



Development Review Division

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

MEMORANDUM

TO: Keith Fronczak, Boulder Associates
FROM: Ashley Chasez, Planner I
DATE: September 14, 2023
SUBJECT: Parker Point F1 L10 - Medical Office Building
Review Comments 01

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

TOWN OF PARKER PLANNING DEPARTMENT CASE PLANNER: Ashley Chasez

EMAIL: achasez@parkeronline.org

PHONE: 303.805.3331

GENERAL PROJECT COMMENTS:

1. The Planning Division references certain sections of the Parker 2035 Master Plan, the Land Development Ordinance (LDO) and the Development Design Standards. Copies of these documents are available at:
[Parker 2035 Master Plan](#)
[Development Design Standards](#)
[Land Development Ordinance](#)
2. The Planning Division has made every effort to make this comment letter as comprehensive as possible. However, additional comments that have not been provided as part of this comment letter may be identified as part of future submittals, based on revisions to the project.
3. Please contact the referral agencies if you have questions regarding their review comment(s).
4. A redlined plan is included with this memorandum and is intended to supplement and clarify the review comments of this memorandum.
5. Final Plans submitted to the Building Department, Engineering Department and Parker Water and Sanitation District **must be exactly the same as the approved Site Plan set.**
6. The Town of Parker has implemented a naming convention for all applications. For all future documents that are uploaded to TRAKIT please ensure the submittal round is first, the name of the document is second and the name of the project is third. Staff will not refer the application out with this naming convention.
Example: "02" or "Second Submittal"

- 7. **Prairie Dog Management:** The Town’s current land development ordinance section 13.10.250 - Prairie Dog Management requires applicants/developers to make a good faith effort to have any prairie dogs on site relocated. Documentation of this effort will be a condition of the land use application approval/site development and a certificate of compliance will be required prior to issuance of the grading permit. If relocation of the prairie dogs is not available, humane extermination may be considered. Prairie Dog management should begin as early as possible during the review process. Please coordinate with staff.

- 8. **Utility transformers:** Pursuant to section 13.10.090- Utilities of the Town of Parker Land Development Ordinance all on-site utilities serving a single use shall be placed underground. On-site utilities for the provision of service to nonresidential use(s) such as pedestals, transformers or other equipment may be placed above ground in a rear-yard or side-yard utility easement only. Transformers and other utility equipment associated with the application shall be shown on the approved Site Plan. Please work with staff to determine the correct placement for this equipment.

Site Plan and Project Details

- 1. Please see the attached redlines for additional information.

Comment Addressed: Yes No
Response:

OUTSIDE REFERRAL AGENCY COMMENTS

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

- Town of Parker – Environmental (Construction Plans)
- Town of Parker – Fire Life and Safety
- Town of Parker – Civil (Construction Plans)
- Town of Parker – Civil (Drainage Report)
- Town of Parker – Civil (Site Plan)
- Town of Parker – Civil (Traffic Impact Study)
- Cherry Creek Basin Water Quality Authority
- CORE
- Parker Water and Sanitation

Please keep an eye out in eTRAKiT for the comment to the following reviews:

- CenturyLink Communications
- Comcast

Attached to the Planning comments is a printout of all review comments on the project. These comments include all comments from the first submittal to the most recent. They are organized from oldest to most recent. Therefore, the comments from this referral can be found at the end of the document.

Staff Comments 01
SP23-058
Parker Point F1 L10 - Medical Office Building
09/14/2023

Comment(s) Addressed: Yes No

Response:

Property Owner

Date

Project Representative

Date

PARKER POINTE SUBDIVISION FILING NO. 2 - LOT 1A

SITE DEVELOPMENT PLAN

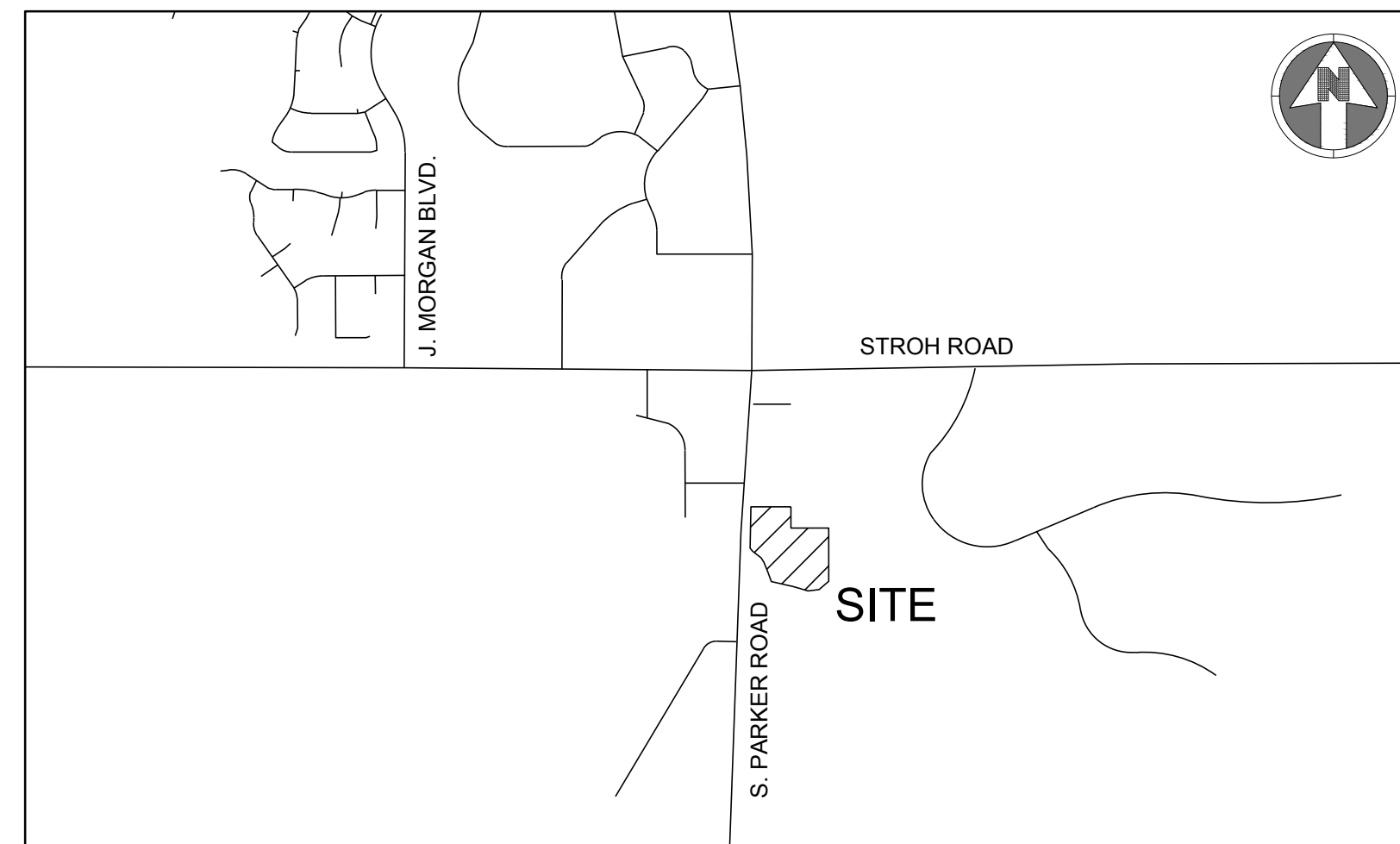
A PARCEL OF LAND SITUATED IN THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO.

SITE STATISTICS			
ZONING	MC		
LOT AREA	SF	ACREA	%OF TOTAL
GROSS	177,770	4.08	100%
NET	177,770	4.08	100%
SITE DATA	SF	ACREA	%OF TOTAL
BUILDING AREA	15,611	0.36	8.78%
HARDSCAPE AREA	66,208	1.52	37.25%
LANDSCAPE AREA (REQ'D:15%)	95,951	2.20	53.97%
TOTAL	177,770	4.08	100%

PARKING	GFA (SF)	PARKING FORMULA	REQUIRED	PROVIDED
MEDICAL OFFICE BUILDING	29,745	1 /300 SF	100	127
ACCESSIBLE SPACES			10+3 VAN*	10+3 VAN
BICYCLE PARKING	29,745	2 PER 10,000 SF	3	8

SETBACK	
NORTH	25 LF
EAST	25 LF
SOUTH	25 LF
WEST	65 LF (MAX)

Show the required set backs and what is provided.



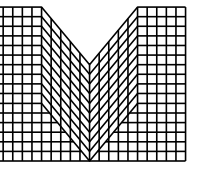
VICINITY MAP
SCALE:1"=1,000'

Sheet List Table	
Sheet Number	Sheet Title
01	COVER SHEET
02	EXISTING CONDITIONS PLAN
03	SITE PLAN
04	LANDSCAPE COVER SHEET
05	LANDSCAPE PLAN
06	LANDSCAPE PLAN
07	TREE CONSERVATION PLAN
08	SITE DETAILS
09	PLANTING DETAILS
10	ARCHITECTURAL SITE PLAN
11	EXTERIOR ELEVATIONS
12	ELECTRICAL SITE PLAN
13	LIGHTING PHOTOMETRICS PLAN
14	LIGHTING CUT SHEETS & LUMINAIRE SCHEDULE



BOULDER ASSOCIATES

1426 PEARL STREET, SUITE 300
BOULDER, COLORADO 80302
303.499.7795



S.A. MIRO INC.

CONSULTING ENGINEERS

4582 South Ulster Street
Suite 750, Denver, CO 80237
303-741-3737
www.samiro.com

CENTURA
PARKER NHC

PARKER POINTE SUBDIVISION
LOTS 7, 8, 9 AND 10
PARKER, CO 80134

SUBMITTALS

DESCRIPTION DATE
1ST SUBMITTAL 07/28/2023

CONTACTS:

OWNER'S REPRESENTATIVE
MEDDEVELOPMENT, LLC
JOHN ALMEIDA
10800 FARLEY, SUITE 380
OVERLAND PARK, KS 66210
816-564-2393

ENGINEER
S.A. MIRO INC.
JASON CARR
4582 SOUTH ULSTER STREET
SUITE 750 DENVER, CO 80237
303-741-3737

SURVEYOR
ENGINEERING SERVICE COMPANY
CHARLES BECKSTROM
14190 E. EVANS AVENUE
AURORA, CO 80014
303-337-1393

PUBLIC UTILITIES:

SOUTH METRO FIRE DISTRICT
9195 E. MINERAL AVENUE
CENTENNIAL, CO 80112
P: (720) 989-2244

PARKER WATER & SANITATION DISTRICT
18100 WOODMAN ROAD
PARKER, CO 80134
P: (303) 841-4627

TOWN OF PARKER
20120 E. MAIN STREET
PARKER, CO 80138
P: (303) 840-9546

BASIS OF BEARING:

BEARINGS ARE BASED ON THE NORTH LINE OF THE NE 1/4 SECTION 3, TOWNSHIP 7 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN BEARING S89°59'29"W AND BOUNDED BY THE MONUMENTS SHOWN HEREON.

BENCHMARK:

DOUGLAS COUNTY SURVEY CONTROL MONUMENT TT15A - 3" DIAMETER DOUGLAS COUNTY GIS ALUMINUM CAP AT THE NE CORNER OF STROH ROAD AND SOUTH PARKER ROAD (US HIGHWAY 83) ELEVATION: 5970.79 FEET (NAVD 1988 DATUM)

FIRE FLOW BLOCK

TOTAL FIRE FLOW REQUIRED FOR THIS SITE IS 1875 GPM MINIMUM @ 20 PSI RESIDUAL PRESSURE
THIS FLOW MUST BE PROVIDED FROM A MINIMUM OF 2 FIRE HYDRANTS
INDIVIDUALLY, EACH FIRE HYDRANT MUST SUPPLY 1500 GPM MINIMUM @ 20 PSI RESIDUAL PRESSURE

CODE USED FOR ANALYSIS: 2015 INTERNATIONAL FIRE CODE AND 2015 INTERNATIONAL BUILDING CODE

OCCUPANCY GROUPS:
B

CONSTRUCTION TYPE: 2B

FIRE FLOW CALCULATION AREA: 30,120 SF
TOTAL BUILDING AREA: 30,120 SF

BUILDING IS TO BE CONSTRUCTED WITH AUTOMATED FIRE SPRINKLER SYSTEM (NFPA 13) SO FIRE FLOW REQUIREMENT HAS BEEN REDUCED BY 50%.

DATE
07/28/2023

PARKER PROJECT NUMBER

SP22-XXX

SHEET TITLE

COVER SHEET

DRAWING NUMBER

01 OF 14

PARKER POINTE SUBDIVISION FILING NO. 2 - LOT 1A

SITE DEVELOPMENT PLAN

A PARCEL OF LAND SITUATED IN THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO.

← Show all Setbacks →

Please show the sidewalk along Parker Road. Also, please add a pedestrian connection to this sidewalk to the building.

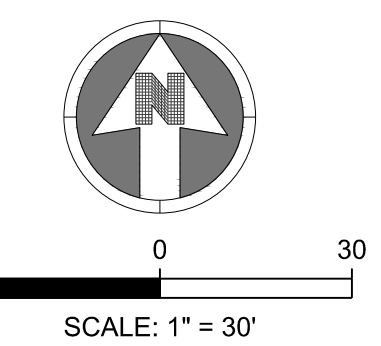
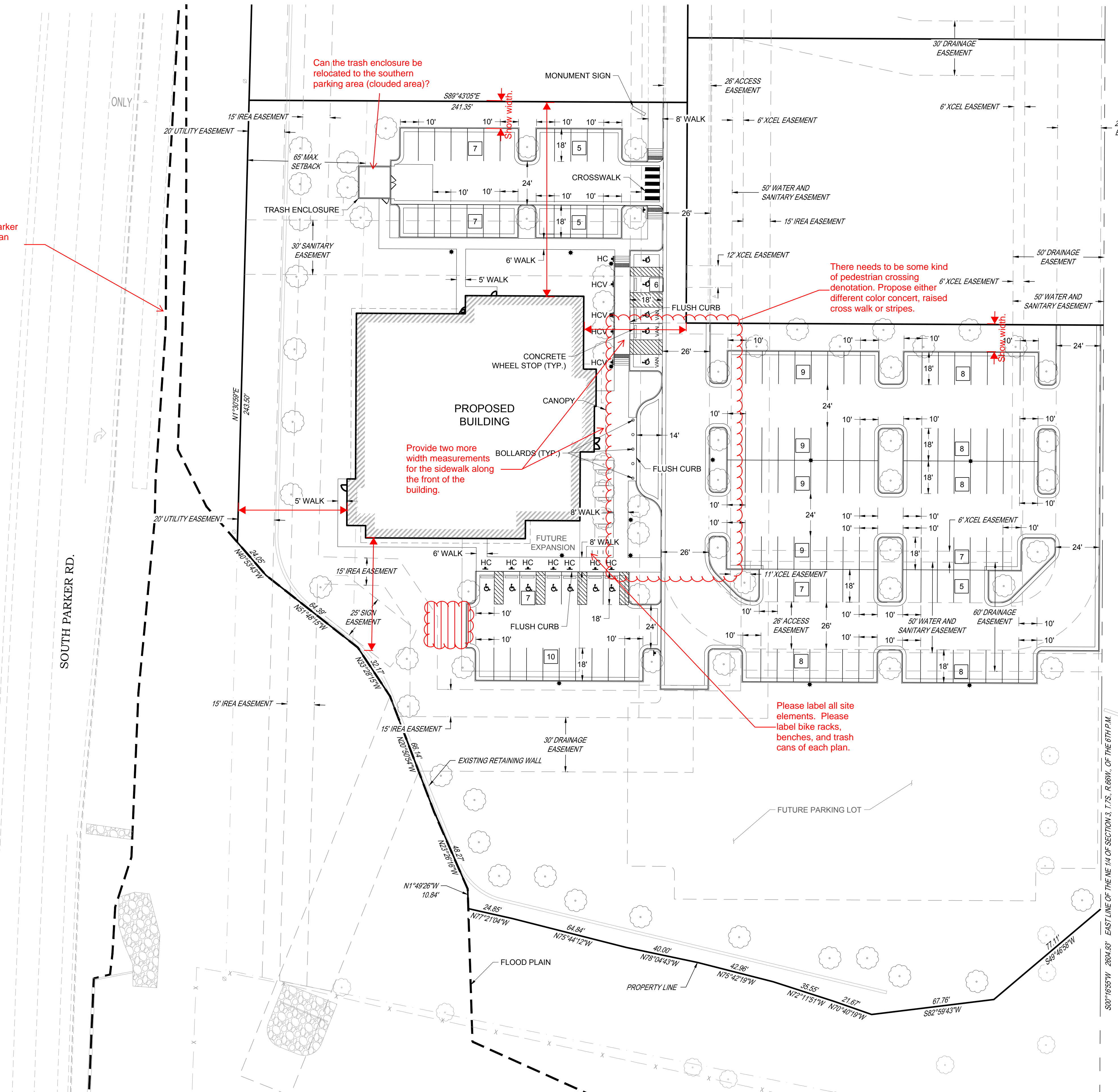
Can the trash enclosure be relocated to the southern parking area (clouded area)?

Provide two more width measurements for the sidewalk along the front of the building.

There needs to be some kind of pedestrian crossing denotation. Propose either different color concert, raised cross walk or stripes.

Please label all site elements. Please label bike racks, benches, and trash cans of each plan.

Create a parking table that lists the total number of parking spaces broken down by width sizes and accessibility.



LEGEND:

- ▲ HC PROPOSED "HANDICAP PARKING" SIGN
- ▲ HCV PROPOSED "VAN ACCESSIBLE HANDICAP PARKING" SIGN
- 9 PARKING STALL COUNT
9'X18' MINIMUM DIMENSIONS
UNLESS OTHERWISE SPECIFIED



BOULDER ASSOCIATES
1426 PEARL STREET, SUITE 300
BOULDER, COLORADO 80302
303.499.7795



S.A. MIRO INC.
CONSULTING ENGINEERS
4582 South Ulster Street
Suite 750, Denver, CO 80237
303-741-3737
www.samiro.com

CENTURA PARKER NHC
PARKER POINTE SUBDIVISION
LOTS 7, 8, 9 AND 10
PARKER, CO 80134

SUBMITTALS
DESCRIPTION DATE
1ST SUBMITTAL 07/28/2023

DATE 07/28/2023
PARKER PROJECT NUMBER SP22-XXX
SHEET TITLE SITE PLAN
DRAWING NUMBER 03 OF 14

PARKER POINTE SUBDIVISION FILING NO. 2 - LOT 1A

SITE DEVELOPMENT PLAN

A PARCEL OF LAND SITUATED IN THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO.

PLANTING SCHEDULE:

KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	HEIGHT	WIDTH
DECIDUOUS SHADE TREES						
WCA	<i>Catalpa speciosa</i>	Western Catalpa	2.5" cal.	as shown	40-60'	30-50'
WHB	<i>Celtis reticulata</i>	Western Hackberry	2.5" cal.	as shown	60'	40'
SHL	<i>Gleditsia triacanthos inermis</i> 'Shademaster'	Shademaster Honeylocust	2.5" cal.	as shown	50'	35'
KCT	<i>Gymnocladus dioica</i>	Kentucky Coffeetree	2.5" cal.	as shown	50-60'	40-50'
ENO	<i>Quercus robur</i>	English Oak	2.5" cal.	as shown	40-60'	40-60'
BRO	<i>Quercus macrocarpa</i>	Bur Oak	2.5" cal.	as shown	50-80'	50-80'
CKO	<i>Quercus muhlenbergii</i>	Chinkapin Oak	2.5" cal.	as shown	40 - 50'	40-50'
ACL	<i>Ulmus x 'Accolade'</i>	Accolade Elm	2.5" cal.	as shown	60 - 75'	35-45'
EVERGREEN TREES						
PPN	<i>Pinus ponderosa</i>	Ponderosa Pine	8'	as shown	40'	25'
VWP	<i>Pinus flexilis</i> 'Vanderwolf's Pyramid'	Vanderwolf's Pyramid Limber Pine	8'	as shown	20'	10'
ORNAMENTAL TREES						
ABS	<i>Amelanchier x grandiflora</i>	Autumn Brilliance Serviceberry	2" cal.	as shown	15 - 20'	10'
ACH	<i>Prunus maackia</i>	Amur Chokecherry	2" cal.	as shown	20-30'	20-25'
EVERGREEN SHRUBS						
PMZ	<i>Arctostaphylos coloradoensis</i>	Panchito Manzanita	#5	4' o.c.	12-24"	4'
BFJ	<i>Juniperus sabina</i> 'Buffalo'	Buffalo Juniper	#5	4' o.c.	12"	6'
SMP	<i>Pinus mugo</i> 'Slowmound'	Slowmound Mugo Pine	#5	4' o.c.	3'	4'
DECIDUOUS SHRUBS						
SKS	<i>Amelanchier alnifolia</i>	Saskatoon Serviceberry	#5	6' o.c.	6-12'	6-12'
MGY	<i>Cercocarpus montanus</i>	Mountain Mahogany	#5	6' o.c.	10'	6'
FRB	<i>Chamaebatiaria millefolium</i>	Fernbush	#5	4' o.c.	3-5'	3-6'
IDG	<i>Cornus sericea</i> 'Isanti'	Isanti Dogwood	#5	4' o.c.	4-6'	4'
DGM	<i>Acer ginnala</i> 'Compacta'	Dwarf Ginnala Maple	#5	6' o.c.	8'	8'
RSG	<i>Perovskia artiplicifolia</i>	Russian Sage	#5	4' o.c.	4'	4'
MKO	<i>Philadelphus lewisii</i> 'Cheyenne'	Cheyenne Mockorange	#5	6' o.c.	5-7'	4-6'
NNB	<i>Physocarpus monogynus</i>	Native Ninebark	#5	4' o.c.	3-4'	3-4'
WSC	<i>Prunus besseyi</i>	Western Sand Cherry	#5	6' o.c.	4-7'	4-6'
PBS	<i>Prunus besseyi</i> 'Pawnee Buttes'	Pawnee Buttes Sand Cherry	#5	3.5' o.c.	1-2'	4-6'
FRS	<i>Spiraea japonica</i> 'Froebelii'	Froebel Spirea	#5	3' o.c.	3-4'	3-4'
GLS	<i>Rhus aromatica</i> 'Grow Low'	Gro-Low Sumac	#5	6' o.c.	3'	8'
ALV	<i>Viburnum x rhytidophyloides</i> 'Alleghany'	Allegheny Viburnum	#5	6' o.c.	10'	10'
APC	<i>Ribes alpinum</i>	Alpine Currant	#5	4' o.c.	3-6'	3-6'
GMC	<i>Ribes alpinum</i> 'Green Mound'	Green Mound Currant	#5	3' o.c.	3-4'	3-4'
TLS	<i>Rhus trilobata</i>	Three-Leaf Sumac	#5	4' o.c.	3-4'	3-4'
DKL	<i>Syringa meyeri</i>	Dwarf Korean Lilac	#5	4' o.c.	4-6'	4-6'
ORNAMENTAL GRASSES						
BGG	<i>Bouteloua gracilis</i> 'Blonde Ambition'	Blonde Ambition Blue Grama Grass	#1	2' o.c.	2-3'	2-3'
SSG	<i>Panicum virgatum</i> 'Shenandoah'	Shenandoah Red Switch Grass	#1	2' o.c.	4-5'	2'
LBS	<i>Schizachyrium scoparium</i> 'The Blues'	The Blues Little Bluestem	#1	24" o.c.	30-40"	2'
PERENNIALS						
PCF	<i>Echinacea purpurea</i>	Purple Coneflower	#1	24" o.c.	24-36"	18-24"
SHS	<i>Agastache rupestris</i>	Sunset Hyssop	#1	18" o.c.	24-36"	24-36"

PARKING LOT PERIMETER CHART:

LANDSCAPE AREA TYPE	BUFFER WIDTH REQUIRED	BUFFER WIDTH PROVIDED
PARKING LOT PERIMETER NORTH	ADJACENT TO SITE WITH SIMILAR USE = 8' MIN.	19'
PARKING LOT PERIMETER EAST	ADJACENT TO SITE WITH SIMILAR USE = 8' MIN.	36'
PARKING LOT PERIMETER SOUTH	ADJACENT TO SITE WITH SIMILAR USE = 8' MIN.	121' - 180'

SITE PERIMETER LANDSCAPE CHART:

LANDSCAPE AREA TYPE	LENGTH	TREES REQ. (1 / 40' LF)	TREES PROVIDED	SHRUBS REQ. (5 / 40' LF)	SHRUBS PROVIDED
North Property Line	445'	11	11	56	66
East Property Line	442'	11	11	55	55
South Property Line	374'	9	9	47	47
West Property Line	488'	12	12	61	61
% of Evergreen Trees		min 40% mix 60%	55%		

TOWN OF PARKER - NATIVE GRASS MIX 'B'

BOTANICAL NAME	COMMON NAME	%	PLS / ACRE
<i>Elymus trachycaulus</i>	Slender Wheatgrass	22	5.5
<i>Elymus lanceolatus</i>	Sodar Streambank Wheatgrass	18	4.5
<i>Festuca arizonica</i>	Arizona Fescue	13	3.25
<i>Bouteloua gracilis</i>	Blue Grama	13	3.25
<i>Bouteloua dactyloides</i>	Buffalograss	12	3
<i>Hordeum vulgare</i>	Barley Grass	12	3
<i>Muhlenbergia glomerata</i>	Spike Muhly	5	1.25
<i>Oryzopsis hymenoides</i>	Indian Ricegrass	5	1.25
Total lbs per acre:		100	25

All fractions must round up. All of these should be increased by one.

Show your math here. Total of evergreens/Total Trees = %

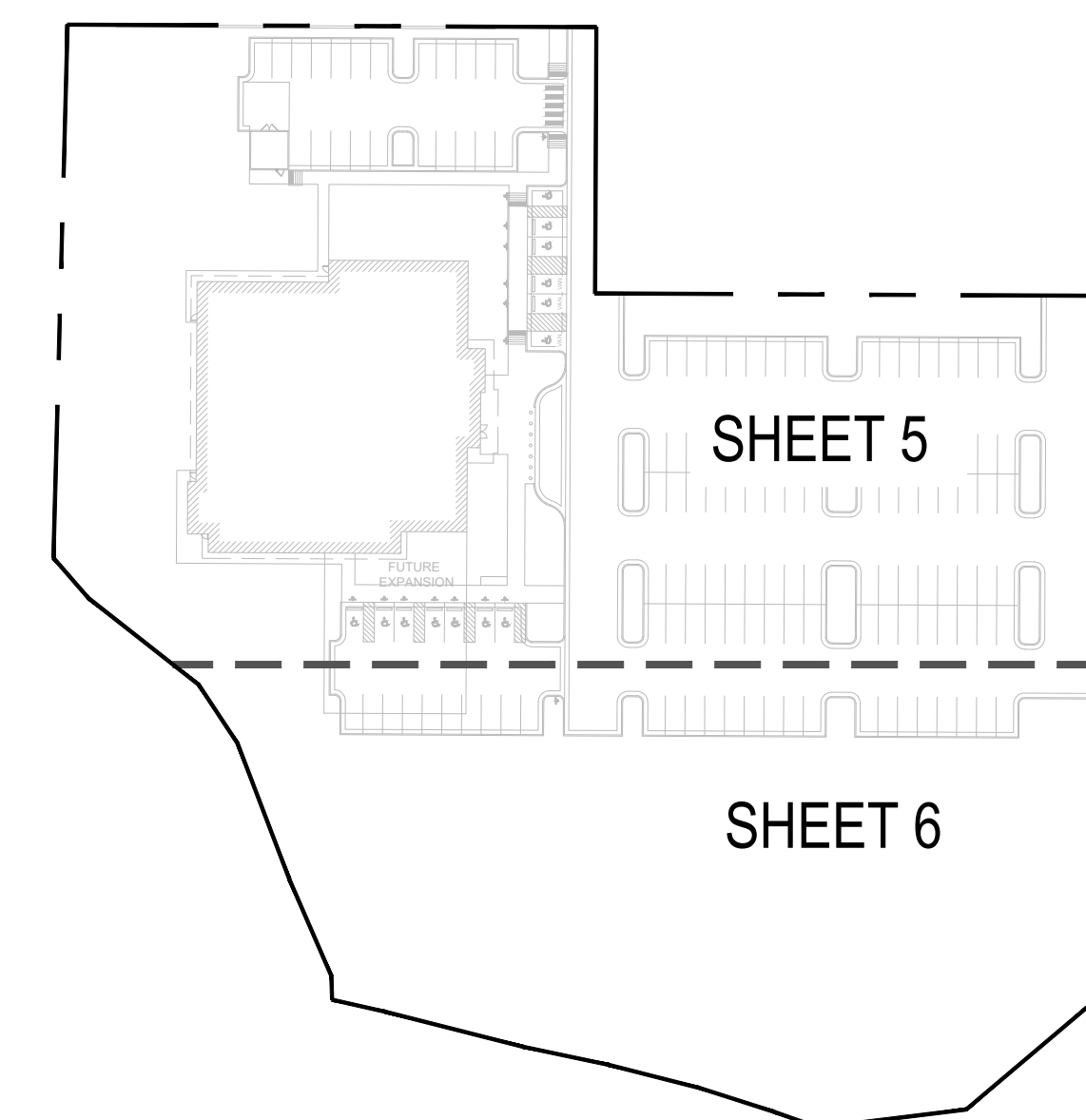
PARKING LOT INTERIOR LANDSCAPE CALCULATION CHART:

ISLAND TYPE	AREA OF THE ISLAND	# OF TREES REQUIRED (1/ 162 FT)	# OF TREES PROVIDED	# OF SHRUBS REQUIRED (5/162 FT)	# OF SHRUBS PROVIDED
ISLAND 1	582 SQ. FT	3	2	18	18
ISLAND 2	310 SQ. FT	2	2	10	10
ISLAND 3	162 SQ. FT.	1	1	5	5
ISLAND 4	231 SQ. FT	1	1	7	7
ISLAND 5	450 SQ. FT	3	2	18	18
ISLAND 6	450 SQ. FT	3	2	18	18
ISLAND 7	428 SQ. FT	3	2	13	13
ISLAND 8	310 SQ. FT	2	2	10	10
ISLAND 9	162 SQ. FT	1	1	5	5
ISLAND 10	295 SQ. FT	2	1	10	10
ISLAND 11	132 SQ. FT	1	1	5	5
ISLAND 12	162 SQ. FT	1	1	5	5
ISLAND 13	247 SQ. FT	1	1	8	8
ISLAND 14	247 SQ. FT	1	1	8	8
ISLAND 15	162 SQ. FT	1	1	5	5
ISLAND 16	321 SQ. FT	2	1	10	10
ISLAND 17	231 SQ. FT	1	1	8	8
ISLAND 18	162 SQ. ST	1	1	5	5
TOTALS:	5,479 SQ. FT	33	24	173	185

label which island is which on the landscape plan so that I can compare the numbers to the image.

These totals are calculated incorrectly. All landscape islands only need one tree. The shrubs are the ones that are directly proportional to the size of the island. Please recalculate based on the methods described in Code section: 13.06.070(p)(4)(b)

KEY MAP :



OVERALL LANDSCAPE CALCULATION CHART:

LANDSCAPE AREA TYPE	AREA / LENGTH	REQUIRED AMOUNT	AMOUNT PROVIDED
Total Site Area	177,770 SQ. FT		
Landscape Area		26,666 SQ. FT. (15%) MIN.	93,437 SQ. FT. (52.5%)
% of Living Plant Materials		75% MIN.	90%
% of Turf Area		4,000 SQ. FT.	0 SQ. FT. (0%)
% of Evergreen		25-50%	27%
Total Plantings (1 Tree and 5 shrubs per 1,500 SQ. FT.)		Required Trees: 18, Required Shrubs: 89	Provided Trees: 69, Provided Shrubs: 541

Include that this is the maximum limit to this standard.

The totals from the parking islands and streetscape cannot be included in this number. Make sure that is the case and note on table

This amount does not equal the same amount listed on page 1.



1426 PEARL STREET, SUITE 300
BOULDER, COLORADO 80302
303.499.7795



209 N. Kalamath St.
Unit 6, Denver, CO 80223
720-465-6168
www.oxbowdc.com

CENTURA PARKER NHC
PARKER POINTE SUBDIVISION
LOTS 7, 8, 9 AND 10
PARKER, CO 80134

SUBMITTALS
DESCRIPTION DATE
1ST SUBMITTAL 07/28/2023

DATE
07/28/2023

PARKER PROJECT NUMBER
SP22-XXX

SHEET TITLE
LANDSCAPE COVER SHEET

DRAWING NUMBER

PARKER POINTE SUBDIVISION FILING NO. 2 - LOT 1A

SITE DEVELOPMENT PLAN

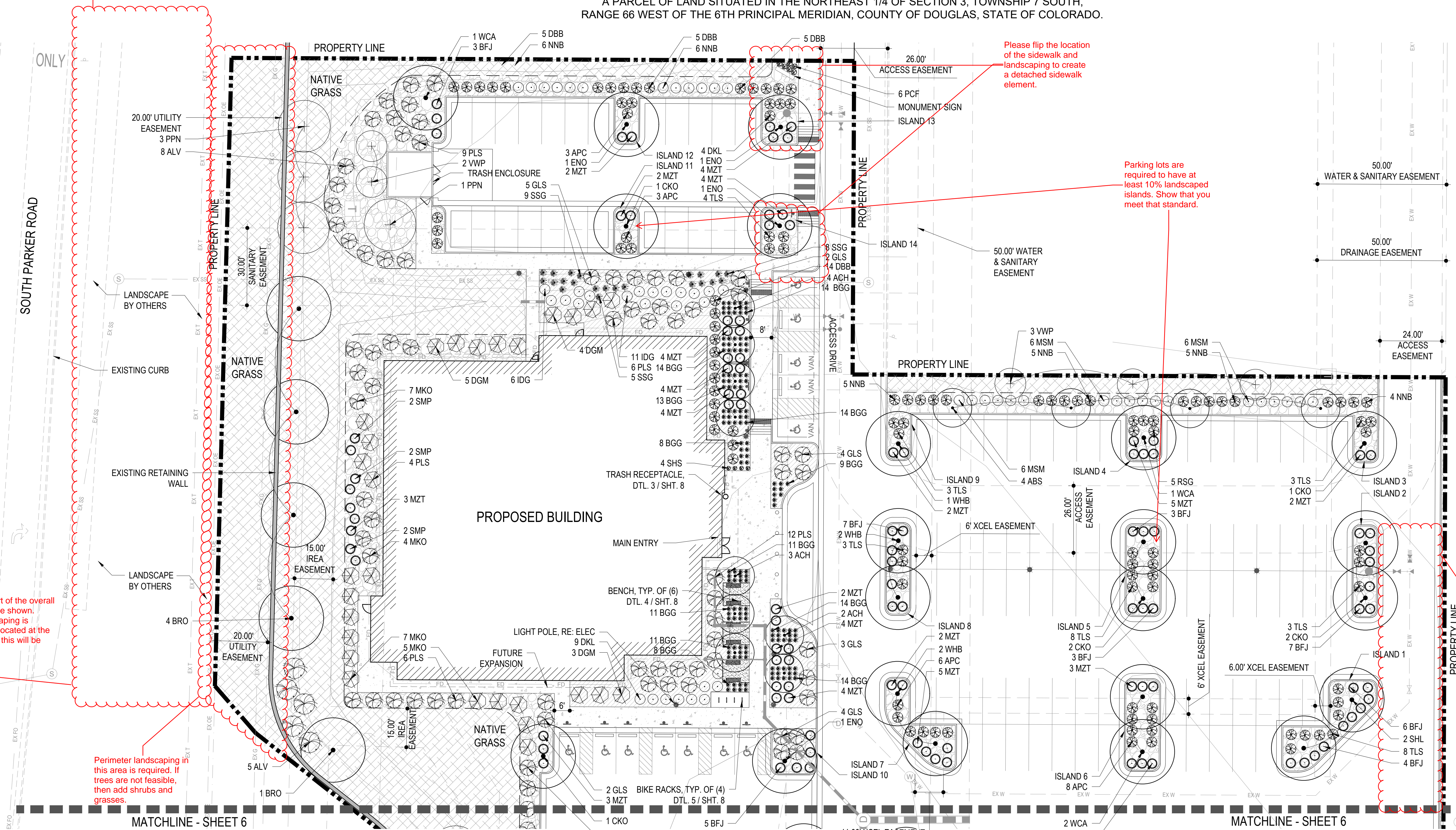
A PARCEL OF LAND SITUATED IN THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO.

All site plans are responsible to landscape from the back of the curb. Please show any proposed landscaping within this area. Additional landscaping may be required. Also, please show the sidewalk proposed along Parker Road.

Please flip the location of the sidewalk and landscaping to create a detached sidewalk element.

Parking lots are required to have at least 10% landscaped islands. Show that you meet that standard.

Site Perimeter or Parking lot perimeter landscaping is required on this side of the property. Technically this side of the property is adjacent to residentially zone areas. So a 10 ft landscape buffer is needed.

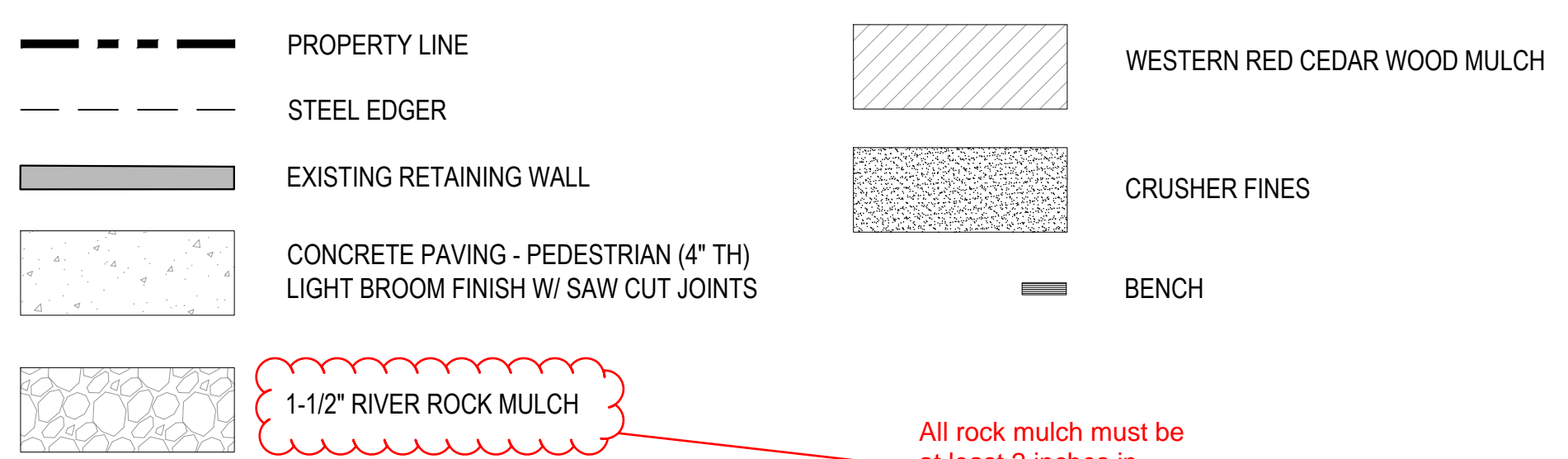


Streetscape should be part of the overall MDP, but it still needs to be shown. Property perimeter landscaping is required and needs to be located at the back of the sidewalk (yes, this will be within CDOT ROW).

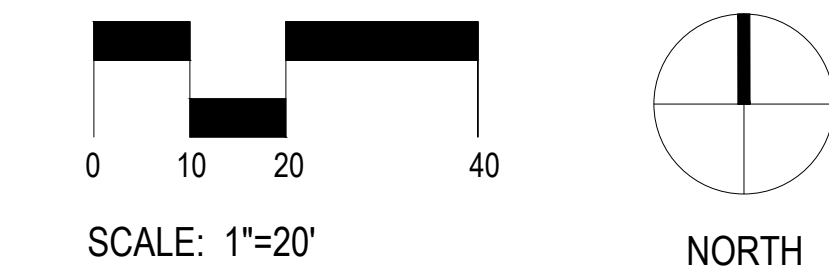
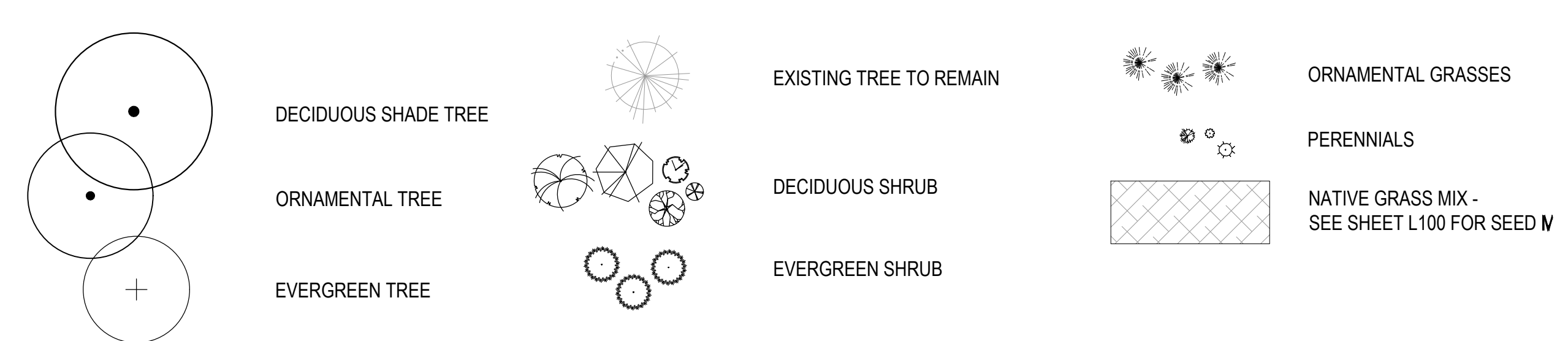
Perimeter landscaping in this area is required. If trees are not feasible, then add shrubs and grasses.

1 LANDSCAPE PLAN
5 SCALE: 1" = 20'

MATERIAL LEGEND:



PLANTING LEGEND:



BOULDER ASSOCIATES
1426 PEARL STREET, SUITE 300
BOULDER, COLORADO 80302
303.499.7795



209 N. Kalamath St.
Unit 6, Denver, CO 80223
720-465-6168
www.oxbowdc.com

CENTURA PARKER NHC
PARKER POINTE SUBDIVISION
LOTS 7, 8, 9 AND 10
PARKER, CO 80134

SUBMITTALS
DESCRIPTION DATE
1ST SUBMITTAL 07/28/2023

DATE 07/28/2023
PARKER PROJECT NUMBER SP22-XXX
SHEET TITLE LANDSCAPE PLAN
DRAWING NUMBER 5 OF 14

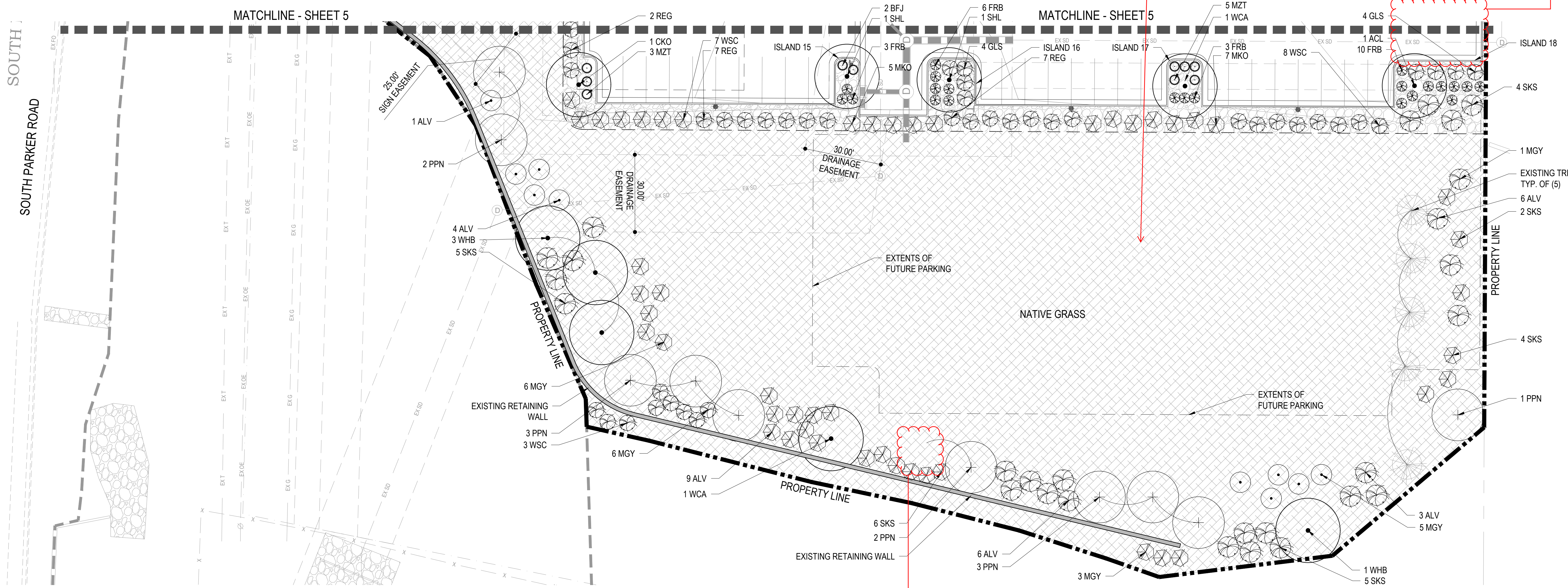
PARKER POINTE SUBDIVISION FILING NO. 2 - LOT 1A

SITE DEVELOPMENT PLAN

A PARCEL OF LAND SITUATED IN THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO

All areas that are required to be landscaped must meet the 1 tree and 5 shrubs for every 1500sq ft. show that you meet that standard

Site Perimeter or Parking lot perimeter landscaping is required on this side of the property. Technically this side of the property is adjacent to residentially zone areas. So a 10 ft landscape buffer is needed.



1 LANDSCAPE PLAN
6 SCALE: 1" = 20'

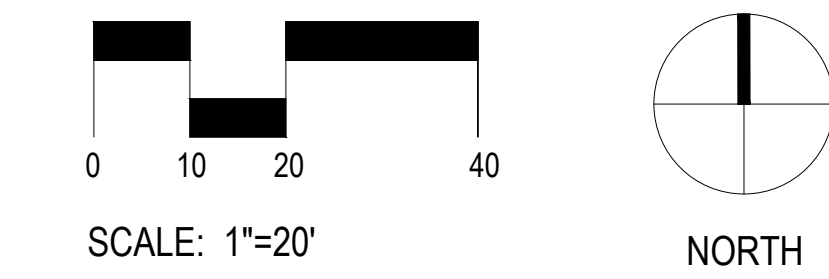
MATERIAL LEGEND:

- PROPERTY LINE
- STEEL EDGER
- EXISTING RETAINING WALL
- CONCRETE PAVING - PEDESTRIAN (4" TH) LIGHT BROOM FINISH W/ SAW CUT JOINTS
- 1-1/2" RIVER ROCK MULCH
- WESTERN RED CEDAR WOOD MULCH
- CRUSHER FINES

PLANTING LEGEND:

- DECIDUOUS SHADE TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- EXISTING TREE TO REMAIN
- DECIDUOUS SHRUB
- EVERGREEN SHRUB
- ORNAMENTAL GRASSES
- PERENNIALS
- NATIVE GRASS MIX - SEE SHEET L100 FOR SEED M

Is there suppose to be another tree here? Looks like one was removed but the labeling/count did not change.



BOULDER ASSOCIATES
1426 PEARL STREET, SUITE 300
BOULDER, COLORADO 80302
303.499.7795



209 N. Kalamath St.
Unit 6, Denver, CO 80223
720-465-6168
www.oxbowdc.com

CENTURA PARKER NHC
PARKER POINTE SUBDIVISION
LOTS 7, 8, 9 AND 10
PARKER, CO 80134

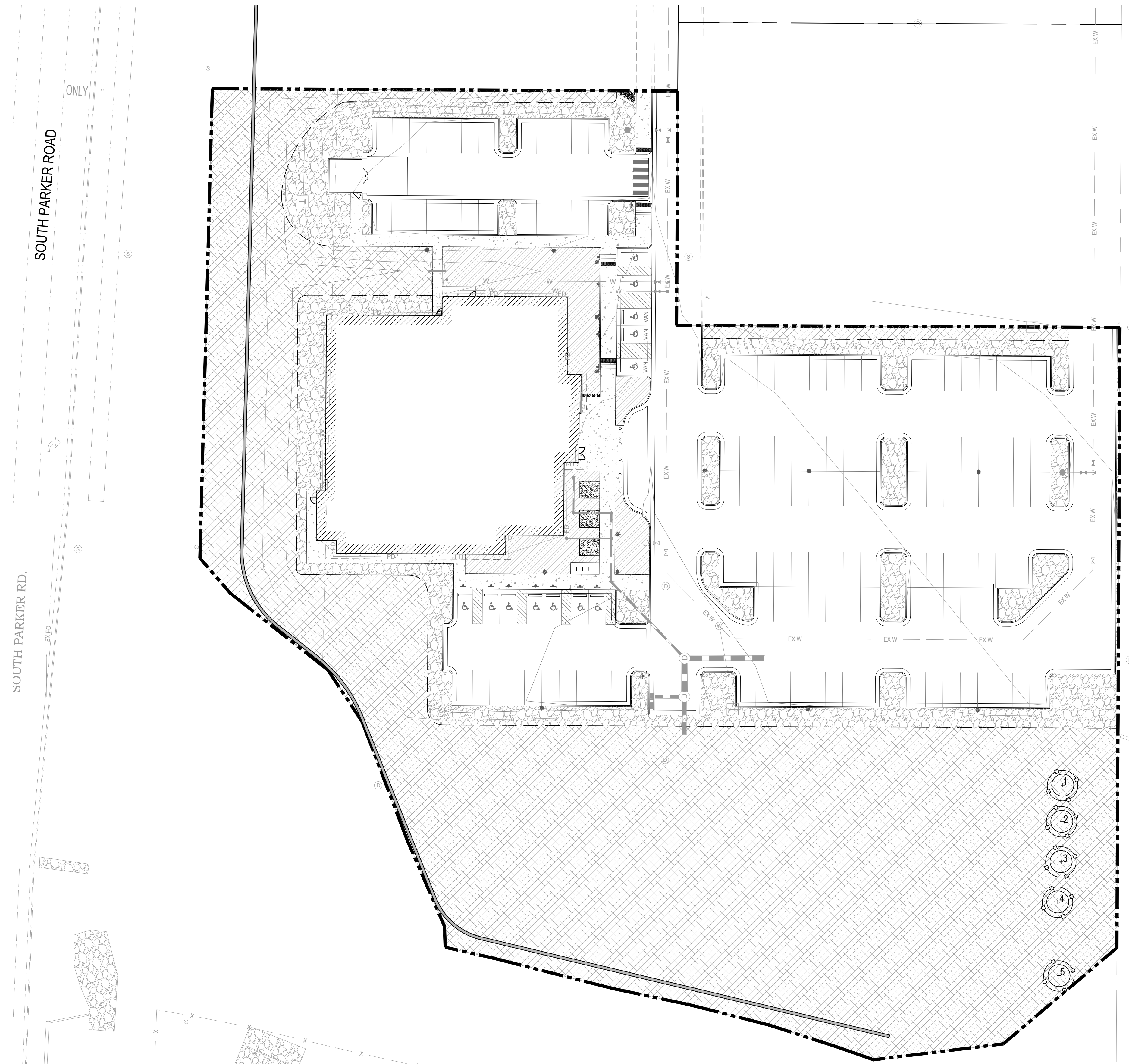
SUBMITTALS
DESCRIPTION DATE
1ST SUBMITTAL 07/28/2023

DATE 07/28/2023
PARKER PROJECT NUMBER SP22-XXX
SHEET TITLE LANDSCAPE PLAN
DRAWING NUMBER 6 OF 14

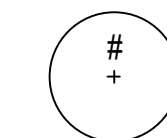
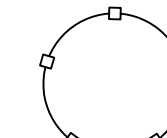

PARKER POINTE SUBDIVISION FILING NO. 2 - LOT 1A

SITE DEVELOPMENT PLAN

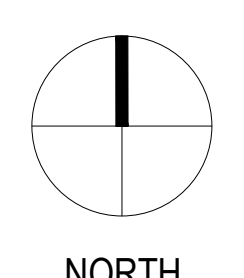
A PARCEL OF LAND SITUATED IN THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 7 SOUTH,
RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO.



TREE CONSERVATION LEGEND:

-  EXISTING TREES TO BE PRESERVED
-  TREE PROTECTION FENCING,
RE: DTL. 3 / SHT. 5
-  PROPERTY LINE

1 TREE CONSERVATION PLAN
7 SCALE: 1" = 30'



BOULDER ASSOCIATES

1426 PEARL STREET, SUITE 300
BOULDER, COLORADO 80302
303.499.7795



209 N. Kalamath St.
Unit 6, Denver, CO 80223
720-465-6168
www.oxbowdc.com

**CENTURA
PARKER NHC**
PARKER POINTE SUBDIVISION
LOTS 7, 8, 9 AND 10
PARKER, CO 80134

SUBMITTALS
DESCRIPTION DATE
1ST SUBMITTAL 07/28/2023

DATE
07/28/2023

PARKER PROJECT NUMBER
SP22-XXX

SHEET TITLE
TREE CONSERVATION
PLAN

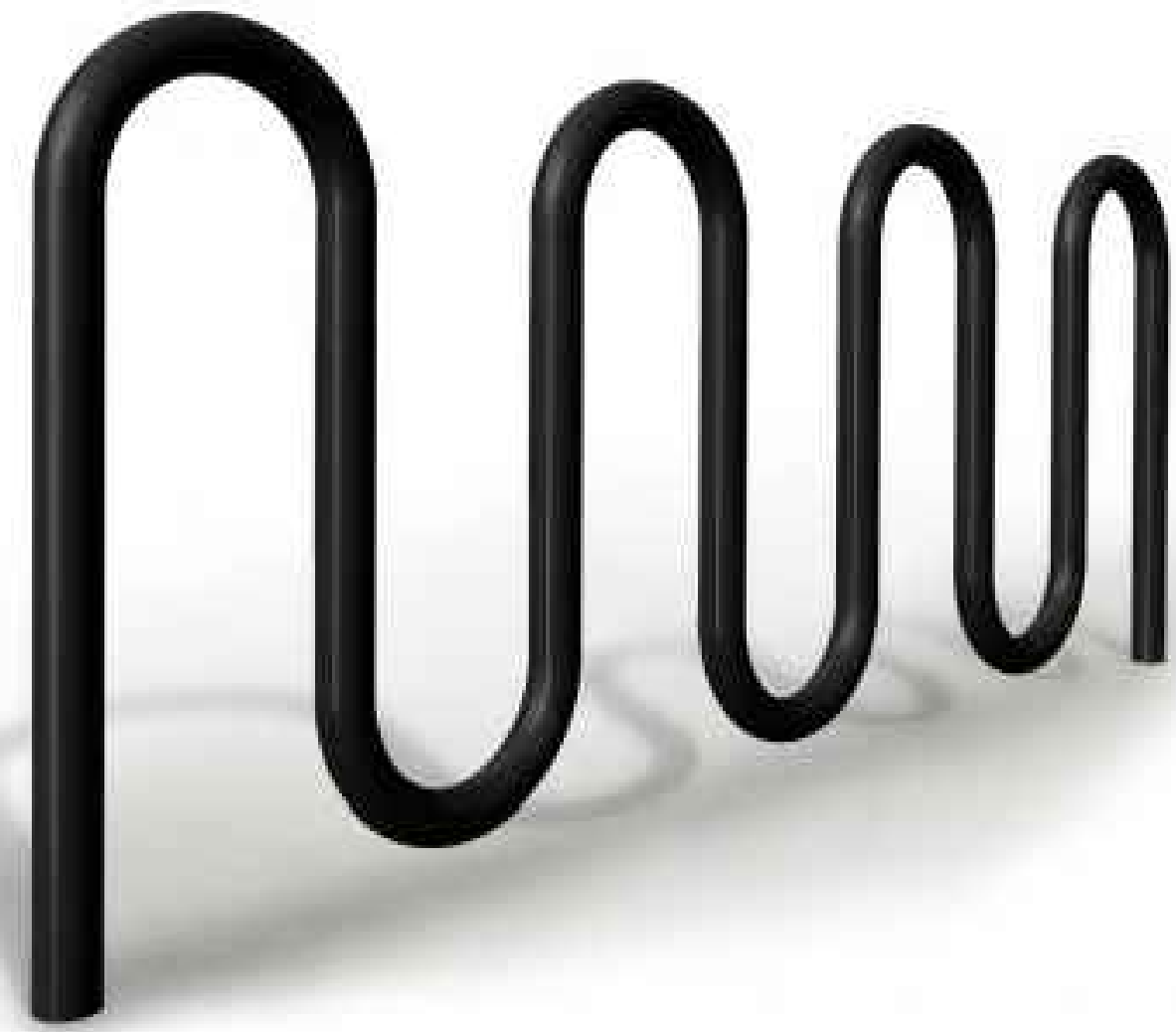
DRAWING NUMBER

7 OF 14

PARKER POINTE SUBDIVISION FILING NO. 2 - LOT 1A

SITE DEVELOPMENT PLAN

A PARCEL OF LAND SITUATED IN THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO.



MANU: VICTOR STANLEY
 PRODUCT: BRCS-107
 COLOR: BLACK
 FINISH: POWDER COATED STEEL

5 BIKE RACK
 8 SCALE: NTS



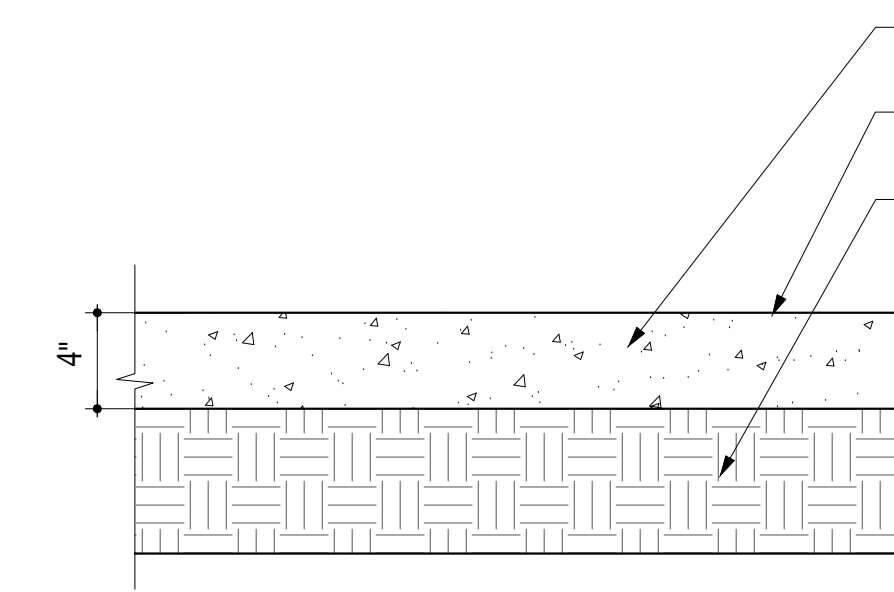
MANU: VICTOR STANLEY
 PRODUCT: RB-36
 COLOR: BLACK
 FINISH: POWDER COATED POLYESTER

3 TRASH RECEPTACLE
 8 SCALE: NTS



MANU: VICTOR STANLEY
 PRODUCT: RMS-24
 COLOR: BLACK
 FINISH: POWDER COATED POLYESTER

4 BENCH
 8 SCALE: NTS

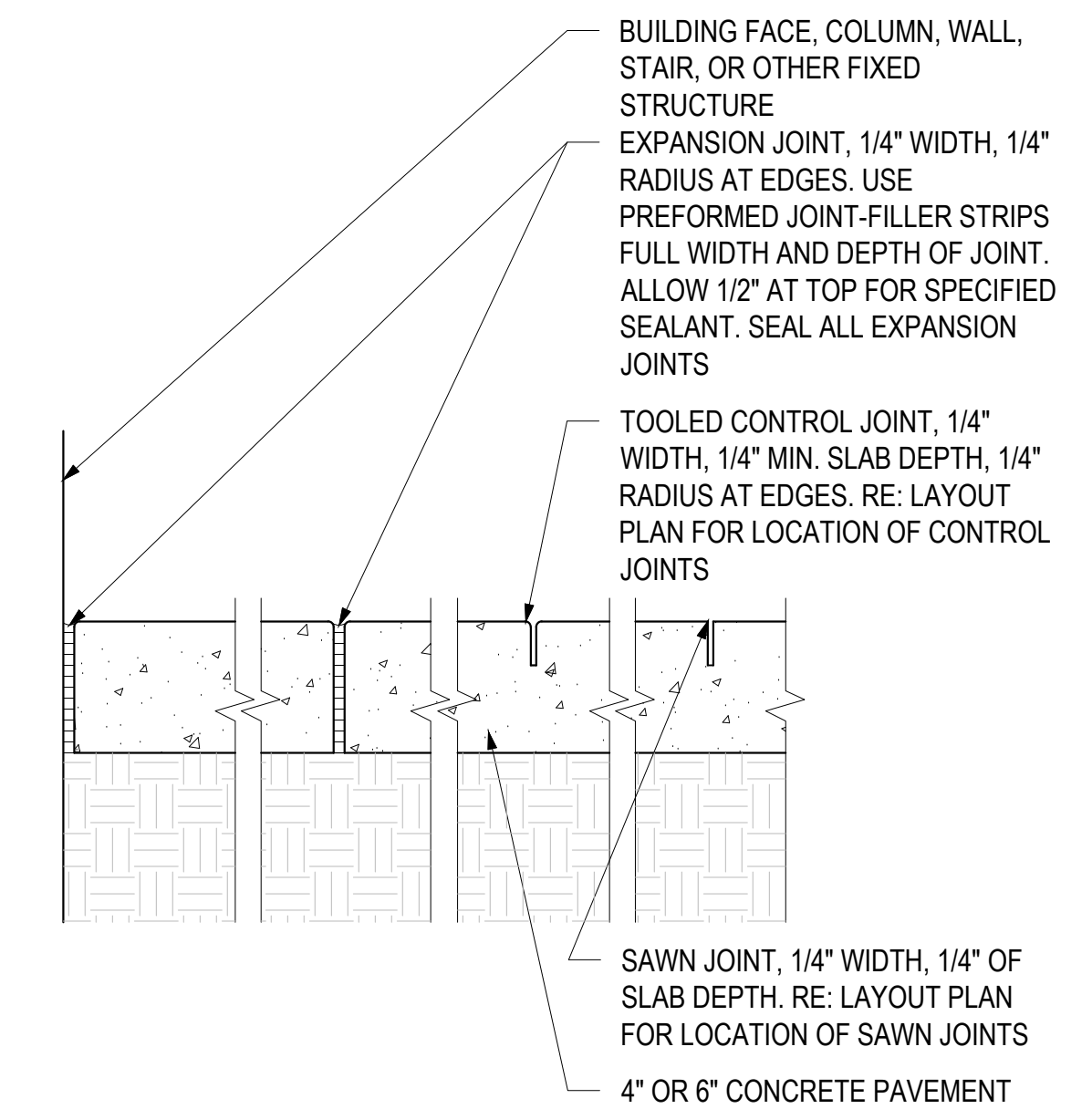


4,000 PSI CONCRETE, AIR ENTRAINED PORTLAND CEMENT.
 LIGHT ACID ETCH FINISH UNLESS OTHERWISE NOTED IN PLANS
 COMPACTED SUBGRADE

NOTES:

1. PROVIDE POSITIVE DRAINAGE OFF PAVING AT ALL LOCATIONS. ADJUST ADJACENT GRADES AS NECESSARY TO PROPERLY DRAIN.
2. MAXIMUM CROSS-SLOPES TO BE 2% UNLESS OTHERWISE SHOWN ON DRAWINGS.
3. REFER TO GEOTECHNICAL REPORT FOR PAVEMENT THICKNESS RECOMMENDATIONS.

1 CONCRETE PAVING DETAIL - PEDESTRIAN
 8 SCALE: 1 1/2" = 1'-0"



BUILDING FACE, COLUMN, WALL, STAIR, OR OTHER FIXED STRUCTURE
 EXPANSION JOINT, 1/4" WIDTH, 1/4" RADIUS AT EDGES. USE PREFORMED JOINT-FILLER STRIPS FULL WIDTH AND DEPTH OF JOINT. ALLOW 1/2" AT TOP FOR SPECIFIED SEALANT. SEAL ALL EXPANSION JOINTS
 TOOLED CONTROL JOINT, 1/4" WIDTH, 1/4" MIN. SLAB DEPTH, 1/4" RADIUS AT EDGES. RE: LAYOUT PLAN FOR LOCATION OF CONTROL JOINTS
 SAWN JOINT, 1/4" WIDTH, 1/4" OF SLAB DEPTH. RE: LAYOUT PLAN FOR LOCATION OF SAWN JOINTS
 4" OR 6" CONCRETE PAVEMENT

2 CONCRETE JOINTING
 8 SCALE: 1-1/2" = 1'-0"



BOULDER ASSOCIATES

1426 PEARL STREET, SUITE 300
 BOULDER, COLORADO 80302
 303.499.7795



209 N. Kalamath St.
 Unit 6, Denver, CO 80223
 720-465-6168
 www.oxbowdc.com

CENTURA
 PARKER NHC
 PARKER POINTE SUBDIVISION
 LOTS 7, 8, 9 AND 10
 PARKER, CO 80134

SUBMITTALS
 DESCRIPTION DATE
 1ST SUBMITTAL 07/28/2023

DATE
 07/28/2023

PARKER PROJECT NUMBER
 SP22-XXX

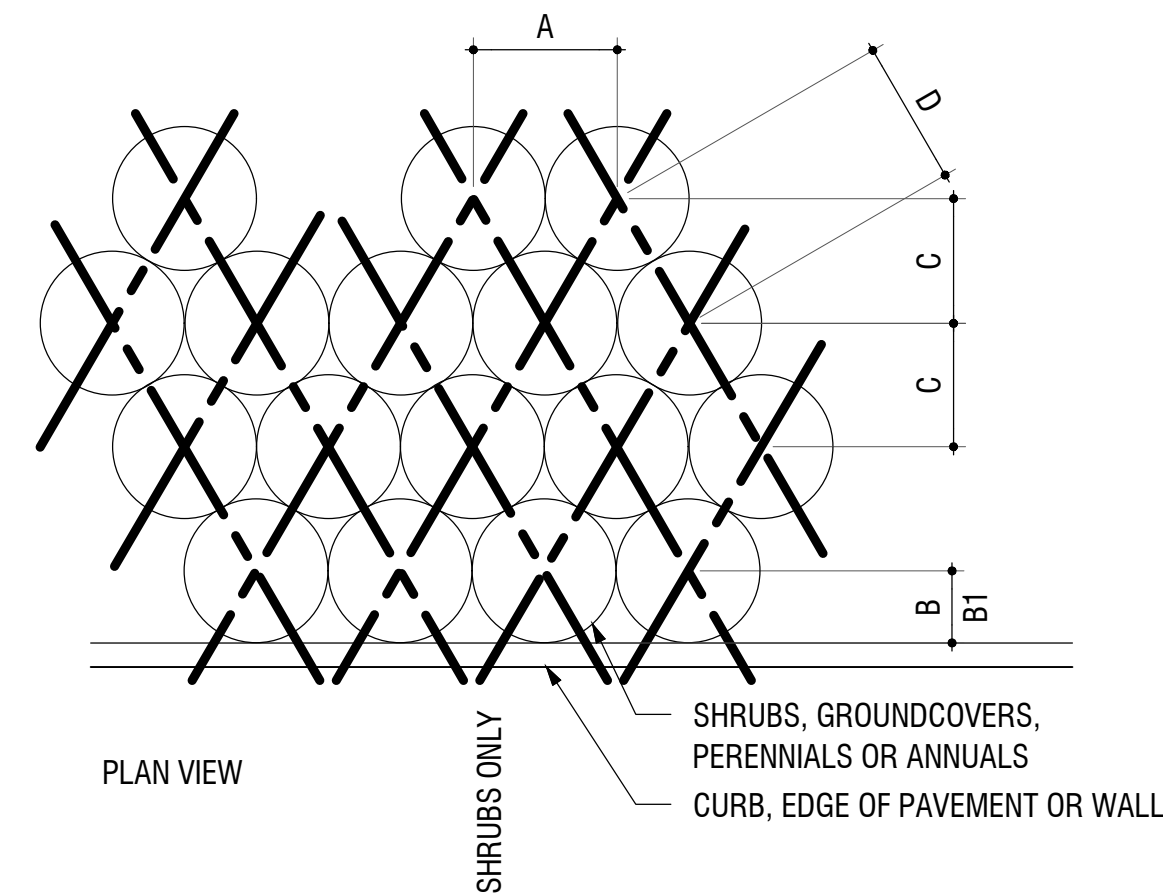
SHEET TITLE

DRAWING NUMBER

PARKER POINTE SUBDIVISION FILING NO. 2 - LOT 1A

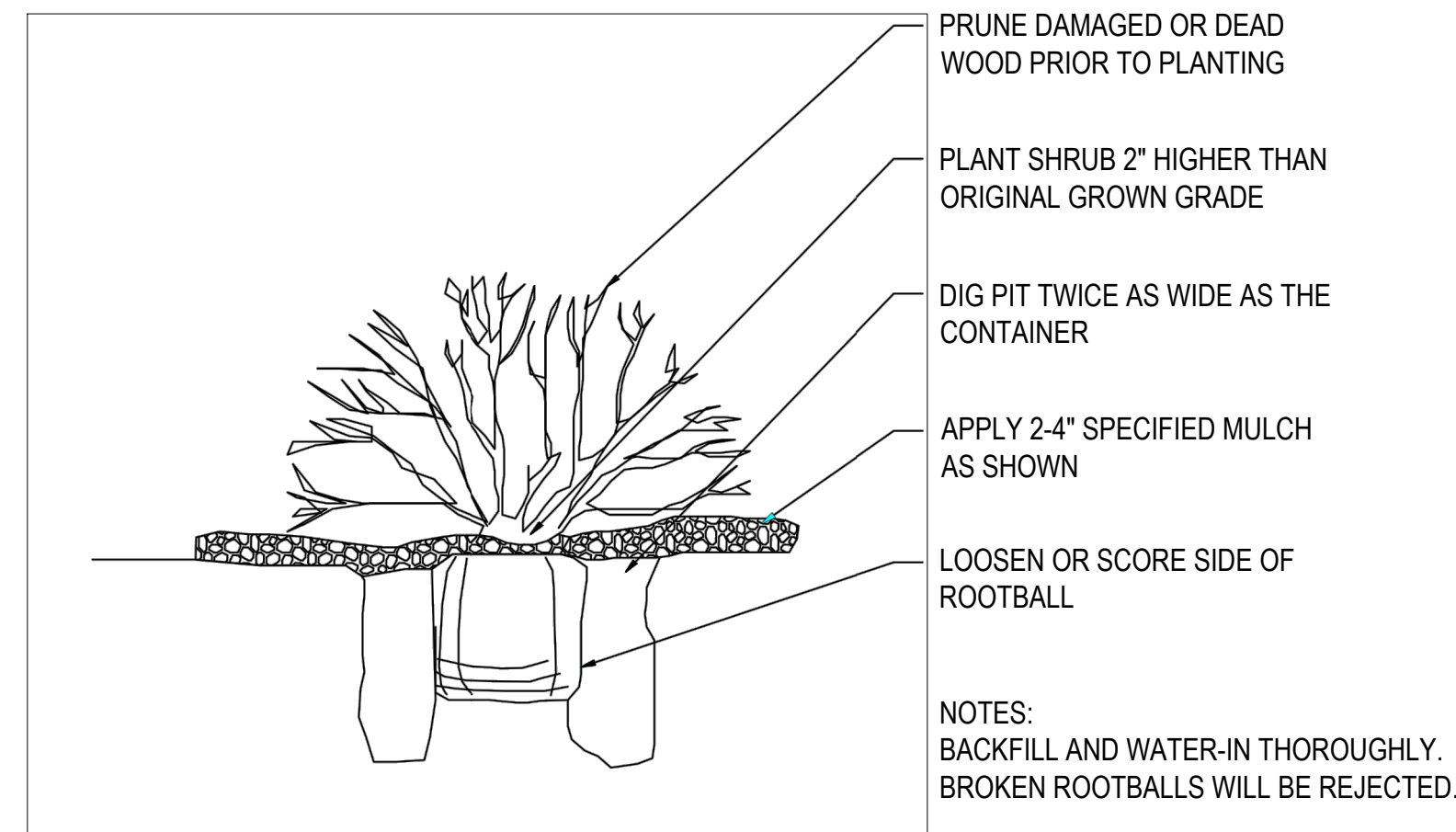
SITE DEVELOPMENT PLAN

A PARCEL OF LAND SITUATED IN THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO.

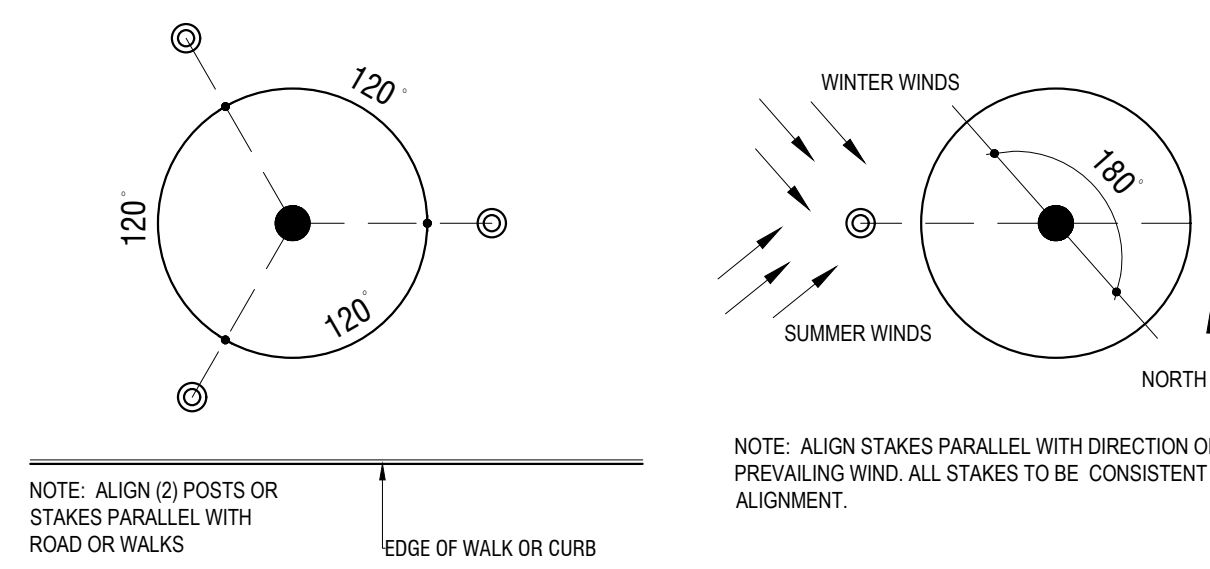


PLANT SPACING	A	B	B1	C	D
6"	6"	6"	6"	5"	6"
8"	8"	6"	8"	7"	8"
12"	12"	6"	12"	10"	12"
18"	18"	8"	18"	15"	18"
24"	24"	18"	24"	20"	24"
30"	30"	18"	30"	26"	30"
36"	36"	24"	36"	31"	36"
48"	48"	24"	48"	41"	48"

5 PLANT SPACING DETAIL
9 SCALE: 3/4" = 1'-0"

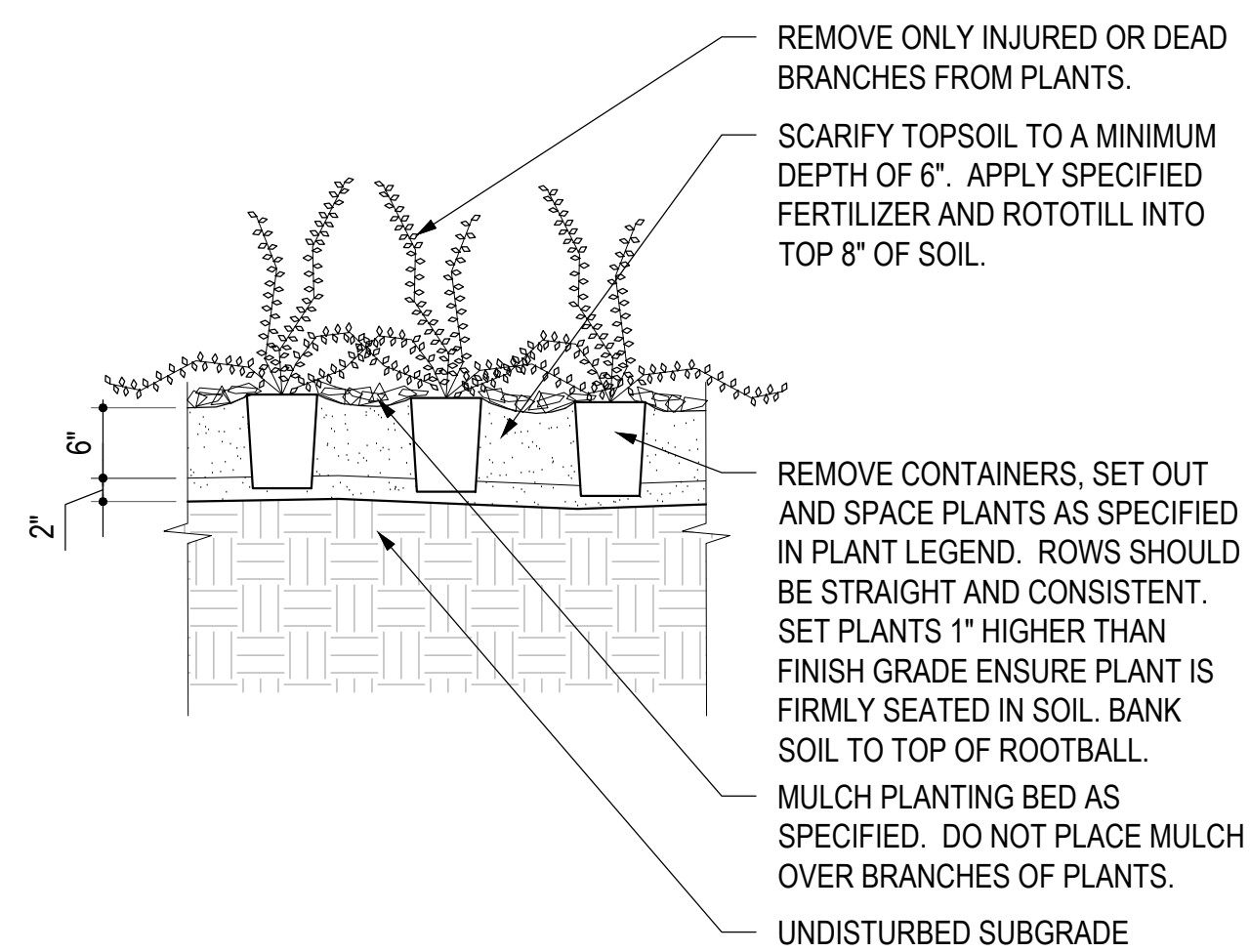


2 SHRUB PLANTING DETAIL
9 SCALE: 1/2" = 1'-0"

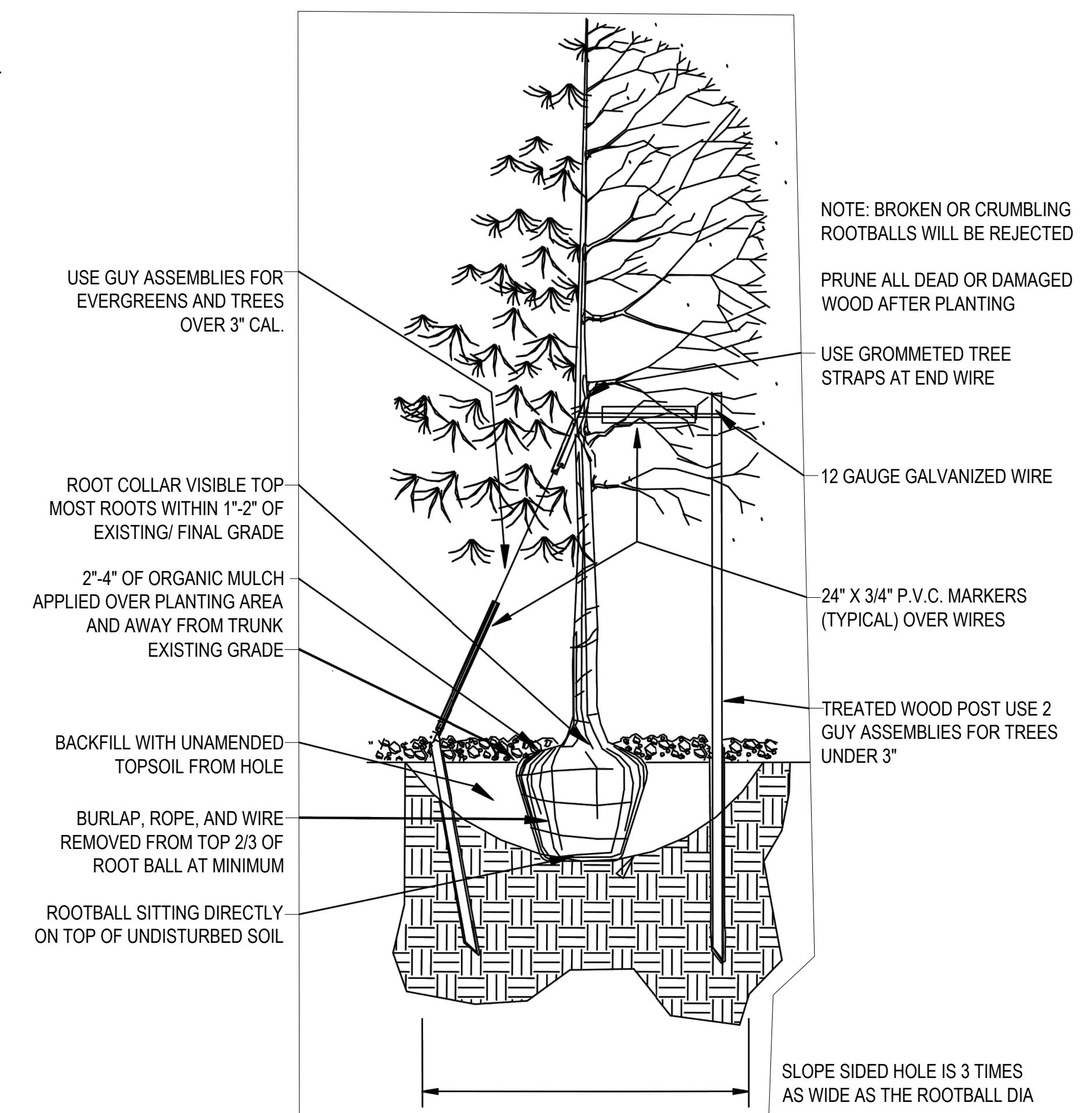


TREE GUYING OR THREE STAKE LAYOUT TREE GUYING IN OPEN AREAS

3 TREE GUYING DETAIL
9 SCALE: 3/4" = 1'-0"



4 GROUNDCOVER DETAIL
9 SCALE: 3/4" = 1'-0"



1 TREE PLANTING DETAIL
9 SCALE: 1/2" = 1'-0"



BOULDER ASSOCIATES

1426 PEARL STREET, SUITE 300
BOULDER, COLORADO 80302
303.499.7795



209 N. Kalamath St.
Unit 6, Denver, CO 80223
720-465-6168
www.oxbowdc.com

CENTURA
PARKER NHC
PARKER POINTE SUBDIVISION
LOTS 7, 8, 9 AND 10
PARKER, CO 80134

SUBMITTALS
DESCRIPTION DATE
1ST SUBMITTAL 07/28/2023

DATE
07/28/2023

PARKER PROJECT NUMBER
SP22-XXX

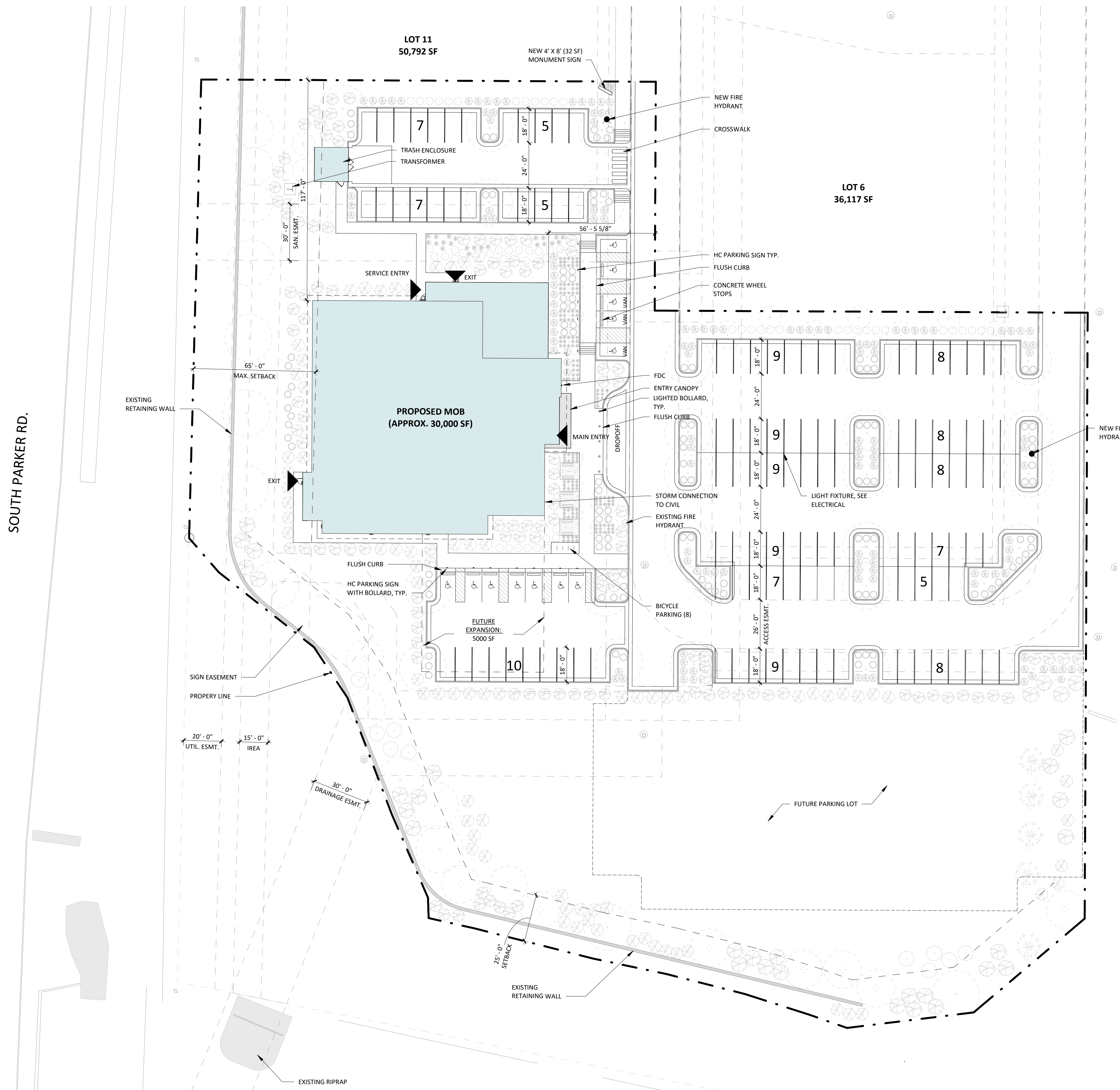
SHEET TITLE
PLANTING
DETAILS

DRAWING NUMBER

PARKER POINTE SUBDIVISION FILING NO. 2 - LOT 1A

SITE DEVELOPMENT PLAN

A PARCEL OF LAND SITUATED IN THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 7 SOUTH, RANCE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO.



GROSS BUILDING AREA	
NAME	AREA
FLOOR 1	15,611 SF
FLOOR 2	14,135 SF
TOTAL	29,745 SF

PARKING COUNT	
PHASE 1: 29,745 SF BUILDING	
REQUIRED:	29,745 / 300 PER NSF = 100
PROVIDED:	130 STANDARD SPACES (+/- 4.5 PER/ 1000 SF)
	12 HANDICAP SPACES
TOTAL: 142	
PHASE 2: 35k SF BUILDING	
REQUIRED:	135 (300 PER NSF)
PROVIDED:	85 NEW STANDARD SPACES
	215 STANDARD SPACES (+/- 6.5 PER/ 1000 SF)
	12 HANDICAP SPACES
TOTAL: 227	

This phase isn't being proposed with this application, correct? If it is not being proposed, then remove from plan

7/27/2023 1:51:07 PM Autodesk Docs/7225280.00/Centura Parker NHC R23/225280.00/Centura Parker NHC CS-A.rvt



BOULDER ASSOCIATES
1426 PEARL STREET, SUITE 300
BOULDER, COLORADO 80302
303.499.7795

CENTURA PARKER NHC
PARKER POINTE SUBDIVISION
LOTS 7, 8, 9 AND 10
PARKER, CO 80134

SUBMITTALS
DESCRIPTION DATE
1ST SUBMITTAL 07/28/2023

DATE
07/28/2023

PARKER PROJECT NUMBER
SP22-XXX

SHEET TITLE
ARCHITECTURAL SITE PLAN

DRAWING NUMBER
10 OF 14

PARKER POINTE SUBDIVISION FILING NO. 2 - LOT 1A

SITE DEVELOPMENT PLAN

A PARCEL OF LAND SITUATED IN THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 7 SOUTH, RANCE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO.



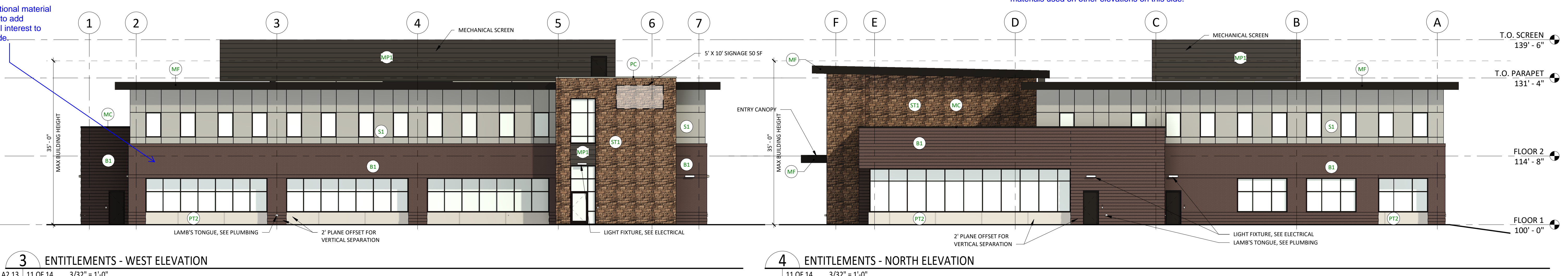
BOULDER ASSOCIATES
1426 PEARL STREET, SUITE 300
BOULDER, COLORADO 80302
303.499.7795

CENTURA PARKER NHC
PARKER POINTE SUBDIVISION
LOTS 7, 8, 9 AND 10
PARKER, CO 80134

SUBMITTALS
DESCRIPTION DATE
1ST SUBMITTAL 07/28/2023

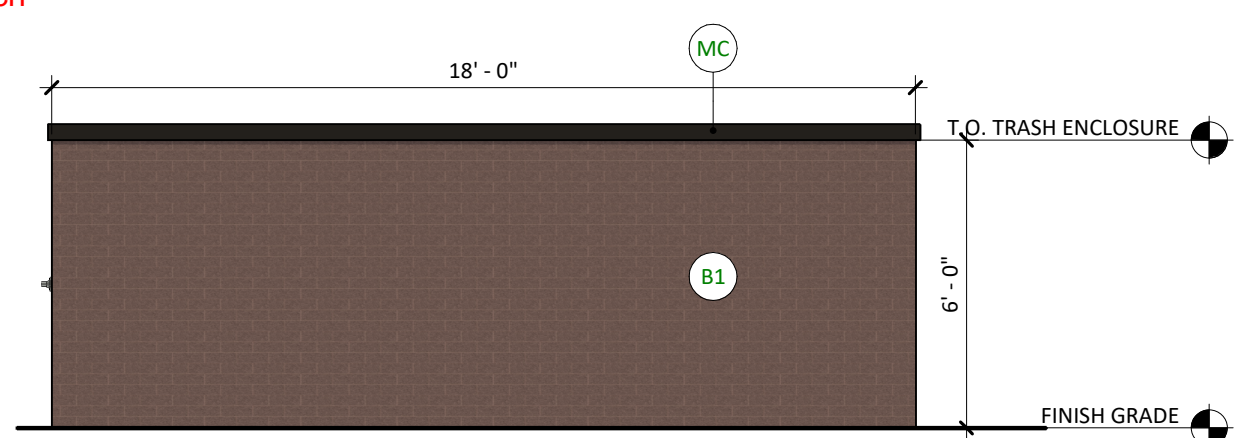


Add additional material variation to add additional interest to this facade.

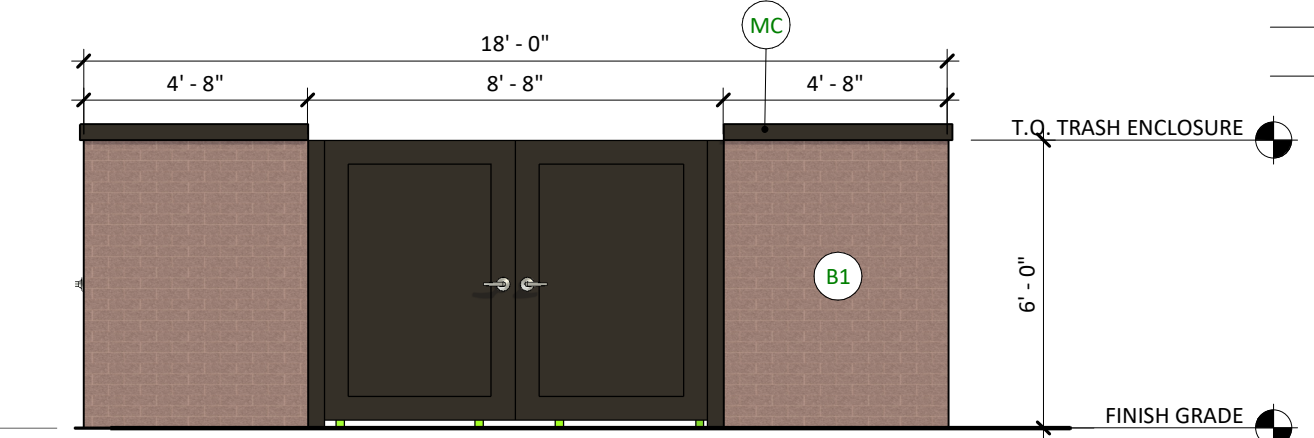


EXTERIOR ELEVATION MATERIAL LEGEND

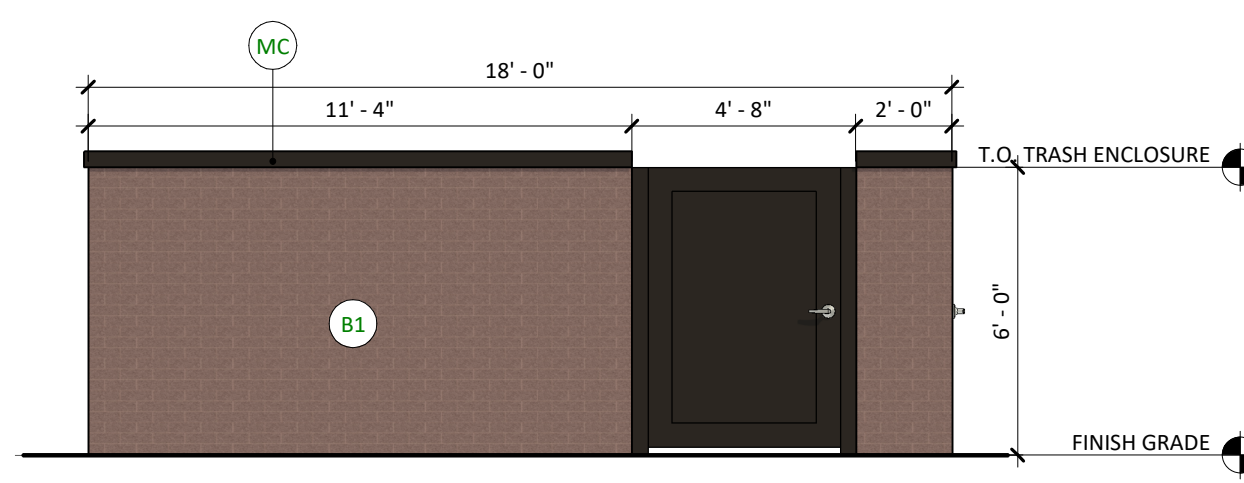
- B1** BRICK 1 - BASIS OF DESIGN: SUMMIT BRICK, COLOR: "CHABCOAL IRONSPOT"
- S1** STUCCO 1 - BASIS OF DESIGN: STO POWERWALL, SAND PEBBLE, COLOR: TO MATCH "DRYVIT - GULL GRAY"
- ST1** STONE 1 - BASIS OF DESIGN: SUNSET STONE, DRY STACK LEDGE, COLOR: GEORGETOWN
- MP1** METAL PANEL 1 - COLOR: DARK BRONZE
- PT2** TILE 2 - COLOR: CONCRETE LOOK
- PC** PRECAST CONCRETE
- MF** PREFINISHED METAL FASCIA - BASIS OF DESIGN: BERRIDGE, COLOR: DARK BRONZE
- MC** PREFINISHED METAL COPING - BASIS OF DESIGN: BERRIDGE, COLOR: DARK BRONZE
- IGU** INSULATED GLAZING UNIT - VISION 1



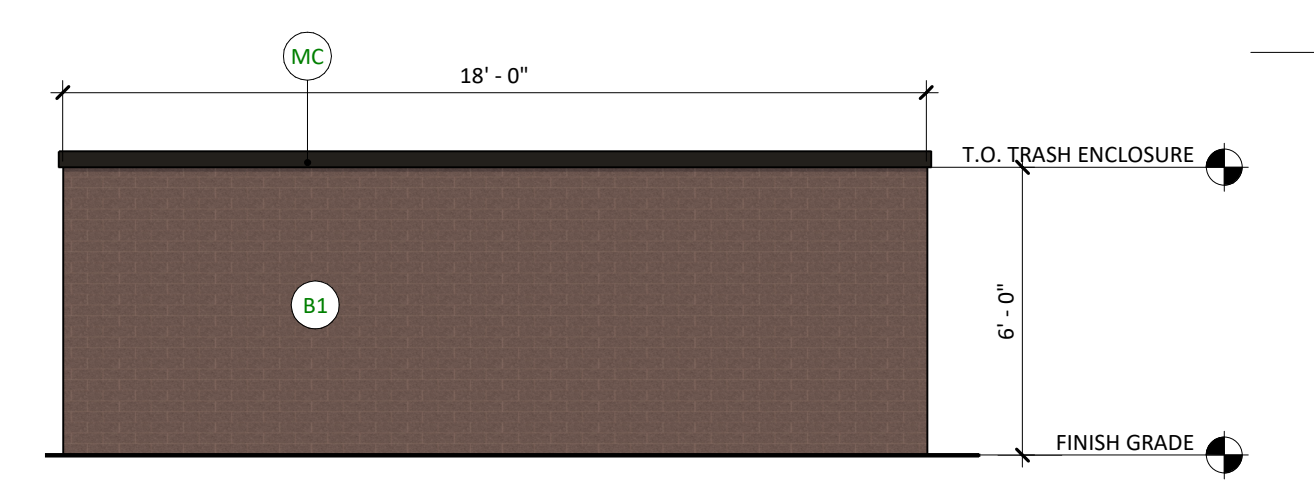
5 ENTITLEMENTS - TRASH ENCLOSURE NORTH ELEVATION
11 OF 14 1/4" = 1'-0"



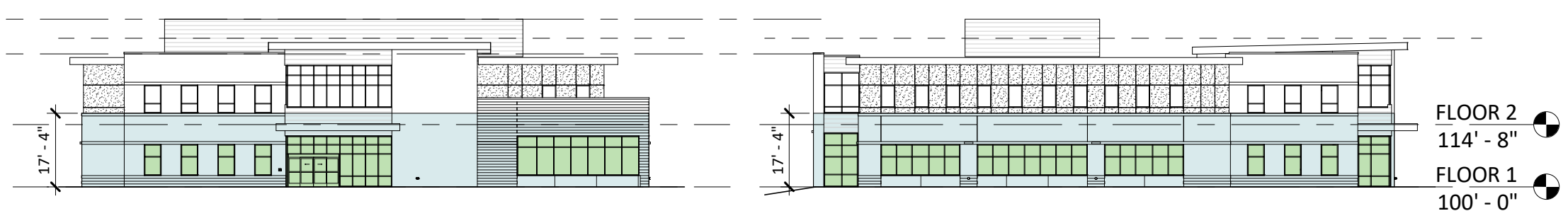
6 ENTITLEMENTS - TRASH ENCLOSURE EAST ELEVATION
11 OF 14 1/4" = 1'-0"



7 ENTITLEMENTS - TRASH ENCLOSURE SOUTH ELEVATION
11 OF 14 1/4" = 1'-0"

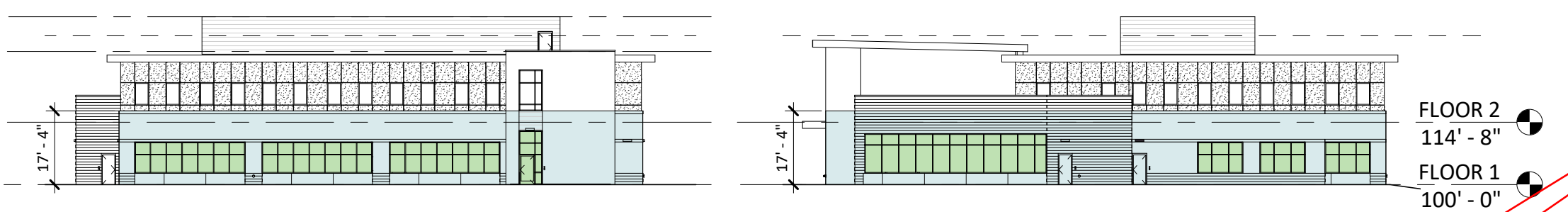


8 ENTITLEMENTS - TRASH ENCLOSURE WEST ELEVATION
11 OF 14 1/4" = 1'-0"



EAST ELEVATION - GLAZING AREA

SOUTH ELEVATION - GLAZING AREA



WEST ELEVATION - GLAZING AREA

NORTH ELEVATION - GLAZING AREA

GLAZING CALCULATIONS					
FAÇADE	DESIGNATION	GLAZING AREA (SF)	BUILDING BASE AREA (SF)	REQUIRED GLAZING %	PROVIDED %
NORTH	SIDE	635	2,286	25%	28%
EAST	FRONT	685	2,314	30%	30%
SOUTH	SIDE	746	2,370	25%	31%
WEST	FRONT	639	2,137	30%	30%

The required glazing is only 30% of the facade if the building is over 100ft in length. If the building is not 100ft in length, then 40% glazing is required.

Please show the length of the building in plans to calculate.

DATE 07/28/2023

PARKER PROJECT NUMBER SP22-XXX

SHEET TITLE **EXTERIOR ELEVATIONS**

DRAWING NUMBER

11 OF 14

7/27/2023 1:52 PM Autodesk Docs/7225260.00 Centura Parker NHC 03/22/2020.00 Centura Parker NHC CS-A.rvt

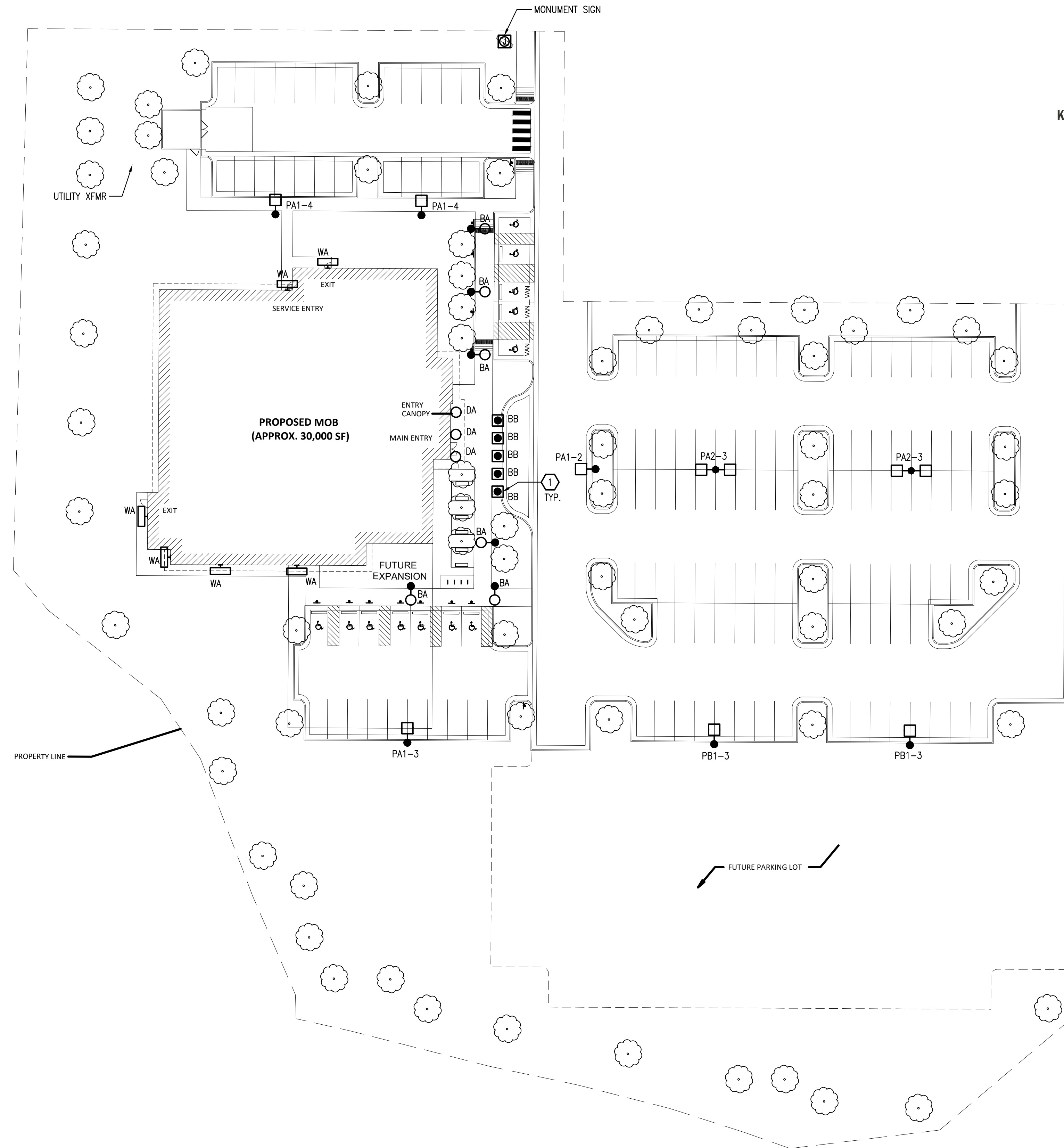
PARKER POINTE SUBDIVISION FILING NO. 2 - LOT 1A

SITE DEVELOPMENT PLAN

A PARCEL OF LAND SITUATED IN THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO.



Know what's below.
Call before you dig.

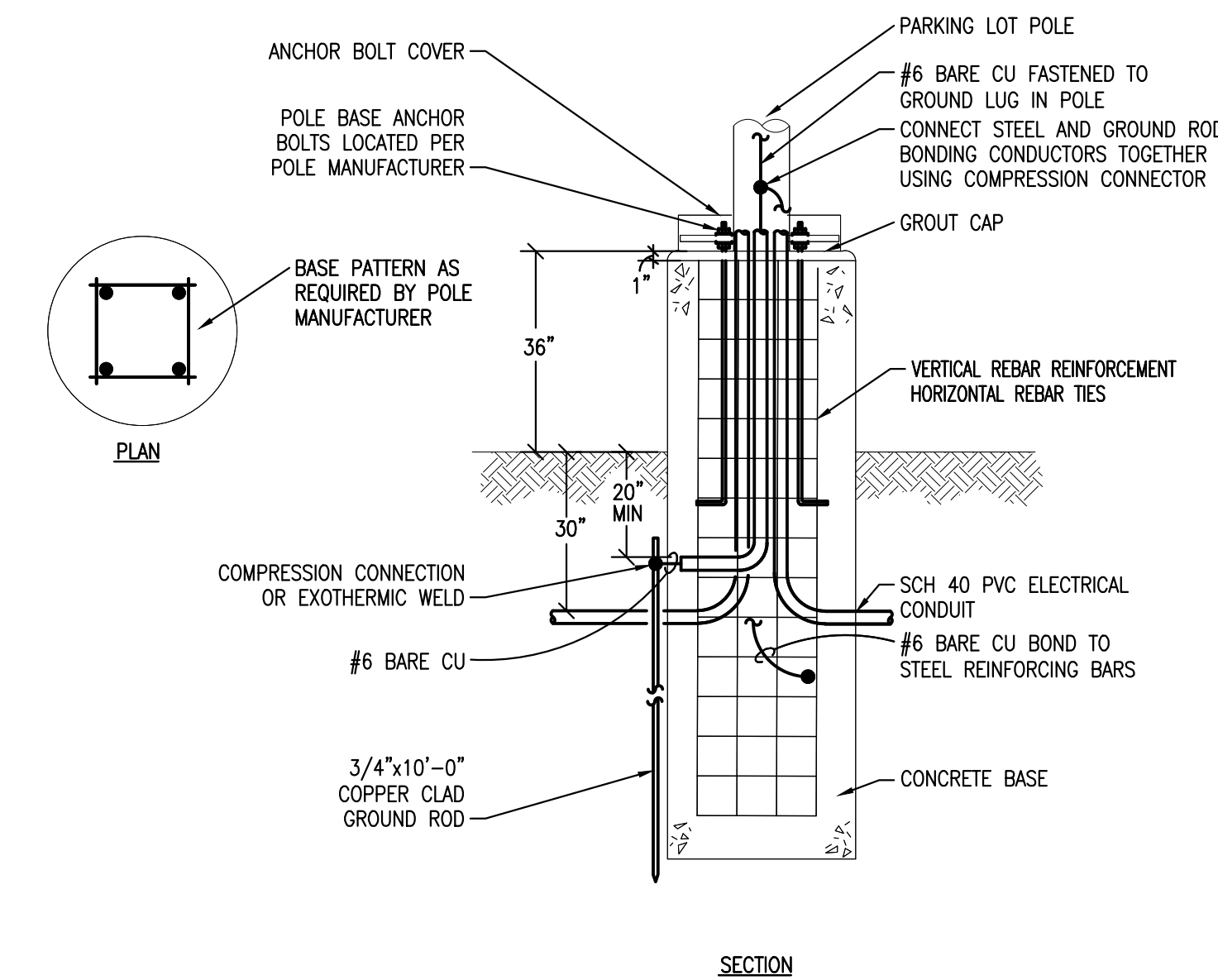


SHEET NOTES

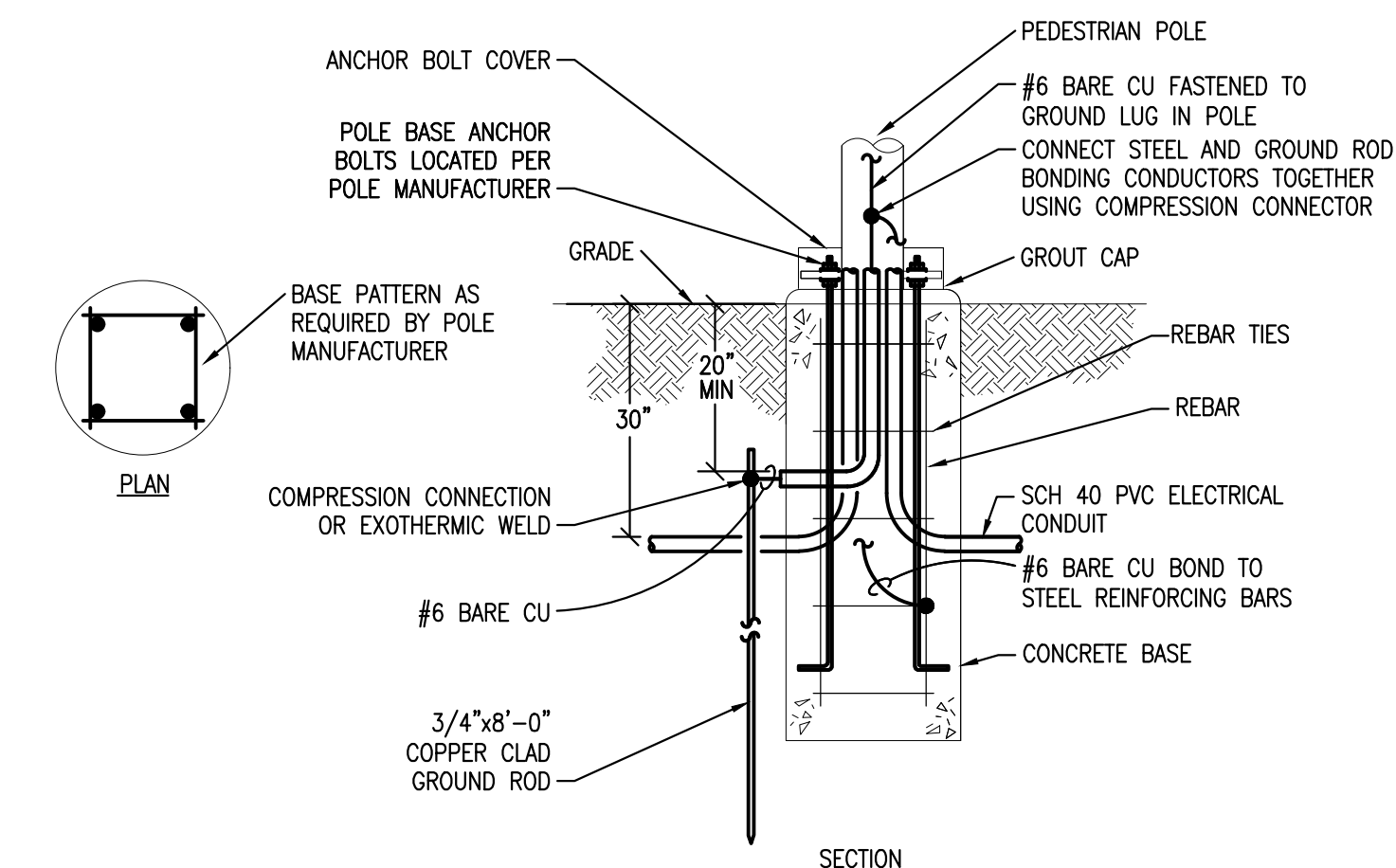
1. LIGHT LINE WEIGHT INDICATES EXISTING. HEAVY LINE WEIGHT INDICATES NEW CONSTRUCTION.
2. INCLUDE ALL COST, LABOR, MATERIAL, SERVICE ENTRANCE INSTALLATION, CONNECTION, FINAL TERMINATION, START-UP, TESTING, PERMIT FEES, AND ALL OTHER APPLICABLE FEES.
3. LOCATE ALL EXISTING UNDERGROUND UTILITIES PRIOR TO TRENCHING AND INSTALL ALL UNDERGROUND RACEWAYS IN MOST FEASIBLE LOCATION.
4. COORDINATE ELECTRICAL EQUIPMENT LOCATIONS AND UNDERGROUND ROUTING WITH UTILITIES AND OTHER TRADES PRIOR TO TRENCHING AND SETTING EQUIPMENT PADS.
5. PATCH AND PAINT ANY DAMAGED SURFACES DUE TO DEMOLITION AND CONSTRUCTION TO MATCH EXISTING CONDITIONS.
6. PROVIDE ALL TRENCHING, BACKFILL AND SAW CUTTING. RETURN ALL LANDSCAPING, PAVEMENT, AND FLATWORK BACK TO ITS ORIGINAL CONDITION AT NO ADDITIONAL COST TO THE OWNER.
7. PROVIDE BOLLARDS AS REQUIRED TO PROTECT EQUIPMENT FROM DAMAGE.
8. REFER TO CIVIL AND LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.

KEY NOTES

1. PROVIDE DRIVE-THROUGH PROTECTION BOLLARD AT LOCATION(S) SHOWN. COORDINATE TRAFFIC RATING AND INSTALLATION REQUIREMENTS WITH A STRUCTURAL ENGINEER PRIOR TO ROUGH-IN.



2. PARKING LOT POLE BASE DETAIL
SCALE: NONE



3. PEDESTRIAN POLE BASE DETAIL
SCALE: NONE

1. ELECTRICAL SITE PLAN
SCALE: 1" = 30'-0"



BOULDER ASSOCIATES

1426 PEARL STREET, SUITE 300
BOULDER, COLORADO 80302
303.499.7795

CENTURA
PARKER NHC

PARKER POINTE SUBDIVISION
LOTS 7,8,9 AND 10
PARKER, CO 80134

SUBMITTALS

DESCRIPTION DATE
1ST SUBMITTAL 07/28/2023

DATE
07/28/2023

PARKER PROJECT NUMBER
SP22-XXX

SHEET TITLE
ELECTRICAL SITE PLAN

DRAWING NUMBER

12 OF 14

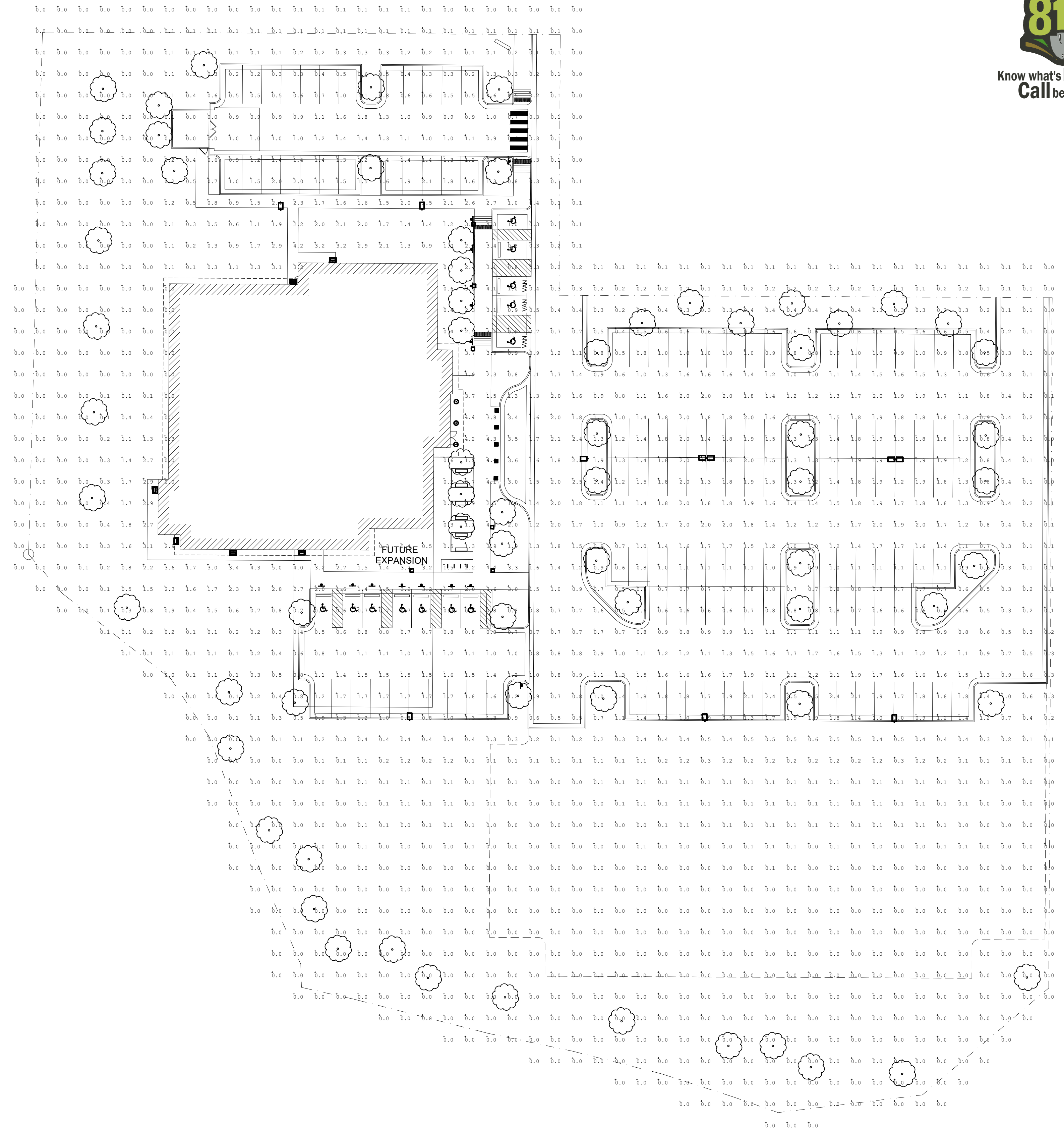
PARKER POINTE SUBDIVISION FILING NO. 2 - LOT 1A

SITE DEVELOPMENT PLAN

A PARCEL OF LAND SITUATED IN THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO.



Know what's below.
Call before you dig.



SHEET NOTES

1. ALL EXTERIOR LUMINAIRES SHALL BE ROUTED THROUGH LIGHTING CONTROL SYSTEM. OUTDOOR LIGHTING SHALL BE CONTROLLED BY AUTOMATIC SWITCHES THAT TURN OFF LIGHTS DURING PERIODS WHEN DAYLIGHT EXCEEDS MAXIMUM ALLOWABLE ILLUMINANCE.
2. EXTERIOR LIGHTING SHALL COMPLY WITH LOCAL LIGHTING CURFEW STANDARDS. ALL EXTERIOR FIXTURES, ASIDE FROM 30% OF TOTAL, SHALL BE EXTINGUISHED DURING THE TIME PERIOD BETWEEN 1-HOUR BEFORE AND AFTER BUSINESS HOURS.

PHOTOMETRIC RESULTS

	AVERAGE	MAX	MIN	AVG/MIN	MAX/MIN
PARKING LOT (40,000 S.F.)	1.3	3.6	0.4	3.3	9.0
ACCESSIBLE PATH	2.9	4.6	1.4	2.0	4.3

NUMBERS LISTED ABOVE ARE MEASURED IN FOOTCANDLES



BOULDER ASSOCIATES

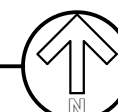
1426 PEARL STREET, SUITE 300
BOULDER, COLORADO 80302
303.499.7795

CENTURA PARKER NHC

PARKER POINTE SUBDIVISION
LOTS 7, 8, 9 AND 10
PARKER, CO 80134

SUBMITTALS

DESCRIPTION	DATE
1ST SUBMITTAL	07/28/2023



PARKER POINTE SUBDIVISION FILING NO. 2 - LOT 1A

SITE DEVELOPMENT PLAN

A PARCEL OF LAND SITUATED IN THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO.

rescolit
LIFEFRAME® ROUND DOWNLIGHT

DATE: _____ LOCATION: _____
TYPE: _____ PROJECT: _____
CATALOG #:

LFR-6RD
LIFEFRAME® ROUND DOWNLIGHT

FEATURES

- 6" LED downlight delivering 1000-8000 lumens
- Direct install from below ceiling for New Construction or Remodel applications
- Optional housing accessories available
- Five beam distributions
- 2700K-5000K, 80° and 90° CRI (2 SDCM)
- Dimming protocols include 0-10V, Phase (Forward/Reverse), DALI, DMX, and Lutron EcoSystem
- NX Lighting Controls wired and wireless controls compatibility available

CONTROL TECHNOLOGY

NX LIGHTING CONTROLS

SPECIFICATIONS

CONSTRUCTION

- Standard Fixture Module designed for Non-IC, Direct Install construction
- Optional Non-IC frame or IC housing available with pre-installed bar hangers
- Die cast aluminum fixture module support ring with spring steel clips for secure mounting to ceiling
- Driver (also can be installed and accessed from below the ceiling as direct install or easily snap on to optional housing frame/enclosure)
- Light Engine connections use premium rated (CMT) cable

OPTICS

- High purity spun aluminum reflector, well-flanged
- 57° visual cutoff to source image and 31° cutoff to source
- Speaker or Beam Spreader annular or White painted cone reflector finish/colors
- Painted flange options in White or Black
- Optional clear lens trim for wet location applications
- Wide Angle and Soft Focus lens filter/clip accessories available

ELECTRICAL

- Chip-on-board LED with 2 SDCM
- Multiple CCTs: 80° or 90° CRI
- Long LED life: L80 at >60,000 hours (TM-21)
- Universal voltage: 120-277V driver, 347V optional
- UL Class 2, inherent short circuit and overload protection
- Flicker-free dimming options in a wide range of protocols from 1% to >43.1% performance
- 0-10V, Phase (Forward/Reverse), DALI, DMX, and Lutron EcoSystem options
- Integral and remote emergency battery options available

CERTIFICATIONS

- cULus certified to UL 1598
- For H80L, Marked spacing required 38" fixture center to center; 18" fixture center to backing member; 0.5" above fixture
- Suitable for wet locations, covered ceiling when used with CL lens trim; all other configurations, suitable for damp locations
- CL Lens option: IP65 rated (room entry when properly installed per installation instructions)
- EMI/EMC: Certified under UL 504 standard for emergency lighting and power equipment
- Approved for E (4 in 4 out) No. 12AWG conductors rated for 90°C through wiring enclosure. (For list and additional information, visit www.enranger.com)

WARRANTY

- 5 year warranty

KEY DATA

Lumen Range	1000-8000
Wattage Range	8-71
Efficacy Range (LPW)	118-143
Reported Life (Hours)	190 / 90,000
Input Current (mA)	48-592 (10V)

Based on Specifier, SDR, RL, RC

currentlighting.com/prescolite Page 1 of 13
© 2022 All Rights Reserved. All rights reserved. Information and specifications subject to change without notice. All values are design or typical values unless otherwise indicated. Dimensions are in inches unless otherwise noted.

Building element - asymmetric wide beam - single

Application: Light building element with asymmetric wide beam light distribution. Light building elements are luminous design features for public areas. They are usually suited for delineating and structuring interior and exterior spaces such as landscape areas, plazas, building entrances and exits.

Materials: Marine grade, copper free (0.3% copper content) A360.0 aluminum alloy. Class A tempered safety glass with optical texture. Extruded aluminum pole shaft. Pure anodized aluminum reflector. High temperature silicone gasket. Galvanized steel anchorage.

NRTL listed to North American Standards, suitable for wet locations. Protection class: IP 65. Effective projection area: 9.7 sq. ft. Weight: 72 lbs.

Electrical: Operating voltage: 120-277V AC. Minimum start temperature: -20° C. LED module wattage: 15.4 W. System wattage: 19.5 W. Controllability: 0-10V dimmable. Color rendering index: Ra > 80. Luminaire lumens: 2500 lumens (4000K). LED service life (L70): 60,000 hours.

LED color temperature: 4000K - Product number = K4. 3000K - Product number = K30. 2700K - Product number = K27. BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details.

Finish: All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA Undercoat® finish, a fluoropolymer technology, provides superior fade protection in Black, Bronze, and Silver. BEGA standard White, and custom colors, are also available. Custom colors are a polyester powder.

Available colors: Black (BLK), White (WHT), Bronze (BRZ), Silver (SLV), CUS.

Available options: 71 140-Direct burial anchorage. FSC: Fixing.

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega.com

currentlighting.com/becon Page 1 of 13
© 2022 All Rights Reserved. All rights reserved. Information and specifications subject to change without notice. All values are design or typical values unless otherwise indicated. Dimensions are in inches unless otherwise noted.

EXTERIOR LUMINAIRE SCHEDULE Version 1107

KEY	DESCRIPTION	FINISH	MOUNTING	RATINGS	B-U-G	LUMENS	MANUFACTURER	CATALOG NUMBER	SPECIFICATION (NOTE 1)	VOLTS	VA	NOTES
BA	PEDESTRIAN POST FIXTURE SINGLE HEAD TYPE III	BRONZE	PEDESTRIAN POLE	B1-U0-G1		2,520	BEGA	84273-K3-BRZ		1MVOLT	19	
BB	PEDESTRIAN BOLLARD HEAD	BRONZE	BOLLARD	B1-U0-G1		709	BEGA	84691-K3-BRZ 84016-BRZ		1MVOLT	30	4
DA	6" DOWNLIGHT	BRONZE	RECESSED	N/A		1,010	PRESCOLITE	LFR-6RD-M-10L30K8-WD-DM1		1MVOLT	12	
PA1-2	POLE MOUNTED PARKING LIGHT SINGLE HEAD TYPE II	DARK BRONZE GLOSS SMOOTH	PARKING LOT POLE	B2-U0-G2		9,244	BEACON	VP-MICROSTRIKE-1-160L-75-3K7-2-UNV-A-DBS		1MVOLT	72	2
PA1-3	POLE MOUNTED PARKING LIGHT SINGLE HEAD TYPE III	DARK BRONZE GLOSS SMOOTH	PARKING LOT POLE	B2-U0-G2		9,340	BEACON	VP-MICROSTRIKE-1-160L-75-3K7-2-UNV-A-DBS		1MVOLT	72	2
PA1-4	POLE MOUNTED PARKING LIGHT SINGLE HEAD TYPE IV	DARK BRONZE GLOSS SMOOTH	PARKING LOT POLE	B2-U0-G2		8,305	BEACON	VP-MICROSTRIKE-1-160L-75-3K7-2-UNV-A-DBS		1MVOLT	72	2
PA2-3	POLE MOUNTED PARKING LIGHT DUAL HEAD TYPE III	DARK BRONZE GLOSS SMOOTH	PARKING LOT POLE	B2-U0-G2		9,340	BEACON	VP-MICROSTRIKE-1-160L-75-3K7-2-UNV-A-DBS		1MVOLT	144	2
PB1-3	POLE MOUNTED PARKING LIGHT SINGLE HEAD TYPE III	DARK BRONZE GLOSS SMOOTH	PARKING LOT POLE	B2-U0-G2		9,340	BEACON	VP-MICROSTRIKE-1-160L-75-3K7-2-UNV-A-DBS		1MVOLT	72	2, 3
WA	WALL PEDESTRIAN FIXTURE	BRONZE	WALL SURFACE	B1-U0-G1		3,587	BEACON	RWL1-48L-25-3K7-3-UNV-XXX		1MVOLT	28	

LUMINAIRE SCHEDULE NOTES:

- UNLESS INDICATED OTHERWISE, REFER TO THE SPECIFICATIONS FOR ALL LAMPS AND BALLASTS. COORDINATE THE VOLTAGE AND MOUNTING CONFIGURATION WITH THE PLANS.
- SQUARE STRAIGHT STEEL POLE MOUNTED ON 3'-0" CONCRETE BASE. FIXTURE HEAD SHALL BE MOUNTED AT 25'-0" AFG.
- POLE SHALL BE SIZED AND DRILLED FOR TWO HEADS MOUNTED AT 180DEG. ONLY (1) HEAD TO BE ORDERED FOR THIS PROJECT. HOLES TO BE DRILLED AND PLUGGED FOR SECOND FIXTURE HEAD THAT WILL BE ORDERED IN FUTURE PROJECT.
- MOUNT ON DRIVE-THROUGH PROTECTION BOLLARD TUBE. COORDINATE WITH STRUCTURAL ENGINEER PRIOR TO ROUGH-IN.

2 TYPE DA LUMINAIRE SCALE: NONE

BEGA LED system bollard - luminaire head with shielded 360° light distribution

Application: BEGA LED system bollard luminaire head with shielded 360° light distribution. BEGA LED system bollard heads are designed for easy attachment to system bollard tubes using an interlocking mechanism. An accompanying bollard tube must be selected for proper installation, see list of compatible tube options.

Materials: Luminaire housing and guard constructed of die-cast marine grade, copper free (0.3% copper content) A360.0 aluminum alloy. Borosilicate glass. High temperature silicone gasket. Mechanically captive stainless steel fasteners. Interlocking system constructed of stainless steel.

NRTL listed to North American Standards, suitable for wet locations. Protection class: IP 65. Weight: 13.0 lbs.

Electrical: Operating voltage: 120-277V AC. Minimum start temperature: 40° C. LED module wattage: 25.2 W. System wattage: 32.3 W. Controllability: 0-10V, TRIAC, and ELV dimmable. Color rendering index: Ra > 80. Luminaire lumens: 715 lumens (3000K). Lifetime at Ta = 15° C: 168,000 h (L70). Lifetime at Ta = 40° C: 90,000 h (L70).

LED color temperature: 4000K - Product number = K4. 3000K - Product number = K30. 2700K - Product number = K27. BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details.

Finish: All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. Available colors: Black (BLK), White (WHT), Bronze (BRZ), Silver (SLV), CUS.

Compatible bollard tube (select one): 84 001 Without components - low. 84 003 Without components - high. 84 010 Passive infrared motion sensor. 84 004 GFCI convenience outlet. 84 016 Impact bollard tube.

See individual accessory spec sheet for details.

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega.com

currentlighting.com/becon Page 1 of 13
© 2022 All Rights Reserved. All rights reserved. Information and specifications subject to change without notice. All values are design or typical values unless otherwise indicated. Dimensions are in inches unless otherwise noted.

1 TYPE BA LUMINAIRE SCALE: NONE

VIPER Area/Site VIPER LUMINAIRE

Application: Low profile LED area/site luminaire with a variety of LED distributions for lighting applications such as auto dealerships, retail, commercial, and campus parking lots.

Materials: Low profile LED area/site luminaire with a variety of LED distributions for lighting applications such as auto dealerships, retail, commercial, and campus parking lots. Features two different optical technologies, Strike and Micro Strike Optics, which provide the best distribution patterns for retrofit or new construction.

Rated for high vibration applications including bridges and overpasses. All sizes are rated for 1.5G.

Control options including photo control, occupancy sensing, NX Lighting Controls™, WISCAPE and 7-Pin with networked controls.

New customizable lumen output feature allows for the wattage and lumen output to be customized to the facility to meet whatever specification requirements may arise.

Field interchangeable mounting provides additional flexibility after the fixture has shipped.

IP65

CONTROL TECHNOLOGY

NX LIGHTING CONTROLS

CONSTRUCTION (CONTINUED)

- Die-cast housing with hidden vertical heat fins are optimal for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant, die-cast aluminum housing with 1000 hour powder coat paint finish
- External hardware is corrosion resistant

OPTICS

- Micro Strike Optics (160, 320, 480, or 720 LED modules) maximize uniformity in applications and come standard with mid-power LEDs which evenly illuminate the entire appearance. Catalog logic found on page 2.
- Strike Optics (36, 72, 108, or 162 LED counts) provide best in class appearance with high powered LEDs. Strike optics are available with a protective clear lens to mimic the appearance of the Micro Strike Optics so both solutions can be combined on the same application. Catalog logic found on page 3.
- Both optics maximize target zone illumination with minimal losses at the housing edges, reducing light trespass issues. Additional shielded control shields and house side shields can be added for further reduction of illumination below the pole.
- One-piece silicone gasket ensures a weathertight seal.
- Zero on-light at 0 degrees of tilt.
- Field replaceable optics

INSTALLATION

- Mounting patterns for each arm can be found on page 11.
- Optional universal mounting block for ease of installation and mounting.
- Available as an option (ADCU) or accessory for square and round poles.
- All mounting hardware included.

CERTIFICATIONS

- cULus (DesignLights Consortium Qualified) with both Premium and Standard Qualified.
- ENEC (DesignLights Consortium Qualified) with both Premium and Standard Qualified.
- Listed to UL 1598 and CSA C22 28250-0-24 for wet locations and 40° C, ambient temperature.
- 1.5 G rated for ANSI C136.31 high vibration applications.
- Fixture is IP65 rated.
- Meets ICA recommendations using 3K CCT configuration at 0 degrees of tilt.
- This product qualifies as a "designated country construction material" per FAR 22.225-11 Buy American-Construction Materials and Trade Agreements effective 04/23/2020.
- VARIETY: 5 year warranty.

KEY DATA

Lumen Range	5,000-80,000
Wattage Range	36-600
Efficacy Range (LPW)	92-155
Weight lbs. (kg)	13.7-30.9 (6.2-13.9)

currentlighting.com/becon Page 1 of 13
© 2022 All Rights Reserved. All rights reserved. Information and specifications subject to change without notice. All values are design or typical values unless otherwise indicated. Dimensions are in inches unless otherwise noted.

RATIO Wall RWL1RWL2 LED WALLPACK

Application: Low profile LED wall luminaire with a variety of LED distributions for lighting applications such as retail, commercial and industrial building interiors.

Materials: Low profile LED wall luminaire with a variety of LED distributions for lighting applications such as retail, commercial and industrial building interiors. Features Micro Strike Optics which maximizes target zone illumination with minimal losses at the house-side, reducing light trespass issues.

Visual comfort standard.

Control options including photo control, occupancy sensing, NX Distributed Intelligence™, WISCAPE and 7-Pin with networked controls.

Battery backup options available for emergency code compliance.

Quick-mount adapter allows easy installation/maintenance.

347V and 480V versions for industrial applications and Canada.

IP65

CONTROL TECHNOLOGY

NX LIGHTING CONTROLS

CONSTRUCTION

- Die-cast housing with hidden vertical heat fins that are optimal for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant, die-cast aluminum housing with powder coat paint finish
- Power part finish provides durability in outdoor environments. Tested to meet 1000 hour salt spray testing.

OPTICS

- Integral optical aperture illuminates to create a larger luminous surface area resulting in a flat glare appearance without sacrificing optical performance.
- 48 or 160 mid-power LEDs.
- 3000K, 4000K or 5000K (TM 21 SDCM) CCT.
- Zero uplight distributions.
- LED optics provide E85 Spill, II and IV distributions. Type I only available in RWL2 configurations.

INSTALLATION

- Quick-mount adapter provides easy installation to 1/2" or 3/4" mounting junction boxes (4" square junction box).
- Designed for direct box mount.
- Integral back box contains 1/2" conduit hub.
- Integral back box standard with Dual Driver, Dual Phase and 16L WISCAPABLE battery versions (battery versions for RWL1 only).
- Driver Back and Ring.

ELECTRICAL

- 120V/277V universal voltage 50/60Hz 0-10V dimming drivers.
- 347V and 480V dimmable driver option for all wattages above 35W.
- Ambient operating temperature -40° C to 40° C.
- Driver Back and Ring.

CONSTRUCTION (CONTINUED)

- Drivers have greater than 50 power factor and less than 20% Total Harmonic Distortion
- Dual Driver option provides 2 drivers within luminaire but only one set of leads exiting the luminaire, whereas Dual Power Feed provides two drivers which can be wired independently as two sets of leads or extended from the luminaire. Both options can not be included in one same fixture.
- Field replaceable surge protection device provides 20kV protection meeting ANSI/IEEE C62.41.2 Category C High Surge Location Category C3. Automatically isolates fixture wiring for protection when device is compromised.
- Dimming drivers are standard and dimming loads are extended out of the luminaire unless control options require connection to the dimming leads. Must specify if wiring needs to be greater than 6" standard.

CONTROLS

- Photo control, occupancy sensor and wireless available for complete on/off and dimming control.
- 7-pin ANSI C136.1-2013 photocontrol module option available for wireless photocontrols or wireless control modules (control accessories sold separately).
- NX Distributed Intelligence™ available with in fixture wireless control module, features dimming and occupancy sensor, and wireless control module, features dimming and occupancy sensor.
- Integral back box standard with Dual Driver, Dual Phase and 16L WISCAPABLE battery versions (battery versions for RWL1 only).
- NX Distributed Intelligence™ available with in fixture wireless control module, features dimming and occupancy sensor, and wireless control module, features dimming and occupancy sensor.
- Integral back box standard with Dual Driver, Dual Phase and 16L WISCAPABLE battery versions (battery versions for RWL1 only).

CERTIFICATIONS

- Listed to UL 1598 and CSA C22 28250-0-24 for wet locations.
- 1.5 G rated for ANSI C136.31 high vibration applications.
- Fixture is IP65 rated.
- Meets ICA recommendations using 3K CCT configuration at 0 degrees of tilt.
- This product qualifies as a "designated country construction material" per FAR 22.225-11 Buy American-Construction Materials and Trade Agreements effective 04/23/2020.
- VARIETY: 5 year warranty.

KEY DATA

Lumen Range	1,300-18,800
Wattage Range	10-150
Efficacy Range (LPW)	119-148
Weights lbs. (kg)	6.5/14.5 (2.9/6.5)

currentlighting.com/becon Page 1 of 7
© 2022 All Rights Reserved. All rights reserved. Information and specifications subject to change without notice. All values are design or typical values unless otherwise indicated. Dimensions are in inches unless otherwise noted.

5 TYPE BB LUMINAIRE SCALE: NONE

BEGA LED system bollard - luminaire head with shielded 360° light distribution

Application: BEGA LED system bollard luminaire head with shielded 360° light distribution. BEGA LED system bollard heads are designed for easy attachment to system bollard tubes using an interlocking mechanism. An accompanying bollard tube must be selected for proper installation, see list of compatible tube options.

Materials: Luminaire housing and guard constructed of die-cast marine grade, copper free (0.3% copper content) A360.0 aluminum alloy. Borosilicate glass. High temperature silicone gasket. Mechanically captive stainless steel fasteners. Interlocking system constructed of stainless steel.

NRTL listed to North American Standards, suitable for wet locations. Protection class: IP 65. Weight: 13.0 lbs.

Electrical: Operating voltage: 120-277V AC. Minimum start temperature: 40° C. LED module wattage: 25.2 W. System wattage: 32.3 W. Controllability: 0-10V, TRIAC, and ELV dimmable. Color rendering index: Ra > 80. Luminaire lumens: 715 lumens (3000K). Lifetime at Ta = 15° C: 168,000 h (L70). Lifetime at Ta = 40° C: 90,000 h (L70).

LED color temperature: 4000K - Product number = K4. 3000K - Product number = K30. 2700K - Product number = K27. BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details.

Finish: All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. Available colors: Black (BLK), White (WHT), Bronze (BRZ), Silver (SLV), CUS.

Compatible bollard tube (select one): 84 001 Without components - low. 84 003 Without components - high. 84 010 Passive infrared motion sensor. 84 004 GFCI convenience outlet. 84 016 Impact bollard tube.

See individual accessory spec sheet for details.

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega.com

currentlighting.com/becon Page 1 of 13
© 2022 All Rights Reserved. All rights reserved. Information and specifications subject to change without notice. All values are design or typical values unless otherwise indicated. Dimensions are in inches unless otherwise noted.

4 TYPE PXX-X LUMINAIRES SCALE: NONE

BEGA LED system bollard - luminaire head with shielded 360° light distribution

Application: BEGA LED system bollard luminaire head with shielded 360° light distribution. BEGA LED system bollard heads are designed for easy attachment to system bollard tubes using an interlocking mechanism. An accompanying bollard tube must be selected for proper installation, see list of compatible tube options.

Materials: Luminaire housing and guard constructed of die-cast marine grade, copper free (0.3% copper content) A360.0 aluminum alloy. Borosilicate glass. High temperature silicone gasket. Mechanically captive stainless steel fasteners. Interlocking system constructed of stainless steel.

NRTL listed to North American Standards, suitable for wet locations. Protection class: IP 65. Weight: 13.0 lbs.

Electrical: Operating voltage: 120-277V AC. Minimum start temperature: 40° C. LED module wattage: 25.2 W. System wattage: 32.3 W. Controllability: 0-10V, TRIAC, and ELV dimmable. Color rendering index: Ra > 80. Luminaire lumens: 715 lumens (3000K). Lifetime at Ta = 15° C: 168,000 h (L70). Lifetime at Ta = 40° C: 90,000 h (L70).

LED color temperature: 4000K - Product number = K4. 3000K - Product number = K30. 2700K - Product number = K27. BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details.

Finish: All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. Available colors: Black (BLK), White (WHT), Bronze (BRZ), Silver (SLV), CUS.

Compatible bollard tube (select one): 84 001 Without components - low. 84 003 Without components - high. 84 010 Passive infrared motion sensor. 84 004 GFCI convenience outlet. 84 016 Impact bollard tube.

See individual accessory spec sheet for details.

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega.com

currentlighting.com/becon Page 1 of 13
© 2022 All Rights Reserved. All rights reserved. Information and specifications subject to change without notice. All values are design or typical values unless otherwise indicated. Dimensions are in inches unless otherwise noted.

3 TYPE WA LUMINAIRE SCALE: NONE

BEGA LED system bollard - luminaire head with shielded 360° light distribution

Application: BEGA LED system bollard luminaire head with shielded 360° light distribution. BEGA LED system bollard heads are designed for easy attachment to system bollard tubes using an interlocking mechanism. An accompanying bollard tube must be selected for proper installation, see list of compatible tube options.

Materials: Luminaire housing and guard constructed of die-cast marine grade, copper free (0.3% copper content) A360.0 aluminum alloy. Borosilicate glass. High temperature silicone gasket. Mechanically captive stainless steel fasteners. Interlocking system constructed of stainless steel.

NRTL listed to North American Standards, suitable for wet locations. Protection class: IP 65. Weight: 13.0 lbs.

Electrical: Operating voltage: 120-277V AC. Minimum start temperature: 40° C. LED module wattage: 25.2 W. System wattage: 32.3 W. Controllability: 0-10V, TRIAC, and ELV dimmable. Color rendering index: Ra > 80. Luminaire lumens: 715 lumens (3000K). Lifetime at Ta = 15° C: 168,000 h (L70). Lifetime at Ta = 40° C: 90,000 h (L70).

LED color temperature: 4000K - Product number = K4. 3000K - Product number = K30. 2700K - Product number = K27. BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details.

Finish: All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. Available colors: Black (BLK), White (WHT), Bronze (BRZ), Silver (SLV), CUS.

Compatible bollard tube (select one): 84 001 Without components - low. 84 003 Without components - high. 84 010 Passive infrared motion sensor. 84 004 GFCI convenience outlet. 84 016 Impact bollard tube.

See individual accessory spec sheet for details.

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega.com

currentlighting.com/becon Page 1 of 13
© 2022 All Rights Reserved. All rights reserved. Information and specifications subject to change without notice. All values are design or typical values unless otherwise indicated. Dimensions are in inches unless otherwise noted.

Include mounting height of each light in this table

Please match this to the labels above.



1426 PEARL STREET, SUITE 300
BOULDER, COLORADO 80302
303.499.7795

CENTURA PARKER NHC
PARKER POINTE SUBDIVISION
LOTS 7.8.9 AND 10
PARKER, CO 80134

SUBMITTALS

DESCRIPTION	DATE
1ST SUBMITTAL	07/28/2023

DATE: 07/28/2023

PARKER PROJECT NUMBER: SP22-XXX

SHEET TITLE: LIGHTING CUT SHEETS & LUMINAIRE SCHEDULE

DRAWING NUMBER

14 OF 14



Project Number: SP23-058

Description: Parker Point F1 L10 - Medical Office Building

Applied: **7/28/2023**

Approved:

Site Address: **6940 STROH RD**

Closed:

Expired:

City, State Zip Code: **PARKER, CO 80134**

Status: **UNDER REVIEW 1**

Applicant: **Boulder Associates**

Parent Project: **SUB23-016**

Owner: **Erin Ward**

Contractor: **Vertex Builders**

Details:

The applicant, Boulder Associates, is proposing a 30,000 Sq. Ft. medical office building. The site is located on the east side of Parker Road south of Stroh Road.

LIST OF REVIEWS

SENT DATE	RETURNED DATE	DUE DATE	TYPE	CONTACT	STATUS	REMARKS
Review Group: ALL						
8/1/2023	8/8/2023	8/8/2023	COMPLETENESS REVIEW	Ashley Chasez	REVISIONS REQUIRED	
Notes: Emailed applicant to pay fees and upload title policy						
8/8/2023	8/11/2023	8/15/2023	COMPLETENESS REVIEW	Ashley Chasez	COMPLETED	
Notes:						
Review Group: AUTO						
7/28/2023			ENGINEERING ADMINISTRATIVE	Tom Williams		
Notes:						
7/28/2023	8/8/2023	8/11/2023	LAND USE COMPLETENESS REVIEW	Alex Mestdagh	COMPLETED	
Notes:						



PARKER
COLORADO

Project Reviews Town of Parker



Review Group: SP 1ST 20

8/11/2023	9/5/2023	9/11/2023	BUILDING 20	Randy Sale	APPROVED	See general notes
-----------	----------	-----------	-------------	------------	----------	-------------------

Notes:
We highly encourage a Building pre-application meeting before applying for the permit to discuss access requirements during construction, construction type, occupancy, allowable areas, MEP's, energy, structural, fire, etc.. Please visit our website for all plan submittal requirements: Plan Review | Town of Parker - Official Website (parkeronline.org), and our most current code adoptions.

Please know the Town's Charge Back Agreement may be required for this project, specific to the building permit application. The form will be emailed to the applicant prior to the Building Pre-App meeting or upon receiving the permit application submittal. Once all required documents have been accepted and the charge back agreement form has been returned signed to the Building Division, then full plan review process may be able to begin.

General Comments to be aware of:

If this is a core and shell building only, then be aware additional permits will be required for the Tenant finishes.

Building and/or Fire Life Safety permit application will not be accepted/reviewed until the associated site plan is approved or otherwise discussed. All plans submitted for Building's review must meet the 2021 I-Codes, ICC A117.1-2017 for accessibility, the 2020 NEC, and the referenced NFPA editions noted in the applicable codes (i.e., 2021 IFC references the 2019 edition of NFPA 72) if received by December 31, 2024. NFRC certificates, interior/exterior lighting along with the mechanical and envelope compliance path must be included with the original submittal. All Fire Permit applications and inspections will be handled through the Parker Building Division. All land use applications and the associated Grading Permit must be approved/issued per Planning and Public Works prior to the Building Permit being approved/issued.

Retaining walls greater than 4' from base of footing or bottom course requires separate building permits and plans must be stamped by qualified professional. Tiered/staggered/stepped back retaining walls all require permits no matter the height of individual wall.

8/11/2023		9/11/2023	CENTURYLINK COMMUNICATIONS 20	CenturyLink		01 Review 20
-----------	--	-----------	-------------------------------	-------------	--	--------------

Notes:

8/11/2023	8/21/2023	9/11/2023	CHERRY CREEK BASIN WATER QUALITY AUTHORITY 20	Val Endyk	ADVISORY COMMENTS	See Notes
-----------	-----------	-----------	---	-----------	-------------------	-----------

Notes:
The Cherry Creek Basin Water Quality Authority (Authority) acknowledges notification from the Town of Parker that the proposed development plans for SP20-058, Parker Point F1 L10 - Medical Office Building have been or will be reviewed by the Town of Parker for compliance with the applicable Regulation 72 construction and post-construction requirements. Based on the Authority's current policy, the Authority will no longer routinely conduct a technical review and instead the Authority will defer to the Town of Parker's review and ultimate determination that the proposed development plans comply with Regulation 72.

If a technical review of the proposed development plan is needed, please contact LandUseReferral@ccbwwa.org. The review may include consultation with the Authority's Technical Manager to address specific questions or to conduct a more detailed Land Use Review, if warranted.

8/11/2023		9/11/2023	COLORED BUILDING ELEVATIONS 20	Ashley Chasez		01 Review 20
-----------	--	-----------	--------------------------------	---------------	--	--------------

Notes:

8/11/2023		9/11/2023	COLORS AND MATERIAL BOARD 20	Ashley Chasez		01 Review 20
-----------	--	-----------	------------------------------	---------------	--	--------------

Notes:

8/11/2023		9/11/2023	COMCAST 20	Butch Buster		01 Review 20
-----------	--	-----------	------------	--------------	--	--------------

Notes:



PARKER
COLORADO

Project Reviews Town of Parker



8/11/2023	9/8/2023	9/11/2023	CONST PLANS - ENVIRONMENTAL	Robert Seacat	REVISIONS REQUIRED	01 Review 20 See Engineering Memo and Comments
-----------	----------	-----------	-----------------------------	---------------	--------------------	--

Notes:

SP23-058 – CENTURA PARKER NHC – MEDICAL OFFICE BUILDING, 1st 9-8-23

GENERAL COMMENTS for Initial, Interim and Final CBMP Sheets

Please note that a CBMP Estimate will be required and reviewed with the Grading Permit after all CBMP comments have been addressed and the final site plan is near approval.

1. Please add a note stating – “THE VTC PAD FOR A CWA DOES NOT NEED TO CONFORM TO THE FORMAL VTC DETAIL”.
2. Please add a note stating – “THE TRUE LOCATION OF THE CWA MAY BE DETERMINED BY THE TOWN AND THE ECS”.
3. Please add a note stating – “LOT PROTECTION (LP) IS REQUIRED ON COMMERCIAL LOTS WHEN COMPLETION OF LANDSCAPING IS NOT POSSIBLE and PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY”.
4. Please add a note stating – “THE TRUE LOCATION OF THE PORTABLE TOILET PROTECTION (PTP) MAY BE DETERMINED BY THE TOWN AND THE ECS”.
5. Please add a note stating – “MASONRY WORK PROTECTION IS REQUIRED FOR CONSTRUCTION OF BUILDINGS”.
6. Please add a note stating – “ANY ONSITE BULK FUEL STORAGE REQUIRES A FIRE LIFE SAFETY PERMIT FROM THE TOWN OF PARKER PRIOR TO INSTALLATION”. Contact Randy Capra at 303-805-3136 or rcapra@parkeronline.org for FLS Permit questions.
7. Please show multiple Portable Toilet Protections (PTP), a site this size must have at least 3 at initial phase. Addition PTPs may be needed in the interim and final phases.
8. Please move the Erosion Control Cover Sheet to before the Initial Erosion Control Plan Sheet.
9. Please use the same pipeline diagram for the existing stormwater RCP on the Erosion Control Plan Sheets as being used on the Utilities Plan Sheet for the RCP. See Redlined plan sheets.
10. Please label and identify the ratio of all slopes that are 4:1 or steeper.
11. Please add a callout/label on all properties adjacent to the project stating: “NO WORK SHALL OCCUR IN THIS AREA”.

INITIAL CBMP PLAN SHEET

12. Please consider connecting the Stabilized Staging Area (SSA) to the Vehicle Tracking Control (VTC) as shown in the Town’s standard detail. This configuration helps limit the amount of necessary traffic across disturbed areas, further limiting tracking from the site.
13. Please show jersey barriers or construction fence along the west side of the VTC to assure use of the entire 50-foot pad.
14. Please provide silt fence perimeter controls for the entire LOC. Specifically, the north, south and west perimeters are missing perimeter silt fence (SF).

INTERIM CBMP PLAN SHEET

15. Please consider connecting the Stabilized Staging Area (SSA) to the Vehicle Tracking Control (VTC) as shown in the Town’s standard detail. This configuration helps limit the amount of necessary traffic across disturbed areas, further limiting tracking from the site.
16. Please show jersey barriers or construction fence along the west side of the VTC to assure use of the entire 50-foot pad.
17. Please provide silt fence perimeter controls for the entire LOC. Specifically, the north, south and west perimeters are missing perimeter silt fence (SF).
18. Please show Masonry Work Protection (MWP) on the plans in two locations for Construction of the buildings.

FINAL CBMP PLAN SHEET

19. Please provide and identify Erosion Control Blanket (ECB) for all slopes steeper than 4:1. Please note this includes slopes interior to the lots. While it is likely the slopes interior to the lot will be formally landscaped in the near future, these slopes need to be protected in the interim to ensure illicit discharges of sediment are adequately mitigated between construction phases. Please also note that while the final condition for these will be Lot Protection (LP), this is typically not installed until the building construction is complete leaving a potentially extended period of time where these slopes are not protected.



PARKER
COLORADO

Project Reviews Town of Parker



8/11/2023	9/11/2023	9/11/2023	CONSTRUCTION PLANS - CIVIL	Michael Walton	REVISIONS REQUIRED	See Engineering Memo
Notes:						
8/11/2023	9/7/2023	9/11/2023	DOUGLAS COUNTY PLANNING SERVICES DIVISION 20	DC Referrals	ADVISORY COMMENTS	01 Review 20
Notes: Addressing Comments: Please provide the reception number or the project number for the plat establishing Lot 1A. The plat should be recorded prior to approval of the site plan. An address for the proposed medical office building may be requested by email. Contact DCAddressing@douglas.co.us or 303.660.7411 with questions.						
8/11/2023	9/11/2023	9/11/2023	DRAINAGE REPORT - CIVIL	Michael Walton	REVISIONS REQUIRED	See Engineering Memo
Notes:						
8/11/2023	8/24/2023	9/11/2023	ECONOMIC DEVELOPMENT 20	Weldy Feazell	NO COMMENT	01 Review 20
Notes:						
8/11/2023	8/13/2023	9/11/2023	FIRE LIFE SAFETY 20	Randy Capra	REVISIONS REQUIRED	See Notes
Notes: See response letter (a word document has been provided to assist the applicant in providing the required response to all issues identified. Failure to address all issues including the required reply will result in the project being placed back into review... See letter named."SP23-058 Parker Point F1 L10 Centura Medical Office Bldg Fire Life Safety [1] Response Ltr 081123".						
8/11/2023	9/11/2023	9/11/2023	FLOODPLAIN DEVELOPMENT PLAN	Michael Walton	ADVISORY COMMENTS	See Notes
Notes: All floodplain development appears to be proposed as part of the MDP. If adjustments to the floodplain grading become necessary as a part of this application provide a floodplain development permit prior to initiating that work.						
8/11/2023	9/11/2023	9/11/2023	IREA 20	Brooks Kaufman	REVISIONS REQUIRED	01 Review 20
Notes: CORE will require the applicant to relocate the proposed transformer to meet the Town of Parker and CORE's requirements per the Builder Handbook. The applicant will be required to meet CORE's EUSERC cabinet requirements per the Builder Handbook. See attached markup comments.						
8/11/2023		9/11/2023	PHOTOMETRIC PLAN 20	Ashley Chasez		01 Review 20
Notes:						
8/11/2023		9/11/2023	POLICE 20	Greg Epp		01 Review 20
Notes:						



PARKER
COLORADO

Project Reviews Town of Parker



8/11/2023		9/11/2023	PSCO RESIDENTIAL SUBDIVISIONS 20	Xcel Energy		01 Review 20
Notes:						
8/11/2023	8/21/2023	9/11/2023	PUBLIC SERVICE COMPANY OF COLORADO 20	Donna George	ADVISORY COMMENTS	please see attached
Notes: please see attached						
8/11/2023	9/11/2023	9/11/2023	SITE PLAN - CIVIL	Michael Walton	ADVISORY COMMENTS	See Engineering Memo
Notes:						
8/11/2023	9/11/2023	9/11/2023	SITE PLAN - STORMWATER	Michael Walton	APPROVED	01 Review 20
Notes:						
8/11/2023		9/11/2023	SITE PLAN 20	Ashley Chasez		01 Review 20
Notes:						
8/11/2023		9/11/2023	SOUTH METRO FIRE 20	South Metro Fire		01 Review 20
Notes:						
8/11/2023	9/11/2023	9/11/2023	TRAFFIC IMPACT STUDY - CIVIL	Michael Walton	REVISIONS REQUIRED	See Engineering Memo
Notes:						
8/11/2023	8/25/2023	9/11/2023	URBAN DRAINAGE AND FLOOD CONTROL 20	UDFCD	NO COMMENT	01 Review 20
Notes: We have no comments on the referenced project but appreciate the opportunity to work on this referral with you.						
Review Group: SP 1ST 20 ADD						
8/11/2023	8/22/2023	9/11/2023	PARKER WATER AND SANITATION DISTRICT 20	Drayton Sanderson	REVISIONS REQUIRED	01 Review 20
Notes: Please refer to PWSD comment letter 1st referral and PWSD red lines plans for revisions required prior to plan approval.						