



Development Review Division

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

MEMORANDUM

TO: Madeleine Reinke, Kimley-Horn and Associates, Inc.
FROM: Cynthia Thye, Planner 1
DATE: December 31, 2025
SUBJECT: SP25-119: Lincoln Professional Park L2 - 7 Brews Coffee – Site Plan
Review Comments 02

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: Cynthia Thye

EMAIL: cthye@parkeronline.org

PHONE: 303.805.3334

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.

General Comments - Please refer to the redlines for additional comments/clarification.

1. **Per LDO Administrative Manual regarding title page: add "Page 1 of __" to title and add Land Use Summary Table. Also, number pages correctly on Sheet List Table and change sidewalk sheet C3.3 reference on page 3.**

Comment Addressed: ☐ Yes ☐ No

Response:

2. **Add legend for hardscape surfaces indicating material to be used.**

Comment Addressed: ☐ Yes ☐ No

Response:

3. **Per LDO Administrative Manual, indicate feet from building to property lines on all four sides. This will also be needed for FLC inspection. Also, add length from building to driveway to ensure DDS compliance.**

Comment Addressed: ☐ Yes ☐ No

Response:

4. Add a second table to the plaza that is wheelchair accessible.

Comment Addressed: ☐ Yes ☐ No

Response:

5. Add a trash receptacle on patio and include on cut sheet showing, dimensions, image, material and color.

Comment Addressed: ☐ Yes ☐ No

Response:

6. Incorporate Site Data Table into Land Use Summary Table on Cover Sheet per LDO Administrative Manual page 25.

Comment Addressed: ☐ Yes ☐ No

Response:

Landscaping: Please refer to the redlines for additional comments/clarification. Pursuant to the LDO Section 13.08.090(g) site perimeter landscaping is required to establish minimum requirements for plantings around the perimeter of a site. When a commercial use is next to a commercial use, the P1 Site Perimeter landscaping requirements shall be satisfied. Please add this requirement and the proposed landscaping to the landscape table.

7. Bike rack sheet C3.1 is missing. Add details on bike rack including size, image, material, and color.

Comment Addressed: ☐ Yes ☐ No

Response:

- 8. Show all trees/shrubs provided by the developer in streetscape grayed out. Make a note that the landowner is responsible for maintenance of streetscape (regardless of what entity installed it).**

Comment Addressed: ☐ Yes ☐ No

Response:

- 9. Regarding Landscape Requirement Table: 1) revise overall landscape reequipments calculations; 2) add "P1" to Site Perimeter subtitle; and 3) revise streetscape requirements to 1 tree per 40 linear feet. Recalculate. If parking lot and perimeter landscaping do not collectively meet minimum landscaping requirements, add site interior landscaping.**

Comment Addressed: ☐ Yes ☐ No

Response:

- 10. Add evergreens to screen mechanicals per DLO 13.08.090(m).**

Comment Addressed: ☐ Yes ☐ No

Response:

Building Design: Please refer to the redlines for additional comments/clarification.

- 11. Revise Exterior Elevation Materials Legend to include glass and add percentage for each material.**

Comment Addressed: ☐ Yes ☐ No

Response:

12. Provide an image of the proposed mural. It cannot be “logo art” of Seven Brew, nor lettering, nor coffee image.

Comment Addressed: ☐ Yes ☐ No

Response:

13. Provide an updated physical materials board to the Planning Division at Parker Town Hall.

Comment Addressed: ☐ Yes ☐ No

Response:

14. Revise trash enclosure doors to be steel painted and color to match main building. Per LDO 13.08.130.

Comment Addressed: ☐ Yes ☐ No

Response:

Photometrics:

15. Revise plan to match updated site plan sheet 3 where main building is next to cooler.

Comment Addressed: ☐ Yes ☐ No

Response:

16. Per LDO 13.08.110(e)(2).a., add correlated color temperature of each fixture to table. Must be below 5001 degrees Kelvin.

Comment Addressed: ☐ Yes ☐ No

Response:

17. Add color of each fixture to table, unless on ceiling of canopy. Must be black or bronze.

Comment Addressed: ☐ Yes ☐ No

Response:

OUTSIDE REFERRAL AGENCY COMMENTS

Please address all outside referral agency comments/requirements with a written response. The following agencies have **revisions required**:

- Town of Parker Engineering and Public Works: Construction Plans Environmental; Construction Plan Civil; Drainage Report Civil; and Site Plan Civil
- IREA/CORE
- Parker Water and Sanitation District

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.

Comment(s) Addressed: ☐ Yes ☐ No

Response:

Property Owner

Date

Project Representative

Date



Project Number: SP25-119

Description: Lincoln Professional Park L2 - 7 Brews Coffee

Applied: 9/9/2025

Approved:

Site Address:

Closed:

Expired:

City, State Zip Code: , CO 80134

Status: UNDER REVIEW 2

Applicant: Kimley-Horn and Associates, Inc.

Parent Project: SUB21-055

Owner: PLAZA STREET FUND 106 LLC

Contractor: <NONE>

Details:

The applicant, Kimley Horn and Associates, is proposing 510 square foot drive through coffee shop on the property. The property is located at Southeast corner of Lincoln Avenue and Dransfeldt Road.

LIST OF REVIEWS

SENT DATE	RETURNED DATE	DUE DATE	TYPE	CONTACT	STATUS	REMARKS
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Review Group: ALL

9/12/2025	9/12/2025	9/19/2025	COMPLETENESS REVIEW	Cynthia Liston Thye	REVISIONS REQUIRED	
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Notes:

I have been assigned as the Case Planner for the above-mentioned application. I have finished the completeness review and the following items are needed before the application can be deemed completed:

1. Application Fees: \$--- --2,889.60 (an additional \$72.24 will apply if paid by credit card).
2. Current Chargeback Agreement: Attached
3. Colors and Materials Board – a physical materials board with all color and materials of the proposed addition will need to be submitted for review prior to the 2nd referral.
4. Public Notice Requirements – A public notice sign will be required along each roadway/private road on the property. This property will require two public notice signs. The Town contracts with FastSigns to make and install the signs. I will send a follow-up email to FastSigns and copy you.

Please let me know when the above first two items have been completed so that I can start the referral process. Contact me if you have any questions.

Best regards,
Cynthia

9/12/2025	10/17/2025	10/16/2025	SITE PLAN 20	Cynthia Liston Thye	REVISIONS REQUIRED	
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Notes:

See 01 Planning Comments SP25-119 CLT

10/16/2025		11/14/2025	CHALLENGER ESTATES HOA 20	Jennie Heinze		
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Notes:



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Project Reviews Town of Parker



10/16/2025		11/14/2025	LINCOLN PARK METRO DISTRICT 20	Krystal Welp		
Notes:						
12/10/2025	12/31/2025	1/5/2026	SITE PLAN 20	Cynthia Liston Thye		
Notes:						
See 02 Planning Comments						
12/10/2025	12/30/2025	1/5/2026	CONST PLANS - ENVIRONMENTAL	Robert Seacat	REVISIONS REQUIRED	See Engineering Memo and Comments
Notes:						
SP25-119 Lincoln Professional Park L2 - 7 Brews Coffee, 2nd Environmental Review, 12-30-25						
Please note that a CBMP Cost 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.						
GENERAL COMMENTS (Initial, Interim and Final Plan Sheets)						
1. Site Erosion Control Plan Sheet Please show multiple Portable Toilet Protections (PTP), a site this size must have at least 2 at initial phase. These must be shown on a Pervious surface, not on the Concrete or Asphalt. Addition PTPs may be needed in the interim and final phases.						
2. Please provide and use Parker's complete Legend of Keys/Symbols to correspond to the Town's 29 CBMP Details on each Erosion Control plan sheet.						
INTERIM/FINAL CBMP PLANS						
3. Sediment Control Log (SCL) is required at back of curb and back of sidewalk immediately after installation of asphalt in roadways and parking areas. This includes landscape islands and all pedestrian walks. Please provide and identify on the plans where needed. Note: if tree lawn/landscape areas are graded to final grade, Erosion Control Blanket (ECB) may be used to cover the entire tree lawn/landscape area instead of using SCL at back of sidewalk/curb.						
4. Inlet Protection (IPAN, IPCOG, IPCOS) on plans must have the proper legend code/symbol using Parker's Keys/Symbols, for the type of inlet on the plans.						
A copy of the REDLINED EROSION CONTROL PLAN SHEETS is available in eTRAKiT Attachments.						
Links:						
CBMP Details						
http://parkeronline.org/532/Construction-Best-Management-Practices						
Grading Permit Application and Requirements						
Grading Permits Town of Parker - Official Website (parkerco.gov)						
CAD Drawings Link:						
"\\townsan\group\engineering\Stormwater\Storm Drainage and Environmental Criteria Manual\2013 Final SDECM\Appendix C CBMP Standard Details"						
12/10/2025		1/5/2026	CONSTRUCTION PLANS - CIVIL	Charles Kudlauskas		
Notes:						
12/10/2025		1/5/2026	DRAINAGE REPORT - CIVIL	Charles Kudlauskas		
Notes:						



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12/10/2025		1/5/2026	IREA 20	Brooks Kaufman		
Notes:						
12/10/2025	12/31/2025	1/5/2026	PARKER WATER AND SANITATION DISTRICT 20	Robert Ramsey	REVISIONS REQUIRED	see notes
Notes: Please provide PWSD : landscape plans, and the Building fixture count worksheet, to determine that the proposed 3/4-inch domestic with a 3/4-inch irrigation combo tap has enough water to serve both, the Building and landscape requirements. As this will be a services only project tap fee invoices and minimal inspection review fees will need to be paid prior to plan approval.						
12/10/2025		1/5/2026	PHOTOMETRIC PLAN 20			
Notes:						
12/10/2025		1/5/2026	SITE PLAN - CIVIL	Charles Kudlauskas		
Notes:						
Review Group: AUTO						
9/9/2025			ENGINEERING ADMINISTRATIVE	Tom Williams		
Notes:						
9/9/2025	9/18/2025	9/23/2025	LAND USE COMPLETENESS REVIEW	Charles Kudlauskas	COMPLETED	
Notes:						



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Review Group: SP

9/18/2025	10/16/2025	10/16/2025	BUILDING 20	Randy Sale	COMPLETED	See general notes
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Notes:

Building Division pre-application meetings are available before applying for the building permit to discuss access requirements during construction, construction type, occupancy, allowable areas, MEP's, energy, structural, etc...if needed. Please visit our website for all plan submittal requirements: Plan Review | Town of Parker - Official Website (parkeronline.org), and our most current code adoptions.

The Town's Charge Back Agreement may be required for this project, specifically for 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 to the Building Division, then the full plan review process will begin.

General Comments to be aware of:

Building 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 most current adopted codes per Ordinances at time of submittal. This includes but is not limited to the International Code Family, Accessibility Code, and the National Electrical. All required Fire Permits will be reviewed and inspected by the jurisdiction having authority, South Metro Fire Rescue. Please contact us prior to the submission of the construction documents. NFRC certificates, interior/exterior lighting along with the mechanical and envelope compliance path must be included with the original submittal.

The applicant may need to demonstrate compliance with the Colorado Model Electric and Solar Ready Code, HB22-1362, as applicable to this site plan review and the construction documents (plans) when submitting the building permit. If the Building Permit application is received before the next code cycle adoption or June 30, 2026, whichever comes first, no modifications to the site plan or building documents will be required. Please call to discuss it if needed.

All accessible parking must be shown in the building permit documents. The approved site plan sheet (s) showing the property lines, building, accessible routes, accessible parking spaces and entrances to the building will be required.

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 a qualified professional. Tiered, staggered, stepped back retaining walls all require permits no matter the height of individual wall.

9/18/2025		10/16/2025	CENTURYLINK COMMUNICATIONS 20	CenturyLink		
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Notes:

9/18/2025	9/24/2025	10/16/2025	CHERRY CREEK BASIN WATER QUALITY AUTHORITY 20	Val Endyk	ADVISORY COMMENTS	See Notes
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Notes:

The Cherry Creek Basin Water Quality Authority (Authority) acknowledges notification from the Town of Parker that the proposed development plans for SP25-119, Lincoln Professional Park L2 - Brews Coffee 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@ccbwwqa.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.

9/18/2025		10/16/2025	COLORED BUILDING ELEVATIONS 20			
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Notes:



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9/18/2025	11/24/2025	10/16/2025	COLORS AND MATERIAL BOARD 20		COMPLETED	
Notes:						
9/18/2025		10/16/2025	COMCAST 20	Butch Buster		
Notes:						
9/18/2025	10/13/2025	10/16/2025	CONST PLANS - ENVIRONMENTAL	Robert Seacat	REVISIONS REQUIRED	See Engineering Memo and Comments
Notes:						



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SP25-119 Lincoln Professional Park L2 - 7 Brews Coffee, 1st Environmental Review, 10-13-25

Please note that a CBMP Cost 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.

GENERAL COMMENTS (Initial, Interim and Final Plan Sheets)

1. Please add a text box next to the Graphic Scale stating – “TOTAL DISTURBANCE AREA = 0.91 ACRES”.
2. Please add a general note stating – “THE VTC PAD FOR A CWA DOES NOT NEED TO CONFORM TO THE FORMAL VTC DETAIL”.
3. Please add a general note stating – “THE TRUE LOCATION OF THE CWA MAY BE DETERMINED BY THE TOWN AND THE ECS”.
4. Please add a general note stating – “LOT PROTECTION (LP) IS REQUIRED ON COMMERCIAL LOTS WHEN COMPLETION OF LANDSCAPING IS NOT POSSIBLE and PRIOR TO ISSUANCE OF A TEMPORARY CERTIFICATE OF OCCUPANCY.”
5. Please add a general note stating – “THE TRUE LOCATION OF THE PORTABLE TOILET PROTECTION (PTP) MAY BE DETERMINED BY THE TOWN AND THE ECS”.
6. Please add a general note stating – “MASONRY WORK PROTECTION IS REQUIRED FOR CONSTRUCTION OF BUILDINGS”.
7. Please add a note to ALL Erosion Control plan sheets stating: “ANY ONSITE BULK FUEL STORAGE REQUIRES A FIRE LIFE SAFETY PERMIT FROM THE TOWN OF PARKER PRIOR TO INSTALLATION”. Please contact John Nelson at jnelson@parkerco.gov for Fuel Storage Permit questions.
8. Site Erosion Control Plan Sheet Please show multiple Portable Toilet Protections (PTP), a site this size must have at least 2 at initial phase. Addition PTPs may be needed in the interim and final phases.
9. Please consider moving the Stabilized Staging Area, connecting it to the Vehicle Tracking Control Pad as shown in the Town’s detail. This configuration helps reduce tracking off-site.
10. Developer General Note #1, replace the word RECOMMENDED with the word REQUIRED. Developer General Note #5, replace the ratio 3H:1V with the ration 4H:1V. Please note the Town of Parker does not allow any permanent slopes steeper than 3:1. Developer General Note #6, replace the word OWNER with the words TOWN OF PARKER. Developer General Note #8, replace the words PROVIDES AN INITIAL RECOMMENDATION OF with the words SHOWS THE REQUIRED.
11. Please provide and use Parker’s complete Legend of Keys/Symbols to correspond to the Town’s 31 CBMP Details on the Erosion Control plan sheets.
12. Please include within the plan set, immediately following the Final Erosion Control Plan Sheet, all 71 pages of the Town of Parker’s CBMP Legend of Keys/Symbols, General Notes & CBMP Details (in Alphabetical Order). See link below for layout and use.
13. Add a callout/label on all properties adjacent to the project stating: “NO WORK SHALL OCCUR IN THIS AREA”. These areas must be shaded for easy identification.

INITIAL CBMP PLANS

14. Please show jersey barriers or construction fence along the sides of the VTC to ensure use of the entire 50-foot pad.
15. Please consider moving the Stabilized Staging Area, connecting it to the Vehicle Tracking Control Pad as shown in the Town’s detail. This configuration helps reduce tracking off-site.

INTERIM/FINAL CBMP PLANS

16. Show ALL proposed Stormwater Utilities, (inlets, pipe and structures) on the Interim/Final plans sheets.
17. Add Sidewalk Transition Protection (STP) to all ADA ramps during the Interim Phase.
18. Please show jersey barriers or construction fence along the sides of the VTC to ensure use of the entire 50-foot pad.
19. Please show Masonry Work Protection (MWP) on the plans in two locations for construction of the building.
20. Sediment Control Log (SCL) is required at back of curb and back of sidewalk immediately after installation of asphalt in roadways and parking areas. This includes landscape islands and all pedestrian walks. Please provide and identify on the plans where needed. Note: if tree lawn/landscape areas are graded to final grade, Erosion Control Blanket (ECB) may be used to cover the entire tree lawn/landscape area instead of using SCL at back of sidewalk/curb.
21. Inlet Protection (IPAP, IPAN, IPCOG, IPCOS) on plans must have proper legend code/symbol for the type of inlet and the diagram on the plans must match the proper type of inlet protection needed, specifically the IPAN inlet located in the native area on the west side of the site.
22. Provide and identify Debris and Trash Control (DTC) for the Interim/Final phases along all proposed paved driving surfaces internal to the site and all adjacent properties around the site.
23. Please provide a minimum of one callout of both Seeding Mulching and Crimping (SMC) and Surface Roughening (SR) in all tracts proposed to be left landscaped in the final condition.

A copy of the REDLINED EROSION CONTROL PLAN SHEETS is available in eTRAKiT Attachments.



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9/18/2025	10/15/2025	10/16/2025	CONSTRUCTION PLANS - CIVIL	Charles Kudlauskas	REVISIONS REQUIRED	See uploaded Memo and Redlines.
Notes:						
9/18/2025	10/15/2025	10/16/2025	DRAINAGE REPORT - CIVIL	Charles Kudlauskas	REVISIONS REQUIRED	See uploaded Memo and Redlines.
Notes:						
9/18/2025	11/12/2025	10/16/2025	ECONOMIC DEVELOPMENT 20	Weldy Feazell	NO COMMENT	
Notes:						
9/18/2025	10/14/2025	10/16/2025	IREA 20	Brooks Kaufman	REVISIONS REQUIRED	Relocate transformer to allow access
Notes: Please relocate transformer to allow access within 20 feet of a hard surface. Provide metering location and meet CORE clearance requirements.						
9/18/2025	10/17/2025	10/16/2025	PHOTOMETRIC PLAN 20	Cynthia Liston Thye	REVISIONS REQUIRED	
Notes: See 01 Planning Comments SP25-119 CLT						
9/18/2025		10/16/2025	POLICE 20	Greg Epp		
Notes:						
9/18/2025	10/8/2025	10/16/2025	PUBLIC SERVICE COMPANY OF COLORADO 20	Donna George	ADVISORY COMMENTS	please see attached
Notes: please see attached						
9/18/2025	10/15/2025	10/16/2025	SITE PLAN - CIVIL	Charles Kudlauskas	REVISIONS REQUIRED	See uploaded Memo and Redlines.
Notes:						
9/18/2025	10/2/2025	10/16/2025	SMFR PLANNING 20	South Metro Fire Rescue	APPROVED	
Notes:						
9/18/2025	10/15/2025	10/16/2025	TRAFFIC IMPACT STUDY - CIVIL	Charles Kudlauskas	COMPLETED	
Notes:						

Review Group: SP ADD						
9/18/2025	9/23/2025	10/16/2025	PARKER WATER AND SANITATION DISTRICT 20	Robert Ramsey	REVISIONS REQUIRED	see notes
Notes: Please see uploaded red lined plans, review letter, and screenshot of alternative service connection. Please feel free to reach out with any questions you may have. Robert						

BEING A PART OF THE NORTHWEST ONE-QUARTER OF SECTION 15, IN TOWNSHIP 6 SOUTH, RANGE 66 WEST OF
THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO

Per LDO
Administrative
Manual, Page 25 add
"Page 1 of ____"

LOT 2, LINCOLN PROFESSIONAL PARK, FILING NO. 1, COUNTY OF DOUGLAS, STATE OF COLORADO

ELEVATIONS ARE BASED UPON UDFCD 2" BRASS CAP IN HEAD WALL (BG-1) NEAR PARKER ROAD AND BALDWIN AVENUE, (ELEVATION = 5841.07 NAVD 88)

BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SECTION 15, MEASURED TO BEAR SOUTH 89°29'00" WEST, A DISTANCE OF 2643.60 FEET, AS SHOWN ON LINCOLN PROFESSIONAL PARK FILING NO. 1, AND AS MONUMENTED AT THE EAST END BY A RECOVERED 3.25" ALUMINUM CAP STAMPED "JR ENG 2002 PL3 30109 TS R60W 1/4 S10 S15", AND AT THE WEST END BY A RECOVERED 3.25" ALUMINUM CAP STAMPED "1999 LS19003 T6S SC R66W S9 S10 S15 S16".

FLOOD ZONE: ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
MAP NUMBER: 08035C0067G
PANEL NO: 67 OF 495
EFFECTIVE DATE: MARCH 16, 2016

NOTE: THIS STATEMENT IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY AND SHALL IN NO WAY CONSTITUTE A BASIS FOR A FLOOD CERTIFICATE. NO FIELD WORK WAS PERFORMED TO ESTABLISH THE BOUNDARIES OF THIS ZONE. THE INFORMATION WAS DERIVED BY SCALING THE SUBJECT PROPERTY ON THE ABOVE REFERENCED MAP.

1. UPON COMPLETION OF SANITARY AND WATER CONSTRUCTION AND TESTING, THE DEVELOPER OR CONTRACTOR SHALL CONTACT THE DISTRICT FOR PROBATIONARY ACCEPTANCE INSPECTION. A PUNCHLIST WILL BE PROVIDED FOR THE DEVELOPER AND CONTRACTOR UPON COMPLETION OF THE INITIAL WALK-THRU AND PROBATIONARY ACCEPTANCE WILL BE ISSUED FOLLOWING COMPLETION AND ACCEPTANCE OF THE WORK OUTLINED IN THE PUNCHLIST.

2. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE PROPER FUNCTIONING OF THE LINES FOR UP TO TWO (2) YEARS FROM THE DATE OF PROBATIONARY ACCEPTANCE OF THE LINES BY THE DISTRICT. ANY MALFUNCTION DURING THIS PERIOD OF GUARANTEE SHALL BE REMEDIED BY THE CONTRACTOR TO THE SATISFACTION OF THE DISTRICT ENGINEER AT NO EXPENSE TO THE DISTRICT.

3. THE DATE OF FINAL ACCEPTANCE WILL BE INDICATED IN THE CONDITION OF THE PROBATIONARY ACCEPTANCE LETTER. THE DEVELOPER SHALL BE RESPONSIBLE FOR CONTACTING THE DISTRICT FOR FINAL INSPECTION AND FINAL ACCEPTANCE.

ERC HOSPITALITY LLC
BRIAN PYLE
9150 COMMERCE CENTER CIRCLE SUITE 315
HIGHLANDS RANCH, CO 80129
PH: (720)328-3299

KIMLEY-HORN AND ASSOCIATES, INC.
PLS, DARREN WOLTERSTORFF
6200 SYRACUSE WAY UNIT 300
GREENWOOD, CO 80111
PH: (303)228-2300

KIMLEY-HORN AND ASSOCIATES, INC.
PLA, CHRIS HEPLER
6200 SYRACUSE WAY UNIT 300
GREENWOOD, CO 80111
PH: (303)228-2319

KIMLEY-HORN AND ASSOCIATES, INC.
EOR, MADELEINE REINKE, PE
6200 SYRACUSE WAY UNIT 300
GREENWOOD VILLAGE, CO 80111
PH: (720)464-1878

TOWN OF PARKER PLAN REVIEW
20120 E MAIN STREET
PARKER, 80138
PH: (303)805-3174

TOWN OF PARKER
20120 E MAINSTREET
PARKER, CO 80138
PH: (303)805-3169
CONTACT: RANDY GARCIA

VERITAS ARCHITECTURE + DESIGN
JENNY SANDERS
707 N 6TH STREET
KANSAS CITY, KS 66101
PH: (913)308-1280

PARKER WATER AND SANITATION DISTRICT
13939 ANCESTRY DRIVE
PARKER, CO 80134
PH: (303) 841-4627
CONTACT: ROBERT RAMSEY

Revise to match sheet numbering.

©2025 KIMLEY-HORN AND ASSOCIATES, INC.
6200 South Syracuse Way, Suite 300
Greenwood, Colorado 80111 (303) 228-2300

DESIGNED BY: MMR
DRAWN BY: KNP
CHECKED BY: KEW
DATE: 8/4/25

LINCOLN PROFESSIONAL PARK FILING NO. 1
LOT 2, PARKER, CO
7 BREW - SITE PLAN
COVERSHEET

PRELIMINARY
FOR REVIEW ONLY
NOT FOR
CONSTRUCTION
Kimley»Horn
Kimley-Horn and Associates, Inc.

PROJECT NO.	296237001
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SHEET
296237001_CV-SP
1

LEGEND

PROPERTY LINE	---
EASEMENT	- - - - -
DEMO SITE ITEM	=====
EXISTING UNDERGROUND ELECTRIC LINE	-----E-----E
EXISTING SANITARY SEWER LINE	-----S-----S
EXISTING STORM DRAIN LINE	-----SD-----SD
EXISTING WATER LINE	-----W-----W
EXISTING SEWER STRUCTURE	(S)
EXISTING STORM DRAIN STRUCTURE	(D)
EXISTING FIRE HYDRANT	⊙
EXISTING WATER VALVE	⊗

NOTES:

1. THE CONTRACTOR SHALL CLEAR THE PROJECT SITE AREA WITHIN THE CONFINES OF THE DEMOLITION LIMIT LINE. THE CONTRACTOR SHALL CAP IN PLACE ALL EXISTING UTILITIES AT THE DEMOLITION LIMIT LINE, UNLESS NOTED ON THE PLAN. THE CONTRACTOR SHALL DEMOLISH AND REMOVE FROM THE SITE ALL EXISTING UTILITY STRUCTURES, PLANTERS, TREES, AND ALL OTHER SITE FEATURES, UNLESS OTHERWISE NOTED ON THE PLAN IN ACCORDANCE WITH ALL APPLICABLE RULES AND REGULATIONS.
2. KIMLEY-HORN DOES NOT REPRESENT THAT THE REPORTS AND SURVEYS REFERENCED ARE ACCURATE, COMPLETE, OR COMPREHENSIVE SHOWING ALL ITEMS THAT WILL NEED TO BE DEMOLISHED AND REMOVED.
3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY SHOULD THERE BE ANY DISCREPANCIES OR IF THE EXISTING CONDITIONS VARY FROM THOSE SHOWN ON THESE PLANS.
4. THE LOCATIONS OF EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. THERE MAY BE UNDERGROUND UTILITIES NOT DEPICTED ON THESE PLANS. CONTRACTOR TO VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO DEMOLITION. PRIOR TO COMMENCING CONSTRUCTION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ONSITE LOCATIONS OF EXISTING UTILITIES AND FIELD VERIFY ALL UNDERGROUND UTILITIES.
5. PRIOR TO DEMOLITION, PROPER PHASING OF EROSION CONTROL DEVICES AND MEASURES ARE TO BE INSTALLED.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS AND SHALL PAY ALL FEES NECESSARY FOR ENCROACHMENT, GRADING, DEMOLITION, AND DISPOSAL OF SAID MATERIALS AS REQUIRED BY PRIVATE, LOCAL AND STATE JURISDICTIONS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR A SITE INSPECTION TO FULLY ACKNOWLEDGE THE EXTENT OF DEMOLITION WORK.
8. CONTRACTOR TO INSTALL CHAIN LINK FENCE WITH MESH SCREEN TO PROTECT PUBLIC FROM ENTERING CONSTRUCTION AREA.
9. CONTINUOUS ACCESS SHALL BE MAINTAINED FOR SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION OF EXISTING FACILITIES.
10. SHOULD REMOVAL AND/OR RELOCATION ACTIVITIES DAMAGE FENCING, LIGHTING, STORM INLET STRUCTURES OR ANY OTHER APPURTENANCE, THE CONTRACTOR SHALL PROVIDE NEW MATERIALS/STRUCTURES IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
11. DAMAGE TO ANY EXISTING UTILITIES AND SERVICES TO REMAIN SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL REPAIR AND/OR REPLACE IN KIND.
12. DAMAGE TO ADJACENT PROPERTIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL REPAIR AND/OR REPLACE IN KIND.
13. PROVIDE FULL DEPTH SAW CUTS AT EDGES OF EXISTING PAVEMENT AND SIDEWALK REMOVAL LOCATIONS.
14. DEMOLITION AND REMOVAL OF PAVEMENT INCLUDES PAVEMENT THICKNESS AS WELL AS BASE COURSE THICKNESS.

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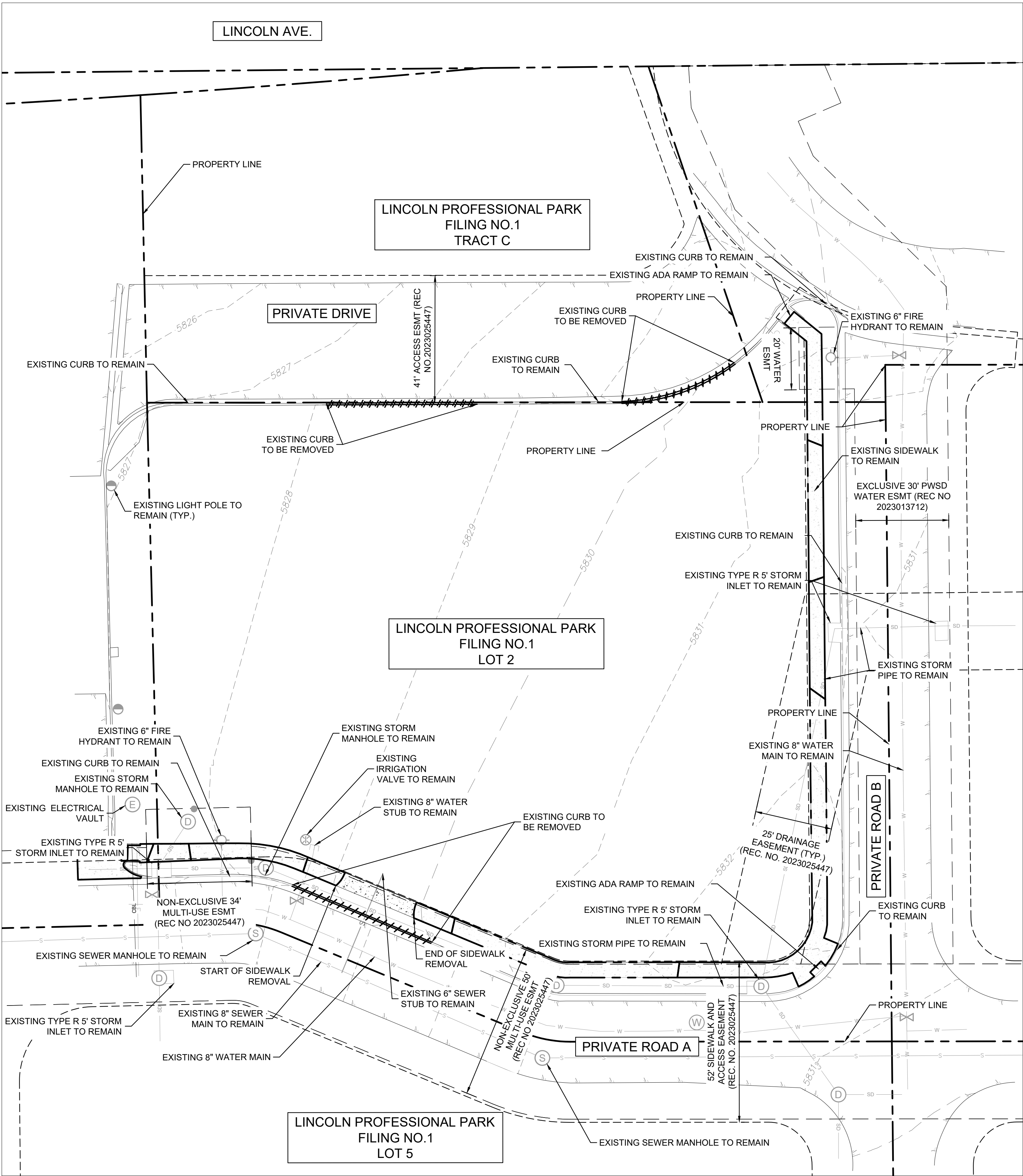
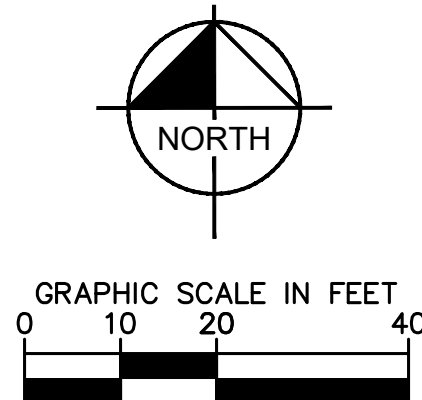
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LOT 2, PARKER, CO
7 BREW - SITE PLAN
EXISTING CONDITIONS AND DEMO

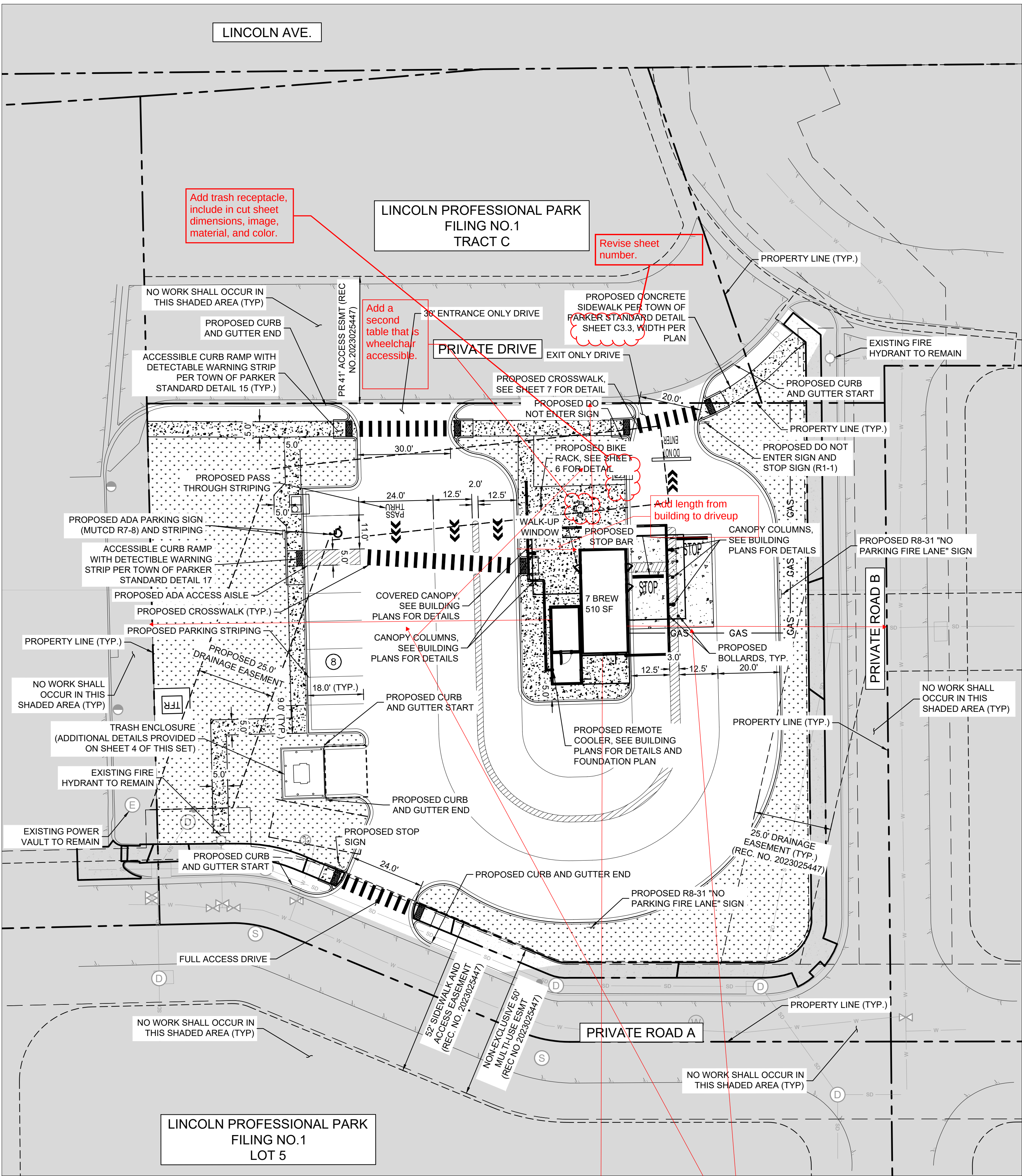
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Add legend for hardscaped surfaces and materials.

LEGEND

PROPERTY LINE	
CONCRETE SIDEWALK	
CURB AND GUTTER	
PROPOSED SIGNAGE	
EXISTING SANITARY SEWER MANHOLE	
PROPOSED WATER METER	
EXISTING FIRE HYDRANT	
PROPOSED STOP BAR	
PROPOSED TRAFFIC DIRECTION ARROW	
PROPOSED CROSSWALK	

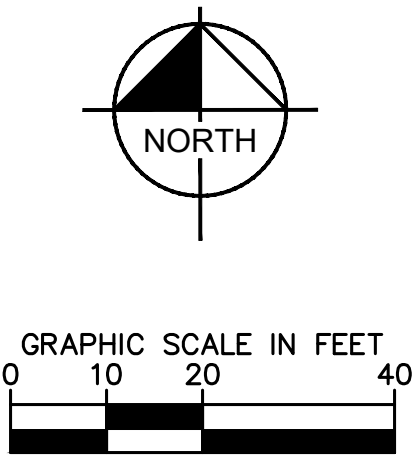
NOTES:

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. ALL PARKING STALL STRIPING IS TO BE 4" SOLID WHITE.
3. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
4. BUILDING, MECHANICAL EQUIPMENT, SITE LIGHTING, AND SIGNS ARE SHOWN HEREON FOR REFERENCE ONLY. REFER TO CONSTRUCTION PLANS OF THOSE ITEMS FOR LOCATIONS AND DETAILS.
5. A SEPARATE SIGN PERMIT TO BE PROVIDED FOR ALL SIGNAGE PROPOSED.
6. ALL CONSTRUCTION SHALL CONFORM WITH APPLICABLE STATE AND LOCAL CONSTRUCTION STANDARDS AS IDENTIFIED IN THESE PLANS. THE CONTRACTOR SHALL MAINTAIN A CURRENT RELEASE OF THE STATE AND LOCAL LAND DEVELOPMENT STANDARDS MANUAL ON THE PROJECT SITE FOR REFERENCE DURING CONSTRUCTION OF THE PROJECT.
7. ALL PAINT STRIPING, PAVEMENT MARKINGS, AND SIGNAGE SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES". ALL NEW SIGNS SHALL BE MOUNTED ON GALVANIZED POSTS AND IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
8. THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES DURING CONSTRUCTION. AT LEAST 48 HOURS PRIOR TO ANY DEMOLITION, GRADING, OR CONSTRUCTION ACTIVITY THE CONTRACTOR SHALL NOTIFY "COLORADO 811" FOR PROPER IDENTIFICATION OF EXISTING UTILITIES WITHIN THE PROJECT SITE.
9. CONTRACTOR SHALL INSTALL ACCESSIBLE RAMPS PER CDOT AND ADA STANDARDS AT ALL DRIVE AND BUILDING LOCATIONS AS REQUIRED.
10. CONTRACTOR SHALL NOTIFY ENGINEER IF EXISTING CONDITIONS DO NOT MATCH INFORMATION ON PLANS.
11. APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF - SITE GRADING PERMISSION MUST BE CONFIRMED WITH THE SITE SPECIFIC GEOTECHNICAL REPORT PAVEMENT RECOMMENDATIONS.

LOT 2 SITE DATA TABLE

LOT 2 SITE AREA	45,833 SQ FT / 1.05 AC	
ZONING	MULTI-USE COMMUNITY	
BUILDING	SINGLE STORY - 510 SF	
	REQUIRED	PROVIDED
LANDSCAPE AREA	SEE SHEET 10 FOR LANDSCAPE CALCULATIONS	
BUILDING SETBACK:		
INTERNAL LOT LINE (W)	5'	123'
PRIVATE DRIVE (N) (FRONT)	25'	41'
PRIVATE ROAD B (E)	10'	68'
PRIVATE ROAD A (S)	8'	94'
BUILDING HEIGHT	45' MAX	19.3'
PARKING SPACES	2	8
ACCESSIBLE SPACES	1	1
BICYCLE SPACES	1*	6

* = BICYCLE SPACES REQUIRED IS CALCULATED AS 10% OF PARKING SPACES. THERE ARE 8 PARKING SPACES



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LINCOLN PROFESSIONAL PARK FILING NO. 1
LOT 2, PARKER, CO
7 BREW - SITE PLAN
SITE PLAN

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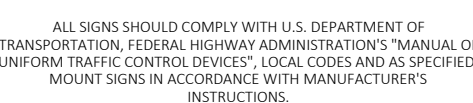
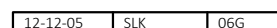
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3

NO. BY DATE APPR

REVISION



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DATE
NOVEMBER
2020

1 OF 1



1. CONTRACTION JOINTS ON CONCRETE TRAILS SHALL BE SAWCUT.
2. TRANSVERSE SIDEWALK JOINTS SHALL MATCH CURB AND GUTTER JOINTS

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DATE	DETAIL
NOVEMBER 2020	4
	2 OF 2



1. CONTRACTION JOINTS ON CONCRETE TRAILS SHALL BE SAWCUT.

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DATE	DETAIL
NOVEMBER 2020	4 1 OF 2



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DATE
NOVEMBER
2020

DETAIL
17
1 OF 2



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DATE
NOVEMBER
2020

DETAIL
17
2 OF 2

LINCOLN PROFESSIONAL PARK FILING NO. 1
LOT 2, PARKER, CO
7 BREW - CONSTRUCTION DOCUMENTS
SITE DETAILS

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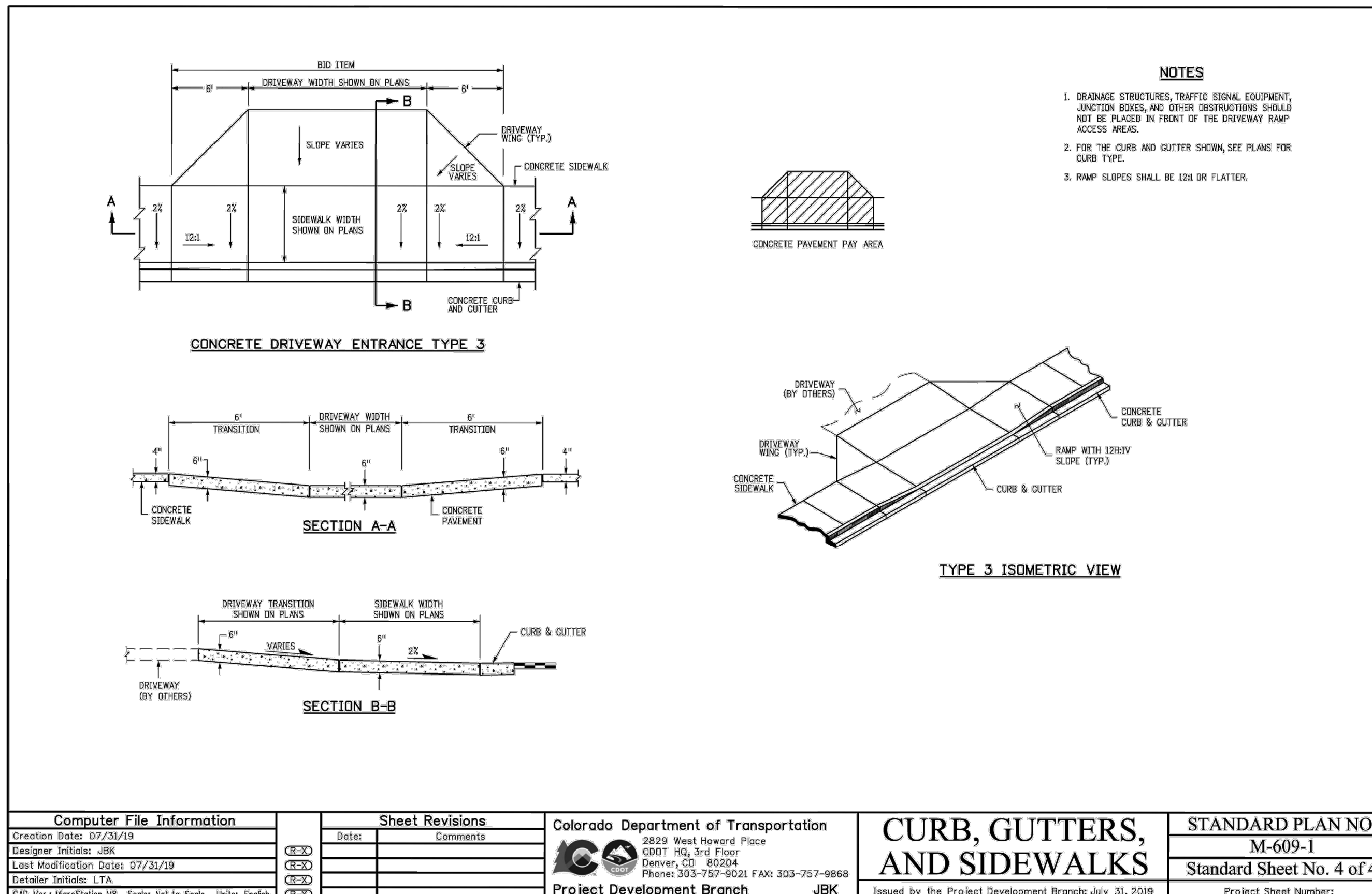
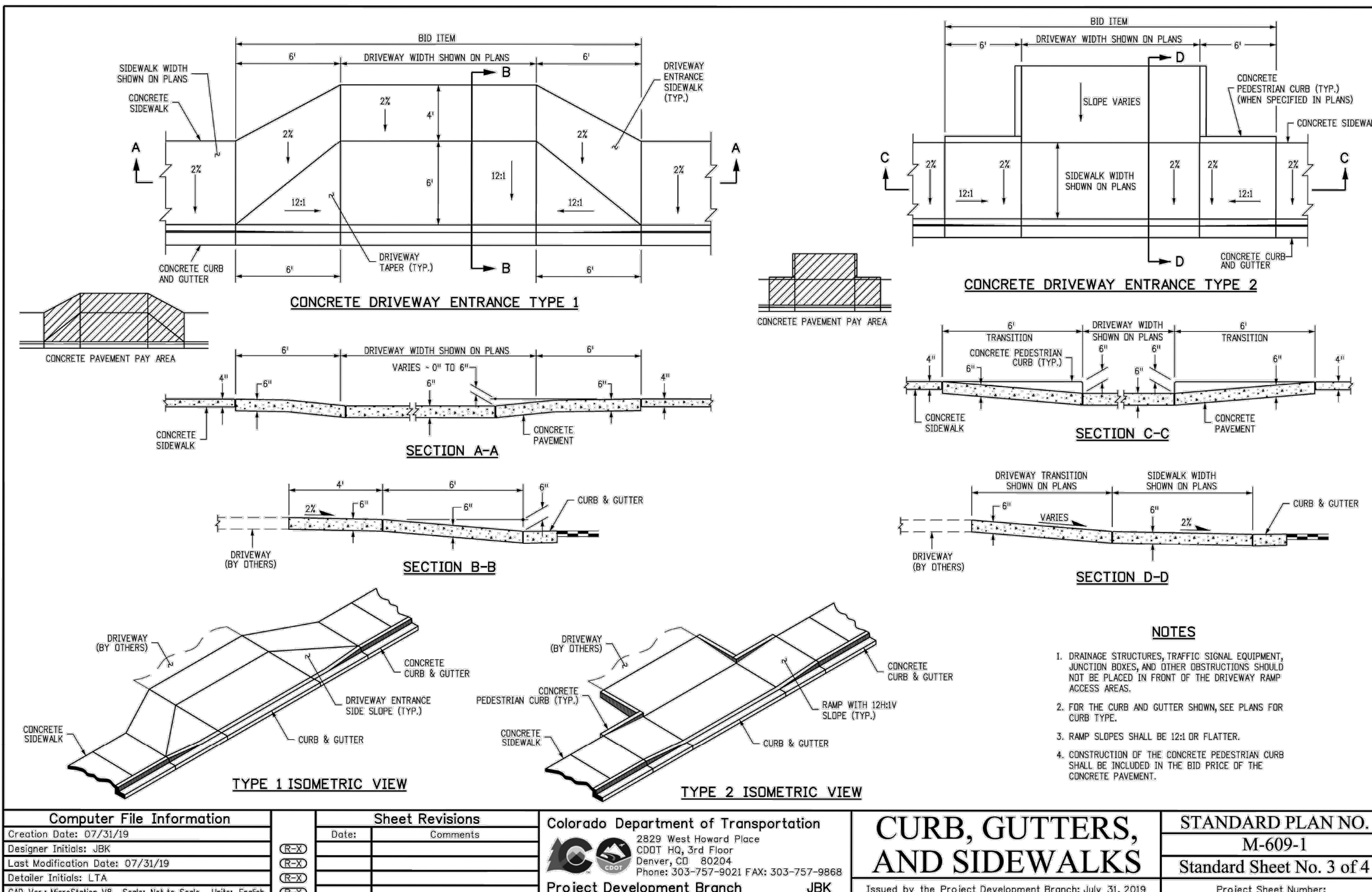
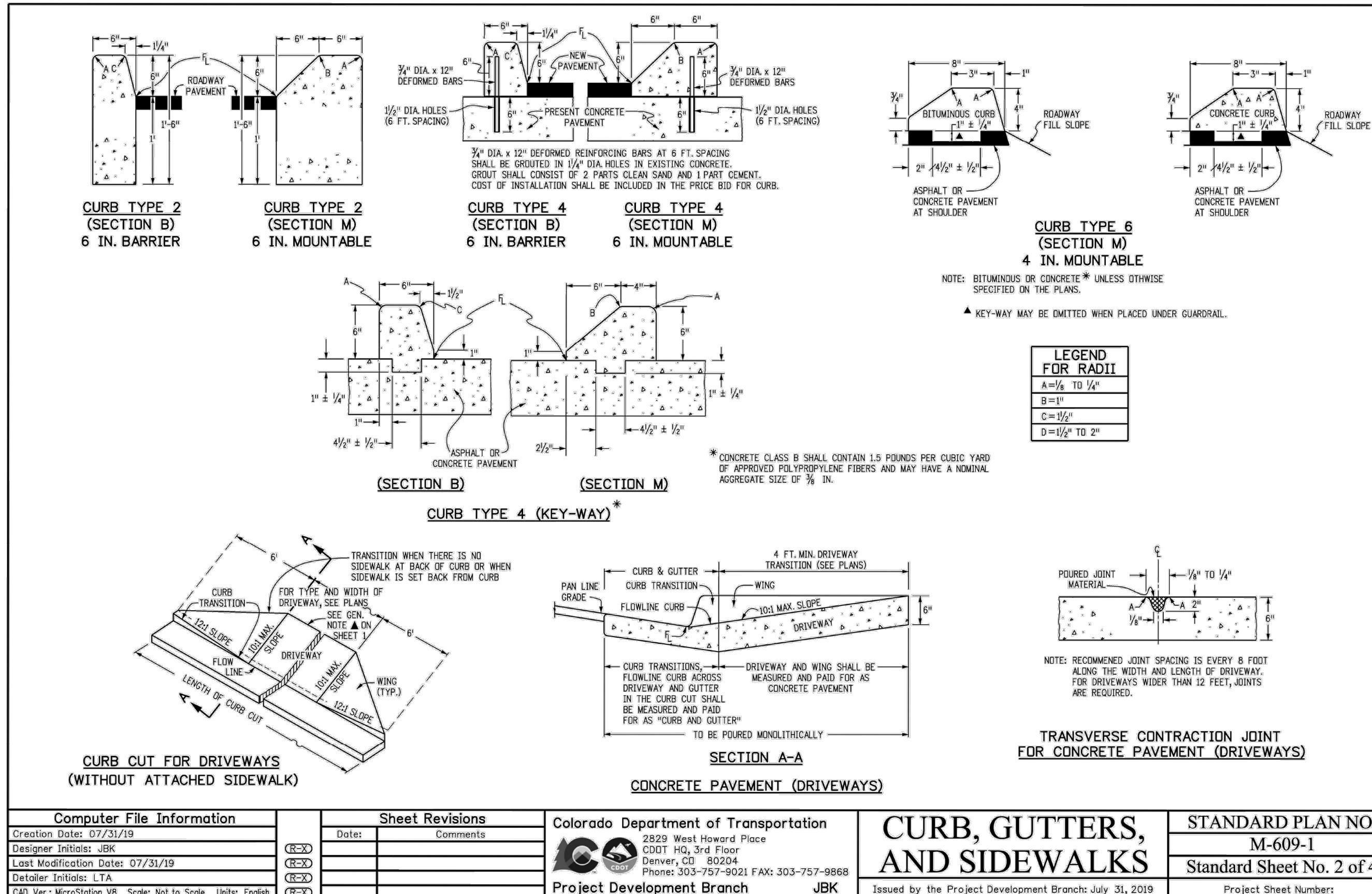
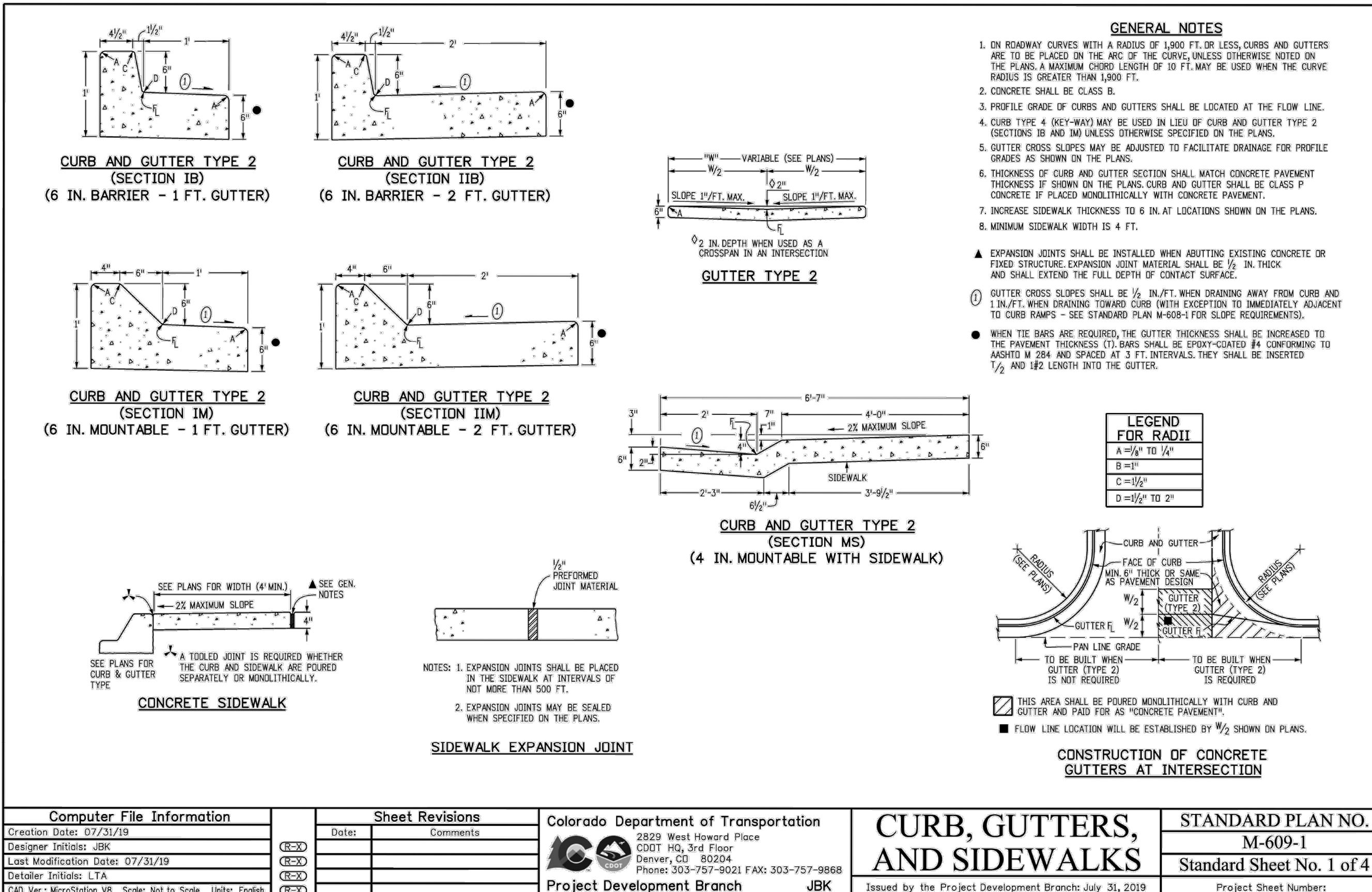
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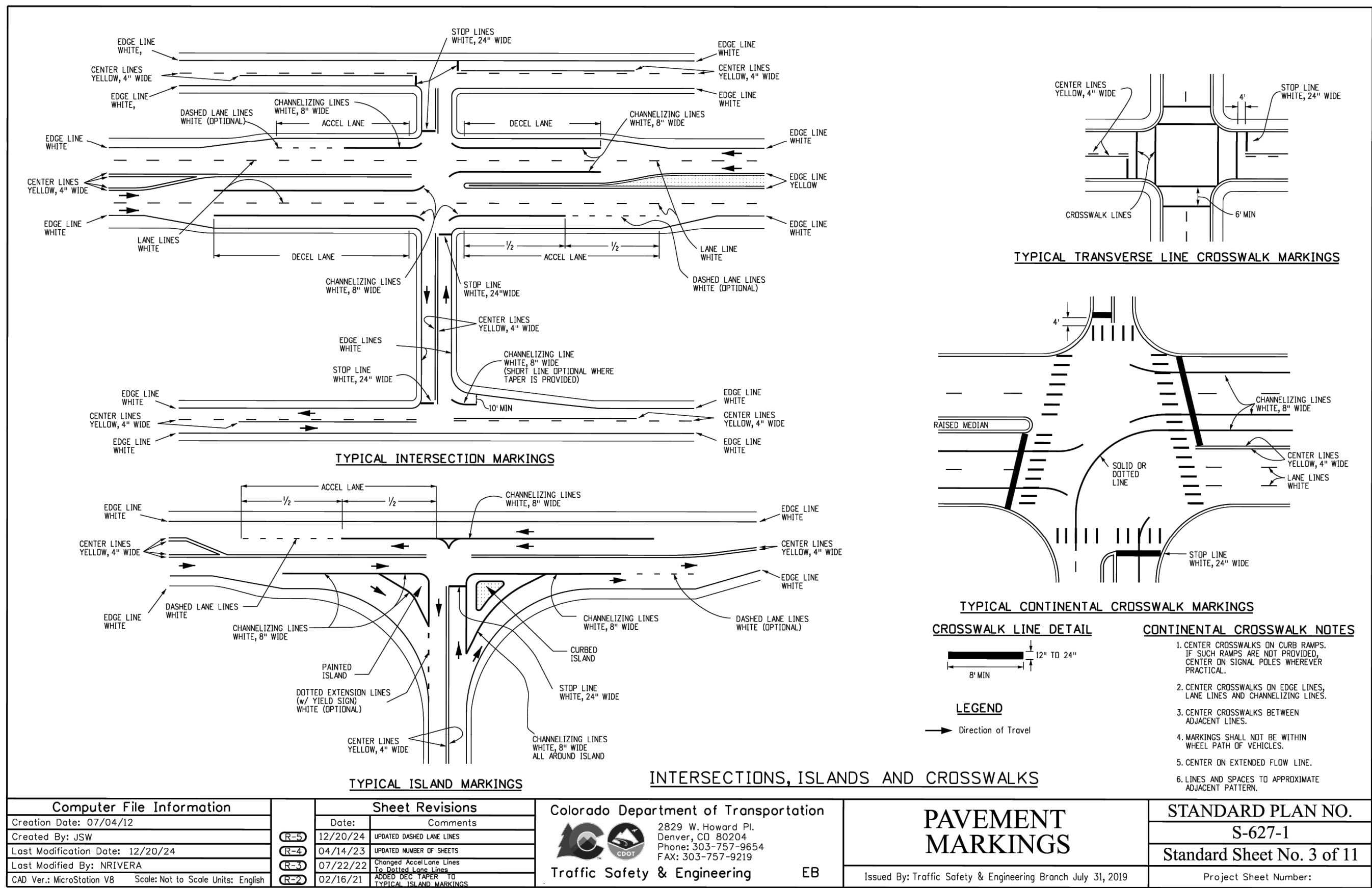
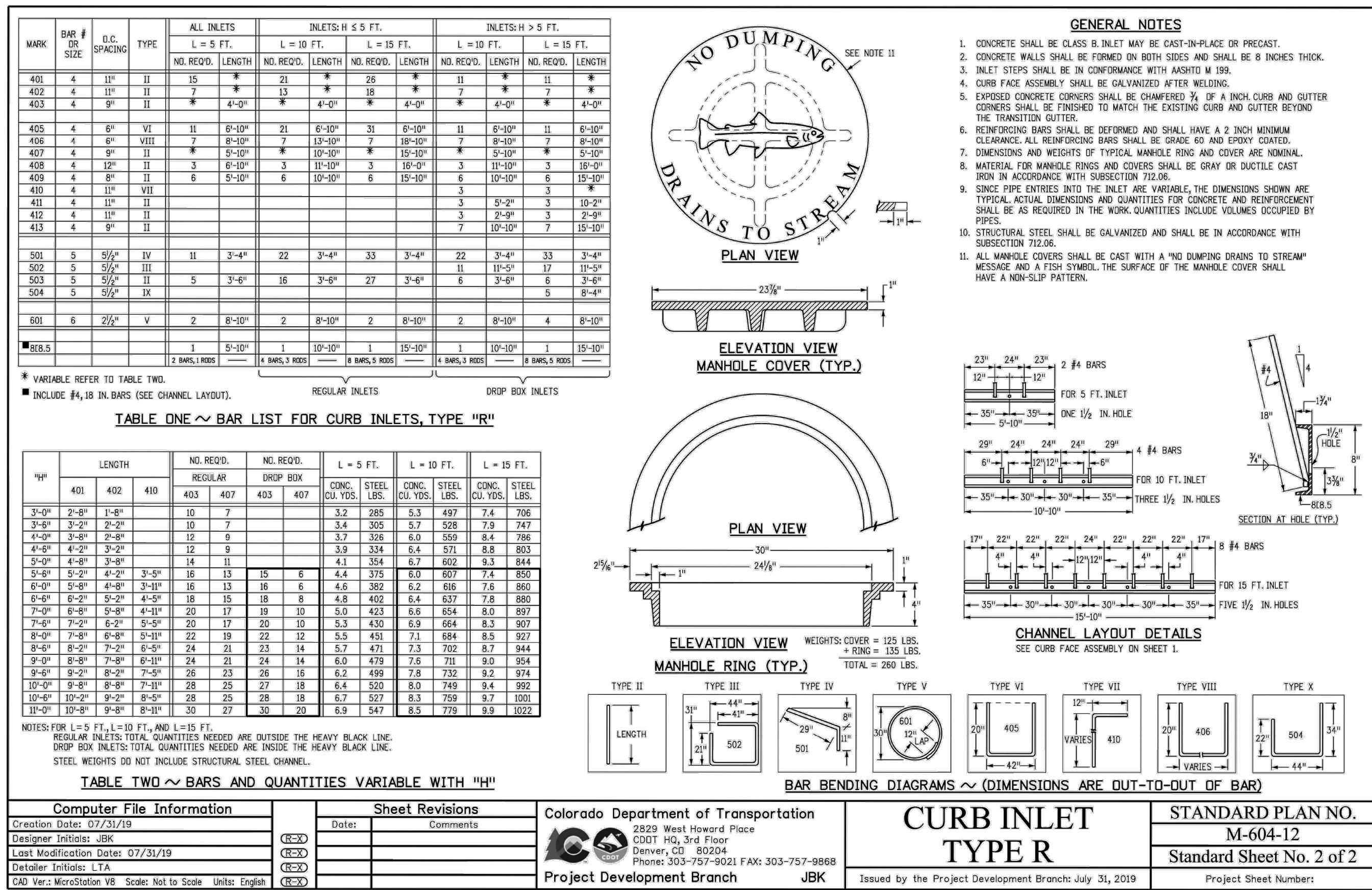
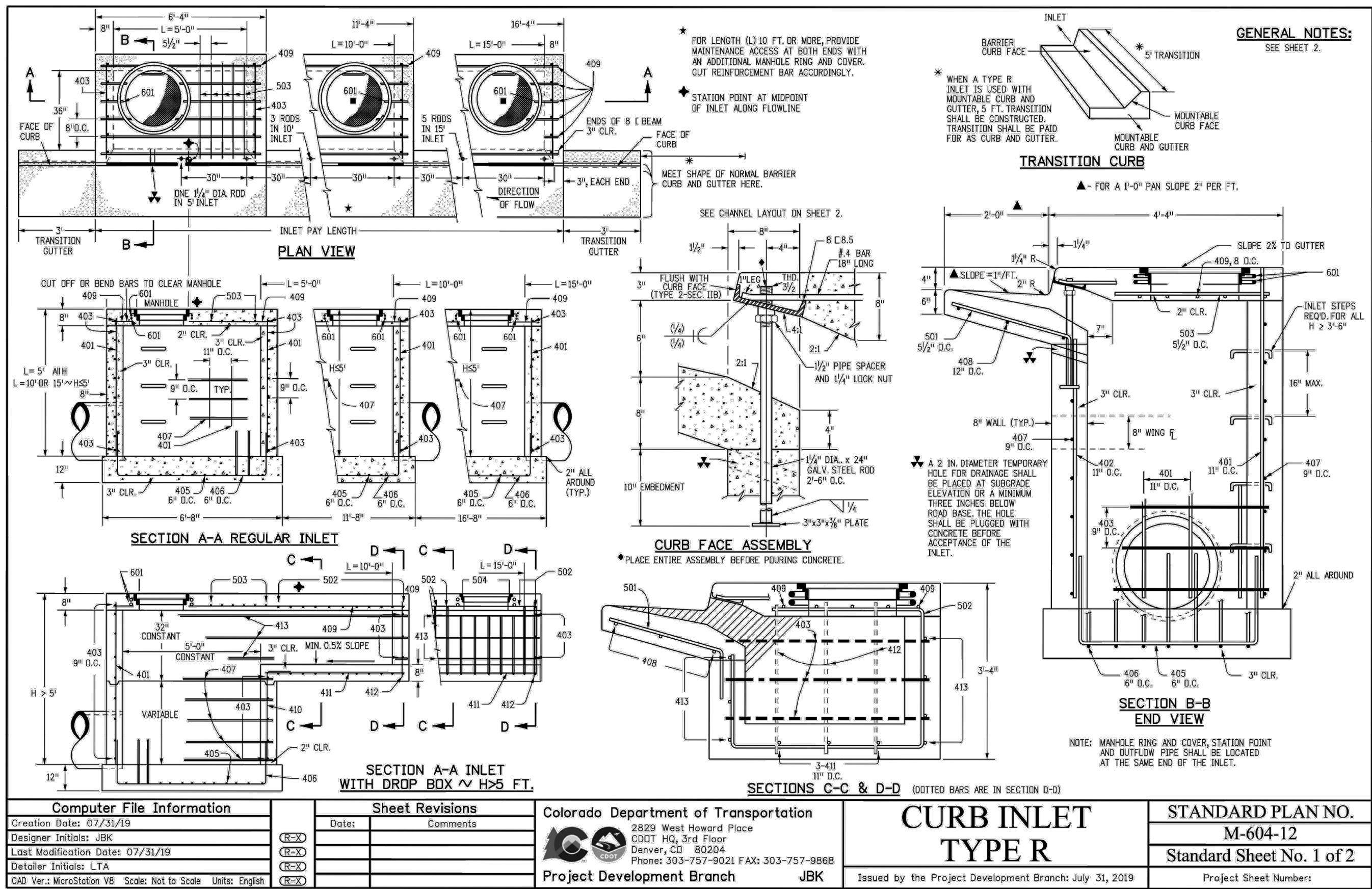
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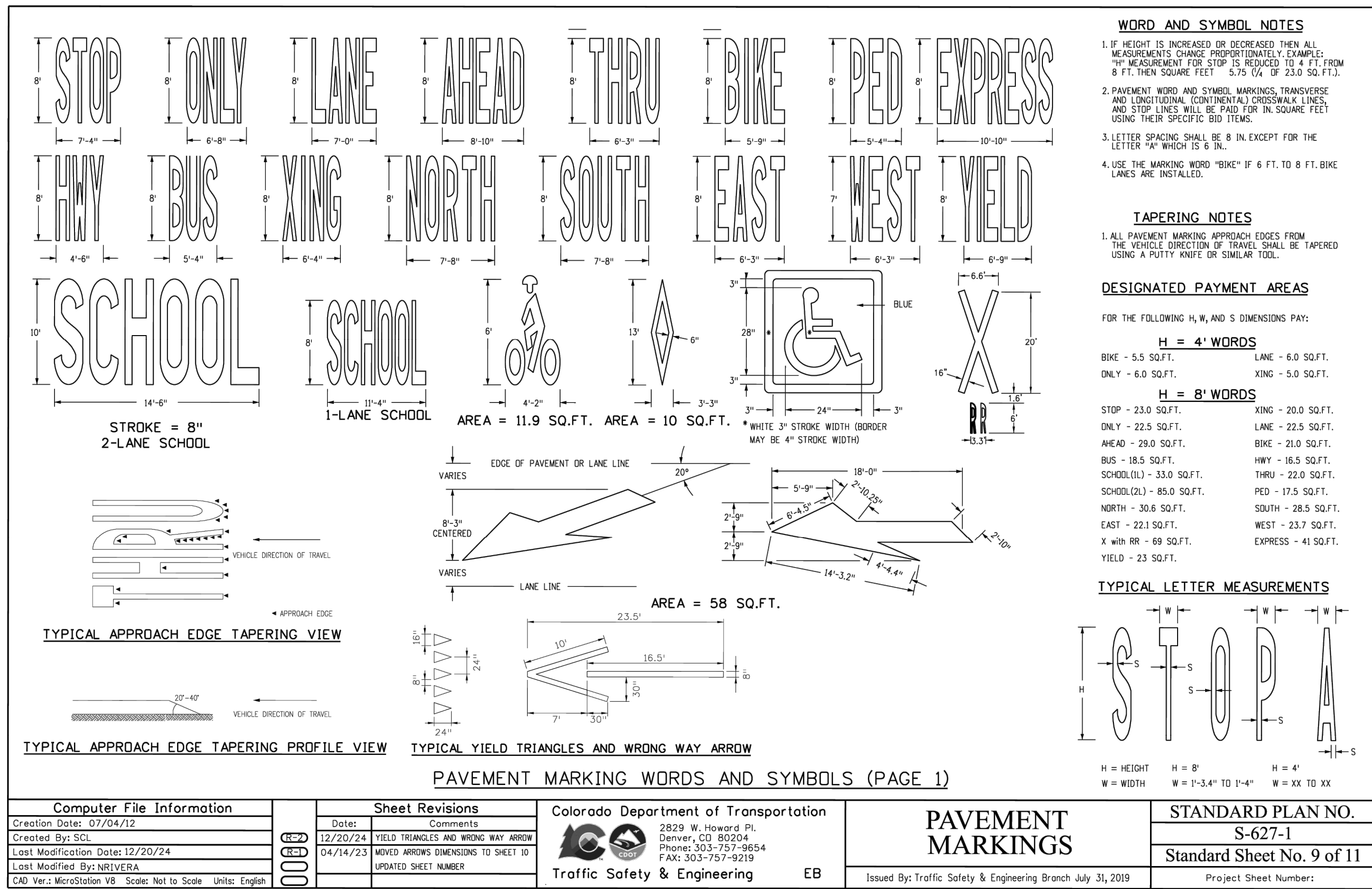
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NOTE: CROSSWALKS TO BE TEXTURED OR RAISED WITH REFLECTIVE PAINT PER TOWN OF PARKER CODE SECTION VIII.F.1.g.



NO.	REVISION	BY	DATE

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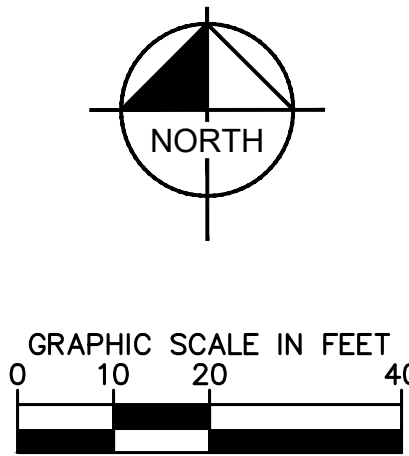
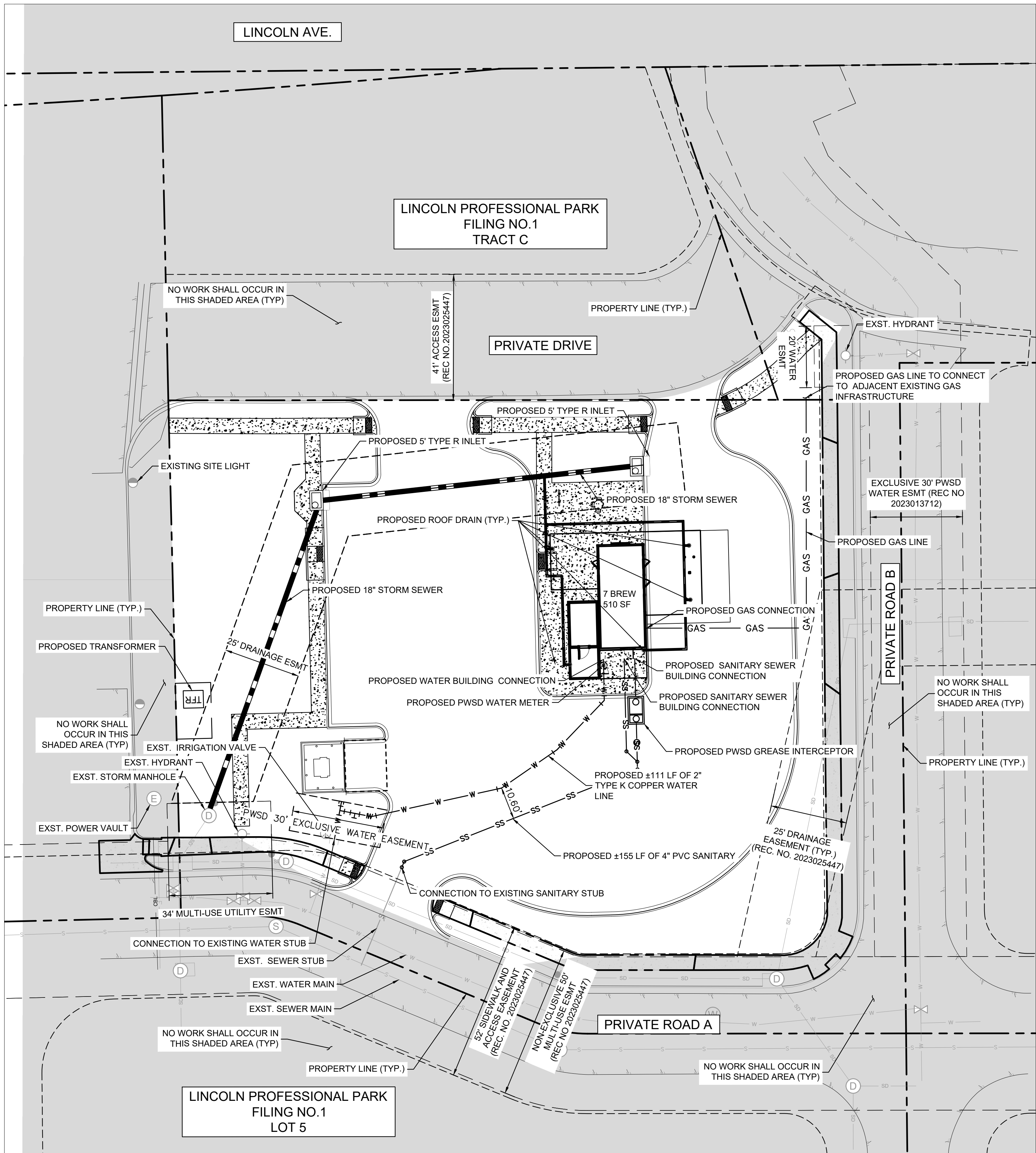
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LOT 2, PARKER, CO
7 BREW - CONSTRUCTION DOCUMENTS
SITE DETAILS (4)

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LEGEND

PROPERTY LINE	_____
EASEMENT	_____
BUILDING OUTLINE	_____
PROPOSED GAS LINE	_____ GAS _____ GAS _____
PROPOSED SANITARY SEWER LINE	_____ S _____ S _____
PROPOSED WATER LINE	_____ W _____ W _____
PROPOSED STORM LINE	_____
EXISTING GAS LINE	_____ GAS _____ GAS _____
EXISTING SANITARY SEWER LINE	_____ S _____ S _____
EXISTING WATER LINE	_____ W _____ W _____
EXISTING STORM LINE	_____ SD _____ SD _____
PROPOSED CONTOUR	_____ 100 _____ 99 _____
EXISTING CONTOUR	_____ 100 _____
EXISTING SANITARY SEWER MANHOLE	(S)
EXISTING STORM MANHOLE	D
EXISTING FIRE HYDRANT	⊙
EXISTING SEWER CLEANOUT	○
EXISTING WATER VALVE	⊗
EXISTING STORM DRAIN STRUCTURE	(D) []
PROPOSED WATER BENDS	⌋ ⌋ ⌋ ⌋ ⌋
PROPOSED STORM CURB INLET	[]
PROPOSED WATER METER	⊙
PROPOSED SANITARY SEWER CLEANOUT	○

NOTES:

1. UTILITY CONNECTIONS TERMINATE 5' FROM BUILDING ENVELOPE. SEE ARCHITECT AND MEP PLANS FOR CONTINUATION.
2. ALL DIMENSIONS ARE SHOWN FROM CENTER OF PIPE TO CENTER OF PIPE UNLESS OTHERWISE NOTED.
3. THE CONTRACTOR MUST FIELD DETERMINE THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. REPORT DISCREPANCIES AND POTENTIAL CONFLICTS WITH PROPOSED UTILITIES TO ENGINEER PRIOR TO INSTALLATION OF ANY PIPING.
4. CONTRACTOR TO CONFIRM ALL UTILITY CROSSINGS PRIOR TO CONSTRUCTION.
5. ALL ELECTRIC, TELEPHONE, AND GAS EXTENSIONS INCLUDING SERVICES LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES.
6. CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED BY THE ENGINEER FROM THE APPROPRIATE GOVERNING AUTHORITY AND CONTRACTOR HAS BEEN NOTIFIED BY THE ENGINEER.

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LOT 2, PARKER, CO
7 BREW - SITE PLAN
OVERALL UTILITY PLAN

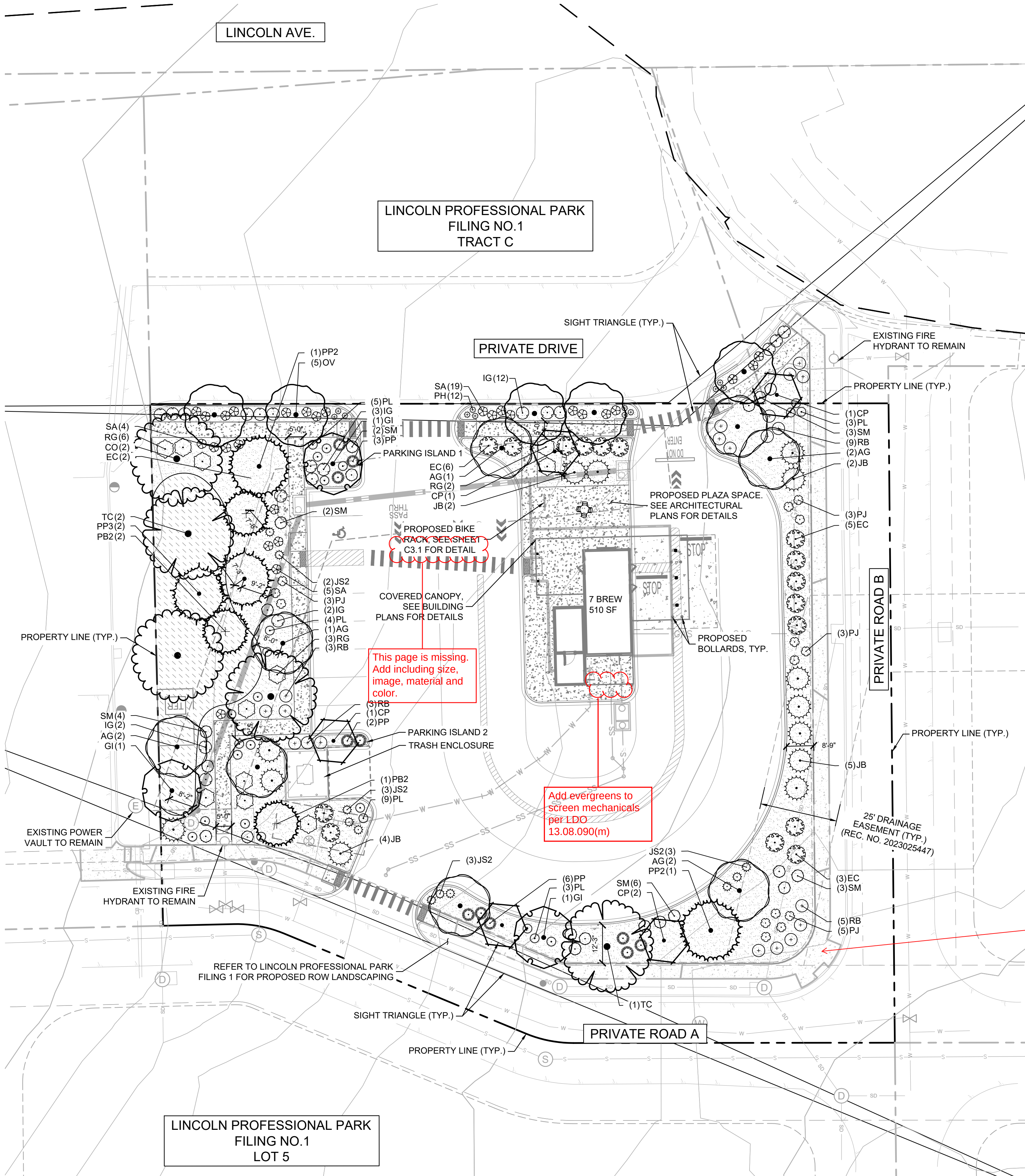
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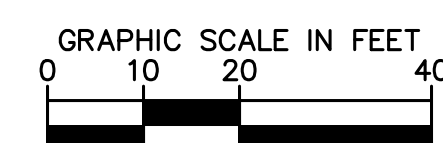
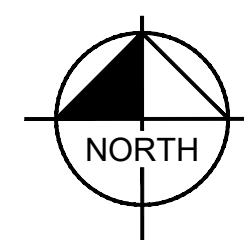




PLANT SCHEDULE

<u>SYMBOL</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CONT</u>	<u>CAL</u>	<u>PLANTING S</u>
DECIDUOUS TREES							
	AG	9	ACER GRANDIDENTATUM	BIGTOOTH MAPLE	B & B	2" CAL MIN	8' - 10' HT. MIN.
	CO	2	CELTIS OCCIDENTALIS	COMMON HACKBERRY	B & B	2" CAL MIN	8' - 10' HT. MIN.
	GI	3	GLEDTISIA TRIACANTHOS INERMIS 'IMPCOLE'	IMPERIAL® HONEY LOCUST	B & B	2" CAL MIN	8' - 10' HT. MIN.
	OV	5	OSTRYA VIRGINIANA	AMERICAN HOPHORNBEAM	B & B	2" CAL MIN	8' - 10' HT. MIN.
	TC	3	TILIA CORDATA	LITTLELEAF LINDEN	B & B	2" CAL MIN	8' - 10' HT. MIN.
EVERGREEN TREES							
	PB2	3	PICEA PLUNGENS GLAUCA	COLORADO BLUE SPRUCE	B & B	-	6' HT MIN
	PP3	2	PINUS EDULIS	PINYON PINE	B & B	-	6' HT MIN
	PP2	2	PINUS PONDEROSA	PONDEROSA PINE	B & B	-	6' HT MIN
ORNAMENTAL TREES							
	CP	5	CORNUS FLORIDA 'PRAIRIE PINK'	PRAIRIE PINK DOGWOOD	B & B	1.5" CAL MIN	8' - 10' HT. MIN.
<u>SYMBOL</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CONT</u>	<u>SPACING</u>	<u>SIZE</u>
DECIDUOUS SHRUBS							
	EC	16	EUONYMUS ALATUS 'COMPACTUS'	COMPACT BURNING BUSH	5 GAL	SEE PLAN	24" HT MIN
	PL	23	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE'	LITTLE SPIRE RUSSIAN SAGE	5 GAL	SEE PLAN	12" HT MIN
	PJ	14	POTENTILLA FRUTICOSA 'JACKMANII'	JACKMAN'S BUSH CINQUEFOIL	5 GAL	SEE PLAN	18" HT MIN
	PP	11	PRUNUS BESSEYI 'P011S' TM	PAWNEE BUTTES SAND CHERRY	5 GAL	SEE PLAN	12" HT MIN
	RG	11	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	5 GAL	SEE PLAN	6" HT MIN
	RB	21	ROSA X 'MEILANDECOR'	WHITE MEIDLAND® SHRUB ROSE	5 GAL	SEE PLAN	12" HT MIN
	SA	28	SPIRAEA X BUMALDA 'ANTHONY WATERER'	ANTHONY WATERER SPIRAEA	5 GAL	SEE PLAN	12" HT MIN
	SM	20	SYRINGA MEYERI 'PALIBIN'	DWARF KOREAN LILAC	5 GAL	SEE PLAN	36" HT MIN
EVERGREEN SHRUBS							
	IG	19	ILEX GLABRA	INKBERRY HOLLY	5 GAL	SEE PLAN	24" HT MIN
	JB	13	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP JUNIPER	5 GAL	SEE PLAN	6" HT MIN
	JS2	11	JUNIPERUS SCOPULORUM 'SKYROCKET'	SKYROCKET JUNIPER	5 GAL	SEE PLAN	24" HT MIN
ORNAMENTAL GRASSES							
	PH	12	PENNISETUM ALOPECUROIDES 'HA MELN'	HA MELN FOUNTAIN GRASS	1 GAL	SEE PLAN	12" FULL
<u>SYMBOL</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CONT</u>	<u>SIZE</u>	<u>SPACING</u>
GROUND COVERS							
	XG	2,332 SF	NATIVE GRASS SEED AREA	TOWN OF PARKER SEED MIX 3	SEED		
	XE	9,723 SF	RIVER ROCK MULCH	2"-3" BEACH PEBBLES BY PIONEER SAND	-		

Show any trees provided by developer. Make a note that owner is responsible for maintenance of developer installed streetscape.

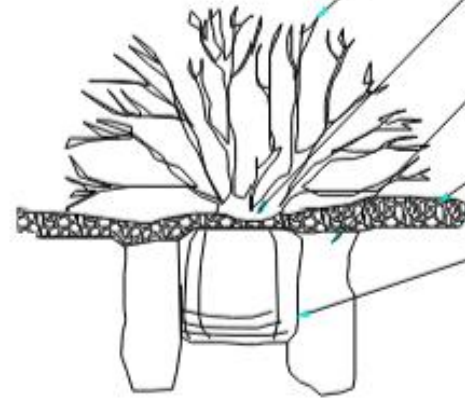


TOWN OF PARKER, SEED MIX 3 (LOW-GROWTH MIX)
 25% EPHRAIM CRESTED WHEATGRASS
 23% SHEEP FESCUE
 18% PERENNIAL RYEGRASS
 13% CANADA BLUEGRASS
 12% BARLEY OR OATS
 9% BLUE FESCUE

SEEDING RATE:
 DRILLED: 25 LBS/ACRE
 BROADCAST: 50 LBS/ACRE

1. ALL PLANTING SHALL BE MAINTAINED IN A HEALTHY AND ATTRACTIVE MANNER AS DETERMINED BY THE TOWN. MAINTENANCE SHALL BE CONDUCTED BY THE PROPERTY OWNER OF RECORD. THE PROPERTY OWNER'S AGENT OR TENANT OR A HOMEOWNER'S ASSOCIATION WHICH HAS ASSUMED LANDSCAPE MAINTENANCE RESPONSIBILITY.
2. ALL ORNAMENTAL LANDSCAPING SHALL BE MAINTAINED FREE FROM DISEASE, PESTS, WEEDS, AND LITTER. MAINTENANCE SHALL INCLUDED, BUT NOT BE LIMITED TO, WATER, FERTILIZING, WEEDING, CLEANING, MOWING, EDGING, MULCHING, PRUNING, TRIMMING, SPRAYING, CULTIVATING, OR OTHER MAINTENANCE AS NEEDED AND IN ACCORDANCE WITH ACCEPTABLE HORTICULTURAL PRACTICES. AREAS OF NATIVE OR NATURALIZED LANDSCAPE ARE EXEMPT FROM THIS LEVEL OF MAINTENANCE. ACCEPTABLE MAINTENANCE OF NATIVE PLANTS INCLUDES, BUT IS NOT LIMITED TO REMOVAL OF DEAD OR DISEASED PLANTS, WEED CONTROL AND SEASONAL MOWING.
3. DEAD PLANT MATERIALS SHALL BE REMOVED AND REPLACED WITH HEALTHY PLANTING MATERIALS OF COMPARABLE SIZE AND SPECIES THAT MEET THE ORIGINAL INTENT OF THE APPROVED LANDSCAPE DESIGN WITHIN FORTY-FIVE (45) DAYS OF THEIR DEATH, UNLESS SEASONAL CONDITIONS PROHIBIT REMOVAL AND REPLACEMENT. IN SUCH CASE, THE REMOVAL AND REPLACEMENT SHALL OCCUR WITHIN A REASONABLE PERIOD OF TIME APPROVED BY THE TOWN.
4. NON-LIVING LANDSCAPE MATERIALS SUCH AS ROCK, STONE, BARK CHIPS AND SHAVINGS WHICH NO LONGER COVER THE AREA IN WHICH THEY WERE ORIGINALLY DEPOSITED SHALL BE REGULARLY REPLENISHED TO MAINTAIN THE FULL COVERAGE TO A MINIMUM DEPTH OR THREE (3) INCHES FOR ROCK MULCHES AND FOUR (4) INCHES FOR WOOD MULCH.
5. LANDSCAPING STRUCTURAL FEATURES (E.G. FENCING, WALLS, PLANTER BOXES) AND SITE FURNISHINGS SHALL BE MAINTAINED IN A SOUND, STRUCTURAL AND ATTRACTIVE CONDITION. IRRIGATION SYSTEMS ARE TO BE MONITORED AND ADJUSTED PERIODICALLY TO ENSURE THAT THE WATER DEMANDS OF ALL PLANT MATERIALS ARE BEING MET.
6. IRRIGATION SYSTEM REPAIRS SHALL BE MADE WITHIN SEVEN (7) DAYS OF DISCOVERY OF DAMAGE, UNLESS SEASONAL, CONDITIONS PROHIBIT REPAIRS.
7. LANDSCAPE AREAS SHALL BE FREE FROM TRASH AND DEBRIS.
8. FAILURE TO REPLACE DEAD LANDSCAPE MATERIALS WITHIN A REASONABLE PERIOD OF TIME, AS SPECIFIED IN PARAGRAPH (2) ABOVE, SHALL BE CONSIDERED A VIOLATION OF THE SITE PLAN APPROVAL AND IS SUBJECT TO ENFORCEMENT AND PENALTY PROVISIONS OF THIS TITLE.

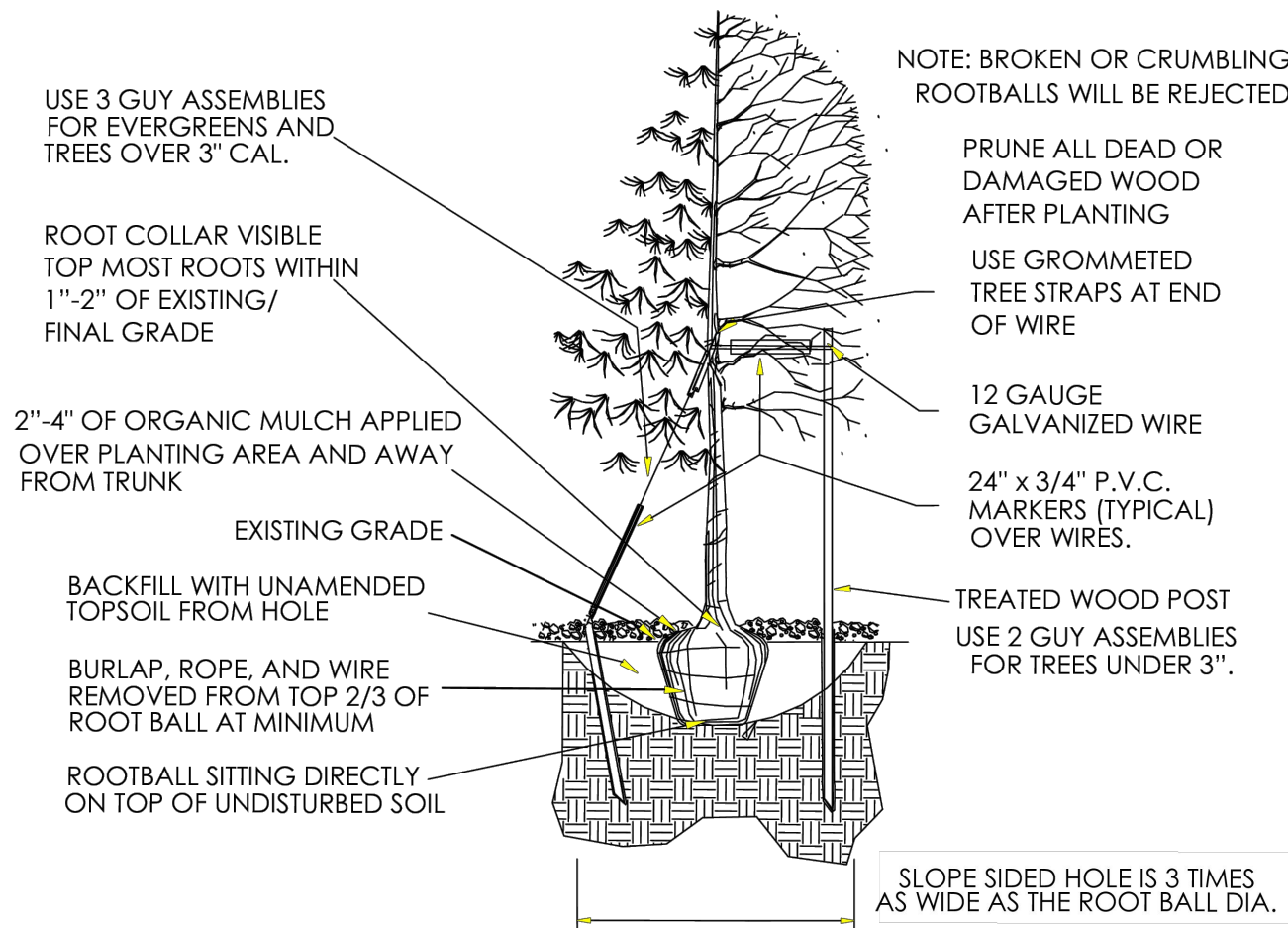
TOWN OF PARKER PLANTING DETAIL – SHRUBS



- PRUNE DAMAGED OR DEAD WOOD
PRIOR TO PLANTING.
- PLANT SHRUB 2" HIGHER THAN
ORIGINAL GROWN GRADE
- DIG PIT TWICE AS WIDE AS
THE CONTAINER
- APPLY 2"-4" SPECIFIED
MULCH AS SHOWN
- LOOSEN OR SCORE SIDES OF ROOTBALL

NOTES:
- BACKFILL AND WATER-IN THOROUGHLY
- BROKEN ROOTBALLS WILL BE REJECTED

TOWN OF PARKER PLANTING STANDARDS



- Excavate planting holes with sloping sides. Make excavations at least three times as wide as the root ball diameter and no deeper than the distance from the top root roots in the root ball to the bottom of the root ball to allow for settling. Do not disturb soil at bottom of planting holes, but do score the sides of the planting hole. The planting area shall be loosened and aerated at least three times the diameter of the root ball. Backfill shall consist of existing on site topsoil – no amendments shall be used unless otherwise specified.
- Trees shall be planted with the root collar/flare visible above grade AND two or more structural roots located within the top 1" to 2" of the root ball/finished grade measured 3" to 4" from trunk. This includes trees that are set on slopes (see sloping planting detail). Trees that do not have a visible root collar shall be rejected. Do not cover the root ball with soil.
- When root ball will remain intact, cut off bottom 1/4 of wire basket before placing tree in hole, cut off remainder of basket AFTER tree is set in hole, remove basket completely. At a minimum, the top 2/3 of the burlap and basket shall be removed from the root ball on all trees. Remove all nylon ties, twine, rope and burlap. Remove unnecessary packing material.
- Form soil into a 3" to 5" tall watering ring (saucer) around planting area. This is not necessary in irrigated turf areas. Apply 2" to 4" depth of specified mulch over planting area and inside saucers, away from trunk.
- Staking and guying of trees is optional in most planting situations. In areas of extreme winds, or on steep slopes, staking may be required to stabilize trees. Staking and guying must be removed within 1 year of planting date.
- Tree wrap is *not* to be used on any new plantings, except in late fall planting situations, and only then after consultation with the Town Arborist.
- Resetting of improperly planted trees will only be allowed if it is determined that doing so will in no way compromise the root ball, and shall only be done with approval of the Town Arborist.

TOWN OF PARKER PLANTING STANDARDS

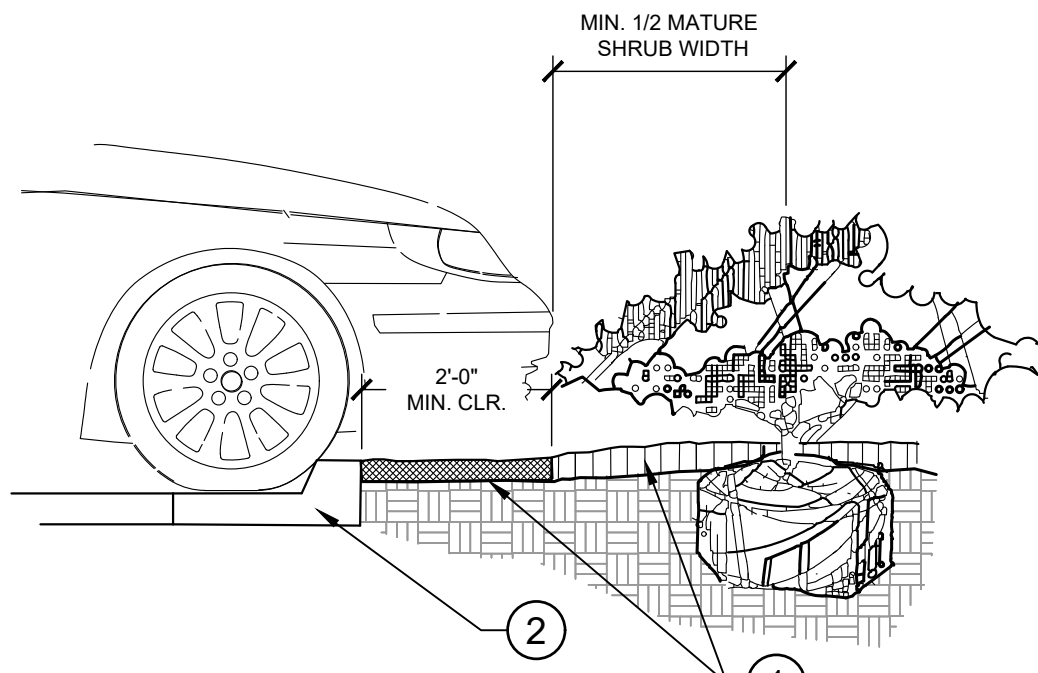
LANDSCAPE REQUIREMENTS			
PROPERTY AVERAGE: 1.052 ACRES (42,826 SF)			
13.08.090 OVERALL LANDSCAPE REQUIREMENTS	AMOUNT	REQUIRED	PROVIDED
PERCENTAGE OF LANDSCAPING	42,826 SF	6,878 SF (15%)	11,652 SF (27%)
PERCENTAGE OF LIVING MATERIAL	11,652 SF	8,739 SF (75%)	8,740 (75%)
TREES AND SHRUBS PER 1,500 SF	6,878 SF	5 TREES & 23 SHRUBS	26 TREES & 170 SHRUBS
13.08.090 (F) PARKING LOT INTERIOR LANDSCAPING	AMOUNT	REQUIRED	PROVIDED
10% SHALL BE ALLOCATED TO PARKING ISLANDS	2,843 SF	285 SF (10%)	392 SF (13%)
1 TREE & 5 SHRUBS PER 162 SF			
PARKING ISLAND 1	291 SF	1 TREE & 13 SHRUBS	1 TREE & 13 SHRUBS
PARKING ISLAND 2	101 SF	1 TREE & 5 SHRUBS	1 TREE & 5 SHRUBS
13.08.090 (G) SITE PERIMETER REQUIREMENTS	AMOUNT	REQUIRED	PROVIDED
1 TREE & 5 SHRUBS PER 30 LF			
NORTH SIDE	212 LF	7 TREES & 35 SHRUBS	7 TREES & 58 SHRUBS & 12 ORNAMENTAL GRASSES
EAST SIDE	197 LF	7 TREES & 33 SHRUBS	7 TREES & 35 SHRUBS
SOUTH SIDE	213 LF	7 TREES & 36 SHRUBS	7 TREES & 54 SHRUBS
WEST SIDE	133 LF	5 TREES & 23 SHRUBS	5 TREES & 23 SHRUBS
13.08.090 (E) STREET TREE REQUIREMENTS	AMOUNT	REQUIRED	PROVIDED
1 TREE PER 35 LF			
75% LIVE COVERAGE			
NORTH: PRIVATE DRIVE	164 LF	5 TREES	5 TREES
TOTAL		REQUIRED	PROVIDED
TOTAL TREES AND SHRUBS:		33 TREES & 145 SHRUBS	33 TREES & 188 SHRUBS & 12 ORNAMENTAL GRASSES

These are not correct.
Recalculate.

Add: P1 (this is a min.
six foot area per LDO
13.08.090(g)(4).

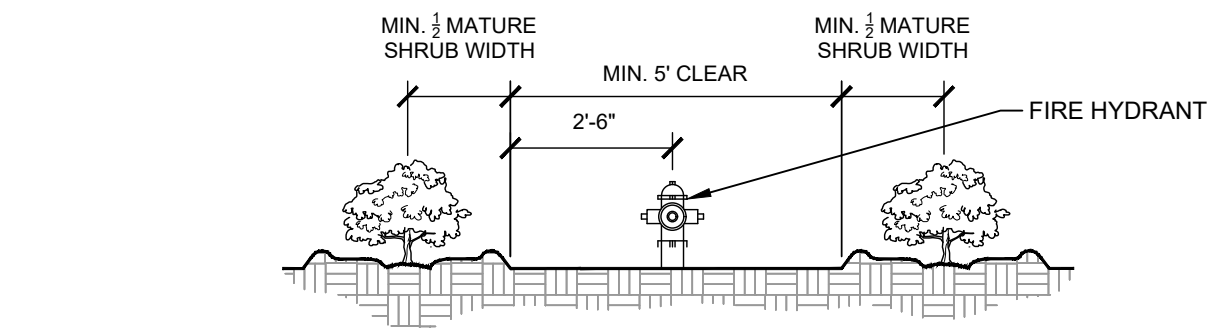
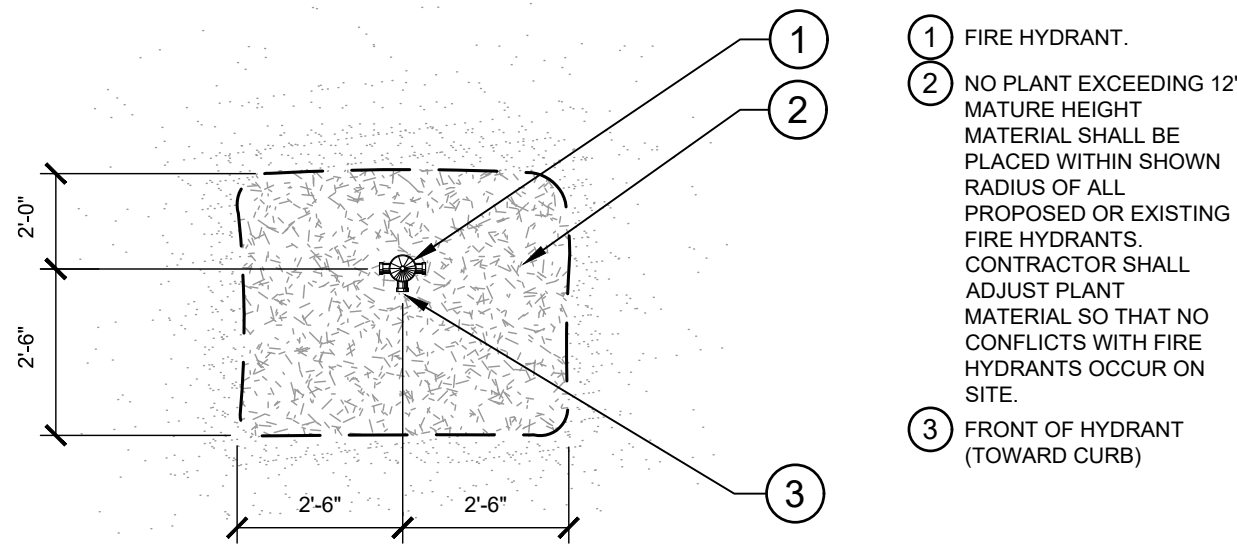
Revise - in Mixed Use Community - tree per 40 linear feet.

Per LDO 13.08.090(h)
Add Site Interior Landscaping
category if parking lot and perimeter
landscaping do not collectively meet
min. landscaping requirement.



- ① INSTALL CONTINUOUS MULCH BED ADJACENT TO PARKING SPACES AS SHOWN. MULCH SHALL BE MIN. 3" DEEP. NO POP-UP IRRIGATION HEADS SHALL BE LOCATED WITHIN 24" OF A PARKING SPACE ON ANY SIDE.
- ② CURB / PARKING LOT EDGE.

1 PARKING SPACE/CURB PLANTING L300 SECTION

SECTION

PLAN

- 2 SHRUB PLANTING AT FIRE HYDRANT
L300 SECTION / PLAN

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6200 South Syracuse Way, Suite 300
Greenwood, Colorado 80111 (303) 228-2300

DESIGNED BY: MMR
DRAWN BY: KNP
CHECKED BY: KEW
DATE: 12/2/25

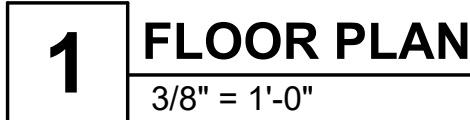
PROFESSIONAL PARK FILING NO. 1
LOT 2, PARKER, CO
CONSTRUCTION DOCUMENTS
LANDSCAPE NOTES

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Kimley»Horn
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PROJECT NO
296237001

SHEET

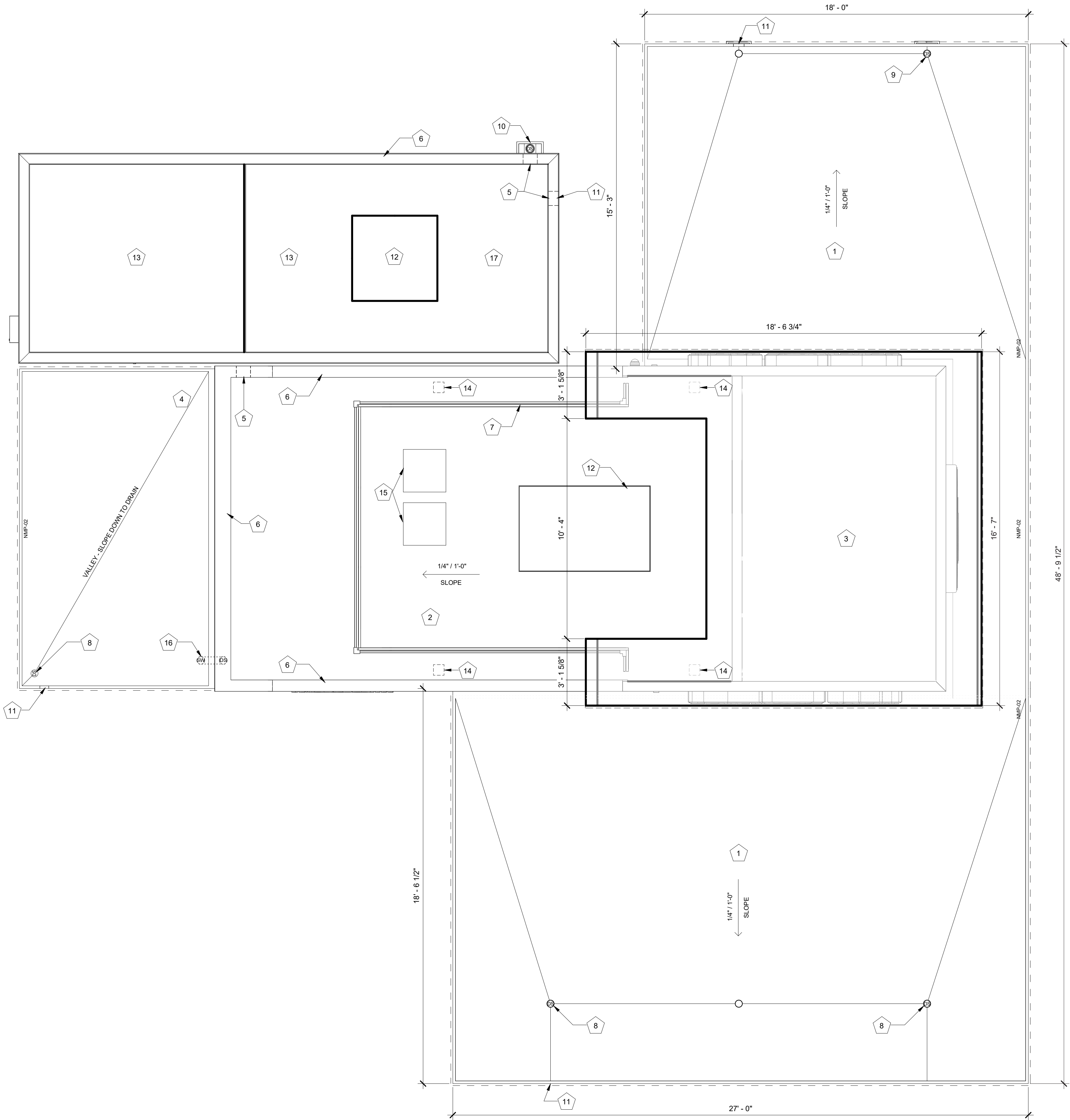
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ROOF PLAN KEYNOTES	
MARK	DESCRIPTION
1	PRE-ENGINEERED CANOPY W/ TPO ROOFING ON ROOF SHEATHING PER STRUCT ON BUILT-UP 2x CRICKET FRAMING; REF CANOPY SHOP DRAWINGS
2	TPO ROOFING ON ROOF SHEATHING PER STRUCT
3	CORRUGATED ARC METAL ROOF ON #15 FELT ON PLYWOOD ROOF SHEATHING
4	TPO ROOFING ON ROOF SHEATHING PER STRUCT ON BUILT-UP 2x CRICKET FRAMING
5	8" WIDE X 4" HIGH TPO ROOF SCUPPER WITH SHEET METAL UNDERLAYMENT
6	BRAKE METAL CAP; REF ELEVATIONS
7	3' - 6" GUARDRAIL
8	ROOF DRAIN WITHIN STRUCTURAL COLUMN; CONNECT TO STORMWATER COLLECTION SYSTEM; REF CIVIL
9	ROOF DRAIN WITHIN STRUCTURAL COLUMN; SCUPPER BASE OF DOWNSPOUT TO GRADE; REF CIVIL
10	ROOF DRAIN; DOWNSPOUT TO BE GALVANIZED, PAINTED, STEEL; CONNECT TO STORMWATER COLLECTION SYSTEM; REF CIVIL
11	OVERFLOW TO GRADE
12	HVAC EQUIPMENT
13	ROOFING PER COOLER MANUF
14	MODULAR BUILDING PICK POINTS WITH ROOFING COLLAR; REF STRUCT
15	ICE MACHINE CONDENSERS; SITE CONTRACTOR TO DETERMINE FINAL LOCATION
16	CONNECT ABOVE-GRADE DOWNSPOUT OUTLET TO SUB-GRADE STORMWATER COLLECTION SYSTEM; REF CIVIL
17	COOLER MANUF TO PROVIDE FALL ARREST/RESTRAINT ANCHORAGE DEVICE IN COMPLIANCE WITH ANSI/ASSP Z359.1



1 ROOF PLAN
3/8" = 1'-0"



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ERC BREW, LLC
LINCOLN & DRESDEN, PARKER, CO 80134

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No.	Description	Date

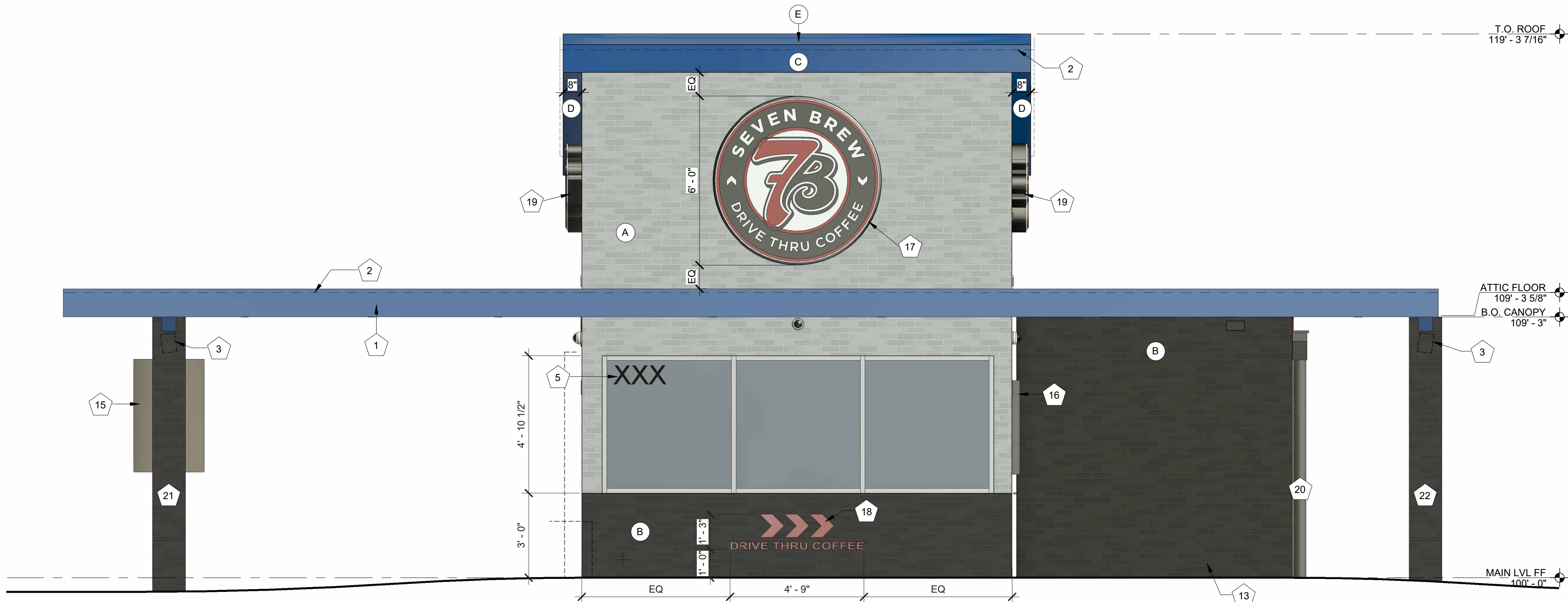
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09/29/2025

project no.:
22.51.09

sheet contents:
ROOF PLAN

sheet no.:

A1.6



1 EXTERIOR ELEVATION - NORTH
3/8" = 1'-0"

Add percent of each material.

Add Glass to Legend

EXTERIOR ELEVATION MATERIALS LEGEND	
MARK	DESCRIPTION
A	THIN BRICK (BRK-2)
B	THIN BRICK (BRK-1)
C	BRAKE METAL FASCIA (MP-2)
D	SOFFIT PANELS (MP-2)
E	STANDING SEAM ROOF PANELS (MP-2)
F	METAL BRAKE CAP (MP-3)
G	MURAL AREA
H	Glass - note type of glass

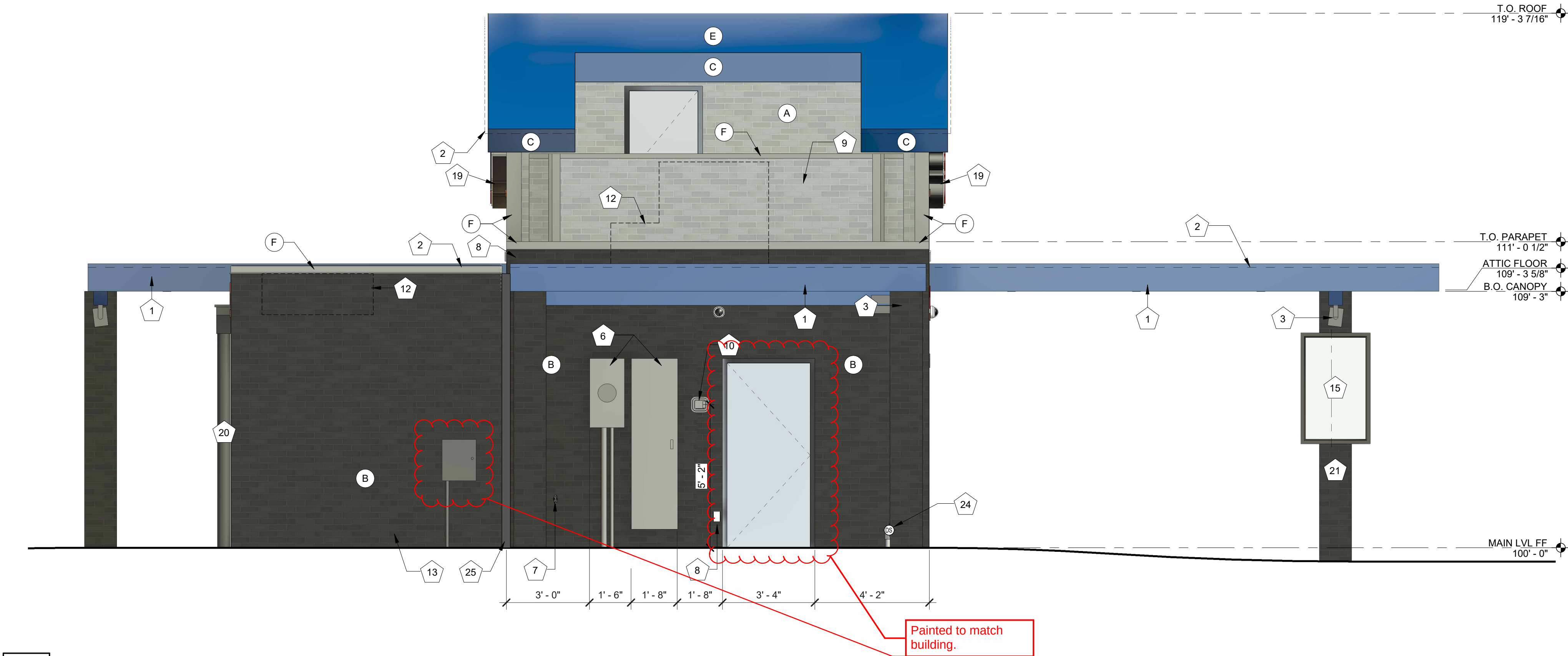
EXTERIOR ELEVATION KEYNOTES	
MARK	DESCRIPTION
1	PRE-ENGINEERED ALUMINUM CANOPY BY OTHERS; REF STRUCTURAL
2	SURFACE-MOUNTED LED NEON FLEX LIGHTING AS INDICATED (SHOWN DASHED), TYP; REF ELECTRICAL
3	MOUNTED SPEAKER SYSTEM; REF SYSTEMS PLAN
4	THROUGH-WALL ROOF SCUPPER; PAINT TO MATCH SURROUNDING MATERIALS; TYP
5	ADDRESS NUMBERS TO BE 8" TALL x 2" BRUSH STROKE
6	ELECTRICAL EQUIPMENT, PAINTED TO MATCH BUILDING; REF ELECTRICAL
7	FROST-PROOF FLUSH HOSE BIB
8	EXTERIOR WEATHER-PROOF OUTLET; REF ELECTRICAL
9	GUARDRAIL; 3' - 6" ABOVE ATTIC FLOOR
10	KNOX BOX
11	HVAC EQUIPMENT
12	OUTLINE OF MECHANICAL UNIT BEYOND
13	PREFABRICATED COOLER BY NATIONAL MODULAR MANUFACTURING; COORD LOCATION & SPECS WITH CIVIL & STRUCT
14	36" COOLER DOOR
15	SAMSUNG DIGITAL DISPLAYS; INSTALLED IN FIELD BY IT PROVIDER; CHASE FOR DATA CABLE INSTALLED AT BUILDING MANUFACTURING FACILITY
16	SURFACE-MOUNTED LIGHTED SIGN BOX
17	ROUND STOREFRONT SIGN; SUPPLIED AND INSTALLED BY SIGN CONTRACTOR
18	1/4" THICK ACRYLIC SIGNAGE APPLIED TO SIDING WITH VH DOUBLE SIDE TAPE
19	ILLUMINATED STOREFRONT SIGNAGE BY SIGN CONTRACTOR
20	EXPOSED DOWNSPOUT, GALVANIZED, PAINTED TO MATCH SURROUNDING MATERIAL; CONNECT TO SUB-GRADE STORMWATER COLLECTION SYSTEM; REF CIVIL
21	PAINTED STRUCTURAL CANOPY COLUMN; RAINWATER DOWNSPOUT WITHIN; CONNECT BASE OF CANOPY COLUMN DOWNSPOUT TO STORMWATER MANAGEMENT SYSTEM; REF CIVIL
22	PAINTED STRUCTURAL CANOPY COLUMN; RAINWATER DOWNSPOUT WITHIN; SCUPPER BASE OF DOWNSPOUT TO GRADE; REF CIVIL
23	PAINTED STRUCTURAL CANOPY COLUMN; REF CIVIL
24	DOWNSPOUT OUTLET; CONNECT TO SUBGRADE STORMWATER CONNECTION; REF CIVIL
25	METAL TRIM BETWEEN COOLER AND BUILDING; PAINTED TO MATCH SURROUNDING MATERIAL

EXTERIOR ELEVATION MATERIALS SUMMARY		
NORTH ELEVATION - 91.635F TOTAL MAIN LEVEL FACADE AREA BETWEEN 2'-0" AND 8'-0" (100%)		
MATERIAL	MAX % / SF	PROPOSED % / SF
GLASS	MIN 60 % / 54.98SF	PROPOSED 74.03% / 67.84SF
BRICK	MIN 40 % / 36.65SF	PROPOSED 25.96% / 23.79SF

NOTE:
ALL SIGNAGE WILL BE PERMITTED UNDER A SEPARATE PERMIT.

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1 EXTERIOR ELEVATION - SOUTH
3/8" = 1'-0"

EXTERIOR ELEVATION MATERIALS LEGEND	
MARK	DESCRIPTION
A	THIN BRICK (BRK-2)
B	THIN BRICK (BRK-1)
C	BRAKE METAL FASCIA (MP-2)
D	SOFFIT PANELS (MP-2)
E	STANDING SEAM ROOF PANELS (MP-2)
F	METAL BRAKE CAP (MP-3)
G	MURAL AREA

EXTERIOR ELEVATION KEYNOTES	
MARK	DESCRIPTION
1	PRE-ENGINEERED ALUMINUM CANOPY BY OTHERS; REF STRUCTURAL
2	SURFACE-MOUNTED LED NEON FLEX LIGHTING AS INDICATED (SHOWN DASHED), TYP; REF ELECTRICAL
3	MOUNTED SPEAKER SYSTEM; REF SYSTEMS PLAN
4	THROUGH-WALL ROOF SCUPPER; PAINT TO MATCH SURROUNDING MATERIALS; TYP
5	ADDRESS NUMBERS TO BE 8" TALL x 2" BRUSH STROKE
6	ELECTRICAL EQUIPMENT, PAINTED TO MATCH BUILDING; REF ELECTRICAL
7	FROST-PROOF FLUSH HOSE BIB
8	EXTERIOR WEATHER-PROOF OUTLET; REF ELECTRICAL
9	GUARDRAIL; 3' - 6" ABOVE ATTIC FLOOR
10	KNOX BOX
11	HVAC EQUIPMENT
12	OUTLINE OF MECHANICAL UNIT BEYOND
13	PREFABRICATED COOLER BY NATIONAL MODULAR MANUFACTURING; COORD LOCATION & SPECS WITH CIVIL & STRUCT
14	36" COOLER DOOR
15	SAMSUNG DIGITAL DISPLAYS; INSTALLED IN FIELD BY IT PROVIDER; CHASE FOR DATA CABLE INSTALLED AT BUILDING MANUFACTURING FACILITY
16	SURFACE-MOUNTED LIGHTED SIGN BOX
17	ROUND STOREFRONT SIGN; SUPPLIED AND INSTALLED BY SIGN CONTRACTOR
18	1/4" THICK ACRYLIC SIGNAGE APPLIED TO SIDING WITH VH DOUBLE SIDE TAPE
19	ILLUMINATED STOREFRONT SIGNAGE BY SIGN CONTRACTOR
20	EXPOSED DOWNSPOUT, GALVANIZED, PAINTED TO MATCH SURROUNDING MATERIAL; CONNECT TO SUB-GRADE STORMWATER COLLECTION SYSTEM; REF CIVIL
21	PAINTED STRUCTURAL CANOPY COLUMN; RAINWATER DOWNSPOUT WITHIN; CONNECT BASE OF CANOPY COLUMN DOWNSPOUT TO STORMWATER MANAGEMENT SYSTEM; REF CIVIL
22	PAINTED STRUCTURAL CANOPY COLUMN; RAINWATER DOWNSPOUT WITHIN; SCUPPER BASE OF DOWNSPOUT TO GRADE; REF CIVIL
23	PAINTED STRUCTURAL CANOPY COLUMN; REF CIVIL
24	DOWNSPOUT OUTLET; CONNECT TO SUBGRADE STORMWATER CONNECTION; REF CIVIL
25	METAL TRIM BETWEEN COOLER AND BUILDING; PAINTED TO MATCH SURROUNDING MATERIAL

NOTE:
ALL SIGNAGE WILL BE PERMITTED UNDER A SEPARATE PERMIT.



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ERC BREW, LLC

LINCOLN & DRESDEN, PARKER, CO 80134

REVISIONS		
No.	Description	Date

sheet issue date:
09/29/2025

project no.:
22.51.09

sheet contents:
EXTERIOR ELEVATIONS

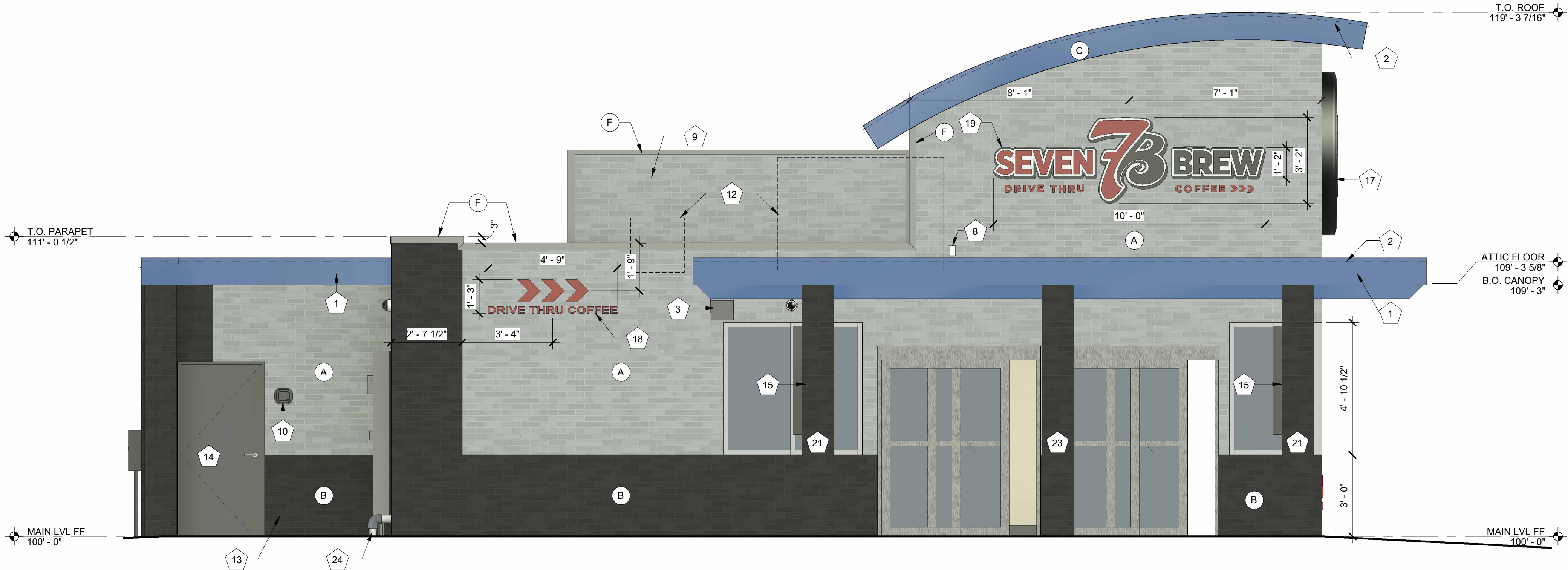
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1 EXTERIOR ELEVATION - EAST
3/8" = 1'-0"

EXTERIOR ELEVATION MATERIALS LEGEND	
MARK	DESCRIPTION
A	THIN BRICK (BRK-2)
B	THIN BRICK (BRK-1)
C	BRAKE METAL FASCIA (MP-2)
D	SOFFIT PANELS (MP-2)
E	STANDING SEAM ROOF PANELS (MP-2)
F	METAL BRAKE CAP (MP-3)
G	MURAL AREA

EXTERIOR ELEVATION KEYNOTES	
MARK	DESCRIPTION
1	PRE-ENGINEERED ALUMINUM CANOPY BY OTHERS; REF STRUCTURAL
2	SURFACE-MOUNTED LED NEON FLEX LIGHTING AS INDICATED (SHOWN DASHED), TYP; REF ELECTRICAL
3	MOUNTED SPEAKER SYSTEM; REF SYSTEMS PLAN
4	THROUGH-WALL ROOF SCUPPER; PAINT TO MATCH SURROUNDING MATERIALS; TYP
5	ADDRESS NUMBERS TO BE 8" TALL x 2" BRUSH STROKE
6	ELECTRICAL EQUIPMENT, PAINTED TO MATCH BUILDING; REF ELECTRICAL
7	FROST-PROOF FLUSH HOSE BIB
8	EXTERIOR WEATHER-PROOF OUTLET; REF ELECTRICAL
9	GUARDRAIL; 3' - 6" ABOVE ATTIC FLOOR
10	KNOX BOX
11	HVAC EQUIPMENT
12	OUTLINE OF MECHANICAL UNIT BEYOND
13	PREFABRICATED COOLER BY NATIONAL MODULAR MANUFACTURING; COORD LOCATION & SPECS WITH CIVIL & STRUCT
14	36" COOLER DOOR
15	SAMSUNG DIGITAL DISPLAYS; INSTALLED IN FIELD BY IT PROVIDER; CHASE FOR DATA CABLE INSTALLED AT BUILDING MANUFACTURING FACILITY
16	SURFACE-MOUNTED LIGHTED SIGN BOX
17	ROUND STOREFRONT SIGN; SUPPLIED AND INSTALLED BY SIGN CONTRACTOR
18	1/4" THICK ACRYLIC SIGNAGE APPLIED TO SIDING WITH VH DOUBLE SIDE TAPE
19	ILLUMINATED STOREFRONT SIGNAGE BY SIGN CONTRACTOR
20	EXPOSED DOWNSPOUT, GALVANIZED, PAINTED TO MATCH SURROUNDING MATERIAL; CONNECT TO SUB-GRADE STORMWATER COLLECTION SYSTEM; REF CIVIL
21	PAINTED STRUCTURAL CANOPY COLUMN; RAINWATER DOWNSPOUT WITHIN; CONNECT BASE OF CANOPY COLUMN DOWNSPOUT TO STORMWATER MANAGEMENT SYSTEM; REF CIVIL
22	PAINTED STRUCTURAL CANOPY COLUMN; RAINWATER DOWNSPOUT WITHIN; SCUPPER BASE OF DOWNSPOUT TO GRADE; REF CIVIL
23	PAINTED STRUCTURAL CANOPY COLUMN; REF CIVIL
24	DOWNSPOUT OUTLET; CONNECT TO SUBGRADE STORMWATER CONNECTION; REF CIVIL
25	METAL TRIM BETWEEN COOLER AND BUILDING; PAINTED TO MATCH SURROUNDING MATERIAL

EXTERIOR ELEVATION MATERIALS SUMMARY			
EAST ELEVATION - 260.01SF TOTAL MAIN LEVEL FACADE AREA BETWEEN 2'-0" AND 8'-0" (100%)			
MATERIAL	MAX % / SF	PROPOSED % / SF	
GLASS	MIN 40 % / 104.05F	PROPOSED 49.72% / 129.275F	
BRICK	MIN 60 % / 156.05F	PROPOSED 50.28% / 130.745F	



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EXTERIOR ELEVATIONS

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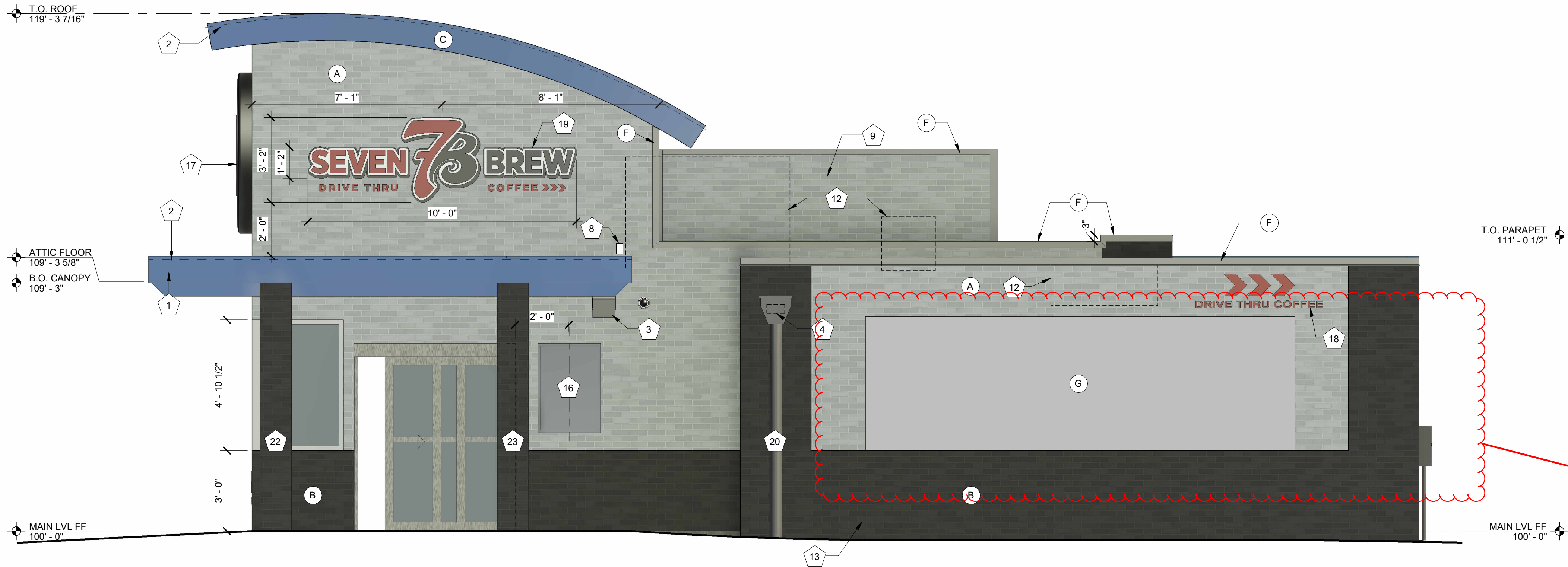
NOTE:
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EXTERIOR ELEVATION MATERIALS SUMMARY		
WEST ELEVATION - 260.01SF TOTAL MAIN LEVEL FACADE AREA BETWEEN 2'-0" AND 8'-0" (100%)		
MATERIAL	MAX % / SF	PROPOSED % / SF
GLASS	MIN 40 % / 104.05F	PROPOSED 53.32% / 138.64SF
BRICK	MIN 60 % / 156.05F	PROPOSED 46.80% / 121.37SF

sheet no.:

A2.3

NOTE:
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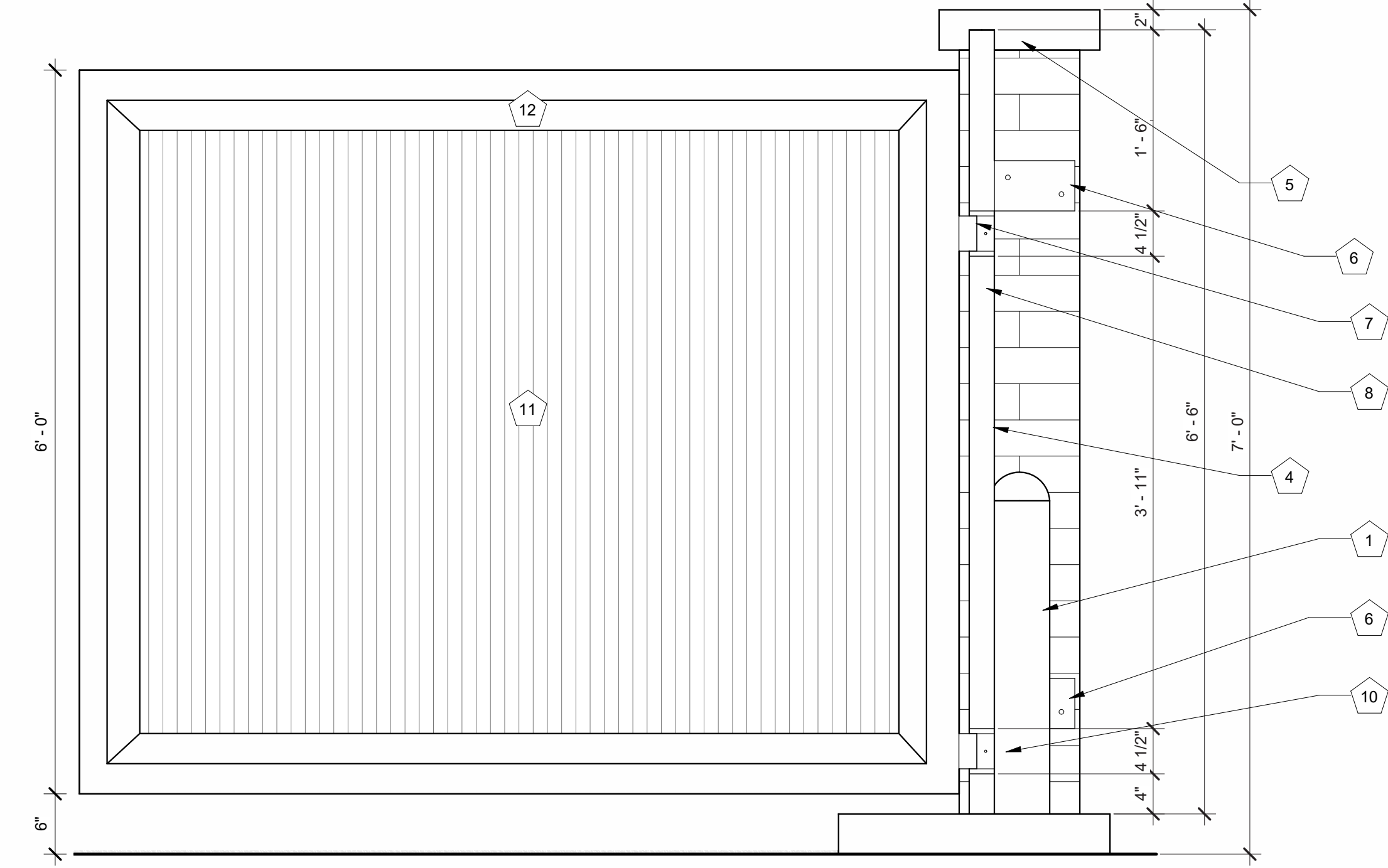
Provide an image of the proposed mural. It cannot be "logo art" of Seven Brew nor lettering, nor coffee image.

2 EXTERIOR ELEVATION - WEST W/ COOLER

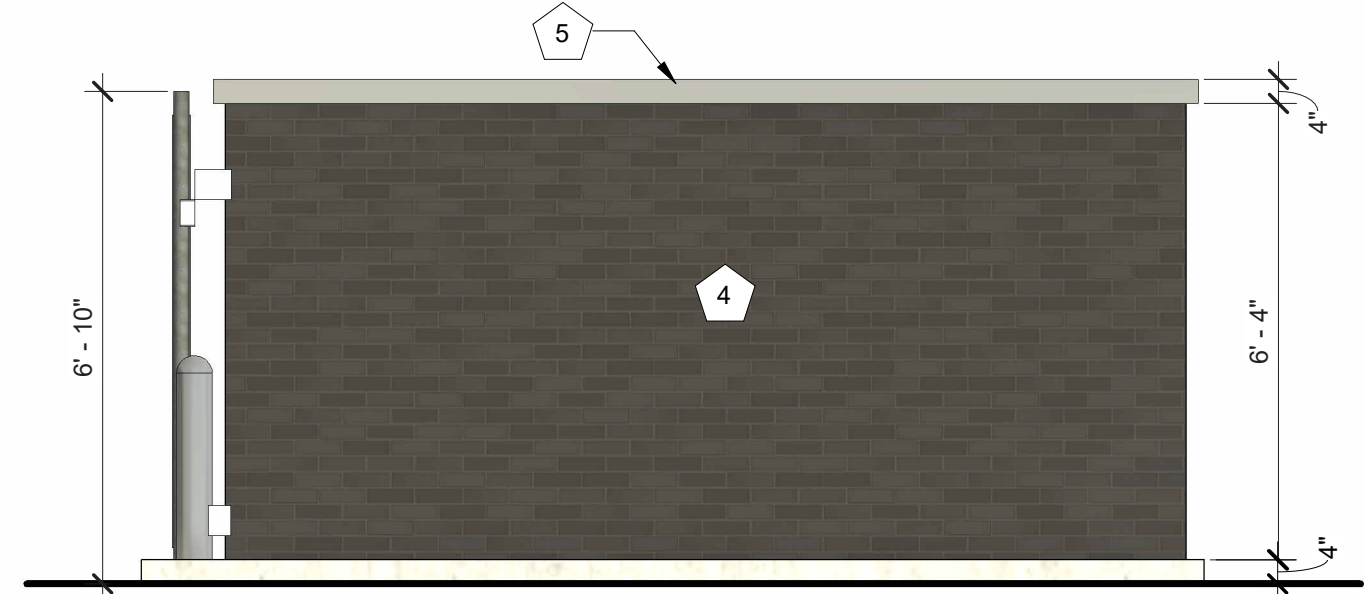
3/8" = 1'-0'

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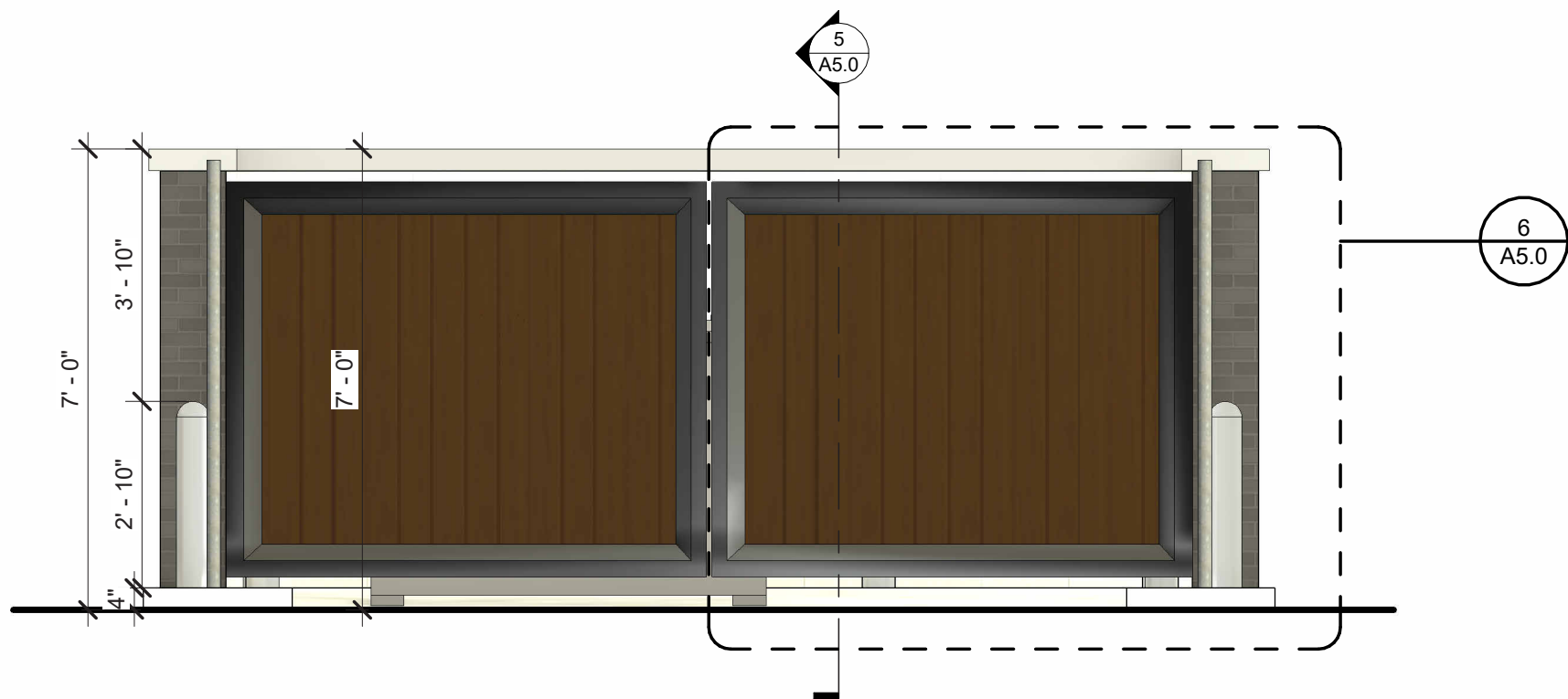
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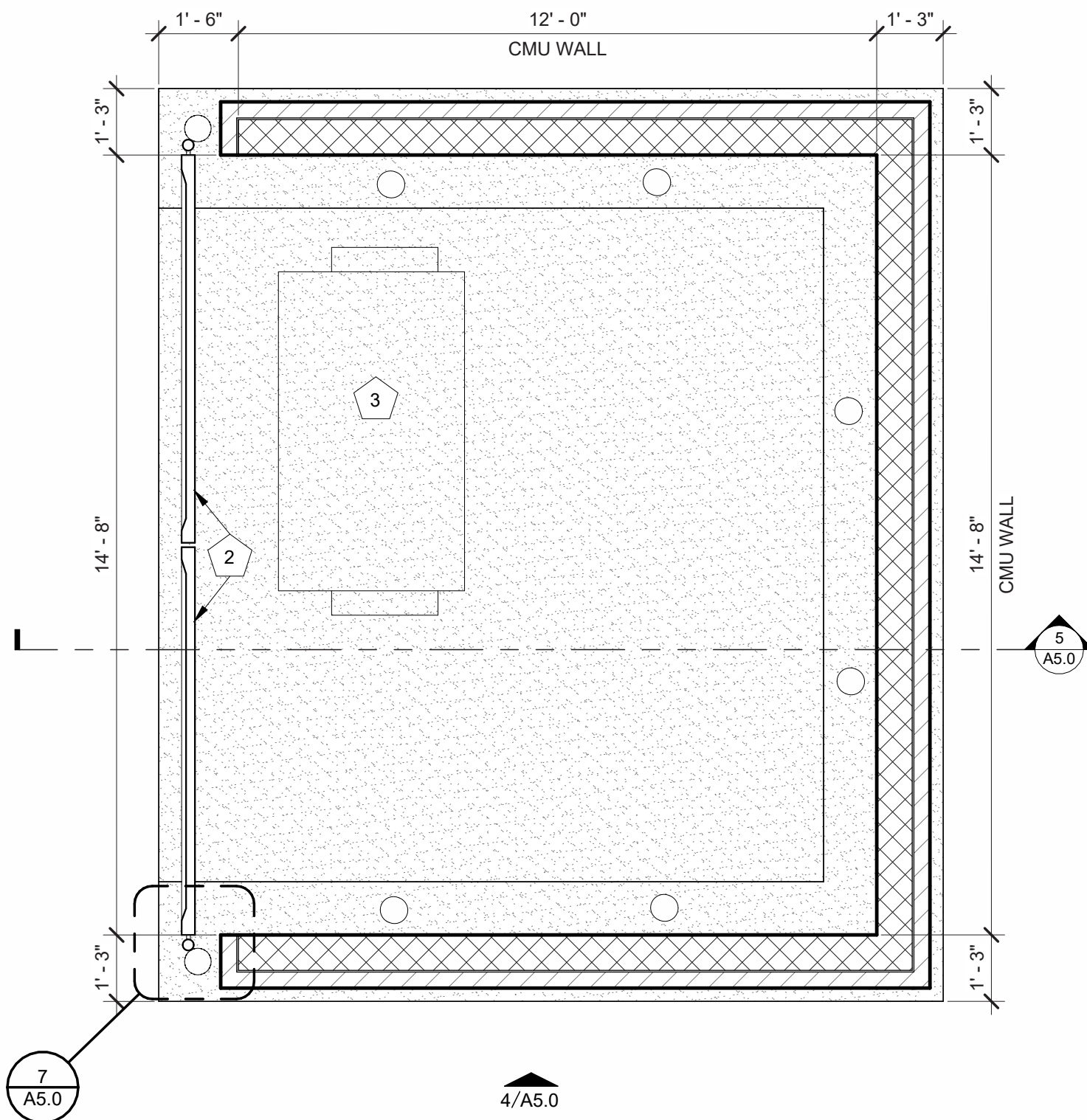
6 DOOR / HINGE DETAIL
1" = 1'-0"



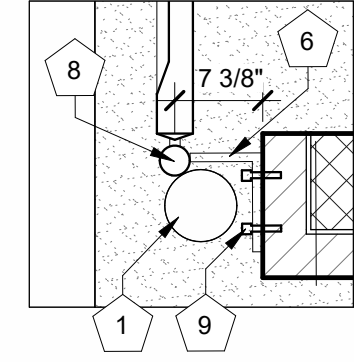
4 TRASH ENCLOSURE - SIDE ELEVATION
3/8" = 1'-0"



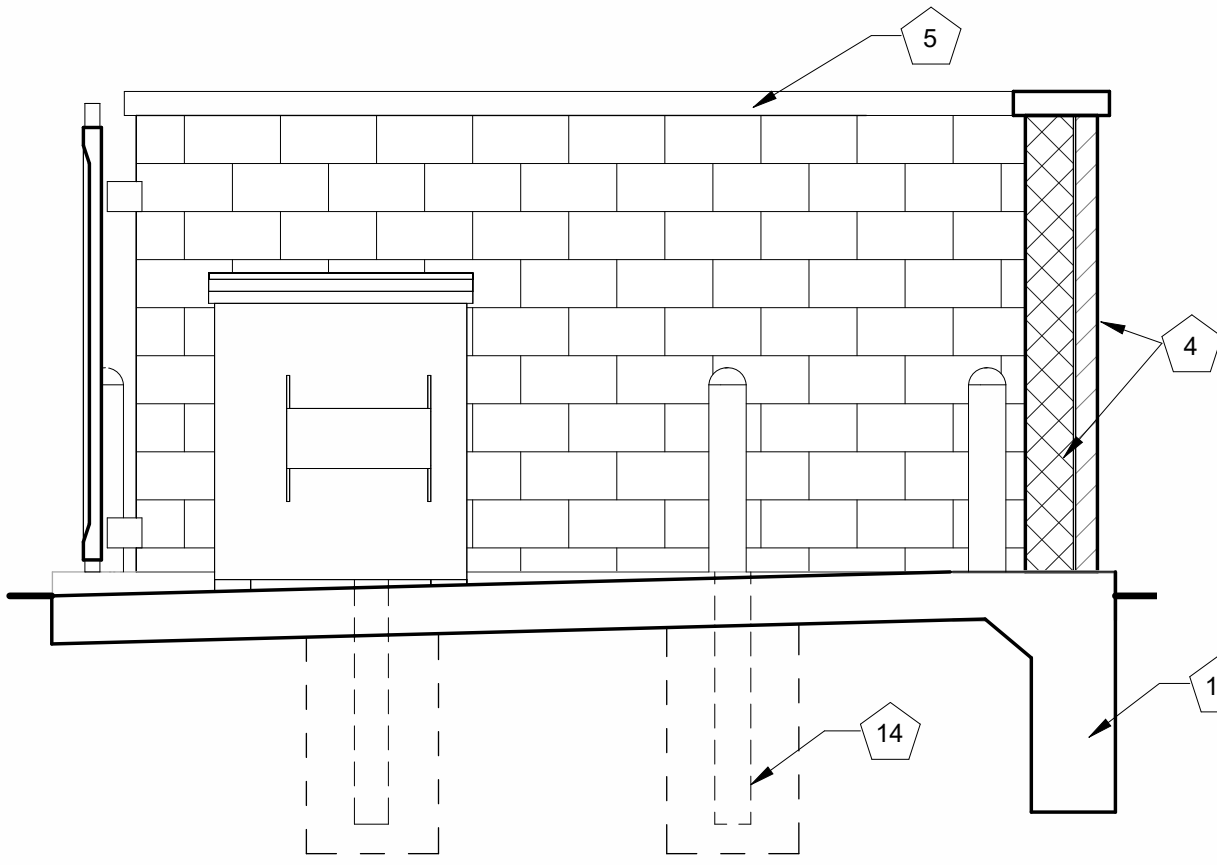
3 TRASH ENCLOSURE - FRONT ELEVATION
3/8" = 1'-0"



2 TRASH ENCLOSURE PLAN
3/8" = 1'-0"



7 TRASH ENCLOSURE PLAN DETAIL
3/4" = 1'-0"



5 SECTION THRU TRASH ENCLOSURE
3/8" = 1'-0"

Revise trash enclosure doors to steel painted to match primary structure. For maintenance and durability, these doors will wear easily.

TRASH ENCLOSURE GENERAL NOTES

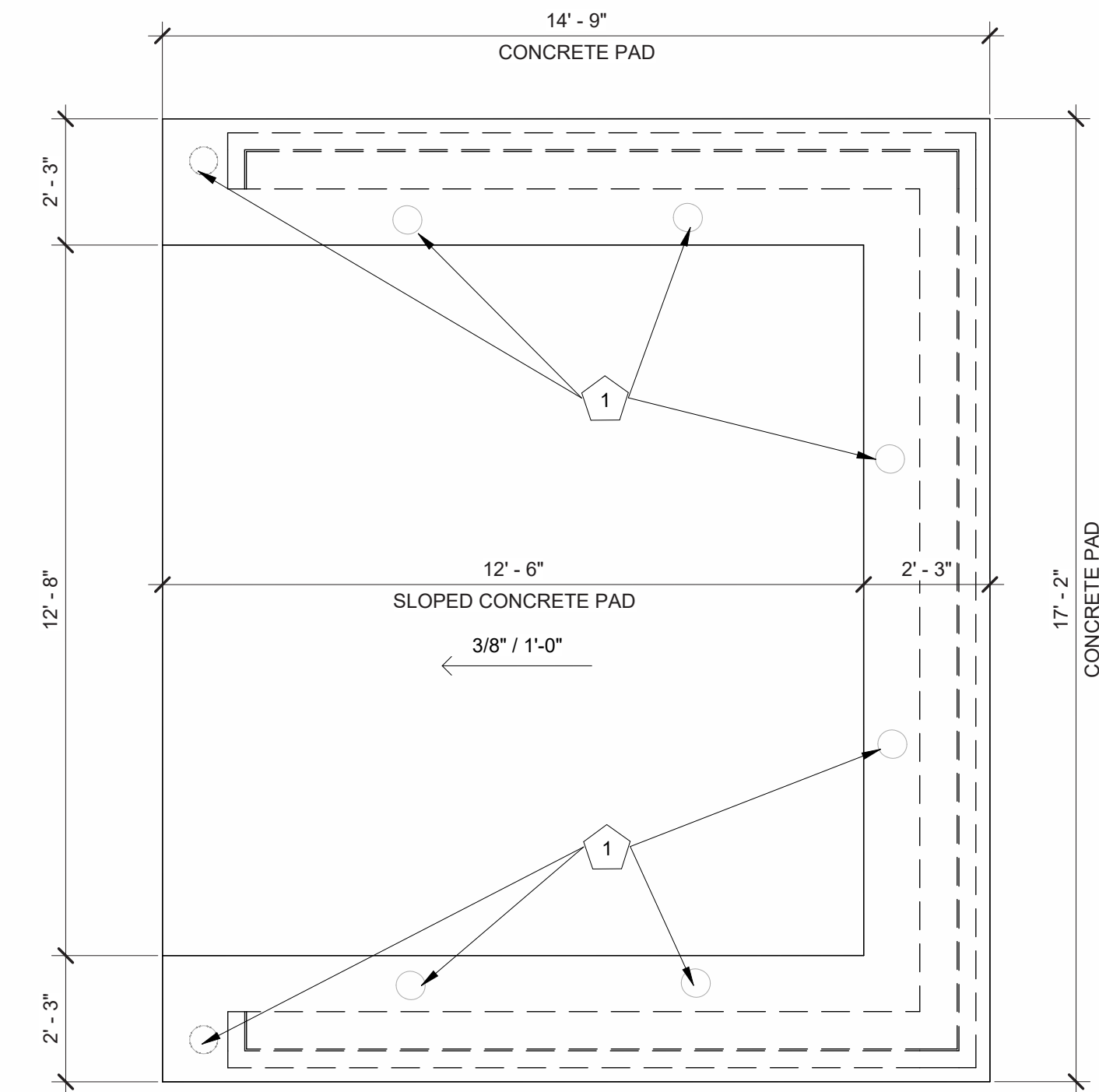
- PRE-PAINT ALL BARE METAL WITH POR-15 PRIMER PRIOR TO INSTALLATION.
- PAINT DOOR FRAMES, HINGES, AND BOLLARDS TO MATCH THE CANOPY OF THE PREFABRICATED BUILDING - MORIN REGAL BLUE.

TRASH ENCLOSURE KEYNOTES

NOTE NO.	NOTE TEXT
1	Ø6" CONCRETE FILLED BOLLARD - TYP. OF (7); REF CIVIL
2	CUSTOM GATES: SEE 6/A5.0
3	TRASH DUMPSTER ON WHEELS; SUPPLIED BY OWNER
4	BRICK OVER 8" CMU BLOCK
5	4" MASONRY CAP ON TOP OF CMU WALL
6	5" PLATE STEEL BRACE WELDED TO CENTER OF 2" POST; SEE 6/A5.0 FOR HEIGHT
7	3" STEEL BRACE AT EACH HINGE
8	Ø2" STEEL POST
9	2 1/2" BOLT
10	HINGE WITH GREASE FITTING - TYP. OF 2 PER DOOR
11	1x8 STAINED CEDAR PLANKS
12	3" x 3" TUBE STEEL FRAME ROTATED 45 DEGREES
13	REF STRUCTURAL FOR FOUNDATION DESIGN
14	REF CIVIL FOR BOLLARD & BOLLARD FOUNDATION DESIGN

MODULAR BRICK

BRAND: SIOUX CITY BRICK
COLOR: GRANITE RED
FINISH: VELOUR



1 TRASH ENCLOSURE - CONCRETE PLAN
3/8" = 1'-0"

REVISIONS

No. Description Date

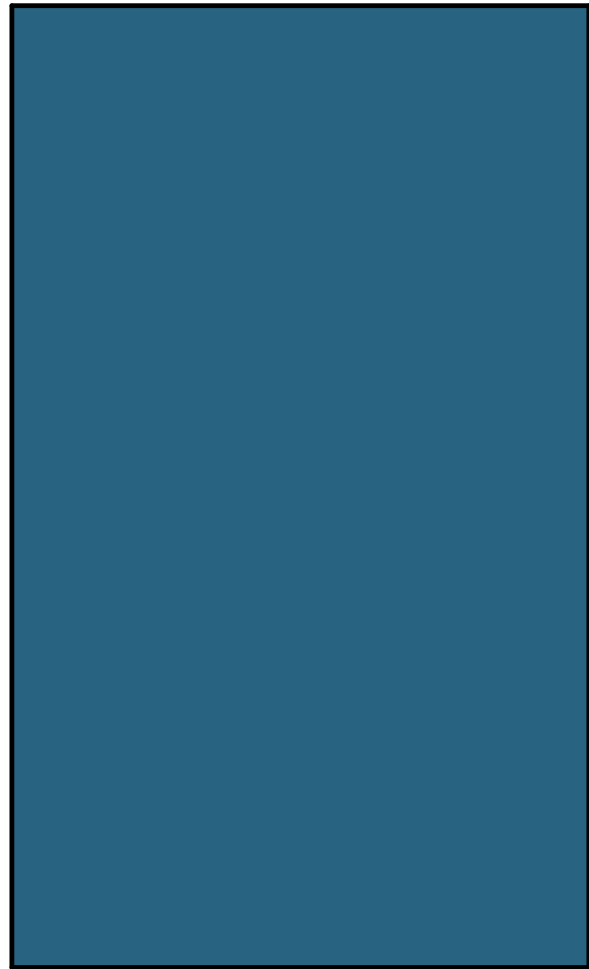
sheet issue date:
09/29/2025

project no.:
22.51.09

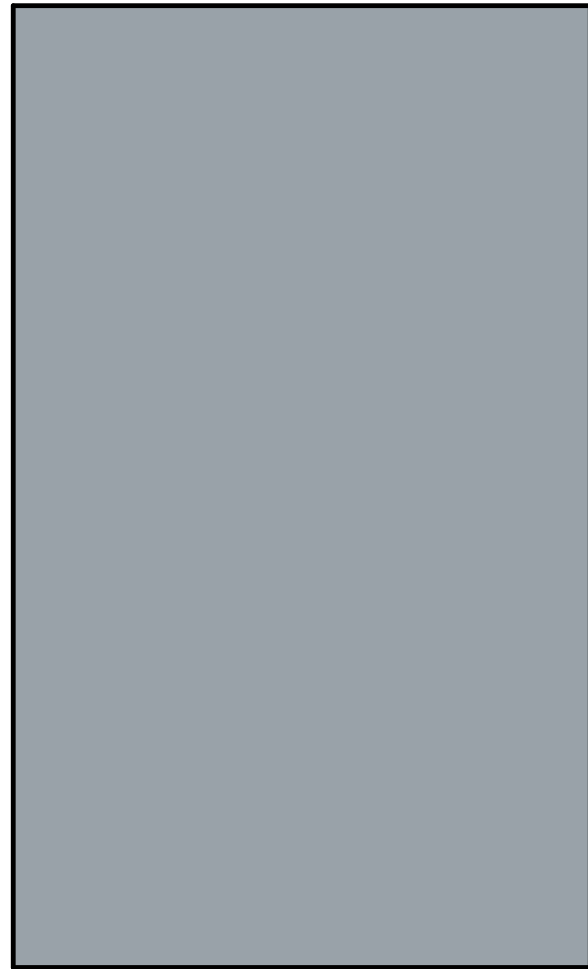
sheet contents:
TRASH ENCLOSURE

sheet no.:

A5.0



BLUE METAL PANEL MP-2
BRAND: BERRIDGE
COLOR: ROYAL BLUE
FINISH: LOW SHEEN SMOOTH - REFLECTIVITY .26



COPING TRIM METAL MP-3
BRAND: BERRIDGE
COLOR: ZINC GREY
FINISH: LOW SHEEN SMOOTH - REFLECTIVITY .39



THIN BRICK - BRK-2
BRAND: GLEN GERY
COLOR: STONE GRAY
FINISH: KLAYCOAT SMOOTH



THIN BRICK - BRK-1
BRAND: GLEN GERY
COLOR: CHARCOAL
FINISH: KLAYCOAT SMOOTH

22.51.09
7 BREW DRIVE THRU -
PARKER CO - LINCOLN
& DRESDEN
09/29/2025

MATERIAL COLOR
BOARD



22.51.09
7 BREW DRIVE THRU -
PARKER CO - LINCOLN
& DRESDEN
09/29/2025

RENDERINGS

C:\Users\sgku\Documents\7 Brew Photometric Parker.CO - R22_9ku257AF.rvt
12/5/2025 5:11:39 PM

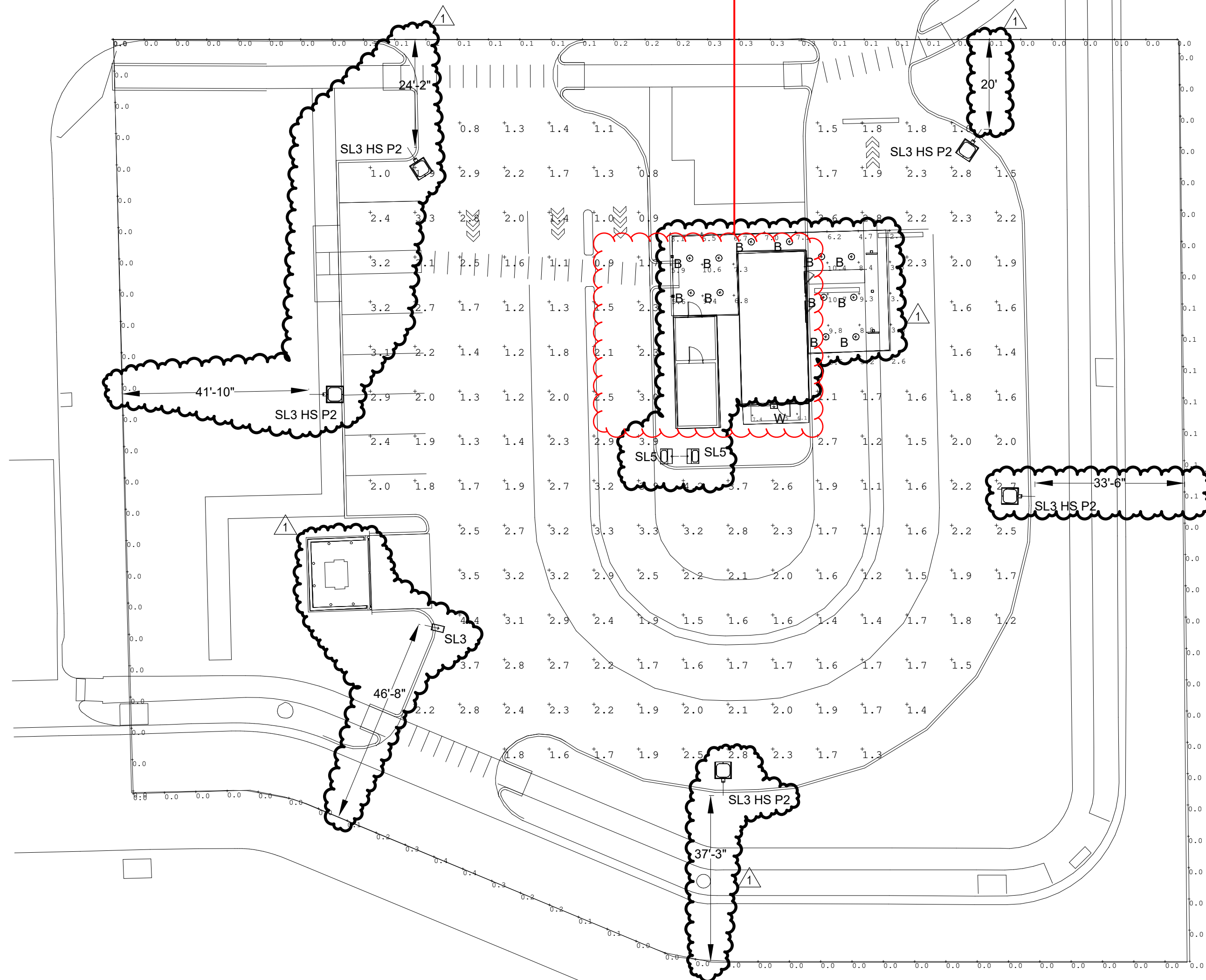
Luminaire Schedule									
Symbol	Tag	Qty	Description	LLF	Mounting Height	Luminaire Lumens	Luminaire Watts	Total Watts	BUG Rating
○	B	12	BRLD G4 1'OLM 27K 90CRI 120 FRPC WWH M6 LED IC AT	0.880	10	1043	11.7	140.4	N.A.
□	SL3 HS P2	5	RSX1 LED P2 30K R3 HS 70 CRI MVOLT SPA (POLE MOUNTED)	0.880	20	6287	72.95	364.75	B1-U0-G2
□	SL5	2	RSX1 LED P1 30K R3 70 CRI MVOLT SPA (POLE MOUNTED)	0.970	20	6807	51.34	102.68	B3-U0-G1
□	SL3	1	RSX1 LED P2 30K R3 MVOLT EGS - POLE MOUNTED	0.970	20	7673	72.9467	72.947	B1-U2-G2
□	W	1	YU-SET LED P1 30K 90CRI VW	0.910	7	1164	10.0002	10	B4-U0-G3

Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
Canopy - Main	Fc	6.54	10.7	2.6	2.52	4.12
Canopy - Rear	Fc	6.67	12.5	6.1	1.42	2.05
Drive and sidewalks	Fc	2.08	4.4	0.8	2.60	5.50
Property Line - East	Fc	0.02	0.1	0.0	N.A.	N.A.
Property Line - North	Fc	0.09	0.3	0.0	N.A.	N.A.
Property Line - South	Fc	0.07	0.4	0.0	N.A.	N.A.
Property Line - West	Fc	0.00	0.0	0.0	N.A.	N.A.

Revise to match updated site plan sheet 3, where main building is adjacent to cooler.

Add correlated color temperature of each fixture per LDO 13.08.110(e)(2).a. must be below 5001 degrees Kelvin.

Add color of each fixture. Unless on ceiling of canopy need to be black or bronze.





RSX1 LED Area Luminaire

PARKING LIGHT - (SL3 HS P2, SL3 & SL5)

Specifications

Size: 0.57 ft (0.05 m)²

Weight: 21.67 (25.4) lbs (9.84 kg)

Length: 13.9" (35.4 cm)

Width: 3.9" (10.2 cm)

Height: 3.9" (10.2 cm)

Weight (pole mount): 22.0 lbs (10.0 kg)

Design Notes

Items subject to LDO 13.08.110(e)(2) apply to the Design Sheet program and apply to the Design Sheet program and apply to the Design Sheet program.

Ordering Information

EXAMPLE: RSX1 LED P4 40K R3 MVOLT SPA DOBBD

Code	Part Number	Part Description	Part Number	Part Description
600-00	600-00	600-00	600-00	600-00



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SSS SQUARE STRAIGHT STEEL

PARKING LIGHT POLE

Anchor Bolt Pattern

SSS

FEATURES & SPECIFICATIONS

ANCHOR BOLT - The anchor bolt is made of A307 steel. The anchor bolt is galvanized steel. The anchor bolt is galvanized steel. The anchor bolt is galvanized steel.

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Juno RLD Series LED Downlight Retrofit

6RLD G4 Series

Specifications

Depth (D1): 5.5"

Height (H): 1.5"

Width (W): 9"

Weight (WT): 1.5 lbs

Product Features

- 6RLD G4 Series provides an affordable means to create a modern, minimalist look in any space.
- 6RLD G4 Series provides an affordable means to create a modern, minimalist look in any space.
- 6RLD G4 Series provides an affordable means to create a modern, minimalist look in any space.



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WDGE1 LED Architectural Wall Sconce

EXTERIOR WALL PACK - (W)

Specifications

Depth (D1): 5.5"

Height (H): 1.5"

Width (W): 9"

Weight (WT): 1.5 lbs

Product Features

- WDGE1 LED Series provides an affordable means to create a modern, minimalist look in any space.
- WDGE1 LED Series provides an affordable means to create a modern, minimalist look in any space.
- WDGE1 LED Series provides an affordable means to create a modern, minimalist look in any space.



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ELECTRICAL NOTES

THIS PLAN IS BASED ON INFORMATION PROVIDED. ALL DIMENSIONS, LUMINAIRE LOCATIONS SHOWN REPRESENT POSITIONS. THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING OR FUTURE FIELD CONDITIONS.

THE STUDY IS BASED ON REQUESTED ILLUMINATION LEVELS, LUMINAIRE LOCATIONS, OR ADDITIONAL CRITERIA BY THE AUTHORITIES HAVING JURISDICTION.

THIS PHOTOMETRIC PLAN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS UTILIZING CURRENT INDUSTRY STANDARD LAMP RATINGS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY (IES) APPROVED METHODS.

THIS PLAN REPRESENTS A SOFTWARE SIMULATED PHOTOMETRIC STUDY OF THE EXTERIOR SITE LIGHTING PLAN, AND INDICATES THE SIMULATED LIGHT INTENSITY CALCULATED IN FOOT-CANDLES. THIS STUDY DOES NOT TAKE INTO ACCOUNT A CHANGE IN GRADE ELEVATION.

THE USE OF SENSOR TECHNOLOGIES, TIMERS OR OTHER MEANS TO ACTIVATE LIGHTING DURING TIMES WHEN IT WILL BE NEEDED IS ENCOURAGED TO CONSERVE ENERGY, PROVIDE SAFETY AND PROMOTE COMPATIBILITY BETWEEN DIFFERENT LAND USES. LOWER LIGHTING LEVELS AT OFF-PEAK TIMES ARE ENCOURAGED AS A SAFETY MEASURE.

Aaron M. Fiegel
P.E.
teamofchoice.com

SUITE 3642 478-636-5004
1805 N 2ND ST JOB NO.: 040022194
ROGERS, AR 72756 DESIGNED BY: TPS



NO	DATE	REVISION
1	12/05/2025	REV 1

PROJECT NAME:
7 BREW COFFEE

Lincoln Professional Park
Lot 2
Parker, CO

DRAWING TITLE:
PHOTOMETRIC SITE PLAN

FILE: XXX
DRAWN BY: TPS
CHECKED BY: AMF
PROJ. NO.: 040022194
DRAWING NO:

SE1.1