

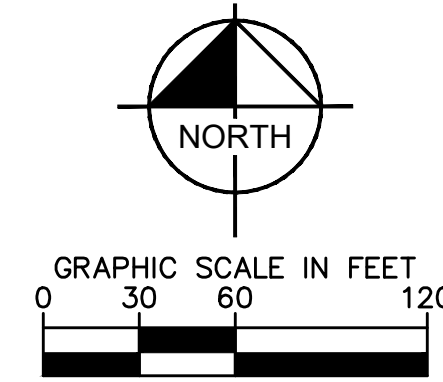


RFCC

APPROVED DATE: 04/26/2024

Planning Approval By: J. Duncan

Julia Duncan
ADJUSTMENT REVIEW
Conditionally Approved through May 3, 2024 and pending Jon Nelson's subsequent approval. If the applicant does not receive approval from the building Department by May 3, 2024 the applicant shall be required to resubmit a new Site Plan Adjustment.
4/26/2024 1:30:13 PM



LEGEND

- PROPERTY LINE
- NUMBER OF PARKING SPACES
- ACCESSIBLE PARKING SPACES
- PROPOSED ELECTRICAL TRANSFORMER
- FIRE DEPARTMENT CONNECTION
- LANDSCAPED AREA
- STANDARD DUTY ASPHALT PAVING
- NOT A PART (N.A.P.)
- EXISTING COLORED CONCRETE
- HEAVY DUTY CONCRETE
- PROPOSED GRAVEL PATHWAY
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED CURB AND GUTTER

KEY NOTES

- 1 PROPOSED ADA ACCESSIBLE SIDEWALK RAMP
- 2 PROPOSED ACCESSIBLE RAMP W/ 36" DEEP DETECTABLE WARNING
- 3 PROPOSED 5' WIDE PEDESTRIAN CONNECTION.
- 4 PROPOSED MONUMENT SIGN.
- 5 PROPOSED PRIVATE STAIRWAY. WIDTH PER PLAN
- 6 EXISTING/PROPOSED FIRE HYDRANT.
- 7 PROPOSED TRASH ENCLOSURE.
- 8 PROPOSED ADA PARKING STALLS.
- 9 EXISTING 8' CONCRETE SIDEWALK.
- 10 PROPOSED 5' CONCRETE SIDEWALK.
- 11 PROPOSED STANDARD DUTY ASPHALT PAVING.
- 12 DETACHED GARAGE. PARKING COUNT PER PLAN.
- 13 PROPOSED STANDARD 9'X18' PARKING STALL
- 14 PROPOSED STANDARD CURB AND GUTTER
- 15 PROPOSED 6 STALL BICYCLE PARKING
- 16 PROPOSED RETAINING WALL
- 17 PROPOSED ISLAND ADJACENT 10'X18' PARKING STALL
- 18 PROPOSED STOP SIGN R-1
- 19 PROPOSED STOP BAR
- 20 PROPOSED NO PARKING - FIRE LANE SIGN R8-31
- 21 PROPOSED 8'X22' PARALLEL PARKING STALL
- 22 PROPOSED 8'X24' PARALLEL PARKING STALL

NOTES:

1. ALL LIGHTING ON-SITE, EXTERIOR, UNROOFED LIGHTING SHALL CONFORM TO THE TOWN'S LIGHTING STANDARDS.
2. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW FROM A PUBLIC RIGHT OF WAY.
3. LOCATION OF TRASH RECEPTACLES SHALL BE SCREENED BY A SOLID SCREEN FENCE SURROUNDING AT LEAST 3 SIDES OF THE CONTAINER.

K:\DENV_Civil\096481002 - Parker & Pine MF\CAD\Site\096481002PSP_SP.dwg - M:\Projects\4/25/2024\1-13.dwg
THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND GEOMETRIES PRESENTED HEREIN, IS PREPARED FOR THE EXCLUSIVE USE OF THE CLIENT AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.



DESIGNED BY: DLS
DRAWN BY: JRK
CHECKED BY: DLS
DATE: 05/27/21

PARKER AND PINE FILING NO. 2 LOTS 1-3
PARKER, CO
MULTI-FAMILY SITE PLAN
OVERALL SITE PLAN

PROJECT NO.
096481002
DRAWING NAME
096481002PSP_SP
03 OF 49

NO.	REVISION	BY	DATE	APPR
4	ADA STALL/RAMP REVISION	MM	4/25/24	DS
3	SIDEWALK REVISION	MM	8/14/23	DS
2	ADA RAMP REVISION	MM	10/28/22	DS
1	ADA RAMP REVISION	JG	09/01/22	DS

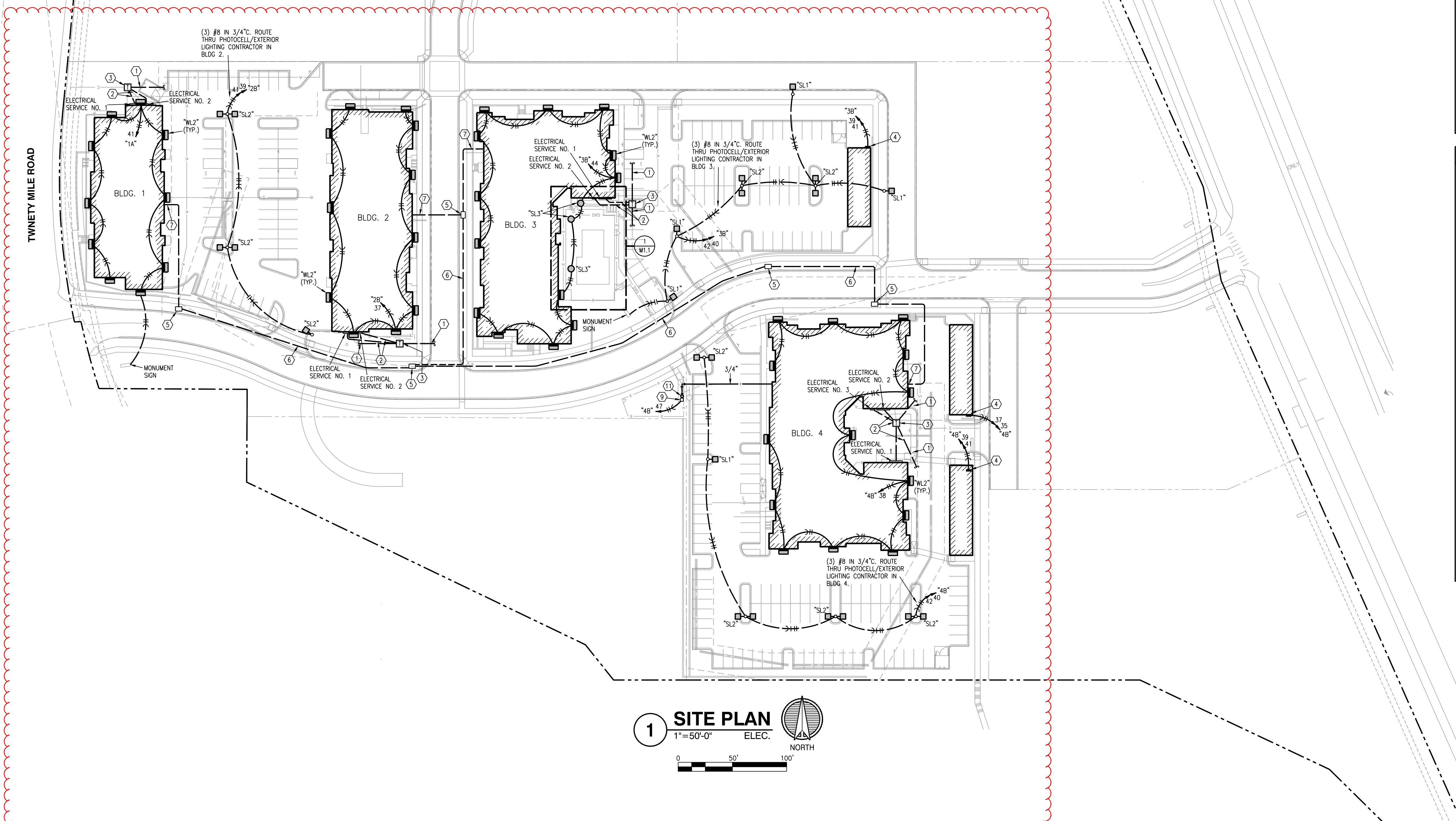


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1 SITE PLAN
1"=50'-0" ELEC.
NORTH
0 50' 100'

- NOTES:
- COORDINATE WATER AND SANITARY SEWER WITH CIVIL DRAWINGS. VERIFY ALL UTILITY LOCATIONS WITH PROVIDERS.
 - ROUTE ALL POLE LIGHTING THRU EXTERIOR LIGHTING CONTACTOR/PHOTOCELL IN RESPECTIVE BUILDING.
 - PRIMARY AND SECONDARY POWER AND TRANSFORMER LOCATIONS SHOWN ARE PRELIMINARY ONLY. FINAL DESIGN BY IREA POINT OF CONTACT FOR IREA, JIM BRADBURY (jbradbury@irea.Coop)
 - CONTRACTOR SHALL INCLUDE IN BASE BID ALL COSTS AND FEES IMPOSED BY THE UTILITY PROVIDERS TO ESTABLISH SERVICE TO THE BUILDINGS.
 - FIELD VERIFY ALL ABOVE AND BELOW GRADE UTILITIES. CALL 1-800-DIGSAFE (1-800-344-7233) 48 HOURS PRIOR TO ANY DIGGING FOR UTILITY LOCATORS.
 - REFER TO CIVIL DRAWINGS FOR COORDINATION AND LOCATION OF OTHER BUILDING SERVICES.
 - TRANSFORMER AND LIGHT POLE LOCATIONS SHALL BE COORDINATED WITH OTHER SITE UTILITIES AND LOCATED SUCH THAT THEY ARE NOT DIRECTLY ABOVE UNDERGROUND UTILITIES.
 - "WL2" WALL PACKS ON BUILDINGS SHALL BE MOUNTED AT A HEIGHT OF 20'-0" AFG. EXTERIOR LIGHTING CIRCUITS SERVING BUILDING MOUNTED LIGHTING SHALL CONSIST OF (3) #10 IN 3/4"C. AND SHALL BE ROUTED THRU RESPECTIVE BUILDING'S PHOTOCELL/EXTERIOR LIGHTING CONTRACTOR.

- LEGEND:
- PRIMARY BETWEEN TRANSFORMERS VERIFY CONDUIT AND TRENCHING REQUIREMENTS WITH UTILITY COMPANY.
 - CONDUIT FOR SECONDARY SERVICE FROM TRANSFORMER TO BUILDING ALONG WITH TRENCHING AND BACKFILL BY CONTRACTOR. CONDUCTORS AND TERMINATIONS AT TRANSFORMER BY POWER COMPANY. REFER TO RISER DIAGRAM FOR DETAILS.
 - PROPOSED LOCATION FOR 3 PHASE TRANSFORMER. TRANSFORMER BY POWER COMPANY. PAD BY CONTRACTOR ACCORDING TO POWER COMPANY STANDARDS.
 - GARAGE PANEL. ROUTE FEEDER TO HOUSE PANEL. FEEDER SHALL CONSIST OF (3) #10 IN 3/4"C.
 - 24"Wx36"Lx30"D QUAZITE HANDHOLE FOR TELE/DATA SERVICE. VERIFY SIZE, QUANTITY AND LOCATION WITH UTILITY PROVIDER(S) AND CIVIL PLANS.
 - (3) 4"C. AT 36" MIN. BELOW GRADE. VERIFY SIZE AND QUANTITY WITH UTILITY PROVIDER(S).
 - ROUTE (3) 4"C. STUBBED UP INTO MDF ROOM AT 36" MIN. BELOW GRADE. REFER TO T-SHEETS FOR MDF ROOM LOCATIONS. VERIFY SIZE AND QUANTITY WITH UTILITY PROVIDER(S).
 - FOR POOL EMERGENCY PHONE. VERIFY EXACT LOCATION WITH OWNER, FINAL POOL DESIGN AND AHJ. PROVIDE 1"C. BELOW GRADE TO IT ROOM.
 - POWER/USB PEDASTAL. REFER TO LANDSCAPE DRAWINGS.
 - 3/4"C. UP TO GAS FIRE PIT (55MBH). PROVIDE WITH GAS SHUTOFF VALVE AND SOLENOID VALVE CONNECTED TO TIMER. REFER TO LANDSCAPE DRAWINGS.
 - 3/4" DCW UP TO DRINKING FOUNTAIN. REFER TO LANDSCAPE DRAWINGS.

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97 Dover Street, Suite 400, Avon, Indiana 46123-7356
Phone (317) 272-7800 FAX (317) 272-7808
Web Site: http://www.sebreearchitects.com

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3639 SW Summerfield Drive, Suite A
Topeka, Kansas 66614-8374
8625 College Boulevard, Suite 102
Overland Park, Kansas 66210
Telephone: (785) 733-3332
Email: lsapa@lsapa.com
LSA PROJECT NO. 2007017

PARKER + PINE APTS
BUILDING TYPE I
9540 TWENTY NILE RD.
PARKER, COLORADO



6-28-21

PARKER AND PINE FILING NO.2
LOTS 1-3 PARKER, CO
SITE LIGHTING PLAN

NO.	DATE	BY	DESCRIPTION
1	01.15.21		PERMIT SET
2	01.20.21		BID SET
3	05.07.21		REVISION 2; ADDENDUM 2
4	06.28.21		RE-BID SET
5	10.14.21		ISSUED FOR CONSTRUCTION
6	08.19.22		RFI

PROJECT NO. 20013
DATE: 10/14/21
DRAWN BY: [Signature]
CHECKED BY: [Signature]

SITE PLAN - ELECTRICAL
BUILDING TYPE I
1E001



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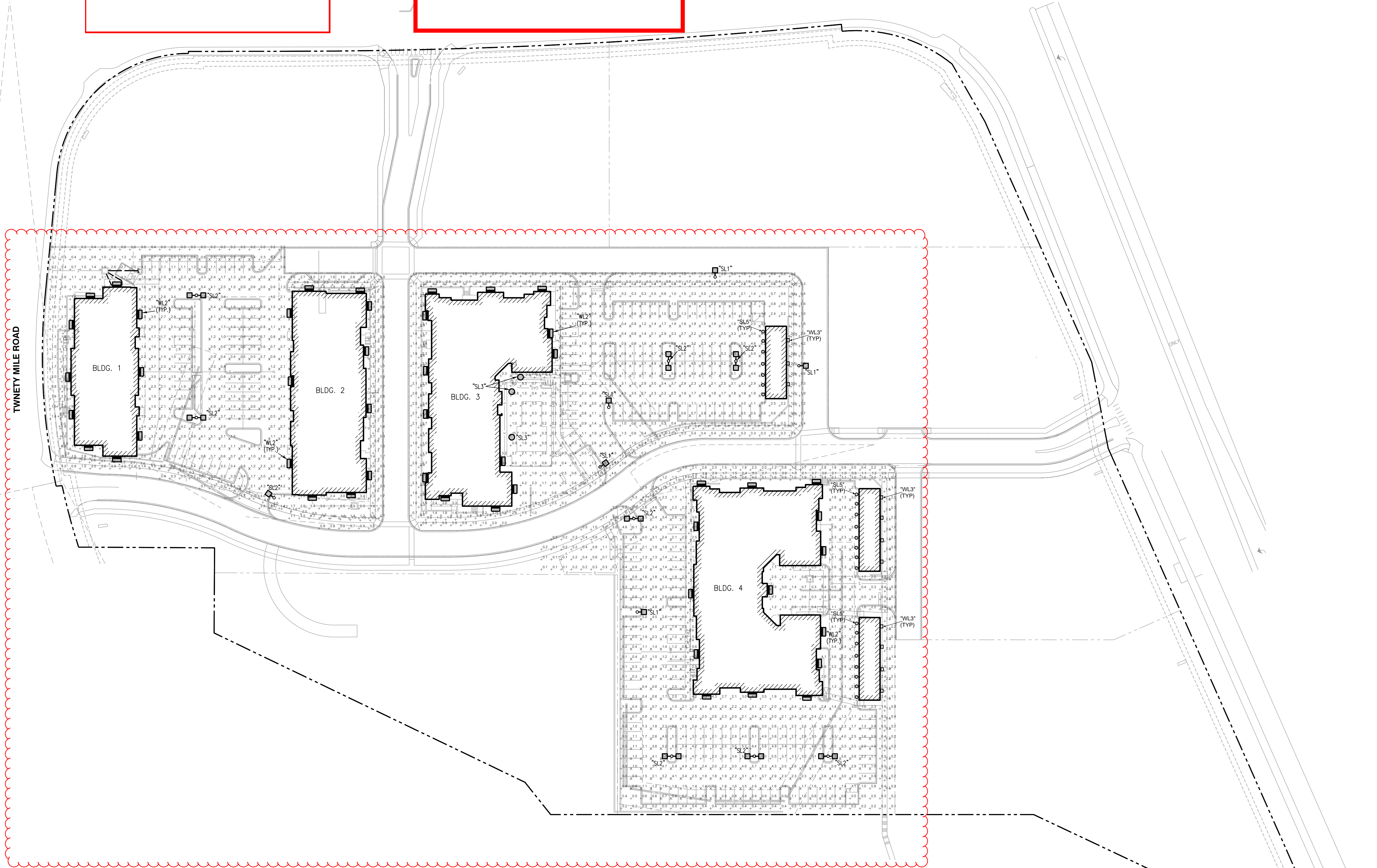
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Exterior Lighting Schedule							
MARK	DESCRIPTION	MFR	MODEL	MOUNTING	FINISH	LAMPS	NOTES
SL1	Site Pole Light	MAXLITE	MP-AR-100-U-T3-40-B	Pole	Bronze	100W, 12260 lumen, 4000k	25' Pole, Type III
SL2	Site Pole Light	MAXLITE	(2) MP-AR-100-U-T3-40-B	Pole	Bronze	(2) 100 W, 12260 lumen, 4000k	25' Pole, Type III, (2) heads @ 180 degrees apart on single pole
SL3	Site Bollard	MAXLITE	BL-CLRD-18U-XXX	Wall	Bronze	18W, 2200 lumen, 4000k	3'-0" HEIGHT
SL5	Exterior Puck Light	C&F Lighting	LED6WT	Ceiling	White	15W, 1000 lumen, 3000 K	9'-0" HEIGHT
WL2	Wall Pack	MAXLITE	WPCL-40-U-T4-CS-B	Wall	Bronze	40W, 1700 lumen, 4000k	20' MOUNTING HT
WL3	Wall Pack	Westgate Lighting	WMX-MD-20-20W-40k	Pole	Bronze	20W, 2800 lumen, 4000K	8' MOUNTING HT

SITE ILLUMINANCE		
MINIMUM	MAXIMUM	AVERAGE
0.1	8.3	1.81
SITE UNIFORMITY RATIOS		
RESIDENTIAL AREA	AVG:MIN	MAX:MIN
DRIVEWAYS	4:1	10:1
WALKWAYS	3:1	3:1
PARKING	4:1	6:1



1 SITE PHOTOMETRIC PLAN
1"=50'-0"
0 50' 100'
NORTH

PARKER AND PINE FILING NO.2
LOTS 1-3 PARKER, CO
SITE LIGHTING CALCULATIONS

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8625 College Boulevard, Suite 102
Overland Park, Kansas 66210
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Email: lsapa@lsapa.com
LSA PROJECT NO. 2007017

PARKER + PINE APTS
SITE
PARKER AND PINE FILING NO.2
LOTS 1-3 PARKER, COLORADO

COLORADO LICENSED PROFESSIONAL ENGINEER
40389
4-22-24
CERTIFIED BY

NO.	DATE	BY	DESCRIPTION
1	01.15.21		PERMIT SET
2	01.20.21		BID SET
2	05.07.21		REVISION 2; ADDENDUM 2
	06.28.21		RE-BID SET
	10.14.21		ISSUED FOR CONSTRUCTION

PROJECT NO.	20013	CHECKED BY	
SITE PHOTOMETRIC PLAN			
SITE			
E002			

PARKER COLORADO

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MaxLite PARKER MULTI-FAMILY - TYPE SL2
 4000, 4000K, 120-277V, BRNZN+ VESFY FINISH
 KEVIN SELECTION TO BE SET TO AS IN FIELD BY INSTALLER. CONSULTING ENGINEER MUST VERIFY WITH OTHER TRADES AND BUILDING STRUCTURE AND CONFIRM WITH OWNER BEFORE REPAIRS.

WALLMAX™ LARGE CUTOFF
 WPCL SERIES

PRODUCT DESCRIPTION:
 MaxLite's Wallmax™ Large Cutoff is a high output, adjustable and well-suited fixture for commercial offices, schools and other public administrative buildings. It offers a wide range of output and options including CCT selectability for the customer's color choice between 3000K, 4000K and 5000K color temperatures.

FEATURES:
 • 120V-277V, 30V-480V available
 • 0-10V dimming
 • Color Selectable between 3000K, 4000K or 5000K

CONSTRUCTION:
 Die Cast Aluminum housing with polycarbonate LED lens

WARRANTY:
 10 year standard warranty with labor allowance* (Other details available at www.maxlite.com)

INSTALLATION:
 • 1" standard knock hole in the center of the back housing and 2" on the top of the housing.
 • Built in level helps assure straight housing.

ORDER STRUCTURE:

FAMILY	MODEL NUMBER	SIZE (HxWxD)	OUTPUT (lm)	CCT	FINISH	OPTIONS
Wallmax™ Large Cutoff	WPCL-100	10.0" x 10.0" x 1.5"	1000	3000K, 4000K, 5000K	BRNZN+ VESFY	None

Accessories:

ACCESSORY	MODEL NUMBER	DESCRIPTION	PRICE
Remote Control	RC-100	REMOTE CONTROL FOR BARNHART PRODUCTS, RANGE 50FT INDOOR, NO BATTERY	\$15.00

Phone: 1-800-555-5629 | Fax: 973-244-7330 | www.maxlite.com | Email: info@maxlite.com

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Accessories:

ACCESSORY	MODEL NUMBER	DESCRIPTION	PRICE
Remote Control	RC-100	REMOTE CONTROL FOR BARNHART PRODUCTS, RANGE 50FT INDOOR, NO BATTERY	\$15.00

Phone: 1-800-555-5629 | Fax: 973-244-7330 | www.maxlite.com | Email: info@maxlite.com

MaxLite PARKER MULTI-FAMILY - TYPE SL2
 4000, 4000K, 120-277V, BRNZN+ VESFY FINISH
 KEVIN SELECTION TO BE SET TO AS IN FIELD BY INSTALLER. CONSULTING ENGINEER MUST VERIFY WITH OTHER TRADES AND BUILDING STRUCTURE AND CONFIRM WITH OWNER BEFORE REPAIRS.

ORDER STRUCTURE:

FAMILY	MODEL NUMBER	SIZE (HxWxD)	OUTPUT (lm)	CCT	FINISH	OPTIONS
Wallmax™ Large Cutoff	WPCL-100	10.0" x 10.0" x 1.5"	1000	3000K, 4000K, 5000K	BRNZN+ VESFY	None

Accessories:

ACCESSORY	MODEL NUMBER	DESCRIPTION	PRICE
Remote Control	RC-100	REMOTE CONTROL FOR BARNHART PRODUCTS, RANGE 50FT INDOOR, NO BATTERY	\$15.00

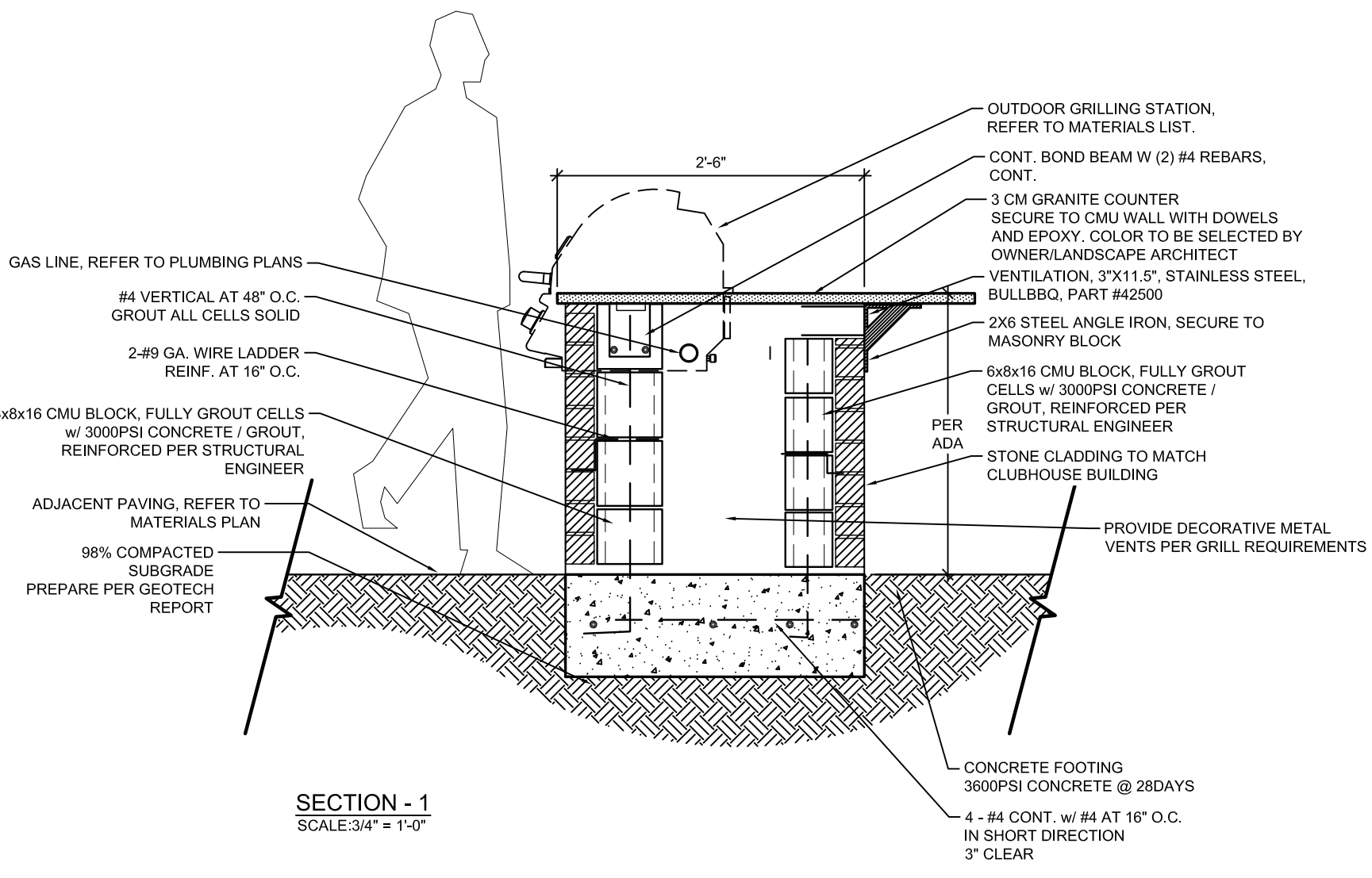
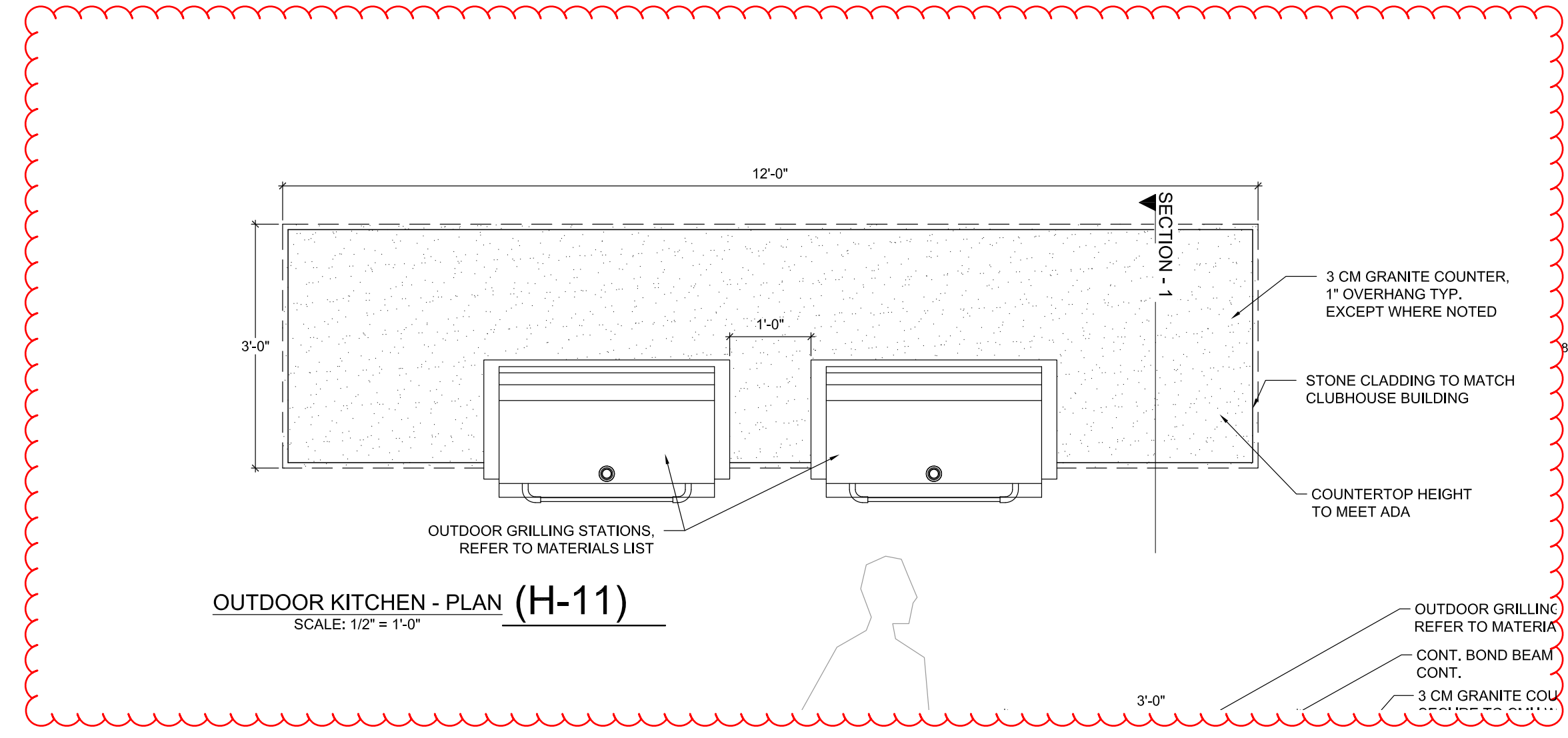
Phone: 1-800-555-5629 | Fax: 973-244-7330 | www.maxlite.com | Email: info@maxlite.com



Comments	Date	#
Lighting Responses to Staff Comments 03	04/19/2021	
Lighting Responses to Staff Comments 04	06/28/2021	
Revisions		

Drawn By: jrago
 Checked By: jrago
 Date: 5/28/2021
 Scale: NTS

Parker and Pine Multi-Family
 Site Lighting Details
 8 of 49



MATERIALS LIST

OUTDOOR GRILL STATION
38" BRASSIA STAINLESS STEEL NATURAL GAS GRILL WITH FINISHING FRAME BY BULLBDO

GRILL JACKET
38" GRILL INSULATION JACKET BY BULLBDO

DOUBLE ACCESS DOORS
1824 STAINLESS STEEL DOUBLE ACCESS DOORS BY OCI

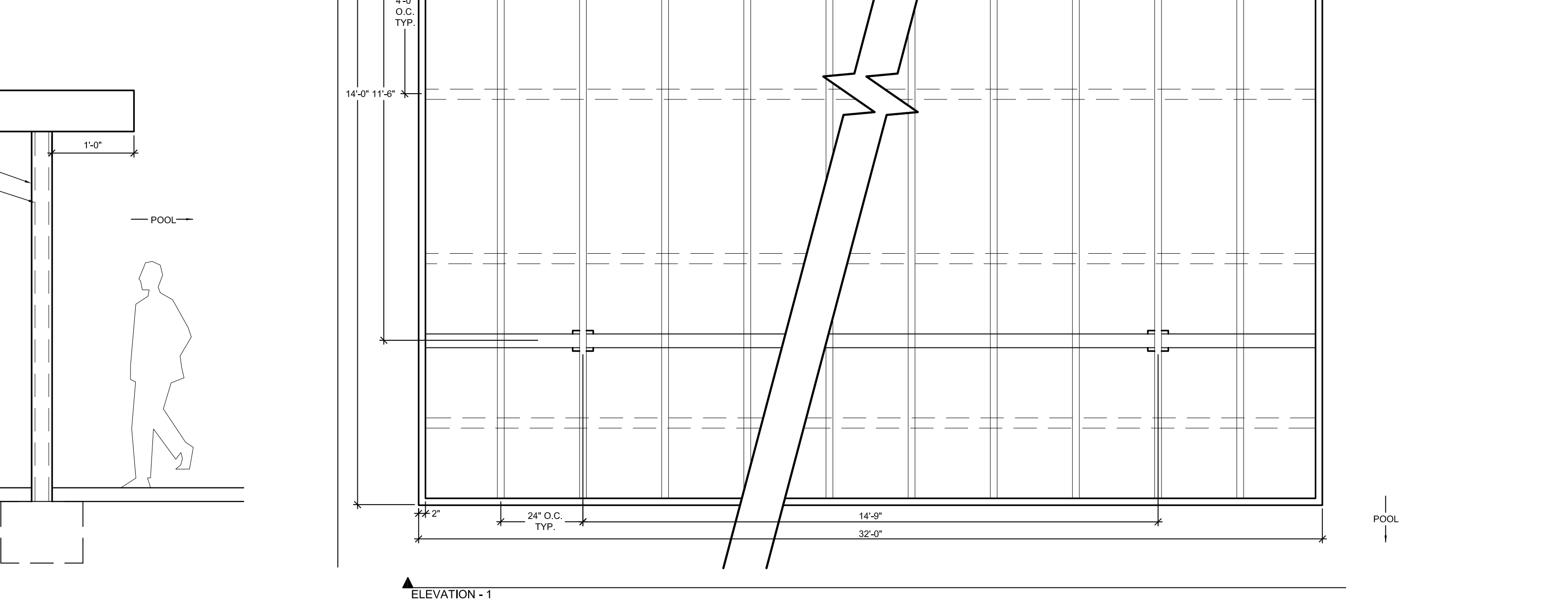
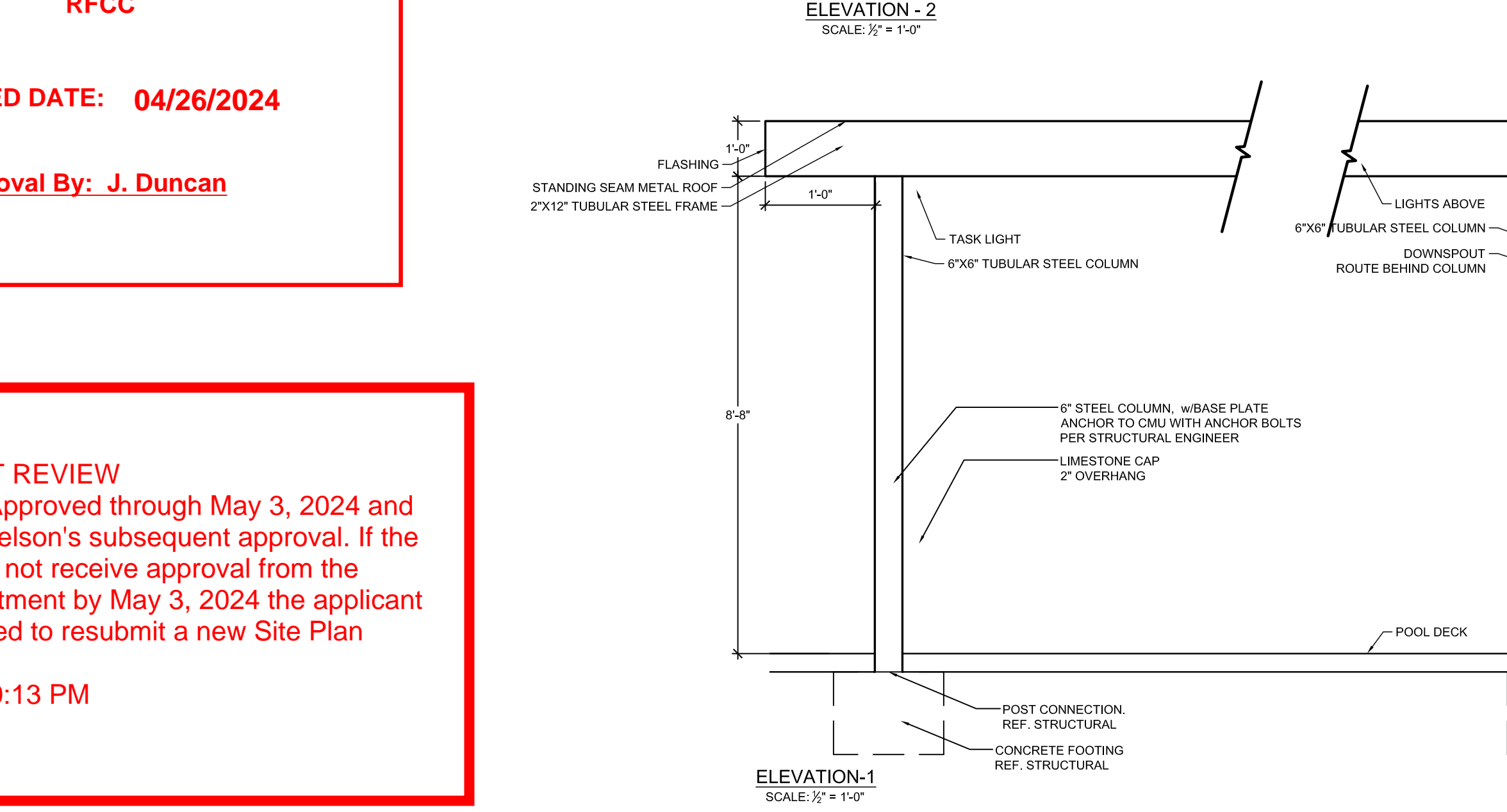
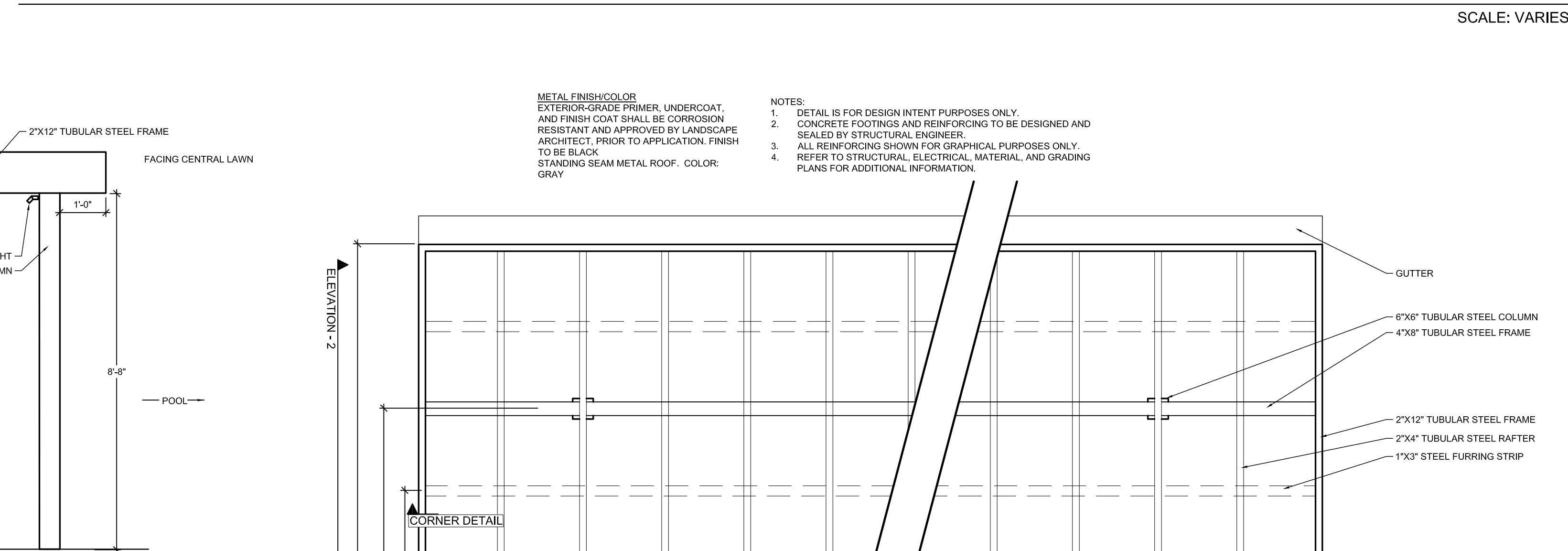
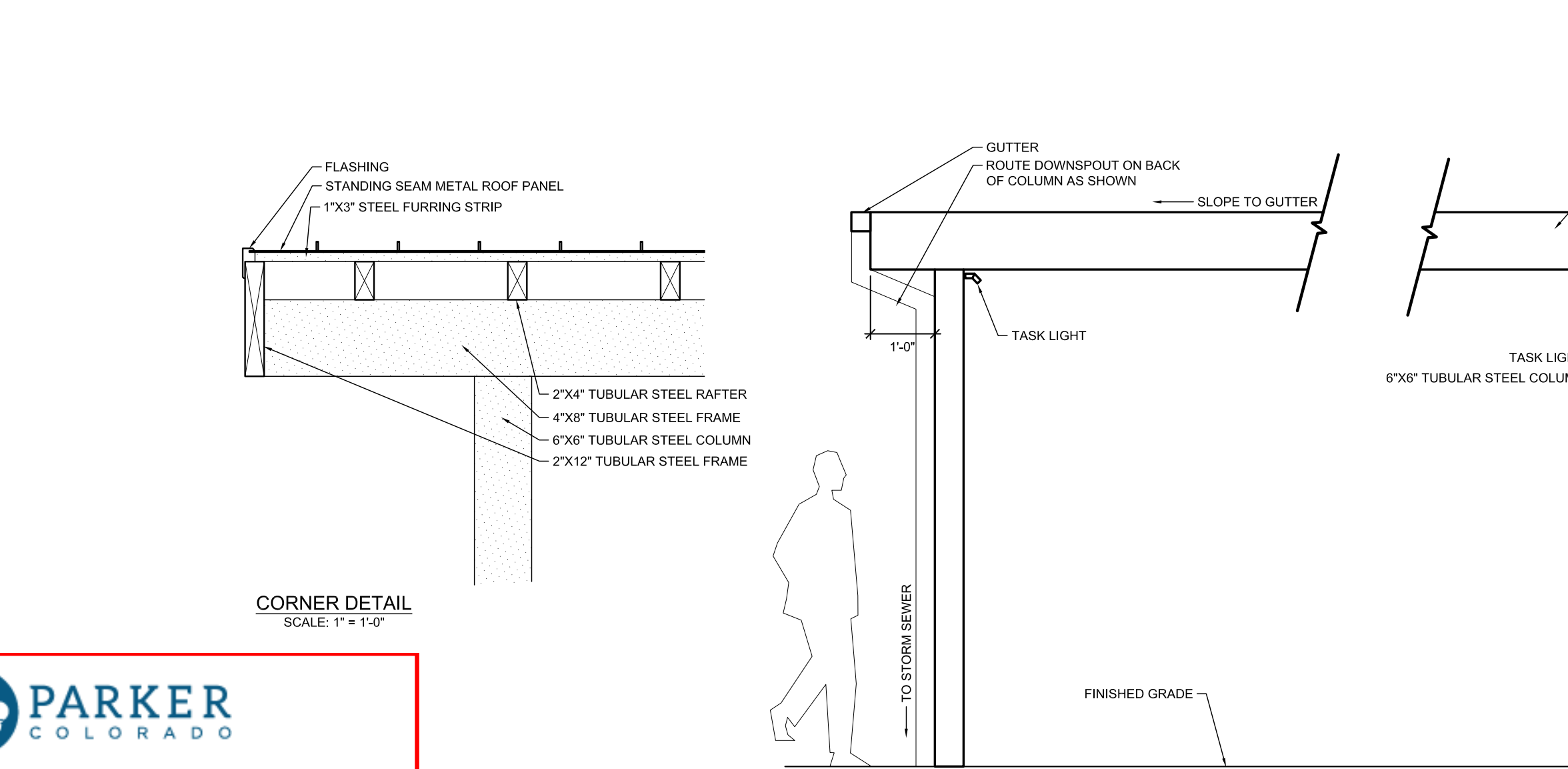
MANUFACTURERS:
GRILL APPLIANCES AND FURNISHINGS
BULL OUTDOOR PRODUCTS
2465 WEST WALNUT AVE.
RIALTO CA, 92376
PHONE: (800) 521-2855

NOTES:

1. ALL WALLS, CONCRETE FOOTINGS AND REINFORCING TO BE DESIGNED AND SEALED BY STRUCTURAL ENGINEER. CONTRACTOR TO SUBMIT COMPLETE SHOP DRAWINGS TO BE DESIGNED AND SEALED BY STRUCTURAL ENGINEER LICENSED IN THE STATE OF TEXAS AND REVIEWED FOR DESIGN INTENT BY OWNER/LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO CONSTRUCTION.
2. ALL REINFORCING SHOWN FOR GRAPHICAL PURPOSES ONLY.
3. CONTRACTOR TO INSTALL CONCRETE COUNTERTOP PER MANUFACTURER'S DETAILS AND SPECIFICATIONS.
4. GRILL ASSEMBLY TO INCLUDE BUT NOT LIMITED TO GRILL, GAS SHUT-OFF VALVE ASSEMBLY, GAS CONNECTIONS, ELECTRICAL WIRING, AUTOMATIC SHUT-OFF GAS TIMER SWITCH, AND VENTILATION.
5. AUTOMATIC SHUT-OFF GAS TIMER SWITCH AND GAS SHUT-OFF VALVE ASSEMBLY TO BE OPERABLE WITH ONE HAND WITHOUT TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. SHALL BE MOUNTED WITHIN ACCESSIBLE REACH RANGE OF 15" TO 48" AFF, AND SHALL BE OPERABLE WITH LESS THAN 5 LBS OF FORCE.
6. REFER TO MANUFACTURER'S DETAILS AND INSTRUCTIONS FOR ALL CUT OUT DIMENSIONS FOR GAS GRILL AND ACCESS DOORS.
7. CONTRACTOR TO INSTALL GRILL AND ACCESS DOORS PER MANUFACTURER'S DETAILS AND SPECIFICATIONS, AND LOCAL AND STATE BUILDING CODES.
8. REFER TO ARCHITECTURAL, STRUCTURAL, ELECTRICAL, MATERIAL, AND GRADING PLANS FOR ADDITIONAL INFORMATION.

GENERAL GRILL INSTALLATION INSTRUCTIONS:

1. CONTRACTOR TO INSTALL GRILL, GRILL AREA COMPONENTS, AND ACCESS DOORS PER MANUFACTURER'S DETAILS AND SPECIFICATIONS, AND LOCAL AND STATE BUILDING CODES.
2. THE GRILL SHOULD NOT BE PLACED UNDER OR ON TOP OF ANY SURFACE THAT WILL BURN.
3. DO NOT OBSTRUCT THE FLOW OF COMBUSTION AND VENTILATION AIR AROUND THE GRILL HOUSING.
4. GAS VALVES ARE PRESET AT THE FACTORY TO OPERATE ON LP OR NATURAL GAS.
5. UPPER AND LOWER LEVEL VENTS MUST BE PROVIDED FOR COMBUSTION AIR ON BOTH SIDES OF BUILT-IN CABINET. VENTS ON BQ INSERT MUST REMAIN UNOBSTRUCTED TO ALLOW FOR COMBUSTION AIR AND VENTILATION. UPPER VENTS MUST BE LOCATED WITHIN 8 INCHES/12.7 CM/1/2" MM FROM THE TOP OF THE ISLAND ENCLOSURE TO THE BOTTOM OF THE VENT. LOWER VENTS MUST BE LOCATED WITHIN 1 INCH/2.54CM/25.4 MM FROM THE BOTTOM OF THE ISLAND ENCLOSURE TO THE BOTTOM OF THE FIRST VENT OPENINGS AND NO MORE THAN 5 INCHES/12.7 CM/1/2" MM FROM THE BOTTOM OF THE ISLAND ENCLOSURE TO THE TOP OF THE VENT.
6. VENTS MUST BE PROVIDED FOR COMBUSTION AIR AND VENTILATION ON BOTH SIDES OF BUILT-IN CABINET.
7. THE SIDES AND BACK OF THE GRILL SHOULD NOT BE ANY CLOSER THAN 21 INCHES/54 CM/33 MM TO COMBUSTIBLE CONSTRUCTION.



2 TUBE STEEL SHADE STRUCTURE (H-12)
PLAN, ELEVATION, SECTION

ELEVATION - 1
SCALE: 1/2" = 1'-0"

PARKER COLORADO
RFCC

APPROVED DATE: 04/26/2024

Planning Approval By: J. Duncan

Julia Duncan
ADJUSTMENT REVIEW
Conditionally Approved through May 3, 2024 and pending Jon Nelson's subsequent approval. If the applicant does not receive approval from the building Department by May 3, 2024 the applicant shall be required to resubmit a new Site Plan Adjustment.
4/26/2024 1:30:13 PM

THE GARRETT COMPANIES
1051 GREENWOOD SPRINGS BLVD., GREENWOOD, IN 46143 317-866-7923




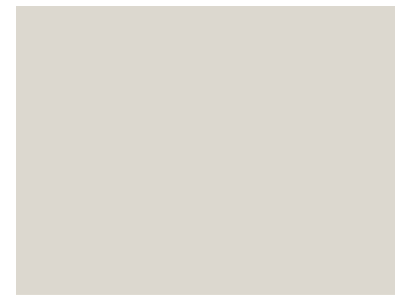


DESIGNED BY: NAS
DRAWN BY: NAS
CHECKED BY: TGC
DATE: 04/19/21

PARKER AND PINE FILING NO. 2 LOTS 1-3
PARKER, CO
MULTI-FAMILY SITE PLAN
SITE DETAILS

PRELIMINARY FOR REVIEW PURPOSES ONLY AND SHALL NOT BE USED FOR BIDDING, PERMITTING, OR CONSTRUCTION.
Nicholas Allen Smith
Registered Landscape Architect of the State of COLORADO
Registration Number: 1436
NOT FOR CONSTRUCTION
PROJECT NO. 096481002

19 OF 49

MATERIAL PALETTE

-  ASPHALT SHINGLES
-  FIBER CEMENT SIDING & TRIM
-  FIBER CEMENT SIDING & TRIM
-  FIBER CEMENT SIDING & TRIM
-  FIBER CEMENT SIDING & TRIM
-  FIBER CEMENT SIDING & TRIM
-  STONE

GLAZING INFORMATION

FIRST FLOOR:	27%
SECOND FLOOR:	26%
TYPICAL UPPER LEVEL:	26%

NOTE: THE ELEVATIONS ARE IN COMPLIANCE WITH THE PARKER AND PINE MIXED-USE DEVELOPMENT DESIGN STANDARDS.



RFCC

APPROVED DATE: 04/26/2024

Planning Approval By: J. Duncan



4 BUILDING 3 WEST ELEVATION

NTS



3 BUILDING 3 SOUTH ELEVATION

NTS



2 BUILDING 3 NORTH ELEVATION

NTS



1 BUILDING 3 EAST ELEVATION

NTS

Julia Duncan
 ADJUSTMENT REVIEW
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 4/26/2024 1:30:13 PM

SEBREE Architects, Inc.
 97 Dover Street, Suite 400, Avon, Indiana 46123-7356
 Phone (317) 272-7800 FAX (317) 272-7808
 Web Site: <http://www.sebreearchitects.com>
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PARKER + PINE FILING #2
 LOTS 1-3
 MULTI-FAMILY PROJECT
 PARKER, COLORADO

NOT FOR CONSTRUCTION

NO.	DATE	BY	DESCRIPTION
04	19.21		COMMENT RESPONSES
05	27.21		COMMENT RESPONSES
04	22.24		AS BUILT ELEVATION

DATE	DRAWN BY
PROJECT NO.	CHECKED BY
BUILDING 3	
COLORED ELEVATIONS	