

# 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

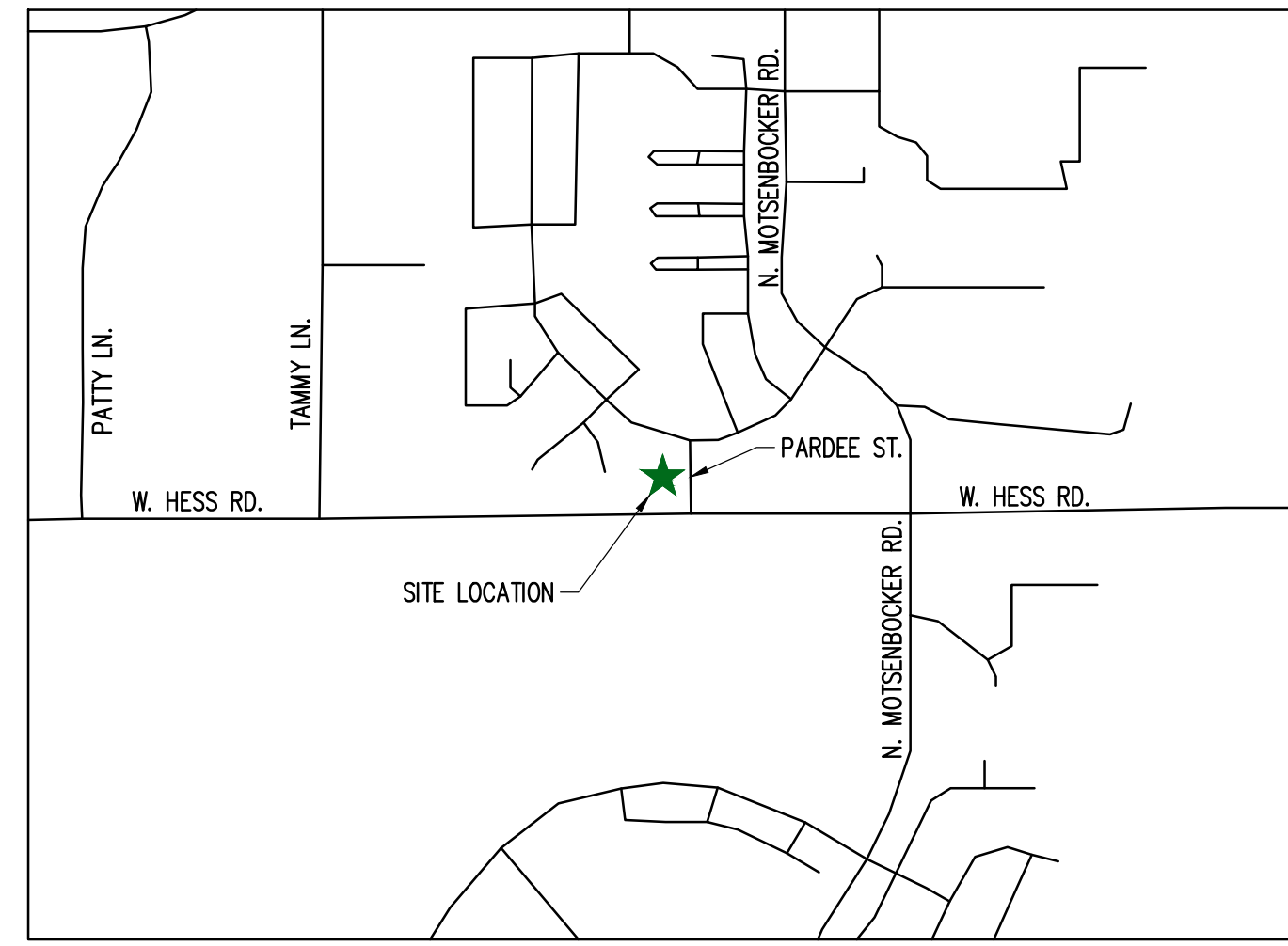
LOT 2, BLOCK 1, HORSESHOE RIDGE SUBDIVISION 1ST AMENDMENT

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.

### 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	SIGNAGE DETAILS
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

**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: 6 PROVIDED (4 PER RESTAURANT, 2 PER 10,000 SF REQUIRED = 6)

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 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

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

3RD SUBMITTAL 02/18/2020

DATE

5/28/2019

SHEET TITLE

COVER SHEET

SHEET INFORMATION

CV-1

1 of 2

# 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



### LEGEND

- CONCRETE PAVEMENT
- STANDARD DUTY ASPHALT PAVEMENT
- CONCRETE SIDEWALK PAVEMENT
- LANDSCAPED AREA
- PROPERTY LINE
- CONCRETE CURB & GUTTER
- EASEMENT
- BUILDING SETBACK

### SITE DATA

BUILDING:	4,713 SF (0.11 AC)
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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  
 3213/300 = 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

REQUIRED BICYCLE PARKING (4 FOR RESTAURANT, 2 PER 10,000 GFA)

BICYCLE PARKING: 6

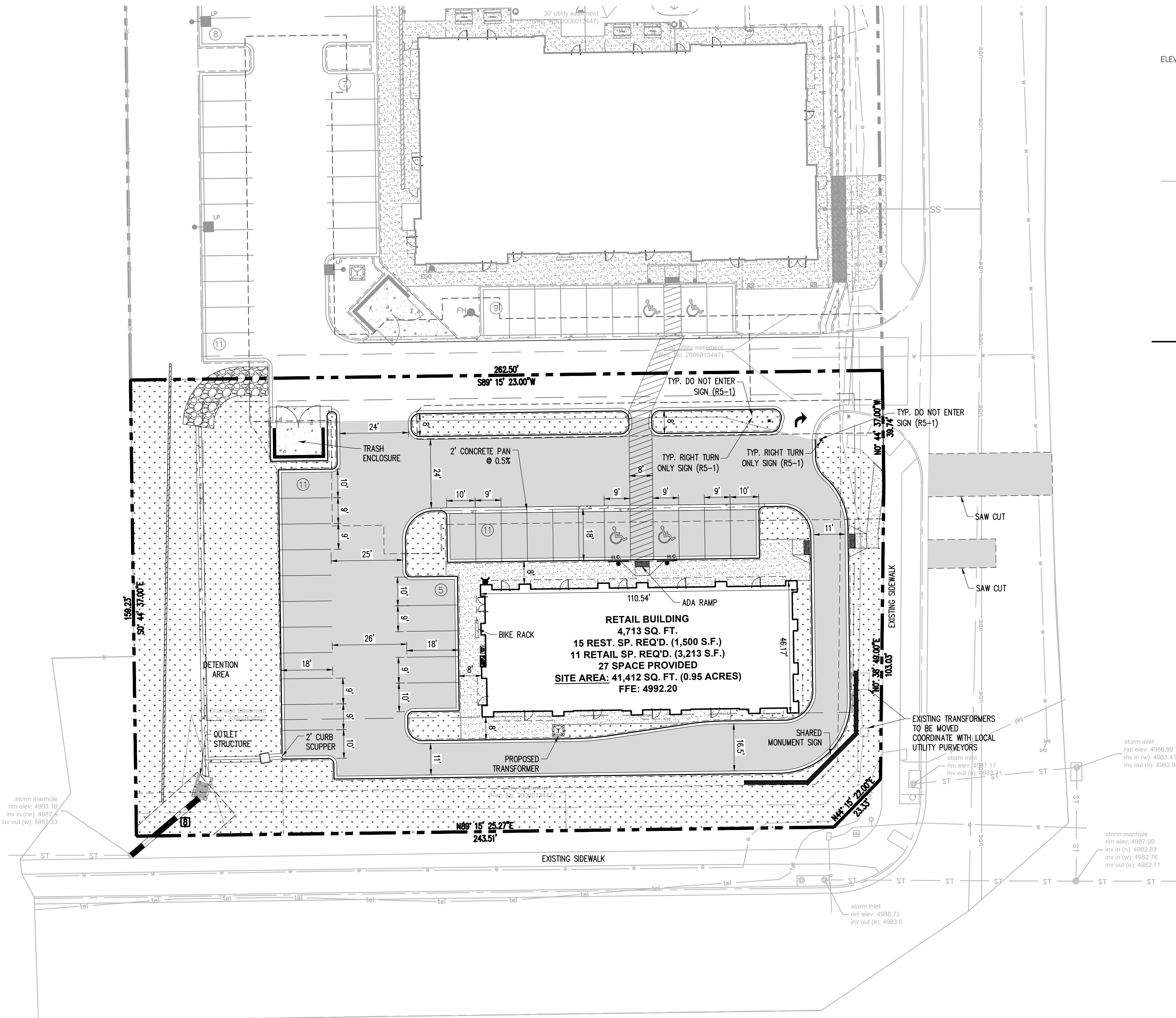
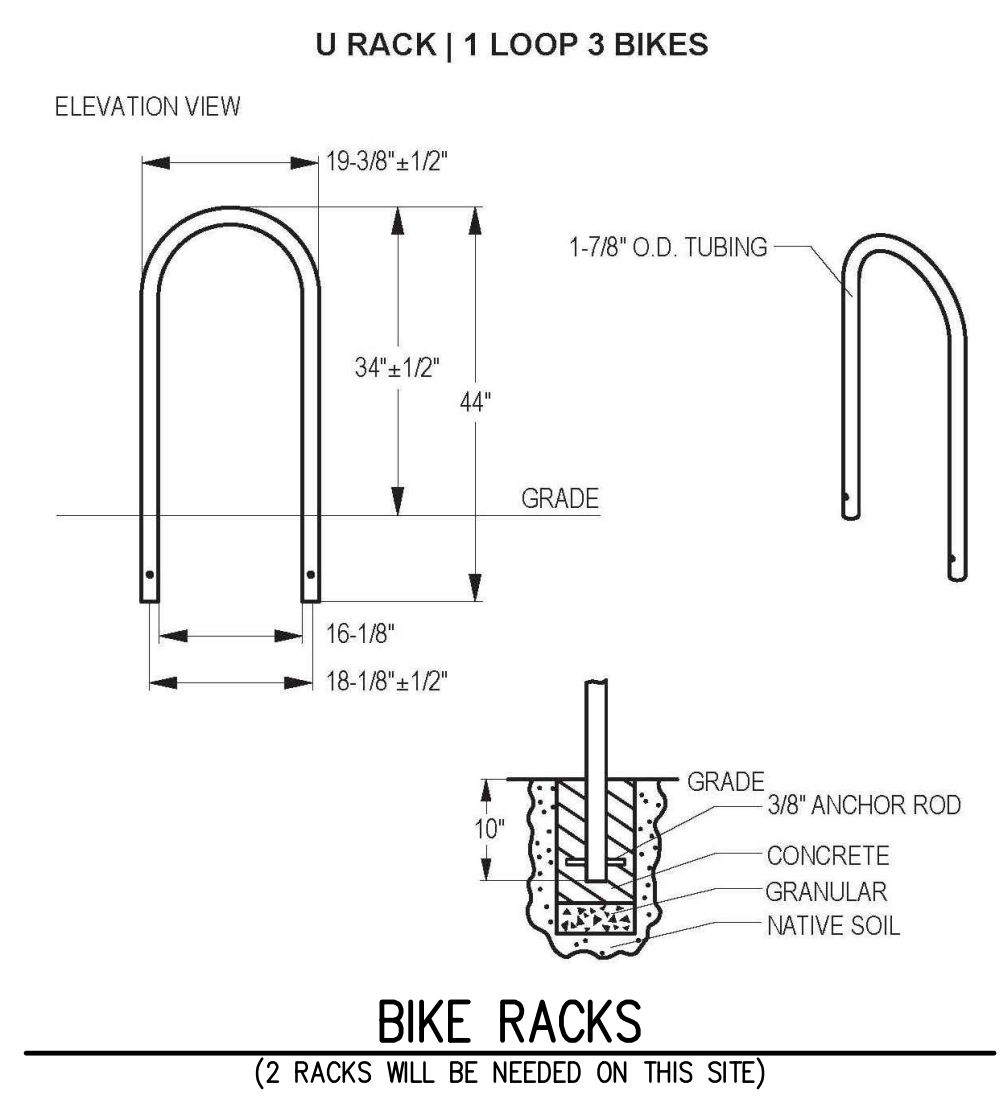
STANDARD STALL DIMENSIONS: 9' X 19'  
 STALLS NEXT TO LANDSCAPE: 10' X 19'

DRIVE AISLE WIDTH: 25'

### BUILDING DATA

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

PIPE TABLE				
#	SIZE	LENGTH	MATERIAL	SLOPE
8	18"	31'	Concrete Pipe	0.50%



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.

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Town of Parker, Director of Engineering Date

### 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
3RD SUBMITTAL	02/18/2020

DATE: 5/28/2019

### SHEET TITLE

**SITE PLAN**

### SHEET INFORMATION

C-1.0

File: RE - SPR - ROP1005.dwg Path: P:\Colorado\Parker\Brytar\PARKER TLE - 18-075-001\2 Drawings\ Plotted by: Brad Date: 26-Feb-20 11:35:56am

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  
02.18.2020

ISSUE:  
PROGRESS REVIEW  
SITE PLAN SUBMITTAL  
2nd SITE PLAN SUBMITTAL  
3rd SITE PLAN SUBMITTAL

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

## ROGUE

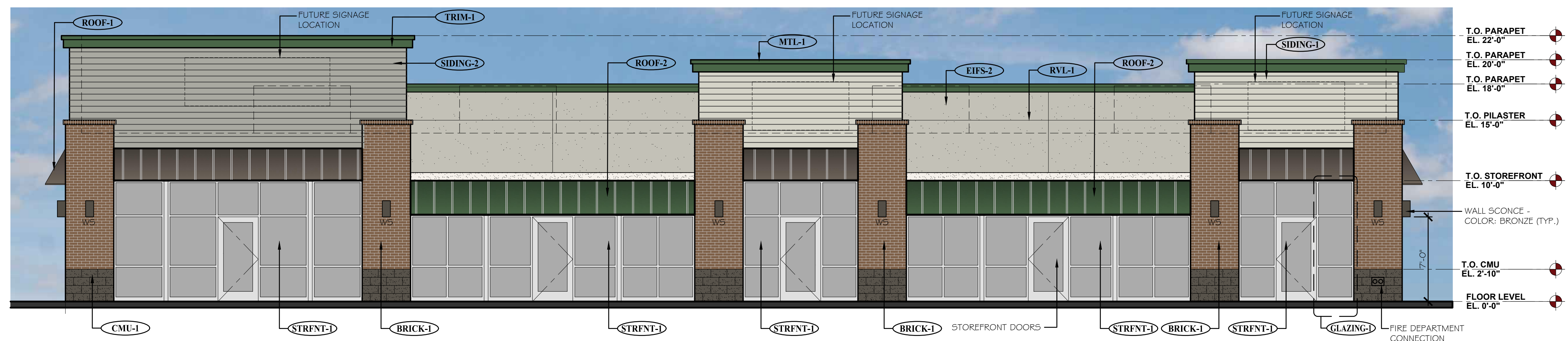
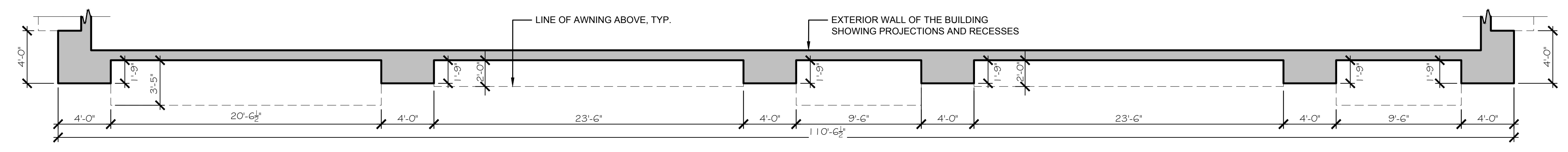
CHALLENGING THE STATUS QUO

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

PROPOSED EXTERIOR  
ELEVATIONS

SHEET: **A-1**

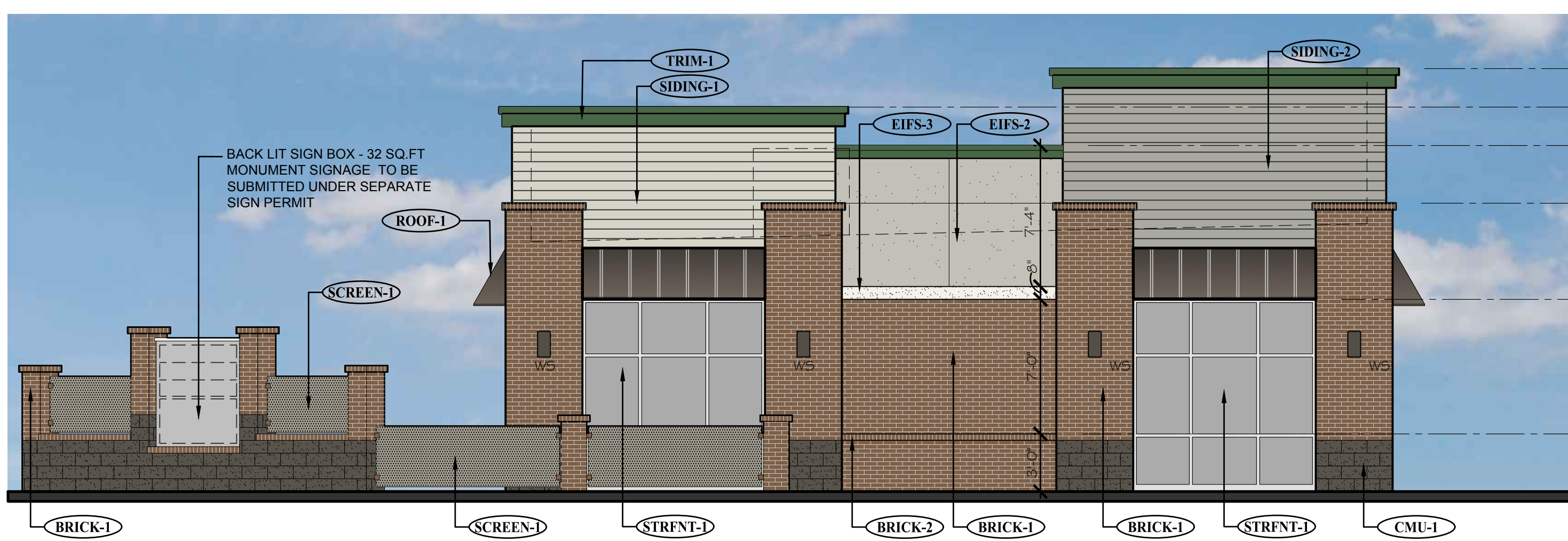
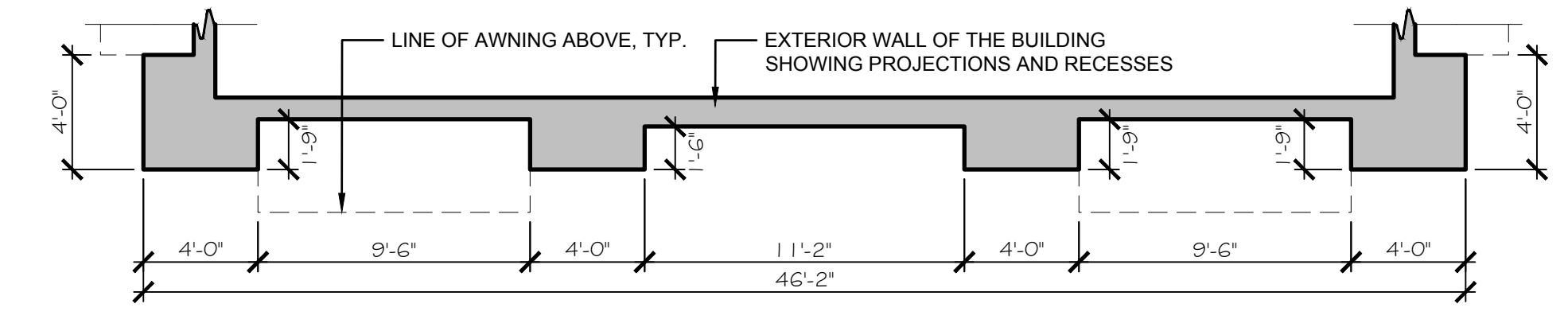
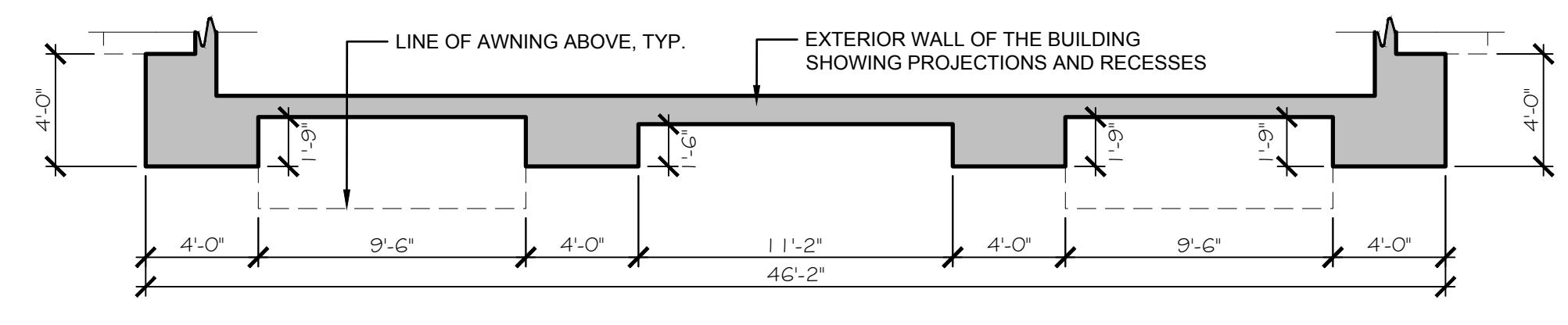
© 2019 Rogue Architecture, Inc.



- T.O. PARAPET EL. 22'-0"
- T.O. PARAPET EL. 20'-0"
- T.O. PARAPET EL. 18'-0"
- T.O. PILASTER EL. 15'-0"
- T.O. STOREFRONT EL. 10'-0"
- WALL SCONCE - COLOR: BRONZE (TYP.)
- T.O. CMU EL. 2'-10"
- FLOOR LEVEL EL. 0'-0"

NOTE:  
GLASS TREATMENT FOR STOREFRONT DOORS AND WINDOWS NOTED AS "GLAZING-1" SHALL BE COMPLETED BY THE TENANT BASED ON THE FLOOR PLAN DESIGN. PROPOSED OPTIONS FOR THESE STOREFRONT DOORS AND WINDOWS WOULD BE:  
1. OPEN GLASS DISPLAY WALL FOR VISIBILITY IN THE STORE  
2. NON-SIGNAGE BASED GRAPHICS/ARTWORK APPLIED TO GLASS  
3. FROSTED/TRANSLUCENT FILM.

**1**  
A-1  
**PROPOSED NORTH ELEVATION (FRONT)**  
SCALE: 3/16" = 1'-0"



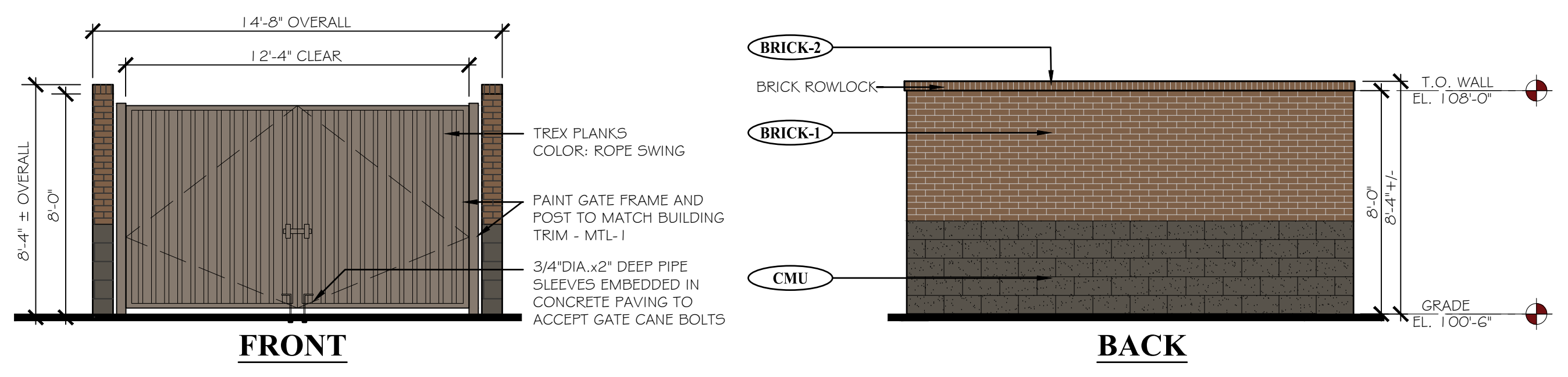
- T.O. PARAPET EL. 22'-0"
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- T.O. WAJNSCOT EL. 3'-0"
- FLOOR LEVEL EL. 0'-0"



- T.O. PARAPET EL. 22'-0"
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- T.O. PARAPET EL. 18'-0"
- T.O. PILASTER EL. 15'-0"
- T.O. STOREFRONT EL. 10'-0"
- T.O. WAJNSCOT EL. 3'-0"
- FLOOR LEVEL EL. 0'-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"

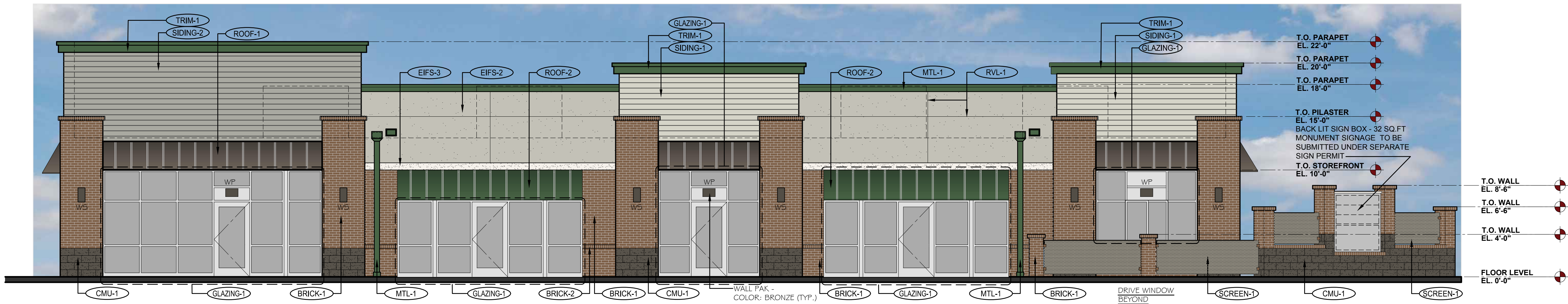
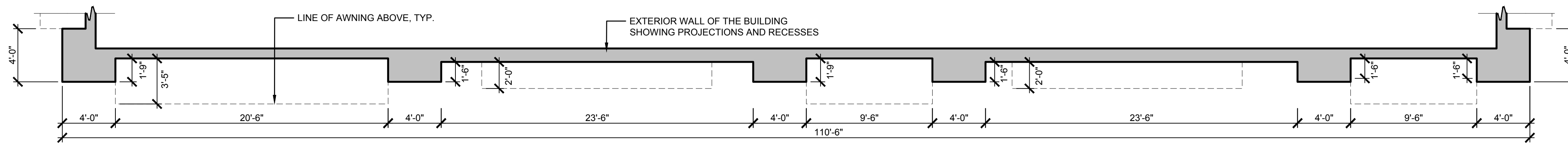


**4**  
A-1  
**PROPOSED TRASH ENCLOSURE ELEVATIONS**  
SCALE: 1/4" = 1'-0"

EXTERIOR MATERIAL SCHEDULE				EXTERIOR MATERIAL SCHEDULE			
LABEL	MANUFACTURER	SIZE/TYPE	FINISH COLOR	LABEL	MANUFACTURER	SIZE/TYPE	FINISH COLOR
STRENT-1	KAWNEER	TRIFAB 451	CLEAR ANODIZED W/ CLEAR GLASS	SIDING-1	JAMES HARDIE	HARDIEPLANK LAP SIDING	COLOR: BENJAMIN MOORE FEATHER GRAY 2127-60
BRICK-1	SUMMIT BRICK (OR EQUIV.)	MODULAR	GRAPHITE GRAIN	SIDING-2	JAMES HARDIE	HARDIEPLANK LAP SIDING	COLOR: COBBLESTONE
BRICK-2	SUMMIT BRICK (OR EQUIV.)	ROWLOCK SILL	GRAPHITE GRAIN	TRIM-1	JAMES HARDIE	HARDIETRIM BOARDS	PRODUCT: 5/4 SMOOTH COLOR: SW #704-B URBANE BRONZE
CMU-1	BASALITE (OR EQUIV.)	INTEGRAL COLOR W/ ASSOCIATED CAP	CHARCOAL #605	ROOF-1	MBCI	AWNING	BURNISHED SLATE
EIFS-1	DRYVIT OR SIMILAR	FIELD (DARK)	DRYVIT, SUEDE # 105 PEBBLE TEXTURE	ROOF-2	MBCI	AWNING	HUNTER GREEN
EIFS-2	DRYVIT OR SIMILAR	BANDING (LIGHT)	DRYVIT LIGHT SERENITY #300 PEBBLE TEXTURE	MTL-1	MBCI	METAL TRIM # DOWNSPOUTS	HUNTER GREEN
EIFS-3	DRYVIT OR SIMILAR	FIELD (MEDIUM)	DRYVIT PRAIRIE CLAY # 111 PEBBLE TEXTURE	PAINT-1	BENJAMIN MOORE	DOORS & FRAMES	SHERWIN WILLIAMS #6073 PERFECT GREIGE
RVL-1	DRYVIT OR SIMILAR	3/4" ROUTED REVEAL	COLOR TO MATCH ADJACENT FINISH	SCREEN-1	ACCURATE PERFORATING (OR EQUIV.)	RS234	BENJAMIN MOORE #2108-05 SILVER FOX
GLAZING-1	---	SEE STOREFRONT NOTE THIS PAGE	---				

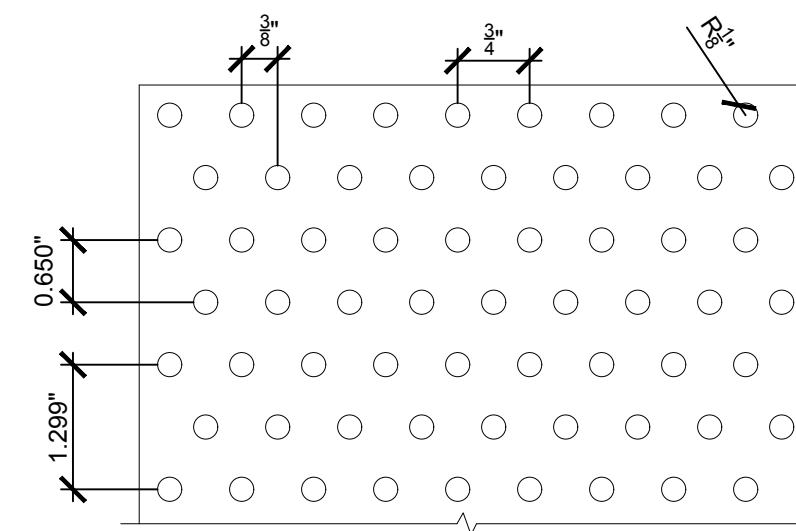
R:\Projects\2019.30 - Brytar - Parker, CO Retail\CAD\Site Submittal\2019.30 - A-1 - Proposed Elevations (Colored).dwg

SITE PLAN SUBMITTAL 02.18.2020



**4** **PROPOSED SOUTH ELEVATION (REAR)**

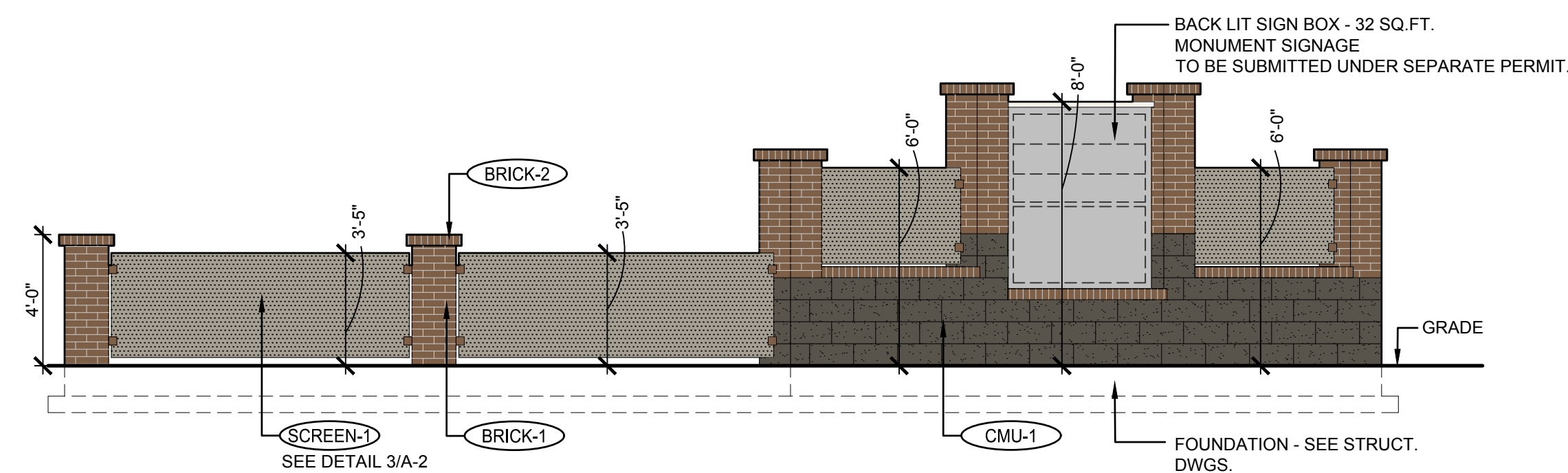
**A-2** SCALE: 3/16" = 1'-0"



NOTE: SIGNAGE TO BE SUBMITTED UNDER A SEPARATE PERMIT.

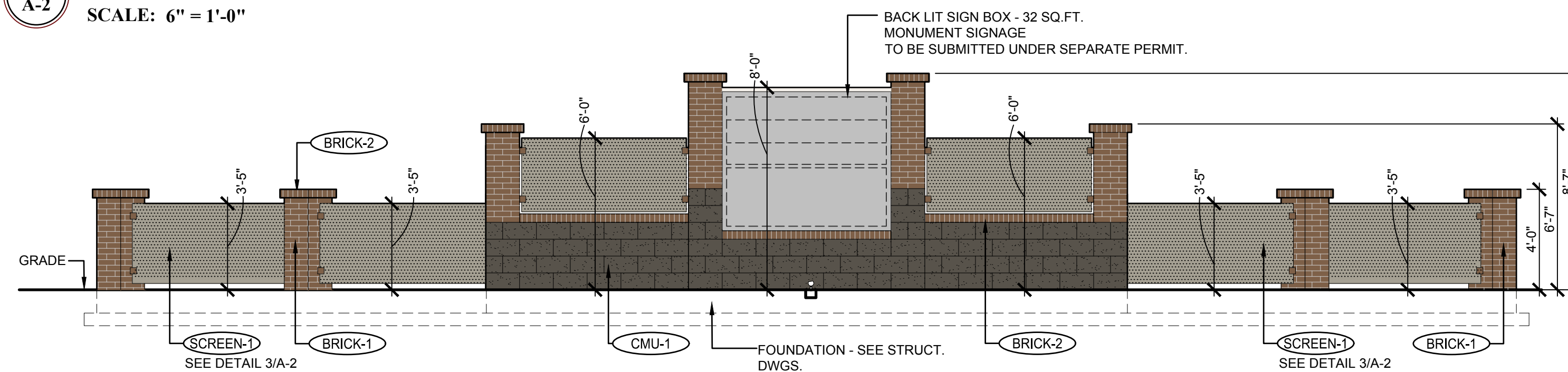
**3** **MONUMENT SIGNAGE/SCREEN WALL METAL SCREEN PERFORATION PATTERN**

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



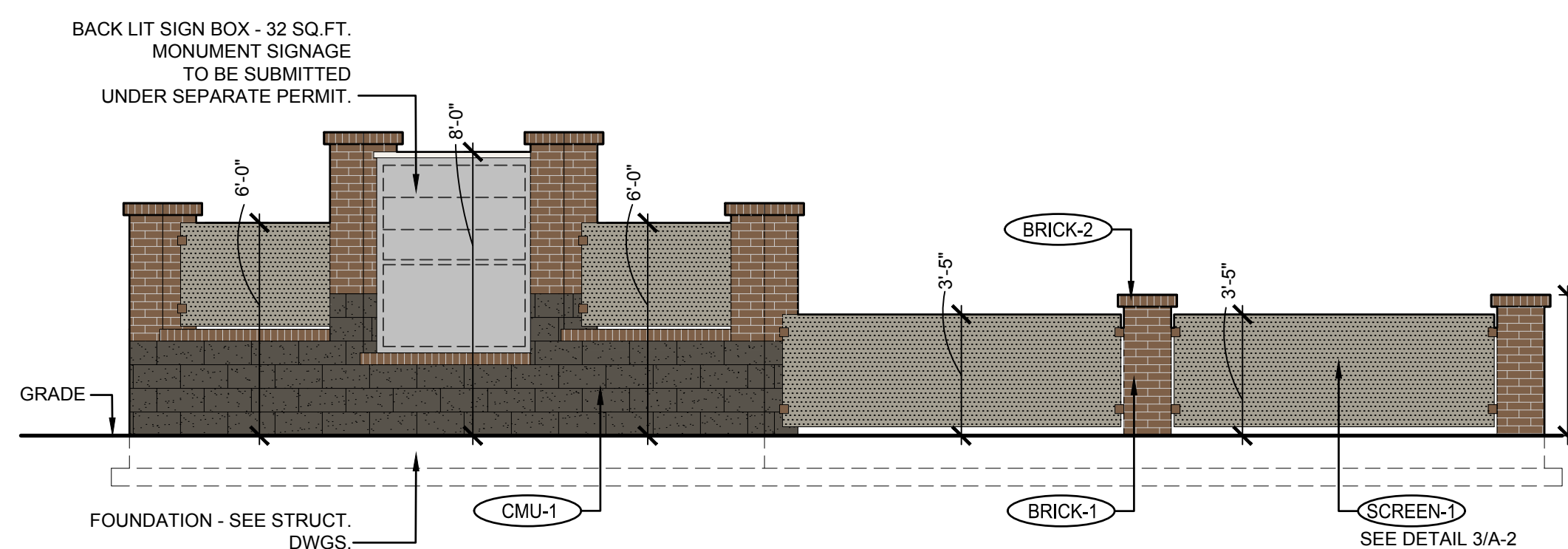
**5** **MONUMENT SIGNAGE/SCREENWALL - SOUTH ELEVATION**

**A-2** SCALE: 1/4" = 1'-0"



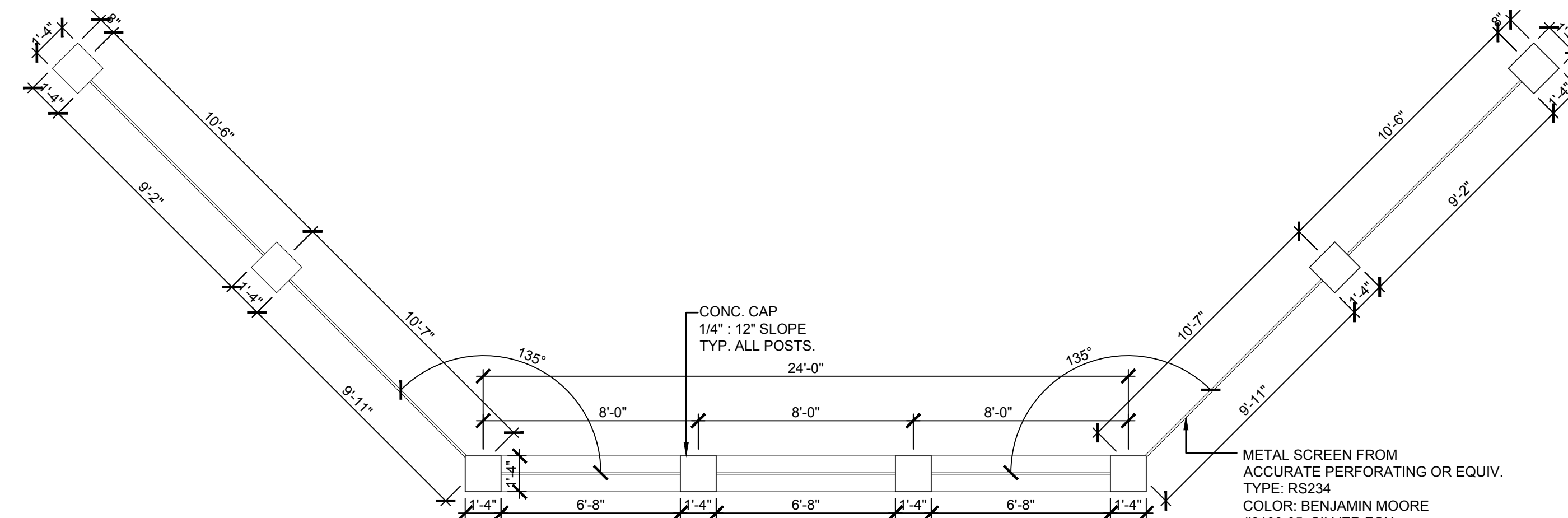
**2** **MONUMENT SIGNAGE/SCREENWALL - SOUTH EAST CORNER ELEVATION**

**A-2** SCALE: 1/4" = 1'-0"



**6** **MONUMENT SIGNAGE/SCREENWALL - EAST ELEVATION**

**A-2** SCALE: 1/4" = 1'-0"



**1** **MONUMENT SIGNAGE/SCREENWALL AT SOUTH EAST CORNER - PLAN**

**A-2** SCALE: 1/4" = 1'-0"

NEW CONSTRUCTION:

**PARKER MIXED-USE RETAIL**

HESS ROAD & PARDEE STREET  
PARKER, COLORADO



8111 Preston Road, Suite 300  
Dallas, Texas 75225

DATE:	ISSUE:
05.22.2019	PROGRESS REVIEW
05.28.2019	SITE PLAN SUBMITTAL
10.30.2019	2nd SITE PLAN SUBMITTAL
02.18.2020	3rd SITE PLAN SUBMITTAL

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

**ROGUE**  
ARCHITECTURE  
CHALLENGING THE STATUS QUO

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

SHEET: **A-2**

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

SITE PLAN SUBMITTAL 02.18.2020

NEW CONSTRUCTION:

# PARKER MIXED-USE RETAIL

HESS ROAD & PARDEE  
STREET  
PARKER, COLORADO



8111 Preston Road, Suite 300  
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  
02.18.2020

ISSUE:  
PROGRESS REVIEW  
SITE PLAN SUBMITTAL  
2nd SITE PLAN SUBMITTAL  
3rd SITE PLAN SUBMITTAL

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

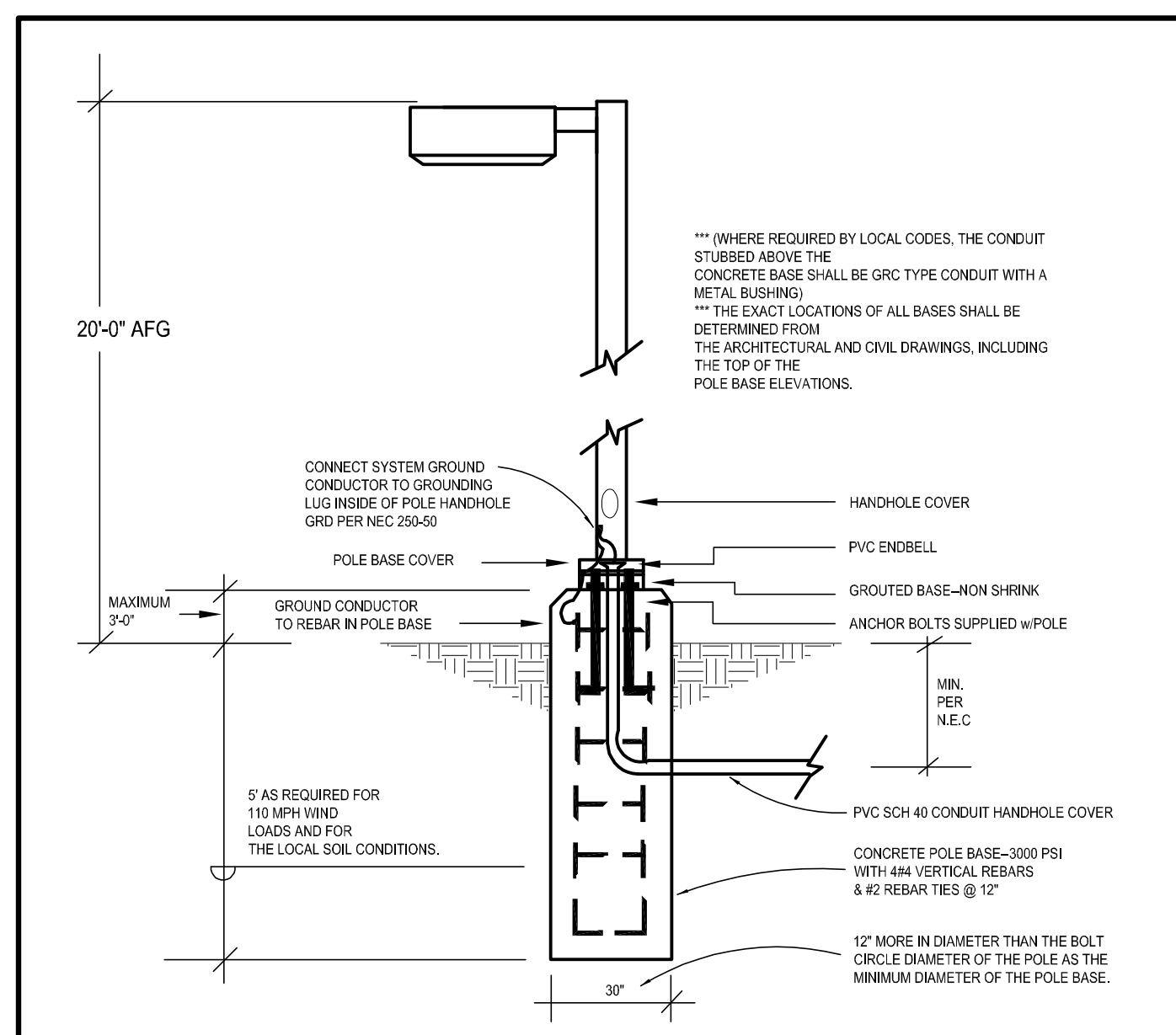
# ROGUE

CHALLENGING THE STATUS QUO

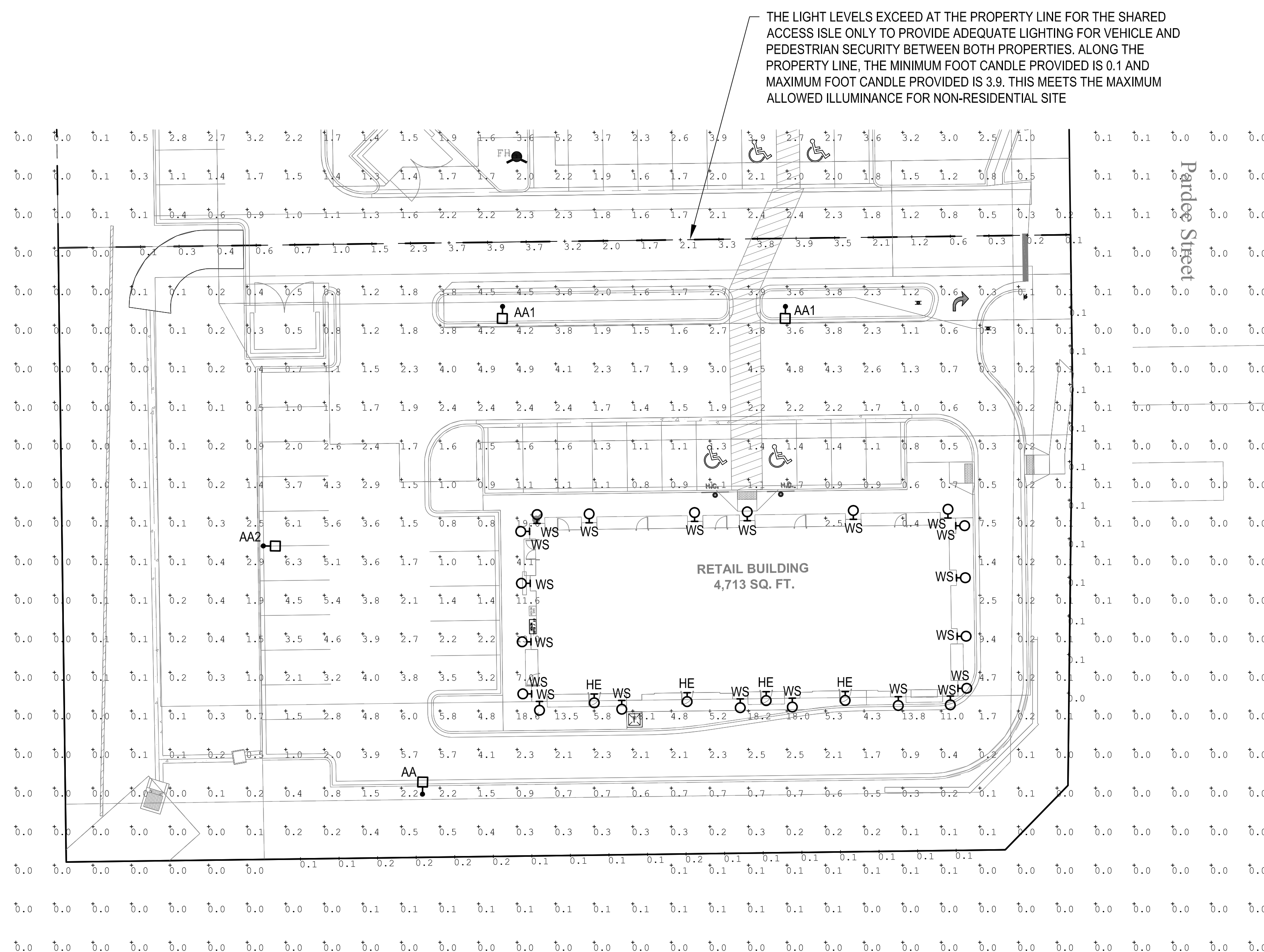
DATE: 05.28.19  
DRAWN: ATE  
CHECKED: JCAA  
ROGUE PROJECT NO.: 2019.30

PHOTOMETRIC PLAN  
SHEET: **ESP1.1**

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



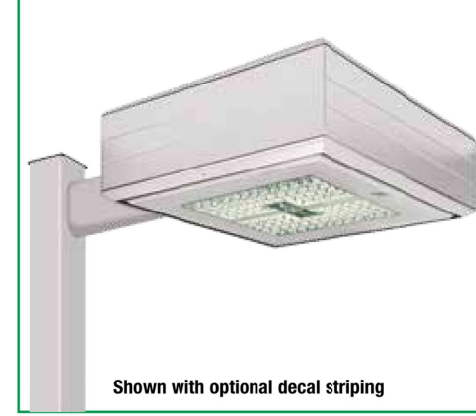
1 PHOTOMETRIC SITE PLAN  
scale: 1"=20'-0"  
NORTH

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PROPERTY LINE	Illuminance	Fc	0.92	3.9	0.1	9.20	39.00
RETAIL PARKING AREA	Illuminance	Fc	2.53	6.3	0.7	3.29	9.00

SITE LUMINAIRE SCHEDULE										
FIXT. TYPE	NAME	MANUFACTURER		FINISH	LAMP DATA	LAMP WATTS	MOUNTING METHOD	MTG HEIGHT	DESCRIPTION	VOLTS
		CATALOG NUMBER								
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
AA1	LSI INDUSTRIES	XGBM-5-SS-128-NW-UJE-BLK-SSQB5-S07G-20-S-BL	K-SF-DGP	BLK	LED	188	POLE	20'-0"	SITE LIGHTING SINGLE HEAD TYPE 5	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	WMPH-L30740	TFT-WHT-SDGL-EM/10WC-DIM-UNV	BLK	LED	72	SURFACE	9'-0"	WALL PACK	UNV
WS	CONTECH	CYL6230MM	VUDXWCLR-BZ-RDB	BRZ	LED	14	SURFACE	8'-0"	WALL SCONCE	UNV

SITE PLAN SUBMITTAL 02.18.2020

**LED AREA LIGHTS - (XGBM)**



Shown with optional decal striping

**DOE LIGHTING FACTS**  
Department of Energy has verified representative product test data and results in accordance with its Lighting Facts Program. Visit [www.lightingfacts.com](http://www.lightingfacts.com) for specific catalog striping.

Light Output - XGBM	Lumen (Nominal)		Type FTA	Watts (Nominal)
	Type 3	Type 5		
LW	14000	13840	15000	16500
SS	20180	19340	20700	23000
HO	26750	25460	29070	31810
WH	11450	11290	12200	13470
SS	16390	15170	17230	18750
HO	22240	20650	23510	25410

100 Chips are required; additional transformer values may increase.

US patent 0974994 & 7,826,406 and MX patent 21663 and US & Int'l patents pending  
**SMARTTEC™ THERMAL CONTROL** - LSI drivers feature integral sensor which reduces drive current when ambient temperatures exceeded rated temperature.

**OCCUPANCY SENSING (IMS)** - Optional integral passive infrared motion sensor activates switching of luminance light levels. High level light is activated and increased to full bright in 1-2 seconds upon detection of motion. Low light level (30% maximum drive current) is activated when target zone is absent of motion activity for ~2 minutes and ramps down (10-15 seconds) to low level to allow eyes time to adjust. Sensor is located on the front of optical assembly and rotates with the optic. Sensor optic has a detection cone of approximately 45°. Examples of detection - occurs 20' out from a 30" mounting height pole; occurs 20' out from a 20" mounting height pole.

**ENERGY SAVING CONTROL OPTIONS** - DIM - 0-10 volt dimming enabled with controls by others. BLS - Bi-level switching responds to external line voltage signal from separate 120-277V controller or sensor (by others), with low light level decreased to 30% maximum drive current.  
**LEDS** - Select high-brightness LEDs in Cool White (5000K) or Neutral White (4000K) color temperature, 70 CRI.

**DISTRIBUTION/PERFORMANCE** - Types 3, 5, FT and FTA available - field rotatable reflectors.  
**HOUSING** - Square, die-formed aluminum. Fully enclosed weather-tight housing contains factory prewired drivers and field connectors.

**TOP-ACCESS COVER** - Gasketed, tethered top-access cover provides ease of installation and allows for easy driver access. Four captive stainless-steel fasteners secure the top-access cover to the housing.  
**OPTICAL UNIT** - Clear tempered optical grade flat glass lens sealed to aluminum housing creates an IP67 rated, sealed optical unit (includes pressure stabilizing breather). Optical unit can be easily field rotated in 90o increments. Directional arrow on optics allows alignment without the unit being energized.

**MOUNTING** - 2-1/2" x 5-3/8" x 1/2" extruded aluminum arm mounting bracket shipped standard. Use with 5" traditional drilling pattern. Round Pole Plate (RPP2) required for mounting to 3" - 5" round poles. (See Accessory Ordering information chart.)

**ELECTRICAL** - Two-stage surge protection (including separate surge protection built into electronic driver) meets IEEE C82.41.2-2002. Location Category C. Available with universal voltage power supply 120-277VAC (UE - 50/60Hz input), and 347-480VAC.

**DRIVERS** - Available in Low Watt (LW), Super Saver (SS) and High Output (HO) drive currents (Drive currents are factory programmed). Components are fully enclosed in potting material for moisture resistance. Driver complies with FCC 47 CFR part 15 RFVEM/standard.

**OPERATING TEMPERATURE** - -40°C to +50°C (-40°F to +122°F).

**FINISH** - Features are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling.

**DECAL STRIPING** - LSI offers optional color-coordinated decals in 9 standard colors to accent the fixture. Decals are guaranteed for five years against peeling, cracking, or fading.

**WARRANTY** - LSI LED fixtures carry a limited 5-year warranty.

**PHOTOMETRICS** - Please visit our web site at [www.lsi-industries.com](http://www.lsi-industries.com) for detailed photometric data.

**SHIPPING WEIGHT (IN CARTON)** - Fixture - 44.5 lbs (20 kg) Arm - 5 lbs. (2kg) arm

**LISTING** - UL listed to U.S. and Canadian safety standards. Suitable for wet locations. For a list of the specific products in this series that are DLC listed, please consult the LED Lighting section of our website or the Design Lights website at [www.designlights.org](http://www.designlights.org).



RoHS compliant  
FC  
CE  
UL  
IP67  
ARRA  
IP67  
DLC  
This product, or selected versions of this product, meet the standards listed below. Please consult factory for your specific requirements.

Meets or exceeds with ANSI C136-31-2010 American National Standard for Lighting Fixtures - Luminaires Version 30 measurements.

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	Classification	Light Source	Drive Current	Color Temperature	Input Voltage	Finish	Optional Controls	Optional Sensor/Options
XGBM	FT - Fixed Mount FTA - Fixed Mount Automotive 3 - Type III 5 - Type V	LED	Low Watt SS - Super Saver HO - High Output	CW - Cool White SW - Super White WHT - Neutral White (5000K)	UE - Universal Voltage (120-277) 347-480	BK - Black BLK - Bronze CPT - Graphite MS - Metallic Silver PL - Platinum Plus P - Satin White GR - Gray WHT - White	<b>Voltaire Control System</b> <sup>1,2</sup> LW - Low Watt PCL - Pulse Control System PCLM - Modifiable Pulse Control System CSP - Solid Core System CSPM - Modifiable Solid Core System DM - 0-10 Volt dimming (required for table fixture)	<b>Sensor</b> IES - Integral Motion Sensor <sup>4</sup> P0120 - 120V Button-Type PhotoCell P2000 - 200V Button-Type PhotoCell P0240 - 240V Button-Type PhotoCell P0277 - 277V Button-Type PhotoCell P0347 - 347V Button-Type PhotoCell

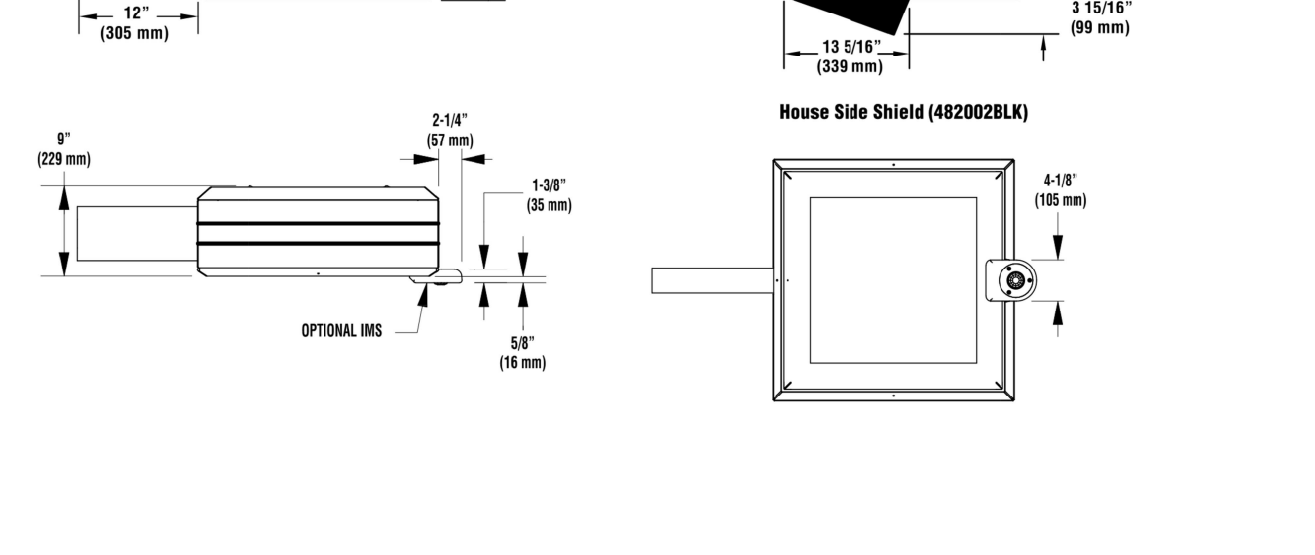
**LUMINAIRE EPA (CA92) - XGBM**

Configuration	Watts (Nominal)	Watts (Maximum)
Single	2.3	2.4
2x180°	4.7	4.8
3x180°	7.1	7.2
4x180°	9.4	9.6
5x180°	11.7	11.9

Notes: House Side Shield adds to fixture EPA, Consult Factory.

**FOOTNOTES:**  
1- Use with 3 traditional drilling pattern.  
2- For wireless controls innovation and accessories, see Controls section.  
3- Requires a SmartManager and override switch. Not compatible with BL or MS option.  
4- Not compatible with MS or RLS option.  
5- Not compatible with wireless controls system, DM or RLS option.

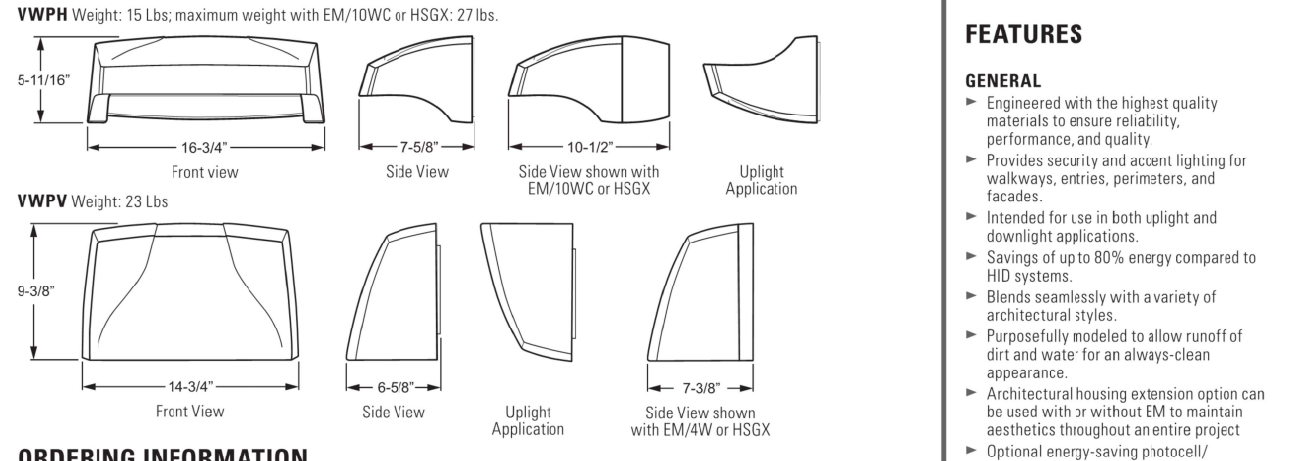
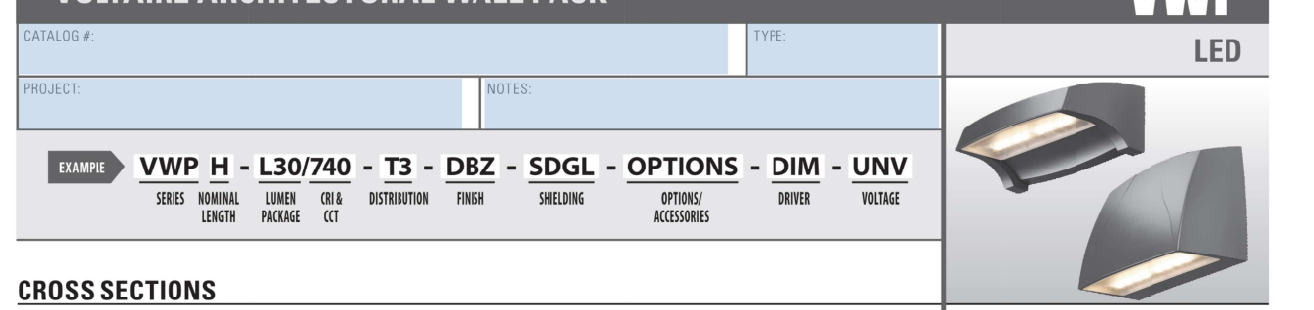
6- Not compatible with wireless controls system, DM or RLS option.  
7- House Side Shield adds to fixture EPA, Consult factory.  
8- Fixing must be located in the back hole of pole.  
9- In use with any of the P03000 wireless controls systems in the future, consult factory.  
10- Photocell must be ordered separately. 7 pin standard. See Accessories.



Project Name: \_\_\_\_\_ Fixture Type: \_\_\_\_\_ 10/16/17 © 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**  
See back for fixture performance data.

**EXPERIMENTAL DATA**

LUMEN PACKAGE	NOMINAL LUMENS	MINIMUM CRI & CCT	AVERAGE PERCENT WATTAGE
L3K	3,000	70+ CRI, 3000K	36
L6K	6,000	70+ CRI, 5000K	39

**DISTRIBUTION**  
TF - Type III  
TF - Type III Forward Throw

**FINISH OPTIONS**  
BK - Black (RAL 9005)  
BLK - Dark Bronze  
DBZ - Medium Bronze  
GRAY - Standard Gray  
SLV - Satin Aluminum (RAL 9006)  
WHT - White (RAL 9003)

**SHIELDING**  
SDGL - 30mm<sup>2</sup> diffused textured tempered glass lens  
SCL - Clear tempered glass lens

**OPTIONS**  
See page 3 for option details.  
EM1W - with integral emergency LED driver, 500 lumen output (120-277V only) VWPV includes housing extension.  
SF - Single fuse 120V, 277V or 347V only; must specify voltage.

**ACCESSORIES (VWP only)**  
FEB-01 - Remote controller for occupancy sensor<sup>1</sup>

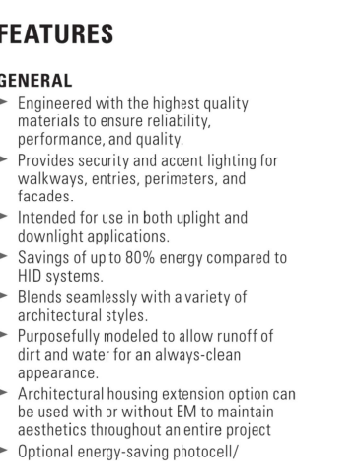
**DRIVER**  
DIM - Dimming driver prewired for 0-10V control.  
**VOLTAGE**  
120 - 120V  
277 - 277V  
UNV - 120-277V  
347 - 347V (includes stepdown transformer)  
480 - 480V (includes stepdown transformer)

**CONDUIT ENTRY**  
Fixtures require housing extension when specified with conduit entry. Conduit entry provided with 1/2" NPT tapered pipe thread and plug. Conduit fitting to be supplied by others.  
Right side conduit entry (back view)  
Left side conduit entry (back view)  
Dual conduit entry (left and right)

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WILLIAMS  
H. E. WILLIAMS, INC. Page 1 of 3

**TYPE 'HE'**

**WVP**



**ORDERING INFORMATION**

**SERIES**  
WVP - Wall Pack

**TYPE**  
H - Horizontal  
V - Vertical

**LED PACKAGE**  
See back for fixture performance data.

**EXPERIMENTAL DATA**

LUMEN PACKAGE	NOMINAL LUMENS	MINIMUM CRI & CCT	AVERAGE PERCENT WATTAGE
L3K	3,000	70+ CRI, 3000K	36
L6K	6,000	70+ CRI, 5000K	39

**DISTRIBUTION**  
TF - Type III  
TF - Type III Forward Throw

**FINISH OPTIONS**  
BK - Black (RAL 9005)  
BLK - Dark Bronze  
DBZ - Medium Bronze  
GRAY - Standard Gray  
SLV - Satin Aluminum (RAL 9006)  
WHT - White (RAL 9003)

**SHIELDING**  
SDGL - 30mm<sup>2</sup> diffused textured tempered glass lens  
SCL - Clear tempered glass lens

**OPTIONS**  
See page 3 for option details.  
EM1W - with integral emergency LED driver, 500 lumen output (120-277V only) VWPV includes housing extension.  
SF - Single fuse 120V, 277V or 347V only; must specify voltage.

**ACCESSORIES (WVP only)**  
FEB-01 - Remote controller for occupancy sensor<sup>1</sup>

**DRIVER**  
DIM - Dimming driver prewired for 0-10V control.  
**VOLTAGE**  
120 - 120V  
277 - 277V  
UNV - 120-277V  
347 - 347V (includes stepdown transformer)  
480 - 480V (includes stepdown transformer)

**CONDUIT ENTRY**  
Fixtures require housing extension when specified with conduit entry. Conduit entry provided with 1/2" NPT tapered pipe thread and plug. Conduit fitting to be supplied by others.  
Right side conduit entry (back view)  
Left side conduit entry (back view)  
Dual conduit entry (left and right)

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WILLIAMS  
H. E. WILLIAMS, INC. Page 1 of 3

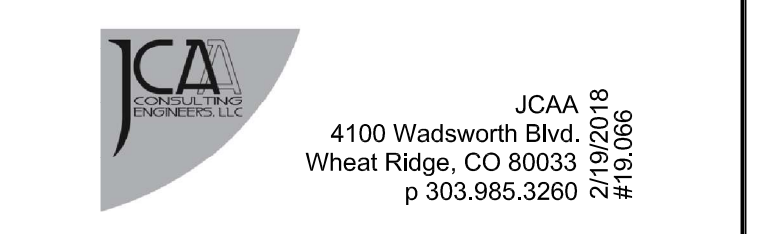
**NEW CONSTRUCTION:**

**PARKER MIXED-USE RETAIL**

HESS ROAD & PARDEE STREET  
PARKER, COLORADO



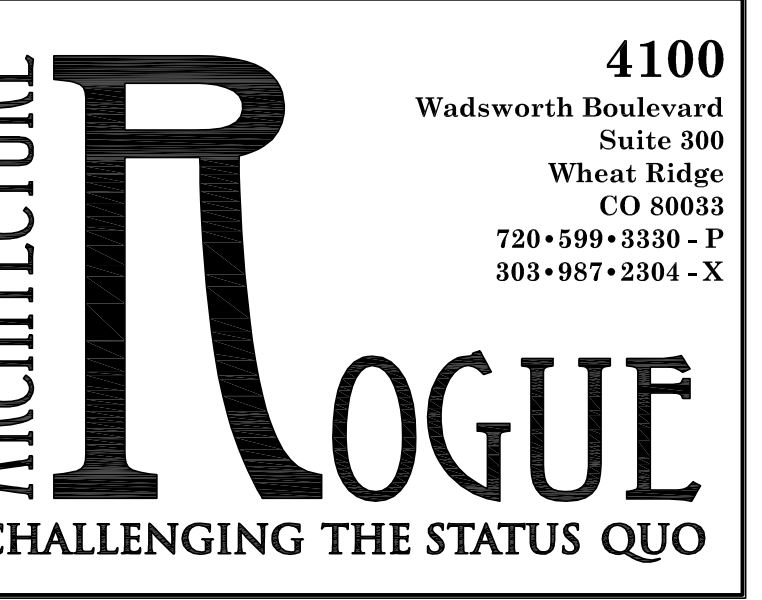
8111 Preston Road, Suite 300  
Dallas, Texas 75225



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

**DATE:** 05.22.2019  
05.28.2019  
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**ISSUE:** PROGRESS REVIEW  
SITE PLAN SUBMITTAL  
2nd SITE PLAN SUBMITTAL  
3rd SITE PLAN SUBMITTAL



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  
**ESP1.2**  
SHEET: \_\_\_\_\_

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**TYPE 'WS'**

CONITECH LIGHTING | a LEVITON company  
Catalog No. \_\_\_\_\_  
Type \_\_\_\_\_  
Project \_\_\_\_\_

**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 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: 1/4-18NPS.  
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 future-to-future color consistency within a 3-to 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 Conitech'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.

Input Wattage (W)	Series 1	Series 2	Series 3	Series 4	Series 5	Series 6
Dimming Trac, ELV, D100	10	14	20	28	37	43
Input Current (A) 120/277	06/04	12/06	17/08	23/11	31/14	36/17
Input Voltage	277V AC, 50/60Hz					
Trac, ELV, D100	120V AC, 50/60Hz					
Libren Eco-Sys™ Dimming	120V AC, 50/60Hz					
Libren Eco-Sys™ Dimming	277V AC, 50/60Hz					
addLED ECOdrive/SOLdrive	120V AC, 50/60Hz					
addLED ECOdrive/SOLdrive	277V AC, 50/60Hz					
Color Temp	2700K/3000K/3500K/4000K					
CRI Standard/High	83 (80max) / 90+					
Driver	Power Factor > 0.90					
THD	< 20%					
Dimming	Trac, ELV, D10V 10.000%					
Libren®	1.000%					
addLED ECOdrive	1.000%					
addLED SOLdrive	0.1100%					

1.847-559-5500 [www.conitechlighting.com](http://www.conitechlighting.com) Please Recycle All specifications subject to change without notice.

CONITECH LIGHTING | a LEVITON company  
Catalog No. \_\_\_\_\_  
Type \_\_\_\_\_  
Project \_\_\_\_\_

**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**

Series	LED Series	Color Temp	Driver/Dimming	Mounting	Mounting Location	Reflector	Finish
1	100L	27K	2700K	MVD	120V/277V	C	Ceiling Mount
2	140L	30K	3000K	MVD	120V/277V	FC	Flexible Cable
3	200L	50K	5000K	MVD	120V/277V	W	Wall Mount
4	280L	27K	2700K	MVD	120V/277V	U	Up Light
5	370L	30K	3000K	MVD	120V/277V	U	Up Light
6	430L	40K	4000K	MVD	120V/277V	U	Up Light

**DRIVER AVAILABILITY MATRIX**

Driver	MVD	1203	MVD4	MVD6	MVD7	MVD8	MVD9	MDMK	34D2
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
UD	All Series	All Series	All Series	Thru Series 5	Thru Series 5	Thru Series 5	Thru Series 5	N/A	All Series
TTC	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 are only available in Dry/Damp location type.  
2. Consult factory when different colors, color temperatures, or lumen packages are required in a single Up/Down cylinder.  
3. Back Mount option only available with addLED ECOdrive and addLED SOLdrive. Back Mount cylinders with back mount adapter.  
4. Wall Wash (WW) and Pencil Beam (PB) valid on all models except Up/Down cylinder with series 3 or 6 LED module. Back reflector designation (BZ).  
5. Front beam (FB) valid on all models except Up/Down cylinder with series 3 or 6 LED module. Back reflector designation (BZ).  
6. Consult factory for RDR options in Up/Down LED luminaires.  
7. RDR Option only available with addLED driver option. RDR Enclosure must be installed in a Dry/Damp location.

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SITE PLAN SUBMITTAL 02.18.2020



# 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 MAINHOLES, 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 1/2" 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.

# 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

### MINIMUM STANDARDS

ROW LANDSCAPING CALCULATIONS						
TYPE BASE STANDARD (PLANTS PER # LINEAR FEET)	LINEAR FRONTAGE	TREES REQUIRED	SHRUBS REQUIRED	TREES PROPOSED	SHRUBS PROPOSED	
SOUTH 1 TREE/40'	242 LF	6	N/A	7	N/A	
EAST 1 TREE/40'	126 L.F.	3	N/A	3 EXISTING	N/A	

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/25LF	159 L.F.	6.36	31.8	7 TREES	34 SHRUBS	
EAST 1 TREE - 5 SHRUBS/40LF	126 LF	3	16	1 + 2 (20 SHRUBS) = 3 TREES <small>100 SHRUBS - 1 TREE - 2 ADDITIONAL TREES</small>	20 shrubs = 60 perennials provided	
NORTH 1 TREE-5 SHRUBS/40LF	263 LF	7	33	7 TREES	34 SHRUBS	
SOUTH 1 TREE-5 SHRUBS/40LF	242 LF	6	31	15 TREES	32 SHRUBS	
TOTALS		23	112	30 (32 counting shrubs)	120	

(1) Due to the shared drive aisle, these plantings are not possible, benches and landscaping has been added to the SE corner of the building to enhance this southern property line.  
(2) Trees proposed do not include the ROW trees existing or proposed

### PLANT REQUIREMENTS

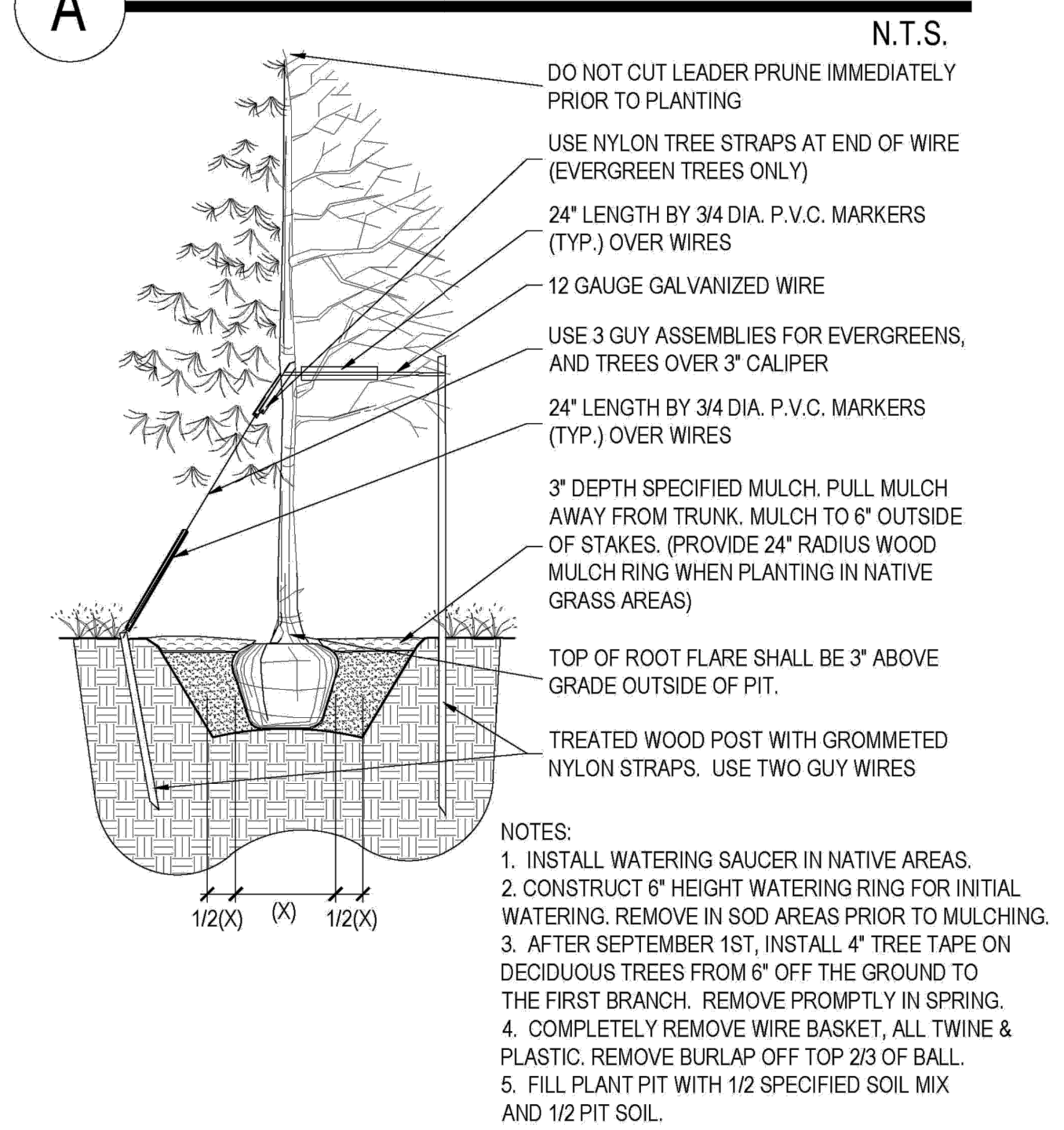
MINIMUM SITE LANDSCAPE CALCULATIONS FOR 41,412 sq ft LOT		
DESCRIPTION	REQUIRED	PROVIDED
LANDSCAPE AREA 15% of Lot	6,211 sq ft	15,471 sq ft
TREES 1/1,500 sq ft	12	34 (not including ROW trees)
SHRUBS 5/1,500 sq ft	58	137 Plus 142 Perennials = 47 Shrubs Not Part of 139 Total
MAX. IRRIGATED TURF = 15%	7,256	New turf area in ROW along Hess Street 2,190 sq ft = 5%  Tree lawn along Pardee Street is existing and irrigated by others
EVERGREEN TREES	25% - 50% OVERALL 40%-60% PERIMETER	15 EVERGREEN / 34 TREES 44% 15 EVERGREEN / 30 TREES 50%
75% OF LIVE COVER	11,603 sq ft	13,693 sq ft

Site Area Square Footage For Landscaping 41,412 sf - 4,713 (building) - 19187 (paved) = 17,512sf landscaped area for landscape material calculation

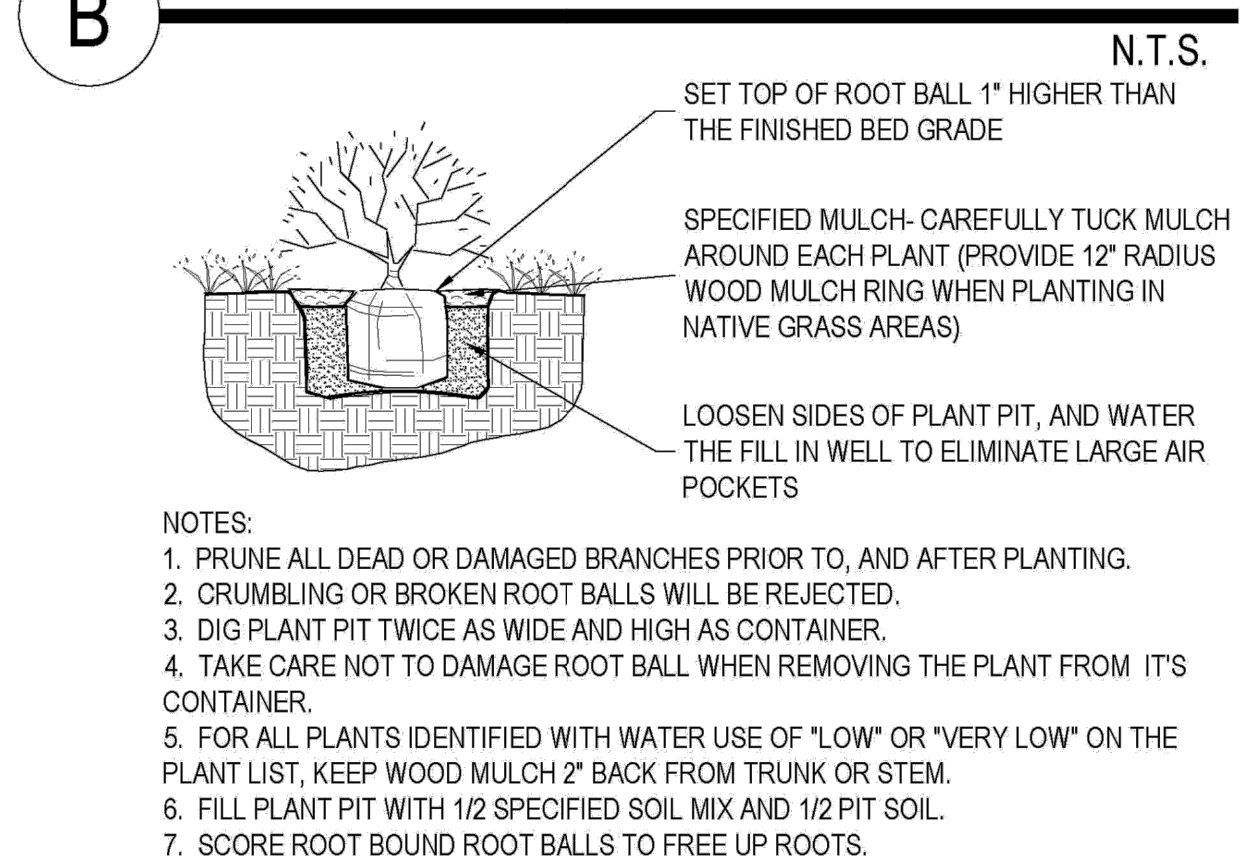
### PWSD WATER CALCULATIONS

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	2,190 SF x 1 = 2,190	0 SF x 1 = 0	10,288 SF x .3 = 3,086.4	5,183 SF x 0 = 0	3,086.4	5277	.9 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

