

HORSESHOE RIDGE SUBDIVISION 1ST AMENDMENT

LOT 2, 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

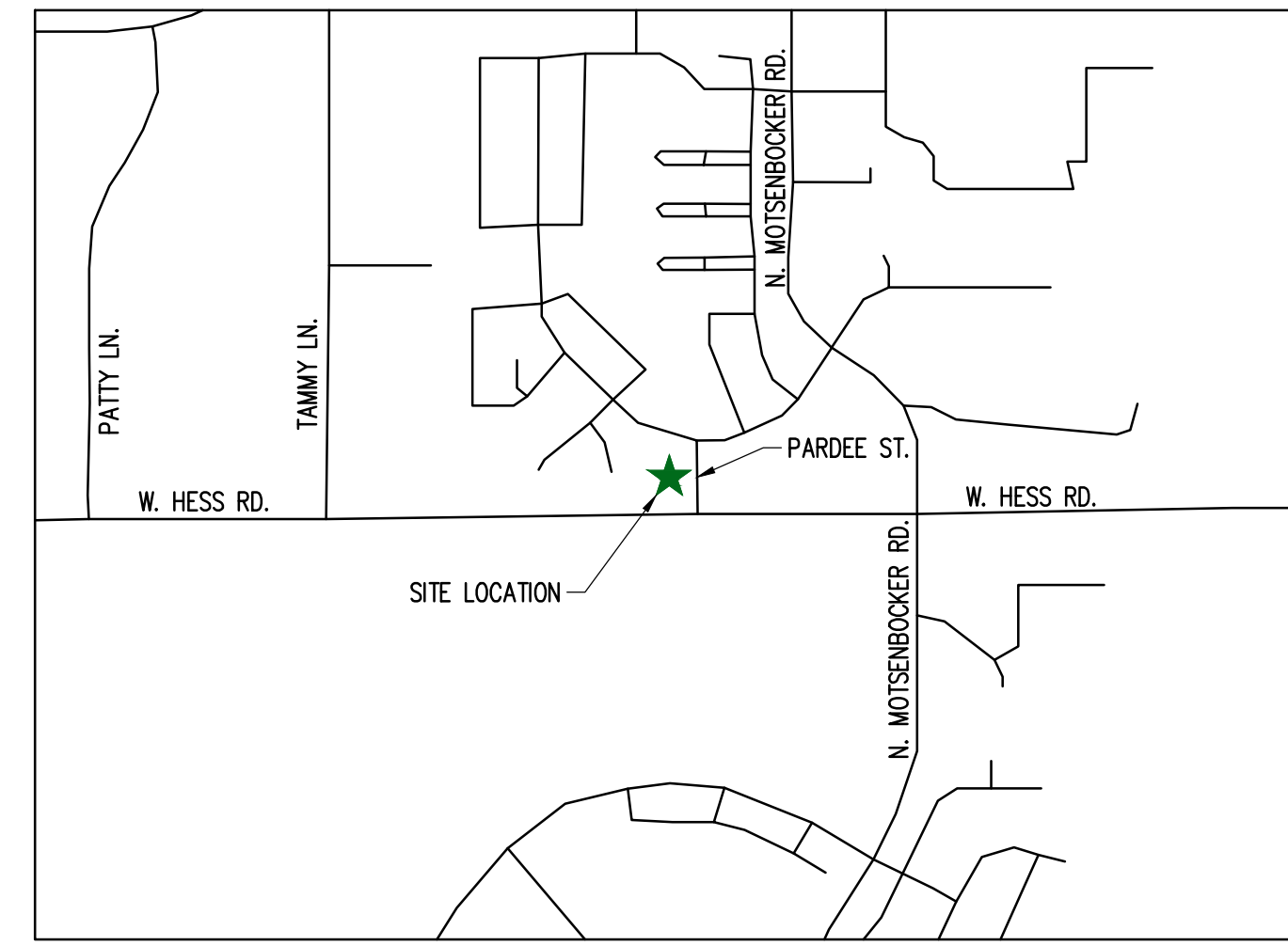
SITE PLAN REVIEW

LEGAL DESCRIPTION

LOT 2, 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 41,493 SF (0.953 AC), MORE OR LESS.



VICINITY MAP

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.

SHEET INDEX

| | |
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| A-1 | PROPOSED EXTERIOR ELEVATIONS |
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| 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

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

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

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

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

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

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

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

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

SITE DATA

| | |
|------------|----------------------|
| BUILDING: | ±4,713 SF (0.11 AC) |
| LANDSCAPE: | ±15,471 SF (0.35 AC) |
| SIDEWALK: | ±2,041 SF (0.05 AC) |
| PAVED: | ±19,187 SF (0.44 AC) |
| TOTAL: | ±41,412 SF (0.95 AC) |

| | |
|------------|---------------------|
| USE: | RESTAURANT/RETAIL |
| BUILDINGS: | ±4,713 SF |
| ZONE: | PLANNED DEVELOPMENT |

REQUIRED PARKING
RETAIL: 1 PER 300 SF
3356/300 = 10.7 OR 11 STALLS
RESTAURANT: 1 PER 100 SF
1500/100 = 15 STALLS

| | |
|---------------------------|----|
| STANDARD PARKING PROVIDED | 25 |
| HC STALLS | 2 |
| TOTAL PARKING PROVIDED | 27 |

BICYCLE PARKING: 7

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

DRIVE AISLE WIDTH: 25'

BUILDING DATA

| | |
|----------------------------|--------------|
| RESTAURANT (DRIVE THROUGH) | = ± 1,500 SF |
| RETAIL | = ± 3,213 SF |
| TOTAL | = ± 4,713 SF |

SIGHT DISTANCE CERTIFICATION:

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

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

RETAIL

LOT 2, 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

SHEET TITLE

COVER SHEET

SHEET INFORMATION

CV-1

1 of 2

NEW CONSTRUCTION:

PARKER MIXED-USE RETAIL

HESS ROAD & PARDEE
STREET
PARKER, COLORADO



8111 Preston Road, Suite 300
Dallas, Texas 75225

DATE: 05.22.2019
05.28.2019
10.30.2019

ISSUE:
PROGRESS REVIEW
SITE PLAN SUBMITTAL
2nd SITE PLAN SUBMITTAL

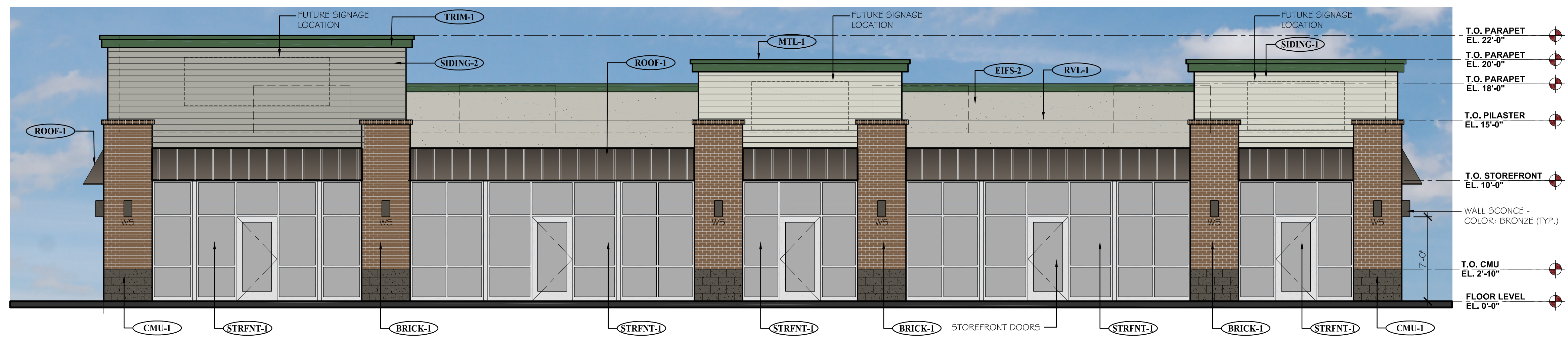
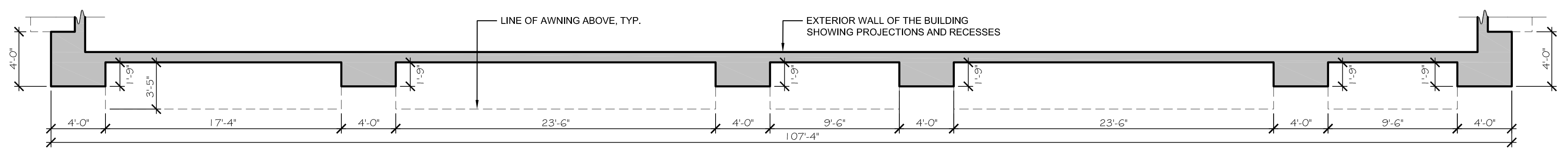
4100
Wadsworth Boulevard
Suite 300
Wheat Ridge
CO 80033
720-599-3330 - P
303-987-2304 - X

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ARCHITECTURE
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DATE: 05.28.19
DRAWN: ROGUE
CHECKED: SAB
ROGUE PROJECT NO.: 2019.30

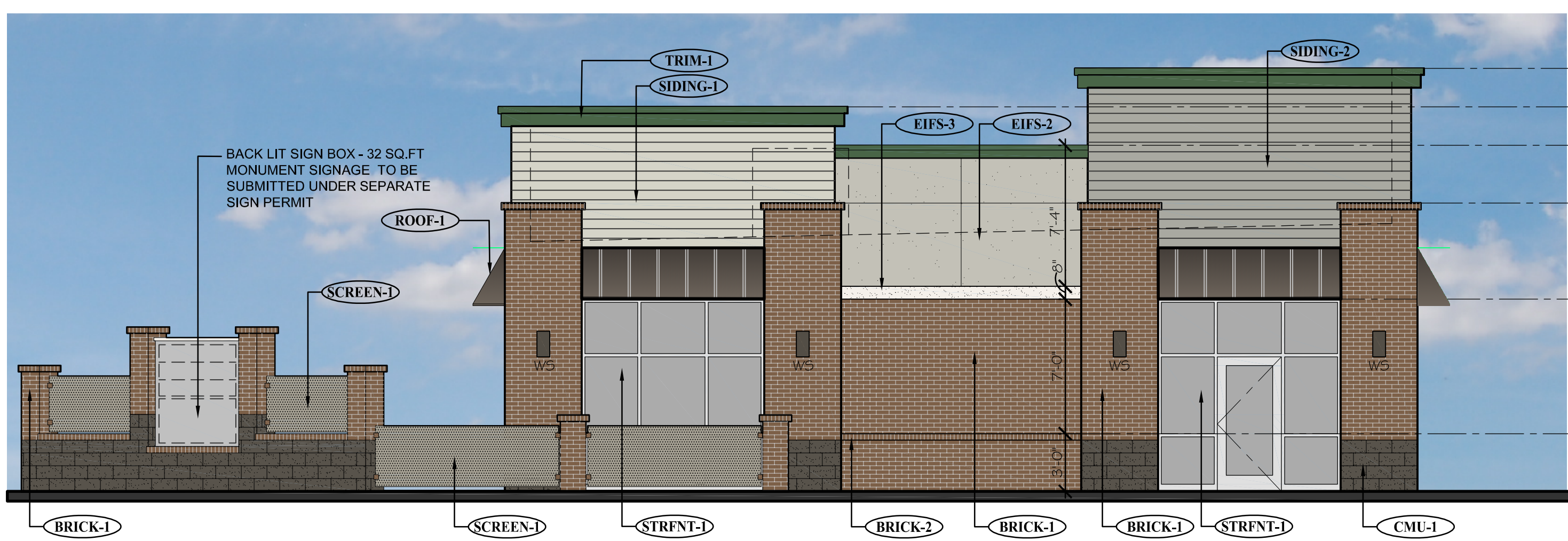
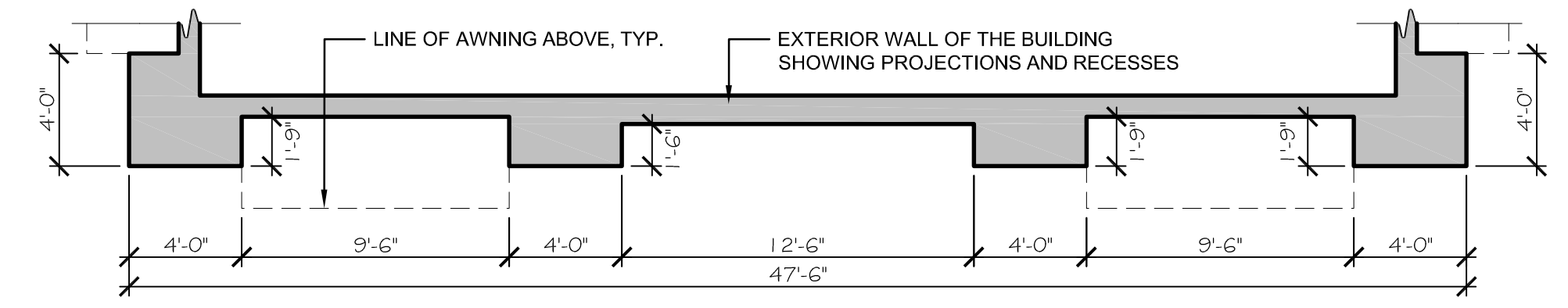
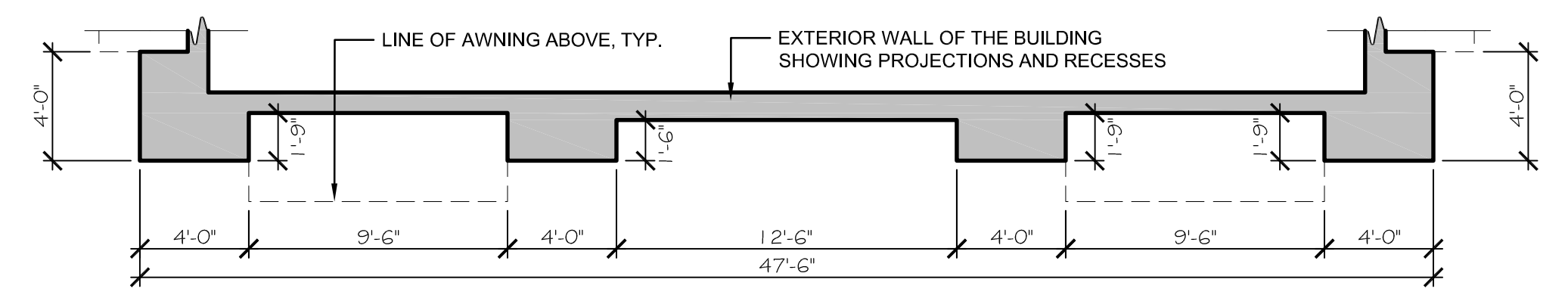
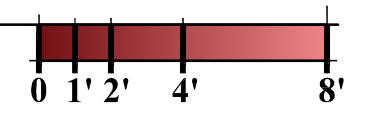
PROPOSED EXTERIOR
ELEVATIONS
SHEET: **A-1**
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SITE PLAN SUBMITTAL 10.30.2019



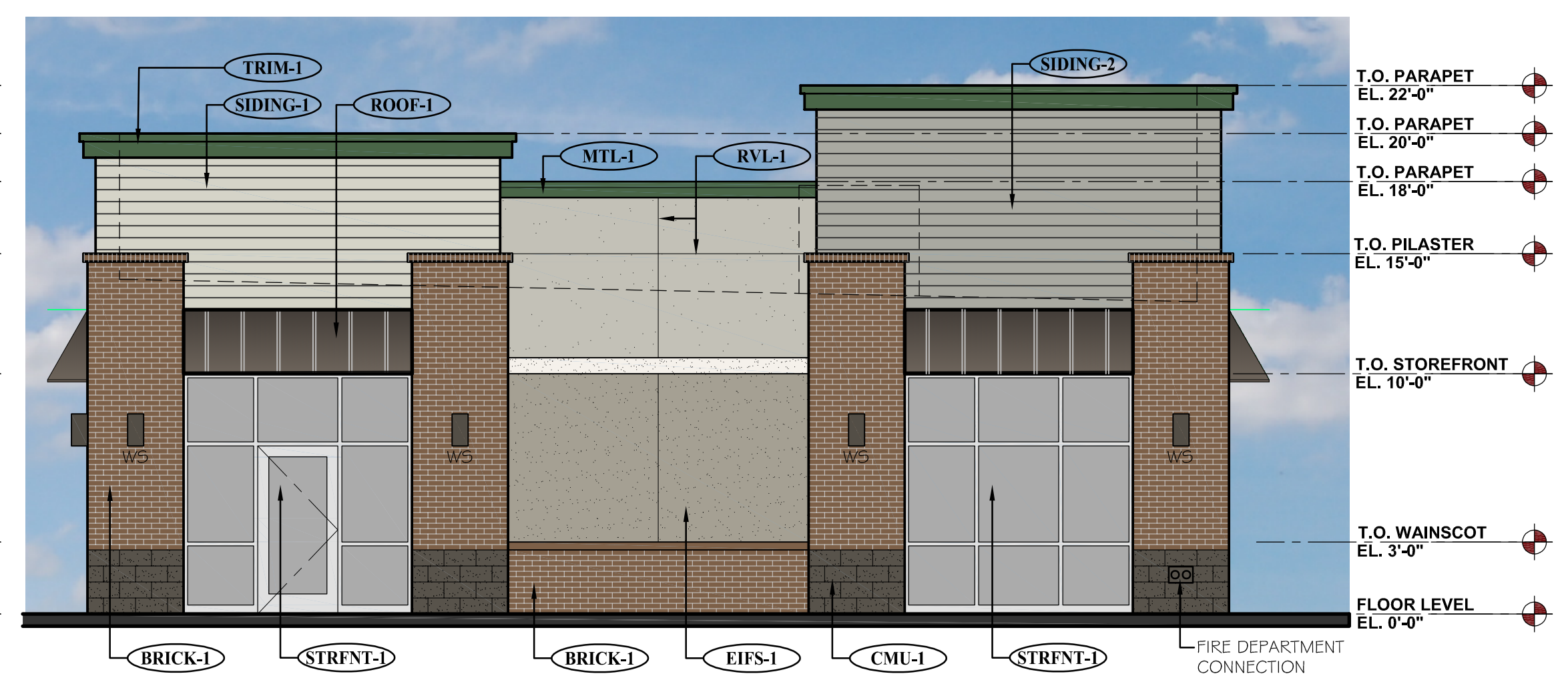
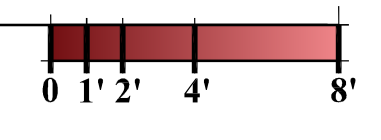
1 A-1 PROPOSED NORTH ELEVATION (FRONT)

SCALE: 3/16" = 1'-0"



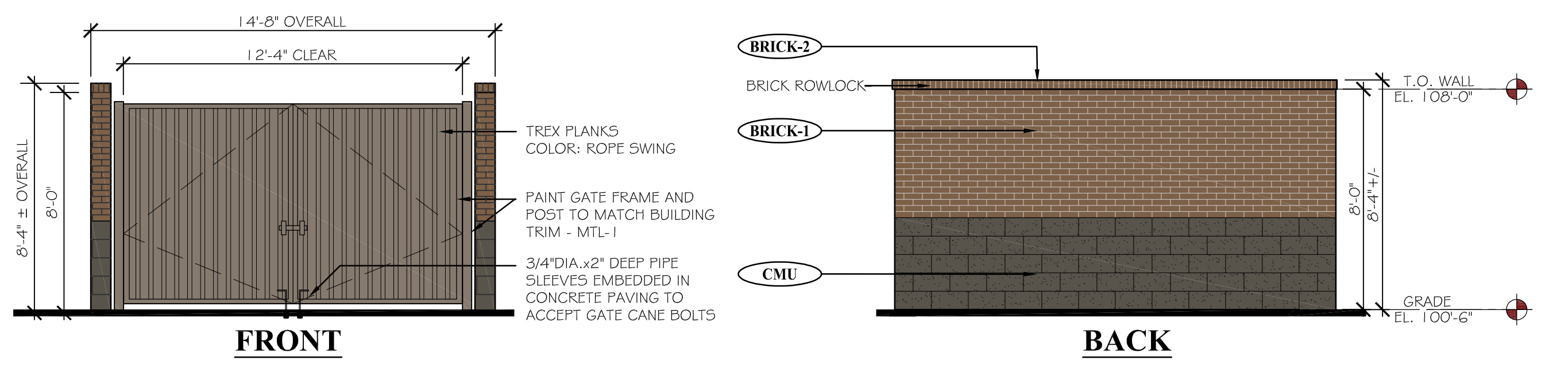
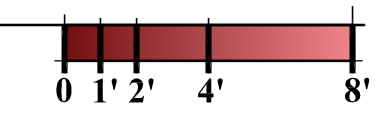
2 A-1 PROPOSED EAST ELEVATION (RIGHT SIDE)

SCALE: 3/16" = 1'-0"



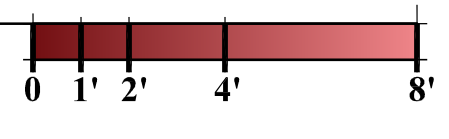
3 A-1 PROPOSED WEST ELEVATION (LEFT SIDE)

SCALE: 3/16" = 1'-0"



4 A-1 PROPOSED TRASH ENCLOSURE ELEVATIONS

SCALE: 1/4" = 1'-0"



| EXTERIOR MATERIAL SCHEDULE | | | | EXTERIOR MATERIAL SCHEDULE | | | |
|----------------------------|-----------------------------|-------------------------------------|---|----------------------------|-------------------------------------|--|---|
| LABEL | MANUFACTURER | SIZE/TYPE | FINISH COLOR | LABEL | MANUFACTURER | SIZE/TYPE | FINISH COLOR |
| STRFNT-1 | KAWNEER | TRIFAB 451 | CLEAR ANODIZED W/ CLEAR GLASS | SIDING-1 | JAMES HARDIE | HARDIEPLANK LAP SIDING PRODUCT: CEDARMILL | COLOR: BENJAMIN MOORE FEATHER GRAY 2127-60 |
| BRICK-1 | SUMMIT BRICK (OR EQUIV.) | MODULAR | GRAPHITE GRAIN | SIDING-2 | JAMES HARDIE | HARDIEPLANK LAP SIDING PRODUCT: CEDARMILL | COLOR: COBBLESTONE |
| BRICK-2 | SUMMIT BRICK (OR EQUIV.) | ROWLOCK SILL | GRAPHITE GRAIN | TRIM-1 | JAMES HARDIE | HARDIETRIM BOARDS | PRODUCT: 5/4 SMOOTH COLOR: SW #7048 URBANE BRONZE |
| CMU-1 | BASALITE (OR EQUIV.) | INTEGRAL COLOR w/ ASSOCIATED CAP | CHARCOAL #605 SPLIT-FACE | ROOF-1 | MBCI | AWNING | BURNISHED SLATE |
| EIFS-1 | DRYVIT OR SIMILAR | FIELD (DARK) | DRYVIT, SUEDE #105 PEBBLE TEXTURE | MTL-1 | MBCI | METAL TRIM & DOWNSPOUTS | HUNTER GREEN |
| EIFS-2 | DRYVIT OR SIMILAR | BANDING (LIGHT) | DRYVIT LIGHT SERENITY #300 PEBBLE TEXTURE | PAINT-1 | BENJAMIN MOORE | DOORS & FRAMES | SHERWIN WILLIAMS #6073 PERFECT GREIGE |
| EIFS-3 | DRYVIT OR SIMILAR | FIELD (MEDIUM) | DRYVIT PRAIRIE CLAY #111 PEBBLE TEXTURE | SCREEN-1 | ACCURATE PERFORATING (OR EQUIV.) | R5234 | BENJAMIN MOORE #2106-05 SILVER FOX |
| RVL-1 | DRYVIT OR SIMILAR | 3/4" ROUTED REVEAL | COLOR TO MATCH ADJACENT FINISH | | | | |

R:\Projects\2019_30 - Brytar - Parker, CO Retail\CAD\Site Submittal\2019_30 - A-1 - Proposed Elevations (Colored).dwg

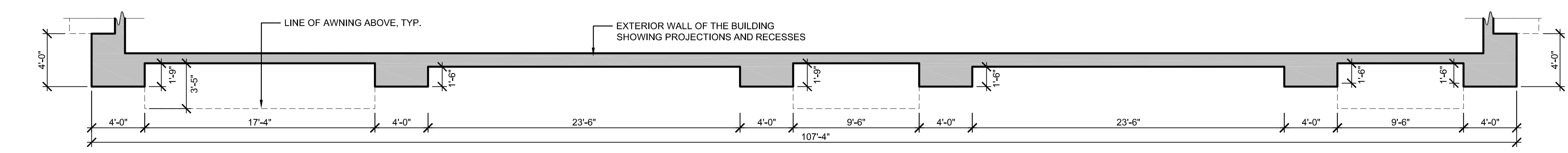
NEW CONSTRUCTION:

PARKER MIXED-USE RETAIL

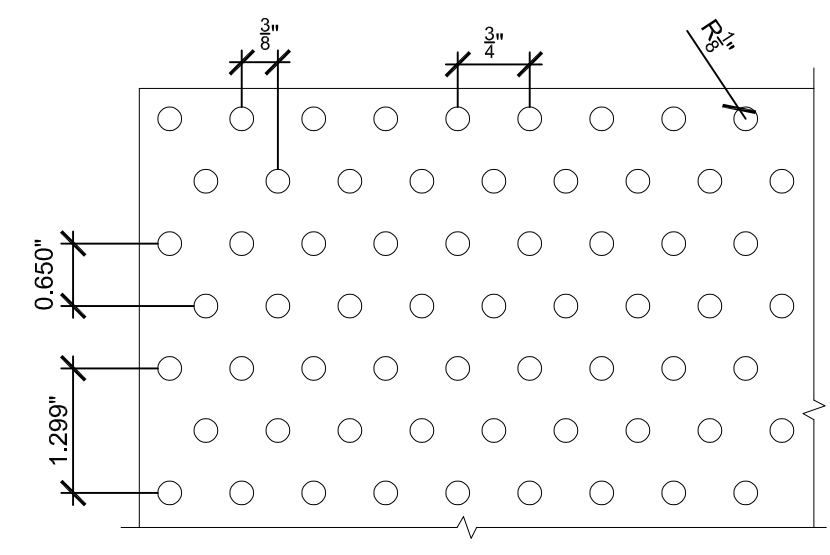
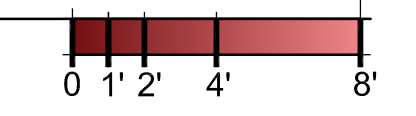
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STREET
PARKER, COLORADO



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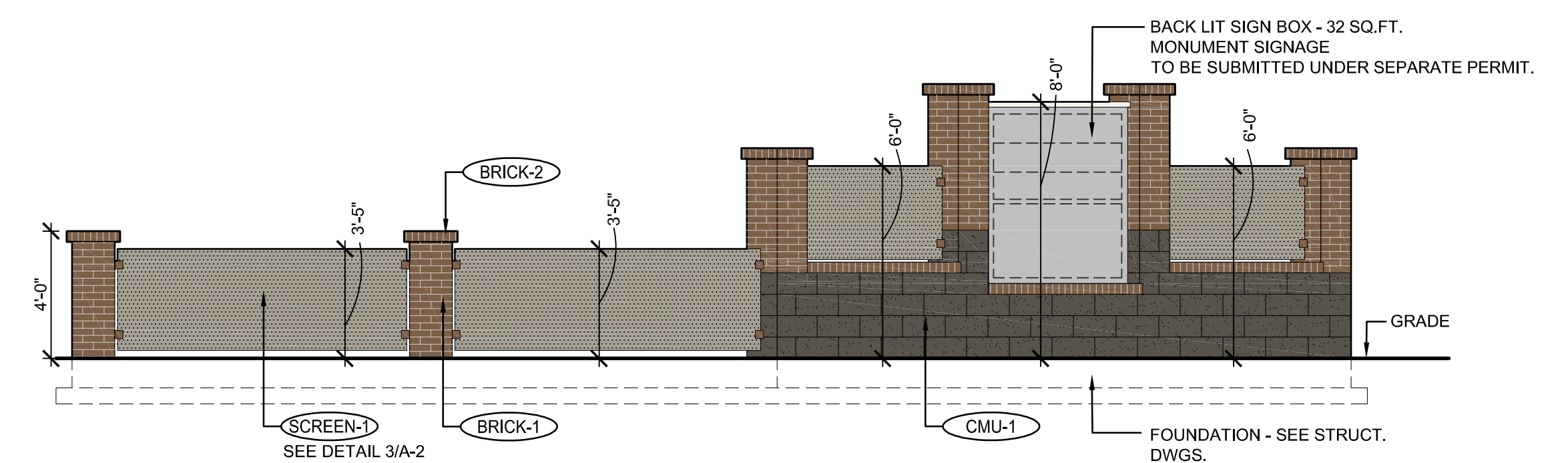
4
A-2 PROPOSED SOUTH ELEVATION (REAR)
SCALE: 3/16" = 1'-0"



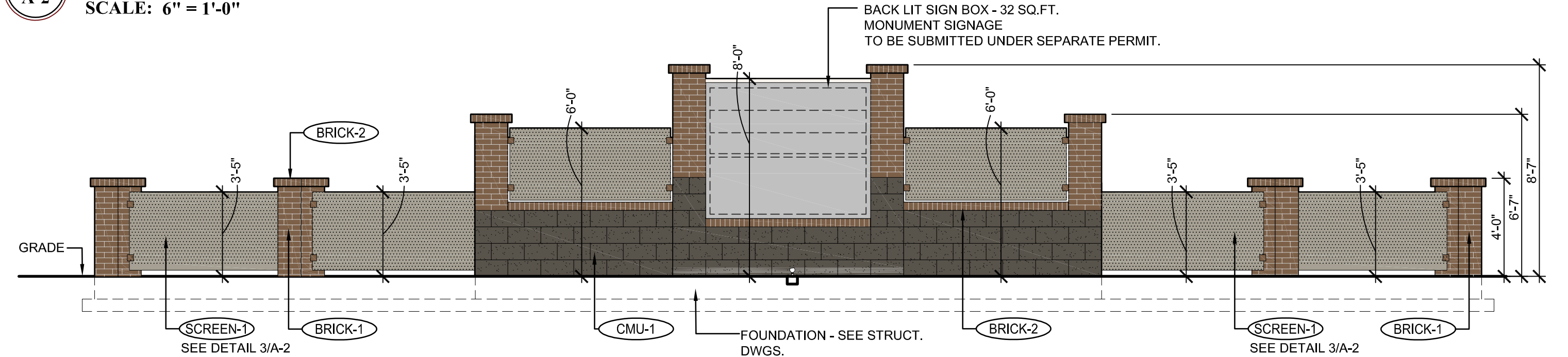
NOTE: SIGNAGE TO BE SUBMITTED UNDER A SEPARATE PERMIT.

MONUMENT SIGNAGE/SCREEN WALL METAL SCREEN PERFORATION PATTERN

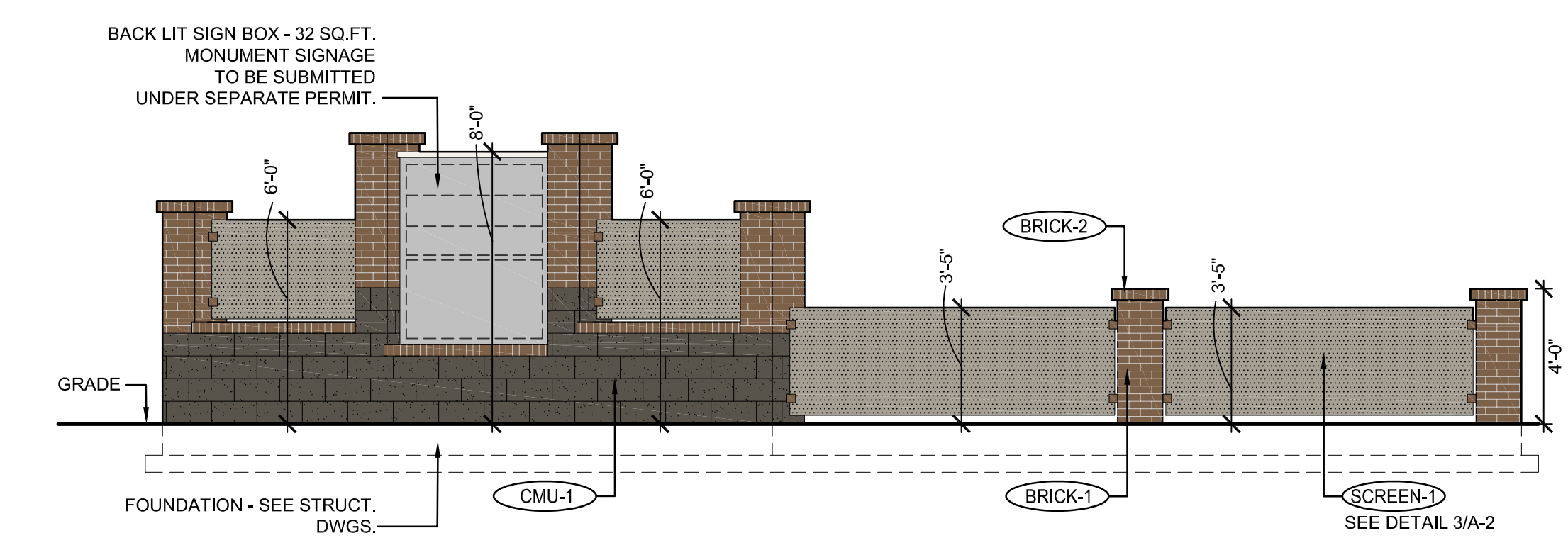
3
A-2 SCALE: 6" = 1'-0"



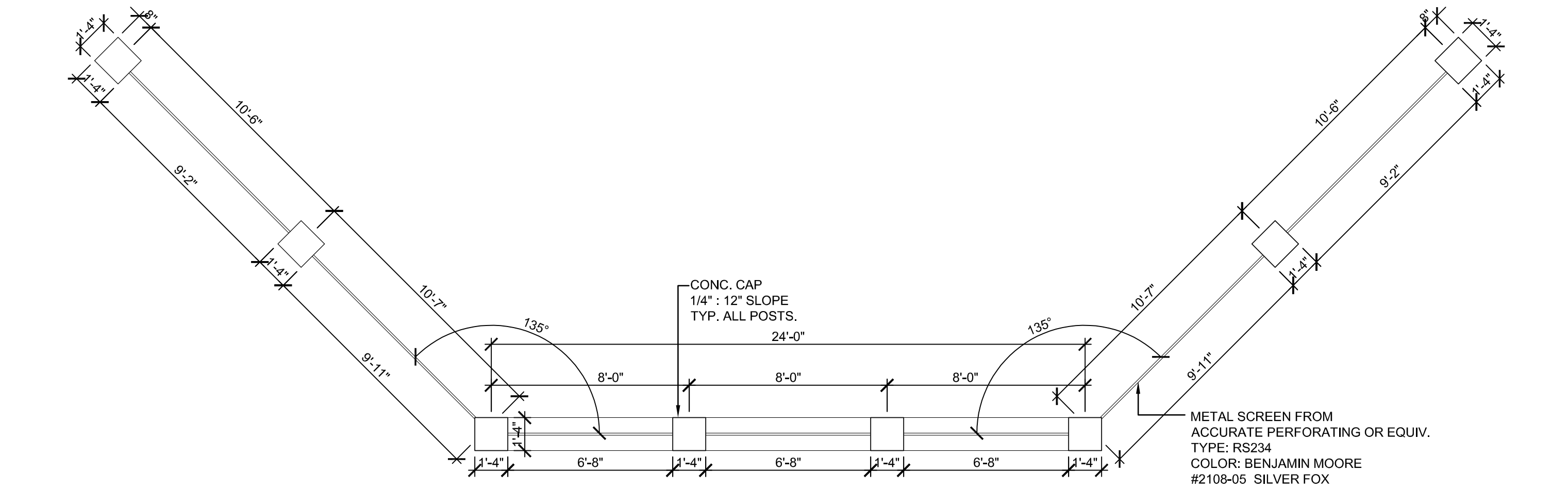
5
A-2 MONUMENT SIGNAGE/SCREENWALL - SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



2
A-2 MONUMENT SIGNAGE/SCREENWALL - SOUTH EAST CORNER ELEVATION
SCALE: 1/4" = 1'-0"



6
A-2 MONUMENT SIGNAGE/SCREENWALL - EAST ELEVATION
SCALE: 1/4" = 1'-0"



1
A-2 MONUMENT SIGNAGE/SCREENWALL AT SOUTH EAST CORNER - PLAN
SCALE: 1/4" = 1'-0"

| | |
|------------|-------------------------|
| DATE: | ISSUE: |
| 05.22.2019 | PROGRESS REVIEW |
| 05.28.2019 | SITE PLAN SUBMITTAL |
| 10.30.2019 | 2nd SITE PLAN SUBMITTAL |

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| | |
|-------------------|-----------------|
| DATE: | 05.28.19 |
| DRAWN: | ROGUE |
| CHECKED: | SIGNAGE SAB |
| ROGUE PROJECT NO: | DETAILS 2019.30 |

SHEET: **A-2**

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R:\Projects\2019_30 - Brytar - Parker, CO Retail\CAD\Site Submittal\2019_30 - A-2 - Proposed Elevation & Signage Details.dwg

SITE PLAN SUBMITTAL 10.30.2019

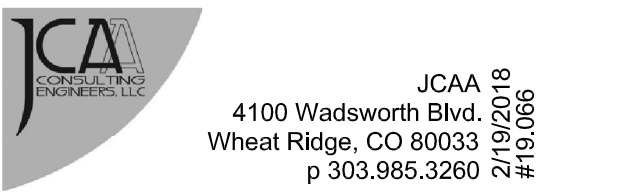
NEW CONSTRUCTION:

PARKER MIXED-USE RETAIL

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PARKER, COLORADO



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Dallas, Texas 75225



JCAA
4100 Wadsworth Blvd.
Wheat Ridge, CO 80033
p 303.985.3260 # 19.066

DATE: 05.22.2019
05.28.2019
10.30.2019

ISSUE: PROGRESS REVIEW
SITE PLAN SUBMITTAL
2nd SITE PLAN SUBMITTAL

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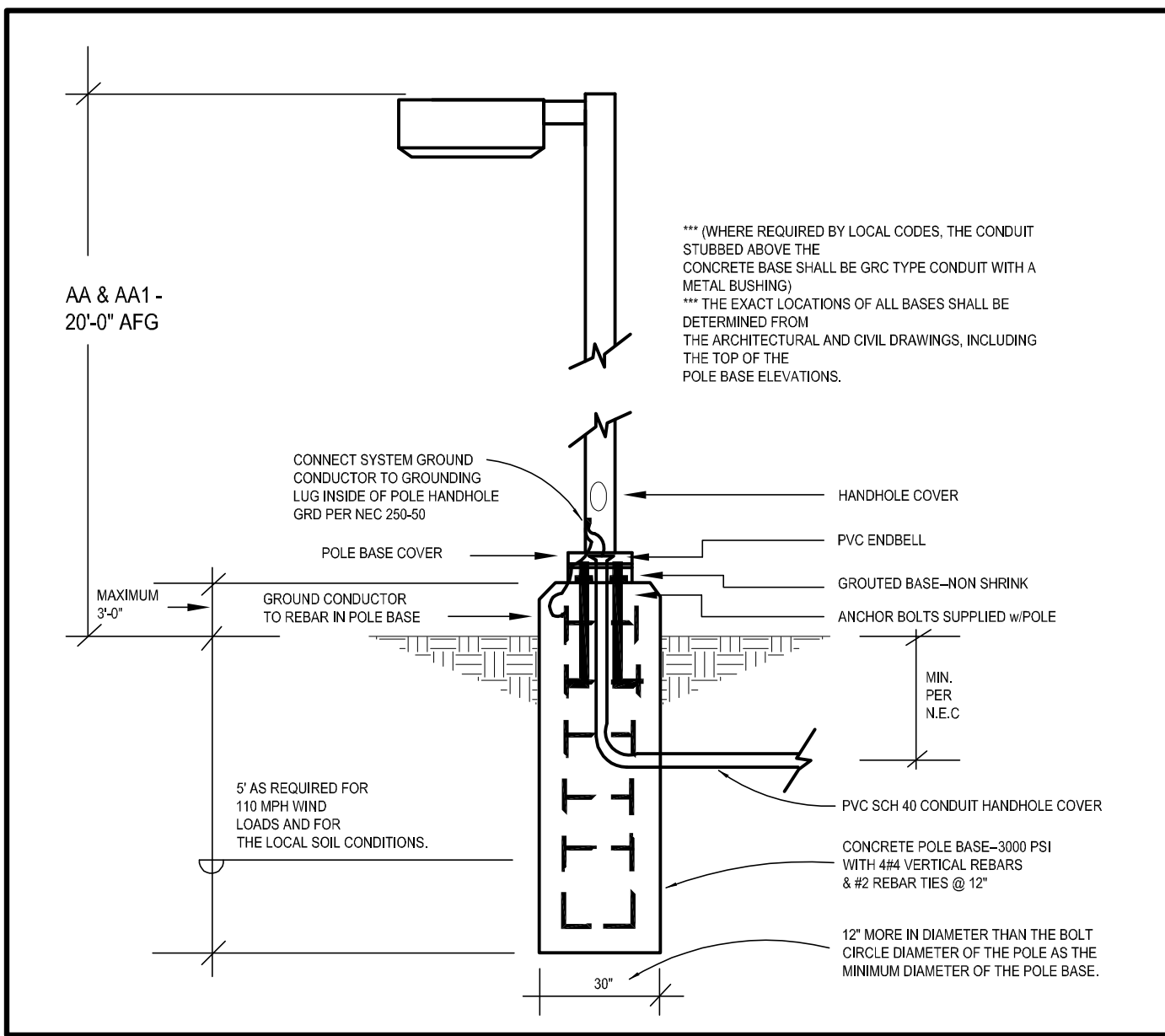
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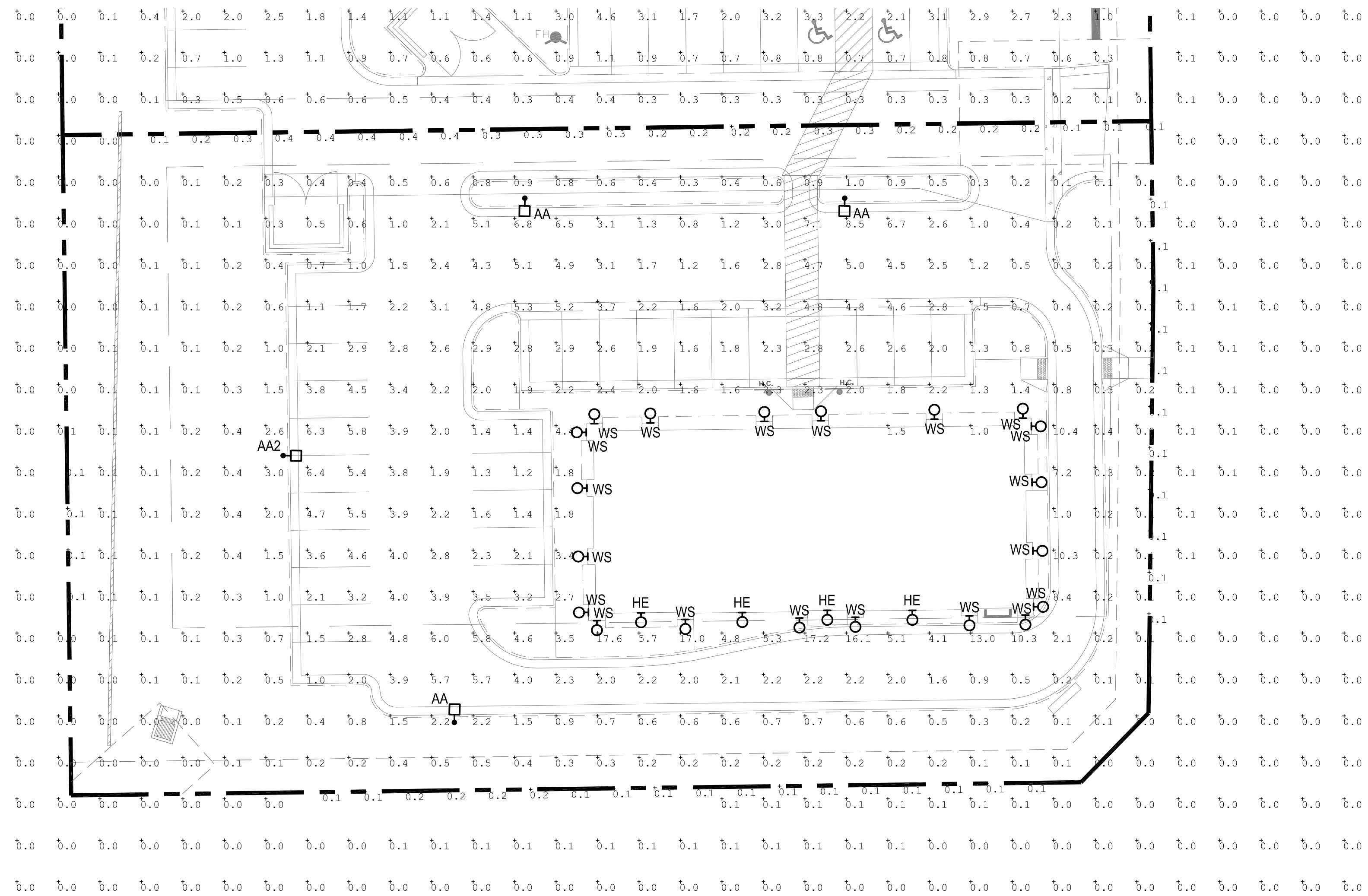
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CHECKED: JCAA
ROGUE PROJECT NO.: 2019.30

PHOTOMETRIC PLAN
SHEET: **ESP1.1**

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



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

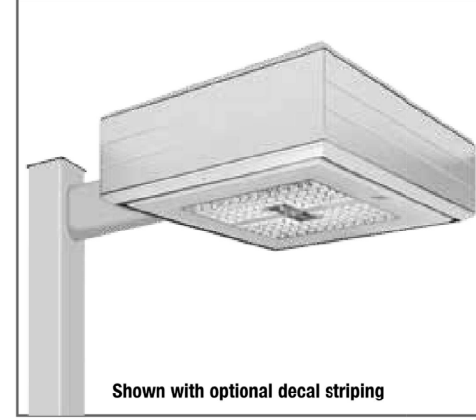
NORTH

SITE LUMINAIRE SCHEDULE

| FIXT. TYPE | MANUFACTURER | | FINISH | LAMP DATA | LAMP WATTS | MOUNTING METHOD | MTG HEIGHT | DESCRIPTION | VOLTS |
|------------|----------------|---|--------|-----------|------------|-----------------|------------|--|-------|
| | NAME | CATALOG NUMBER | | | | | | | |
| AA | LSI INDUSTRIES | XGBM-FT-SS-128-NW-UJE-BLK-SSQBS-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-SSQBS-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 | WPHL30/740 TFF-WHT-SDGL-EM/10WC-DIM-UNV | BLK | LED | 72 | SURFACE | 9'-0" | WALL PACK | UNV |
| WS | CONTECH | CYL6230MMV/DUDXWCLR-BZ-RDB | BRZ | LED | 14 | SURFACE | 6'-0" | WALL SCONCE | UNV |

SITE PLAN SUBMITTAL 10.30.2019

LED AREA LIGHTS - (XGBM)



Shown with optional decal striping

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

| LIGHT OUTPUT - XGBM | Lumen (lm) | | | Type FTA | Watts (Watt/ft²) |
|---------------------|------------|-------|-------|----------|------------------|
| | Typ 3 | Typ 5 | Typ 7 | | |
| SS | 14500 | 18840 | 15000 | 16550 | 140 |
| SS | 20180 | 18840 | 20700 | 23000 | 187 |
| HO | 26750 | 25480 | 29200 | 31810 | 300 |
| SS | 11450 | 11290 | 12220 | 13470 | 136 |
| SS | 16300 | 15170 | 17230 | 18750 | 188 |
| HO | 22240 | 20650 | 23510 | 25410 | 288 |

LED chips are frequency optimized therefore color may vary.

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

Meets comply with ANSI C136.3-1201 American National Standard for Building Lighting Equipment - Luminaire Vibration 3G requirements.

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

TYPE 'AA, AA1 & AA2'

LED AREA LIGHTS - (XGBM)

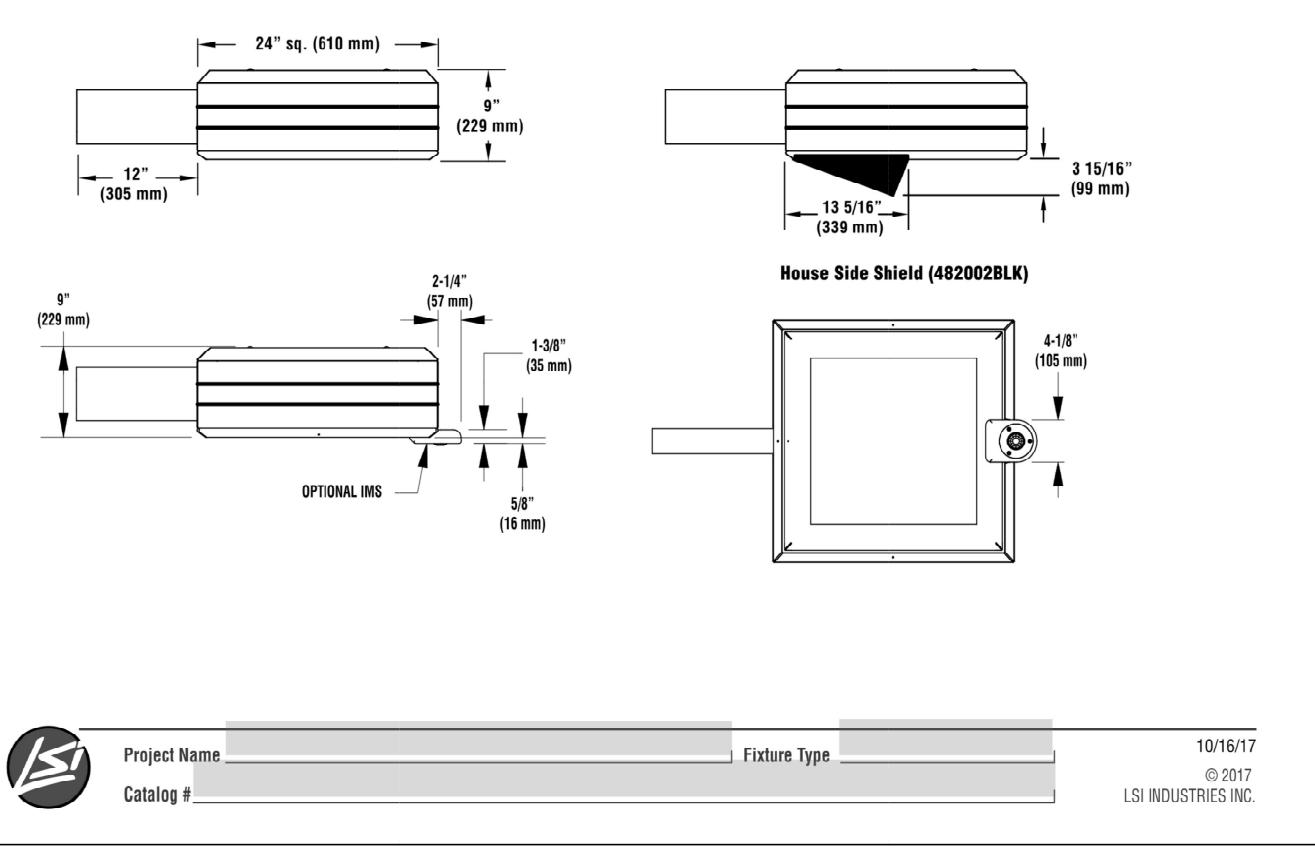
LUMINAIRE ORDERING INFORMATION

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

| Prefix | Dimension | Light Source | Drive Current | Color Temperature | Input Voltage | Finish | Optional Controls | Optional Sensor/Options |
|--------|-----------|------------------|---------------|-------------------|---------------|--------|-------------------|-------------------------|
| XGBM | FT | 12V Low Watt LED | 350 | 4000K | 120V AC | Black | None | None |
| LED | FT | 12V Low Watt LED | 350 | 4000K | 120V AC | Black | None | None |
| LED | FT | 12V Low Watt LED | 350 | 4000K | 120V AC | Black | None | None |

ACCESSORY ORDERING INFORMATION*

| Description | Order Number | Description | Order Number |
|---|--------------|--|--------------|
| XGBM-HSS House Side Shield (Black only) | 48202B BLC | EPK208, 240 Double Fitting (208V, 240V) | EPK208, 240 |
| EPK - Round Pole Plate | 16291 BLP | EPK480 (single fitting 480V) | EPK480 |
| EPK-SW-CR - Wall Mount Plate | 12311 BLP | TKM Single Fitting (240V) | TKM24 |
| BKA-BP-RA-B-CLR - Radiat. Arm | 16870 BLP | PMK3100 - 100V Pole Mount Occupancy Sensor | 5180000, 51 |
| BRU-BP - 9" CUL - Support Bracket for round or square poles | 14419 BLP | PMK3000P - 208, 240V Pole Mount Occupancy Sensor | 542390, 51 |
| FK-SS-Strip Fitting (12V) | 74150 | PMK527 - 277V Pole Mount Occupancy Sensor | 5180500, 51 |
| FKZ27 Single Fitting (27V) | 76277 | PMK540 - 480V Pole Mount Occupancy Sensor | 5424000, 51 |



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

TYPE 'AA, AA1 & AA2'

VOLTAIRE ARCHITECTURAL WALL PACK

WVP LED

CROSS SECTIONS

ORDERING INFORMATION

SERIES

| TYPE | DESCRIPTION |
|------|----------------------------------|
| WVP | Voltaire Architectural Wall Pack |
| H | Horizontal |
| V | Vertical |

LED PACKAGE

| LUMEN PACKAGE | NOMINAL LUMENS | MINIMUM CRI | AVERAGE CCT | AVERAGE WATTAGE |
|---------------|----------------|--------------|-------------|-----------------|
| L30 | 3,000 | 70+ CR 3000K | 35 | 35 |
| L60 | 6,000 | 70+ CR 3000K | 70 | 70 |

FINISH OPTIONS

For custom color, visit www.hew.com

BLK Black (RAL 4004)
DRZ Dark Bronze
DMR Medium Bronze
GRAY Standard Gray
SLV Satin Aluminum (RAL #9006)
WHT White (RAL #9003)

SHIELDING

SDGL Solid™ diffused textured tempered glass lens
CSL Clear tempered glass lens

DRIVER

DIM Dimming driver prewired for 0-10V controls

VOLTAGE

| VOLTAGE | 120 | 208 | 277 | 120/277V |
|--|------|--------------------------------------|------|---|
| See page 3 for option details. | 120V | 208V | 277V | 120/277V only (WVPV includes housing extension) |
| EMWV with integral emergency LED driver, 500 lumen output, 120-277V only (WVPV includes housing extension) | 120V | 208V | 277V | 120/277V only (WVPV includes housing extension) |
| SF Single face (120V, 277V or 347V only; must specify voltage) | 347 | 347V (includes stepdown transformer) | 480 | 480V (includes stepdown transformer) |

OPTIONAL ACCESSORIES

EM/10WV 10-watt emergency LED driver, 1000 lumen output, low temperature, includes housing extension (increases fixture depth, 120/277V only not available with CR and CD options)

OCWS-FSP-211-L Factory-installed occupancy sensor, includes housing extension (increases fixture depth, must specify lens, see page 3 for details, Optional CSF-100 sensor controller available, ordered separately, see accessories.)

FSH-01 Sensor controller for occupancy sensor *

Project Name _____ Fixture Type _____ 10/16/17 © 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 distributors. 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: 1/4-18NPS. Ceiling and Pendant cylinders provide a hang support for hands-free wiring. Pendant mount max length is 8'6". 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 feature-to-feature color consistency within a 3-to-6 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 SJTOW 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

cUL589s 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 applicable 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.

| Input Voltage (V) | Series 1 | Series 2 | Series 3 | Series 4 | Series 5 | Series 6 |
|-----------------------------|----------------------------|----------------------------|----------------------------|----------------------------|----------------------------|----------------------------|
| Dimming (Trac, ELV, D100) | 06/04 | 12/06 | 17/08 | 23/11 | 31/14 | 36/17 |
| Input Voltage | 120V AC, 50/60Hz | 277V AC, 50/60Hz | 120V AC, 50/60Hz | 120V AC, 50/60Hz | 277V AC, 50/60Hz | 120V AC, 50/60Hz |
| Labtron Eco-System™ Dimming | 120V AC, 50/60Hz | 277V AC, 50/60Hz | 120V AC, 50/60Hz | 120V AC, 50/60Hz | 277V AC, 50/60Hz | 120V AC, 50/60Hz |
| Labtron Eco-System™ Dimming | 120V AC, 50/60Hz | 277V AC, 50/60Hz | 120V AC, 50/60Hz | 120V AC, 50/60Hz | 277V AC, 50/60Hz | 120V AC, 50/60Hz |
| Labtron Eco-System™ Dimming | 120V AC, 50/60Hz | 277V AC, 50/60Hz | 120V AC, 50/60Hz | 120V AC, 50/60Hz | 277V AC, 50/60Hz | 120V AC, 50/60Hz |
| Color Temp | 2700K, 3000K, 3500K, 4000K | 2700K, 3000K, 3500K, 4000K | 2700K, 3000K, 3500K, 4000K | 2700K, 3000K, 3500K, 4000K | 2700K, 3000K, 3500K, 4000K | 2700K, 3000K, 3500K, 4000K |
| CRI Standard/High | 83 (80min) / 90+ | 83 (80min) / 90+ | 83 (80min) / 90+ | 83 (80min) / 90+ | 83 (80min) / 90+ | 83 (80min) / 90+ |
| Power Factor | > 0.90 | > 0.90 | > 0.90 | > 0.90 | > 0.90 | > 0.90 |
| THD | < 20% | < 20% | < 20% | < 20% | < 20% | < 20% |
| Dimming | Trac, ELV, D10V | 10-100% | 10-100% | 10-100% | 10-100% | 10-100% |
| Labtron™ | 100% | 100% | 100% | 100% | 100% | 100% |
| Labtron™ | 100% | 100% | 100% | 100% | 100% | 100% |
| Labtron™ | 100% | 100% | 100% | 100% | 100% | 100% |

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: **CYL6127KMVD4FCXNCLR - BZ CSK12-BZ**

Feature: LED Series Color Temp Driver/Dimming Mounting Mounting Location Reflector Finish

CYL6

| LED Series | Color Temp | Driver/Dimming | Mounting | Mounting Location | Reflector | Finish |
|-----------------|------------|----------------|---------------|-------------------|-----------|---------------------------------|
| 1 - 10W, 1000lm | 27K | 2700K | MVD | 120V/277V | C | Coating Mount (Leave Blank) |
| 2 - 14W, 1400lm | 30K | 3000K | 0-10V Dimming | 120V/277V | FC | Interior Dry/Damp (Leave Blank) |
| 3 - 20W, 2000lm | 50K | 5000K | 340Z | 347V | P | Pendant Mount X - Exterior/Wet |
| 4 - 28W, 2800lm | 50K | 5000K | 120V Dimming | 120V | W | Down Light Wall Mount |
| 5 - 37W, 3700lm | 30K | 3000K | 120V Dimming | 120V | U | Up Light Wall Mount |
| 6 - 43W, 3600lm | 40K | 4000K | 0-10V Dimming | 120V/277V | TC | Track Mount |

DRIVER AVAILABILITY MATRIX

| Driver | MVD | 1203 | MVD4 | MVD6 | MVD7 | MVD8 | MVD9 | MDMX | 340Z |
|--------|------------|------------|------------|---------------|---------------|---------------|---------------|------------|------------|
| C | All Series | All Series | All Series | Thru Series 5 | Thru Series 5 | Thru Series 5 | Thru Series 5 | N/A | All Series |
| FC | All Series | All Series | All Series | Thru Series 5 | Thru Series 5 | Thru Series 5 | Thru Series 5 | N/A | All Series |
| P | All Series | All Series | All Series | Thru Series 5 | Thru Series 5 | Thru Series 5 | Thru Series 5 | N/A | All Series |
| W | All Series | All Series | All Series | All Series | All Series | All Series | All Series | All Series | All Series |
| U | All Series | All Series | All Series | All Series | All Series | All Series | All Series | All Series | All Series |
| TC | All Series | All Series | All Series | Thru Series 5 | Thru Series 5 | Thru Series 5 | Thru Series 5 | N/A | All Series |
| MDX | All Series | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |

*Due to driver size, not all mounting options are compatible with all driver options

Stem Kit - Pendant Mount Only

CSK6-(B,BZ,P,S) - 6" Stem Kit
CSK12-(B,BZ,P,S) - 12" Stem Kit
CSK18-(B,BZ,P,S) - 18" Stem Kit
CSK24-(B,BZ,P,S) - 24" Stem Kit
CSK30-(B,BZ,P,S) - 30" Stem Kit
CSK36-(B,BZ,P,S) - 36" Stem Kit
CSK48-(B,BZ,P,S) - 48" Stem Kit

1. Flexible Cable version only available in dry/damp location type
 2. Consult factory when different beam, color temperature, or lumen packages are required in a single Up/Down cylinder
 3. Wet location only available with MVD driver used in 120V/277V applications. All Finish colors have been track and angle
 4. Wall Wash (WW) and Pencil Beam (PB) sold as all models except Up/Down cylinder with series 5 or 6 LED module. Beam reflector designation blank
 5. 340Z Beam (PB) only available with MVD driver used in 347V applications
 6. Consult factory for LED options on Up/Down LED luminaires
 7. N/A option only available with MVD driver option. N/A indicates must be installed in a Dry/Damp location.

1-847-559-5500 www.contechlighting.com Please Recycle All specifications subject to change without notice.

TYPE 'HE'

NEW CONSTRUCTION:

PARKER MIXED-USE RETAIL

HESS ROAD & PARDEE STREET
PARKER, COLORADO

brytar companies

8111 Preston Road, Suite 300
Dallas, Texas 75225

JCA
4100 Wadsworth Blvd.
Wheat Ridge, CO 80033
p 303.985.3260
19.006

DATE: 05.22.2019
05.28.2019
10.30.2019

ISSUE: PROGRESS REVIEW
SITE PLAN SUBMITTAL
2nd SITE PLAN SUBMITTAL

ARCHITECTURE ROGUE
CHALLENGING THE STATUS QUO

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

DATE: 05.28.19
DRAWN: ATE
CHECKED: JCAA
ROGUE PROJECT NO.: 2019.30

PHOTOMETRIC CUT SHEETS
SHEET: **ESP1.2**

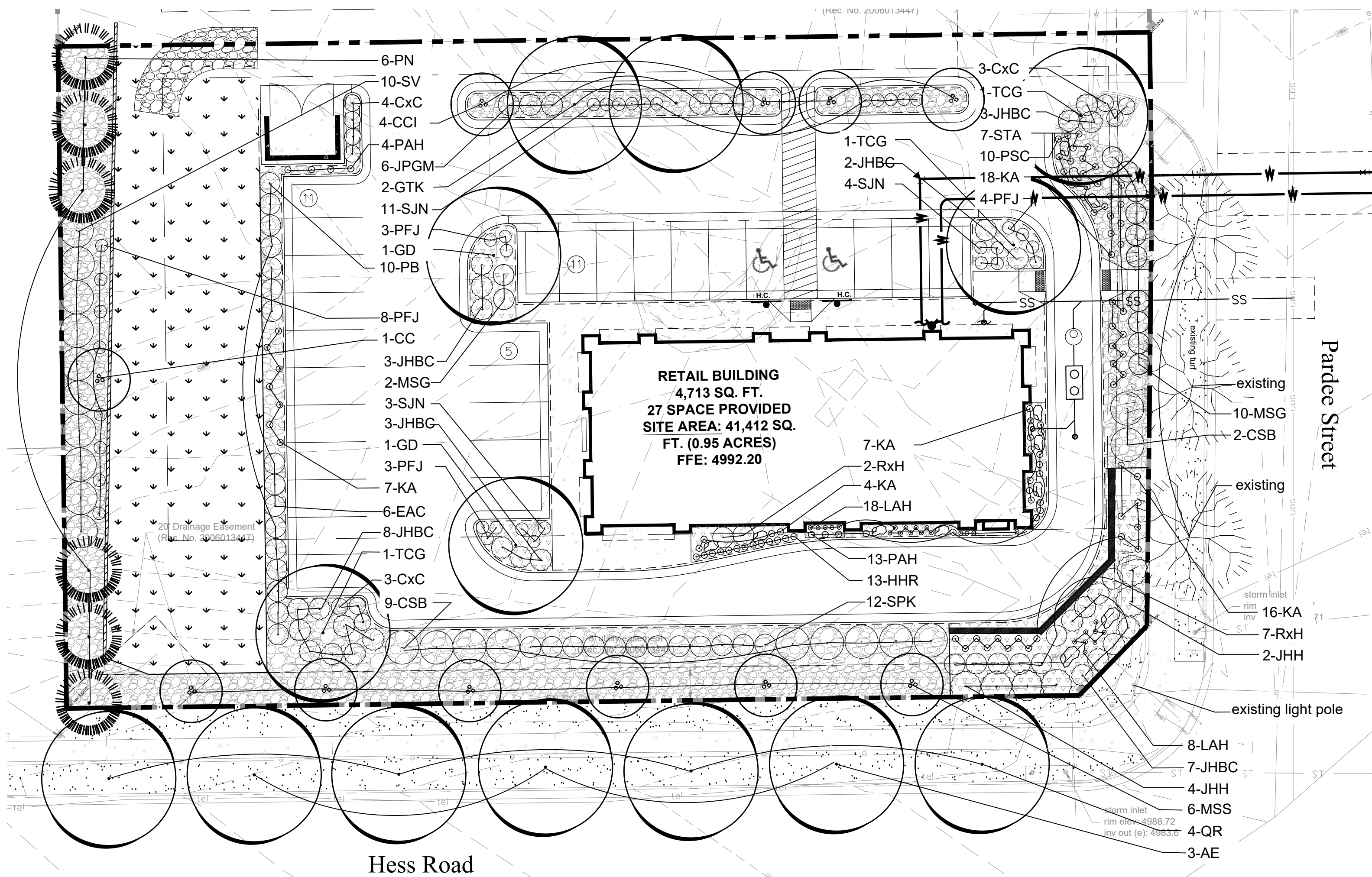
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SITE PLAN SUBMITTAL 10.30.2019

HORSESHOE RIDGE SUBDIVISION 1ST AMENDMENT

LOT 2, 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

SEAL



PLANT LEGEND

- DECIDUOUS CANOPY TREES
- ORNAMENTAL TREES
- EVERGREEN TREES
- EVERGREEN SHRUBS
- DECIDUOUS SHRUBS
- PERENNIALS
- SHREDDED CEDAR MULCH
- 3/4" - 2" RIVER ROCK MULCH
- BLUEGRASS TURF
- NATIVE GRASS
- STEEL EDGER
- EXISTING TREES

PROPOSED PLANT LIST

| KEY | BOTANICAL NAME | COMMON NAME | SIZE | NOTES | ADBL | GROWTH HEIGHT | QTY. |
|--|--|-----------------------------|-----------|----------|------|---------------|------|
| DECIDUOUS TREES 54% | | | | | | | |
| GD | Gymnocladus dioicus | Kentucky Coffeetree | 2" cal | B+B | M | 40'-60' | 2 |
| GTK | Gleditsia triacanthos inermis 'Skyline' | Skyline Honeylocust | 2" cal | B+B | H | 40'-50' | 2 |
| TCG | Tilia cordata 'Greenspire' | Greenspire Linden | 2" cal | B+B | H | 20'-50' | 3 |
| PERIMETER DECIDUOUS TREES | | | | | | | |
| QR | Quercus Robur | English Oak | 2" cal | B+B | H | 40'-60' | 4 |
| AE | Ulmus x 'Morton' | Accolade Elm | 2" cal | B+B | M | 40'-60' | 3 |
| EVERGREEN TREES 46% | | | | | | | |
| PN | Pinus niagra | Austrian Pine | 6' ht. | B+B | L | 40'-60' | 6 |
| ORNAMENTAL TREES | | | | | | | |
| MSS | Malus 'Spring Snow' | Spring Snow Crab | 1.5" cal. | B+B | L | S | 6 |
| CC | Cercis canadensis | Eastern Redbud | 1.5" cal. | B+B | L | S | 1 |
| CCI | Crataegus crus-galli inermis | THornless Cockspur Hawthorn | 1.5" cal. | B+B | L | S | 4 |
| EVERGREEN SHRUBS | | | | | | | |
| JHBC | Juniperus horizontalis 'Blue Chip' | Blue Chip Juniper | 5 gal. | 6' o.c. | | 4' | 26 |
| JHH | Juniperus horizontalis 'Hughes' | Hughes Juniper | 5 gal. | 6' o.c. | | 3' | 6 |
| JPGM | Juniperus procumbens 'Green Mound' | Green Mound Juniper | 5 gal. | 3' o.c. | | 3' | 6 |
| DECIDUOUS SHRUBS | | | | | | | |
| EAC | Euonymus alata 'Compactus' | Dwarf Burning Bush | 5 gal. | 5' o.c. | | 4' | 6 |
| RxH | Rosa x 'Hansa' | Purple-Red Shrub Rose | 5 gal. | 5' o.c. | | 4' | 9 |
| SPK | Syringea patula 'Miss Kim' | Miss Kim Lilac | 5 gal. | 6' o.c. | | 4' | 12 |
| CSB | Cornus seicea 'Bailey' | Bailey Redtwig Dogwood | 5 gal. | 8' o.c. | | 6' | 11 |
| PFJ | Potentilla fruticosa 'Jackmanni' | Jackman Potentilla | 5 gal. | 3' o.c. | | 4' | 18 |
| CxC | Arctostaphylos x coloradoensis | Panchito Manzanita | 5 gal. | 4' o.c. | | 3' | 10 |
| SV | Syringa vulgaris | Albert Holden Lilac | 5 gal. | 5' o.c. | | 6' | 10 |
| PB | Prunus besseyi | Western Sandcherry | 5 gal. | 5' o.c. | | 6' | 10 |
| SJN | Spiraea japonica 'Neon Flash' | Neon Flash Spirea | 5 gal. | 3' o.c. | | 3' | 17 |
| PERENNIALS AND ORNAMENTAL GRASSES | | | | | | | |
| KA | Calamagrostis x acutiflora 'Karl Forester' | Karl Forester Grass | 1 gal. | 18" o.c. | | 5' | 52 |
| STA | Sedum telephium 'Autumn Joy' | Autumn Joy Sedum | 1 gal. | 18" o.c. | | 3' | 7 |
| PSC | Phlox subulata | Creeping Phlox | 1 gal. | 18" o.c. | | 2' | 10 |
| PAH | Pennisetum alopecuroides 'Hamel' | Dwarf Fountain Grass | 1 gal. | 18" o.c. | | 2' | 4 |
| MSG | Myiscanthus sinensis 'Gracilimus' | Maiden Grass | 2 gal. | 4' o.c. | | 4' | 12 |
| LAH | Lavendula angustifolia 'Hidcote' | Deep Blue Lavender | 1 gal. | 12" o.c. | | 2' | 26 |

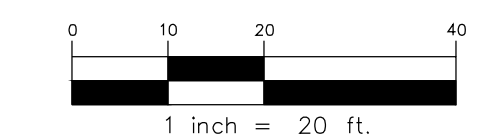
NATIVE GRASS:

PBSI Foothills Native Mix

Ingredients: Switchgrass, Rocky Mountain Fescue, Big Bluestem, Sandberg Bluegrass, Slender Wheatgrass, Thickspike/Streambank/Western Wheatgrass, Yellow Indiangrass, Blue Grama, Beardless Wheatgrass, Indian Ricegrass, Little Bluestem, Sand Dropseed, Sideoats Grama

Seeding Rate: 25 lbs/Acre to be used between October 15th and March 30th

Pawnee Buttes Seed, Inc.
 605 25th St.
 Greeley, Colorado
 (970) 356-7002



PROJECT TITLE

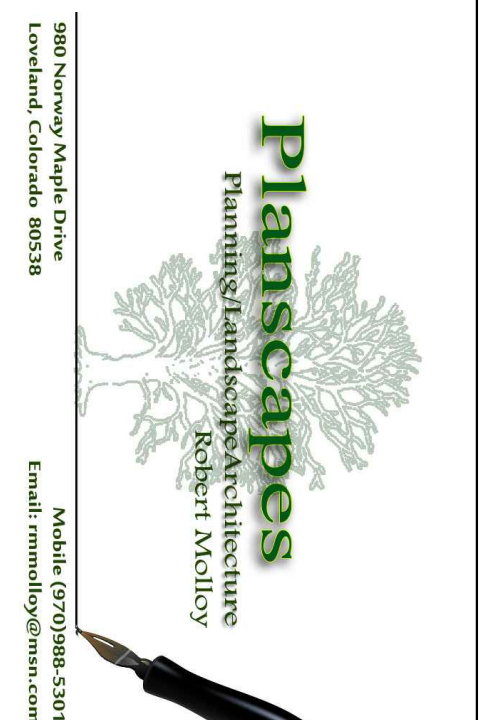
RETAIL

LOT 2, 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

DATE

5/28/2019

SHEET TITLE

**LANDSCAPE
 PLAN**

SHEET INFORMATION

LS 1.0

HORSESHOE RIDGE SUBDIVISION 1ST AMENDMENT

LOT 2, 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.
- ALL LOW PERENNIAL AND GROUND COVER PLANTING AREA SHALL BE MULCHED WITH WESTERN RED CEDAR WOOD MULCH AT A DEPTH OF 2". WEED FABRIC BARRIER IS NOT REQUIRED.
- 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. AN IRRIGATION PLAN WILL BE PROVIDED AFTER FIRST ROUND OF REVIEW.
- 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.
- 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.

MINIMUM STANDARDS

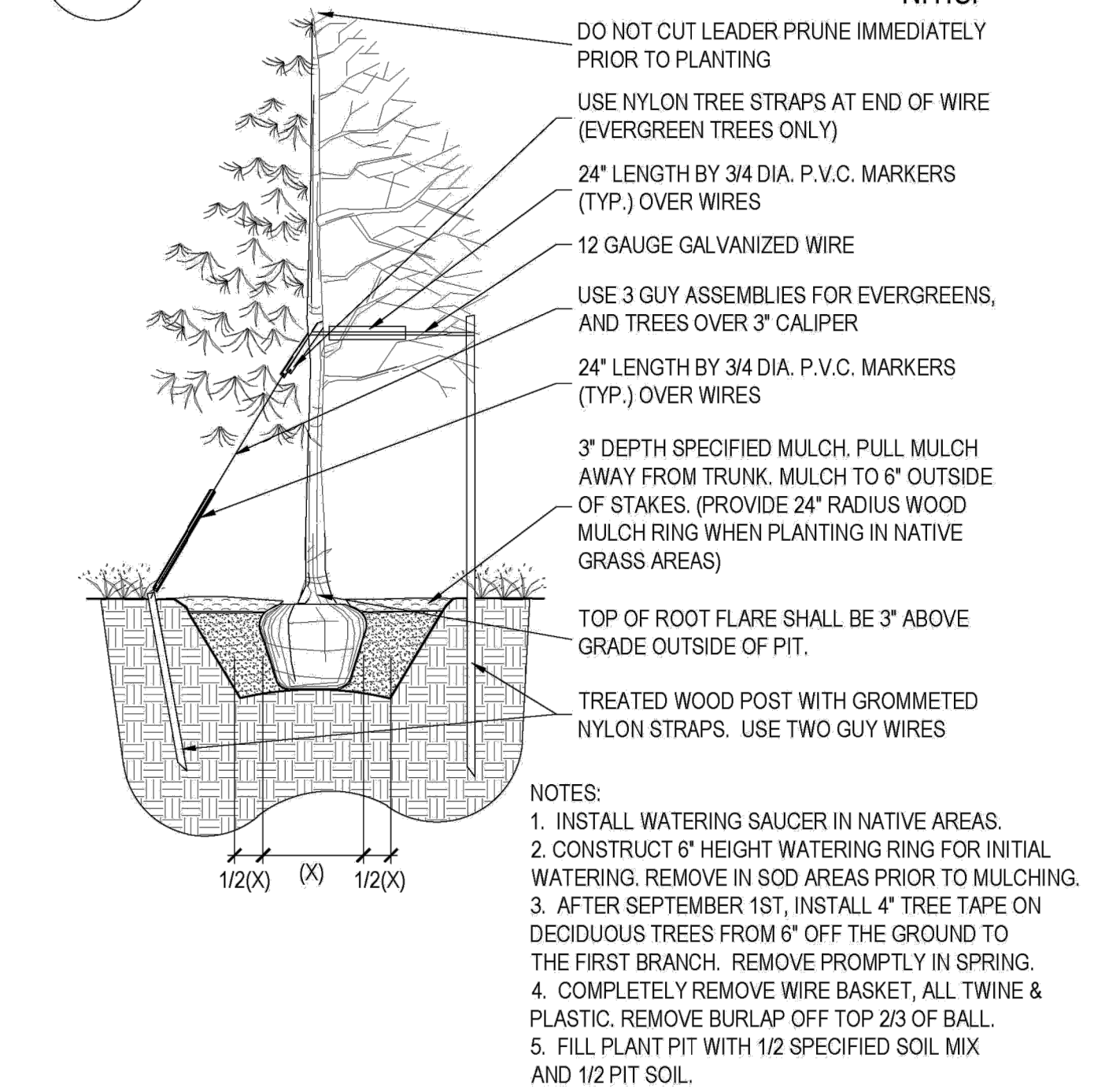
| PERIMETER LANDSCAPING CALCULATIONS | | | | | | |
|------------------------------------|---|-----------------|----------------|-----------------|----------------|-----------------|
| | TYPE BASE STANDARD (PLANTS PER # LINEAR FEET) | LINEAR FRONTAGE | TREES REQUIRED | SHRUBS REQUIRED | TREES PROPOSED | SHRUBS PROPOSED |
| WEST | 1 TREE-5 SHRUBS/25' | 159 L.F. | 6.36 | 31.8 | 7 TREES | 34 shrubs |
| SOUTH | 1 TREE/40' | 242 LF | 6 | 0 | 7 | 0 |
| EAST | 1 TREE-5SHRUBS/40' | 126 L.F. | 3 | 0 | 3 EXISTING | 0 |

PLANT REQUIREMENTS

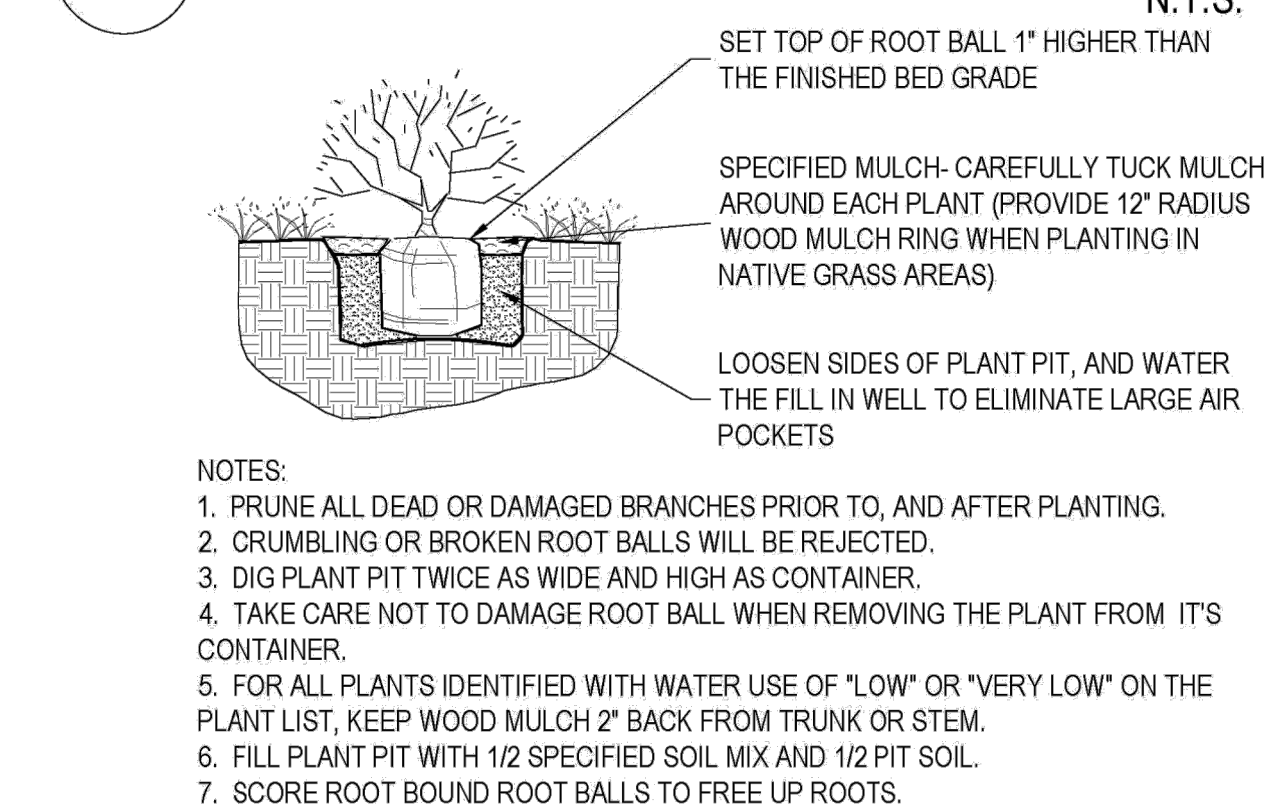
| MINIMUM SITE LANDSCAPE CALCULATIONS FOR 41,412 sq ft LOT | | |
|--|---------------------|--|
| DESCRIPTION | REQUIRED OR ALLOWED | PROVIDED |
| LANDSCAPE AREA 15% of Lot | 6,211 sq ft | 15,471 sq ft |
| TREES 1/1,500 sq ft | 4.14 | 7 SHADE TREES |
| SHRUBS 5/1,500 sq ft | 21 | 54 EXCLUDING PARKING ISLANDS ADDITIONAL 32 IN PARKING ISLANDS |
| MAX. IRRIGATED TURF = 15% | 931.65 sq ft max. | 0 sq ft |
| EVERGREEN TREES | 40% - 60% | 6 EVERGREEN / 13 TREES 46% |
| 75% OF LIVE COVER | 11,603 sq ft | 13,693 sq ft |

| PWSD 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 | PWSD ONE SFE PER 6000 | SFE REQ. (SUB-TOTAL CALC. DIV. BY 6000 = REQ.) |
| 15,471 sq ft | 0 SF x 1 = 0 | 0 SF x 1 = 0 | 10,288 SF x .3 = 3,086.4 | 5,183 SF x 0 = 0 | 3,086.4 | 6000 | .5 SFE's |

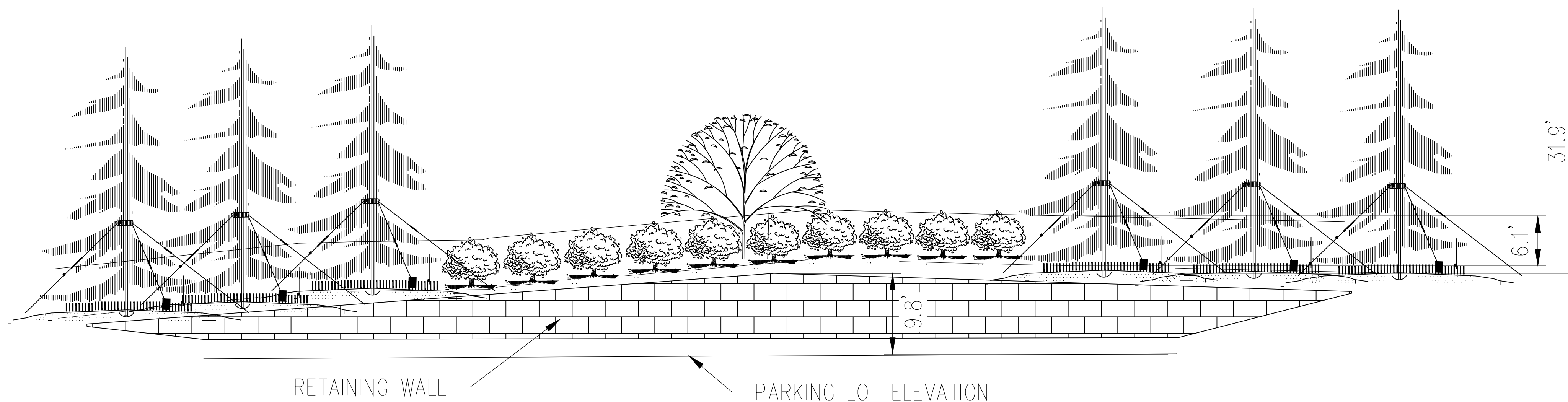
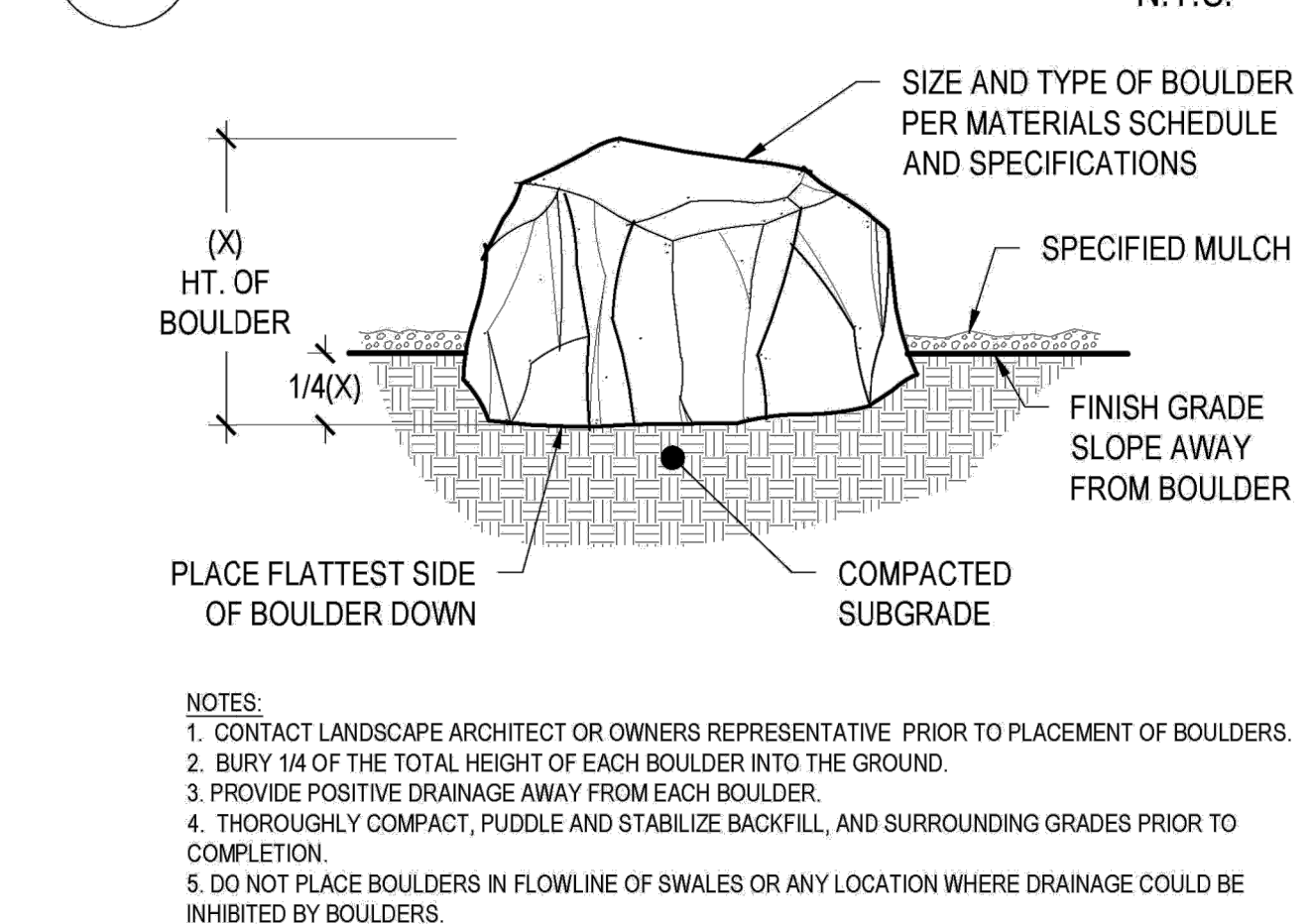
A PLANTING DETAIL FOR ALL TREES & B&B SHRUBS



B PLANTING DETAIL FOR SHRUBS, AND ALL CONTAINER PLANTS LARGER THAN 1 GALLON



C LANDSCAPE BOULDER



WEST ELEVATION

PROJECT TITLE

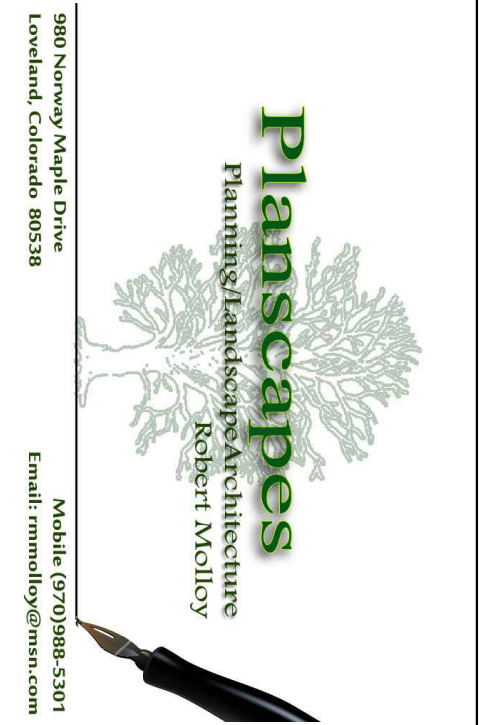
RETAIL

LOT 2, 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

DATE

5/28/2019

SHEET TITLE

LANDSCAPE
DETAILS

SHEET INFORMATION

LS 1.1