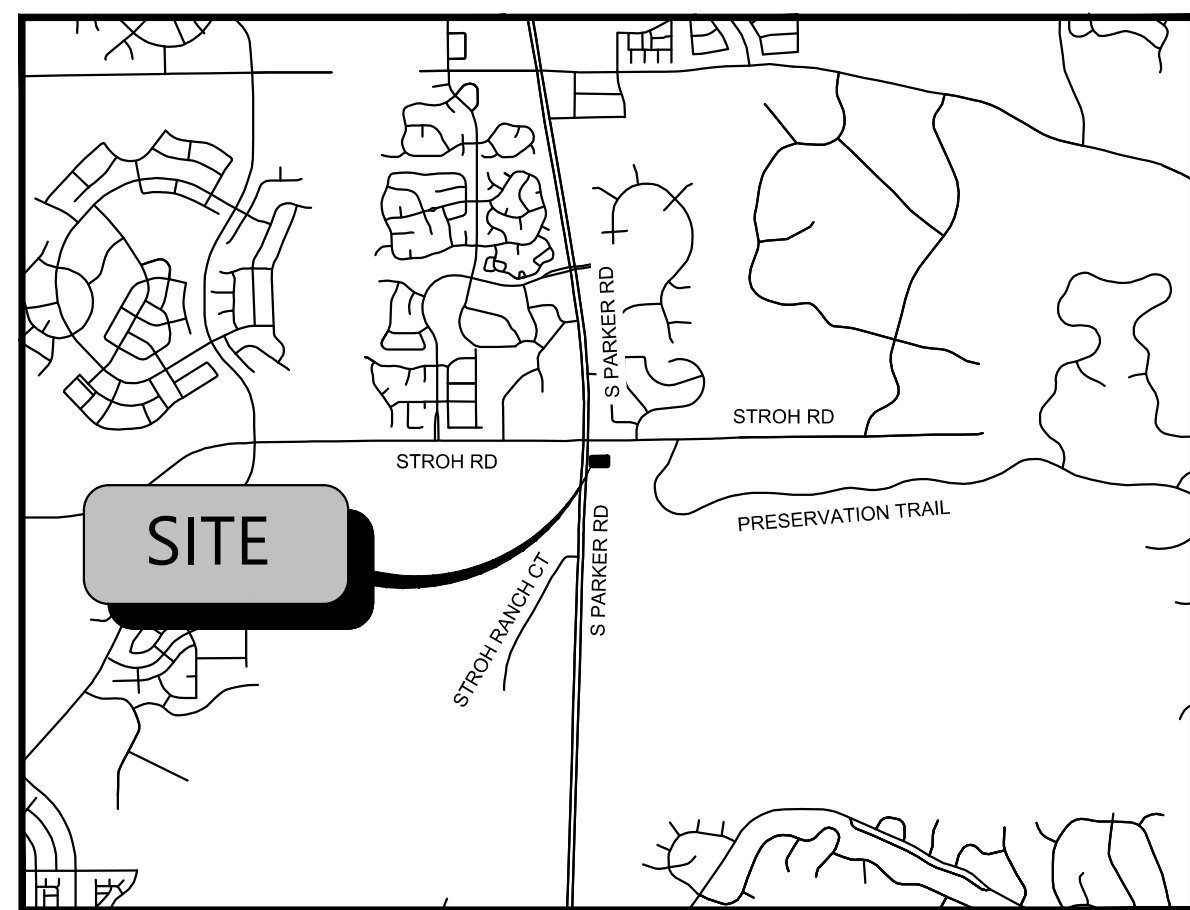


BLACK **ROCK**
COFFEE BAR™

SITE AREA	
TOTAL PROPERTY AREA:	0.60 AC / 25,933 SF
DISTURBED AREA:	0.67 AC / 29,406 SF
IMPERVIOUS AREA:	0.40 AC / 17,639 SF
LANDSCAPED AREA:	0.19 AC / 8,294 SF
ZONING CLASSIFICATION	
JURISDICTION:	CITY OF PARKER
ZONING:	MIXED-USE COMMUNITY
ADJACENT ZONING:	PLANNED DEVELOPMENT
PROPOSED USE:	COMMERCIAL RESTAURANT WITH DRIVE THRU
BUILDING SETBACKS	
<u>REQUIRED BUILDING SETBACK</u>	
FRONT MIN BUILDING SETBACK	25'
FRONT MAX BUILDING SETBACK	NONE
SIDE MIN BUILDING SETBACK	5' (NONRESIDENTIAL)
SIDE MAX BUILDING SETBACK	10' (ADJACENT TO STREET)
REAR BUILDING SETBACK	5' MIN. WITH ALLEY
REAR BUILDING SETBACK	8' MIN. WITHOUT ALLEY
<u>PROVIDED BUILDING SETBACK</u>	
FRONT (N) BUILDING SETBACK	65.2'
SIDE (S) BUILDING SETBACK	18'
SIDE (N) BUILDING SETBACK	51.5'
REAR (E) BUILDING SETBACK	113.5'
BUILDING SUMMARY	
PROPOSED BUILDING AREA:	1,495 SF
REQUIRED BUILDING HEIGHT LIMIT:	45'
PROVIDED BUILDING HEIGHT:	+20'
PROPOSED NUMBER OF BUILDINGS:	1
PARKING SUMMARY	
<u>PARKING REQUIREMENTS</u>	
	1 SPACE PER EACH 4 PERSONS OF RATED CAPACITY OF 37 PEOPLE (EXCLUDING OUTDOOR SEATING)
TOTAL PARKING REQUIRED	10 SPACES
PARKING PROVIDED	12 SPACES (INCLUDING 1 ADA SPACE)
DRIVE-THROUGH STACKING PROVIDED	10 STACKING SPACES
BIKE SPACES REQUIREMENTS	15 REQUIRED - 10% OF VEHICLE SPACES PROVIDED
TOTAL BIKE PARKING PROVIDED	4 SPACES



VICINITY MAP
N.T.S.



FEMA MAP
N.T.S.

NOTE: BASED ON GRAPHIC DETERMINATION, THIS PROPERTY DOES NOT LIE IN A F.E.M.A./F.I.R.M. SPECIAL FLOOD HAZARD AREA PER COMMUNITY PANEL NO. 08035C0182G DATED MARCH, 16 2016.



AERIAL MAP

N.T.S.

BLACK ROCK COFFEE BAR
TOTAL SITE AREA: 0.60 AC. / 25,933 SF.
DISTURBED AREA: 0.67 AC. / 29,406 SF.
ZONING: MIXED-USE COMMUNITY (MC)

OWNER DOUBLETREE VENTURES, LLC P.O. BOX 40326 DENVER, CO 80204 CONTACT: BRIAN ZUREK EMAIL: BRIAN@DOUBLETREEVENTURES.COM	CIVIL ENGINEER ATWELL, LLC 9001 AIRPORT FREEWAY, SUITE 660 NORTH RICHLAND HILLS, TX 76180 PHONE: (###) ###-#### CONTACT: NICHOLAS SALAZAR EMAIL: NSALAZAR@ATWELL.COM	SURVEYOR BARRON LAND 2790 N. ACADAMY BLVD., SUITE 311 COLORADO SPRINGS, CO 80917 PHONE: (719) 360-6827 CONTACT: SPENCER BARRON	DEVELOPER BLACK ROCK COFFEE BAR 16307 NE CAMERON BLVD PORTLAND, OR 97230 PHONE: (541) 531-2149 CONTACT: TONY POLLOTTA
---	---	--	---

WATER & WASTEWATER
PARKER WATER AND SANITATION DISTRICT
13939 ANCESTRY DRIVE
PARKER, CO 80134
PHONE: (303) 841- 4627
EMAIL: RRAMSEY@PWSD.ORG
CONTACT: ROBERT RAMSEY

ENGINEERING DEPARTMENT
TOWN OF PARKER ENGINEERING & PUBLIC WORKS
20120 E. MAINSTREET
PARKER, CO 80134
PHONE: (303) 840- 9546
EMAIL: CKUDLAUSKAS@PARKERCO.GOV
CONTACT: CHARLES KUDLAUSKAS

FIRE PROTECTION
TOWN OF PARKER FIRE AND LIFE
SAFETY
20120 E. MAINSTREET
PARKER, CO 80138
PHONE: (303) 805-3169
CONTACT: RANDY CAPRA
EMAIL: RCAPRA@PARKERONLINE
BUILDING PERMIT

TOWN OR PARKING BUILDING DIVISION
20120 E. MAINSTREET
PARKER, CO 80138
PHONE: (303) 841-1970
CONTACT: RANDY SALE
EMAIL: RSale@PARKERONLINE.ORG

GAS PROVIDER
XCEL ENERGY
1123 WEST 3RD AVE,
DENVER, CO 80223
PHONE: (303) 571-3927
CONTACT: BUILDER'S CA
(800) 628-1212 X3

PHONE PROVIDER
CENTURYLINK
9750 EAST COSTILLA AVE.
ENGLEWOOD, CO 80112
PHONE: (720) 578-5142

ELECTRIC PROVIDER
CORE ELECTRIC COOPERATIVE
5496 NORTH U.S. HIGHWAY 85
SEDALIA, CO 80135
PHONE: (303) 332-9540
CONTACT: BRUFF SHEA

BLACK ROCK COFFEE BAR IS OWNED BY BLACK ROCK DEVELOPMENT COMPANY, LLC. THEY ARE A PREMIUM CRAFT COFFEE SHOP WITH MULTIPLE LOCATIONS ACROSS THE COUNTRY. THE CONSIDER THEMSELVES A "PART OF LOCAL COMMUNITIES, EACH BLACK ROCK COFFEE BAR FINDS WAYS TO SERVE THEIR NEIGHBORHOODS. AND BY DOING SO WE HELP RAISE THE BAR FOR RELATIONSHIP AND COMPASSION." THEIR PROTOTYPE BUILDING IS ROUGHLY 600-700 SQUARE FEET IN SIZE, WITH STATE-OF-THE-ART DESIGN AND IDENTIFIABLE BRANDING ELEMENTS. THEY OFFER PATIO AND INDOOR SEATING WITH THE OPTION OF DRIVE-THRU AVAILABILITY.

A BUILDING WITH THE STANDARD DUAL-LANE ORDERING SINGLE LANE PICKUP IS BEING PROPOSED FOR THIS LOCATION. THIS PROJECT WOULD UTILIZE A PROPOSED ACCESS POINT TO DECLAN DRIVE.

LOT 4A, PARKER POINTE SUBDIVISION FILING NO. 1, AMENDMENT NO. 1 ACCORDING TO THE PLAT AS RECORDED JULY 31, 2024 AT RECEPTION NO. 2024031650, COUNTY OF DOUGLAS, STATE OF COLORADO

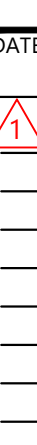
ADDRESS OF RECORD:
6940 STROH ROAD, PARKER, CO

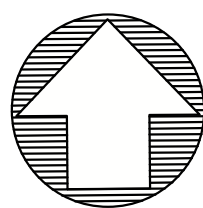
ELEVATIONS ARE BASED UPON DOUGLAS COUNTY GIS SECONDARY CONTROL MONUMENT "1.060032" (ELEVATION - 5903.17 NADV88)

BEARINGS ARE BASED UPON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 3, T7S, R66W OF THE 6TH PRINCIPAL MERIDIAN, MONUMENTED ON THE EAST WITH A #6 REBAR WITH 2" ALUMINUM CAP IN MONUMENT BOX STAMPED "PLS 22561" AND ON THE WEST WITH A #6 REBAR WITH A 3.25" ALUMINUM CAP IN MONUMENT BOX STAMPED "PLS 29761", AND IS ASSUMED TO BEAR S 89°59'29" W, A FIELD MEASURED DISTANCE OF 2648.43 FEET.

THE TYPE, SIZE, LOCATION, AND NUMBER OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ON THE SITE, AND OFFSITE IN WORK AREAS. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY CONTRACTOR PRIOR TO DATE OF CONSTRUCTION. FOR INFORMATION CONTACT: UTILITY NOTIFICATION CENTER OF COLORADO (UNCC) - 1-800-922-1987. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY SIZE AND HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING FACILITIES PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING IMPROVEMENTS AND UTILITIES AND SHALL REPAIR ANY DAMAGE AT HIS EXPENSE.

 Know what's below. Call before you dig. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL OBTAIN UTILITY LOCATIONS FOR ALL UTILITIES PRIOR TO ANY CONSTRUCTION WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE OCCURRED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PROTECT ANY AND ALL UNDERGROUND UTILITIES.	
NOTICE CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE CONTRACTOR SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.	
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 ATWELL 866.850.4200 www.atwell-group.com 9001 AIRPORT FREEMAN, SUITE 660 NORTH PLATTE, NE 68801 303.762.8860 303.972.6338 8860	
LOT 4A, PARKER POINTE SUBD. FILING NO. 1, AMEND. NO. 1	S. PARKER RD & STROH RD
BLACK ROCK COFFEE BAR	PARKER
13135 DECLAN DRIVE	DOUGLAS COUNTY, COLORADO
BLACK * ROCK CONCRETE TANK COVER SHEET	
DATE: 2026-06-29	
 2026-06-29	
FIELD COORDINATION	
REVISIONS	
	
06/29/26	
DRAWN BY: K. SARWAR	
CHECKED BY: N. SALAZAR	
PROJECT MANAGER: N. SALAZAR	
JOB #: 24003198	
FILE CODE: ###	
SHEET NO. C0.00	



THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE INCURRED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OR PERSONS ENGAGED IN THE WORK, OR ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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866.850.4200 www.atwell-group.com
9001 AIRPORT FREEWAY, SUITE 660
NORTH RICHLAND HILLS, TX 76180
972.555.5860



LOT 4A PARKER POINTE SUBD. FILING NO. 1, AMEND. NO. 1

S. PARKER RD & STROH RD

PARKER

DOUGLAS COUNTY, COLORADO

BLACK ROCK COFFEE BAR

13135 DECLAN DRIVE

BLACK ROCK COFFEE BAR

SITE PLAN

DATE 2026-06-29

2026-06-29
FIELD COORDINATION

REVISIONS



0 10' 20'
SCALE: 1"=20'

DRAWN BY: K. SARWAR
CHECKED BY: N. SALAZAR
PROJECT MANAGER: N. SALAZAR
JOB #: 24003198
FILE CODE: ##
SHEET NO.

C2.00

SITE LEGEND

- EXISTING PROPERTY LINE
- EXISTING ROAD CENTERLINE
- EXISTING EASEMENT LINE
- 6" CURB
- HANDICAP STALL
- A.D.A. STD HANDICAP RAMP
- PARKING SPACE COUNT
- # OF STACKING
- VEHICLE STACKING SPACE
- SIGN

CORRESPONDING DETAIL NUMBER (SEE DETAIL SHEETS)

NOTE NUMBER

- INSTALL 2" AC PAVEMENT OVER 10" AGGREGATE BASE (PER GEOTECH REPORT) C700
- PROPOSED PICK-UP WINDOW WITH COUNTER SEE ARCHITECTURAL PLANS FOR DETAILS
- PROPOSED LANDSCAPE SEE LANDSCAPE PLANS FOR DETAILS
- 4" WIDE PAINTED WHITE TRAFFIC STRIPE (SEE LENGTH THIS SHEET).
- CONSTRUCT 6" SINGLE CURB
- DUMPSTER ENCLOSURE
- INSTALL ADA CROSSWALK
- 4" WIDE PAINTED STRIPE @ 2" O.C. AND 45 DEGREES.
- CONSTRUCT DIRECTIONAL CURB RAMP PER PARKER STANDARD DETAIL #18. C700
- CONSTRUCT SIDEWALK PER PARKER STANDARD DETAIL #4 C700
- ADA PARKING STALL WITH ADA SYMBOL AND REQUIRED PAINT.
- PROTECT EXISTING UTILITIES IN PLACE.
- INSTALL 3 1/2" AC OVER 10" AGGREGATE BASE (PER GEOTECH REPORT) C700
- MATCH EXISTING ASPHALT ALONG DECLAN DRIVE PER PARKER STANDARD DETAIL #26 C700
- INSTALL 5' CURB INLET C700
- PROPOSED STORM MANHOLE C700
- EXISTING UTILITIES TO BE RELOCATED
- EXISTING 8" CONCRETE SIDEWALK
- PROPOSED 5'-8" X 5'-0" TRANSFORMER PAD
- 7" PORTLAND CEMENT CONCRETE OVER 8" AGGREGATE BASE (PER GEOTECH REPORT) C700
- PROPOSED SIGN "NO PARKING - FIRE LANE"
- PROPOSED SCREEN WALL SEE ARCHITECTURAL PLANS FOR DETAILS
- PROPOSED AREA LIGHT SEE PHOTOMETRIC SITE PLAN FOR DETAILS
- PROPOSED BOLLARD

SANITARY RIM=5980.28
FL 6" PVC IN (E)=5965.81
FL 8" PVC OUT (S)=5965.68

STORM RIM=5980.78
FL 18" RCP IN (E)=5971.68
FL 18" RCP IN (W)=5971.54
FL 24" RCP IN (N)=5971.82
FL 30" RCP OUT (S)=5971.30

EX. 6" XCEL ESMT
(RECEPTION NO. 224031650)

EX. 30" ACCESS
ESMT
(RECEPTION NO. 2022001733)

CHISELED "+ " IN TBC
BM REFERENCE
ELEVATION=5980.17

EXISTING 8"
CONCRETE SIDEWALK

DECLAN DRIVE
PRIVATE 26' ACCESS DRIVE

50' PWSD NON EXCLUSIVE EASEMENT
(RECEPTION NO. 2019029514)

STORM RIM=5980.15
FL 18" RCP IN (E)=5970.82
FL 18" RCP IN (W)=5970.59
FL 18" RCP IN (N)=5970.56
FL 30" RCP OUT (S)=5970.52

CHISELED "+ " IN TBC
BM REFERENCE
ELEVATION=5979.40

EXISTING 8"
WATER PVC

please add to the
drawing the
transformer and pad,
not just a circled area

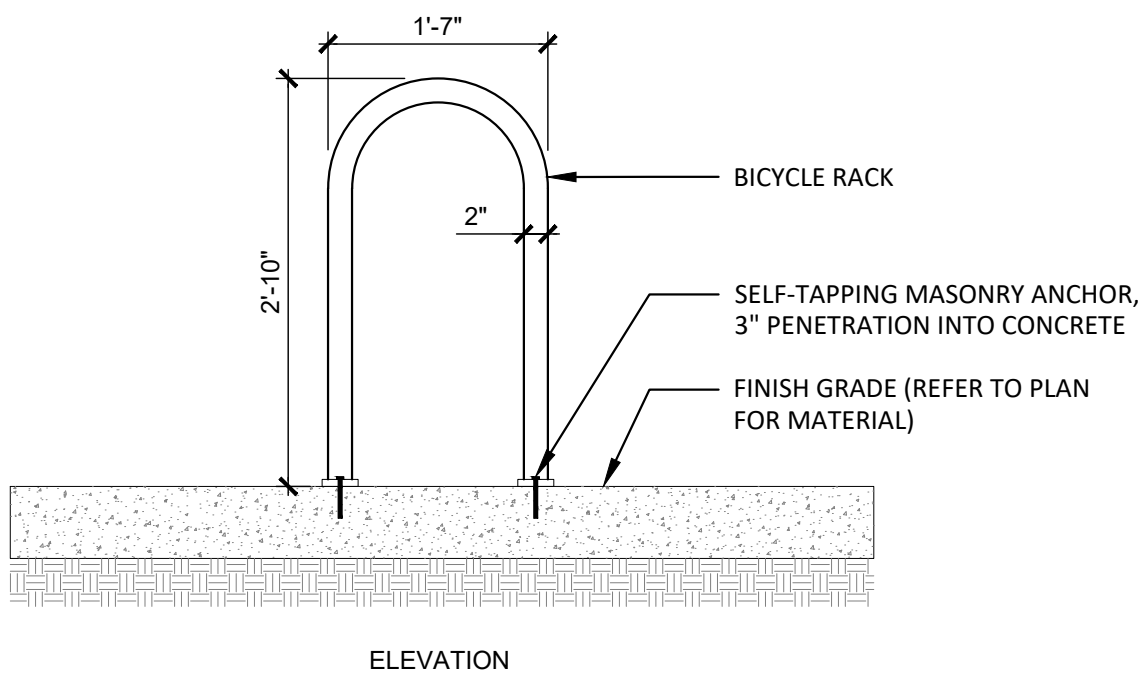
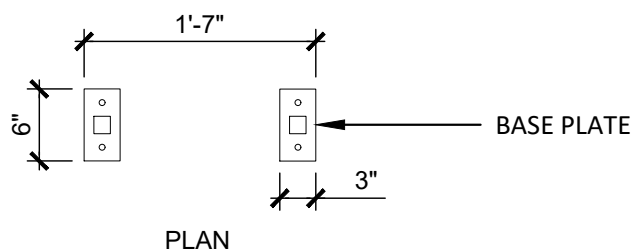
needs to actually
show the bollard, not
just circle the area of
it

SITE GENERAL NOTES:

- DIMENSIONS SHOWN ARE TO THE FACE OF CURB, UNLESS OTHERWISE INDICATED.
- USE 3' RADII, UNLESS SHOWN OTHERWISE.
- THE INFORMATION PERTAINING TO EXISTING CONDITIONS WAS TAKEN FROM A SURVEY PROVIDED BY: BARRON LAND. THE LOCATION OF ALL EXISTING UTILITIES WERE OBTAINED FROM AVAILABLE INFORMATION. THE CONTRACTOR SHALL VERIFY EXACT LOCATION AND DEPTH OF UTILITY PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
- ALL ACCESSIBLE PARKING SPACES AND TRAVEL ROUTES SHALL BE CONSTRUCTED IN ACCORDANCE WITH A.D.A. AND/OR STATE REQUIREMENTS.
- ANY DISCREPANCIES IN THIS PLAN AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER AND ENGINEER PRIOR TO THE START OF CONSTRUCTION.
- PRIOR TO STARTING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION SHALL BEGIN UNTIL ALL PERMITS HAVE BEEN RECEIVED.
- CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKERS AND PUBLIC SHALL BE PROTECTED FROM INJURY, AND ADJOINING PROPERTY PROTECTED FROM DAMAGE. CONTRACTOR SHALL REPAIR ANY DAMAGE DONE TO PRIVATE OR PUBLIC PROPERTY.
- ACCESS TO UTILITIES, FIRE HYDRANTS, ETC. SHALL REMAIN UNDISTURBED AT ALL TIMES, UNLESS COORDINATED OTHERWISE.
- THE GENERAL CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE UPON COMPLETION OF THE PROJECT.
- ALL SUBGRADE PREPARATION, PAVING, AND UTILITY TRENCHING MUST BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE SOILS INVESTIGATION. IF THERE IS A CONFLICT BETWEEN THE SOILS REPORT AND THE PLANS, THE MORE PROHIBITIVE OF THE TWO SHALL TAKE PRECEDENCE.
- CONTRACTOR TO ENSURE COMPLIANCE WITH ANY AND ALL LAND DISTURBANCE NOTIFICATIONS REQUIREMENTS, AND THAT ALL REQUIRED EROSION CONTROL MEASURES ARE INSTALLED AND MAINTAINED IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS.
- FOR WORK IN, OR ADJACENT TO, STREET RIGHT OF WAYS, CONTRACTOR SHALL ENSURE APPROPRIATE PERMITS ARE OBTAINED PRIOR TO CONSTRUCTION. CONTRACTOR TO ERECT AND MAINTAIN TRAFFIC CONTROL SIGNS AND DEVICES IN CONFORMANCE WITH THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION.
- ALL PARKING LOT LIGHTING MUST BE INSTALLED AND OPERATE SO AS NOT TO PRODUCE GLARE OR CAST DIRECT ILLUMINATION ACROSS THE BOUNDING PROPERTY LINE. LOW PRESSURE SODIUM LIGHTING IS PROHIBITED. ALL LIGHTING FIXTURES MUST BE RESTRICTED TO DOWN-LIGHT OR CUT-OFF TYPES.

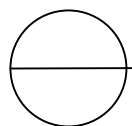
CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.

TOWN OF PARKER STANDARD DETAILS



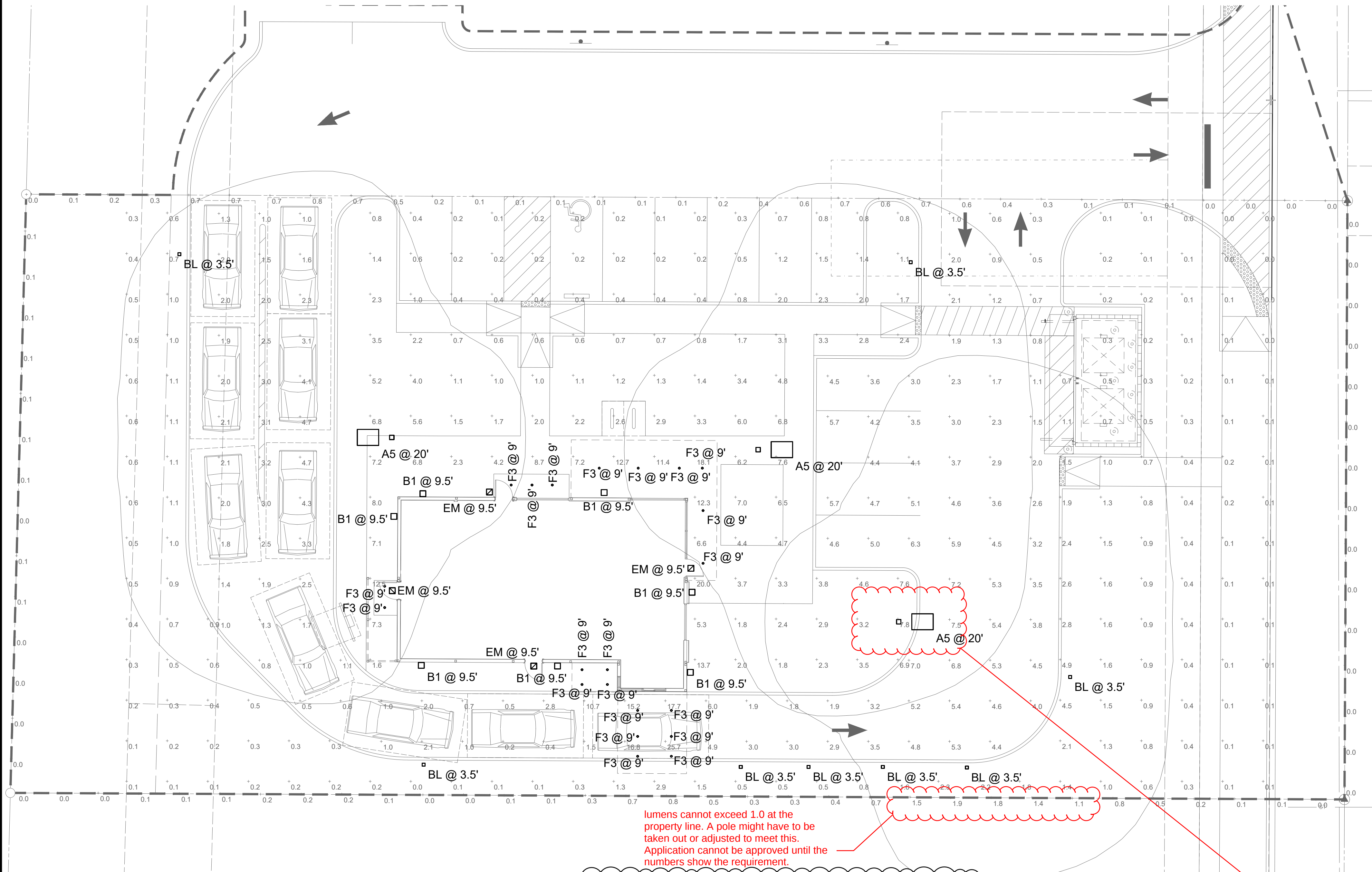
NOTES:

1. BASIS-OF-DESIGN: BIKE RACK (MADRAX U-200), SURFACE MOUNTED, COLOR: BLACK
2. FINAL LOCATION TO BE VERIFIED IN FIELD WITH OWNER AND DESIGN TEAM COORDINATE WITH OWNER ON EXACT LOCATION.
3. WHERE BICYCLE RACK SITS ON UNIT PAVING, MASONRY ANCHOR TO EXTEND THROUGH UNIT PAVING AND EMBED INTO C.I.P. CONCRETE FOOTING TO MIN. 3" DEPTH.



BICYCLE RACK

3/4" = 1'-0"



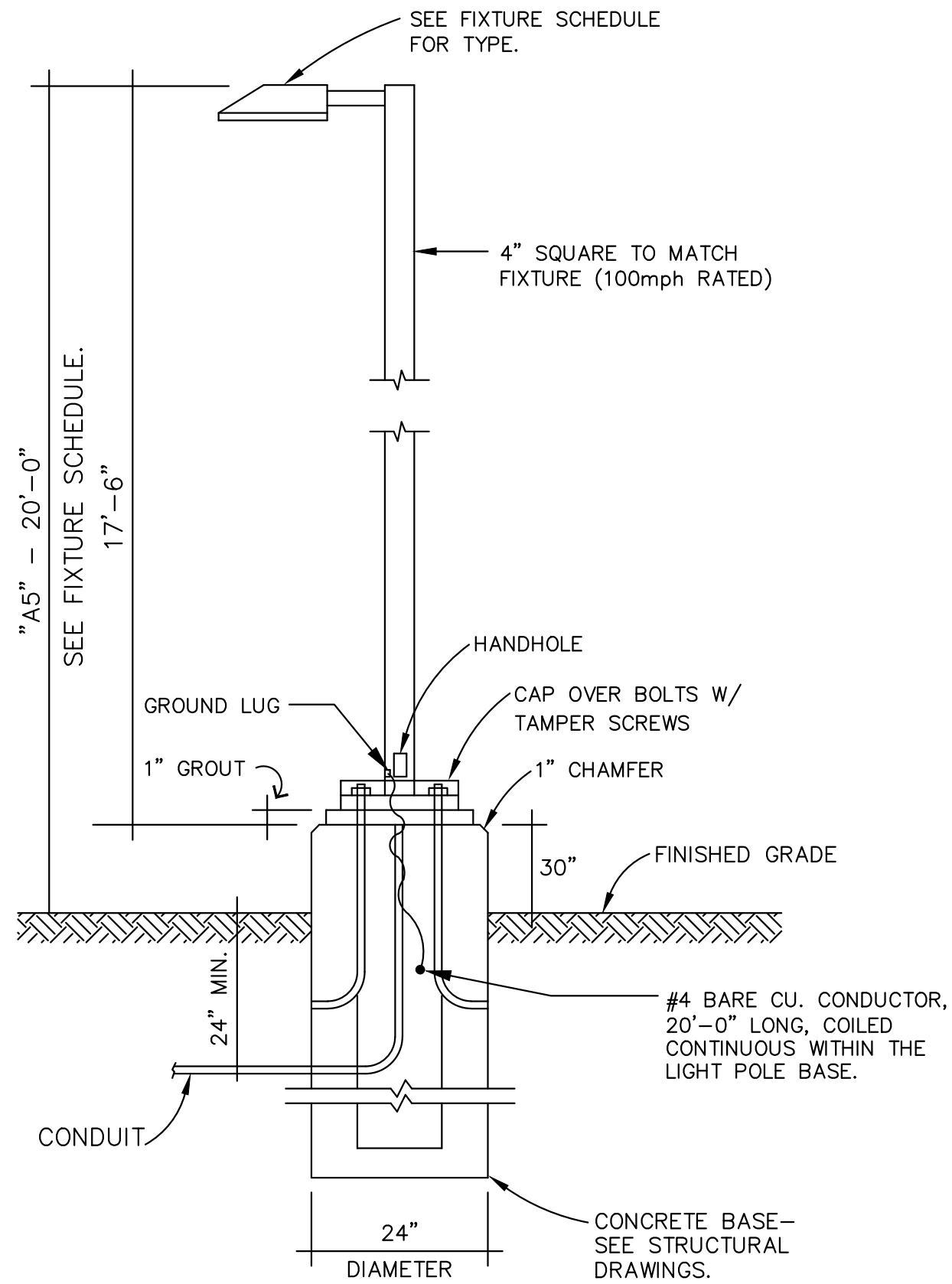
lumens cannot exceed 1.0 at the property line. A pole might have to be taken out or adjusted to meet this. Application cannot be approved until the numbers show the requirement.

1 ELECTRICAL PHOTOMETRIC SITE PLAN

SCALE: 3/32"=1'-0"

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
DRIVE AISLES/PARKING	+	3.5 fc	25.7 fc	0.2 fc	128.5:1	17.5:1
FC@ PROPERTY LINE	+	0.3 fc	1.9 fc	0.0 fc	N/A	N/A
SITE FC	+	1.8 fc	20.0 fc	0.0 fc	N/A	N/A

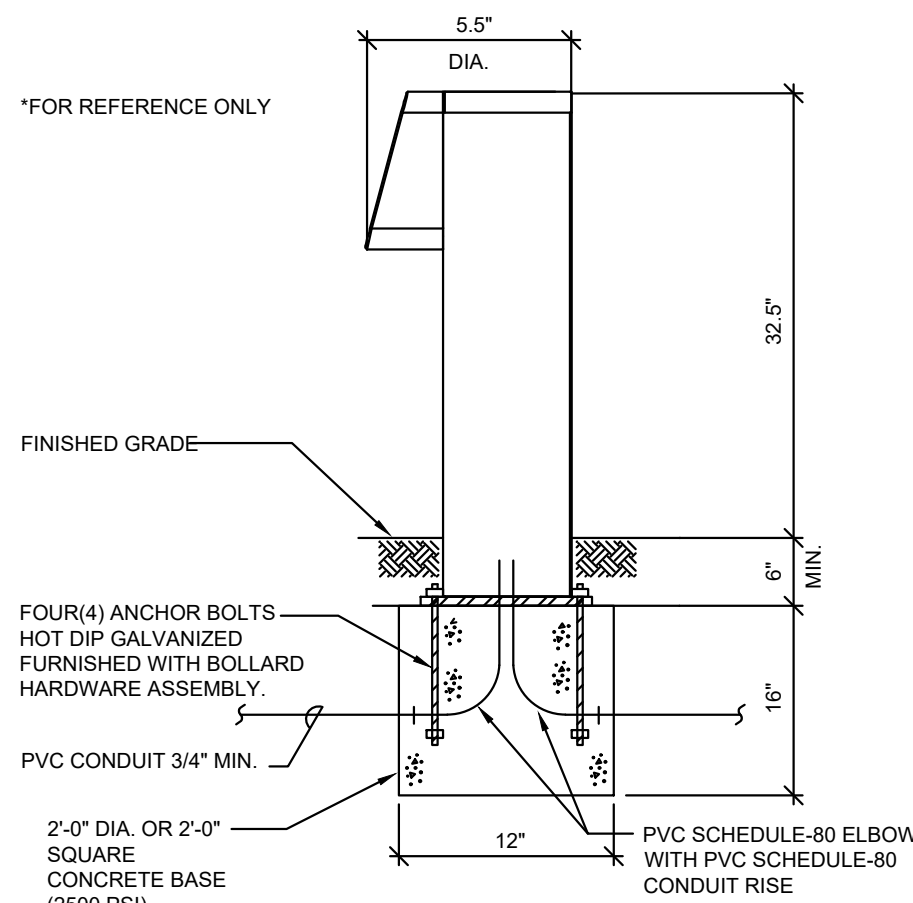
Schedule						
Symbol	Label	QTY	Manufacturer	Catalog	Description	Number Lamps
	F3	21	ALPHABET LIGHTING	NUE4-GW-SW-10LM-30K-90-WW	NUE 4" WALL WASH EXTERIOR DOWNLIGHT WET RATED FIXTURE	Lamp Output 890
	B1	7	RB LIGHTING	4427-XX-13W-3K	4" LED SQUARE CYLINDER DOWNLIGHT, OUTDOOR WALL MOUNTED LED, WET RATED FIXTURE	911
	A5	3	OPTEC LED	OLA1-080-40-5	SINGLE HEAD LED POLE LIGHT, LED ARAEA SERIES LARGE 80W, 4000K, TYPE 5 MOUNTED AT 15' HGT	12719
	BL	8	Hydrel	WANDER1 PM1 P1 90CRI 30K MVOLT LM	SINGLE OPTIC PATHWAY LIGHT PEDESTAL MOUNT FIXTURE PERFORMANCE 190CRI 3000K MULTI-VOLT LONG FORWARD THROW, MEDIUM LATERAL THROW	303
	EM	4	EXITRONIX	TRL-ACEM-BR	TRITON LED SERIES, 5000 K, 70 CRI, FIXTURE IS EQUIPPED WITH 90 MINUTES OF EMERGENCY BATTERY PACK.	319



LIGHT POLE 'A5'

NOTE: CONTRACTOR SHALL PROVIDE NEW POLE BASES WHERE INDICATED ON PLANS. LIGHTING FIXTURE POLE DETAILS AND DESCRIPTIONS ARE FOR ELECTRICAL REFERENCES ONLY. THE POLE AND BASE SHALL BE DESIGNED BY A STRUCTURAL ENGINEER REGISTERED IN THE STATE OF COLORADO AND BE STAMPED AND SEALED ACCORDINGLY.

N.T.S.



CONCRETE PEDESTAL 'BL' BASE DETAIL

NOT TO SCALE



Call before you dig.
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NOTICE
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NORTH RICHLAND HILLS, TX 76180
972.656.8860

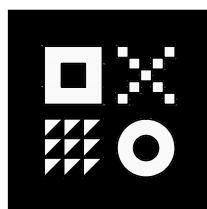
LOT 4A, PARKER POINTE SUBD. FILING NO. 1, AMEND. NO. 1
S. PARKER RD & STROH RD
PARKER
DOUGLAS COUNTY, COLORADO

BLACK ROCK COFFEE BAR
13135 DECLAN DRIVE
PHOTOMETRIC SITE PLAN

DATE 2025-06-04
1st Round CC
2026-01-08
Field Coordination
2026-06-29



DRAWN BY: AD
CHECKED BY: PC
PROJECT MANAGER: AV
JOB #: 24003198
FILE CODE: ##
SHEET NO. E.1.1



ARDEBILI
Engineering

Project Number: 25280 | Design Engineer: AV
7328 E Stetson Dr., Scottsdale, AZ 85251
P: 480.626.7072 | ardebilieng.com

Optec LED LIGHTING

Area Series (Small)

The OLA1 Small Series is a stylish aerodynamic area luminaire that fits within today's accepted design form factors. Excellent optical performance is achieved with Nichia brand LEDs and engineered discrete optics. LED life is assured through efficient thermal coupling and dissipation via a durable, pressure die cast, low-copper alloy, aluminum housing. Engineered to last, all gaskets are anti-UV, anti-aging with no harmful out-gassing. All models come standard with a universal pole-mount bracket or an optional wall surface box. Luminaires are available with a number of options including alternate CCT choices, finishes, photocells and occupancy sensors.

FEATURES

- LED Brand: Nichia
- Color Temperatures: 4000K & 5000K (Other CCT's are available upon request)
- CRI: 70
- Lumen Maintenance: L70 = 50,000 hours
- Full Cutoff (meets DA criteria)
- Operating Temperature: -40°C (-40°F) to 40°C (104°F)
- Durable All Aluminum Pressure Die Cast Housing
- Powder Coat Finish
- Salt Fog Tested to 2500 hours / per ASTM B117
- IP65 Rated (wet listed) / NEMA IEC 60529
- Mounting: Universal Round or Square Pole, Wall Surface Box

ELECTRICAL SPECIFICATIONS

- Power Input: 120-277V (347-480V Optional)
- Power Factor: > 0.95
- THD: < 15%
- Surge Protection: 20 kV
- Control Options: 0-10V Dimming Standard (Photocell and Occupancy Sensors Optional)

TESTS & CERTIFICATIONS

- ETL, UL, IES, UL 8750, NEMA C82.77
- CSA (C22.2 No.250.0)
- RoHS Compliant
- Design Lights Consortium (Premium)
- 3G Vibration tested (ANSI C136.31)

Catalog:
Project:
Type:

A5

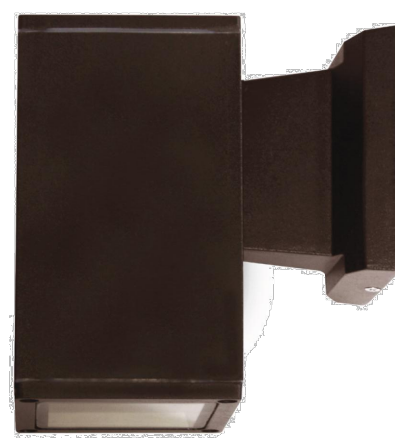


WARRANTY

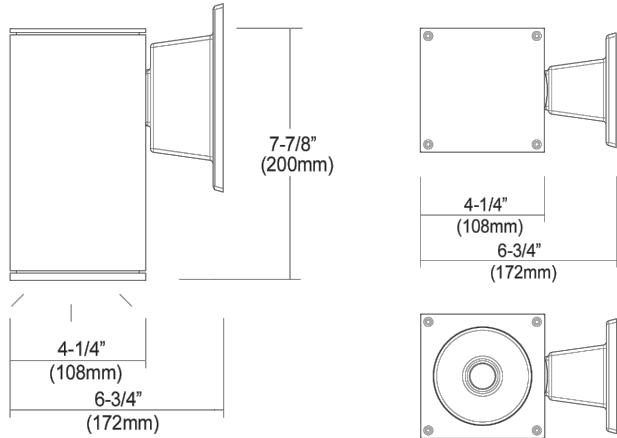
- Up to 10-Year Warranty (parts or replacement)

4427
120V

4" LED Architectural Square Cylinder Downlight



Catalog #:	Type
Project:	B1
Prepared by:	Date



DESCRIPTION

The Outdoor LED Cylinder Family features wet location rated wall mount style cylinders with down light and up & down light options. Choose from energy efficient 13W, 17W, or 27W AC modules, with finishes available in black, brushed nickel, or oil-rubbed bronze. Features Triac dimming down to 5%, using most standard dimmers. Utilizes AC circuit on board technology for cooler operating temperature and extended lifetime.

DESIGN FEATURES

Construction

- Aluminum die-cast with powder coat finish

Finish

- Black, brushed aluminum or oil-rubbed bronze

Electrical

- 120V Direct AC operation with DOB
- Triac dimming down to 5%
- Various wattages of modules available
- Cooler operating temperature without driver
- Operating temperature: -31°F (-35°C) to 122°F (50°C)
- Stable driving current prevents inrush damage to circuit switches and modules
- Available in 80CRI, 3000K & 4000K

Installation

- Easy surface mounting for simple installation using anchors and screws
- J-box mountable

Lens

- Clear acrylic lens protects LEDs while allowing for optimum lumen output
- 37° beam angle



TEL: 800.937.6925 | Fax: 800.207.9509 | www.rplighting.com

Specifications and dimensions subject to change without notice



LIGHTING • FANS

4427
120V

Specification & Ordering

Model #	Dimensions (H x W x D)	Watt	Lumens (delivered)	Lumens (source)	Color Temp
4427	7-7/8" x 4-1/4" x 6-3/4"	13W	845lm	1280lm	3K 3000K
		17W	1105lm	1710lm	4K 4000K
		27W	1755lm	2570lm	

Model #	Finish	Watts	CCT
4427			
4427	BK : Black BA : Brushed Aluminum OB : Oil-rubbed Bronze	-13 : 13W -17 : 17W -27 : 27W	-3K : 3000 K -4K : 4000 K

4" LED Square Downlight



TRITON LED Series
LED General and Emergency Lighting

Model: _____ Date: _____
Accessories: _____
Job Name: _____ Type: EM

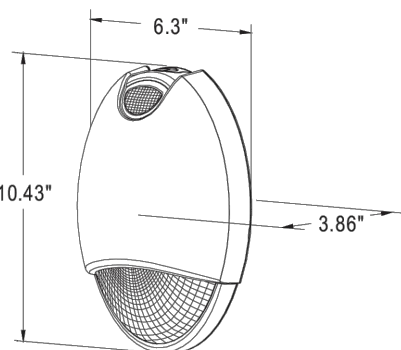


FEATURES & BENEFITS

- Switchable AC operation for use as dusk to dawn with photocontrol option or use of a normally open switch/LED
- A 1/2 inch NPT threaded conduit opening is provided at the top of the enclosure and sealed with a closure plug
- Optional cold weather package -4°F to 122°F (-20°C to 50°C)
- UL Listed 90 minute emergency run time, 24 hour recharge time
- Suitable for Wet or Damp Locations

SPECIFICATIONS

Illumination: Long lasting, energy efficient, ultra-bright white 11W, 8000K CCT LED
Housing: Low-profile, streamlined, die-cast aluminum housing
Input: 120/277VAC Dual primary, 60Hz
Battery: Maintenance-free NiCad battery
Operating Temp: 0°C to 50°C (32°F to 122°F)
Run Time: cULus Listed 90 minute emergency run time, 24 hour recharge time
Mounting: Universal J-box mounting pattern or surface wiring through top conduit power feed
Finishes: Black, dark bronze, silver or white
Options: CL - Cold Location package, suitable for temperatures from -20°C to 50°C (-4°F to 122°F)
Certifications: cULus Listed for Damp or Wet Locations, meets or exceeds UL 924, NEC requirements and NFPA 101
Warranty: Any component that fails due to a manufacturing defect is guaranteed for five years with a separate five year prorated warranty on the battery. The warranty does not cover physical damage, abuse or instances of uncontrollable natural forces.



ORDERING INFORMATION Example: TRL-ACEM-BR-CL

Series	Product Category	Finish	Options (Factory Installed)
TRL	ACEM* = Normally on with Emergency Lighting	BL = Black BR = Dark Bronze SA = Silver WH = White	CL = Cold Location Package

*Normally off" standby battery backup operation is available. See installation instructions for details.

Specifications are subject to change without notice. Installation must be performed in accordance with Barron Lighting Group installation instructions.

10800164 Rev 13

Page 1 of 2



CONSTRUCTION

Our Triton LED Series offers a decorative, low-profile, architectural design with die-cast aluminum housing and durable powder coated finishes in silver and dark bronze. The Triton LED Series can be switched on and off by the integrated photocontrol or by a normally open switch while maintaining UL 924 compliance. The unit features a fully sealed and gasketed enclosure for Damp and Wet Location applications.

ILLUMINATION

Units come standard with a single 11W high-performance LED featuring 1080 lumens in AC mode and 260 lumens in emergency backup mode, 5000K CCT and a CRI of 70. Features a UV-stable mirror-bright reflector and prismatic polycarbonate refractor for ideal light output.

ELECTRICAL

Input

Dual-voltage input 120 or 277VAC @ 60Hz.

Nickel Cadmium Battery - NiCad (With Battery Only)

Extronix NiCad batteries are maintenance-free with a life expectancy of 15 years. NiCad batteries offer high-discharge rates and continue to perform in a vast temperature range from 0°C to 50°C (32°F to 122°F). Cold Location (CL) option temperature range is -20°C to 50°C (-4°F to 122°F).

Emergency

The Triton LED will operate for a minimum of 90 minutes during a loss of power with a 24 hour maximum recharge time for the battery.

Low Voltage Disconnect

Low Voltage Disconnect (LVD) measures the battery terminal voltage. The LVD continuously monitors the battery terminal voltage and if it should fall below a preset voltage threshold, the LVD will disconnect the load. When the battery is recharging and voltage is raised above another preset voltage threshold, the load is automatically reconnected.

Test Button

The test button is easy to locate and provides manual verification of the transfer circuit and emergency lamps.

INSTALLATION

Universal J-box mounting pattern or surface wiring through the top conduit power feed make installation quick and easy.

Wet Location Rated (Standard)

Wet Location Rated fixture that allows water or other liquids to drip, splash or flow on or against. The construction prevents the accumulation of water on live parts.

Guardian Self-Test/Self-Diagnostics

The Guardian provides self-testing and self-diagnostic capabilities to the unit equipment.

At predetermined intervals, the unit equipment will automatically switch into battery mode. The unit equipment will also perform various self-diagnostic tests of the unit. Visual signaling will alert maintenance personnel to a fault of the unit equipment electronics, emergency lamp(s), battery and/or battery charger. The circuitry continuously monitors the operating condition of the unit equipment and battery charging circuit/battery supply voltage.

The unit equipment will automatically switch to battery mode every 28 days for a period of one minute. The unit equipment will automatically switch to battery mode every six months for a period of 30 minutes.

CONFORMANCE TO CODES & STANDARDS

The Triton LED Series is UL Listed and meets or exceeds the following: UL 924, NEC requirements and NFPA 101.

ON-CENTER SPACING

(Using multiple units mounted at a typical 9 foot height, 85/50/20 reflectance)

Model	# of LED Lamps	3' Path, 6' Corridor	6' Path, 6' Corridor
TRL-ACEM	1	32' (9'MH)	30' (9'MH)

Specifications are subject to change without notice. Installation must be performed in accordance with Barron Lighting Group installation instructions.

10800164 Rev 13

Page 2 of 2



ARDEBILI
Engineering

Project Number: 25280 | Design Engineer: AV
7328 E Stetson Dr., Scottsdale, AZ 85251
P: 480.626.7072 | ardebilieng.com

Optec LED LIGHTING

1700 De Soto Place, Ontario, CA 91761

P: 888-743-5220

optecledlighting.com



Area Series (Small)

ORDERING INFORMATION

EXAMPLE: OLA1-120-UNVL-50-4-SQ-BZ-PR-TL12

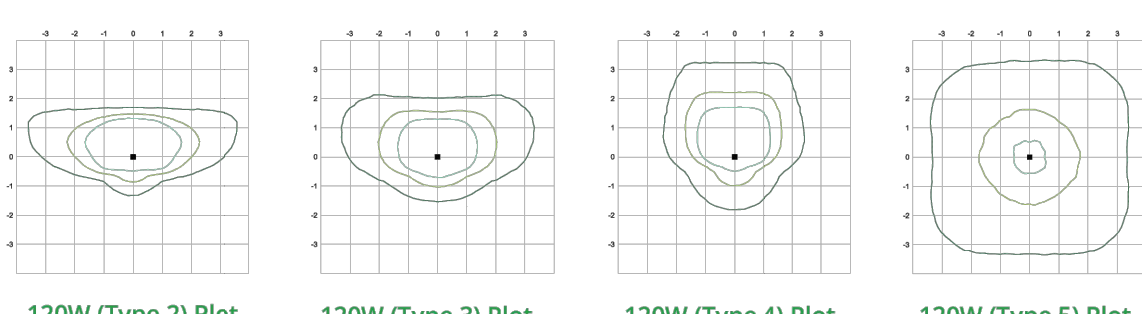
SERIES	WATTAGE	VOLTAGE	CO-OR TEMP	DISTRIBUTION	MOUNTING	FINISH	CONTROLS / OPTIONS
OLA1 = Optec LED Area Light	080 = 80W 120 = 120W 150 = 150W	UNVL = 120-277V UNVH = 1347-480V	30 = 3000K 40 = 4000K 50 = 5000K	2 = Type 2 3 = Type 3 3L = Type 3 Left 3R = Type 3 Right 4 = Type 4 4L = Type 4 Left 4R = Type 4 Right 5 = Type 5	SO = Square Pole ¹ RO = Round Pole ² WM = Wall Mount ³ TA = Turret Adapter ⁴ LK = Leveling Adapter ⁵	WH = White BL = Black BA = Brushed Aluminum GM = Graphic Metallic CF = Custom Finish	OSWS = Occupancy Sensor (Wattstopper) PRS = Photocell Receptor 5-pin PRS = Photocell Receptor 5-pin PRS = Photocell Receptor 7-pin WCS = Wireless Control (Dynasys) SC = Backlight Control System SF = Single Fuse (120V, 277V, 347V) DF = Double Fuse (220V, 480V, 480V) TSC = Twist Lock Shunting Cap S24 = UL924-Ready T12 = Twist Lock Photocell 120V ⁶ T12 = Twist Lock Photocell 240V ⁶ T12 = Twist Lock Photocell 277V ⁶ T12 = Twist Lock Photocell 280V ⁶ T12 = Twist Lock Photocell 347V ⁶ T12 = Twist Lock Photocell 480V ⁶

1 - For details, reference accessory data sheet.
2 - WM option requires SO pole mount bracket (ordering example: SQ-WM)
3 - Leveling kit adjusts up to 5 degrees or down to 5 degrees
4 - OSWS* for Wattstopper PIR sensor information and options contact factory
5 - WCS* for Dynasys wireless controls information and options contact factory for details
6 - Photocell (default) = Fall in "120" model (other options specified)

PHOTOMETRIC PERFORMANCE

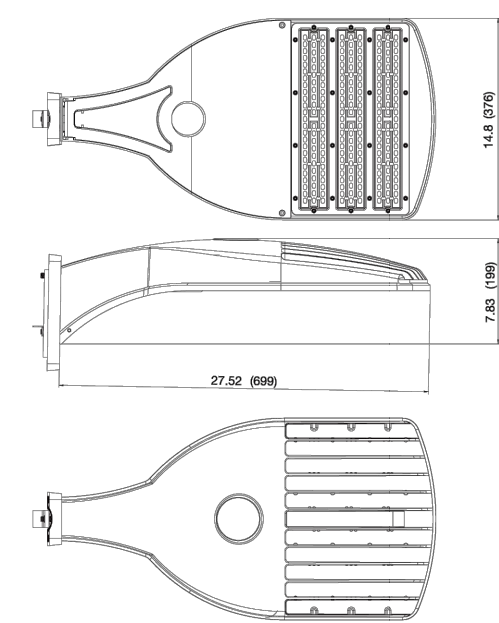
Isocandela plots = OLA1 120W model in 5000K CCT @ 30" mounting height. Distances are in units of mounting height.

LEGEND
0.1 ft
0.5 ft
1.0 ft
5.0 ft



Published luminaire photometric testing performed to IESNA-79-08 standards

DIMENSIONS, WEIGHTS & EPA



Wattage	80W	120W	150W
Length (inches / mm)	27.52 / 699	27.52 / 699	27.52 / 699
Width (inches / mm)	14.8 / 376	14.8 / 376	14.8 / 376
Height (inches / mm)	7.83 / 199	7.83 / 199	7.83 / 199
Weight (lbs / kg)	19.4 / 8.8	19.4 / 8.9	20 / 9.1

Wattage	Effective Projected Area (EPA) in ft ²
80	0.96
120	0.96
150	0.96

Optec LED LIGHTING
Revised 5/5/21

13040 West Lisbon Road, Unit 400, Brookfield, WI 53005

P: 888-743-5220

optecledlighting.com

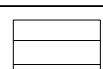
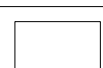
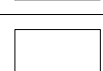
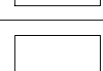
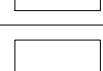
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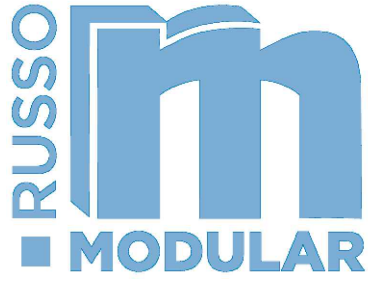


LIGHTING • FANS

FINISH SCHEDULE

ID TAG	MATERIAL	MANUFACTURER	MODEL	REMARKS
ZONE 1 (BODY AND TOWER)				
 1	CORRUGATED METAL	WESTERN STATES	WESTERN RIB 7.2 PANELS 24 GA	PREFINISHED COLOR SILVER ZINC MATTE FINISH
 2	CORRUGATED METAL	WESTERN STATES	WESTERN WAVE 16.0 PANELS 24 GA	PREFINISHED MATTE CHARCOAL GRAY
 3	LAP SIDING	JAMES HARDIE	WOODTONE RUSTIC SERIES 9 1/4" WIDE	PRE-FINISHED SAND CASTLE
FLASHING, COLUMNS AND CANOPY				
 4	PAINTED STEEL	SHERWIN WILLIAMS	COLOR TO MATCH DEVELOPMENT METAL AWNINGS	SW4026 SLATE GRAY
 5	PAINTED STEEL	WESTERN STATES	PREFINISHED PARAPET CAP	COLOR SILVER ZINC MATTE
 6	PAINTED STEEL	SHERWIN WILLIAMS	PREFINISHED PARAPET CAP	COLOR MATTE CHARCOAL GRAY
 7	MASONRY	ANGELUS BLOCK	SMOOTH FACE	COLOR ONXY TO MATCH APPROVED DEVELOPMENT PALETTE

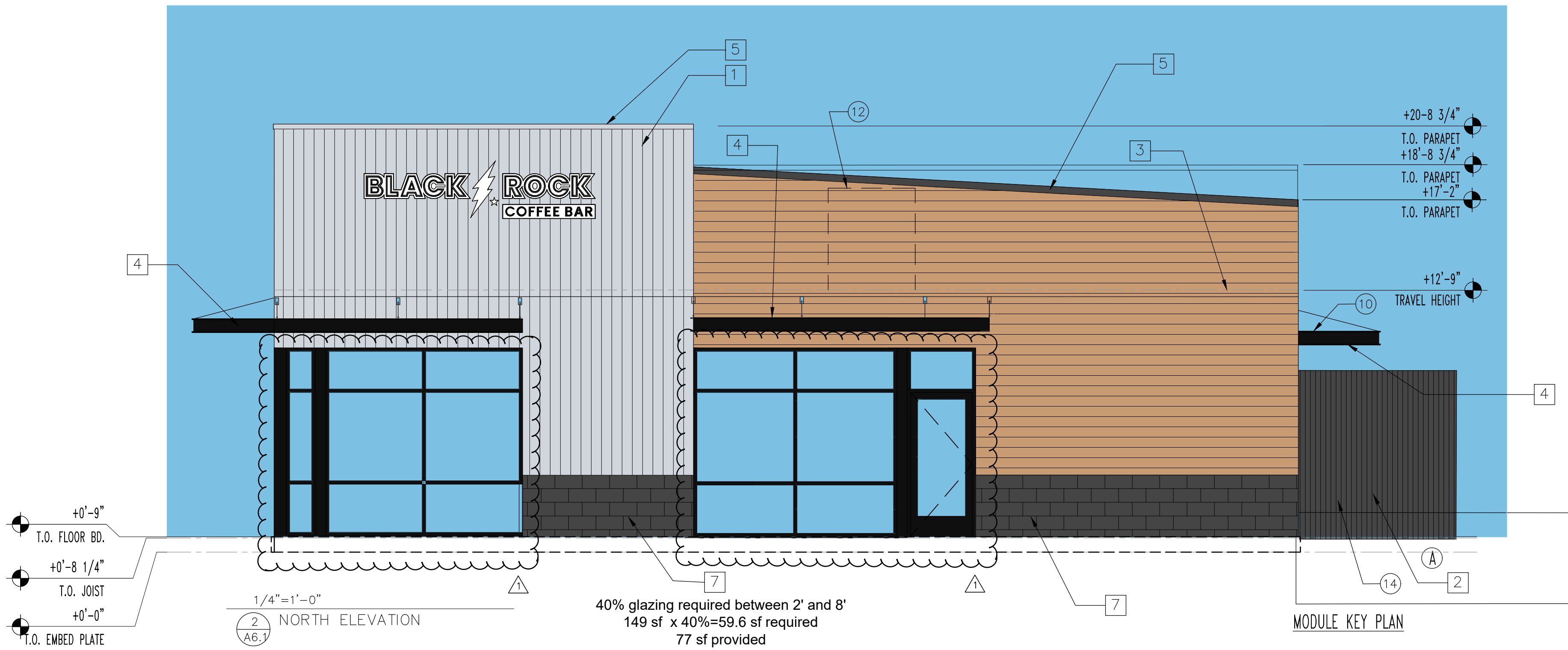
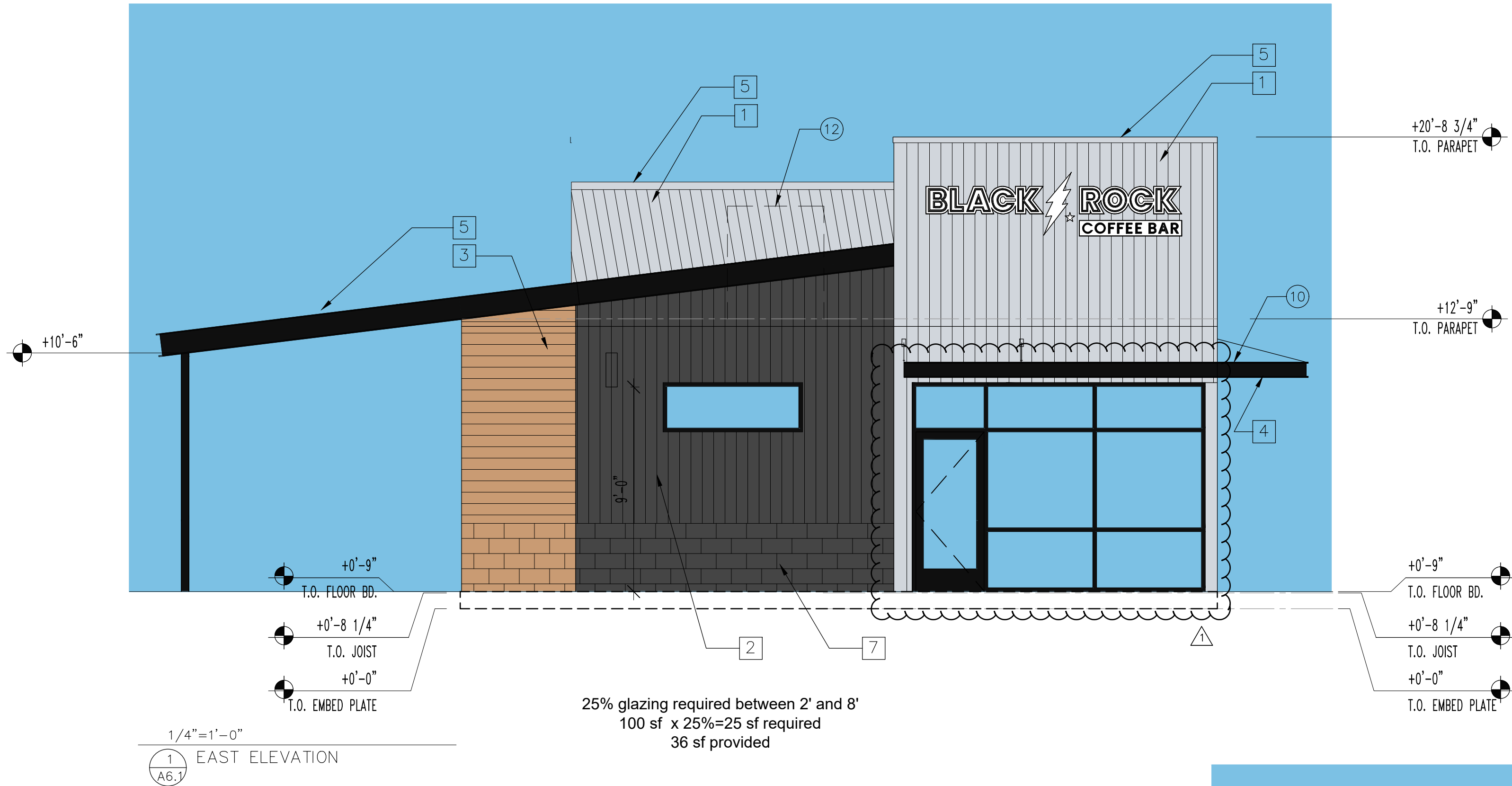
- KEY NOTES
1. FINISH EXTERIOR MATERIAL. INSTALL PER MANUFACTURER'S SPECIFICATION.
 2. STEEL CANOPY. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
 3. WINDOW. REFER TO WINDOW SCHEDULE FOR ADDITIONAL INFORMATION.
 4. DOOR. REFER TO DOOR SCHEDULE FOR ADDITIONAL INFORMATION.
 5. SIGNAGE. UNDER SEPARATED SUBMITTAL.
 6. 48" W X 12" D SERVICE COUNTER AR 34" AFF.
 7. DOWNSPOUT DAYLIGHT.
 8. EXTERIOR LIGHTING AT 9"-2" AFF. TYP OF (7).
 9. CAP FLASHING.
 10. AWNING CORRUGATED METAL PANEL.
 11. RTU - SEE MECHANICAL PLANS FOR ADDITIONAL INFORMATION.
 12. SCREENED ROOFTOP MECHANICAL
 13. ELECTRICAL METER AND DISCONNECT
 14. SCREEN WALL



3836 W BUCKEYE RD
BUILDING C
PHOENIX, AZ 85009
623-328-5196

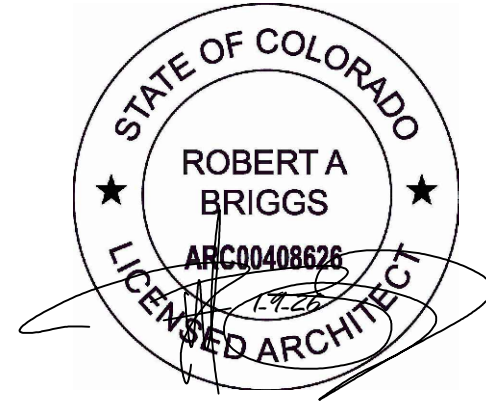
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BLACK ROCK COFFEE
MODULAR BUILDING

6/29/26 - Planning Comment



CONTROL # 001
JOB NUMBER:
DATE: 2-4-25
CONTENTS:
EXTERIOR ELEVATIONS

A6.1

