



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: March 19, 2026
SUBJECT: SP25-119: Lincoln Professional Park L2 - 7 Brews Coffee – Site Plan
Review Comments 03

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. Correct errors on Land Use Summary Table on cover sheet.

Comment Addressed: ☐ Yes ☐ No

Response:

2. Per DDS VII.F. 1.g., show crosswalks raised or textured on Sheet 7.

Comment Addressed: ☐ Yes ☐ No

Response:

3. Applicants needs to screen mechanicals on south elevation per DLO 13.08.090.(m). If not evergreen, something else.

Comment Addressed: ☐ Yes ☐ No

Response:

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

- 1. Revise the 101 s.f. island. Per LDO 13.08.090.(f).(3).d.1., landscape islands shall be at least one full sized parking space of 162 square feet. Also, parking island 1 is short one shrub.**

Comment Addressed: ☐ Yes ☐ No

Response:

- 2. Add missing evergreen requirements - required and provided. Per LDO 13.08.090.(j).(3).d.), between 25-50% of trees need to be evergreens. Also see table on page 15 of LDO Administrative Manual.**

Comment Addressed: ☐ Yes ☐ No

Response:

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

- 1. Provide an updated physical materials board to the Planning Division at Parker Town Hall.**

Comment Addressed: ☐ Yes ☐ No

Response:

- 2. For south elevation paint door to match color of building brick and add note that sign on support is reviewed under a separate permit.**

Comment Addressed: ☐ Yes ☐ No

Response:

- 3. For east elevation need to screen drive-through per LDO 13.08.090.(k).7., this side of the drive-through faces a public roadway and needs screening. See Starbucks example on redlines.**

Comment Addressed: ☐ Yes ☐ No

Response:

4. For west elevation add note sign to be reviewed under separate permit.

Comment Addressed: ☐ Yes ☐ No

Response:

5. For west elevation add note sign to be reviewed under separate permit.

Comment Addressed: ☐ Yes ☐ No

Response:

6. Add cardinal direction to Sheet A2.4.

Comment Addressed: ☐ Yes ☐ No

Response:

7. Mural does not meet requirements for art. This proposed mural uses branding posted on the company website. Branding is not allowed for architectural articulation nor murals. This architectural element is very important since no elevation on this plan meets the fenestration requirements for a commercial building at 40% for buildings less than 100 feet in length.

Comment Addressed: ☐ Yes ☐ No

Response:

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

1. Revise Calculation Summary Table to show lumens not foot candles per LDO 13.08.110.

Comment Addressed: ☐ Yes ☐ No

Response:

OUTSIDE REFERRAL AGENCY COMMENTS

Please address all outside referral agency comments/requirements with a written response.

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 3

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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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	12/31/2025	1/5/2026	CONSTRUCTION PLANS - CIVIL	Charles Kudlauskas	REVISIONS REQUIRED	See uploaded Memo.
Notes:						
12/10/2025	12/31/2025	1/5/2026	DRAINAGE REPORT - CIVIL	Charles Kudlauskas	COMPLETED	
Notes:						



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12/10/2025	1/5/2026	1/5/2026	IREA 20	Brooks Kaufman	REVISIONS REQUIRED	See Notes
Notes: CORE will require the proposed transformer location to be relocated to be within 20-feet of hard surface and meet CORE clearance requirements. Previous comments on the matter were not addressed.						
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	12/31/2025	1/5/2026	SITE PLAN - CIVIL	Charles Kudlauskas	COMPLETED	
Notes:						
2/26/2026	3/19/2026	3/26/2026	SITE PLAN 20	Cynthia Liston Thye	REVISIONS REQUIRED	
Notes: See 03 Planning Comments						
2/26/2026		3/26/2026	CONST PLANS - ENVIRONMENTAL	Robert Seacat		
Notes:						
2/26/2026		3/26/2026	CONSTRUCTION PLANS - CIVIL	Charles Kudlauskas		
Notes:						
2/26/2026		3/26/2026	DRAINAGE REPORT			
Notes:						
2/26/2026		3/26/2026	IREA 20	Brooks Kaufman		
Notes:						
2/26/2026		3/26/2026	PARKER WATER AND SANITATION DISTRICT 20	Robert Ramsey		
Notes:						



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2/26/2026		3/26/2026	PHOTOMETRIC PLAN 20			
Notes:						
2/26/2026		3/26/2026	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:						
Review Group: SP						
9/18/2025	10/16/2025	10/16/2025	BUILDING 20	Randy Sale	COMPLETED	See general notes
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		
Notes:						



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9/18/2025	9/24/2025	10/16/2025	CHERRY CREEK BASIN WATER QUALITY AUTHORITY 20	Val Endyk	ADVISORY COMMENTS	See Notes
Notes: The Cherry Creek Basin Water Quality Authority (Authority) acknowledges notification from the Town of Parker that the proposed development plans for 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@ccbwqa.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			
Notes:						
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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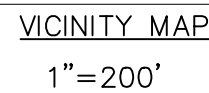
9/18/2025	10/15/2025	10/16/2025	CONSTRUCTION PLANS - CIVIL	Charles Kudlauskas	REVISIONS REQUIRED	See uploaded Memo and Redlines.
Notes:						
9/18/2025	10/15/2025	10/16/2025	DRAINAGE REPORT - CIVIL	Charles Kudlauskas	REVISIONS REQUIRED	See uploaded Memo and Redlines.
Notes:						
9/18/2025	11/12/2025	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

LAND USE SUMMARY TABLE		
LOT SIZE	1.052 AC (45825.12 SF)	
ZONING	MULTI-USE COMMUNITY	
BUILDING	SINGLE STORY - 510 SF	
PROPOSED USE	RESTAURANT	
NUMBER OF BUILDINGS	2	
FLOOR AREA	COFFEE SHOP	REMO
	510 SF	23
GROSS	747.5 SF	
SETBACKS	REQUIRED	PRO
PRIVATE DRIVE (N) (FRONT)	25 FT	4
PRIVATE ROAD A (S)	8 FT	1
PRIVATE ROAD B (E)	5 FT	8
INTERNAL LOT LINE (W)	5 FT	12
BUILDING HEIGHT	45 FT MAX	15
PARKING	REQUIRED	PRO
COMPACT		
STANDARD	2	
ACCESSIBLE	1	
BICYCLE PARKING	1*	
LANDSCAPE PERCENTAGE	REQUIRED	PRO
	15%	25%

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



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 PLS 30109 T6S R66W 1/4 S10 S15", AND AT THE WEST END BY A RECOVERED 3.25" ALUMINUM CAP STAMPED "1999 LS R9003 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.

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

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

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

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 MAINSTREET
PARKER, 80138
PH: (303)805-3174

ERC HOSPITALITY LLC
BRIAN PYLE
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PLA, CHRIS HEPLER
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GREENWOOD, CO 80111
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DESIGNED BY: MMR
DRAWN BY: KNP
CHECKED BY: KEW
DATE: 2/23/26

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

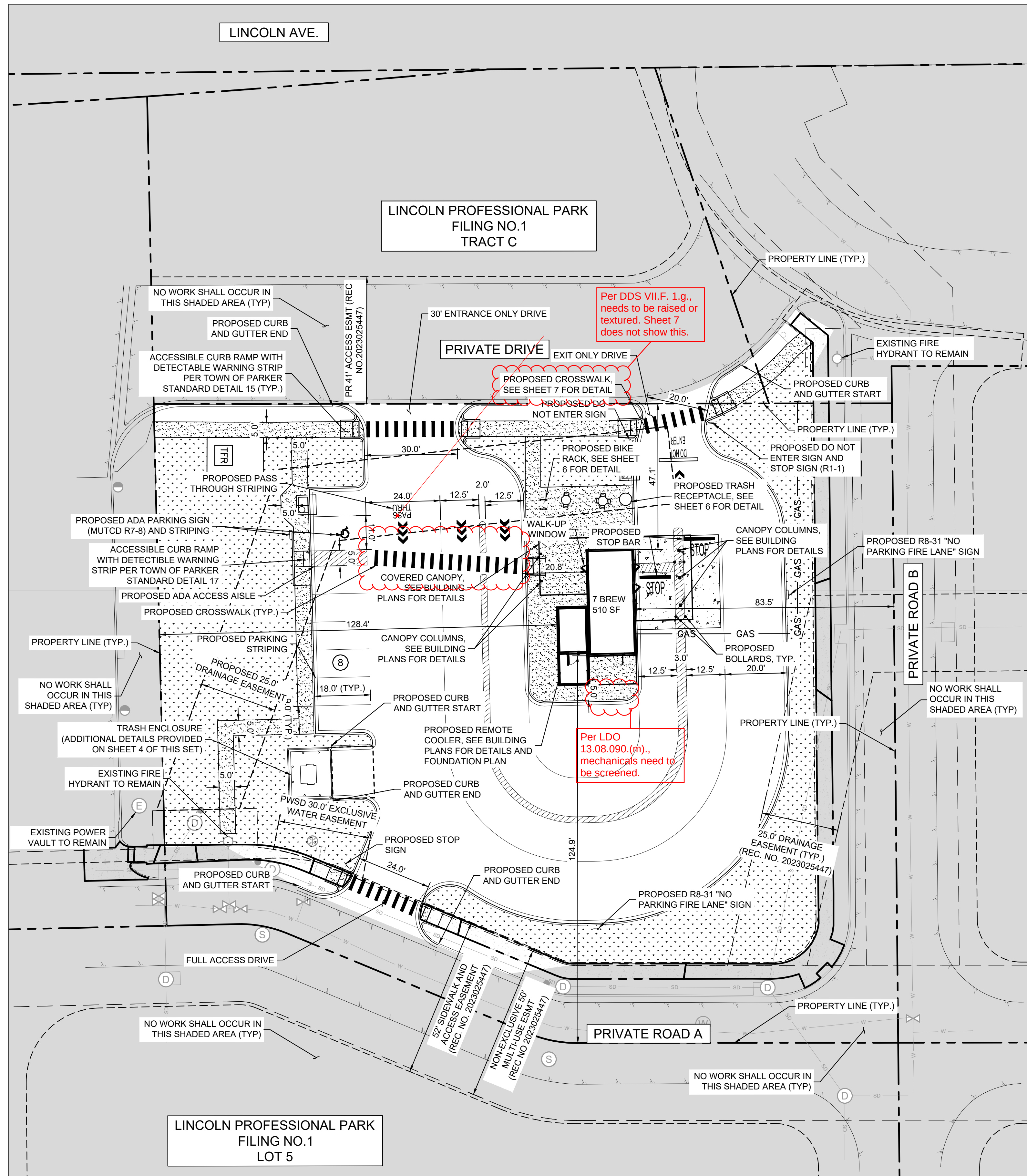
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PROJECT NO.
296237001

SHEET
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1



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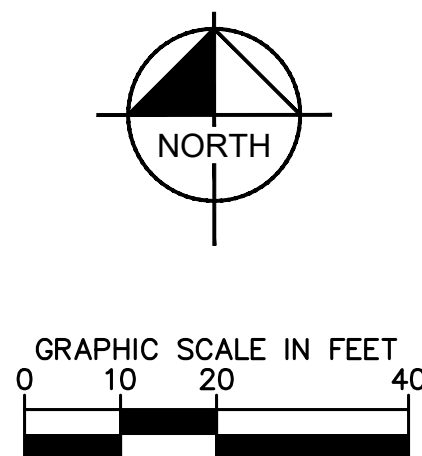


LEGEND

PROPERTY LINE	---
CONCRETE SIDEWALK	=====
CONCRETE PAVEMENT	=====
ASPHALT PAVEMENT	=====
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.



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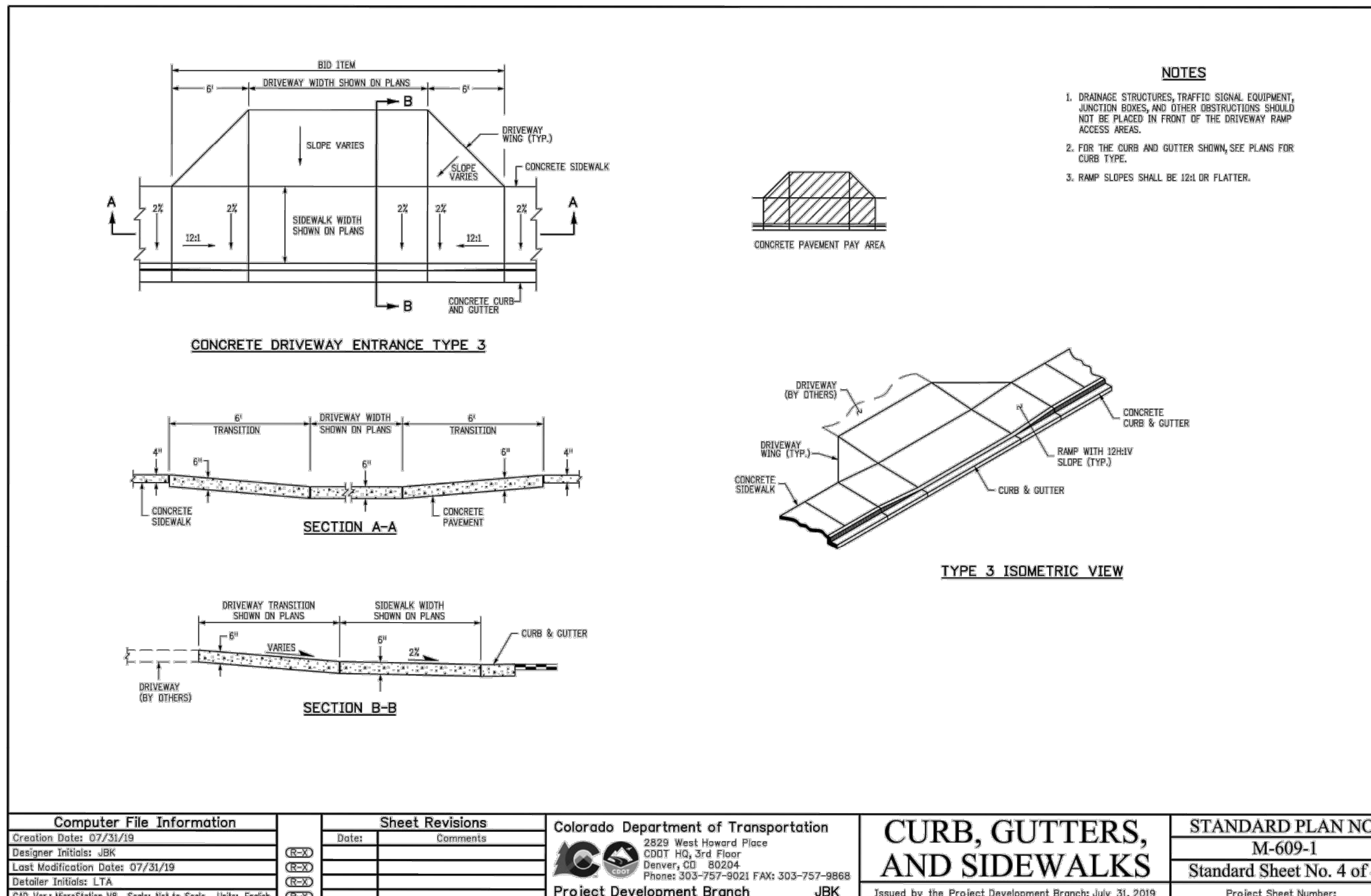
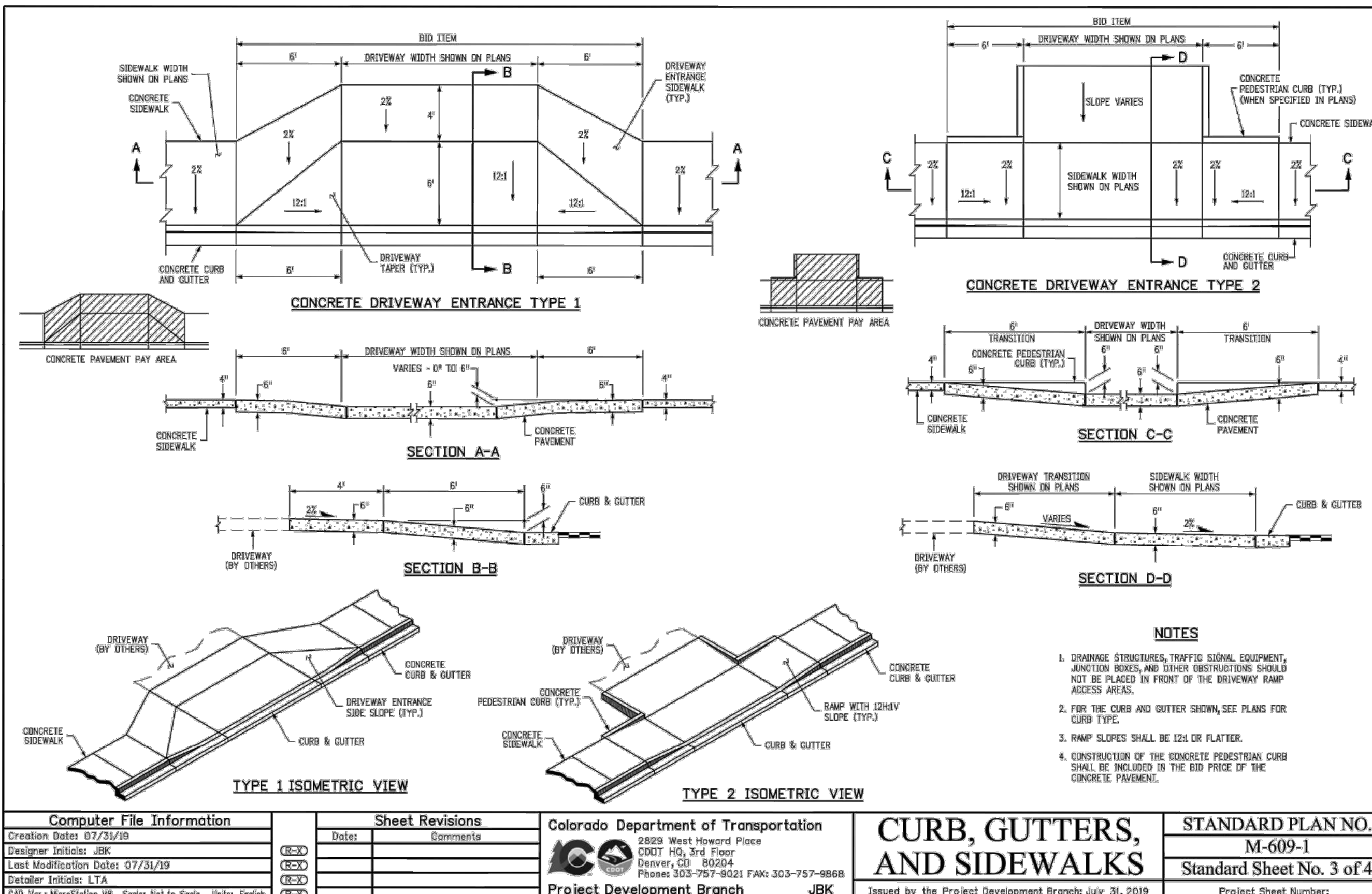
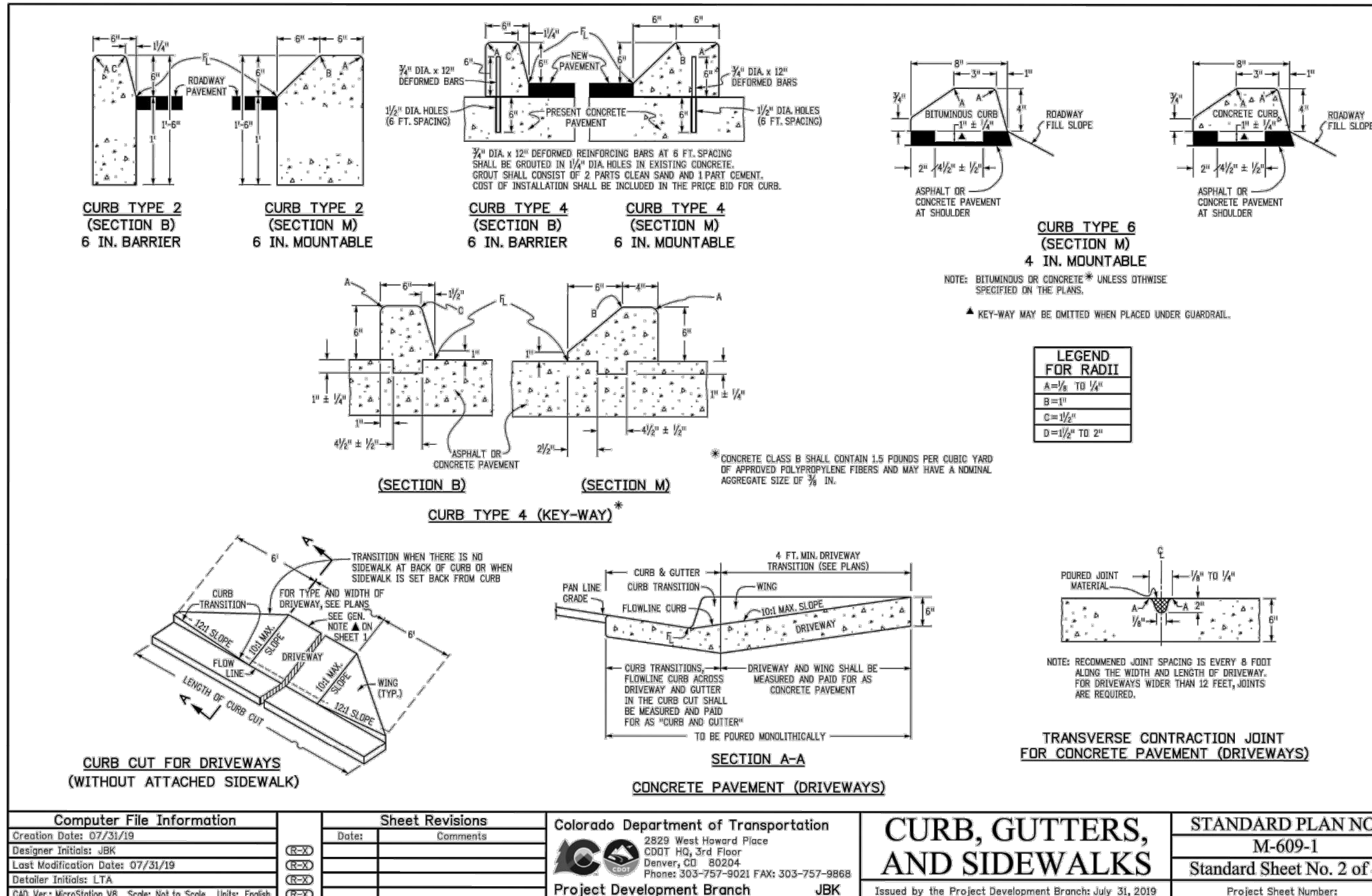
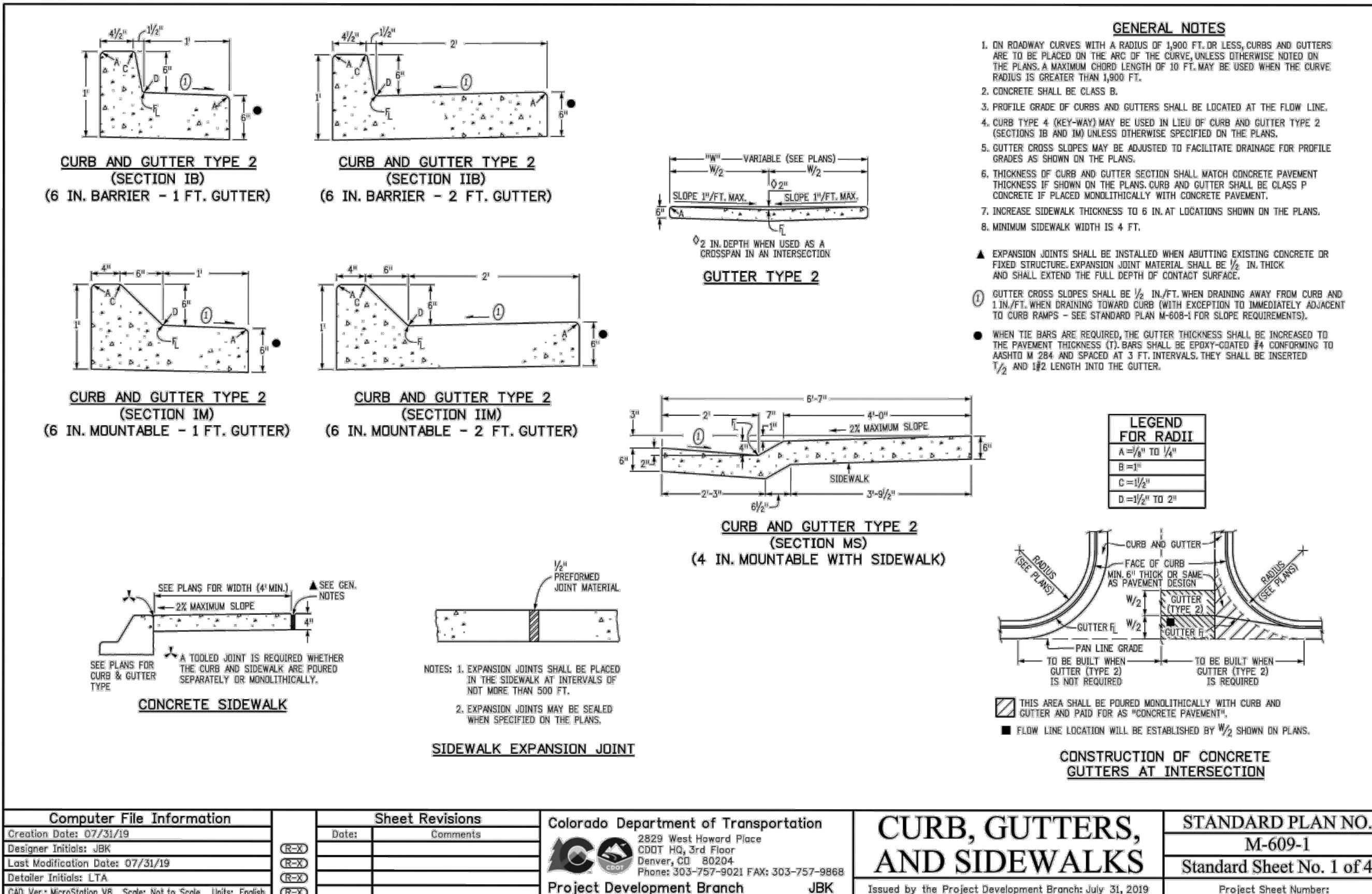
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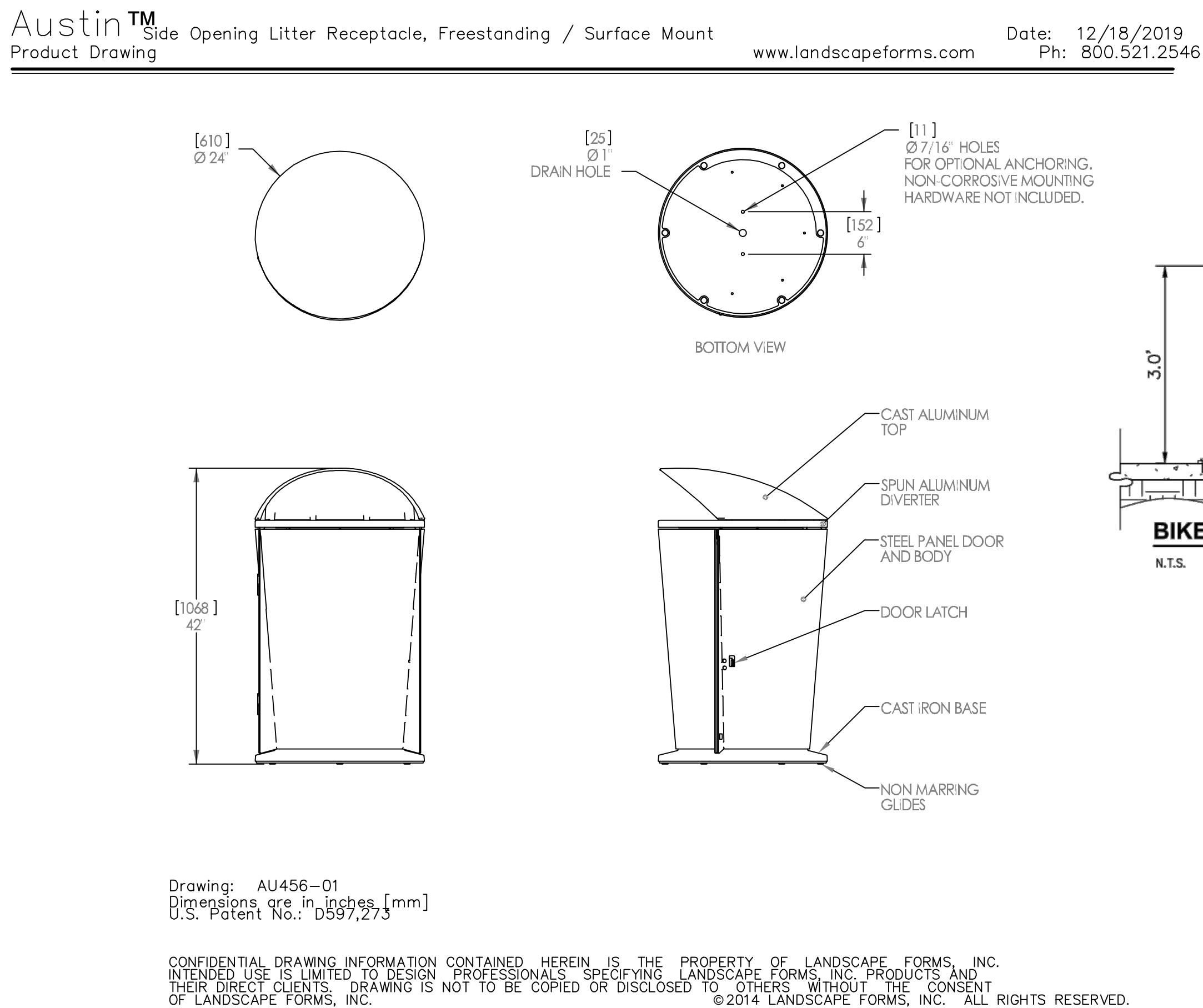
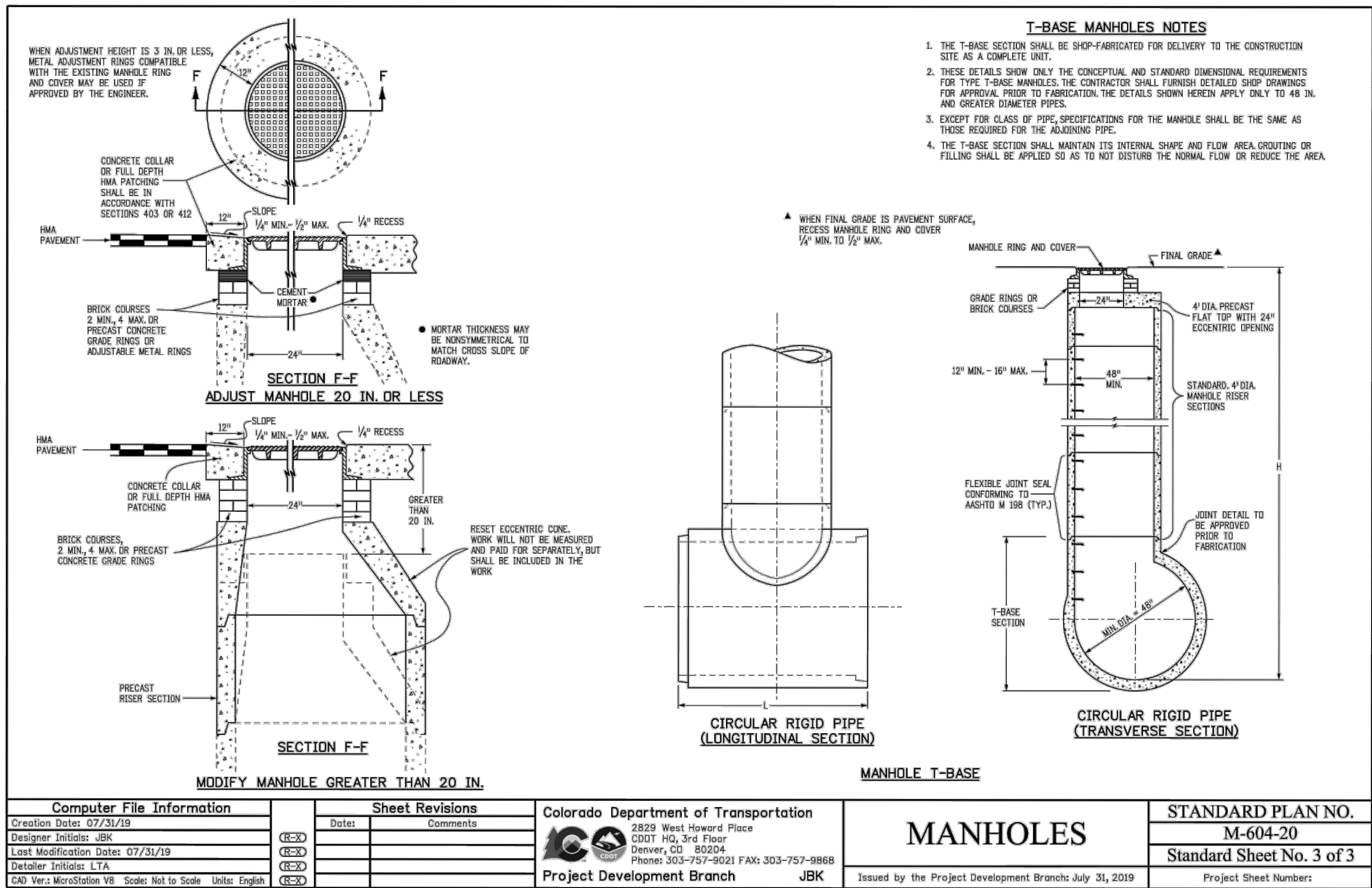
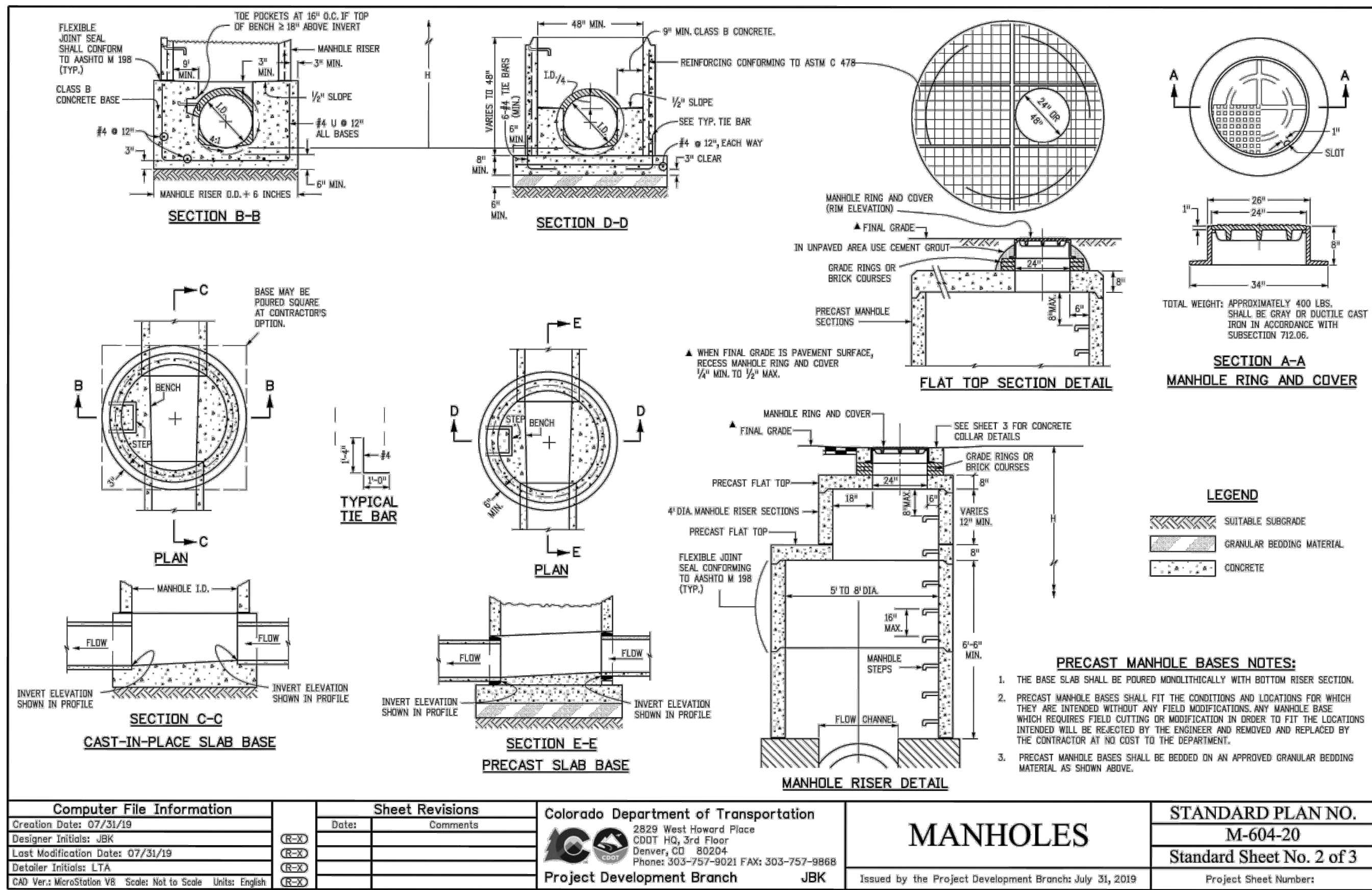
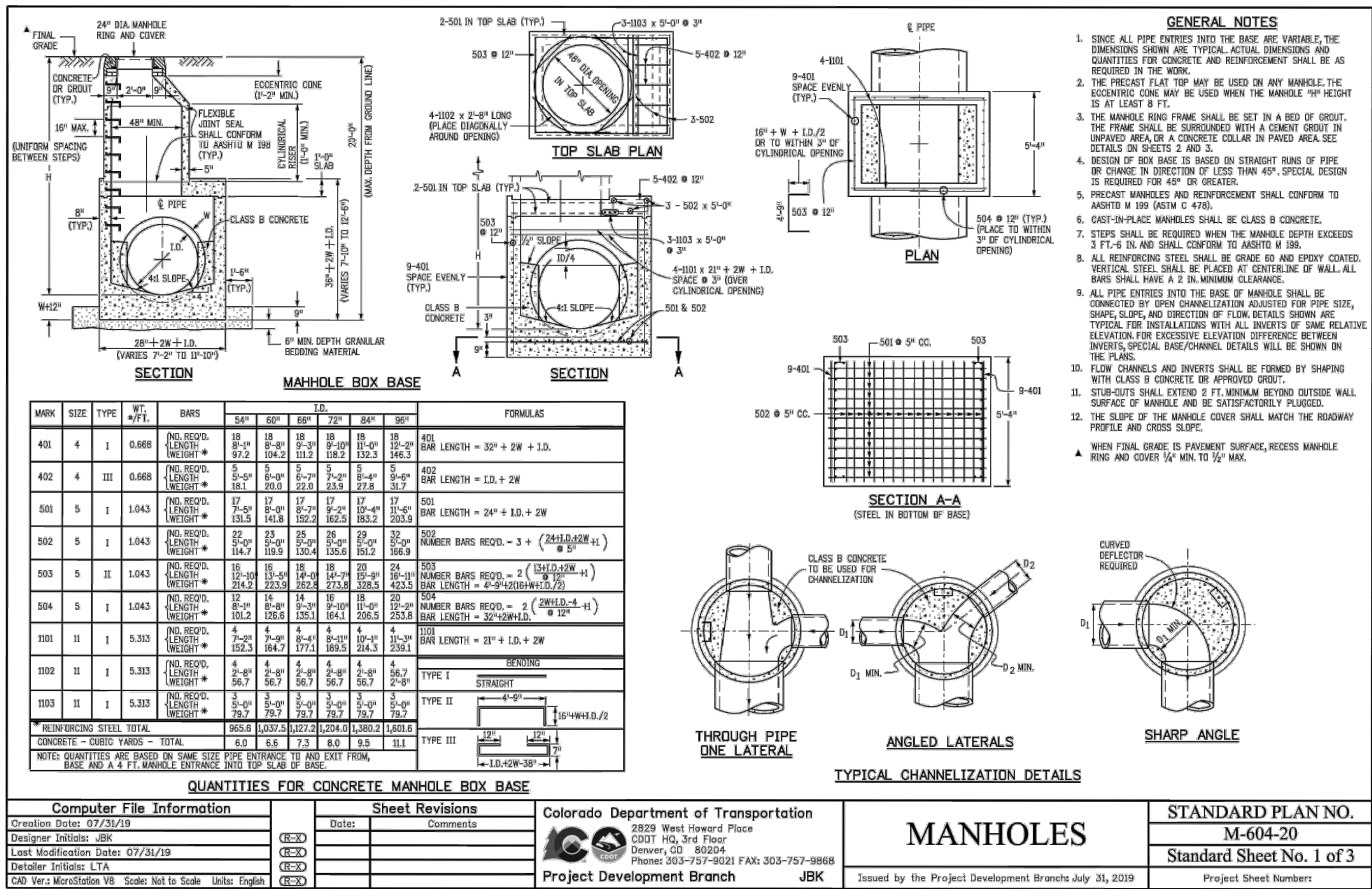
LINCOLN PROFESSIONAL PARK FILING NO. 1
LOT 2, PARKER, CO
7 BREW - SITE PLAN
SITE PLAN

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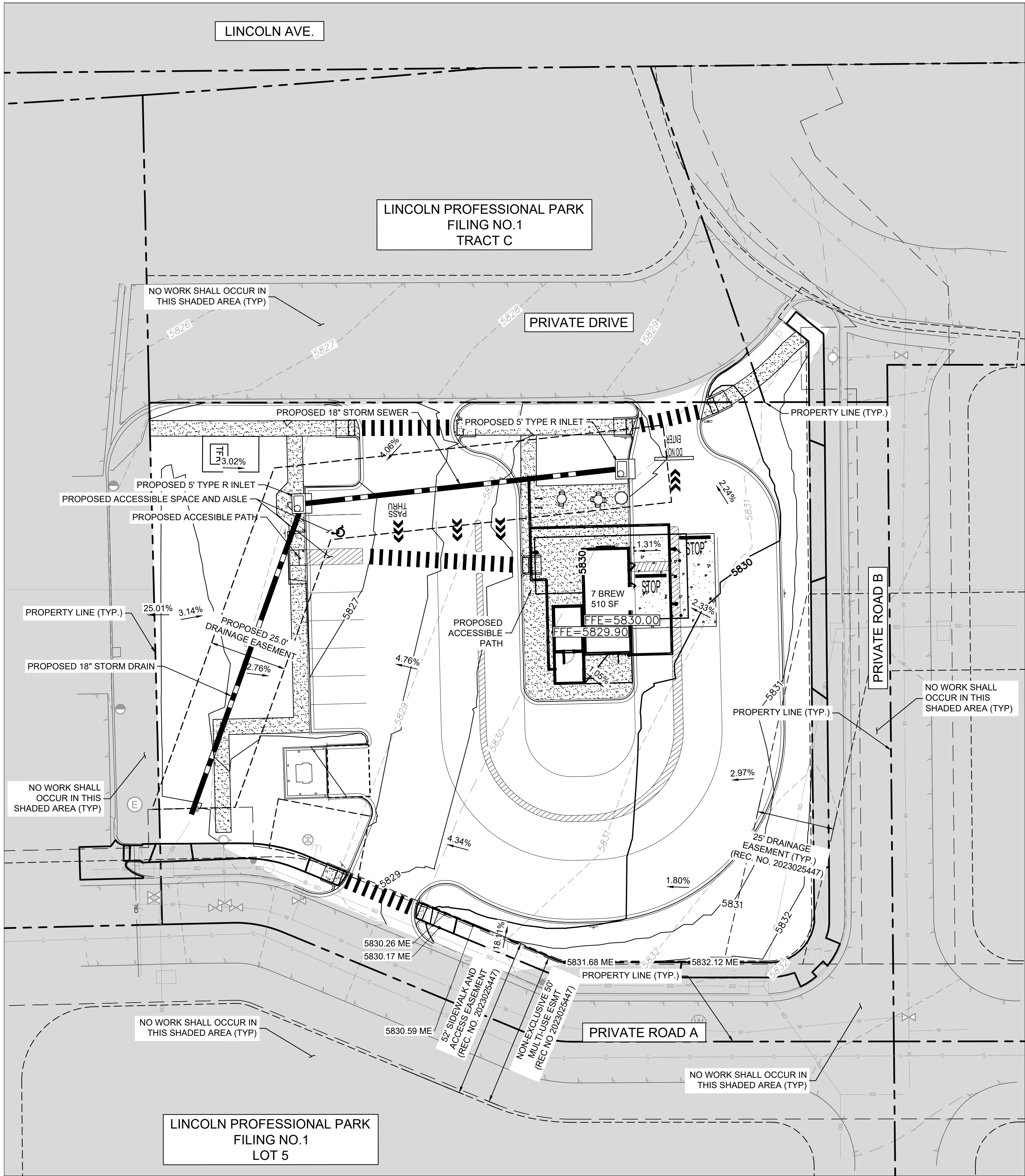
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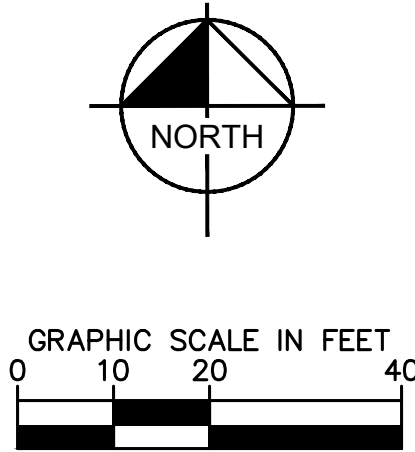


LEGEND

PROPERTY LINE	
BUILDING OUTLINE	
PROPOSED CONTOUR	
EXISTING CONTOUR	
EXISTING STORM LINE	
EXISTING GAS LINE	
EXISTING SANITARY SEWER LINE	
EXISTING WATER LINE	
EXISTING SANITARY SEWER MANHOLE	
EXISTING FIRE HYDRANT	
EXISTING SANITARY SEWER CLEANOUT	
PROPOSED WATER BENDS	
PROPOSED WATER METER	

NOTES:

1. CONTRACTOR TO VERIFY ALL EXISTING TOPOGRAPHY AND STRUCTURES ON THE SITE AND IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING WORK.
2. ALL ELEVATIONS SHOWN DEPICT FINISHED GRADE OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
3. NO EARTHEN SLOPE SHALL BE GREATER THAN 2:1, UNLESS OTHERWISE NOTED.
4. MAXIMUM SLOPE IN ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL NOT EXCEED 2.0% IN ALL DIRECTIONS.
5. MAXIMUM RUNNING SLOPE SHALL NOT EXCEED 5% AND CROSS SLOPE SHALL NOT EXCEED 2% ON ALL SIDEWALKS AND ACCESSIBLE ROUTES.
6. MATCH EXISTING ELEVATIONS AT THE PROPERTY LIMITS.
7. EXISTING AND PROPOSED TOPOGRAPHY ARE SHOWN AT ONE-FOOT CONTOUR INTERVALS.
8. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH AND 4" OF TOPSOIL APPLIED. IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL, APPROVED BY THE OWNER AS NEEDED. THE AREA SHALL THEN BE SEEDED, FERTILIZED, MULCHED, WATERED, AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
9. THE TOP BACK OF CURB SHALL BE 0.5-FEET ABOVE FLOWLINE ELEVATIONS.



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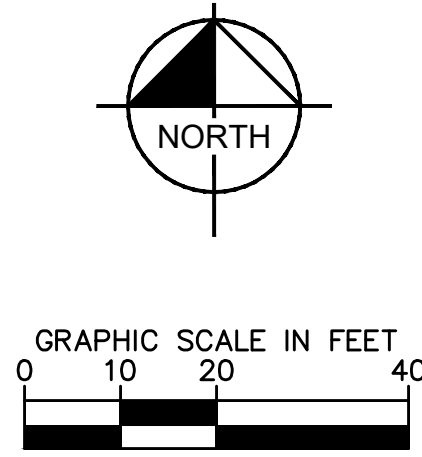
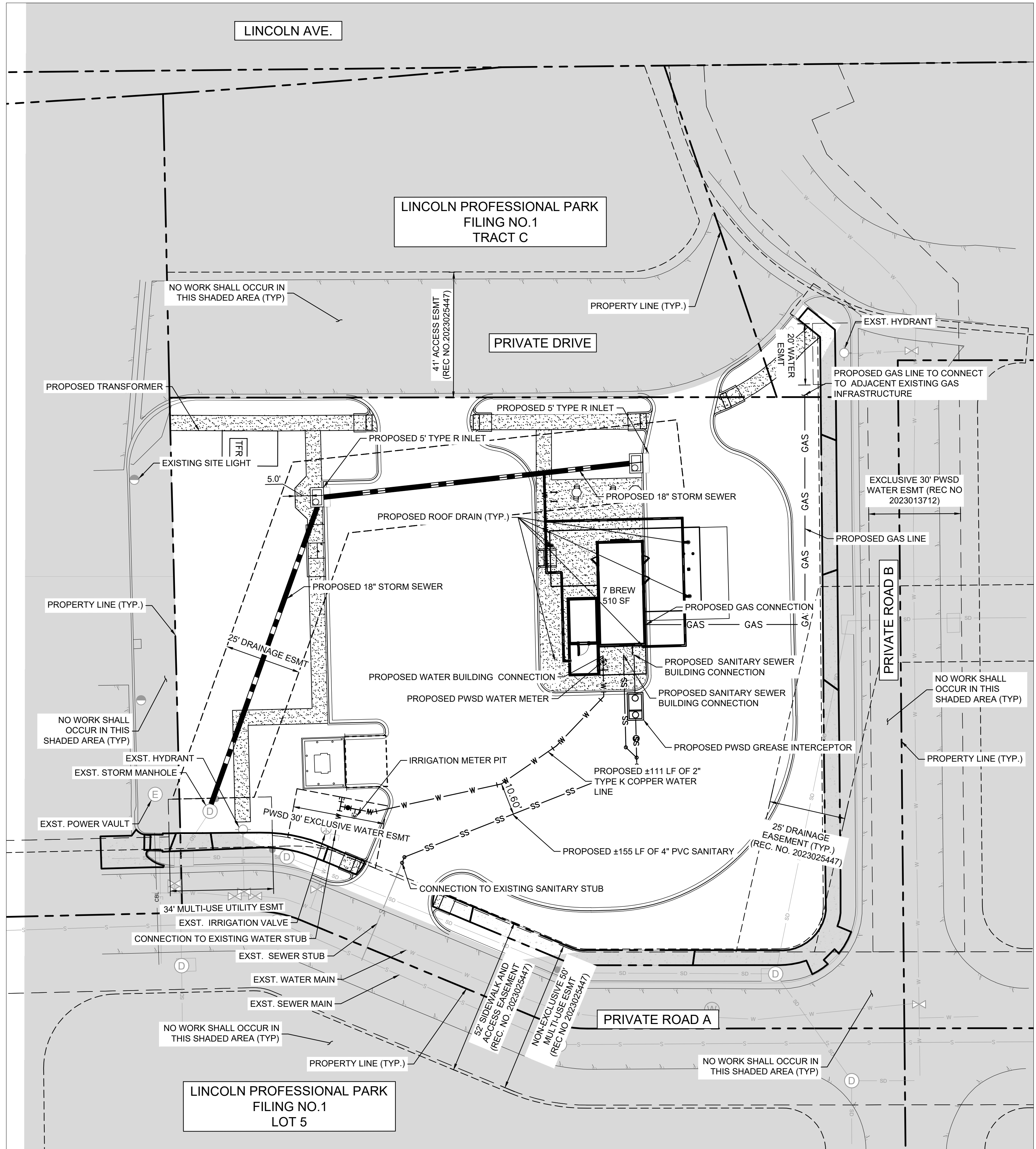
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LINCOLN PROFESSIONAL PARK FILING NO. 1
LOT 2, PARKER, CO
7 BREW - SITE PLAN
GRADING PLAN

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8





LEGEND

PROPERTY LINE	
EASEMENT	
BUILDING OUTLINE	
PROPOSED GAS LINE	
PROPOSED SANITARY SEWER LINE	
PROPOSED WATER LINE	
PROPOSED STORM LINE	
EXISTING GAS LINE	
EXISTING SANITARY SEWER LINE	
EXISTING WATER LINE	
EXISTING STORM LINE	
PROPOSED CONTOUR	
EXISTING CONTOUR	
EXISTING SANITARY SEWER MANHOLE	
EXISTING STORM MANHOLE	
EXISTING FIRE HYDRANT	
EXISTING SEWER CLEANOUT	
EXISTING WATER VALVE	
EXISTING STORM DRAIN STRUCTURE	
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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PROFESSIONAL PARK FILING NO. 1
LOT 2, PARKER, CO
7 BREW - SITE PLAN
OVERALL UTILITY PLAN

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PROJECT NO.	296237001
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9



PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	PLANTING S
DECIDUOUS TREES							
	AG	8	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	GLEDITSIA 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 PUNGENS 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.
DECIDUOUS SHRUBS							
	EC	16	EUONYMUS ALATUS 'COMPACTUS'	COMPACT BURNING BUSH	5 GAL	SEE PLAN	24" HT MIN
	PL	24	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	17	ROSA X 'MEILANDECOR'	WHITE MEIDLAND® SHRUB ROSE	5 GAL	SEE PLAN	12" HT MIN
	SA	27	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	25	ILEX GLABRA	INKBERRY HOLLY	5 GAL	SEE PLAN	24" HT MIN
	JB	16	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP JUNIPER	5 GAL	SEE PLAN	6" HT MIN
	JS2	6	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
GROUND COVERS							
	XG	2,369 SF	NATIVE GRASS SEED AREA	TOWN OF PARKER SEED MIX 3	SEED		
	XE	9,686 SF	RIVER ROCK MULCH	2"-3" BEACH PEBBLES BY PIONEER SAND	-		

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

<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>
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EVERGREEN TREES							
	PB2	3	PICEA PUNGENS 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

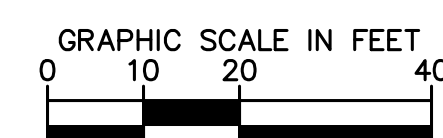
	CP	5	CORNUS FLORIDA 'PRAIRIE PINK'	PRAIRIE PINK DOGWOOD	B & B	1.5" CAL MIN	8' - 10' HT. MIN.
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EVERGREEN SHRUBS							
	IG	25	ILEX GLABRA	INKBERRY HOLLY	5 GAL	SEE PLAN	24" HT MIN
	JB	16	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP JUNIPER	5 GAL	SEE PLAN	6" HT MIN
	JS2	6	JUNIPERUS SCOPULORUM 'SKYROCKET'	SKYROCKET JUNIPER	5 GAL	SEE PLAN	24" HT MIN

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACING
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25% EPHRAIM CRESTED WHEATGRASS
23% SHEEP FESCUE
18% PERENNIAL RYEGRASS
13% CANADA BLUEGRASS
12% BARLEY OR OATS
9% BLUE FESCUE

SEEDING RATE:
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TOWN OF PARKER LANDSCAPE MAINTENANCE NOTES

- 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.
- 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.
- 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.
- 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 OF THREE (3) INCHES FOR ROCK MULCHES AND FOUR (4) INCHES FOR WOOD MULCH.
- 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.
- IRRIGATION SYSTEM REPAIRS SHALL BE MADE WITHIN SEVEN (7) DAYS OF DISCOVERY OF DAMAGE, UNLESS SEASONAL, CONDITIONS PROHIBIT REPAIRS.
- LANDSCAPE AREAS SHALL BE FREE FROM TRASH AND DEBRIS.
- 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.

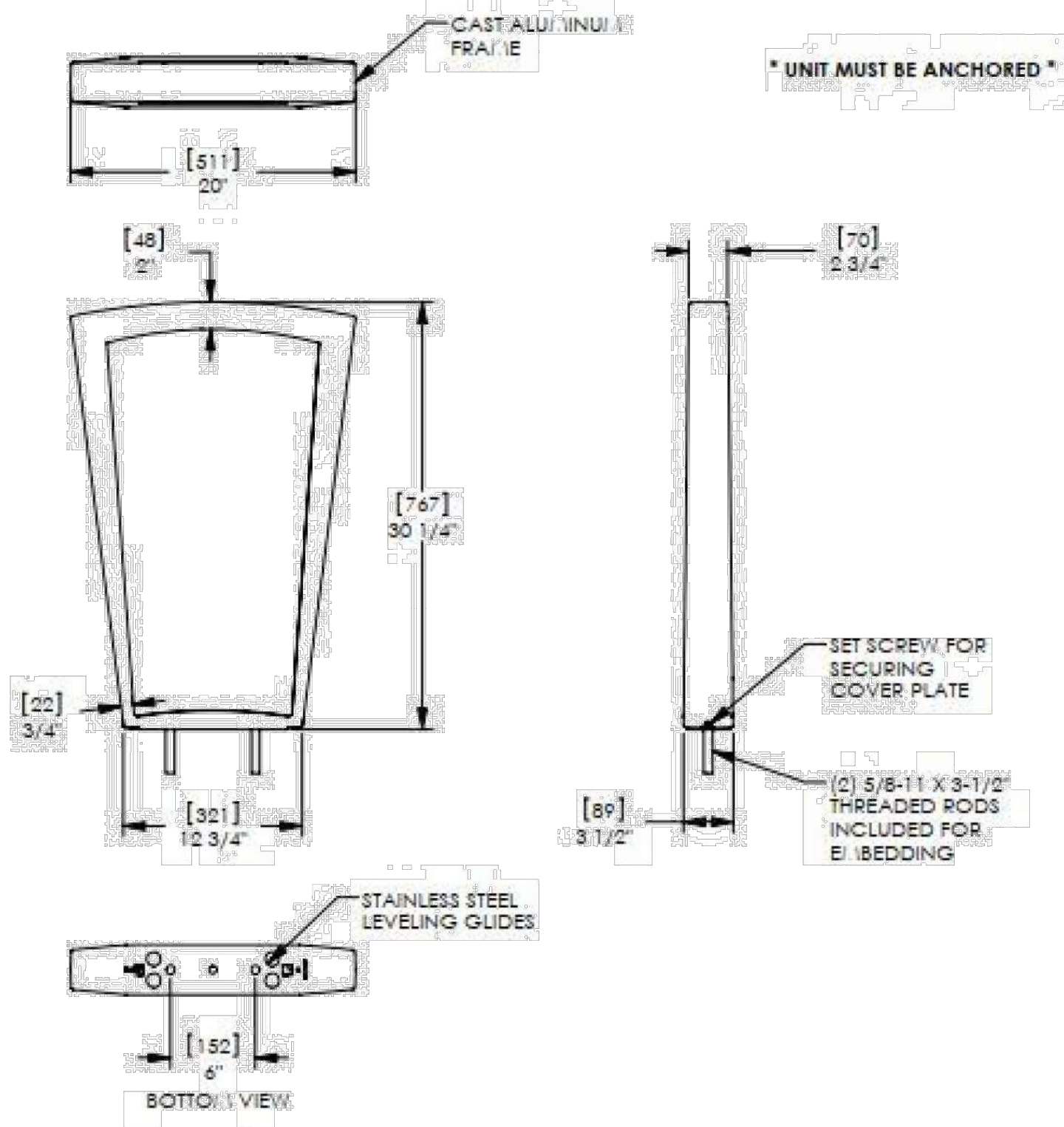
LANDSCAPE REQUIRMENTS			
PROPERTY ACERAGE: 1.052 ACRES (42,826 SF)			
13.08.090 OVERALL LANDSCAPE REQUIRMENTS	AMOUNT	REQUIRED	PROVIDED
PERCENTAGE OF LANDSCAPING	42,826 SF	6,424 SF (15%)	11,652 SF (27%)
PERCENTAGE OF LIVING MATERIAL	11,652 SF	8,739 SF (75%)	8,740 (75%)
TREES AND SHRUBS PER 1,500 SF	6,878 SF	5 TREES & 23 SHRUBS	26 TREES & 170 SHURBS
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 SHURBS PER 162 SF			
PARKING ISLAND 1	291 SF	1 TREE & 13 SHURBS	1 TREE & 13 SHRUBS
PARKING ISLAND 2	101 SF	1 TREE & 5 SHRUBS	1 TREE & 5 SHRUBS
13.08.090 (G) SITE PEREMITER REQUIRMENTS - P1	AMOUNT	REQUIRED	PROVIDED
1 TREE & 5 SHURBS PER 30 LF			
NORTH SIDE	212 LF	7 TREES & 35 SHURBS	7 TREES & 58 SHRUBS & 12 ORNAMENTAL GRASSES
EAST SIDE	197 LF	7 TREES & 33 SHURBS	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 40 LF			
75% LIVE COVERAGE			
NORTH PRIVATE DRIVE	164 LF	4 TREES	5 TREES
TOTAL		REQUIRED	PROVIDED
TOTAL TREES AND SHRUBS		33 TREES & 145 SHRUBS	33 TREES & 188 SHRUBS & 12 ORMANENTAL GRASSES

Emerson
Product Drawing

www.landscapeforms.com

Date: 9/19/2016
File: 800.521.2546

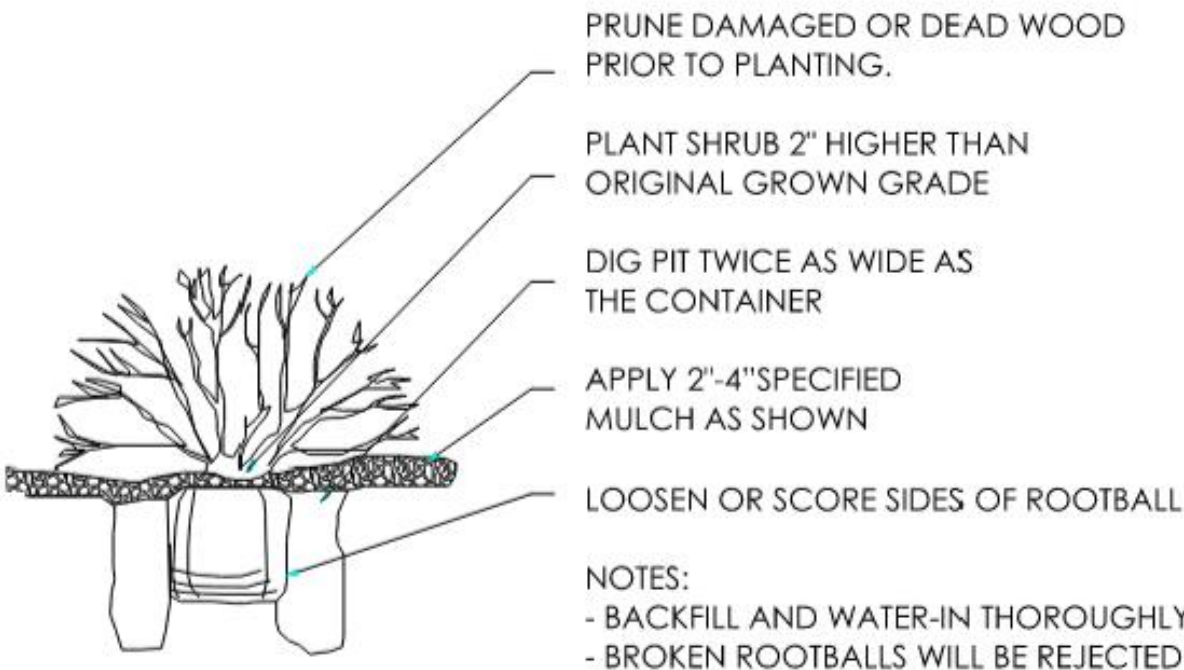
Missing evergreen requirement - required and provided Per LDO 13.08.090.(j).(3).d)., between 25-50% of trees need to be evergreens.



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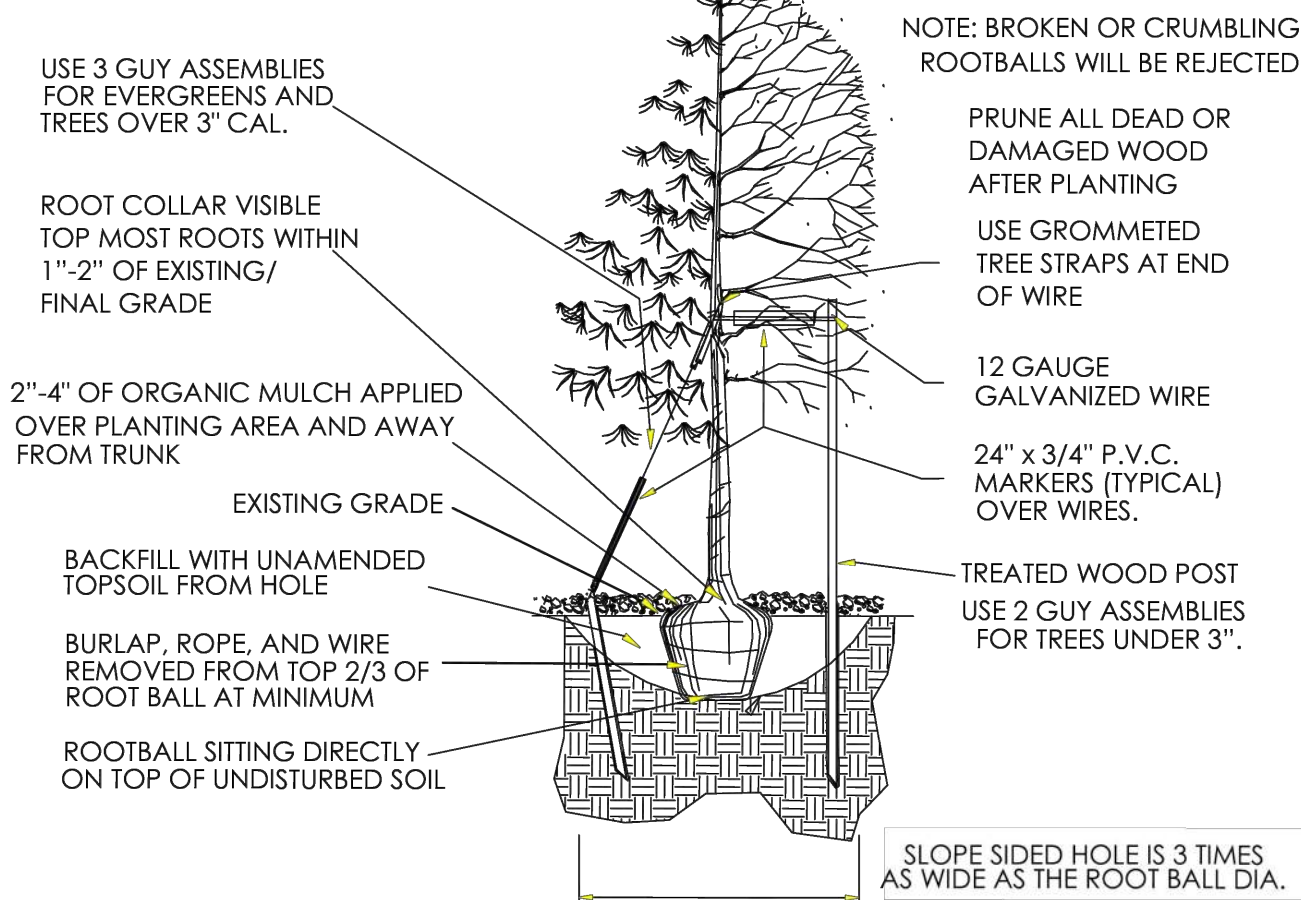
TOWN OF PARKER PLANTING STANDARDS

TOWN OF PARKER PLANTING DETAIL – SHRUBS



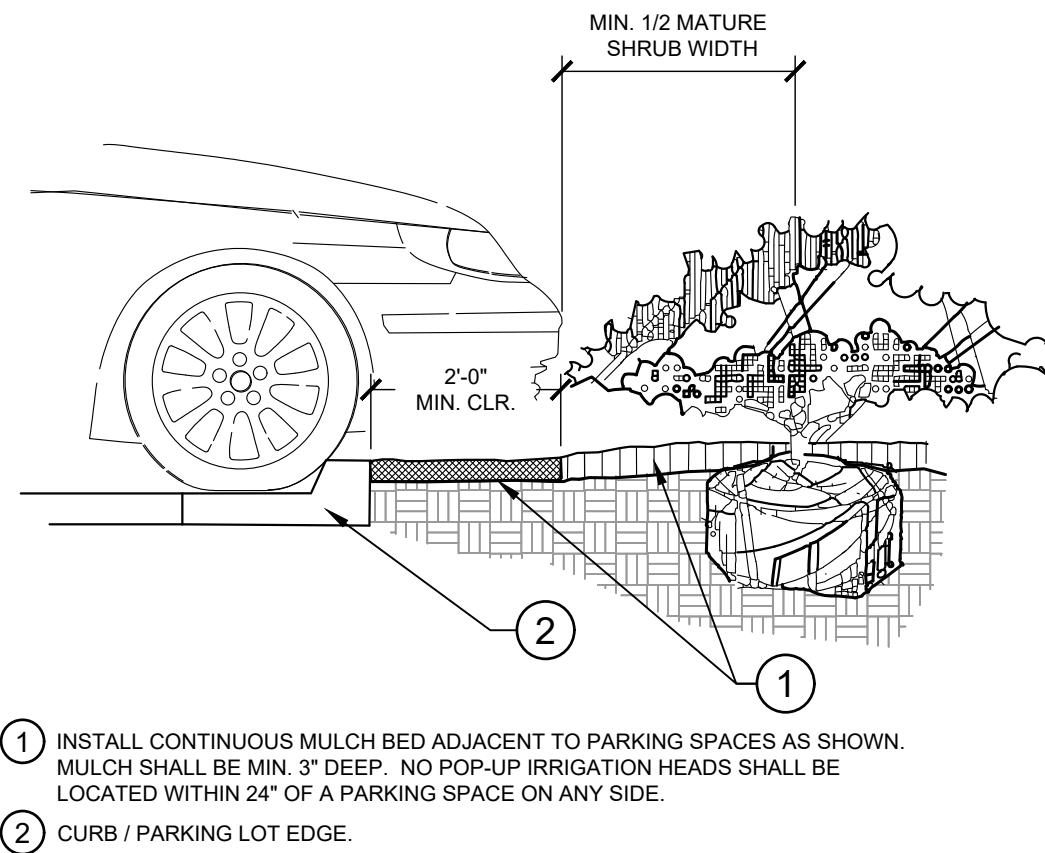
TOWN OF PARKER PLANTING DETAIL-SHRUBS

TOWN OF PARKER PLANTING STANDARDS



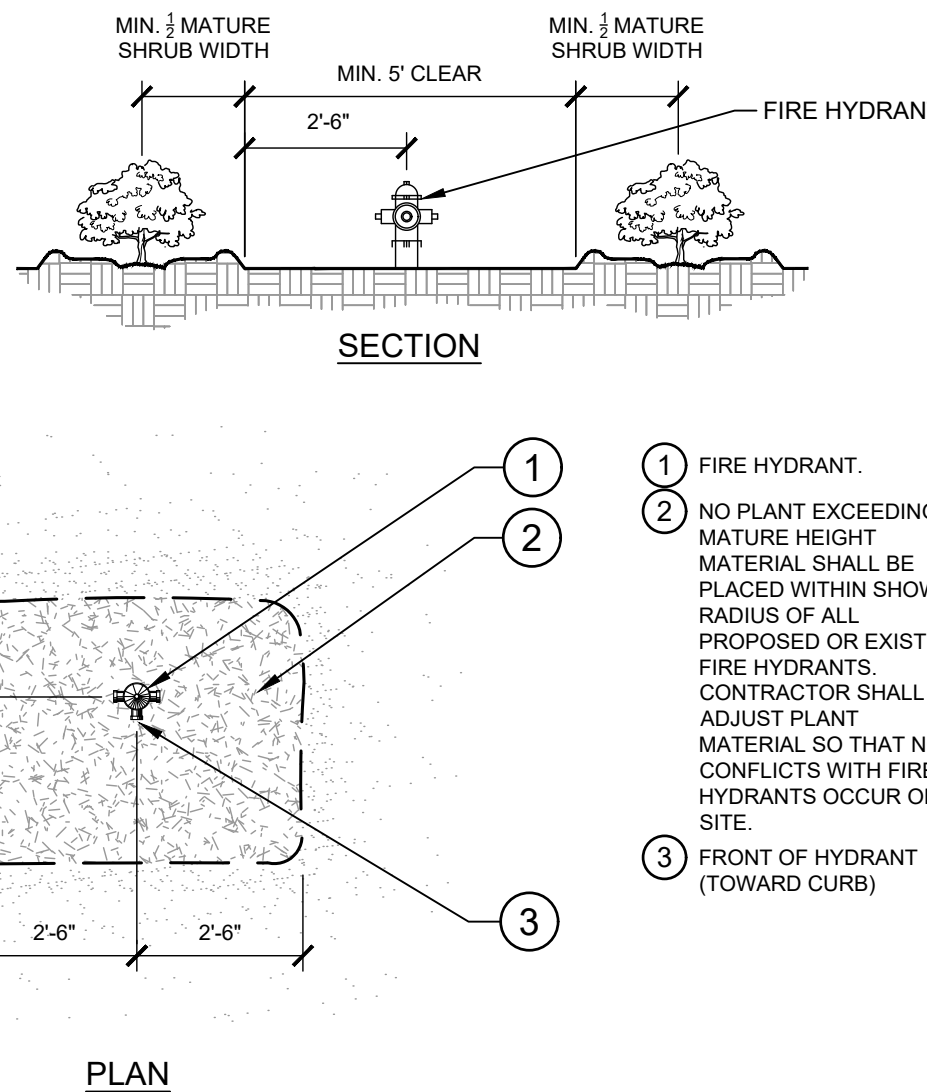
- Excavate planting holes with sloping sides. Make excavations at least three times as wide as the root ball diameter and no deeper than the distance from the top most roots in the root ball to the bottom of the root ball to allow for settling. Do not disturb soil at bottom of planting holes, but do 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 slope 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



1 PARKING SPACE/CURB PLANTING
SECTION

NTS



2 SHRUB PLANTING AT FIRE HYDRANT
SECTION / PLAN

NTS

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

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

PROJECT NO.
296237001

SHEET

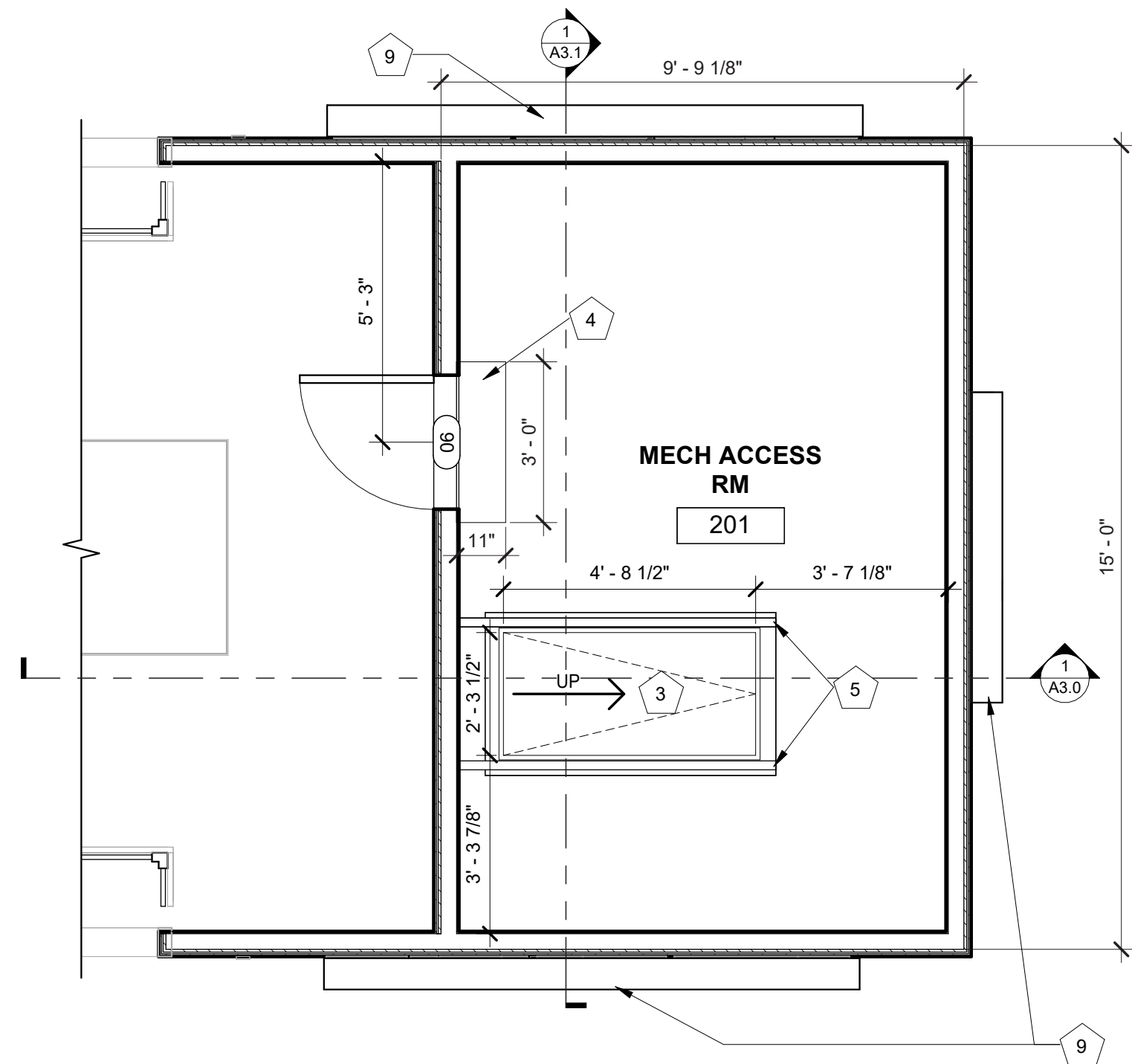
11

Kimley»Horn
© 2005 KIMLEY-HORN AND ASSOCIATES, INC.
6200 South Syracuse Way, Suite 300
Greenwood, Colorado 80111 (303) 228-2300

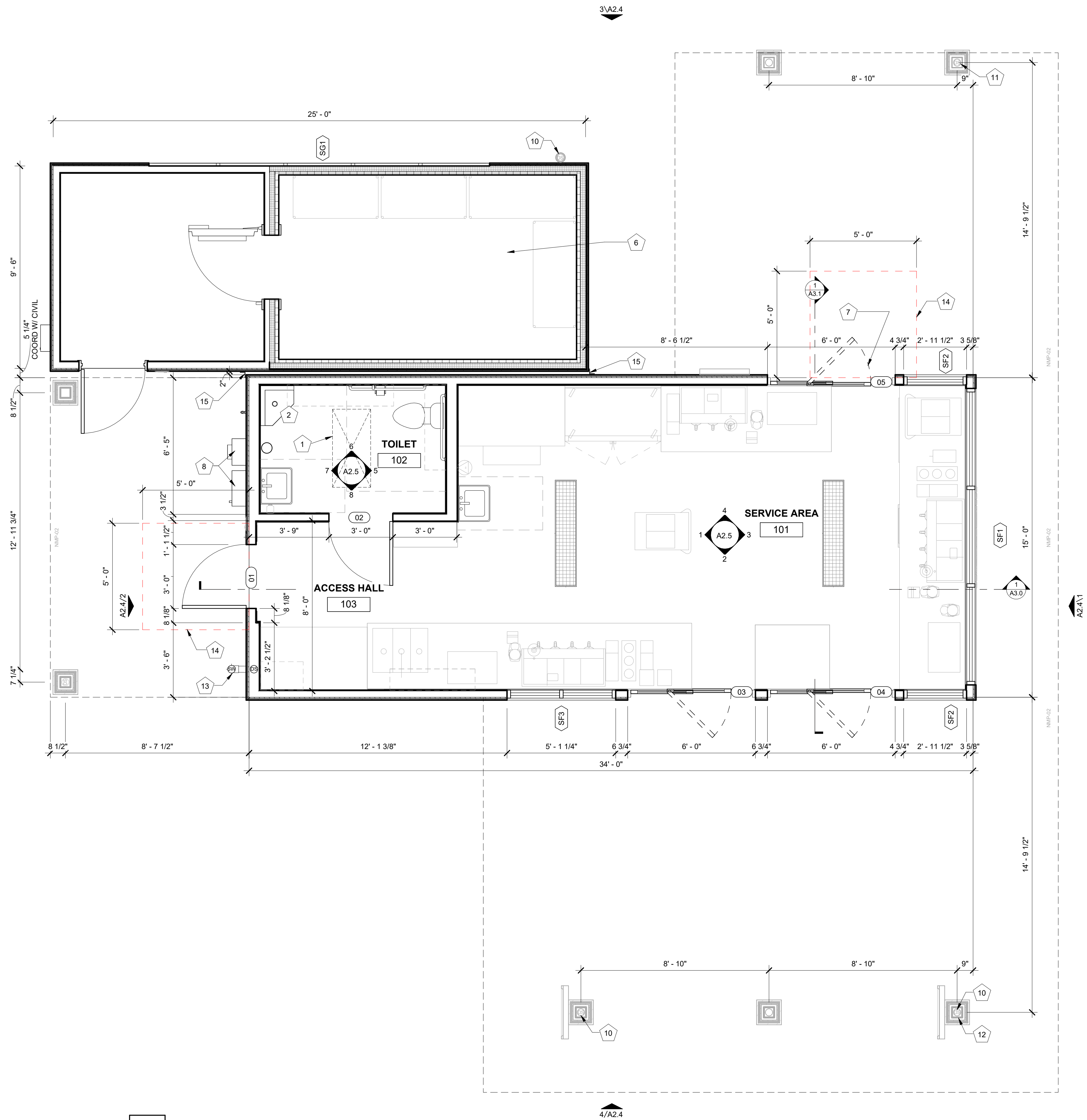
DESIGNED BY: MMR
DRAWN BY: KNP
CHECKED BY: KEW
DATE: 2/23/26

NO. REVISION BY DATE

FLOOR PLAN KEYNOTES	
MARK	DESCRIPTION
1	ACCESS DOOR FOR CRAWL SPACE ACCESS
2	MOP SINK; REF PLUMBING
3	MECH. ACCESS DOOR AND LADDER - SUPPLIED BY OWNER
4	STEP, CENTER ON DOOR
5	PREFABRICATED COMPLIANT MECHANICAL SERVICE GUARDRAIL PER IBC SECTION 1015 - EACH SIDE
6	PREFABRICATED COOLER BY NATIONAL MODULAR MANUFACTURING; COORD LOCATION & SPECS WITH CIVIL & STRUCT
7	ADA AUTO/MANUAL EGRESS CAPABLE
8	ELECTRICAL EQUIPMENT, PAINTED TO MATCH BUILDING; REF ELECTRICAL
9	STOREFRONT SIGNS - SUPPLIED AND INSTALLED BY SIGN CONTRACTOR
10	DOWNSPOUT CONNECTION TO STORMWATER SYSTEM; REF CIVIL
11	DOWNSPOUT SCUPPER TO GRADE; REF CIVIL
12	SITE CONTRACTOR TO COORDINATE CIVIL AND STRUCTURAL DRAWINGS TO ENSURE ALL CANOPY COLUMN FOUNDATION PLATES AND BOLTS ARE CONSTRUCTED IN A MANNER THAT CONCEALS THEIR CONNECTIONS COMPLETELY BELOW GRADE; TYP.
13	DOWNSPOUT OUTLET - STORMWATER CONNECTION; COORD W/ CIVIL
14	FROST-PROTECTED EGRESS FOUNDATION PAD
15	METAL TRIM BETWEEN BUILDING AND COOLER

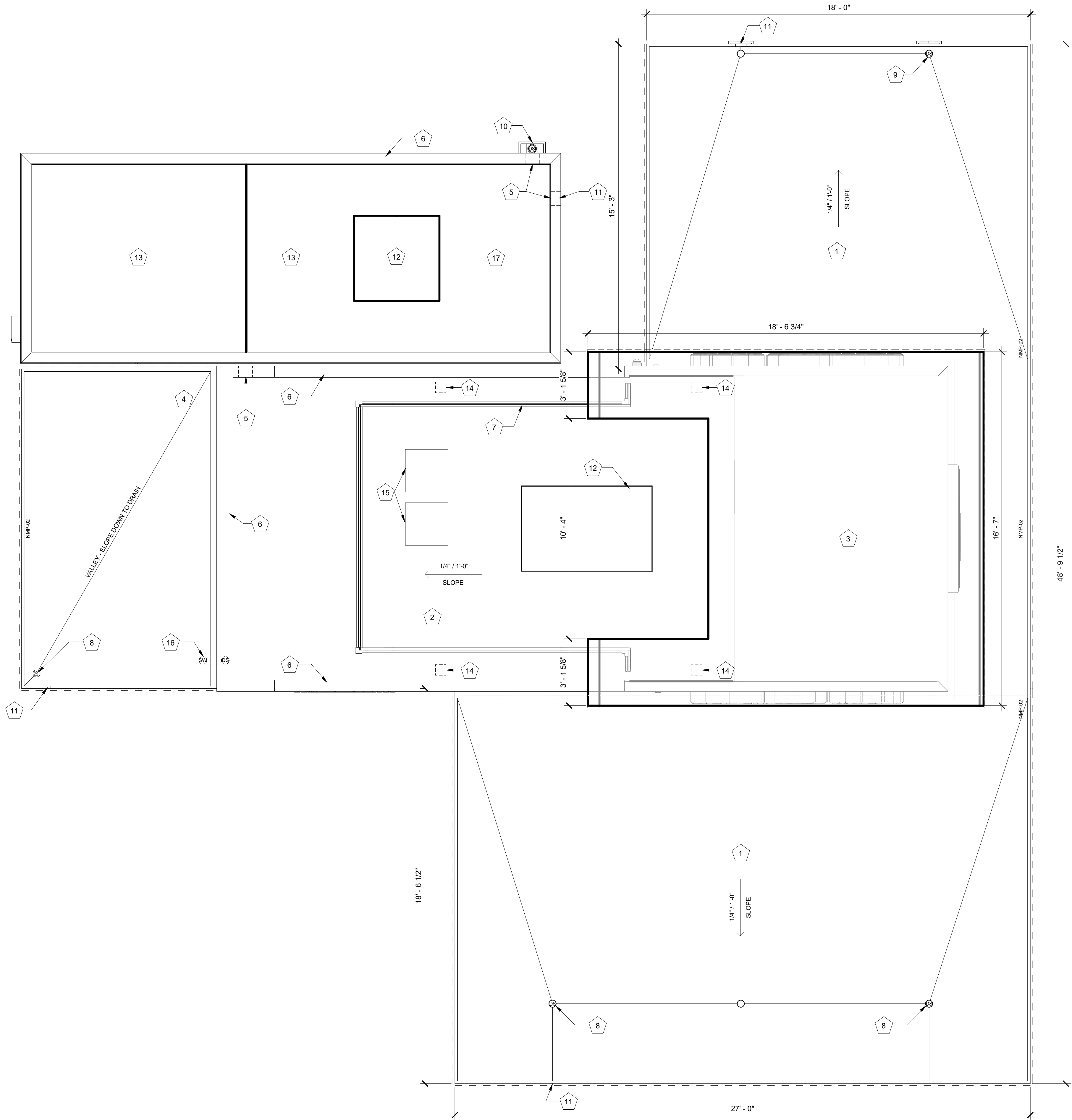


2	MECH ACCESS RM
	3/8" = 1'-0"



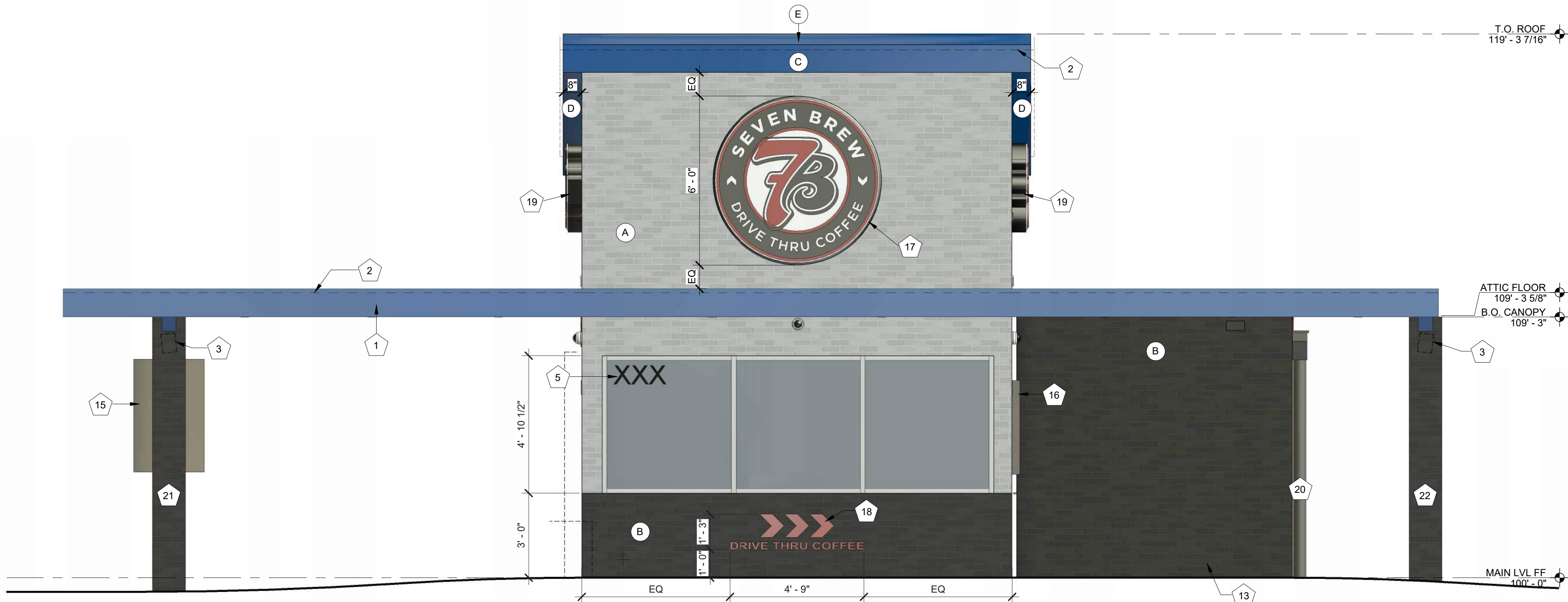
1 FLOOR PLAN

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"





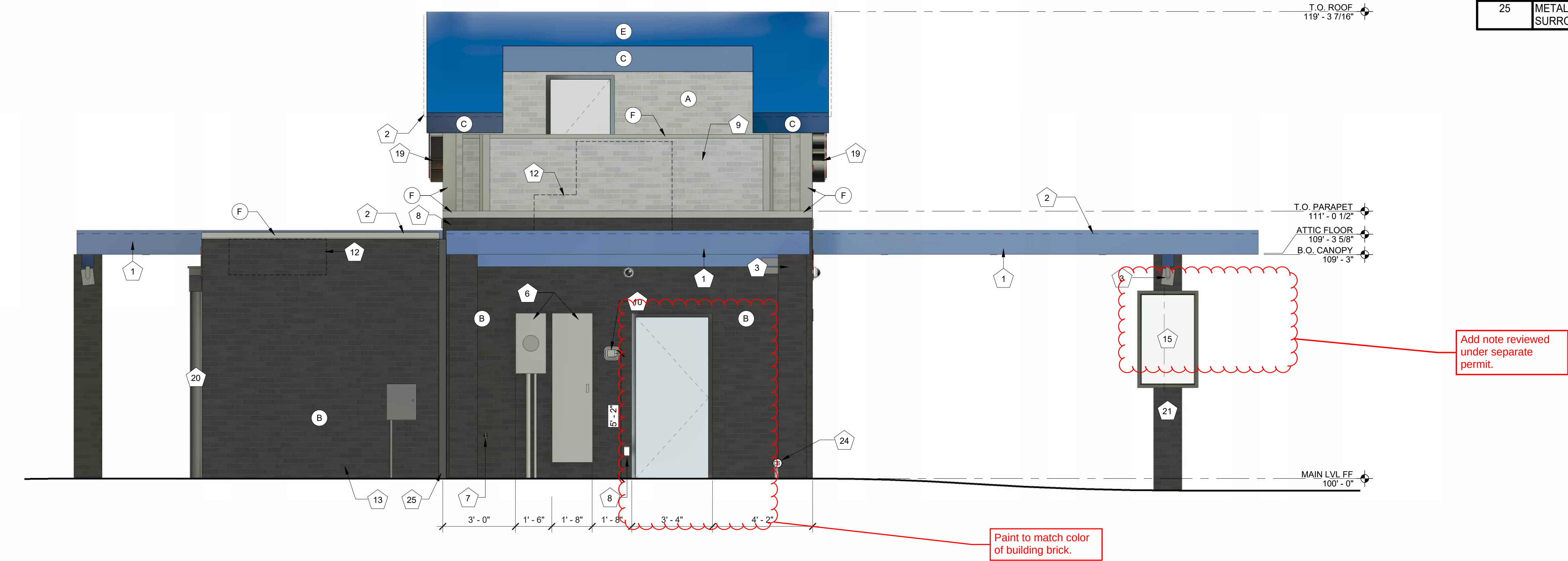
1 EXTERIOR ELEVATION - NORTH
3/8" = 1'-0"

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		
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.



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.

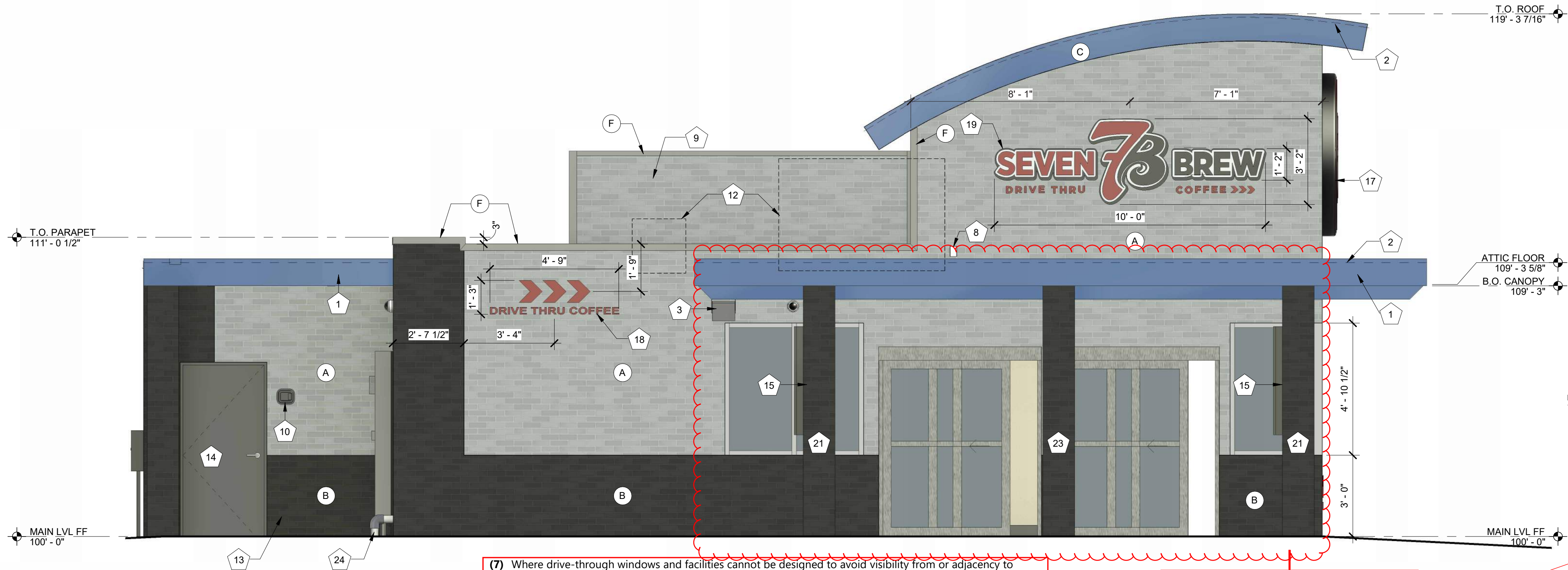
REVISIONS		
No.	Description	Date

sheet issue date:
01/19/26

project no.:
22.51.09

sheet contents:
EXTERIOR ELEVATIONS

sheet no.:



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

(7) Where drive-through windows and facilities cannot be designed to avoid visibility from or adjacency to public roadways, they shall be covered with a canopy that is integrated into the design of the building and screened with a solid hardscape element, such as a decorative wall with a maximum height of four feet and landscaping with an opacity of 80 percent at one year maturity, a maximum of three feet in height, or screened by a decorative solid wall with a maximum of four feet in height.

Per LDO 13.08.090.(k).7., this side of the drive-through faces a public roadway and needs screening. Specific language is here
Newer example here

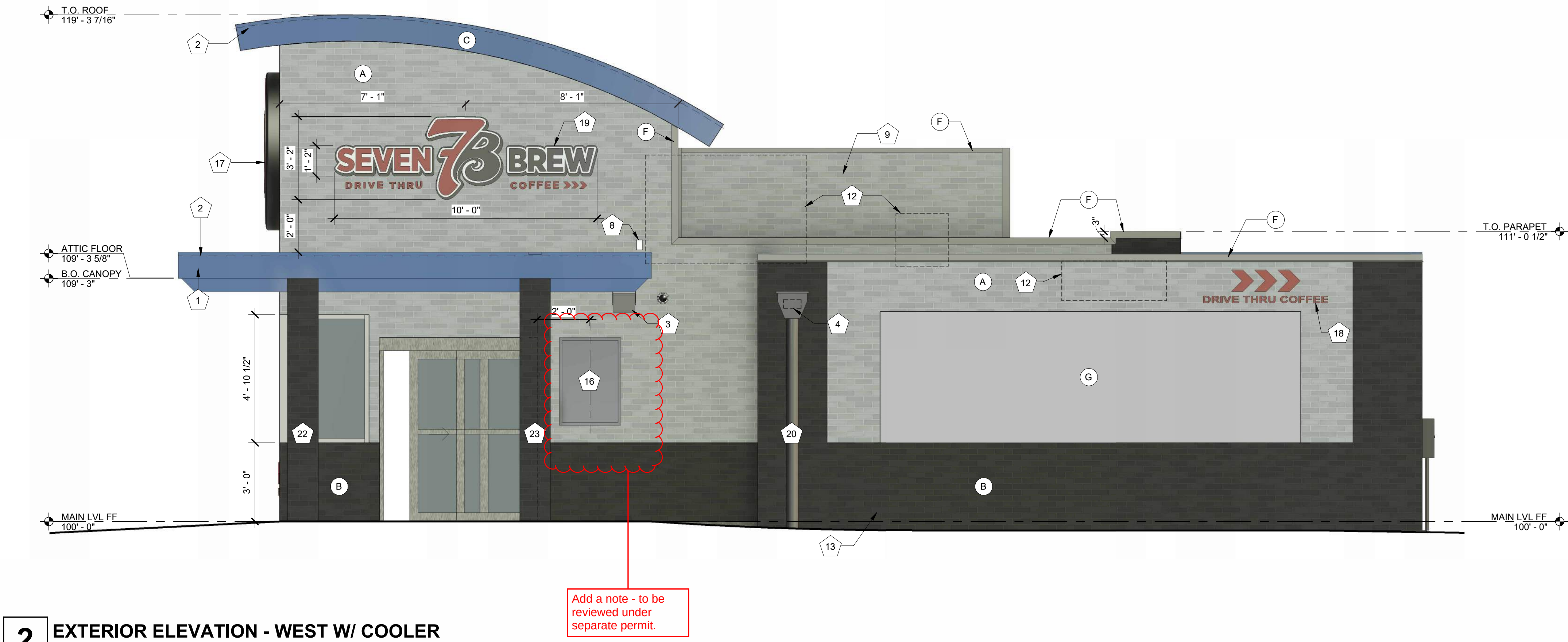


Example of screening from Starbucks located at 8793 D, Chambers Road in Parker, CO

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	



2 EXTERIOR ELEVATION - WEST W/ COOLER
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			
WEST ELEVATION - 269.01SF 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	

FACADE MATERIAL AREA LEGEND

	BRK-1
	BRK-2
	ATTIC REAR
	MP-1 WALL CAPS
	GLAZING
	MURAL
	MP-2 ROOF AND CANOPIES

Revise. This uses branding posted on the company website. Branding is no allowed for architectural articulation. This is considered a sign and would need to be applied for under a separate permit.

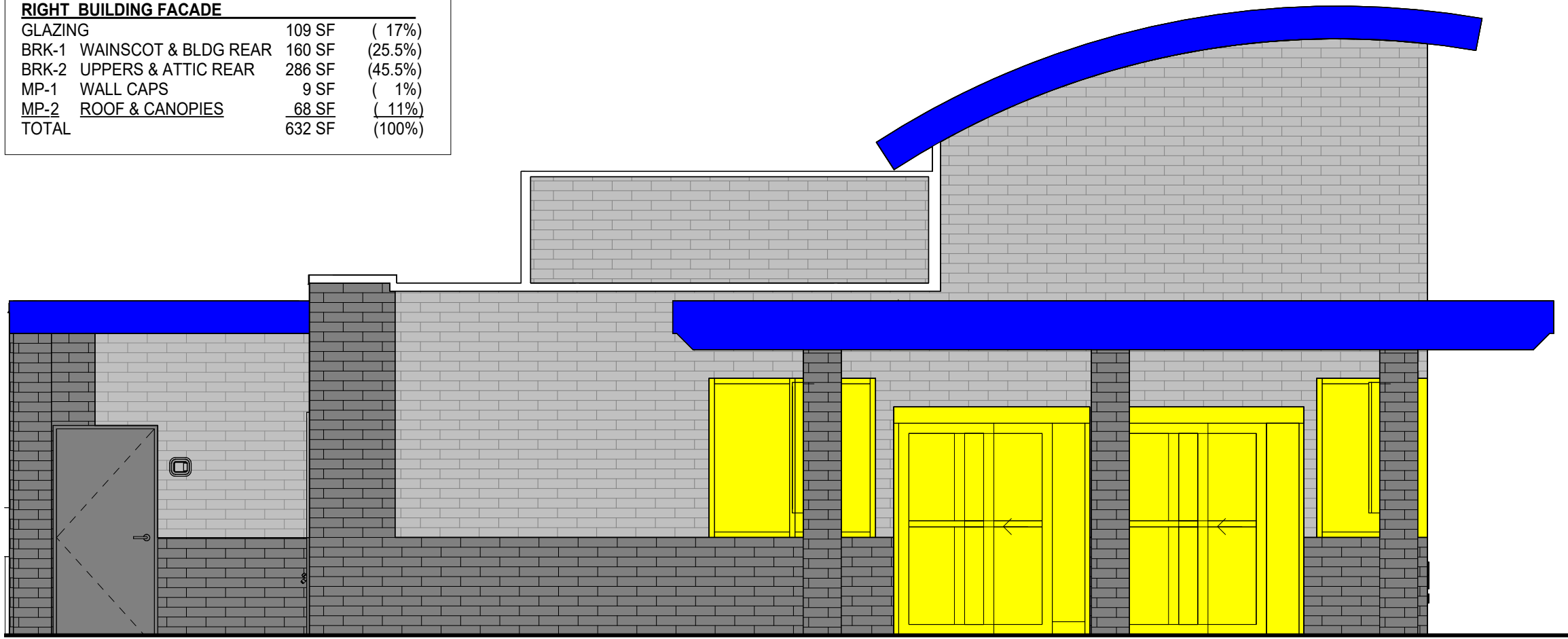
Cultivate Kindness



This is ok if paired with an alternative art. Art needs to be appropriate for another business if the Seven Brew would not operate at this location.

Per DDS fenestration requirements for commercial building less that 100 feet are 40%, so this element is very important.

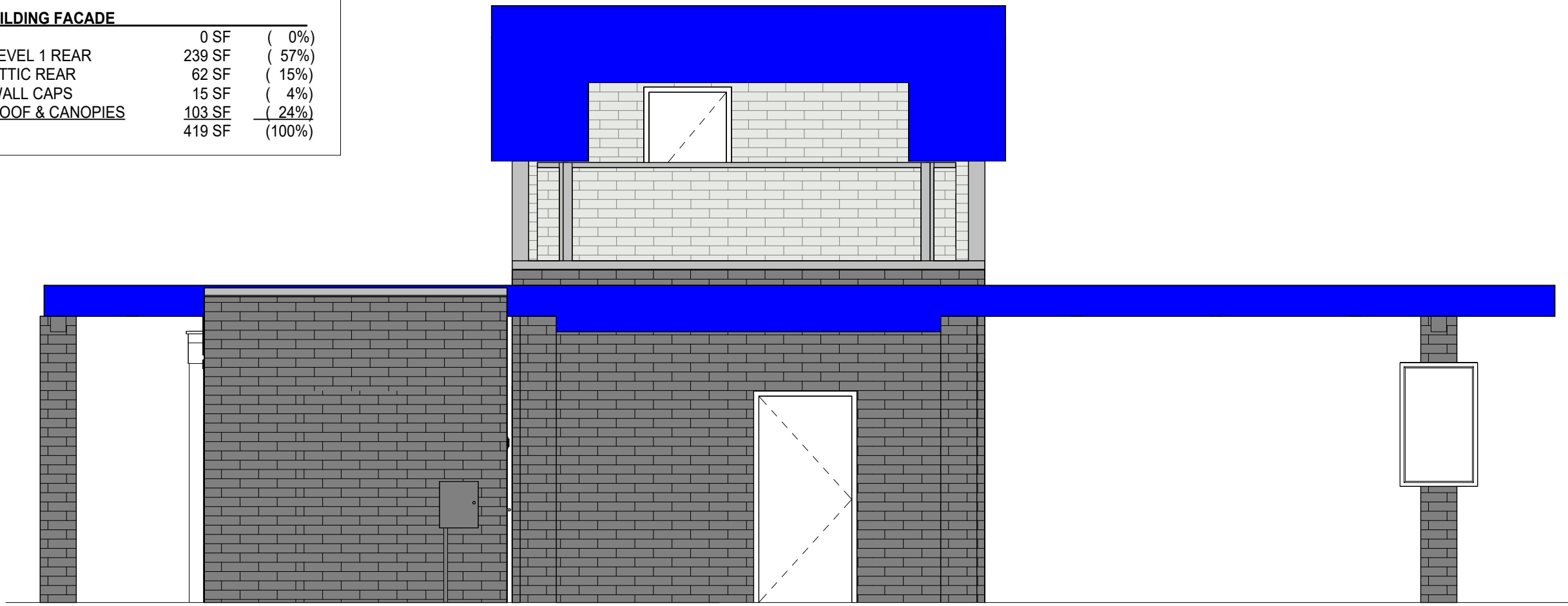
RIGHT BUILDING FACADE		
GLAZING	109 SF	(17%)
BRK-1 WAINSCOT & BLDG REAR	160 SF	(25.5%)
BRK-2 UPPERS & ATTIC REAR	286 SF	(45.5%)
MP-1 WALL CAPS	9 SF	(1%)
MP-2 ROOF & CANOPIES	68 SF	(11%)
TOTAL	632 SF	(100%)



4 EXTERIOR ELEVATION - RIGHT MATERIALS

1/4" = 1'-0"

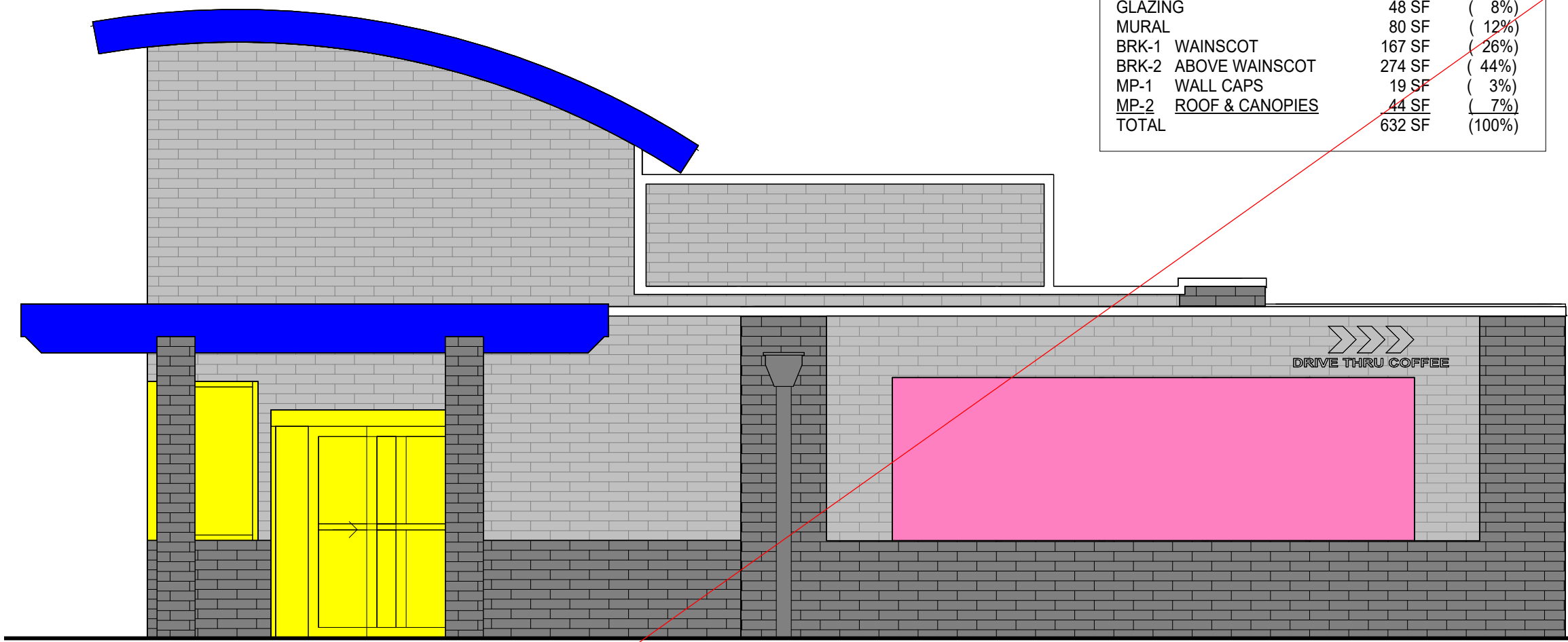
REAR BUILDING FACADE		
GLAZING	0 SF	(0%)
BRK-1 LEVEL 1 REAR	239 SF	(57%)
BRK-2 ATTIC REAR	62 SF	(15%)
MP-1 WALL CAPS	15 SF	(4%)
MP-2 ROOF & CANOPIES	103 SF	(24%)
TOTAL	419 SF	(100%)



2 EXTERIOR ELEVATION - BACK MATERIALS

1/4" = 1'-0"

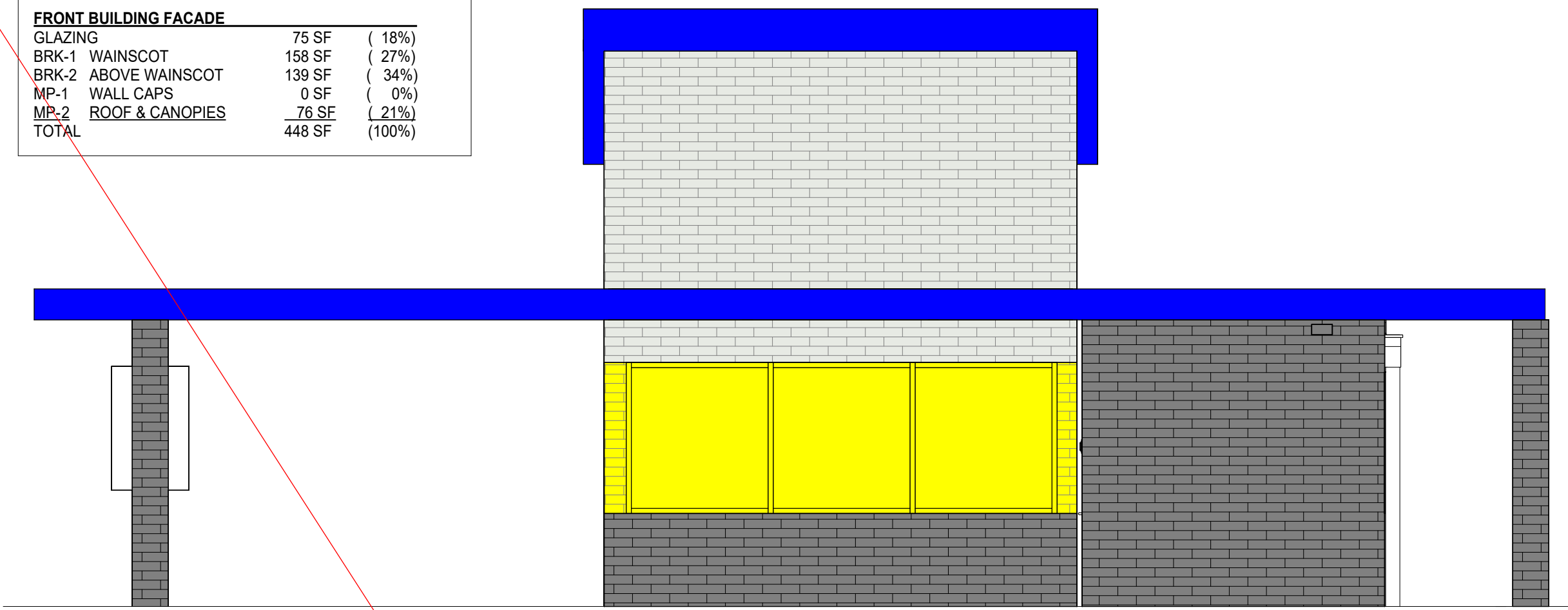
LEFT BUILDING FACADE		
GLAZING	48 SF	(8%)
MURAL	80 SF	(12%)
BRK-1 WAINSCOT	167 SF	(26%)
BRK-2 ABOVE WAINSCOT	274 SF	(44%)
MP-1 WALL CAPS	19 SF	(3%)
MP-2 ROOF & CANOPIES	44 SF	(7%)
TOTAL	632 SF	(100%)



3 EXTERIOR ELEVATION - LEFT MATERIALS

1/4" = 1'-0"

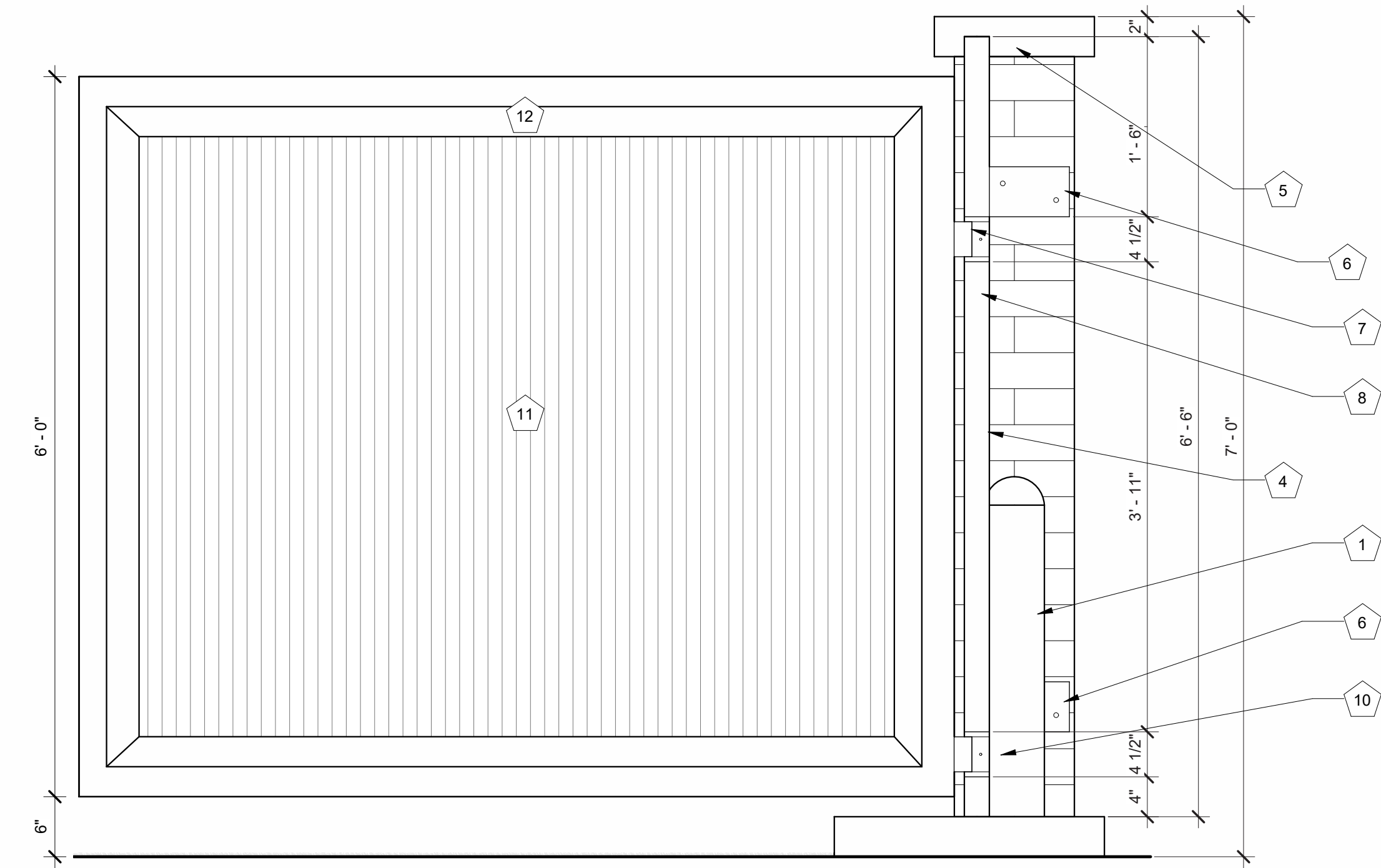
FRONT BUILDING FACADE		
GLAZING	75 SF	(16%)
BRK-1 WAINSCOT	158 SF	(27%)
BRK-2 ABOVE WAINSCOT	139 SF	(34%)
MP-1 WALL CAPS	0 SF	(0%)
MP-2 ROOF & CANOPIES	76 SF	(21%)
TOTAL	448 SF	(100%)



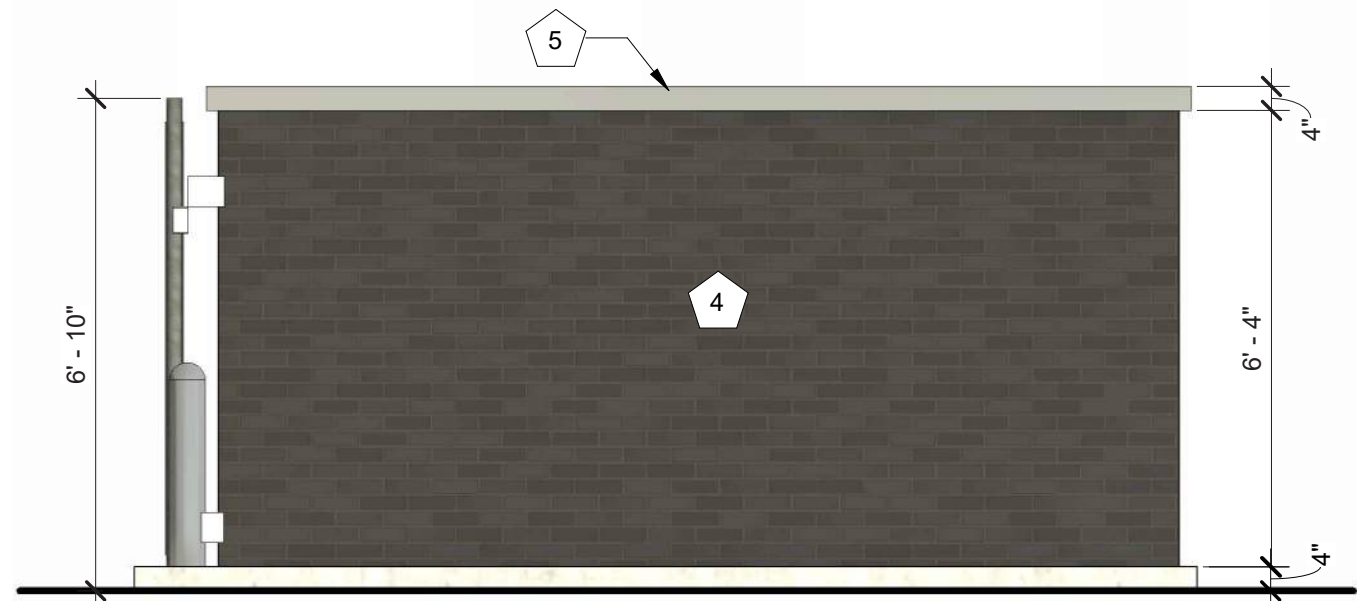
1 EXTERIOR ELEVATION - FRONT MATERIALS

1/4" = 1'-0"

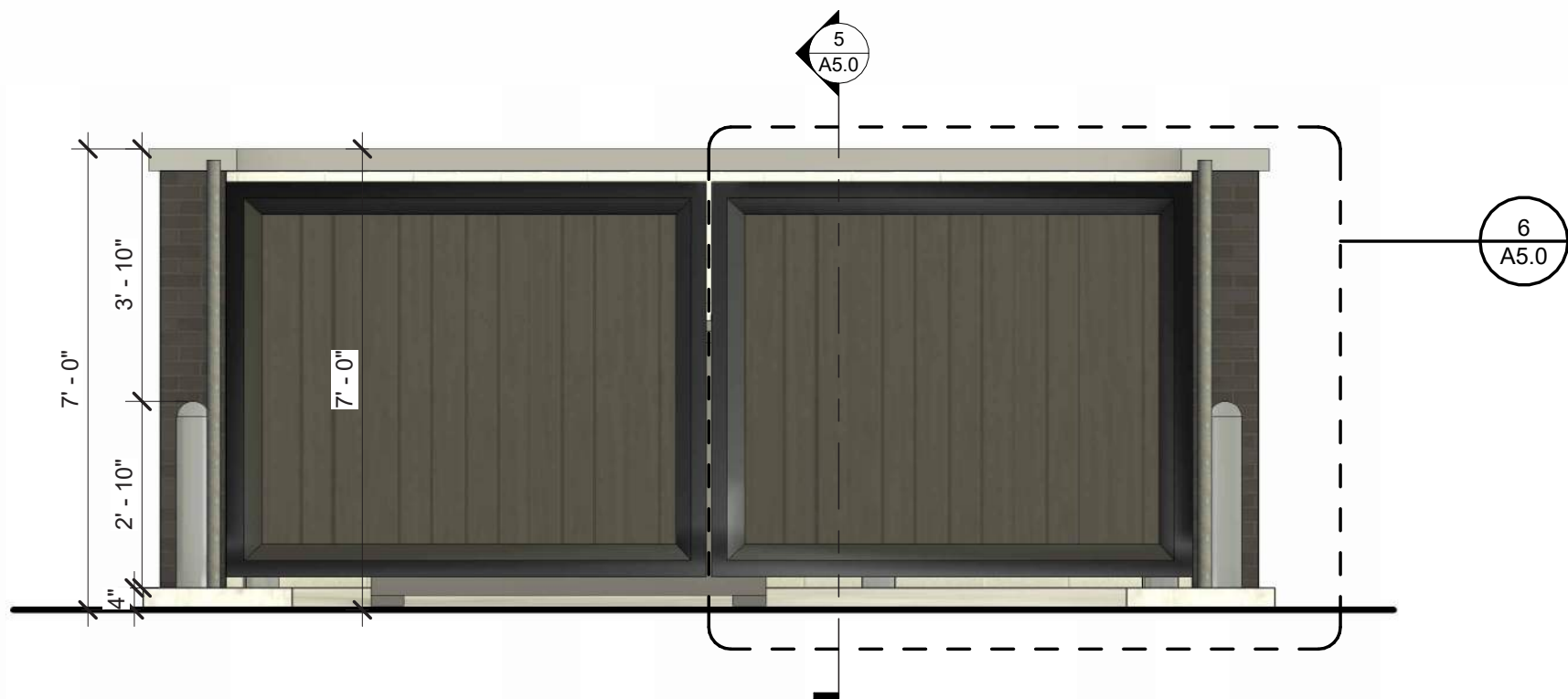
Revise - Use cardinal directions (north, east, south, west)



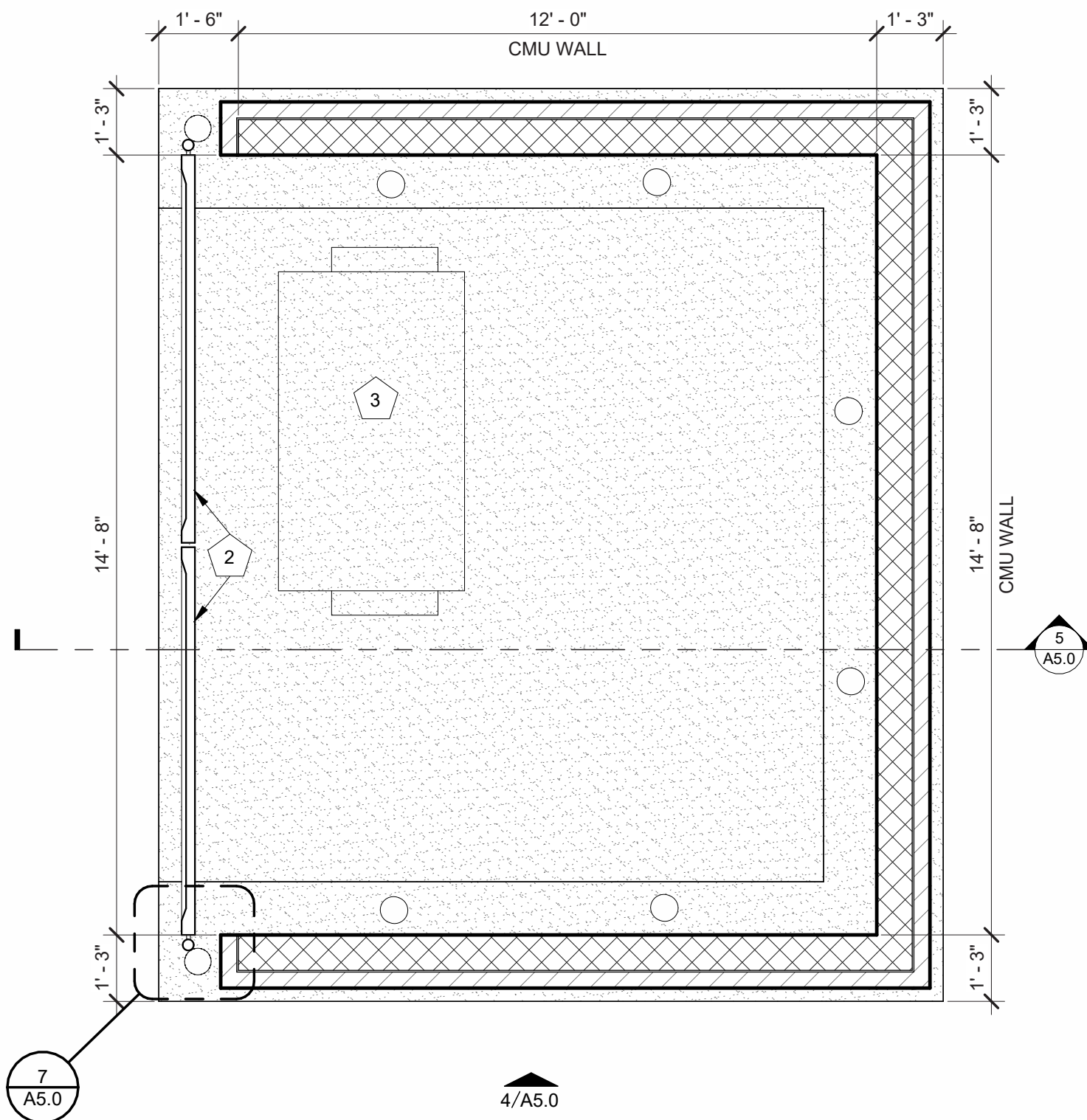
6 DOOR / HINGE DETAIL
1" = 1'-0"



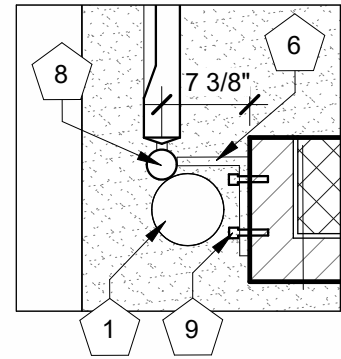
4 TRASH ENCLOSURE - SIDE ELEVATION
3/8" = 1'-0"



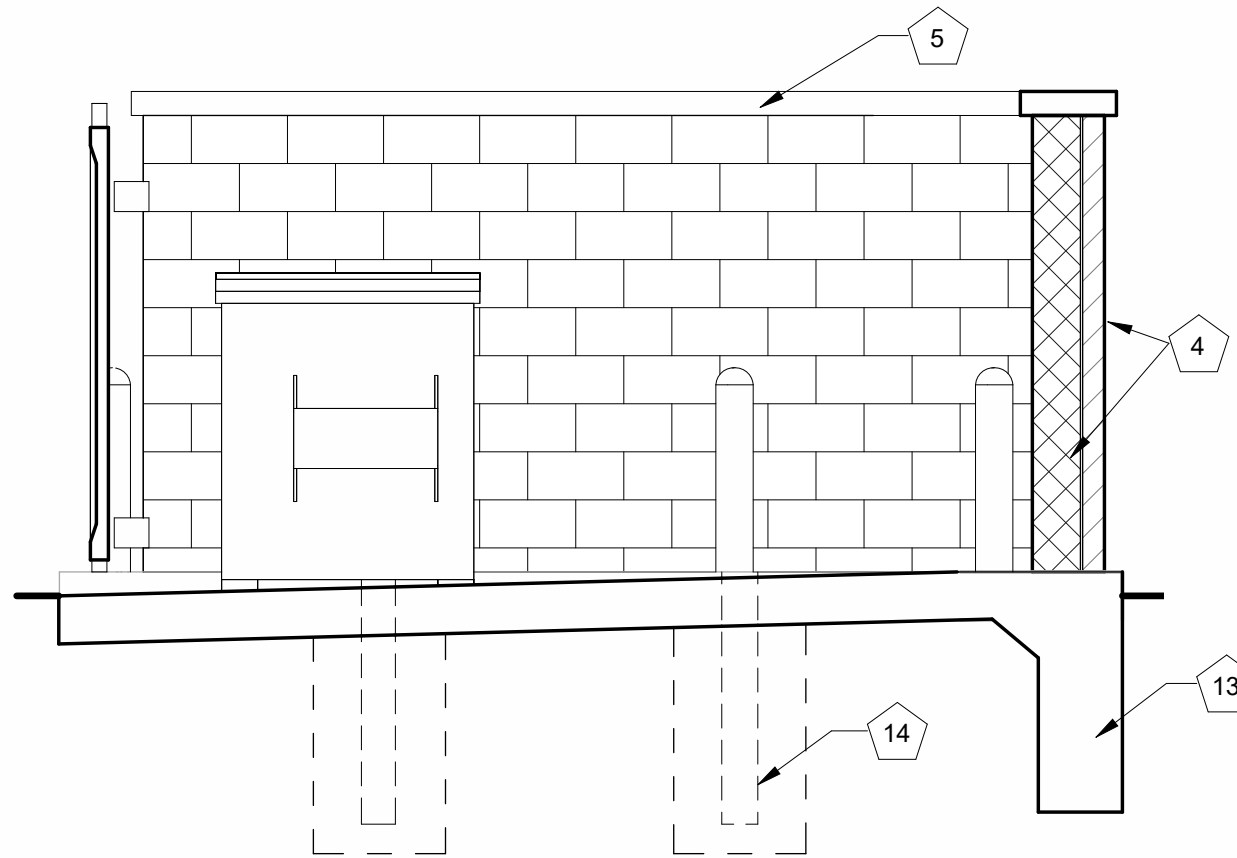
3 TRASH ENCLOSURE - FRONT ELEVATION
3/8" = 1'-0"



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"

TRASH ENCLOSURE GENERAL NOTES

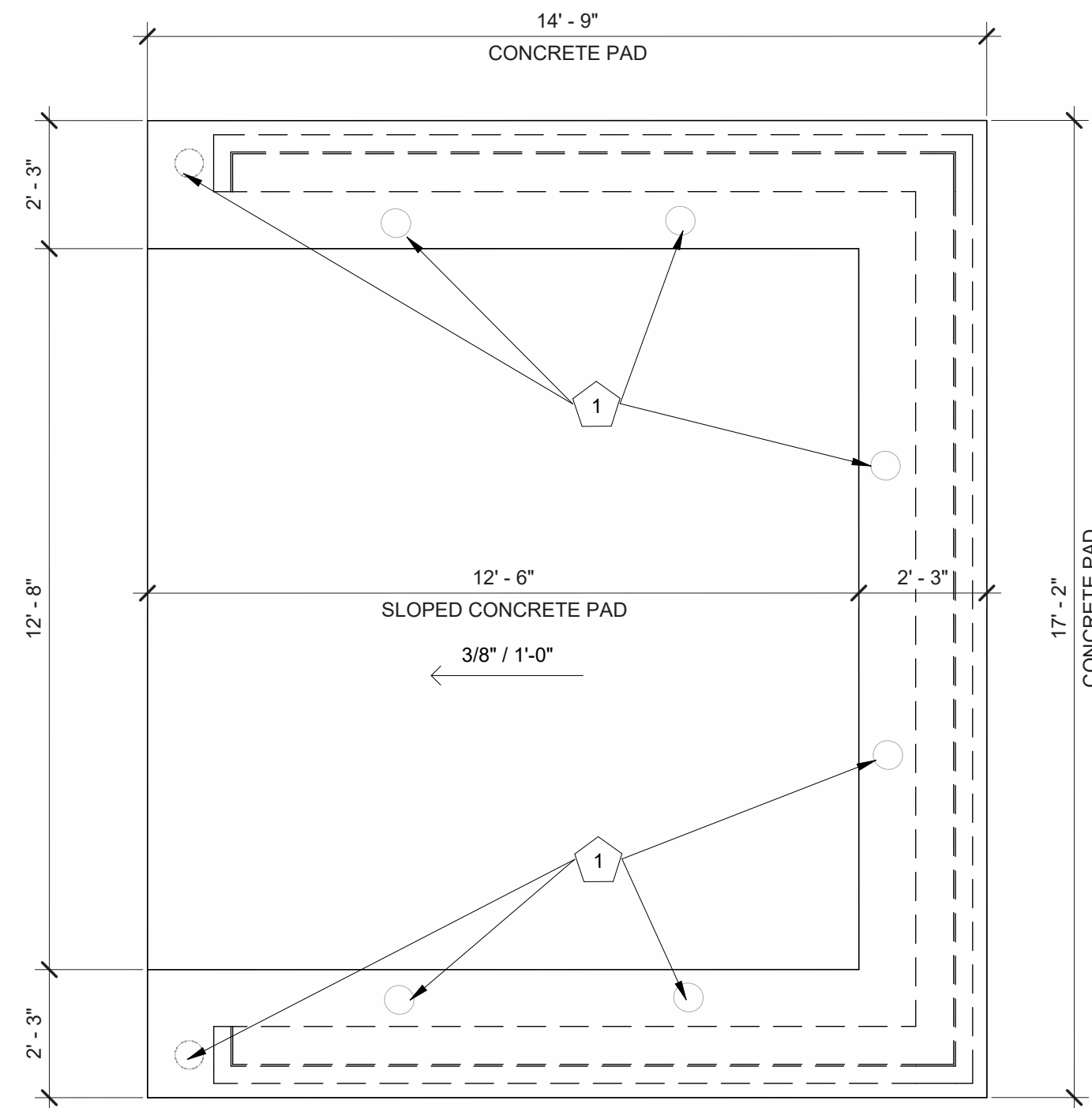
- PRE-PAINT ALL BARE METAL WITH POR-15 PRIMER PRIOR TO INSTALLATION.
- PAINT DOOR FRAMES, HINGES, AND BOLLARDS TO MATCH THE CANOPY OF THE PREFABRICATED BUILDING - MORIN REGAL BLUE.

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	STEEL GATE - PAINT TO MATCH BRK-1
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: GLEN GERY
COLOR: CHARCOAL
FINISH: KLAYCOAT SMOOTH



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

REVISIONS

No.	Description	Date
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sheet issue date:
01/19/26

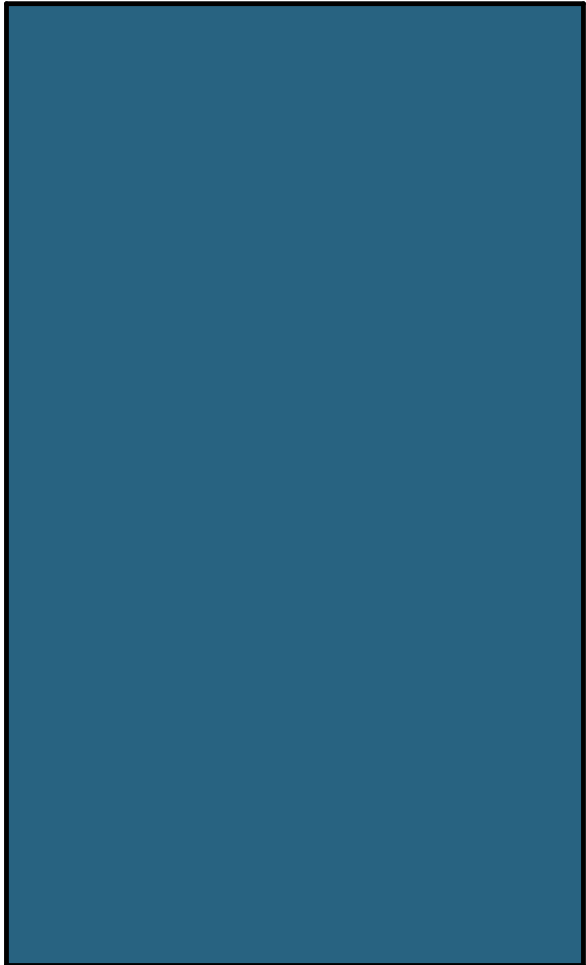
project no.:
22.51.09

sheet contents:
TRASH ENCLOSURE

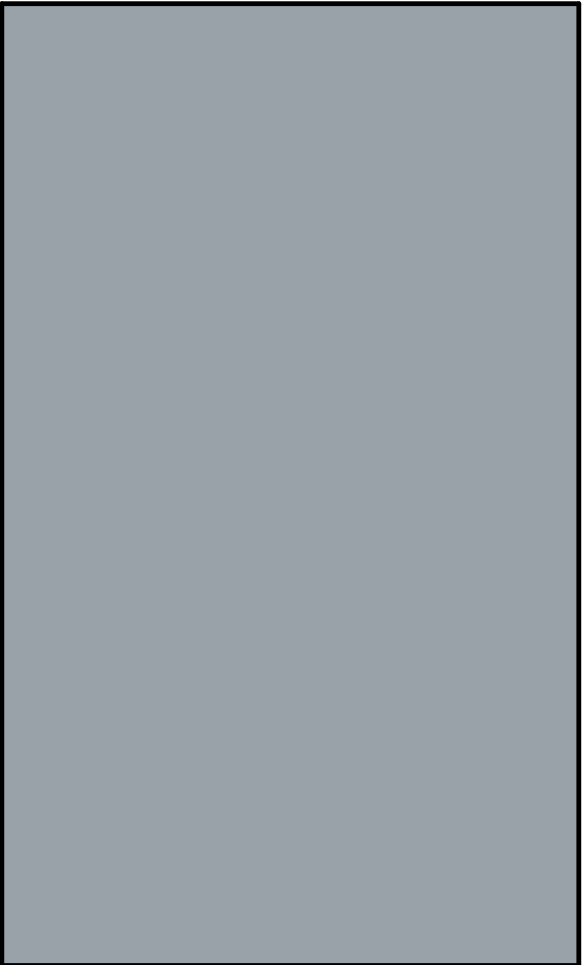
sheet no.:



EXTERIOR GLAZING
BRAND: MANKO WINDOW SYSTEMS
COLOR: GUARDIAN CLEAR GLASS



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
01/19/26



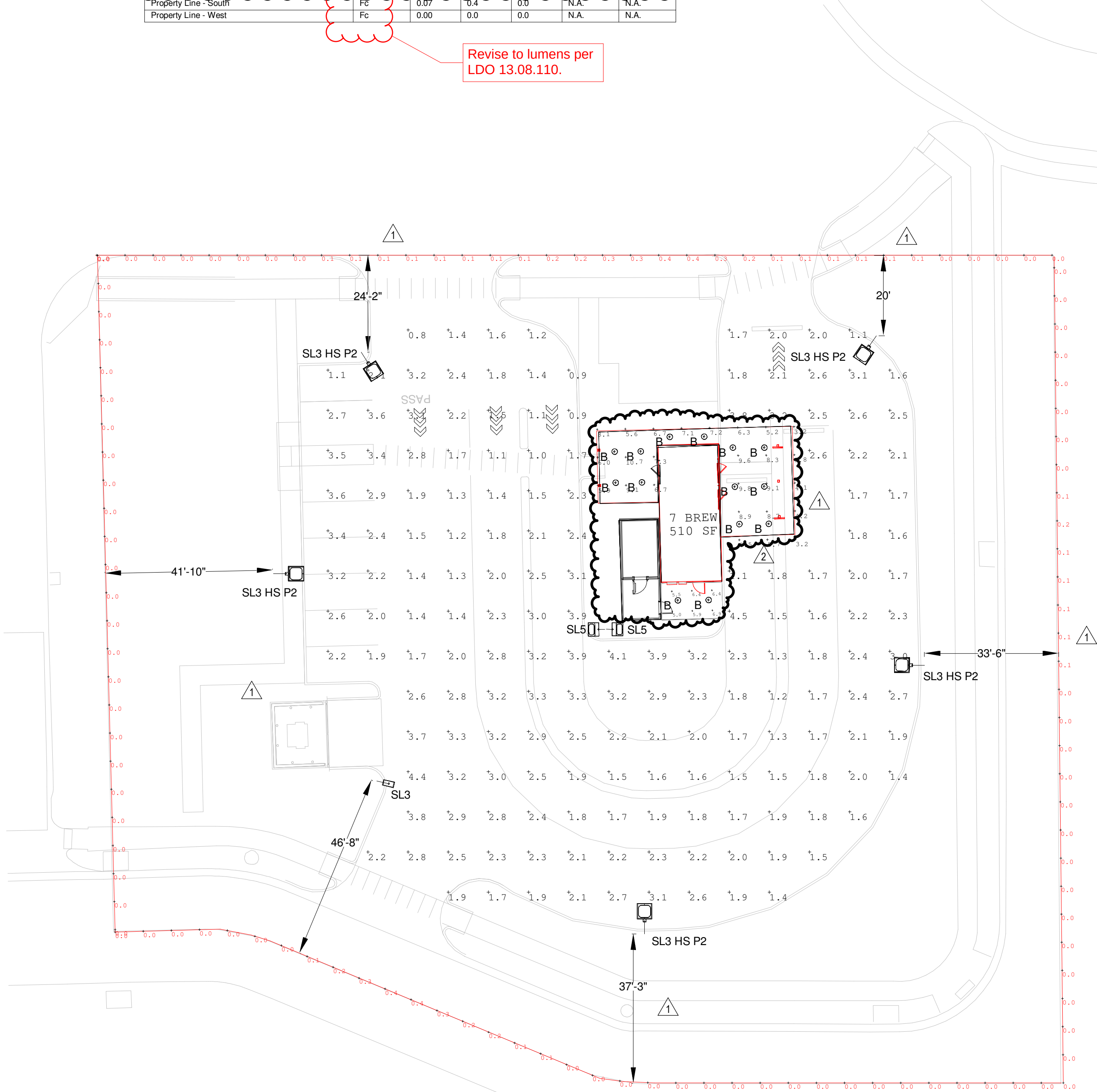
22.51.09
 7 BREW DRIVE THRU -
 PARKER CO - LINCOLN
 & DRESDEN
 01/19/26

C:\Users\TPS\Documents\7 Brew Photometric Parker.CO - R22_TPS\TK\KZ.vrt
12/12/2026 4:24:42 PM

Luminaire Schedule										
Symbol	Tag	Qty	Description	LLF	Mounting Height	Luminaire Lumens	Luminaire Watts	Total Watts	BUG Rating	Luminaire - Lamp Temp. (Kelvin)
⊙	B	14	6RLD G4 1'OLM 27K 90CRI 120 FRPC WWH M6 LED IC AT	0.880	10	1043	11.7	163.8	N.A.	2700k
□	SL3 HS P2	5	RSX1 LED P2 30K R3 HS 70 CRI -MVOLT SPA (POLE MOUNTED)	0.970	20	6287	72.95	364.75	B1-U0-G2	3000k
□	SL5	2	RSX1 LED P1 30K R55 70 CRI -MVOLT SPA (POLE MOUNTED)	0.970	20	6807	51.34	102.68	B3-U0-G1	3000k
□	SL3	1	RSX1 LED P2 30K R3 MVOLT EGS - POLE MOUNTED	0.970	20	7673	72.9467	72.947	B1-U2-G2	3000k

Calculation Summary						
Area	Area	Area	Area	Area	Area	Area
Canopy - Main	Fc	8.58	10.7	5.1	2.7	3.45
Canopy - Near	Fc	6.02	6.9	5.0	1.20	1.38
Drive and sidewalks	Fc	2.22	4.5	0.8	2.78	5.63
Property Line - East	Fc	0.03	0.2	0.0	N.A.	N.A.
Property Line - North	Fc	0.11	0.4	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 lumens per LDO 13.08.110.



1 SITE PHOTOMETRICS
SE1.1 1" = 20'-0"



RSX1 LED Area Luminaire

Specifications

Ch: 3000K
Watts: 72.95W (10.0W x 7)
Length: 21.8" (55.4cm)
Width: 13.3" (33.8cm)
Height: 3.0" (7.6cm) Max Body
Weight: 22.0 lbs (10.0 kg)

Introduction

The RSX1 LED Area family delivers maximum light output per watt, maximum efficiency, long life and outstanding photometric performance at an affordable price. The RSX1 delivers 1200 lm/100W lumens allowing it to replace 70W to 80W HCD luminaires.

The RSX1 features an integral universal mounting mechanism that allows the luminaire to be mounted in a variety of ways. The RSX1's "P" mounting solution provides significant labor savings. An "easy" screw door on the bottom of mounting arm allows for wiring without opening the electrical compartment. A must-have adjustable integral lightbar and other mounting configurations are available.

Design Notes

Items subject to change without notice. For Design Selection and Step 15, see the RSX1 LED Area family page.

Example: RSX1 LED P4 40K R3 MVOLT SPA DOBND

Item	Part Number	Quantity	Unit Price	Total Price
1	RSX1 LED P4 40K R3 MVOLT SPA DOBND	1	\$1,200.00	\$1,200.00

System

Item	Part Number	Quantity	Unit Price	Total Price
1	RSX1 LED P4 40K R3 MVOLT SPA DOBND	1	\$1,200.00	\$1,200.00

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

Features & Specifications

Introduction

The RSX1 LED Area family delivers maximum light output per watt, maximum efficiency, long life and outstanding photometric performance at an affordable price. The RSX1 delivers 1200 lm/100W lumens allowing it to replace 70W to 80W HCD luminaires.

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Item	Part Number	Quantity	Unit Price	Total Price
1	RSX1 LED P4 40K R3 MVOLT SPA DOBND	1	\$1,200.00	\$1,200.00



FEATURES & SPECIFICATIONS

Introduction

The RSX1 LED Area family delivers maximum light output per watt, maximum efficiency, long life and outstanding photometric performance at an affordable price. The RSX1 delivers 1200 lm/100W lumens allowing it to replace 70W to 80W HCD luminaires.

The RSX1 features an integral universal mounting mechanism that allows the luminaire to be mounted in a variety of ways. The RSX1's "P" mounting solution provides significant labor savings. An "easy" screw door on the bottom of mounting arm allows for wiring without opening the electrical compartment. A must-have adjustable integral lightbar and other mounting configurations are available.

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System

Item	Part Number	Quantity	Unit Price	Total Price
1	RSX1 LED P4 40K R3 MVOLT SPA DOBND	1	\$1,200.00	\$1,200.00

PARKING LIGHT POLE

Anchor Base Plate

SSS

SQUARE STRAIGHT STEEL

BA BA



Juno RLD Series LED Downlight Retrofit

Product Features

- Retrofit into existing downlight cans or use as an economical LED solution for new construction downlighting in residential and light commercial applications.
- Double-throw downlight design allows design freedom without the need for a separate downlight housing.
- Compact design allows for easy installation in tight spaces.
- 8" trim size provides proper scale and aesthetics to existing 8" downlight cans with minimal design changes.

Applications

- Retrofit into existing downlight cans or use as an economical LED solution for new construction downlighting in residential and light commercial applications.
- Double-throw downlight design allows design freedom without the need for a separate downlight housing.
- Compact design allows for easy installation in tight spaces.
- 8" trim size provides proper scale and aesthetics to existing 8" downlight cans with minimal design changes.

Performance

Item	Value
Rated Power	10W or 15W
LED Color Temperature	2700K, 3000K
Beam Angle	25°
Voltage	120V
Dimming	Dimmable (Refer to dimming data 100% to 25%)

Specifications

Item	Value
Pattern	6"
Cutting Depth	1.2"
Overlap	0.1"
Height	1.2"

CANOPY DOWNLIGHT - (B)

Product Features

- Retrofit into existing downlight cans or use as an economical LED solution for new construction downlighting in residential and light commercial applications.
- Double-throw downlight design allows design freedom without the need for a separate downlight housing.
- Compact design allows for easy installation in tight spaces.
- 8" trim size provides proper scale and aesthetics to existing 8" downlight cans with minimal design changes.

Applications

- Retrofit into existing downlight cans or use as an economical LED solution for new construction downlighting in residential and light commercial applications.
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Rated Power	10W or 15W
LED Color Temperature	2700K, 3000K
Beam Angle	25°
Voltage	120V
Dimming	Dimmable (Refer to dimming data 100% to 25%)

Specifications

Item	Value
Pattern	6"
Cutting Depth	1.2"
Overlap	0.1"
Height	1.2"

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
teamofchoice.com
P.E.

SUITE 3640 479-636-5004
1805 N 2ND ST JOB NO: 13002214
ROGERS, AR 72756 DESIGNED BY: TPS



NO	DATE	REVISION
1	12/05/2025	REV 1
2	01/21/2026	REV 2

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: 040022.014
DRAWING NO:

SE1.1