

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.

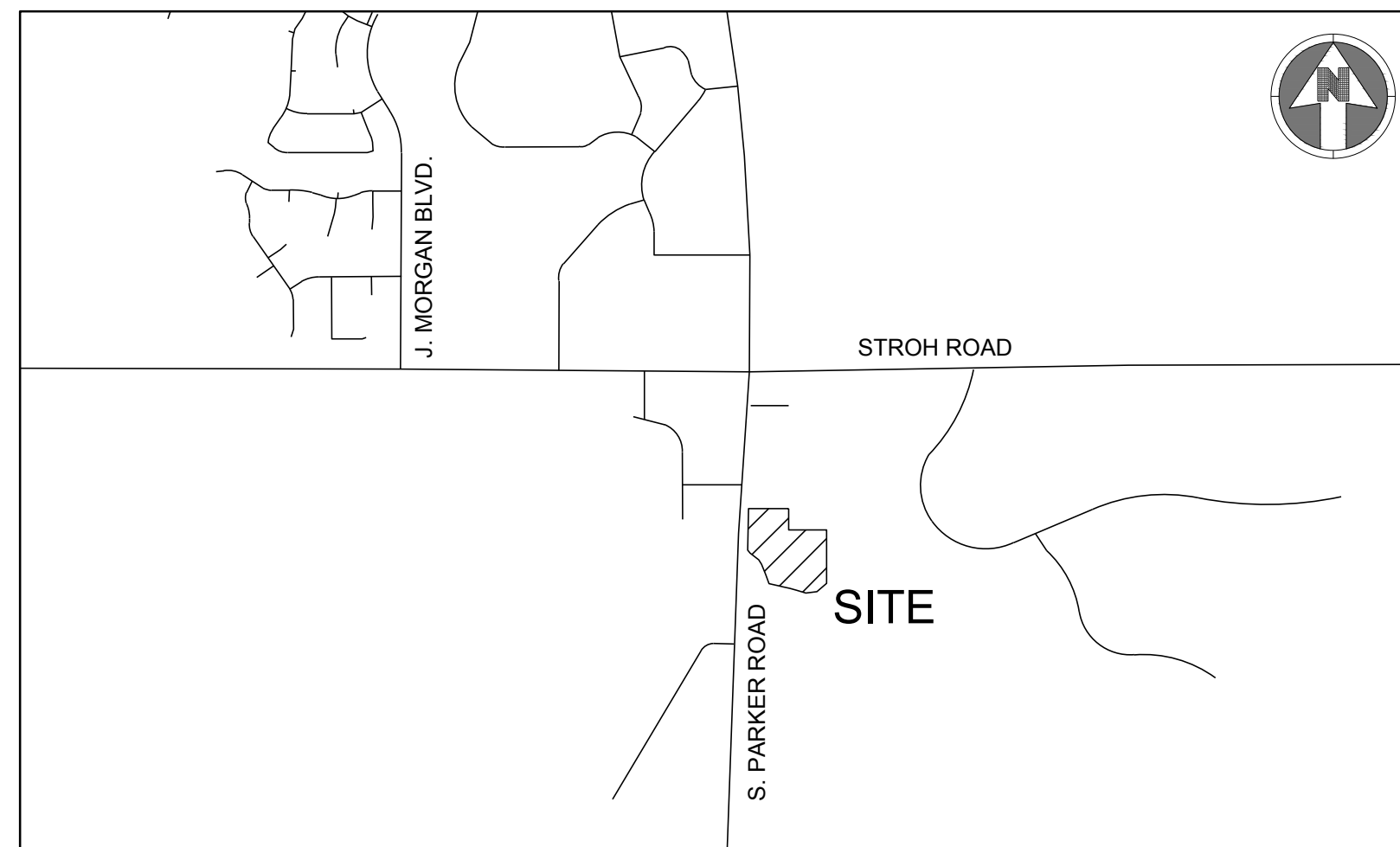
SITE STATISTICS			
ZONING	MC		
LOT AREA	SF	ACREA	%OF TOTAL
GROSS	177,770	4.08	100%
NET	177,770	4.08	100%
SITE DATA	SF	ACREA	%OF TOTAL
BUILDING AREA	15,611	0.36	8.78%
HARDSCAPE AREA	66,208	1.52	37.25%
LANDSCAPE AREA (REQ'D:15%)	95,951	2.20	53.97%
TOTAL	177,770	4.08	100%

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.

Required and provided added to table



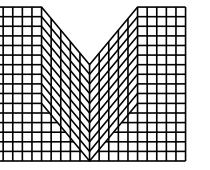
VICINITY MAP
SCALE:1"=1,000'

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



M I R O

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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:

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MEDDEVELOPMENT, LLC
JOHN ALMEIDA
10800 FARLEY, SUITE 380
OVERLAND PARK, KS 66210
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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

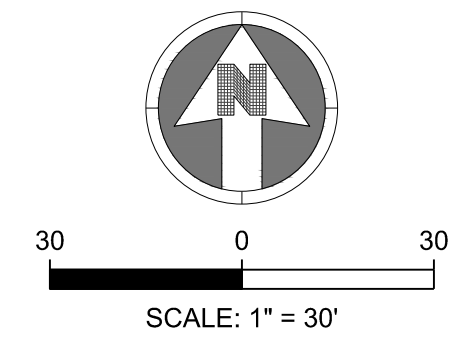
DRAWING NUMBER

01 OF 14

PARKER POINTE SUBDIVISION FILING NO. 2 - LOT 1A

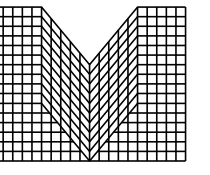
SITE DEVELOPMENT PLAN

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DESCRIPTION	DATE
1ST SUBMITTAL	07/28/2023

DATE

07/28/2023

PARKER PROJECT NUMBER

SP22-XXX

SHEET TITLE

EXISTING
CONDITIONS PLAN

DRAWING NUMBER

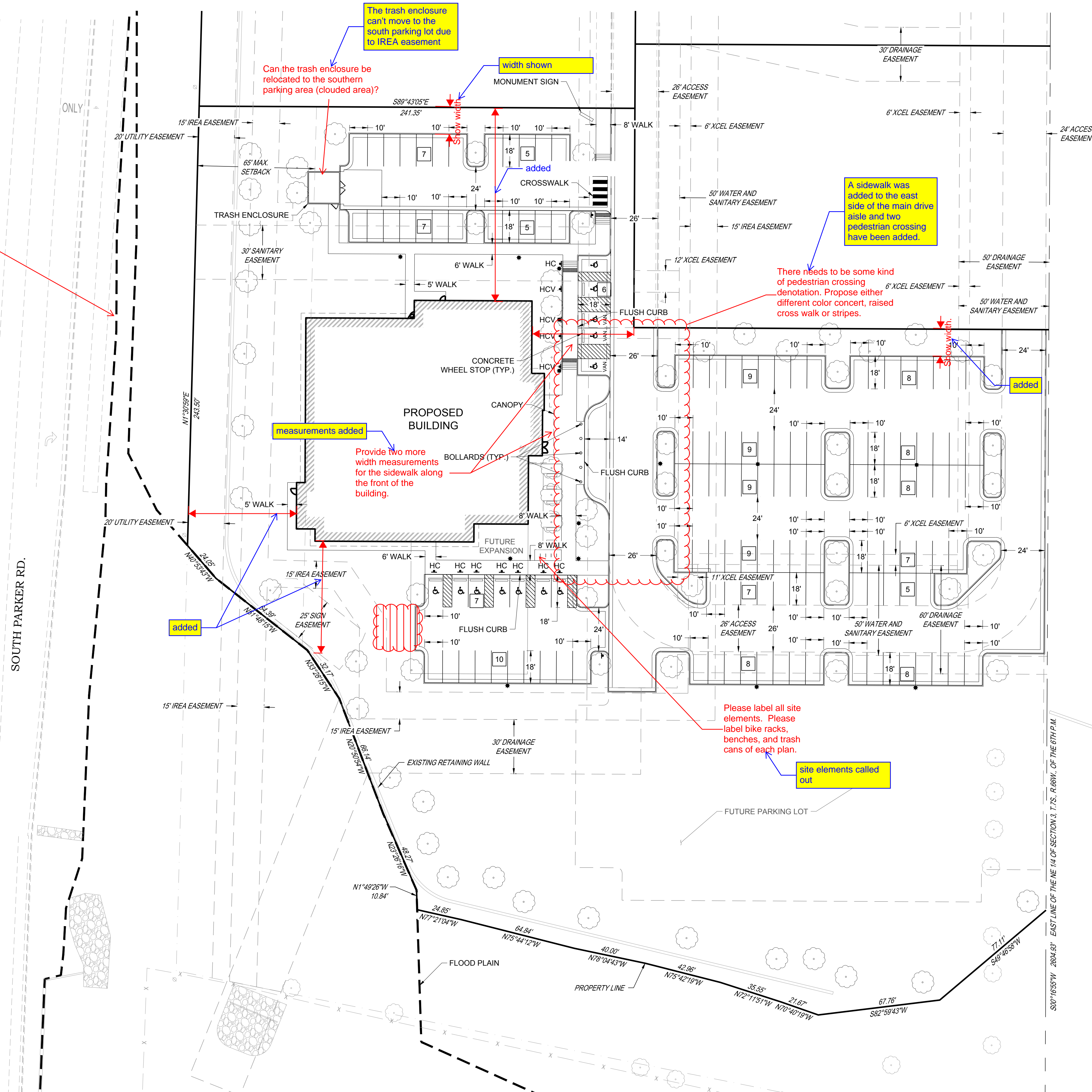
02 OF 14

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
setback added



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

Miro Response: Sidewalk along Parker Road is shown. A label will be added to clarify. A pedestrian connection along the frontage of this project is problematic for several reasons.

1. There is a roadside swale between the road and the project that is approximately 6' lower than the road.
2. There is a floodplain between the road and the project.
3. There is a 4' high retaining wall planned between the road and project.
4. The building finished floor elevation is 8' higher than the road.

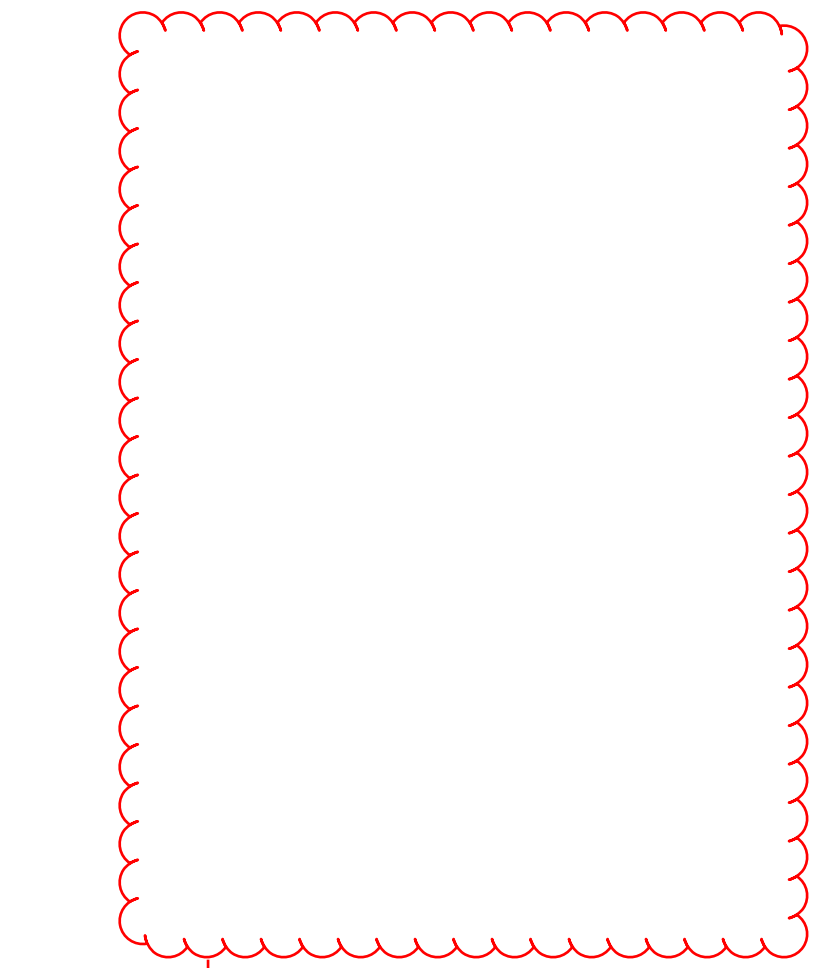
The trash enclosure can't move to the south parking lot due to IREA easement

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

A sidewalk was added to the east side of the main drive aisle and two pedestrian crossing have been added.

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

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



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

parking table added



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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'

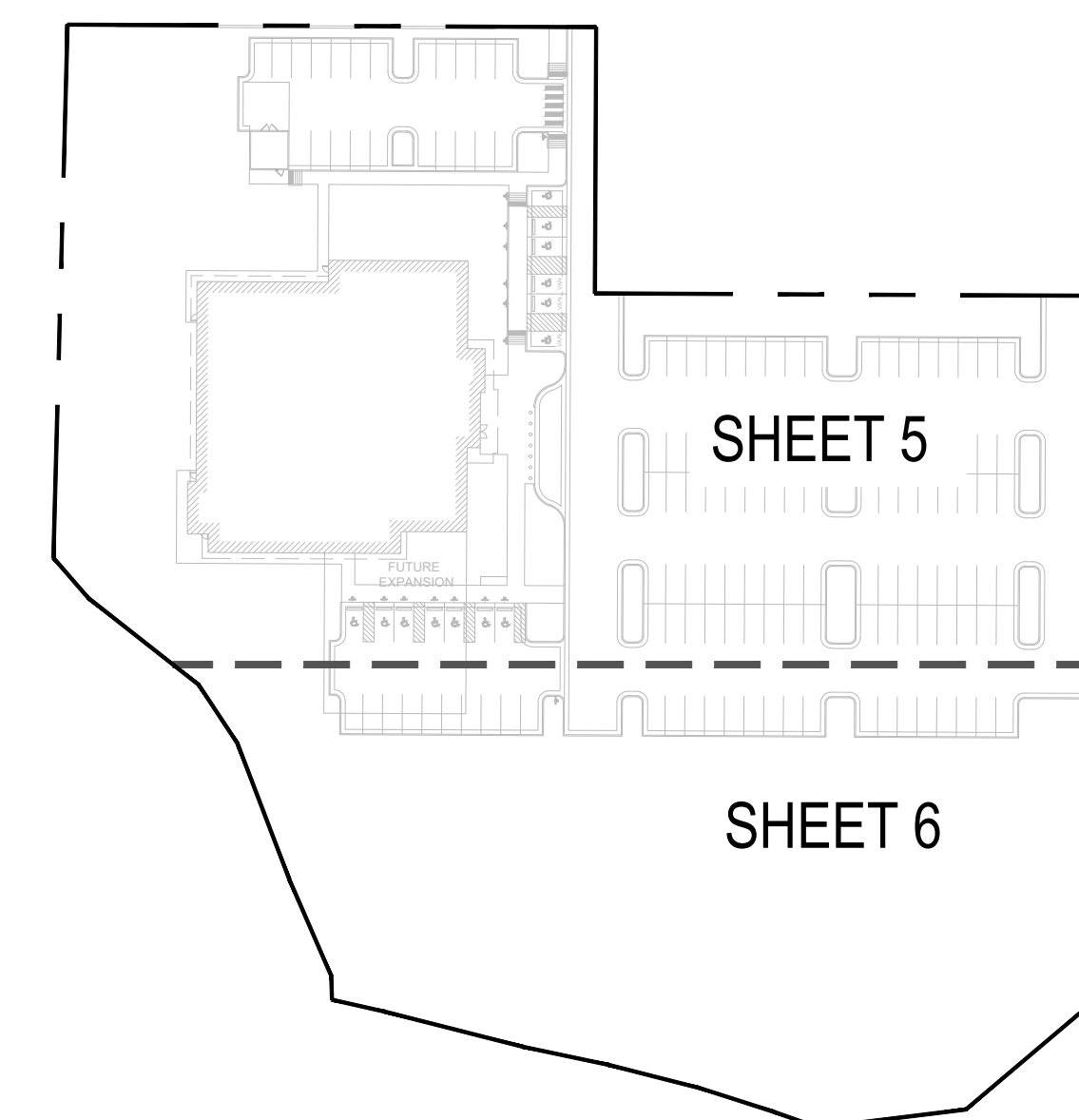
SITE PERIMETER LANDSCAPE CHART:

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

KEY MAP :



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

Oxbow Response: Fractions have been rounded up. All fractions must round up. All of these should be increased by one.

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

Oxbow Response: Math is being shown.

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

Oxbow Response: The islands were and are still labeled on the landscape plan.

Oxbow Response: Calculations have been updated to match methods described in Code section 13.06.070(p)(4)(b)

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)

Oxbow Response: Landscape area has been updated to match page 1.

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

Oxbow Response: Math is being shown.

Show your math/ numbers and how you got to these percentages

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

Oxbow Response: Math is being shown.

Include that this is the maximum limit to this standard.

Oxbow Response: Parking island landscape has been removed from these totals.

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



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PARKER PROJECT NUMBER
SP22-XXX

SHEET TITLE
LANDSCAPE COVER SHEET

DRAWING NUMBER
4 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 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.

Per our meeting with Ashley on 10/12/2023 this will be confirmed with a senior planner. The current layout shown is to match the layout of the sidewalk and landscaping on the other lots north of our site.

Oxbow Response: We are providing 11.3% for landscape islands, chart has been added to the landscape cover sheet.

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

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

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.

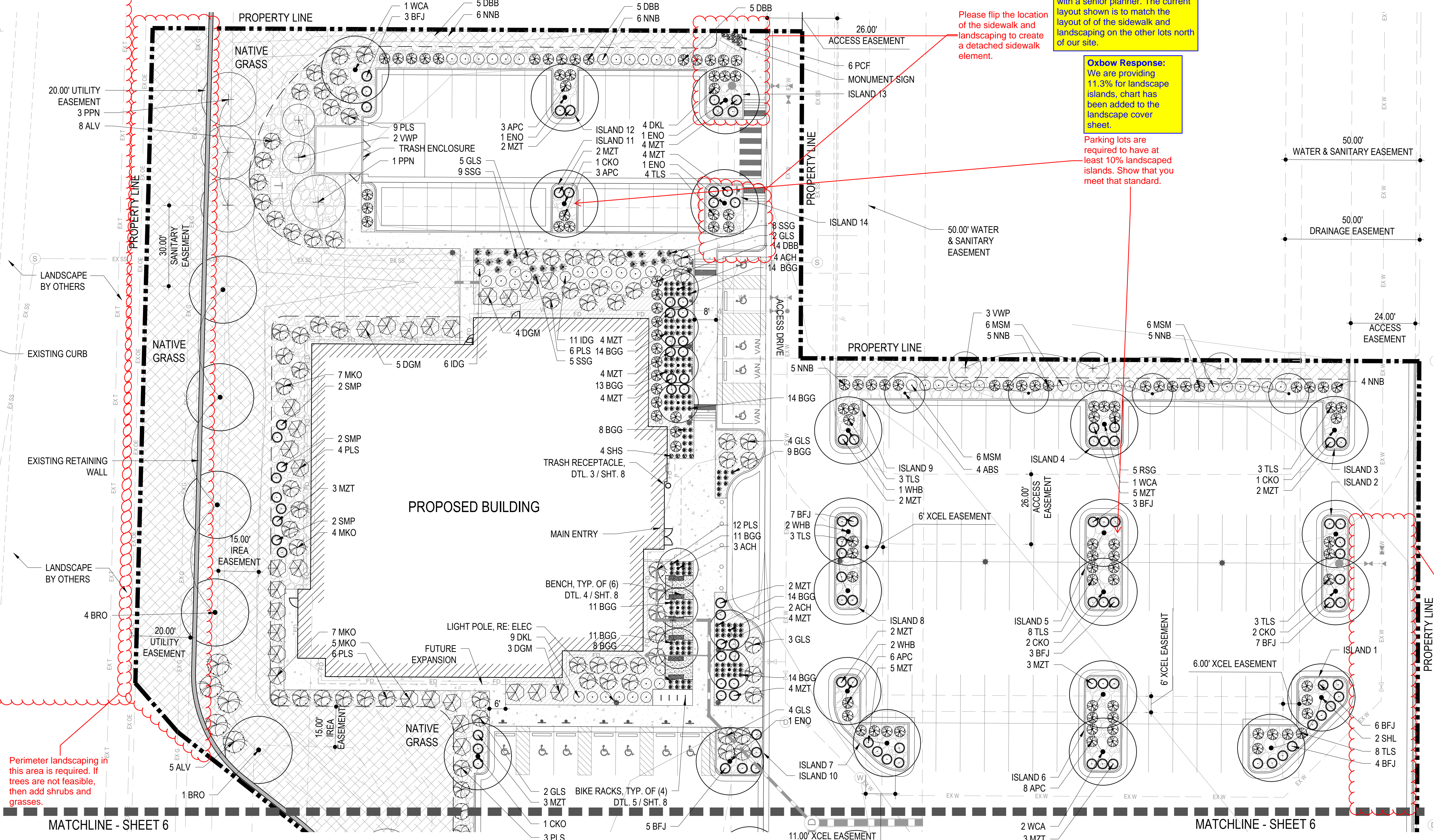
Miro Response: The Master Developer has planned for and dedicated an access easement along the eastern property line. This project was expected to connect to the planned access road. In addition, there is an existing waterline and associated easement along this route too. It appears the area east of this project will be utilized for an emergency overflow for the regional detention pond for the overall development.

Oxbow Response: The streetscape landscape plan is complete and is being installed by the master developer. We will show the plan and call it out as by others.

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).

Can we count the trees just to the East of the retaining wall as our perimeter trees along the West property line? We can not plant trees closer to the property line due to a utility easement in this area.

We will add the required shrubs between the property line and the retaining wall in this area.



1 LANDSCAPE PLAN
5 SCALE: 1" = 20'

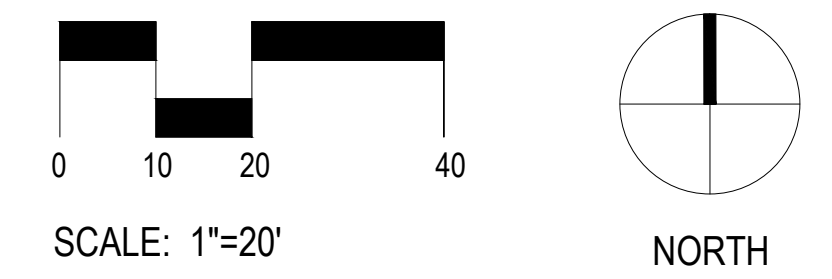
MATERIAL LEGEND:

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

PLANTING LEGEND:

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

Oxbow Response: Rock mulch has been changed to 2" in size.



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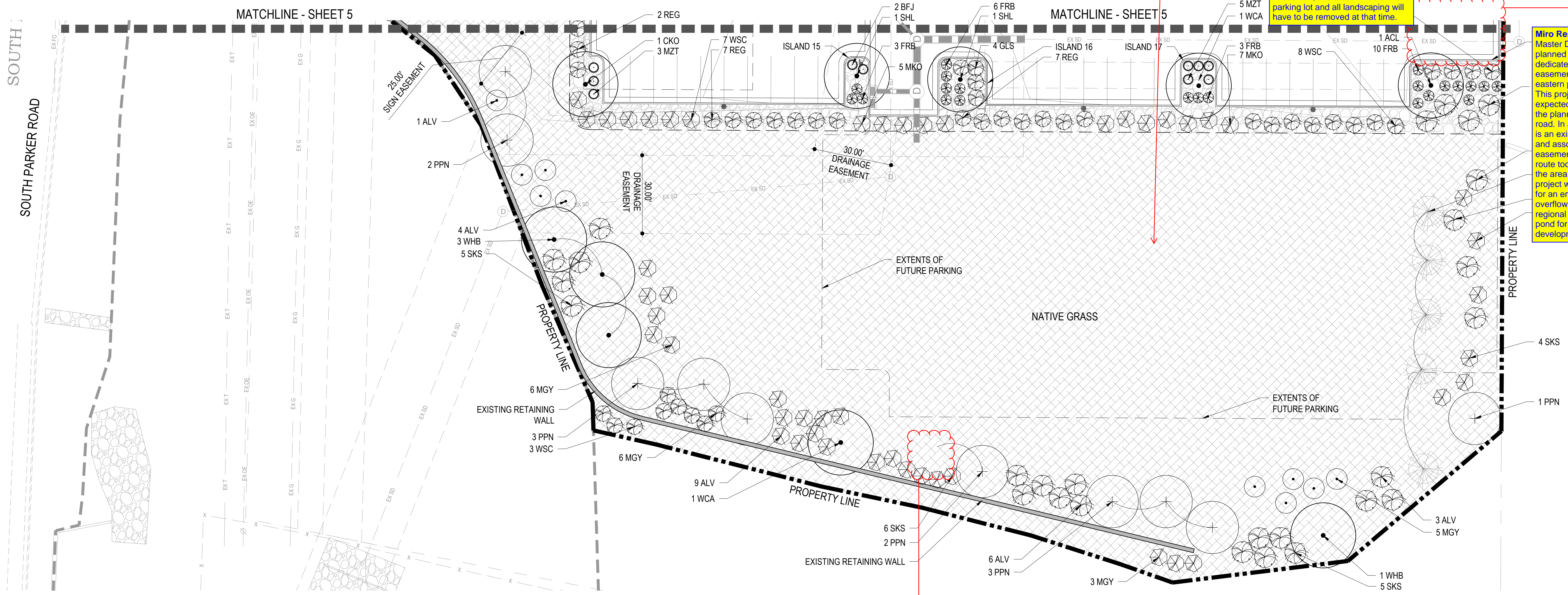
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DATE 07/28/2023
PARKER PROJECT NUMBER SP22-XXX
SHEET TITLE LANDSCAPE PLAN
DRAWING NUMBER 5 OF 14

PARKER POINTE SUBDIVISION FILING NO. 2 - LOT 1A

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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.

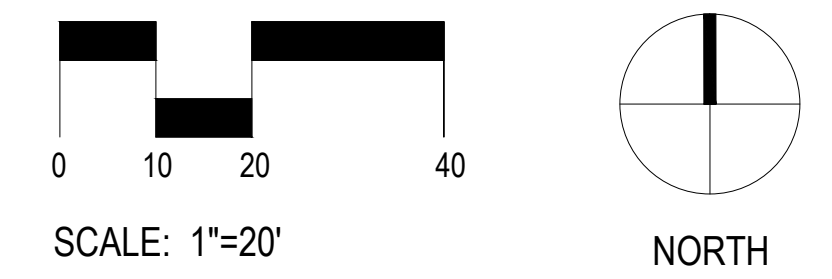
Oxbow Response: Yes there should be a tree there, it has been added back to the plan

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

We are exceeding the 1 tree and 5 shrub for every 1,500 sq. ft for the overall site planting minimums. We have placed the landscaping around the building, parking lot, and site perimeters where it makes the biggest community impact. In addition, this area will be a future parking lot and all landscaping will have to be removed at that time.

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.

Miro Response: The Master Developer has planned for and dedicated an access easement along the eastern property line. This project was expected to connect to the planned access road. In addition, there is an existing waterline and associated easement along this route too. It appears the area east of this project will be utilized for an emergency overflow for the regional detention pond for the overall development.



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

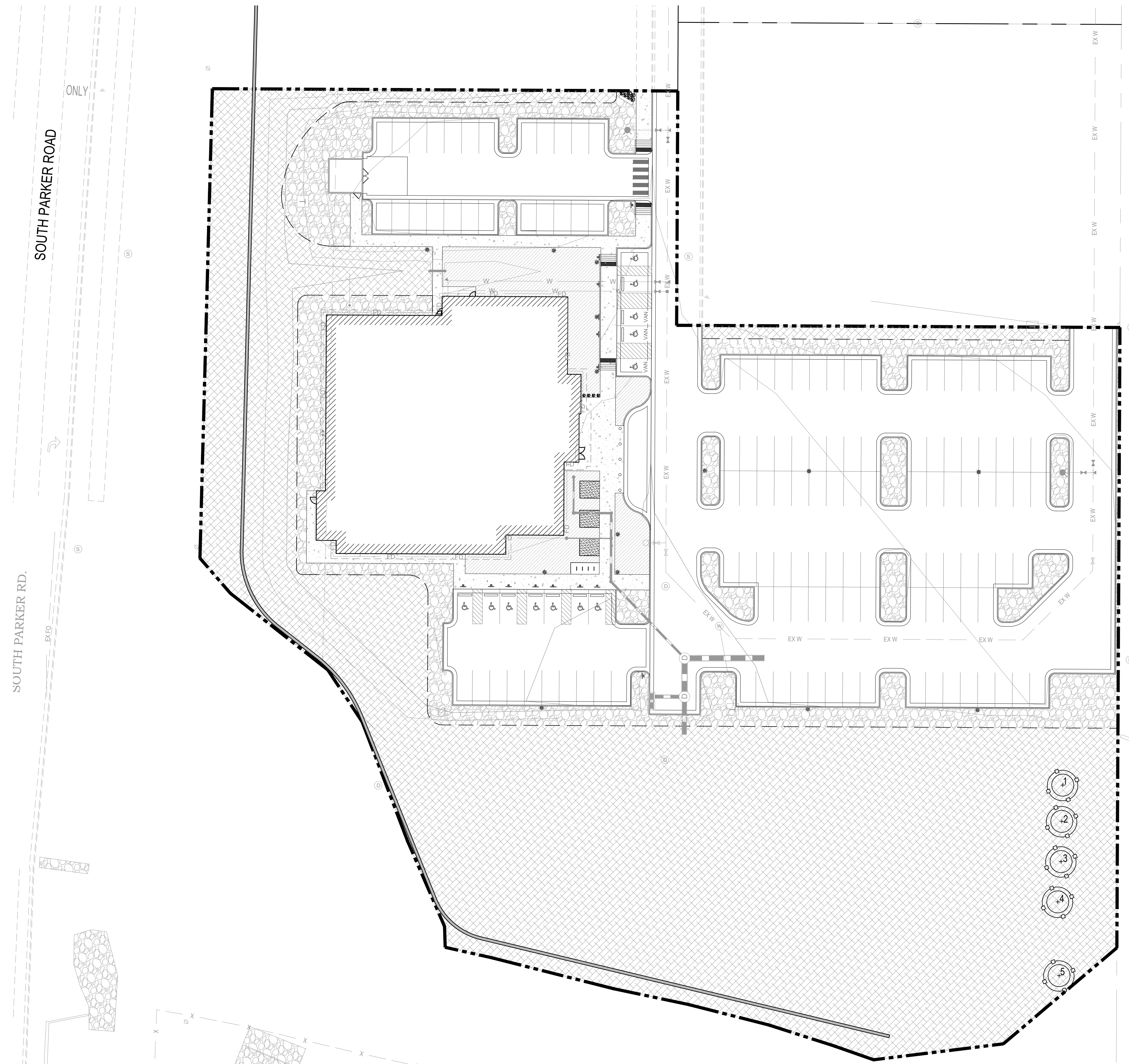
SUBMITTALS
DESCRIPTION DATE
1ST SUBMITTAL 07/28/2023

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

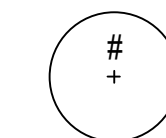
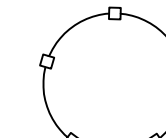

PARKER POINTE SUBDIVISION FILING NO. 2 - LOT 1A

SITE DEVELOPMENT PLAN

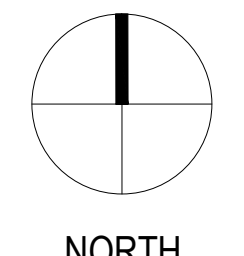
A PARCEL OF LAND SITUATED IN THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 7 SOUTH,
RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO.



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'



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DESCRIPTION DATE
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DATE
07/28/2023

PARKER PROJECT NUMBER
SP22-XXX

SHEET TITLE
TREE CONSERVATION
PLAN

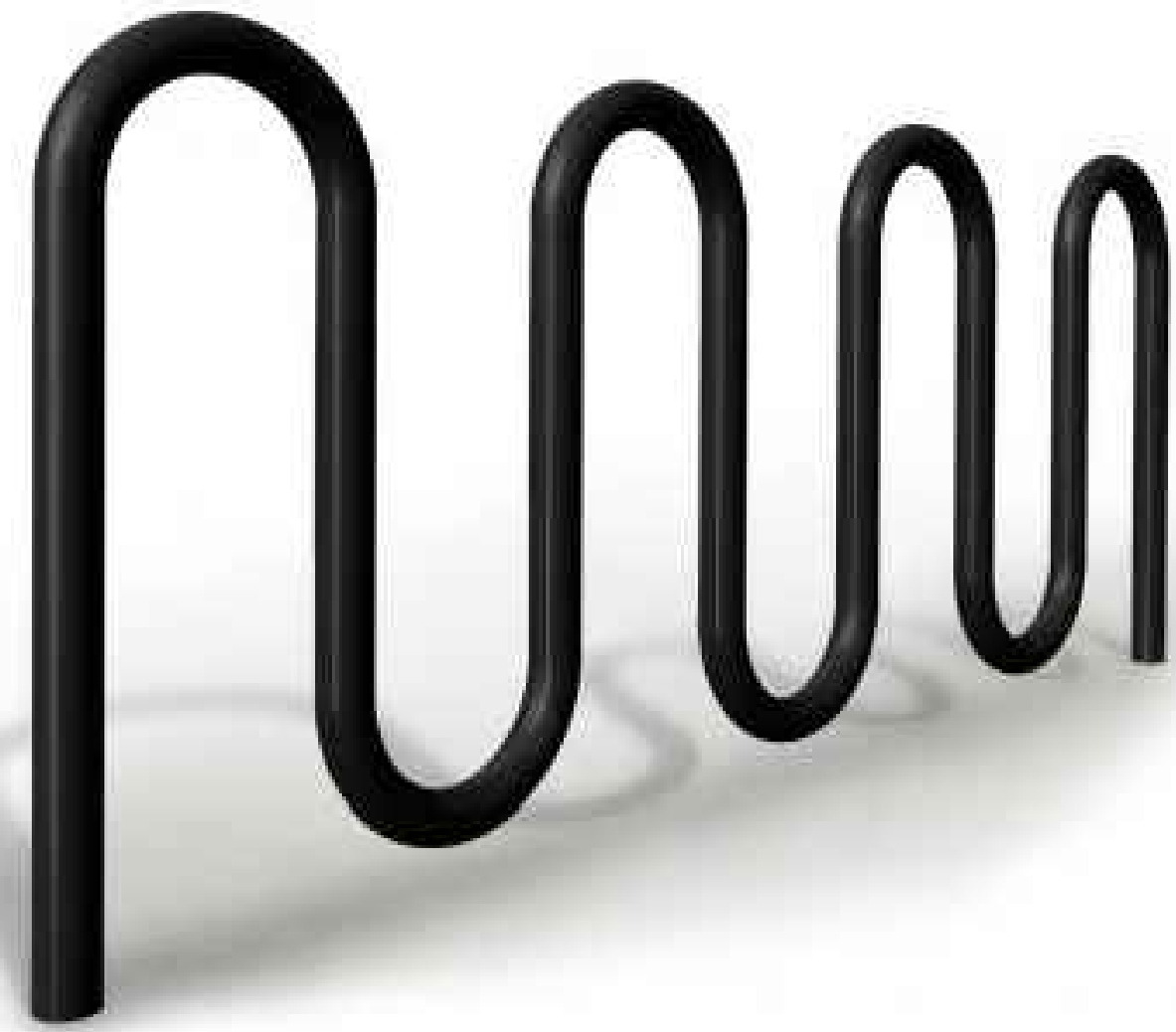
DRAWING NUMBER

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



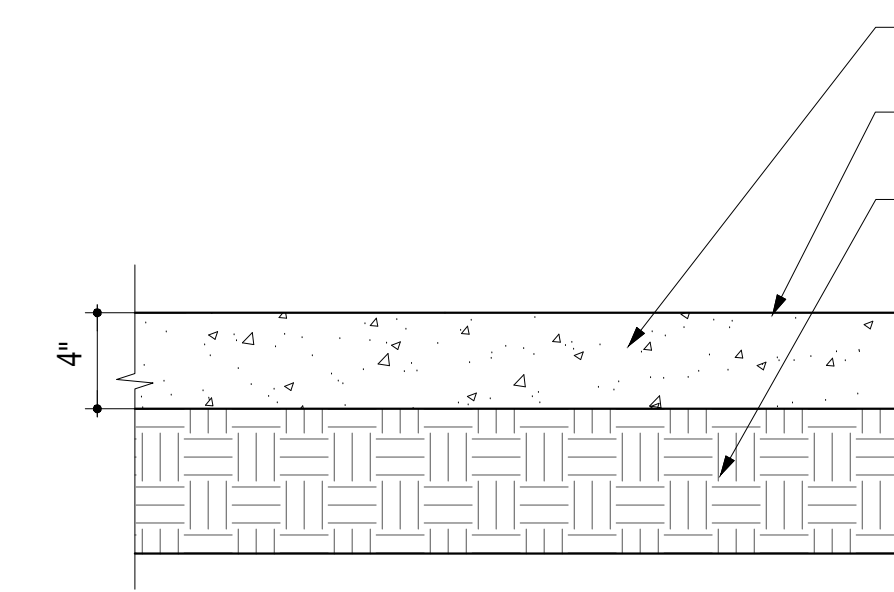
MANU: VICTOR STANLEY
 PRODUCT: RB-36
 COLOR: BLACK
 FINISH: POWDER COATED POLYESTER

3 TRASH RECEPTACLE
 8 SCALE: NTS



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

4 BENCH
 8 SCALE: NTS

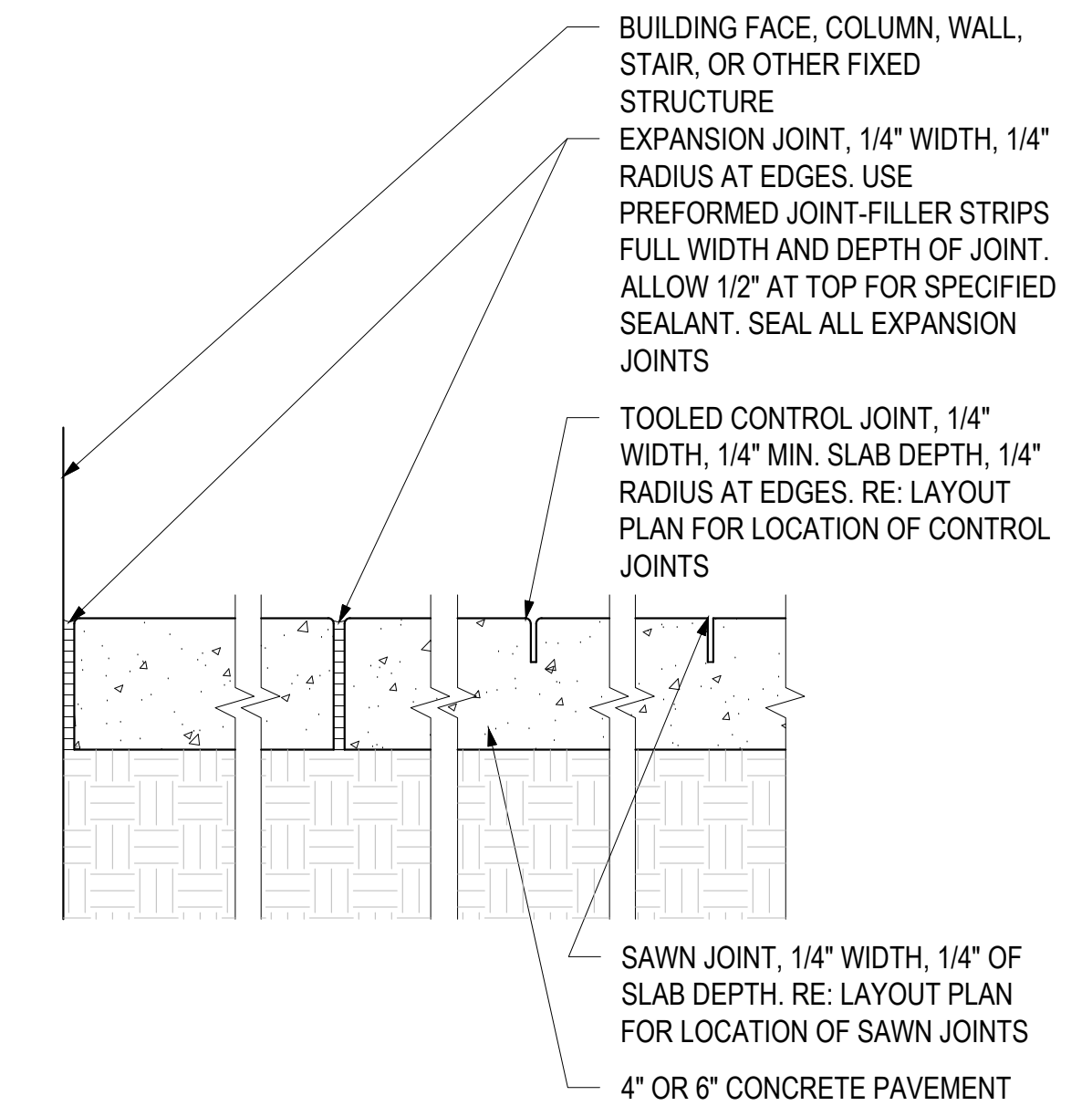


4,000 PSI CONCRETE, AIR ENTRAINED PORTLAND CEMENT.
 LIGHT ACID ETCH FINISH UNLESS OTHERWISE NOTED IN PLANS
 COMPACTED SUBGRADE

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"



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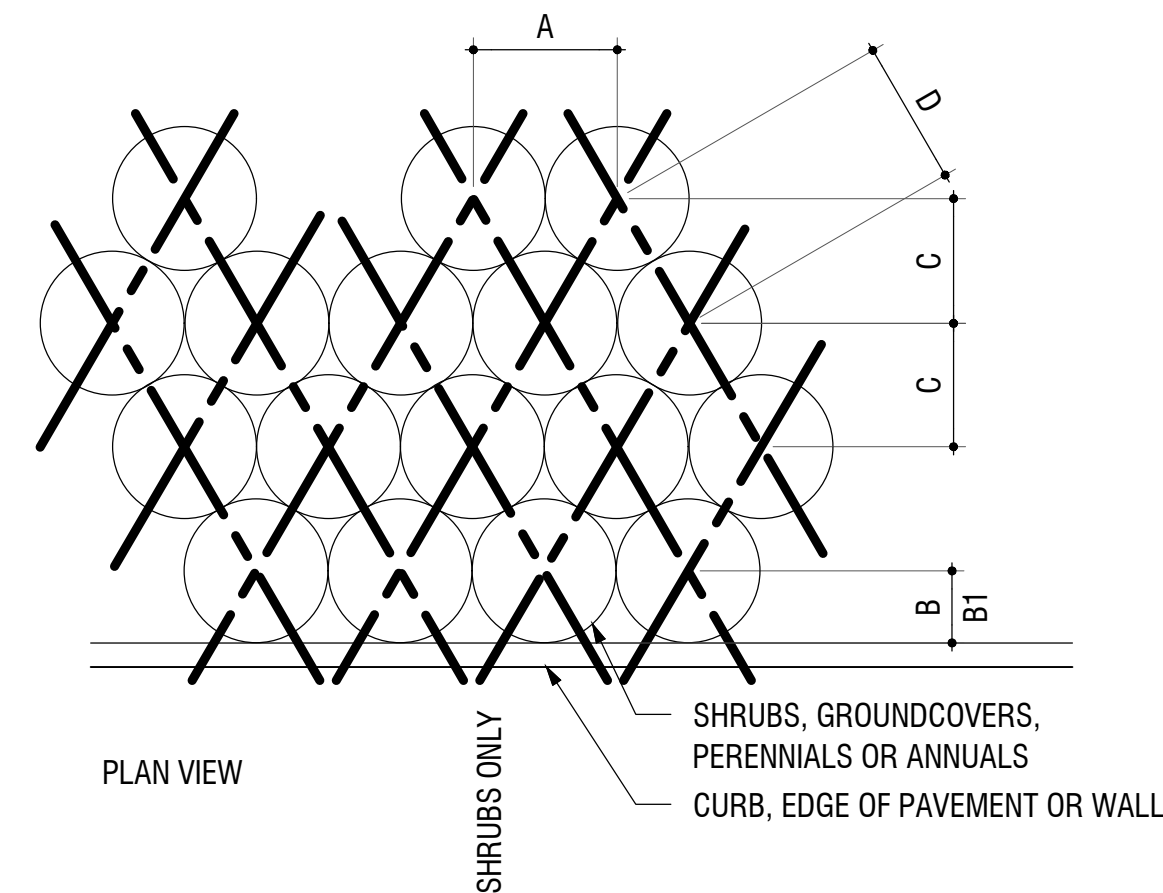
SHEET TITLE

DRAWING NUMBER

PARKER POINTE SUBDIVISION FILING NO. 2 - LOT 1A

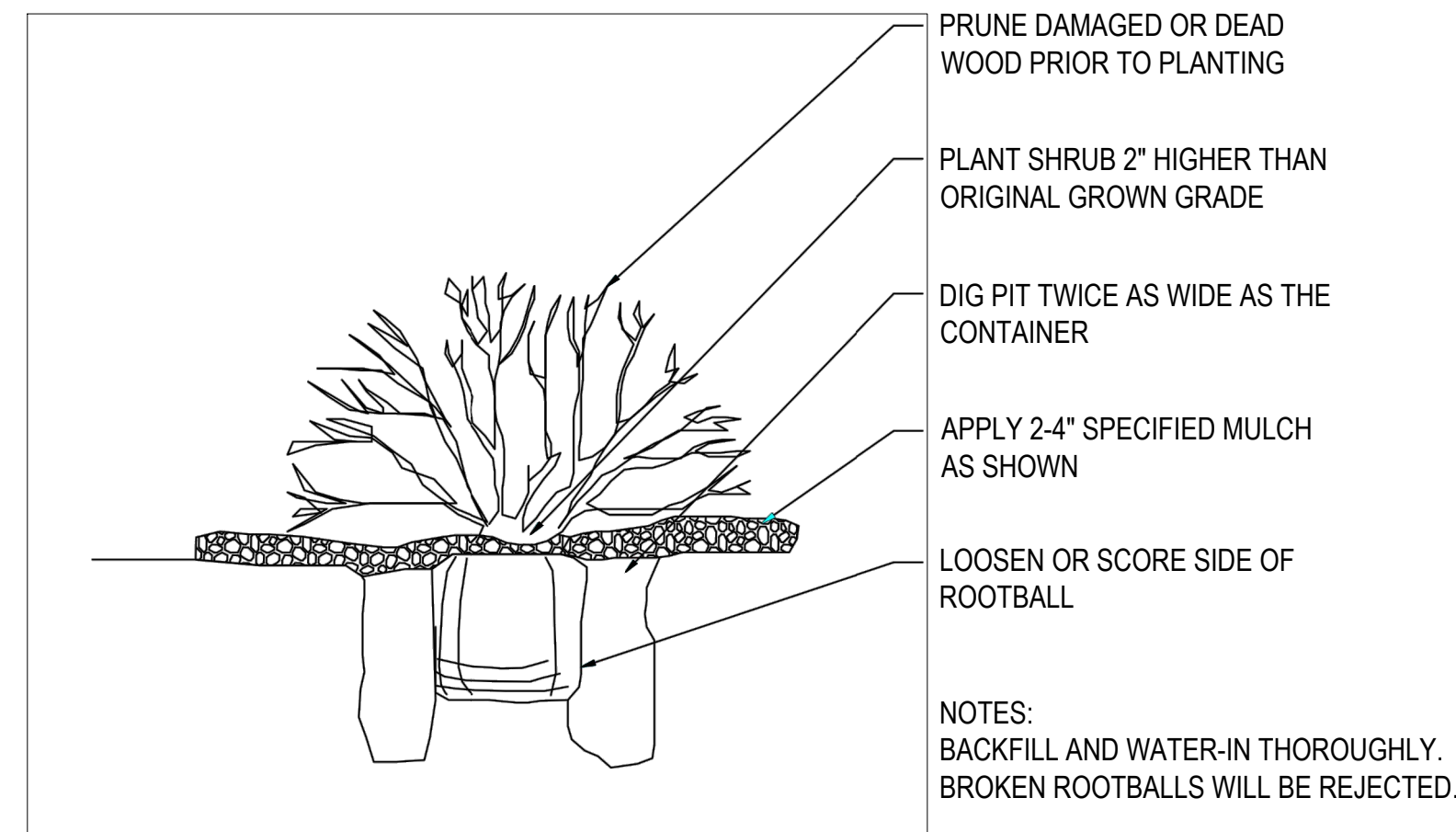
SITE DEVELOPMENT PLAN

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.

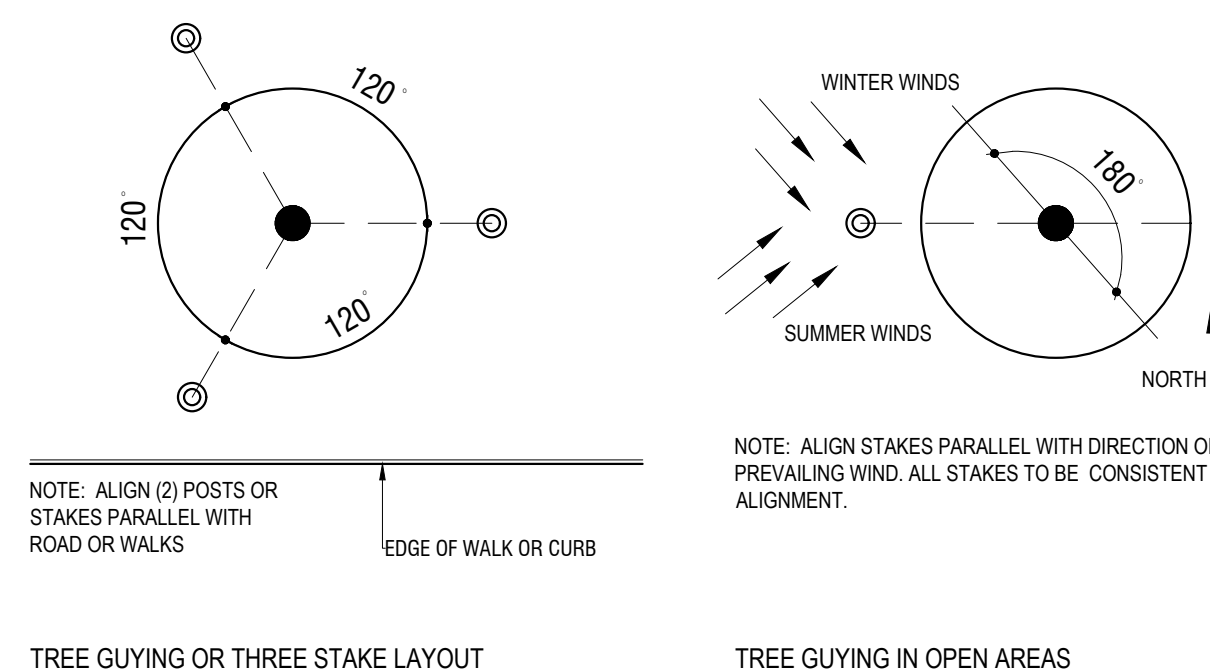


PLANT SPACING	A	B	B1	C	D
6"	6"	6"	6"	5"	6"
8"	8"	6"	8"	7"	8"
12"	12"	6"	12"	10"	12"
18"	18"	8"	18"	15"	18"
24"	24"	18"	24"	20"	24"
30"	30"	18"	30"	26"	30"
36"	36"	24"	36"	31"	36"
48"	48"	24"	48"	41"	48"

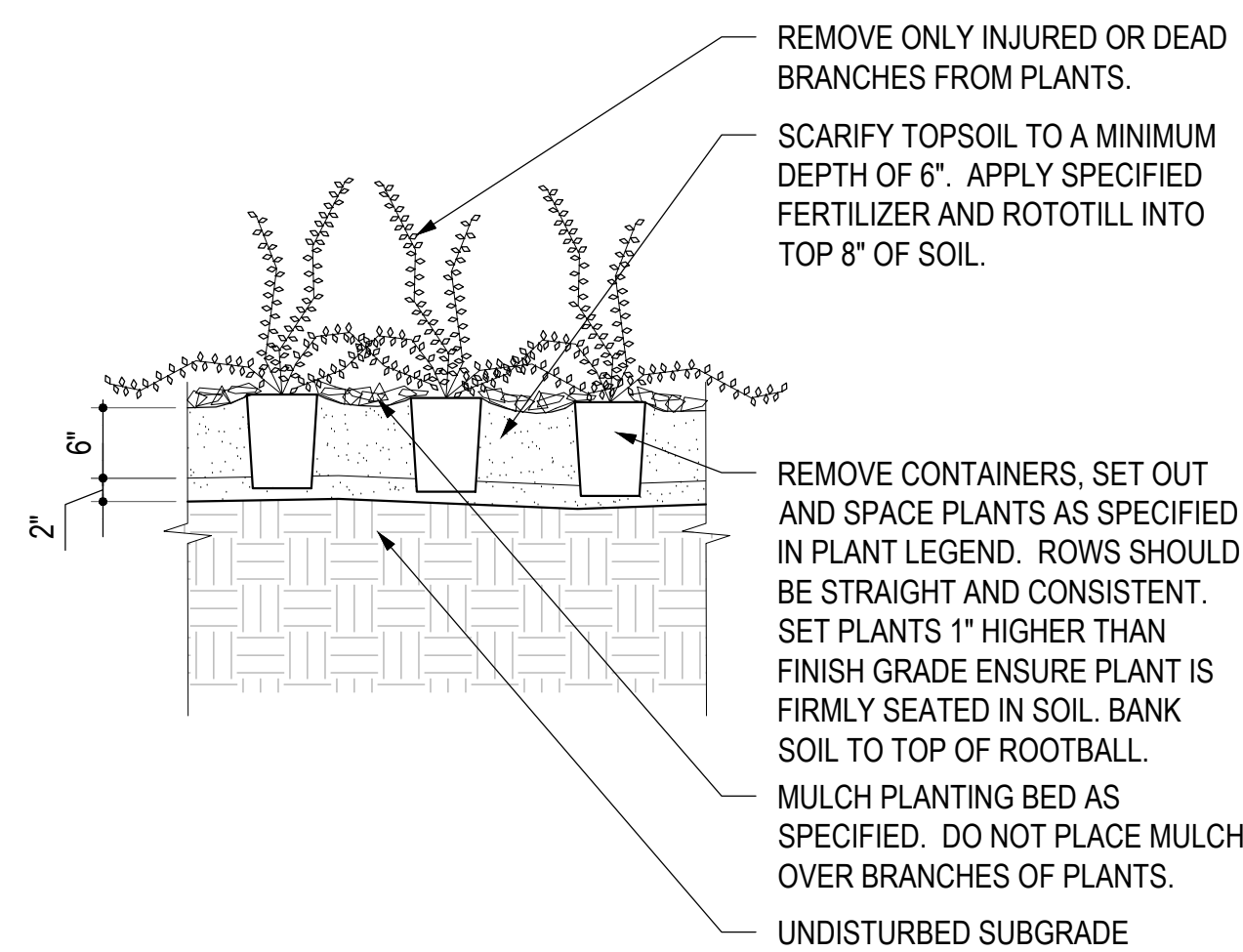
5 PLANT SPACING DETAIL
9 SCALE: 3/4" = 1'-0"



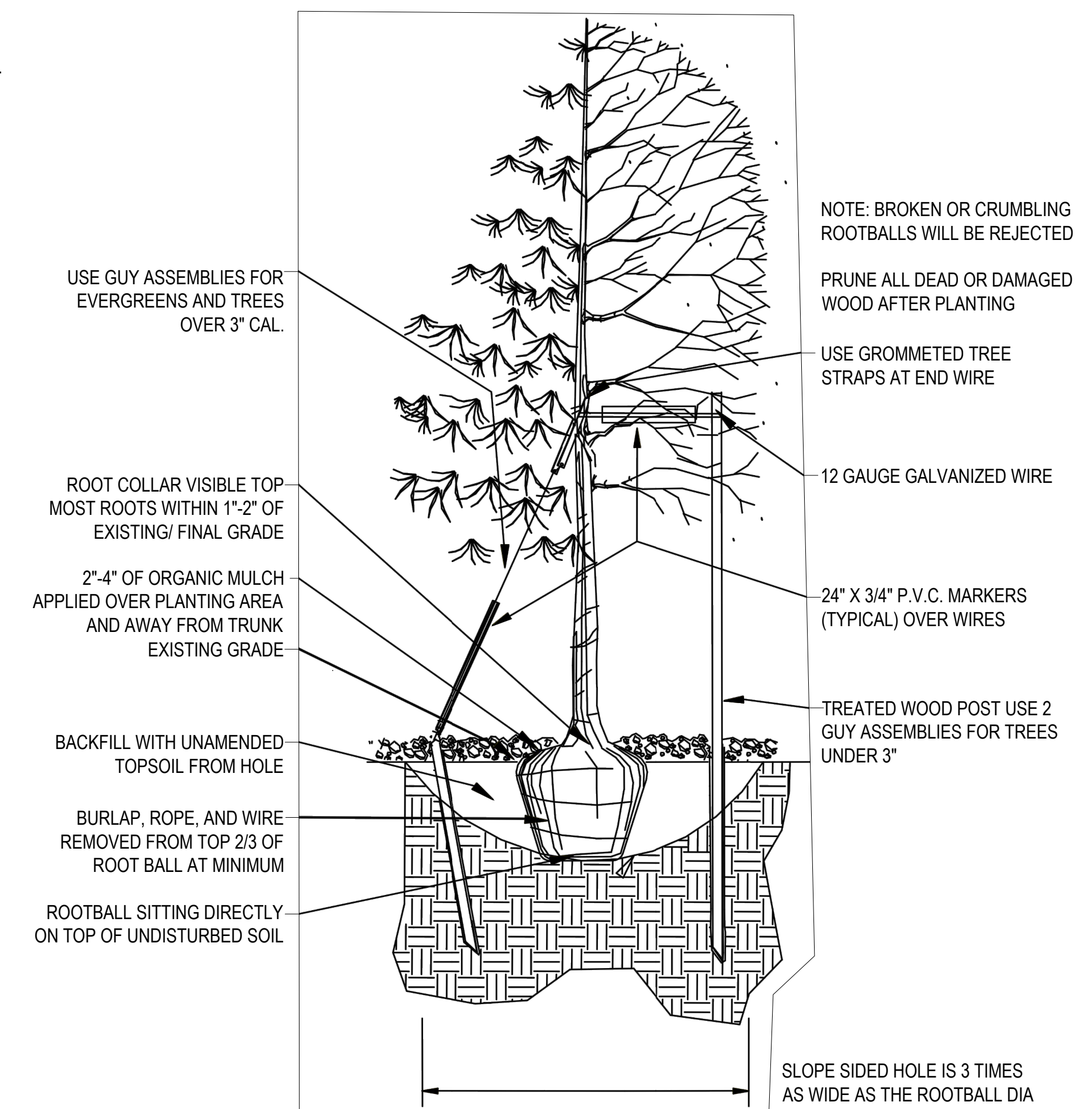
2 SHRUB PLANTING DETAIL
9 SCALE: 1/2" = 1'-0"



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"



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PARKER PROJECT NUMBER SP22-XXX

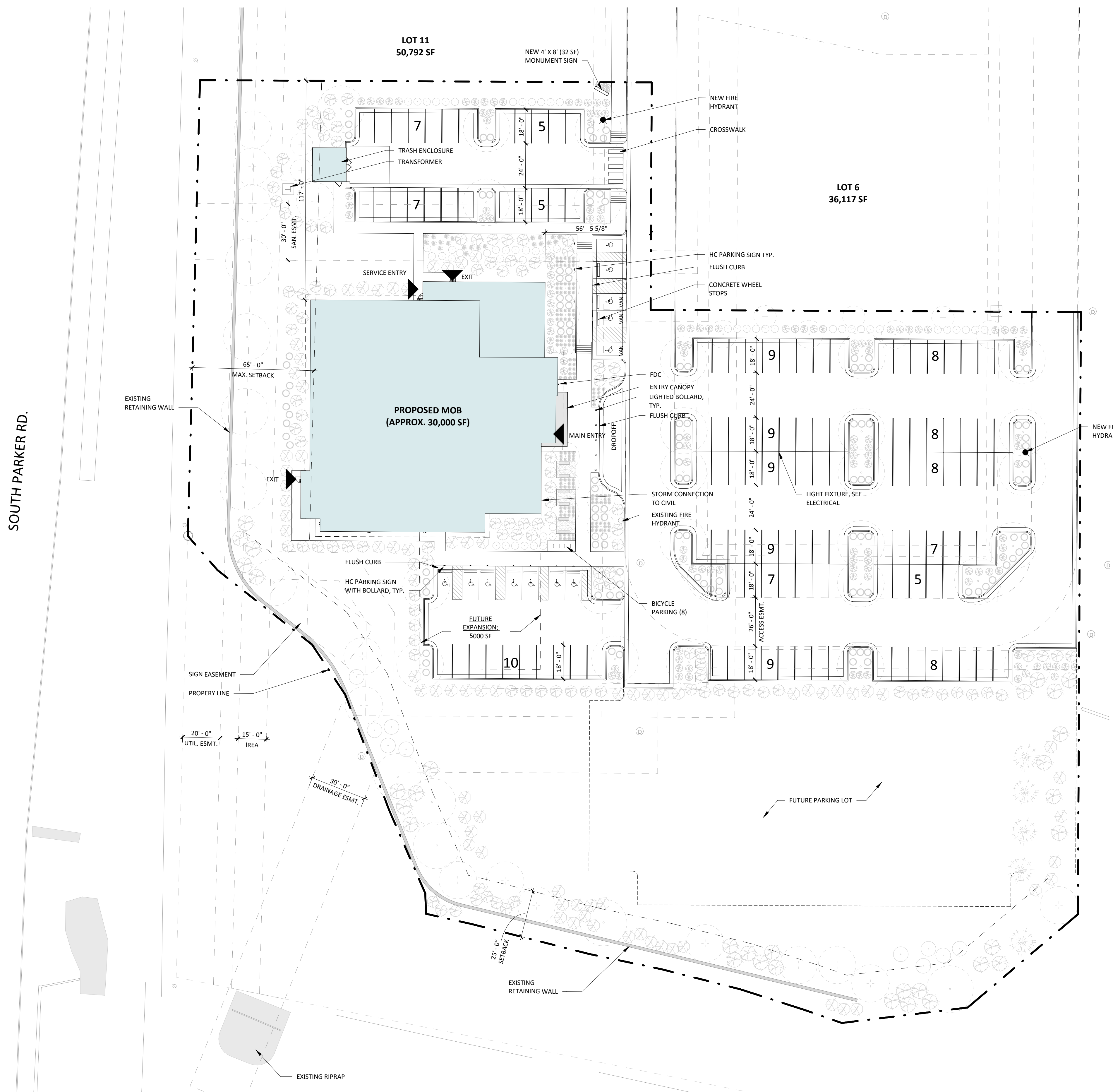
SHEET TITLE PLANTING DETAILS

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: 215 STANDARD SPACES (+/- 6.5 PER/ 1000 SF)
 12 HANDICAP SPACES
TOTAL: 227

THIS PHASE IS NOT PART OF THE APPLICATION SO THIS PARKING TABLE HAS BEEN REMOVED

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

THIS PHASE IS NOT PART OF THE APPLICATION SO THIS PARKING TABLE HAS BEEN REMOVED

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



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 LOTS 7, 8, 9 AND 10
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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

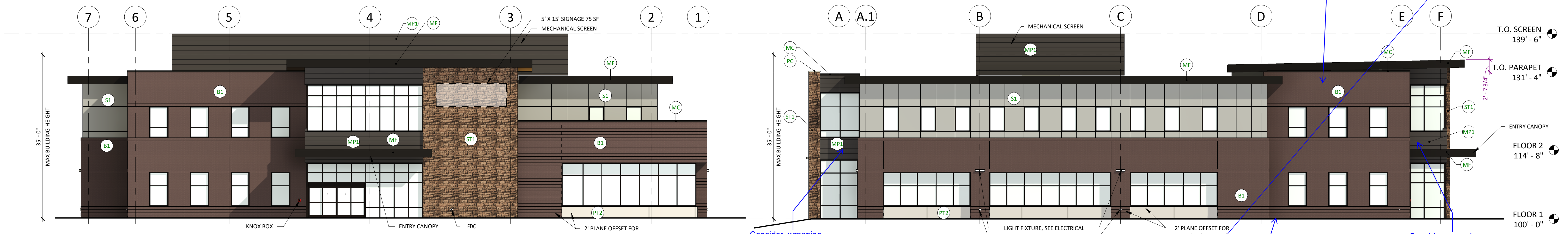
A PARCEL OF LAND SITUATED IN THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 7 SOUTH, RANCE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO.



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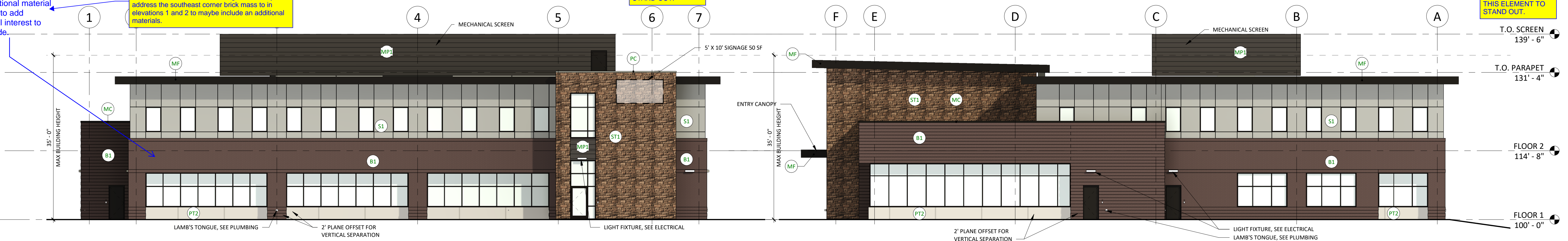
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SUBMITTALS
DESCRIPTION DATE
1ST SUBMITTAL 07/28/2023



1 ENTITLEMENTS - EAST ELEVATION
11 OF 14 3/32" = 1'-0"

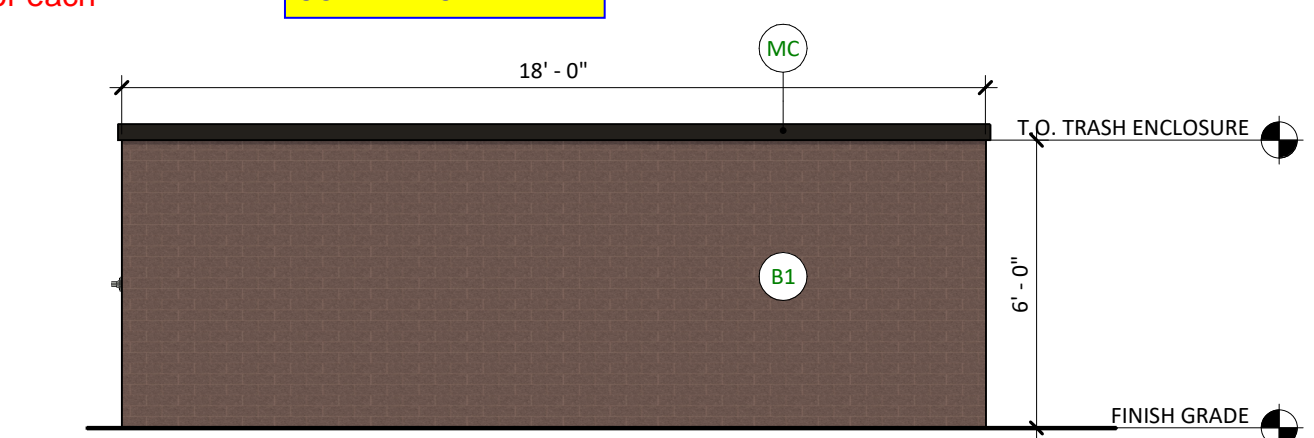
2 ENTITLEMENTS - SOUTH ELEVATION
A2.13 | 11 OF 14 3/32" = 1'-0"



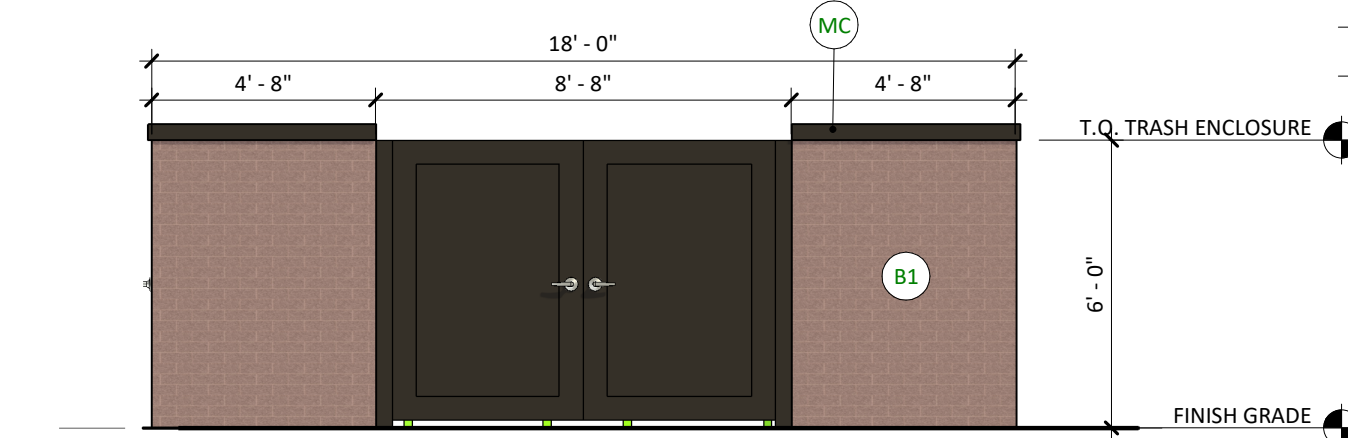
3 ENTITLEMENTS - WEST ELEVATION
A2.13 | 11 OF 14 3/32" = 1'-0"

4 ENTITLEMENTS - NORTH ELEVATION
11 OF 14 3/32" = 1'-0"

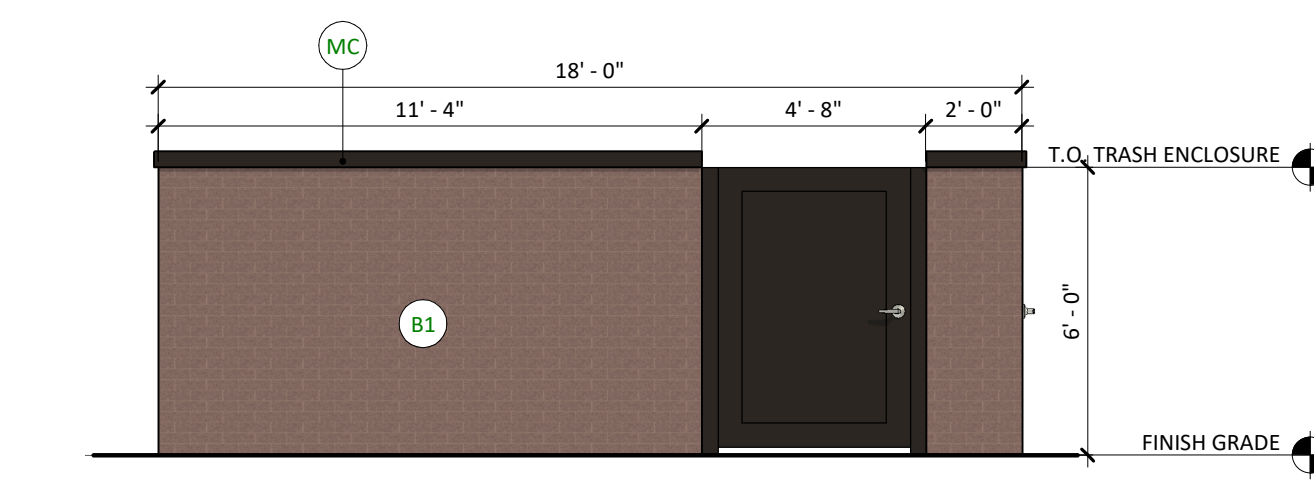
- EXTERIOR ELEVATION MATERIAL LEGEND**
- B1** BRICK 1 - BASIS OF DESIGN: SUMMIT BRICK, COLOR: "CHABCOAL IRONSPOT"
 - S1** STUCCO 1 - BASIS OF DESIGN: STO POWERWALL, SAND PEBBLE, COLOR: TO MATCH "DRYVIT - GULL GRAY"
 - ST1** STONE 1 - BASIS OF DESIGN: SUNSET STONE, DRY STACK LEDGE, COLOR: GEORGETOWN
 - 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
 - INSULATED GLAZING UNIT - VISION 1



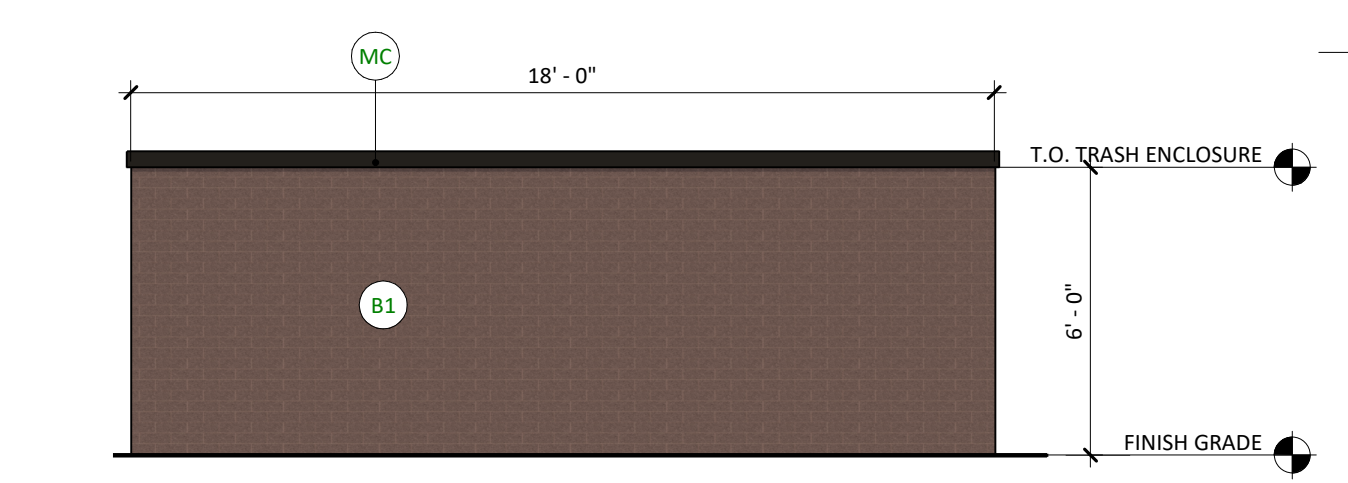
5 ENTITLEMENTS - TRASH ENCLOSURE NORTH ELEVATION
11 OF 14 1/4" = 1'-0"



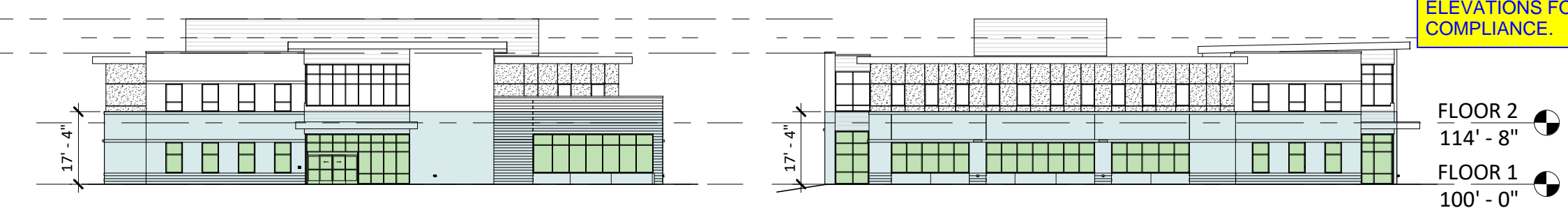
6 ENTITLEMENTS - TRASH ENCLOSURE EAST ELEVATION
11 OF 14 1/4" = 1'-0"



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

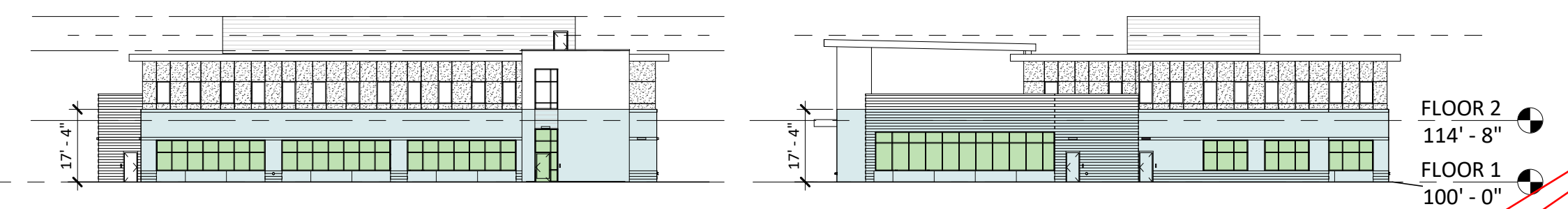


8 ENTITLEMENTS - TRASH ENCLOSURE WEST ELEVATION
11 OF 14 1/4" = 1'-0"



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%

Ashley confirmed if the glazing requirement is slightly less than the required 30% due to the fire department requesting an entry to the relocated fire riser room on the east facade it is acceptable.

THE BUILDING IS OVER 100' ON EVERY FAÇADE. WE HAVE PROVIDED DIMENSIONS ON THE GLAZING AREA ELEVATIONS FOR COMPLIANCE.

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**

WING NUMBER

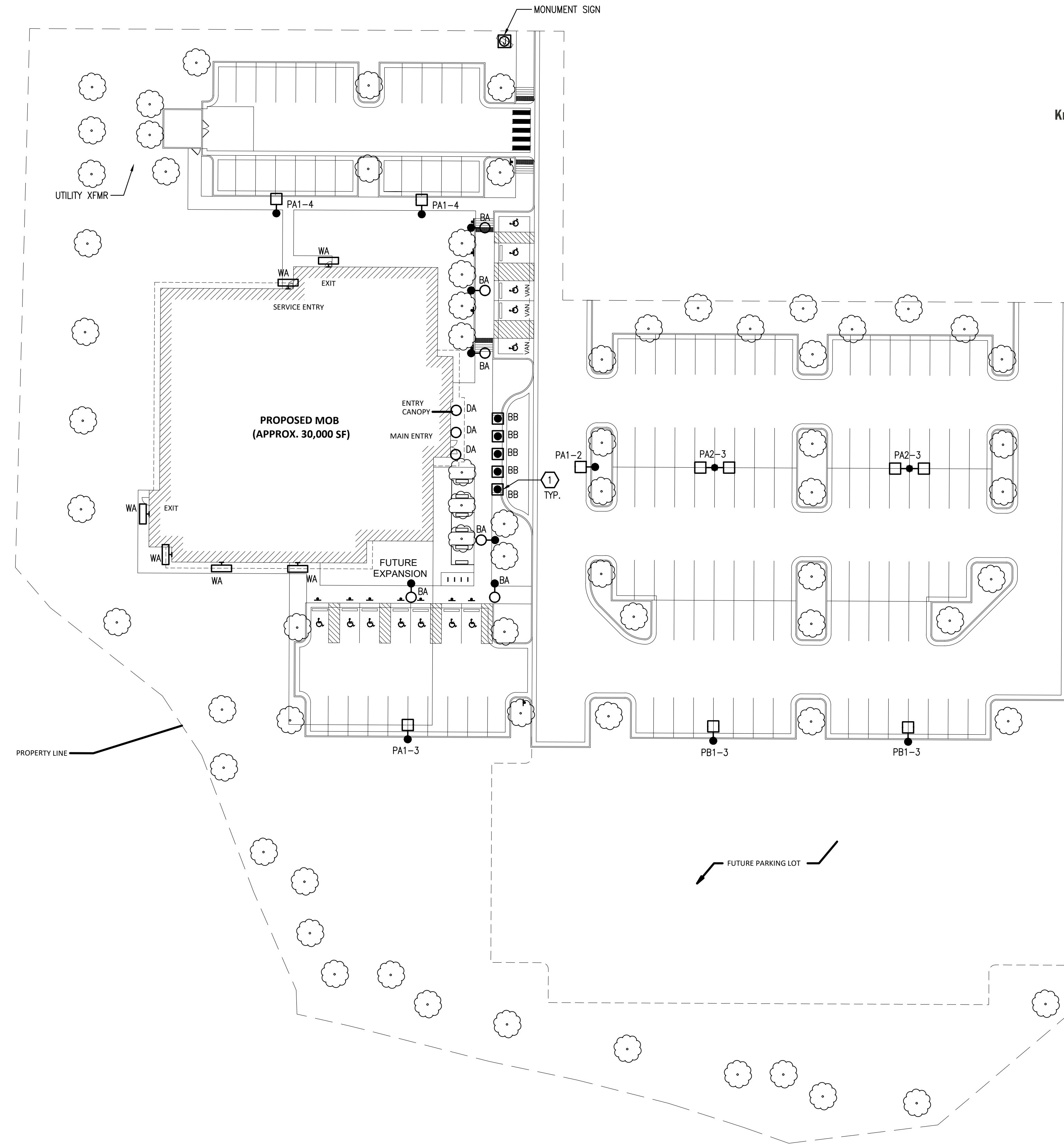
1 OF 14

7/27/2023 1:51:52 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.

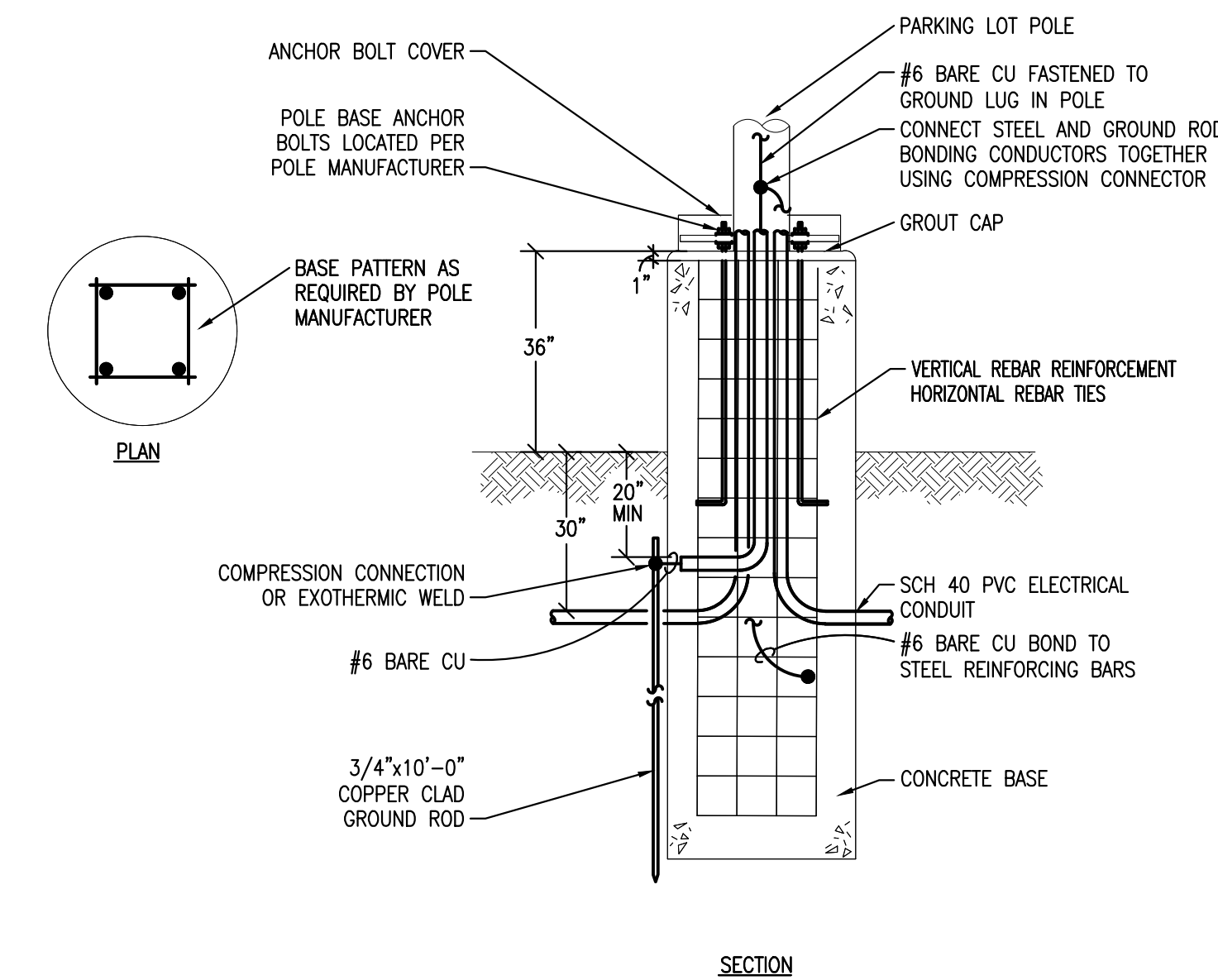


SHEET NOTES

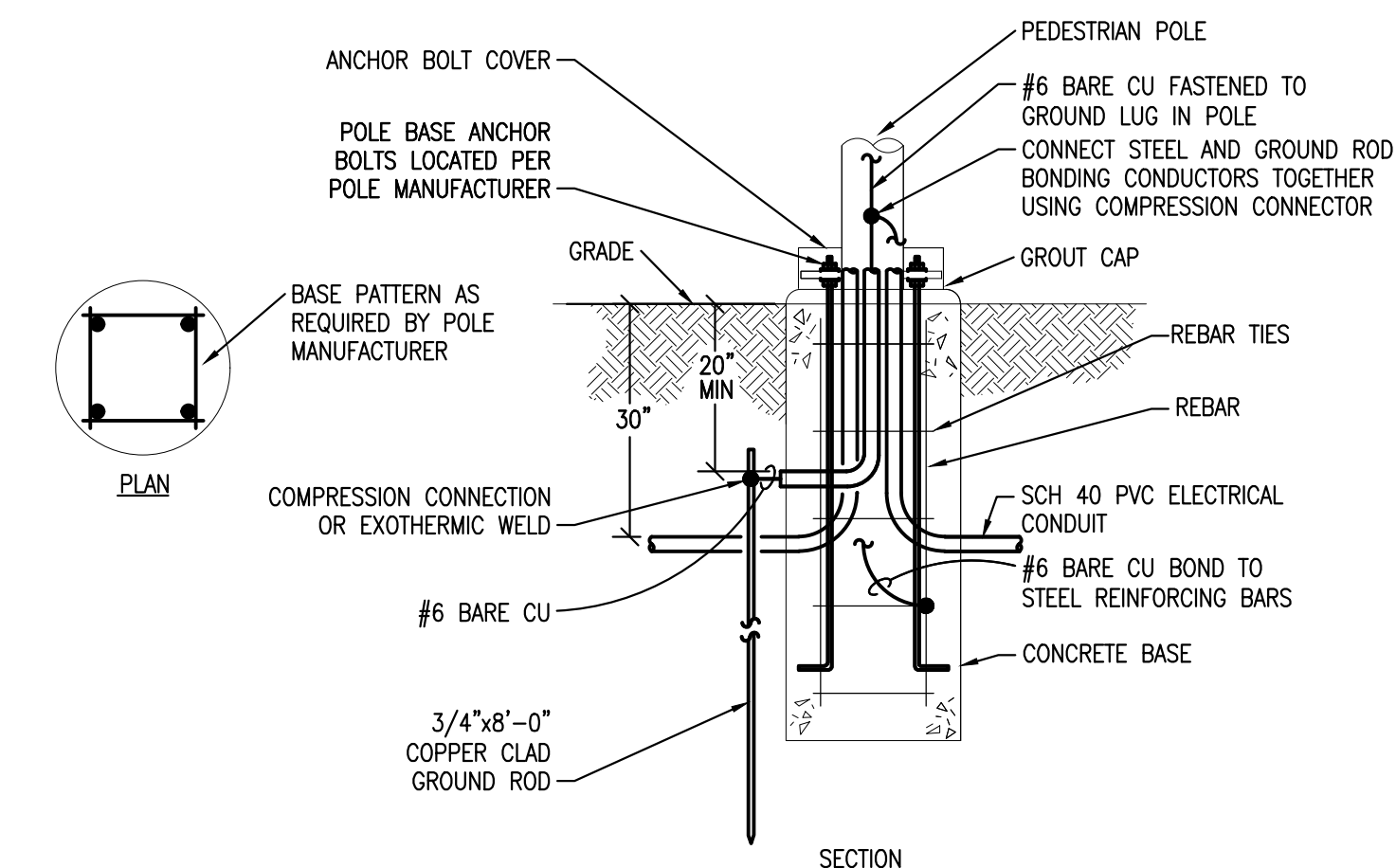
1. LIGHT LINE WEIGHT INDICATES EXISTING. HEAVY LINE WEIGHT INDICATES NEW CONSTRUCTION.
2. INCLUDE ALL COST, LABOR, MATERIAL, SERVICE ENTRANCE INSTALLATION, CONNECTION, FINAL TERMINATION, START-UP, TESTING, PERMIT FEES, AND ALL OTHER APPLICABLE FEES.
3. LOCATE ALL EXISTING UNDERGROUND UTILITIES PRIOR 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"



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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

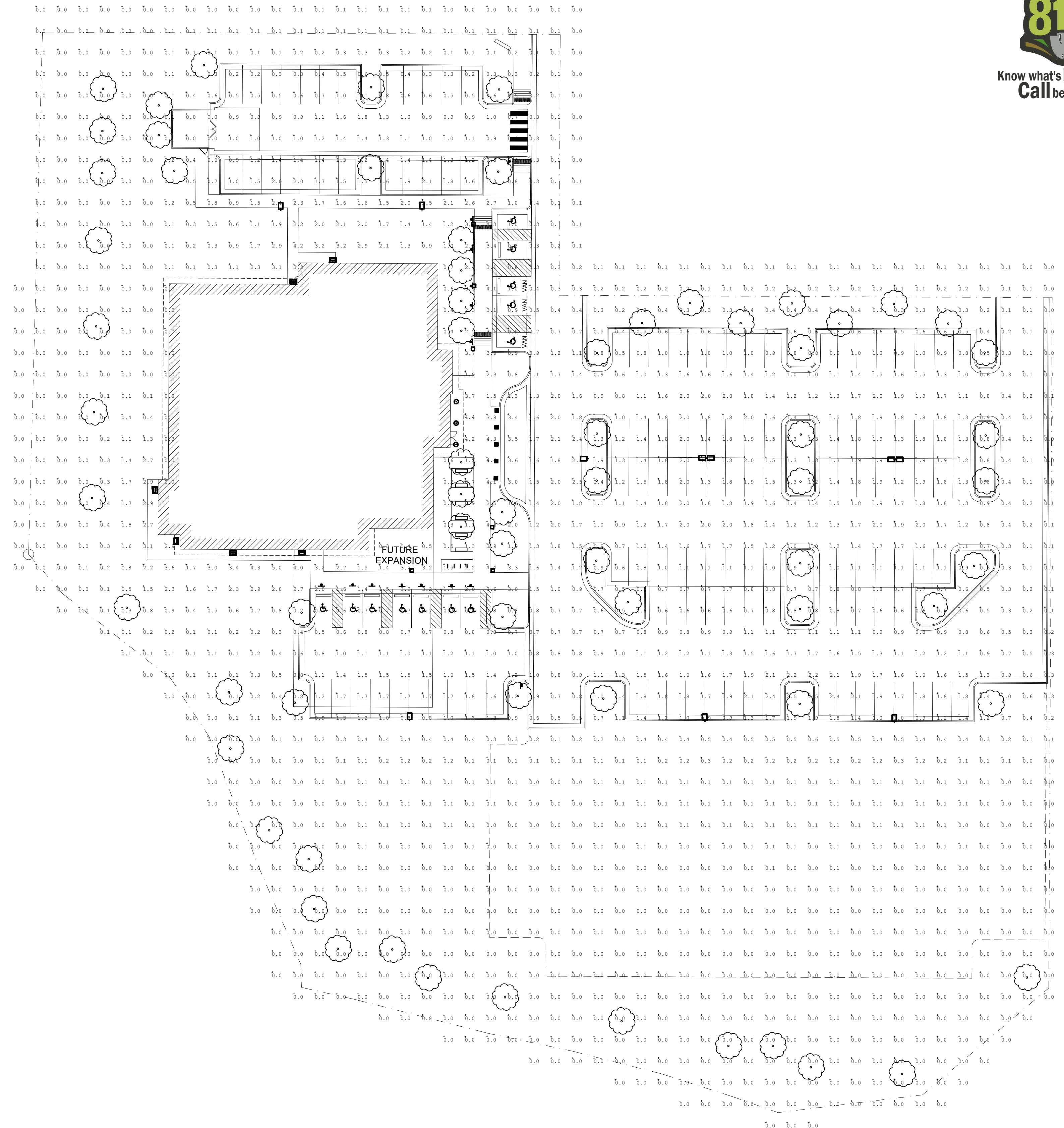
PARKER POINTE SUBDIVISION FILING NO. 2 - LOT 1A

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

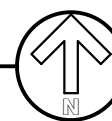
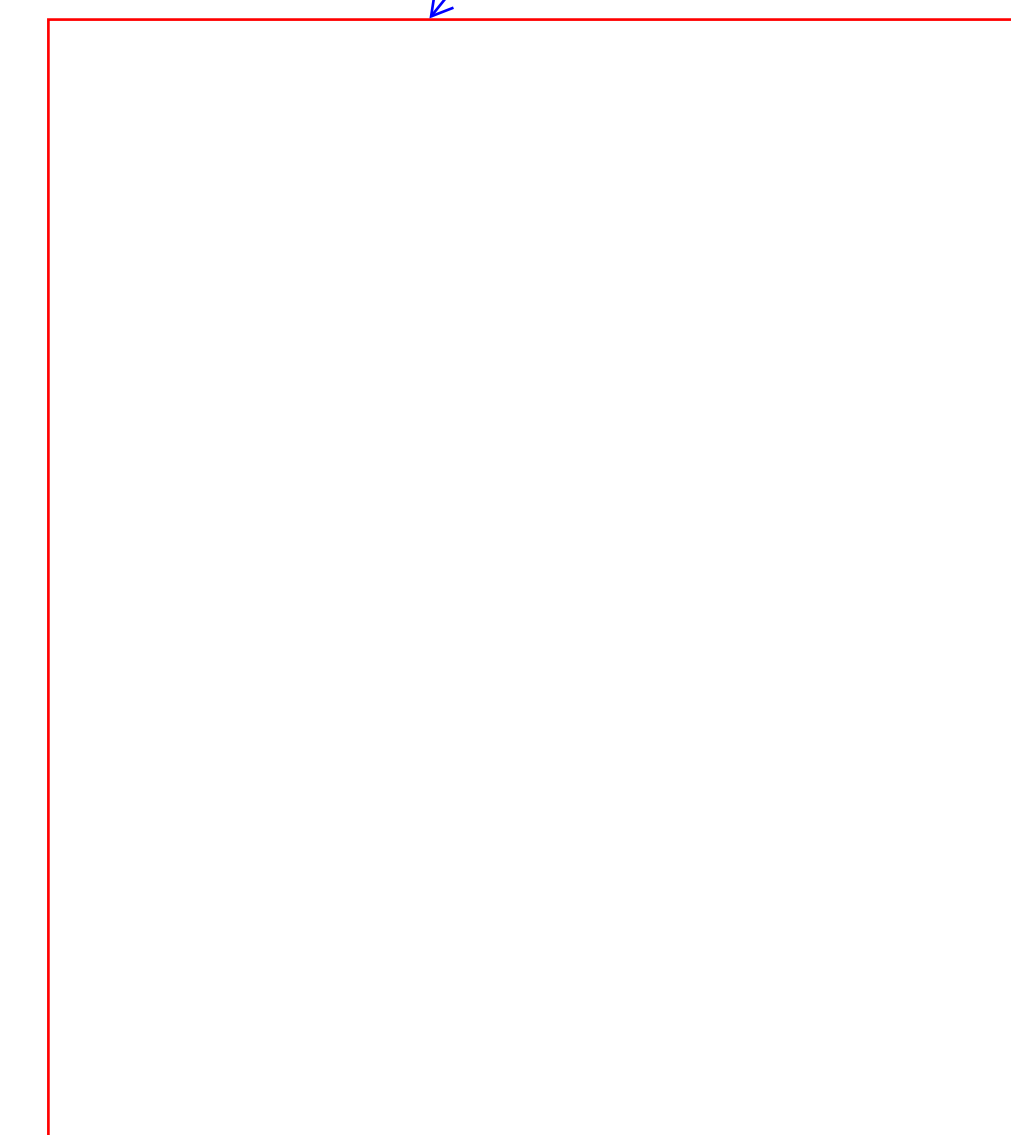
1. ALL EXTERIOR LUMINAIRES SHALL BE ROUTED THROUGH LIGHTING CONTROL SYSTEM. OUTDOOR LIGHTING SHALL BE CONTROLLED BY AUTOMATIC SWITCHES THAT TURN OFF LIGHTS DURING PERIODS WHEN DAYLIGHT EXCEEDS MAXIMUM ALLOWABLE ILLUMINANCE.
2. EXTERIOR LIGHTING SHALL COMPLY WITH LOCAL LIGHTING CURFEW STANDARDS. ALL EXTERIOR 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

Enlarged electrical room / service entry room plan to be added to respond to clearance comments.



& ENLARGED PLANS



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SUBMITTALS

DESCRIPTION	DATE
1ST SUBMITTAL	07/28/2023

DATE

07/28/2023

PARKER PROJECT NUMBER

SP22-XXX

SHEET TITLE

LIGHTING
PHOTOMETRICS
PLAN

DRAWING NUMBER

13 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.

A new column with this information will be added to the revised drawings.

Include mounting height of each light in this table

rescolit
LITEFRAME 6" ROUND DOWNLIGHT

DATE: LOCATION:
TYPE: PROJECT:
CATALOG #:

LITEFRAME 2.0

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/module)
- 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 or >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 4% 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 36" fixture center to center; 18" fixture center to building member; 0.5" above fixture
- Suitable for wet locations, covered ceiling when used with CL lens trim; all other configurations, suitable for damp locations
- cUL 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	6-71
Efficacy Range (LPW)	118-143
Reported Life (Hours)	190 / 90,000
Input Current (mA)	48-592 (10V)

Based on Specifier, SPK, RL, RC

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: 19.3 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) RAL: Bronze (BRZ) Silver (SLV) CUS:

Available options:
71 140 Direct burial anchorage
FSC Finishing

KEY DATA

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

EXTERIOR LUMINAIRE SCHEDULE											
KEY	DESCRIPTION	FINISH	MOUNTING	RATINGS	B-U-G	LUMENS	MANUFACTURER	SPECIFICATION (NOTE 1)			
								CATALOG NUMBER	VOLTS	VA	NOTES
BA	PEDESTRIAN POST FIXTURE SINGLE HEAD TYPE III	BRONZE	PEDESTRIAN POLE	B1-U0-G1		2,520	BEGA	84273-K3-BRZ	120V	19	
BB	PEDESTRIAN BOLLARD HEAD	BRONZE	BOLLARD	B1-U0-G1		709	BEGA	84691-K3-BRZ 84016-BRZ	120V	30	4
DA	6" DOWNLIGHT	BRONZE	RECESSED	N/A		1,010	PRESCOLITE	LFR-6RD-M-10L30K8-WD-DM1	120V	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	120V	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	120V	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	120V	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	120V	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	120V	72	2, 3
WA	WALL PEDESTRIAN FIXTURE	BRONZE	WALL SURFACE	B1-U0-G1		3,587	BEACON	RWL1-48L-25-3K7-3-UNV-XXX	120V	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 cut 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) RAL: 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.

KEY DATA

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

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: Premium die-cast aluminum housing with powder coat paint finish
High temperature silicone gasket
Mechanically cut 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 or 347-480 VAC input voltage: 50/60 Hz
Minimum start temperature: -40° C to 40° C
LED module wattage: 15.4 W
System wattage: 19.3 W
Controllability: 0-10V, TRIAC, and ELV dimmable
Color rendering index: Ra > 80
Luminaire lumens: 2500 lumens (4000K)
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) RAL: Bronze (BRZ) Silver (SLV) CUS:

KEY DATA

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

RATIO Wall
RWL1/RWL2 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: Premium die-cast aluminum housing with powder coat paint finish
High temperature silicone gasket
Mechanically cut 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 or 347-480 VAC input voltage: 50/60 Hz
Minimum start temperature: -40° C to 40° C
LED module wattage: 15.4 W
System wattage: 19.3 W
Controllability: 0-10V, TRIAC, and ELV dimmable
Color rendering index: Ra > 80
Luminaire lumens: 2500 lumens (4000K)
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) RAL: Bronze (BRZ) Silver (SLV) CUS:

KEY DATA

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

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 cut 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) RAL: 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.

KEY DATA

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

4 TYPE PXX-X 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: Premium die-cast aluminum housing with powder coat paint finish
High temperature silicone gasket
Mechanically cut 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 or 347-480 VAC input voltage: 50/60 Hz
Minimum start temperature: -40° C to 40° C
LED module wattage: 15.4 W
System wattage: 19.3 W
Controllability: 0-10V, TRIAC, and ELV dimmable
Color rendering index: Ra > 80
Luminaire lumens: 2500 lumens (4000K)
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) RAL: Bronze (BRZ) Silver (SLV) CUS:

KEY DATA

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

3 TYPE WA LUMINAIRE

SCALE: NONE

RATIO Wall
RWL1/RWL2 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: Premium die-cast aluminum housing with powder coat paint finish
High temperature silicone gasket
Mechanically cut 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 or 347-480 VAC input voltage: 50/60 Hz
Minimum start temperature: -40° C to 40° C
LED module wattage: 15.4 W
System wattage: 19.3 W
Controllability: 0-10V, TRIAC, and ELV dimmable
Color rendering index: Ra > 80
Luminaire lumens: 2500 lumens (4000K)
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) RAL: Bronze (BRZ) Silver (SLV) CUS:

KEY DATA

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



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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