDEE STREET
 PARKER, COLORADO

ISSUE

| NO. | DATE | DESCRIPTION | INT. |
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| 05.22.2019 | | PROGRESS REVIEW | |
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| 09.18.2019 | | PROGRESS REVIEW | |
| 10.30.2019 | | 2ND SITE PLAN SUBMITTAL | |
| 02.18.2020 | | 3RD SITE PLAN SUBMITTAL | |

REVISION

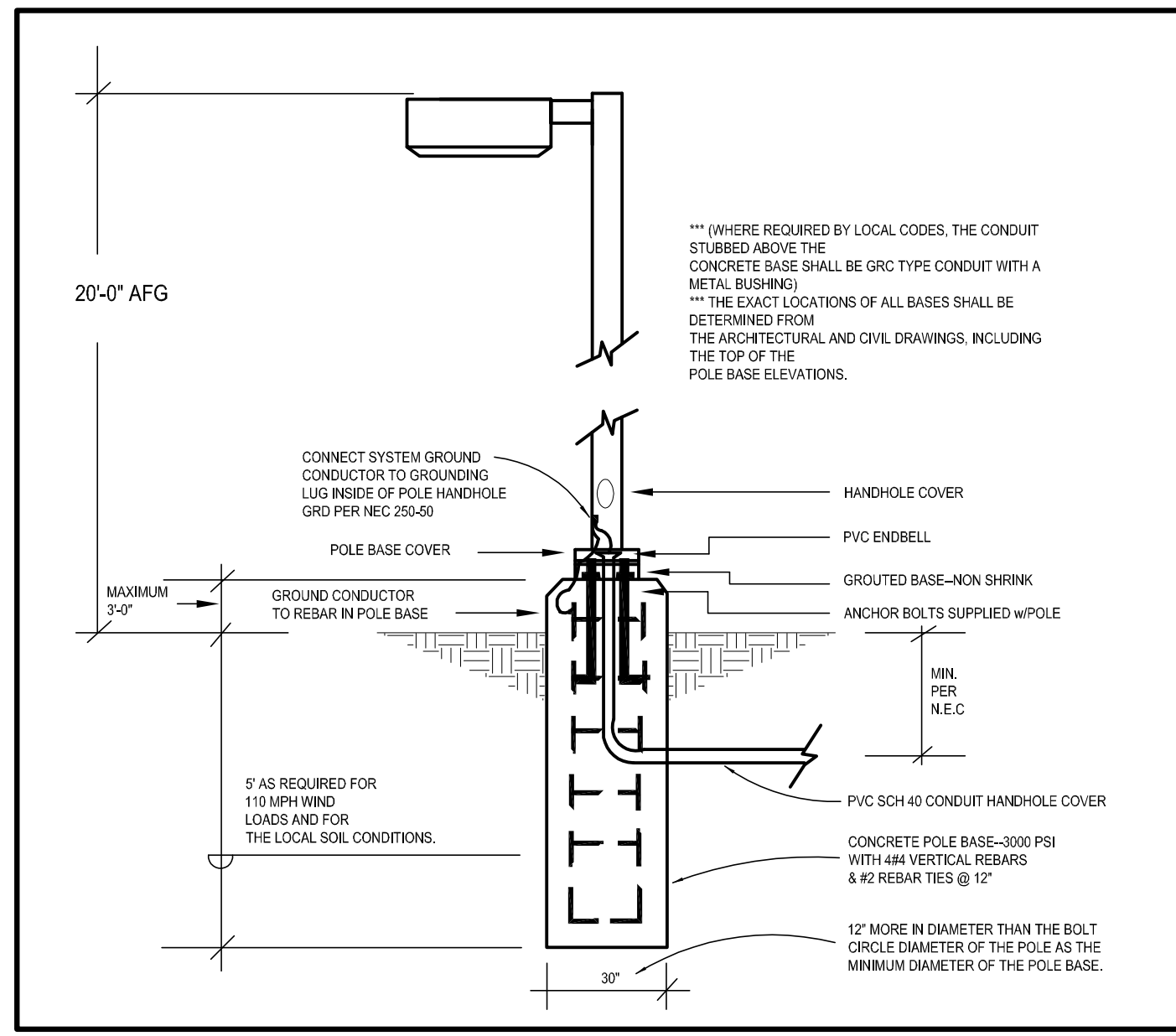
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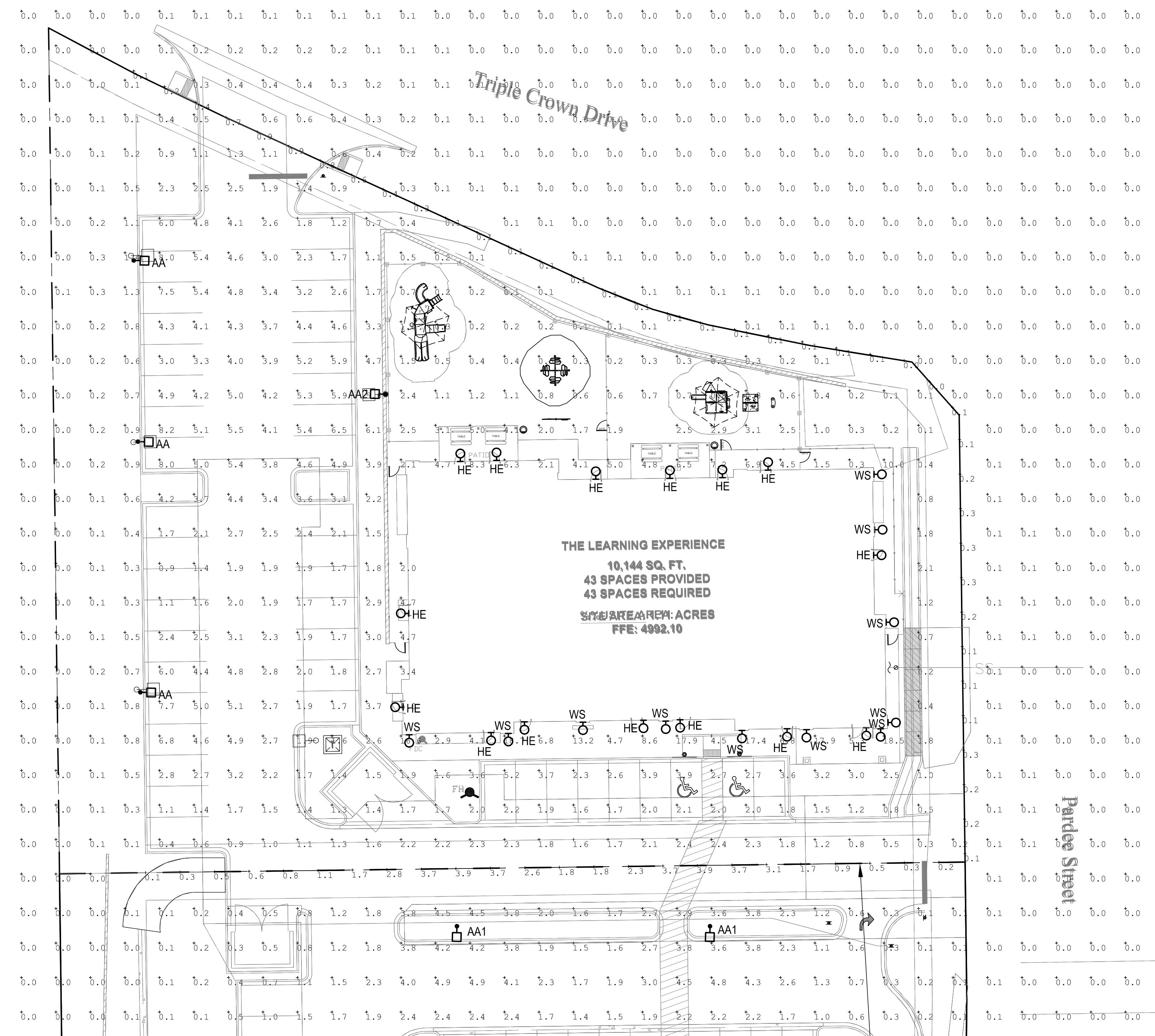
Project Number: **2019.13** Scale: **AS NOTED**
 Drawn By: **ROGUE** Approved By: **SAB**
 Drawing Name: **PROPOSED EXTERIOR ELEVATIONS**
 Drawing Number: **A-2**

R:\PROJECTS\2019.13 - BRYTAR - TLE PARKER, CO\CAD\SITE SUBMITTAL\2019.13 - A-2 - PROPOSED ELEVATIONS (COLORED).DWG PPATIL PLOTTED: 02/25/2020

3RD SITE PLAN SUBMITTAL - 02.18.2020



2 TYPE "AA, AA1 & AA2" POLE BASE DETAIL
 scale: N.T.S.



1 PHOTOMETRIC SITE PLAN
 scale: 1"=20'-0"
 NORTH

Calculation Summary

| Label | CalcType | Units | Avg | Max | Min | Avg/Min | Max/Min |
|------------------|-------------|-------|------|-----|-----|---------|---------|
| PROPERTY LINE | Illuminance | Fc | 0.86 | 3.9 | 0.1 | 8.60 | 39.00 |
| THE PARKING AREA | Illuminance | Fc | 3.48 | 8.2 | 0.9 | 3.87 | 9.11 |

SITE LUMINAIRE SCHEDULE

| FIXT. TYPE | NAME | MANUFACTURER CATALOG NUMBER | FINISH | LAMP DATA | LAMP WATTS | MOUNTING METHOD | MTG HEIGHT | DESCRIPTION | VOLTS |
|------------|----------------|---|--------|-----------|------------|-----------------|------------|--|-------|
| AA | LSI INDUSTRIES | XGBM-FT-SS-128-NW-UJE-BLK-SSQB5-S07G-20-S-B-LK-SF-DGP | BLK | LED | 188 | POLE | 20'-0" | SITE LIGHTING SINGLE HEAD TYPE FT WITH HOUSE SIDE SHIELD | UNV |
| AA2 | LSI INDUSTRIES | XGBM-3-SS-128-NW-UJE-BLK-SSQB5-S07G-20-S-BL-K-SF-DGP | BLK | LED | 188 | POLE | 20'-0" | SITE LIGHTING SINGLE HEAD TYPE 3 WITH HOUSE SIDE SHIELD | UNV |
| HE | WILLIAMS | WPHL30740 TFT-WHT-SDGL-EM/10WC-DIM-UNV | BLK | LED | 72 | SURFACE | 9'-0" | WALL PACK | UNV |
| WS | CONTECH | CYL6230MM/DUXIWCLR-BZ-RDB | BRZ | LED | 14 | SURFACE | 6'-0" | WALL SCONCE | UNV |

THE LEARNING EXPERIENCE
 ACADEMY OF EARLY EDUCATION
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PRELIMINARY
 NOT FOR
 BIDDING OR
 CONSTRUCTION

Project Number: 2019.13
 Scale: AS NOTED
 Drawn By: ATE
 Approved By: JCAA
PHOTOMETRIC PLAN
 Drawing Number: **ESP1.1**

LED AREA LIGHTS - (XGBM)



Department of Energy has verified representative product test data and results in accordance with its Lighting Facts Program. Visit www.lightingfacts.com for specific casing string.

LIGHT OUTPUT - XGBM

| Mounting | Casing | Lumen (lm) | | | Type | Type | Type | Watts (Wattage) |
|----------|--------|------------|-------|-------|-------|------|------|-----------------|
| | | Typical | Min | Max | | | | |
| SS | 14000 | 18340 | 15000 | 16500 | 140 | 140 | 140 | |
| | | 20180 | 16840 | 20700 | 2000 | 187 | 187 | |
| | | 26750 | 25460 | 29070 | 31810 | 300 | 300 | |
| SS | 11450 | 11290 | 12220 | 13470 | 136 | 136 | 136 | |
| | | 16390 | 15170 | 17230 | 18750 | 188 | 188 | |
| | | 22240 | 20650 | 23510 | 25410 | 268 | 268 | |

100 Steps are required to update the information on this page.

This product, or selected versions of this product, meet the standards listed below. Please consult factory for your specific requirements.



RoHS comply with ANSI C136.31-2010 American National Standard for Lighting Lighting Equipment - Luminaire Version 30 measurements.

Project Name: _____ Fixture Type: _____ 10/16/17
 Catalog #: _____ © 2017
 LSI INDUSTRIES INC.

TYPE 'AA, AA1 & AA2'

LED AREA LIGHTS - (XGBM)

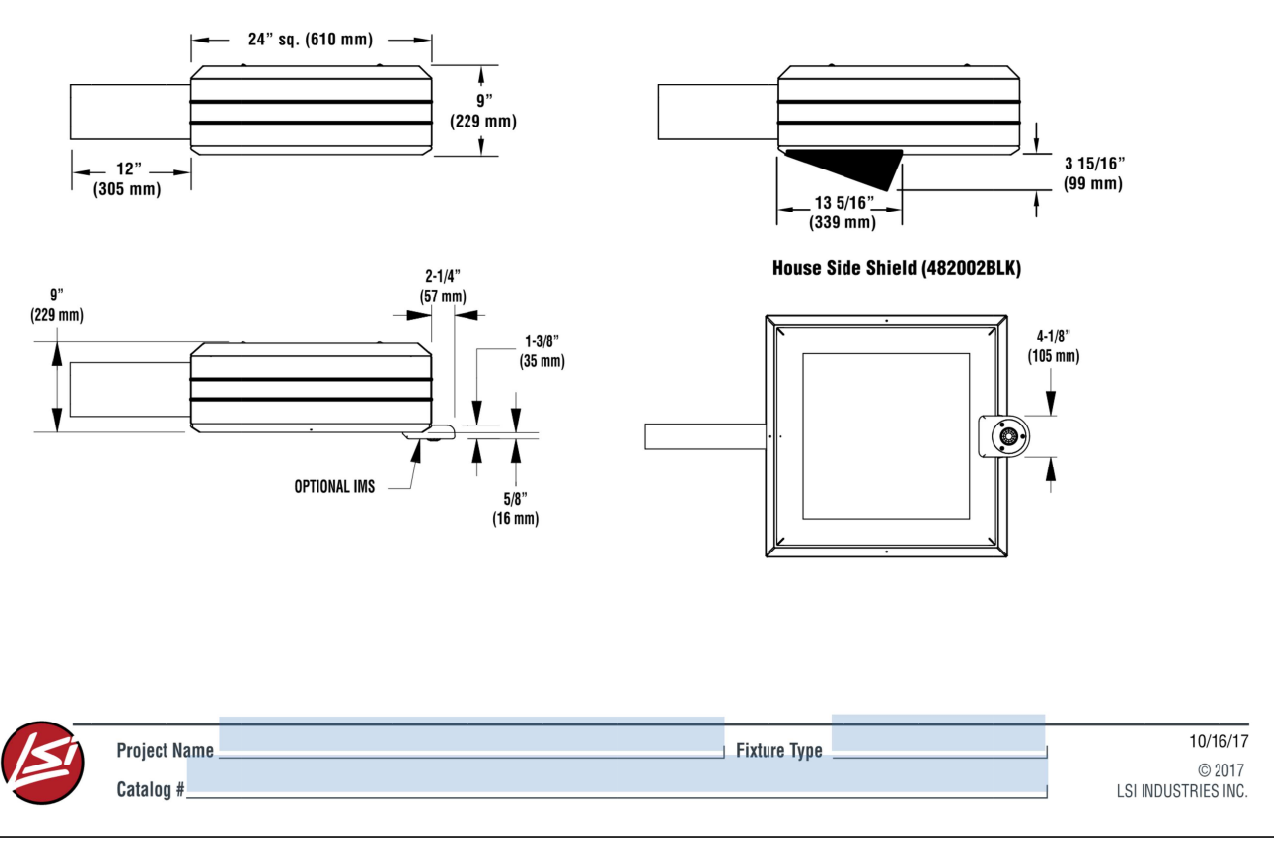
LUMINAIRE ORDERING INFORMATION

TYPICAL ORDER EXAMPLE: **XGBM 5 LED HO CW UE WHT PCM**

| Prefix | Classification | Light Source | Drive Current | Color Temperature | Input Voltage | Finish | Optional Controls | Optional Sensor/Options |
|--------|--------------------|--------------|---------------|-------------------|---------------|--------|-------------------|-------------------------|
| XGBM | FT - Forward Throw | LED | Low/High | 3000K | 120V/277V | White | None | None |

LUMINAIRE EPA CERT - XGBM

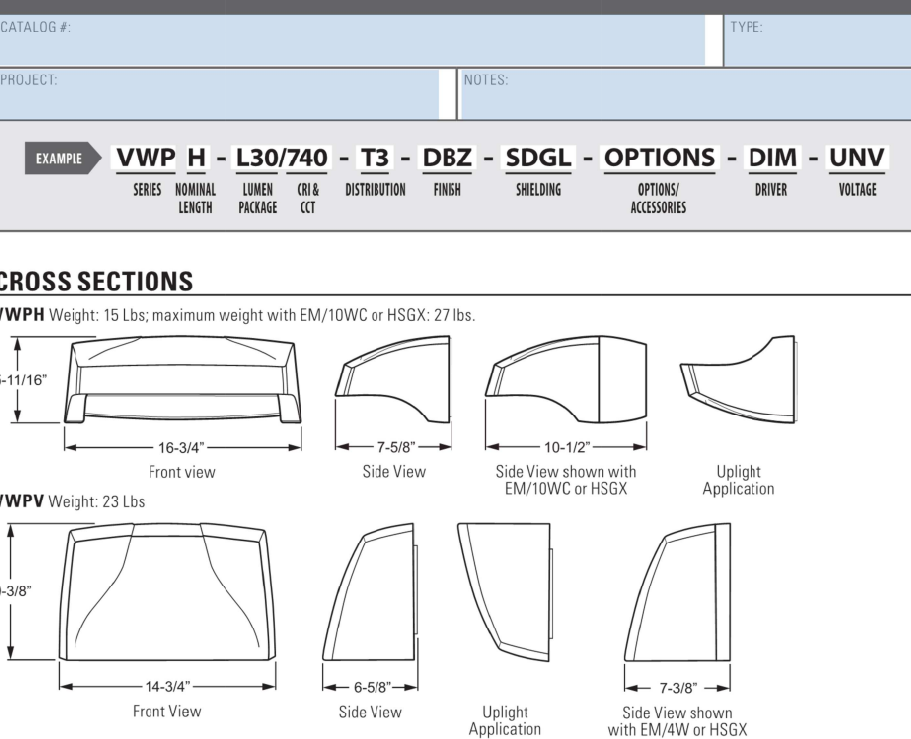
| Mounting | Beam Spread | Beam Angle | Beam Diameter | Beam Length | Beam Area | Beam Volume |
|----------|-------------|------------|---------------|-------------|-----------|-------------|
| SS | 140° | 140° | 140° | 140° | 140° | 140° |



Project Name: _____ Fixture Type: _____ 10/16/17
 Catalog #: _____ © 2017
 LSI INDUSTRIES INC.

TYPE 'AA, AA1 & AA2'

VOLTAIRE ARCHITECTURAL WALL PACK



ORDERING INFORMATION

SERIES
 VWP - Voltaire Architectural Wall Pack

TYPE
 H - Horizontal
 V - Vertical

LED PACKAGE
 LX - 3.000
 LXK - 6.000

FINISH OPTIONS
 BK - Black (RAL 9005)
 BRZ - Bronze
 GRAY - Standard Gray
 WHT - White (RAL 9003)

SHIELDING
 SDGL - Diffused tempered glass lens
 SCL - Clear tempered glass lens

OPTIONS
 See page 3 for option details.

ACCESSORIES
 FSH - Remote controller for occupancy sensor
 DIM - Dimming driver
 VOLTAGE - 120V, 277V, 347V



FEATURES

- Engineered with the highest quality materials to ensure reliability, performance and quality.
- Provides security and accent lighting for walkways, entries, patios, and facades.
- Available for use in both right and downlight applications.
- Savings of up to 80% energy compared to HID systems.
- Blends seamlessly with a variety of architectural styles.
- Potentially enclosed to allow runoff of dirt and water for an always-clean appearance.
- Architectural housing is pre-tensioned and can be used with or without DM to maintain aesthetics throughout an entire project.
- Optional energy-saving photocell/occupancy sensor available.
- Available in six standard finish options.
- Made Right Here™ in the USA.

TERMINAL

- Integral die-cast aluminum heat sink provides optimal passive thermal management.
- Concealed heat sink design preserves architectural appearance.
- Rated for -30 C to 40 C ambient operating temperature (32 C to 104 F with EM10WC or EM14WC, 0 C to 39 C with EM14V).

ELECTRICAL

- 0-10V dimming standard.
- 10A/10W surge protection standard.
- LED system is designed to minimize electrical connection points for increased reliability.

Project Name: _____ Fixture Type: _____ 10/16/17
 Catalog #: _____ © 2017
 LSI INDUSTRIES INC.

TYPE 'WS'

CONTECH LIGHTING | **LEVITON** Company

CYL6
 6" Integrated LED Indoor and Outdoor Cylinders

Specifications/Features

Specification grade 6" diameter aluminum housing for indoor and outdoor applications. Four mounting options available: ceiling, flexible cable, pendant, or wall mount. Wall mount option is available in an up light, down light, or an up/down light version. Driver canopy for flexible cable option is 16 gauge steel. Ceiling, pendant, up/down, wall mount down light, and wall mount up light versions are available in either dry/damp (indoor) or wet (outdoor) location types. Flexible cable version is only available in dry/damp location type. Wet location type cylinders feature a silicone sealed clear glass lens in a gasketed die-cast trim ring to ensure unit is watertight. Available in matte white, matte black, matte silver, and satin bronze finishes. Black flexible cable with black or bronze cylinders, white with white and gray with silver. Optical system employs either a clear or platinum reflector. Clear reflector is available in narrow, medium and wide beam distributions. Platinum is only available in a single beam distribution. Wall Wash and Pencil Beam optic accessories are also available on select models.

Mounting

Pendant mount cylinders feature a sloped ceiling canopy (canopy and stem kit ordered separately). Stem thread: 1/4-18NPT. Ceiling and Pendant cylinders provide a hang support for hands-free wiring. Pendant mount max length is 8', consult factory for longer lengths. Wall mount cylinders employ a bracket which provides support for hands-free wiring. Flexible cable mount cylinders come with 120" of field adjustable cable.

Lamp/Electrical

Light engine consists of a high output multi-chip LED array arranged into a single LED package, enabling precise optical control without requiring lensing to diffuse multiple LED sources. Excellent future-to-future color consistency within a 3-step MacAdam Ellipse tolerance. System designed and rated for 50,000 hours at 70% lumen maintenance. UL8750 and Class 2 compliant. RoHS compliant. U.S. only. Output over voltage, over current and short circuit protected. Flexible cable cylinder utilizes 18/3 S.T.O.W. cable.

Dimming

All CYL6 cylinders are available for non-dimming and dimming applications.

Warranty

This complete fixture is covered by ConTech's full five (5) year replacement guarantee after date of purchase.

Labels/Usage

cULus Certified for use in the U.S. and Canada. Ceiling, Pendant, Up/Down, and Wall mount models available as Damp/Dry or Wet location models. Flexible Cable mount only available as Damp/Dry location model. Wet location models must be installed per specific product installation instructions and all appropriate National Electrical Codes. Energy Star Certified for all mounting options except the Up/Down Wall Mount, Pencil Beam, and Wall Wash Trims Assembled in the U.S.A.

| Series | Series 1 | Series 2 | Series 3 | Series 4 | Series 5 | Series 6 |
|-----------------------------|-------------------------|----------|----------|----------|----------|----------|
| Input Wattage (W) | 10 | 14 | 20 | 28 | 37 | 43 |
| Input Current (A) 120V/277V | 06/04 | 12/06 | 17/08 | 23/11 | 31/14 | 36/17 |
| Input Voltage | 277V AC, 50/60Hz | | | | | |
| Dimming | 120V AC, 50/60Hz | | | | | |
| Color Temp | 2700K/3000K/3500K/4000K | | | | | |
| CRI Standard/High | 83 (80max) / 90+ | | | | | |
| Driver | 120V AC, 50/60Hz | | | | | |
| THD | > 0.90 | | | | | |
| Power Factor | > 0.90 | | | | | |
| Dimming | 120V AC, 50/60Hz | | | | | |
| THD | 10.00% | | | | | |
| Power Factor | 1.00% | | | | | |
| Dimming | 120V AC, 50/60Hz | | | | | |
| THD | 0.1100% | | | | | |

1.847.559.5500 | www.contechlighting.com | Please Recycle | All specifications subject to change without notice.

CONTECH LIGHTING | **LEVITON** Company

CYL6
 6" Integrated LED Indoor and Outdoor Cylinders

Ordering Information

Example Order: **CYL6127KMVDHFCXNCLR - BZ CSK12-BZ**

| Fixture | LED Series | Color Temp | Driver/Dimming | Mounting | Mounting Location | Reflector | Finish |
|---------|-----------------|-------------|----------------|---------------------|-------------------|-----------|--------------------|
| CYL6 | 1 - 10W, 1000lm | 27K - 2700K | MVD 120V/277V | C - Ceiling Mount | Interior Dry/Damp | None | BZ - Matte Black |
| | 2 - 14W, 1400lm | 30K - 3000K | 120V/277V | FC - Flexible Cable | Exterior/Wet | None | CSK - Satin Bronze |
| | 3 - 20W, 2000lm | 50K - 5000K | 340Z 347V | P - Pendant Mount | Interior/Dry | None | W - Matte White |
| | 4 - 28W, 2800lm | 27K - 2700K | 120V/277V | U - Up Light | Interior/Dry | None | PM - Platin |
| | 5 - 37W, 3700lm | 30K - 3000K | 120V/277V | UD - Up/Down | Interior/Dry | None | W - Matte White |
| | 6 - 43W, 4300lm | 40K - 4000K | 340Z 347V | TC - Track Mount | Interior/Dry | None | PM - Platin |

DRIVER AVAILABILITY MATRIX

| Driver | MVD | 1203 | MVD6 | MVD7 | MVD8 | MVD9 | MDMX | 340Z |
|-----------|------------|------------|------------|------------|------------|------------|------------|------------|
| 120V/277V | All Series | All Series | All Series | All Series | All Series | All Series | All Series | All Series |
| 120V/277V | All Series | All Series | All Series | All Series | All Series | All Series | All Series | All Series |
| 120V/277V | All Series | All Series | All Series | All Series | All Series | All Series | All Series | All Series |
| 120V/277V | All Series | All Series | All Series | All Series | All Series | All Series | All Series | All Series |
| 120V/277V | All Series | All Series | All Series | All Series | All Series | All Series | All Series | All Series |
| 120V/277V | All Series | All Series | All Series | All Series | All Series | All Series | All Series | All Series |

1.847.559.5500 | www.contechlighting.com | Please Recycle | All specifications subject to change without notice.

TYPE 'HE'



FEATURES

- Engineered with the highest quality materials to ensure reliability, performance and quality.
- Provides security and accent lighting for walkways, entries, patios, and facades.
- Available for use in both right and downlight applications.
- Savings of up to 80% energy compared to HID systems.
- Blends seamlessly with a variety of architectural styles.
- Potentially enclosed to allow runoff of dirt and water for an always-clean appearance.
- Architectural housing is pre-tensioned and can be used with or without DM to maintain aesthetics throughout an entire project.
- Optional energy-saving photocell/occupancy sensor available.
- Available in six standard finish options.
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Project Name: _____ Fixture Type: _____ 10/16/17
 Catalog #: _____ © 2017
 LSI INDUSTRIES INC.

ARCHITECTURE
ROGUE
 CHALLENGING THE STATUS QUO
www.RogueArchitecture.com

4100 Wadsworth Boulevard Suite 300 Wheat Ridge CO 80033 720-599-3330 - P 303-987-2304 - X

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THE LEARNING EXPERIENCE

ACADEMY OF EARLY EDUCATION

NEC OF HESS ROAD AND PARDEE STREET
 PARKER, COLORADO

ISSUE

| NO. | DATE | DESCRIPTION | INT. |
|------------|------|-------------------------|------|
| 05.22.2019 | | PROGRESS REVIEW | |
| 05.28.2019 | | SITE PLAN SUBMITTAL | |
| 09.18.2019 | | PROGRESS REVIEW | |
| 10.30.2019 | | 2ND SITE PLAN SUBMITTAL | |
| 02.18.2020 | | 3RD SITE PLAN SUBMITTAL | |

PRELIMINARY
 NOT FOR BIDDING OR CONSTRUCTION

Project Number: 2019.13 Scale: AS NOTED

Drawn By: ATE Approved By: JCAA

Drawing Name: **PHOTOMETRIC CUT SHEETS**

Drawing Number: **ESP1.2**

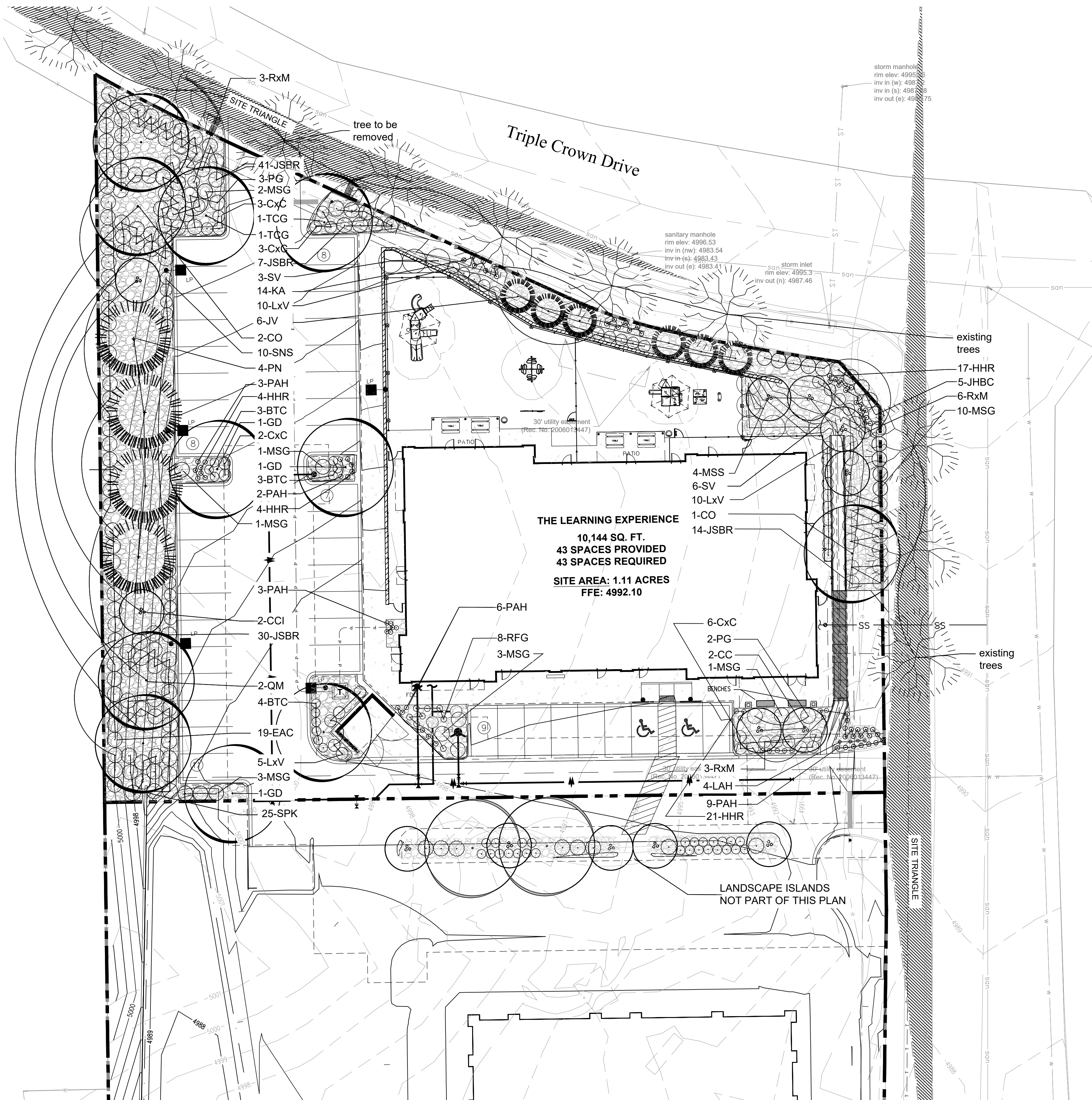
JCAA
 4100 Wadsworth Blvd.
 Wheat Ridge, CO 80033
 2/19/2018 # 15.086

2019.Q1.01 CO PARKER (HESS)

3RD SITE PLAN SUBMITTAL - 02.18.2020

HORSESHOE RIDGE SUBDIVISION 1ST AMENDMENT

LOT 1, BLOCK 1, HORSESHOE RIDGE SUBDIVISION 1ST AMENDMENT
 A PARCEL OF LAND LOCATED IN THE SE 1/4 OF SECTION 28, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF
 THE 6TH PRINCIPAL MERIDIAN
SITE PLAN REVIEW

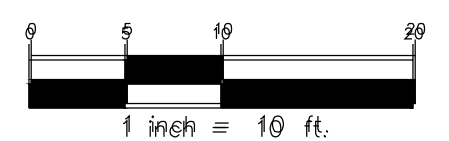


PLANT LIST

| KEY | BOTANICAL NAME | COMMON NAME | SIZE | NOTES | GROWTH HEIGHT | QTY |
|--|--|---------------------------------|-----------|----------|---------------|-----|
| DECIDUOUS TREES 58% | | | | | | |
| CO | Celtis occidentalis | Western Hackberry | 2" cal | B+B | 40'-60" | 3 |
| GD | Gymnocladus dioica | Kentucky Coffee Tree | 2" cal | B+B | 60'-75" | 3 |
| TCC | Tilia Cordata 'Greenspire' | Greenspire Linden | 2" cal | B+B | 40'-60" | 2 |
| AGL | Aesculus glabra | Ohio Buckeye | 2" cal | B+B | 15'-20" | 0 |
| QM | Quercus macrocarpa | Bur Oak | 2" cal | B+B | 60'-75" | 2 |
| ORNAMENTAL TREES | | | | | | |
| CCI | Crataegus crus-galli inermis | Thornless Cockspur Hawthorn | 1.5" cal. | B+B | 15'-20" | 2 |
| CC | Cercis canadensis | Eastern Redbud | 1.5" cal. | B+B | 20'-30" | 3 |
| MSS | Malus 'Spring Snow' | Spring Snow Crabapple | 1.5" cal. | B+B | 15'-20" | 4 |
| EVERGREEN TREES 42% | | | | | | |
| PN | Pinus Nigra | Austrian Pine | 6' ht | B+B | 40'-60" | 4 |
| JV | Juniperus scopulorum | Rocky Mountain Juniper | 6' ht | B+B | 15'-20" | 6 |
| EVERGREEN SHRUBS | | | | | | |
| JSBR | Juniperus sabina 'Broadmoor' | Broadmoor Juniper | 5 gal. | 5' o.c. | 1'-2' | 90 |
| PG | Picea pungens 'Globoza' | Globe Spruce | 5 gal. | 5' o.c. | 3'-5' | 5 |
| JHBC | Juniperus horizontalis 'Blue Chip' | Blue Chip Juniper | 5 gal. | 3' o.c. | 1'-2' | 5 |
| DECIDUOUS SHRUBS | | | | | | |
| BTC | Berberis thunbergii 'Crimson Pygmy' | Crimson Pygmy Japanese Barberry | 5 gal. | 5' o.c. | 2'-3' | 10 |
| EAC | Euonymus alatus 'Compactus' | Dwarf Burning Bush | 5 gal. | 3' o.c. | 6'-8' | 19 |
| SNS | Spiraea nipponica 'Snowmound' | Snowmound Spirea | 5 gal. | 3' o.c. | 3'-4' | 10 |
| RxM | Rosa x 'Meidiland White' | White Meidiland Rose | 5 gal. | 3' o.c. | 3'-4' | 14 |
| SV | Syringa vulgaris | Albert Holden Lilac | 5 gal. | 5' o.c. | 6'-8' | 9 |
| SPK | Syringa patula 'Miss Kim' | Miss Kim Lilac | 5 gal. | 5' o.c. | 6'-8' | 25 |
| CxC | Arctostaphylos x coloradoensis | Panchito Manzanita | 5 gal. | 4' o.c. | 2'-3' | 14 |
| LxV | Ligustrum x vicaryi | Golden Vicary Privet | 5 gal. | 4' o.c. | 6'-8' | 25 |
| PERENNIALS AND ORNAMENTAL GRASSES | | | | | | |
| MSG | Miscanthus sinensis 'Gracillimus' | Gracillimus Grass | 1 gal. | 24" o.c. | | 21 |
| PAH | Pennisetum alopecuroides 'Hamel' | Dwarf Fountain Grass | 1 gal. | 18" o.c. | | 25 |
| HHR | Hereroacallis 'Stella d' Oro' | Dwarf Daylily | 1 gal. | 24" o.c. | | 46 |
| KA | Calamagrostis x acutiflora 'Karl Forester' | Karl Forester Grass | 1 gal. | 24" o.c. | | 14 |
| RFG | Rudbeckia fulgida 'Goldstrum' | Black-Eyed Susan | 1 gal. | 18" o.c. | | 7 |
| LAH | Lavandula angustifolia 'Hidcote' | Deep Blue Lavender | 1 gal. | 24" o.c. | | 18 |
| TOTAL | | | | | | |
| | | | | | | 128 |

PLANT LEGEND

- DECIDUOUS CANOPY TREES
- ORNAMENTAL TREES
- EVERGREEN TREES
- EVERGREEN SHRUBS
- DECIDUOUS SHRUBS
- PERENNIALS
- 3/4" - 2" RIVER ROCK MULCH
- EXISTING BLUEGRASS TURF
- EXISTING TREES

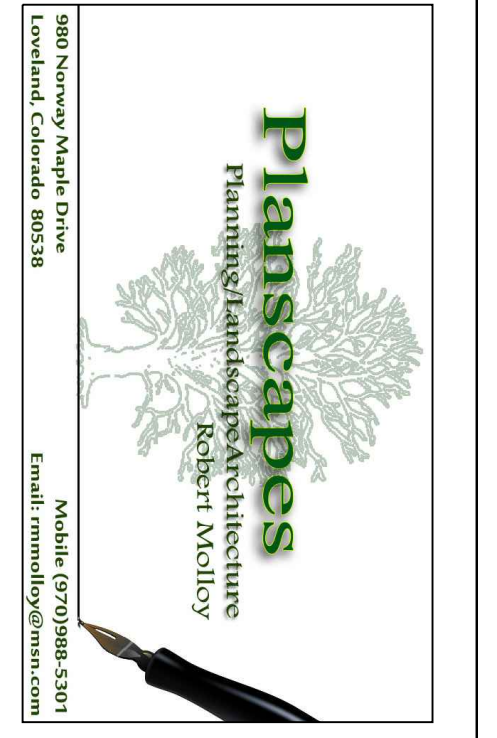


PROJECT TITLE
THE LEARNING EXPERIENCE

LOT 1, BLOCK 1
 HORSESHOE RIDGE
 PARKER, CO 80134

PREPARED FOR
BRYTAR COMPANIES

8117 PRESTON RD. #300
 DALLAS, TX 75225



SUBMITTAL
SITE PLAN REVIEW

DRAWN BY: BSA
 CHECKED BY: MRB
 PROJECT NO.: 18-075-001

REVISIONS

| NO. | DESCRIPTION | DATE |
|-----|-------------|------|
| | | |
| | | |
| | | |
| | | |
| | | |

DATE
2/20/2020

SHEET TITLE
LANDSCAPE PLAN

SHEET INFORMATION
LS 1.0

HORSESHOE RIDGE SUBDIVISION 1ST AMENDMENT

LOT 1, BLOCK 1, HORSESHOE RIDGE SUBDIVISION 1ST AMENDMENT

A PARCEL OF LAND LOCATED IN THE SE 1/4 OF SECTION 28, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN

SITE PLAN REVIEW

PLANT NOTES

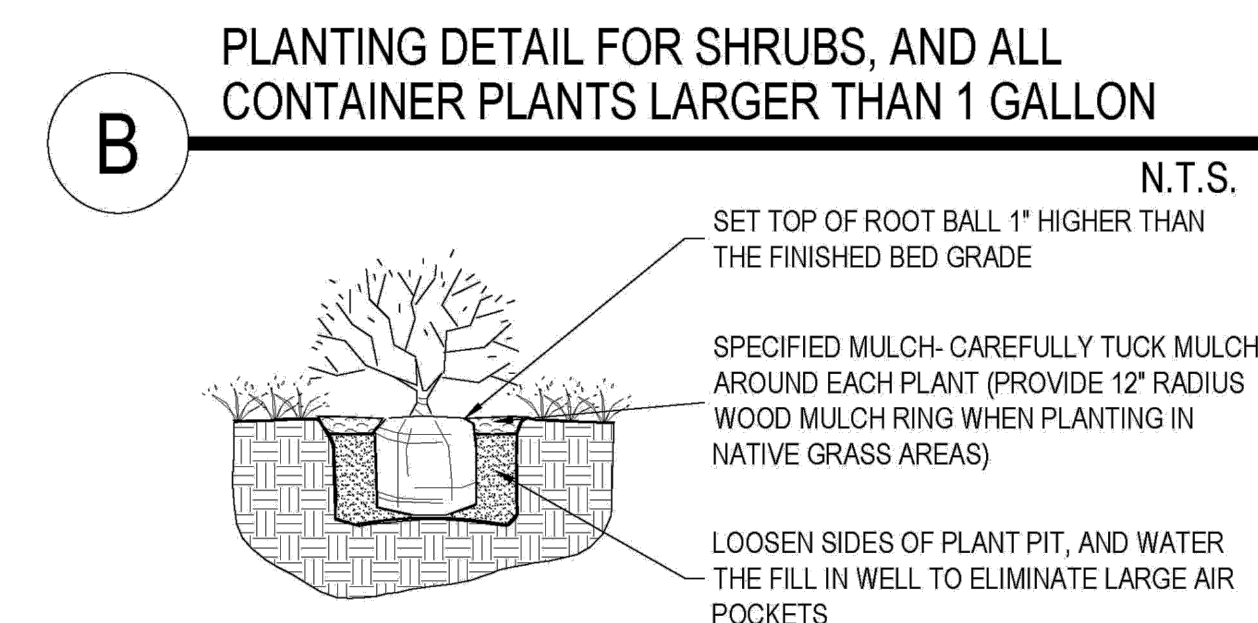
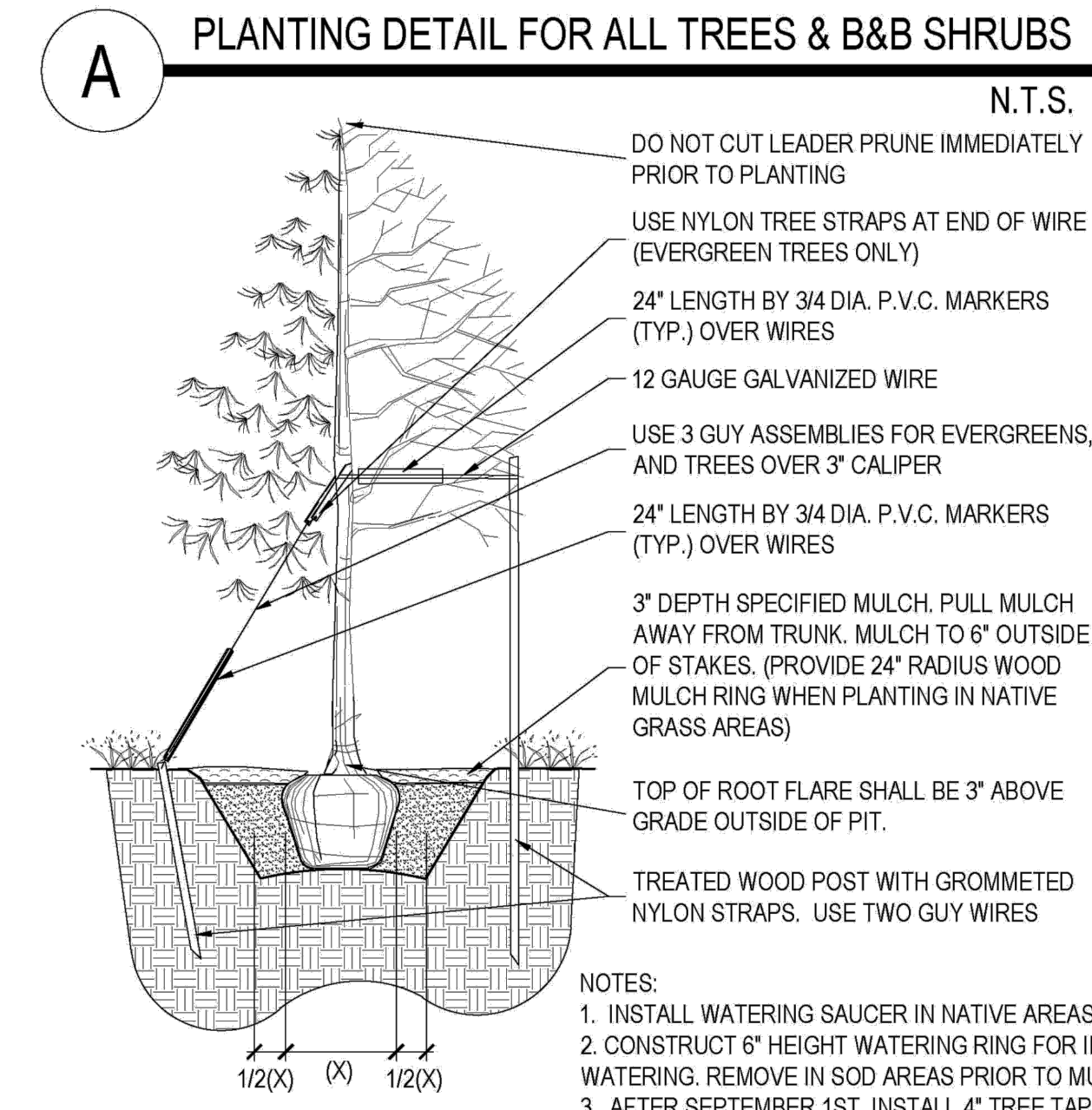
- ALL PLANT MATERIAL SHALL MEET SPECIFICATIONS OF THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN) FOR NUMBER ONE GRADE. ALL TREES SHALL BE BALLED AND BURLAPPED OR EQUIVALENT.
- SOIL AMENDMENTS. PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENEED. 4 CU.YRDS./1000 SQ.FT. OF ORGANIC AMENDMENTS SUCH AS COMPOST, PEAT, OR AGED MANURE SHALL BE THOROUGHLY INCORPORATED INTO THE SOIL.
- NO SHRUBS SHALL BE PLANTED WITHIN FIVE (5) FEET OR TREES WITHIN (10) FEET OF POTABLE AND NONPOTABLE WATER METERS, FIRE HYDRANTS, SANITARY SEWER MANHOLES, OR POTABLE WATER, SANITARY SEWER, AND NON POTABLE IRRIGATION MAINS AND SERVICES.
- DEVELOPER SHALL ENSURE THAT THE LANDSCAPE PLAN IS COORDINATED WITH THE PLANS DONE BY OTHER CONSULTANTS SO THAT THE PROPOSED GRADING, STORM DRAINAGE, OR OTHER CONSTRUCTION DOES NOT CONFLICT NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS ON THIS PLAN.
- ALL LANDSCAPE AREAS WITHIN THE SITE SHALL BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
- ALL TURF AREAS TO BE SODDED AND IRRIGATED WITH AN AUTOMATIC POP-UP IRRIGATION SYSTEM. ALL SHRUB BEDS AND TREES ARE TO BE IRRIGATED WITH AN AUTOMATIC IRRIGATION (TRICKLE) IRRIGATION SYSTEM, OR ACCEPTABLE ALTERNATIVE. THE IRRIGATION SYSTEM IS TO BE ADJUSTED TO MEET THE WATER REQUIREMENTS OF THE INDIVIDUAL PLANT MATERIAL.
- ALL SHRUB BEDS TO BE MULCHED 3" DEEP WITH 3/4" - 2" RIVER ROCK PLACED ON WEED BARRIER FABRIC.
- EDGING BETWEEN GRASS AND SHRUB BEDS SHALL BE 1/8" X 4" STEEL SET LEVEL WITH TOP OF GRADE.
- TOPSOIL TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTIVITY SHALL BE CONSERVED FOR LATER USE.

MINIMUM STANDARDS

| ROW LANDSCAPING CALCULATIONS | | | | | |
|---|-----------------|----------------|-----------------|---------------------------------|-----------------|
| TYPE BASE STANDARD (PLANTS PER # LINEAR FEET) | LINEAR FRONTAGE | TREES REQUIRED | SHRUBS REQUIRED | TREES PROPOSED | SHRUBS PROPOSED |
| EAST 1 TREE /40' | 113 LF | 2.825 | 0 | 3 EXISTING | 0 |
| NORTH 1 TREE/40' | 240 L.F. | 6 | 0 | 6 EXISTING (1 TO BE REMOVED) | 0 |

| PERIMETER LANDSCAPING CALCULATIONS | | | | | |
|---|-----------------|----------------|-----------------|----------------|-----------------|
| TYPE BASE STANDARD (PLANTS PER # LINEAR FEET) | LINEAR FRONTAGE | TREES REQUIRED | SHRUBS REQUIRED | TREES PROPOSED | SHRUBS PROPOSED |
| WEST 1 TREE-5 SHRUBS/25' | 245 L.F. | 10 | 49 | 10 TREES | 52 shrubs |
| EAST 1 TREE 5 SHRUBS/40' | 113 LF | 3 | 14 | 4 TREES | 25 SHRUBS |
| NORTH 1 TREE 5 SHRUBS/40' | 240 L.F. | 6 | 30 | 8 TREES | 31 SHRUBS |
| SOUTH(1) 1 TREE 5 SHRUBS/40' | 263 L.F. | 7 | 33 | 0 TREES | 18 SHRUBS |
| TOTAL | | 26 | 126 | 22 | 126 |

(1) Due to the shared drive aisle, these plantings numbers cannot be met. 8' Landscape island has been provided by neighboring property as shown on plan. Benches and patio area as been added to the SE corner of the building to enhance this southern edge of the property.



PLANT REQUIREMENTS

| MINIMUM SITE LANDSCAPE CALCULATIONS FOR 20,830 sq ft | | |
|--|--|---|
| DESCRIPTION | REQUIRED | PROVIDED |
| LANDSCAPE AREA 15% of Lot | 7,255 sq ft | 11,430 sq ft |
| TREES 1/1,500 sq ft | 14 | 22 ADDITIONAL 7 TREES IN PARKING ISLAND |
| SHRUBS 5/1,500 sq ft | 69 | 174 EXCLUDING PARKING ISLANDS ADDITIONAL 48 IN PARKING ISLANDS |
| MAX. IRRIGATED TURF = 15% | 1,088.25 sq ft max. | No new turf is proposed onsite. Existing turf is located in ROW and is irrigated and maintained by others |
| EVERGREEN TREES | 25% - 50% OVERALL 40% - 60% PERIMETER | 10 EVERGREEN / 29 TREES 35% OVERALL 10 EVERGREEN / 22 TREES 45% PERIMETER |
| 75% OF LIVE COVER | 8,572.5 sq ft | 9,443 sq ft |

| PWSO WATER CALCULATIONS | | | | | | | |
|-------------------------|------------------------------------|--|--------------------------------------|------------------|--------------------|-----------------------|--|
| LANDSCAPE AREA | HIGH WATER TURF (6,000 SF) = 1 SFE | LOW WATER NAT. GRASS & TREES 10,000 SF = 1 SFE | DRIP IRRIG. AREA (20,000 SF = 1 SFE) | NON-IRRIG. AREAS | SUB-TOTAL OF AREAS | PWSO ONE SFE PER 6000 | SFE REQ. (SUB-TOTAL CALC. DIV. BY 6000 = REQ.) |
| 11,430 | 0 SF x 1 = 0 | 0 SF x 1 = 0 | 11,430 SF x .3 = 3,429 | 0 SF x 0 = 0 | 3,429 | 6000 | .6 SFE's |

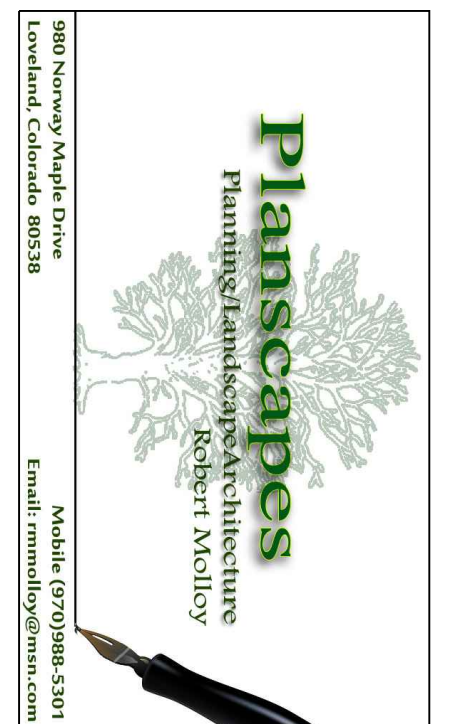
SEAL

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SUBMITTAL
SITE PLAN REVIEW

DRAWN BY: BSA
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| REVISIONS | |
|---------------|-----------|
| 3rd Submittal | 2/20/2020 |
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DATE
2/20/2020

SHEET TITLE
LANDSCAPE DETAILS

SHEET INFORMATION
LS 1.0

