TOWN OF ELIZABETH
WORKSHOP – Water 101 Training
Tuesday, March 07, 2023 at 6:30 PM
Town Hall, 151 S. Banner Street

TOWN OF ELIZABETH
Planning Commission Special Meeting
Tuesday, March 07, 2023 at 8:30 PM
Town Hall, 151 S. Banner Street

CALL TO ORDER

ROLL CALL

AGENDA CHANGES

UNSCHEDULED PUBLIC COMMENT

CONSENT AGENDA

1. Minutes of the Regular Meeting of February 21, 2023

PUBLIC HEARING

2. 701 S Elizabeth Street - Pine Ridge Crossing Site Plan Amendment

NEW BUSINESS

3. Discussion and possible action on recommendation for approval regarding 701 S Elizabeth Street Pine Ridge Crossing Site Plan Amendment

STAFF REPORT

4. Staff Report

COMMISSIONER REPORTS

ADJOURNMENT

PLANNING COMMISSION – RECORD OF PROCEEDINGS
FEBRUARY 21, 2023

CALL TO ORDER
The Regular Meeting of the Elizabeth Planning Commission was called to order on Tuesday, February 21, 2023, at 6:32 PM by Chair Jenny Case.

ROLL CALL
Present were Chair Jenny Case, Vice Chair Amy Schmidt, and Commissioners Julie Uhernik, Greg Lindbloom, George Fick, and Ed Beard. Commissioner Rob Porter was absent. There was a quorum to conduct business.

Also present were Town Administrator Patrick Davidson, Community Development Director Zach Higgins, Town Clerk Michelle Oeser, and Community Development Administrative Assistant Dianna Hiatt.

AGENDA CHANGES
No agenda changes from staff.

No agenda changes by the Commissioners.

UNSCHEDULED PUBLIC COMMENT
No Unscheduled Public Comment.

CONSENT AGENDA
1. Minutes of the Regular Meeting of February 7, 2023

Motion by Commissioner Fick, seconded by Commissioner Uhernik, to approve the Consent Agenda as presented.
The vote of those Commissioners present was unanimously in favor. Motion carried.

Chair Case closed the regular meeting and opened the public hearing at 6:34 pm.

PUBLIC HEARING

2. 701 S Elizabeth St - Pine Ridge Crossing Site Plan Amendment

Staff and the applicant gave reports.
Chair Case opened to public comment. There was no public comment.

Chair Case closed the public hearing and went into new business at 6:54 pm.

NEW BUSINESS

3. Discussion and possible action on recommendation for approval regarding 701 S Elizabeth Street - Pine Ridge Crossing Site Plan Amendment

Motion by Commissioner Fick, seconded by Vice Chair Schmidt, to continue the public hearing to the regular Planning Commission meeting of March 7, 2023.
The vote of those commissioners present was unanimously in favor. Motion carried.

Chair Case closed the regular meeting and opened the public hearing at 6:55 pm.

PUBLIC HEARING

4. SE corner of Walnut Street and S Elbert Street - Walnut Grove Sketch Plan

Staff gave a report followed by the applicant's report.
Chair Case opened to public comment.
Steve Tapp – Town of Elizabeth resident
David Ternus –Town of Elizabeth resident
Paul Schwartzkopf – Town of Elizabeth Resident

Chair Case closed the public hearing and went into new business at 7:51 pm.

NEW BUSINESS

5. Discussion and possible action on recommendation for approval regarding SE corner of E Walnut St and S Elbert St - Walnut Grove Sketch Plan

Motion by Commissioner Fick, seconded by Commissioner Lindbloom, to accept the Walnut Grove Sketch Plan as presented.
A roll call vote was taken. Of those commissioners present the vote was 3 in favor and 2 opposed.

Commissioners Fick and Lindbloom opposed. Motion carried.

STAFF REPORT

- Mr. Higgins discussed the upcoming Planning Commissioner Training Series
- Mr. Higgins updated the Commissioners regarding Ordinance 23-02. Discussion followed regarding developer meeting requirements.
- Mr. Higgins reminded the Commissioners of the upcoming Water Law Training.
- Mr. Higgins provided information to the Commissioners on Referral Agencies Training.
- Mr. Higgins gave the Commissioners an update regarding Stolfuls' presentation to the Board of Trustees on their Main Street findings.
- Mr. Higgins reminded the Commissioners of the upcoming Old Town Traffic Study Public Meeting.
- Mr. Higgins let the Commissioners know that the Town has requested for them to participate in a Town Senior Center Open House.

COMMISSIONER REPORTS

Commissioners did not have any reports.

ADJOURNMENT

Motion by Commissioner Lindbloom, seconded by Vice Chair Schmidt, to adjourn meeting at 8:27 p.m. The vote of those Commissioners present was unanimously in favor. Motion carried.

_____ _____

Chair Jenny Case Deputy Town Clerk Harmony Malakowski

TOWN OF ELIZABETH

STAFF REPORT
Site Plan Amendment Application / Pine Ridge Crossing

Applicant: Pine Ridge Apartments, LLC. / Applicant Representative: Tahoe Consulting, LLC.
Location: 701 S. Elizabeth Street, Elizabeth CO
Zoning: Commercial Mixed- Use (CMU)
Date: Updated for 3/7/23 Hearing

Exhibits:
Exhibit A: Applicant's submittal documents and proposed plans
Exhibit B: Referral agency compiled comment letters, redlines, and applicant's response

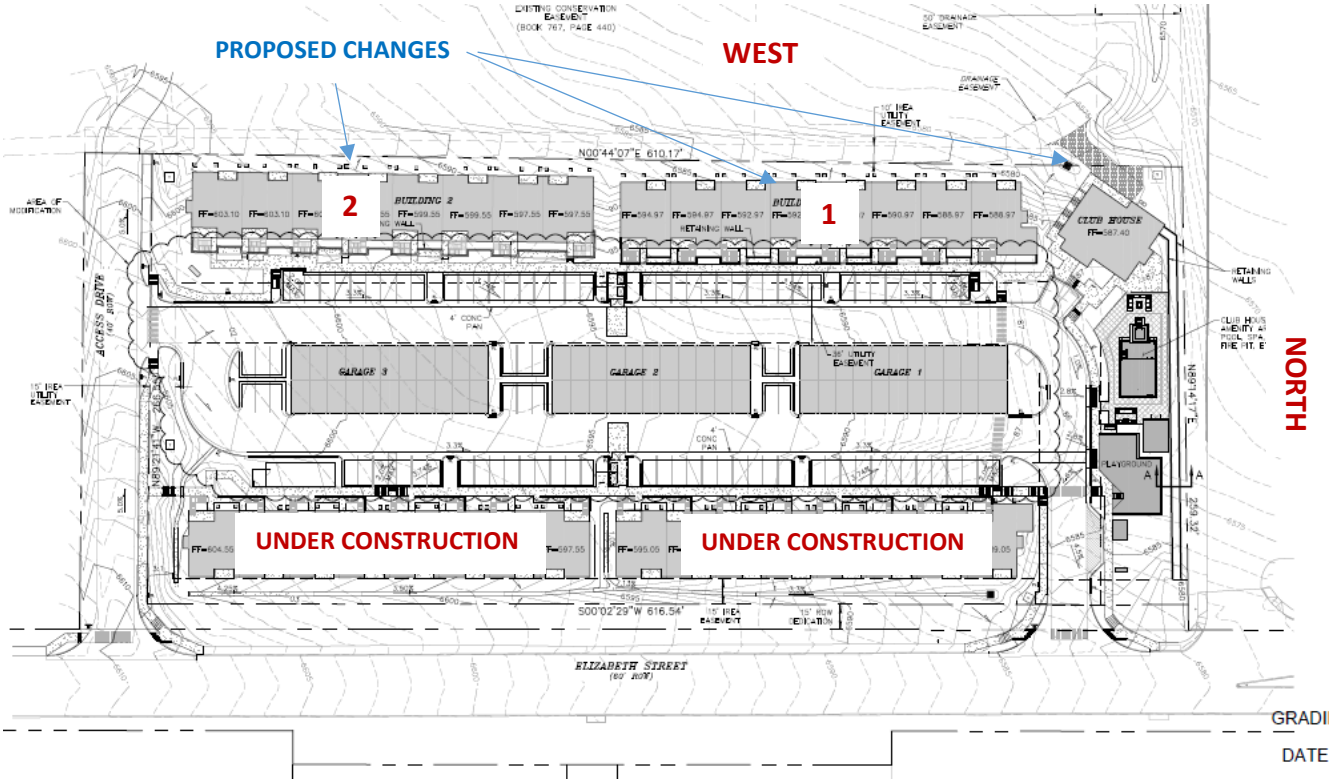
APPLICANT REQUEST

The Applicants, Pine Ridge Apartments, LLC, request the Planning Commission provide a recommendation of approval to the Board of Trustees for a proposed Site Plan Amendment Application at the Pine Ridge Crossing development, located at the corner of E. Kiowa Ave, and County Road 13 in the Town of Elizabeth, CO. (Exhibit A).

In accordance with Section 16-2-20 (a) of the Elizabeth Municipal Code (EMC) – Site Plan Standards and Procedures – an approved Site Plan may be revised or amended and per Sec. 16-2-20 (k), this application may be process as a minor revision or formal amendment. Due to the nature of the request, staff has processed the site plan amendment as a formal amendment that will require a full submittal to all applicable referral agencies as well as Planning Commission and Board of Trustees review and approval processes. In accordance with Section 16-2-40(g) the Planning Commission shall consider a site plan application and make a recommendation to the Board of Trustees to approve, approve with conditions, continue to obtain additional information, or deny.

General Project Location

Proposal/Background:
The applicant is proposing to amend the previously approved Pine Ridge Crossing site plan to increase the density of allowed dwelling units, without reconfiguring the buildings, infrastructure or increasing the building height.



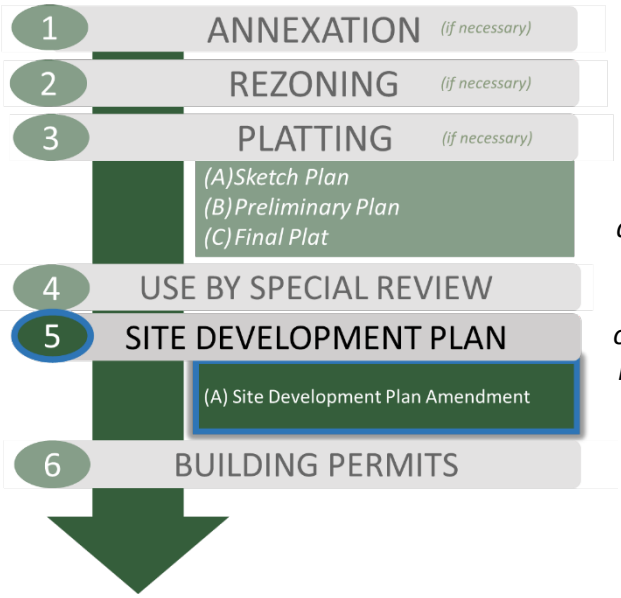
The original project was approved through the Town's *Use by Special Review and Site Plan processes in 2019. The subject site is 4.19 acres and is currently being developed to support four (4) two-story apartment buildings, parking (both surface and garage), pool, clubhouse/management office and playground. The four apartment buildings included (16) two- bedroom apartments each, totaling (64) proposed units. The approved proposal provided 150 parking spaces, of which 60 are parking spaces provided in garages.

The proposal for a Site Plan Amendment includes the addition of 16-units to the overall development with eight additional units proposed in each of buildings one (1) & two (2). The additional units are proposed as "garden-level", lower floor additions to each building bringing the total unit count to 80 units. Parking would be increased to 160 spaces to meet the Town's current parking standards, with six parking spaces dedicated to ADA. The site is in proximity to but removed from the 100-year floodplain.

Additionally, changes to the clubhouse elevations and an expansion of the overall gross floor area of the clubhouse were noted as part of the review process. These changes were not outlined in the original narrative submitted with the proposal. The expansion of the gross floor area is proposed in the form of basement storage area for maintenance equipment. This expansion seemingly has little to no impact on the bulk standards or design of the clubhouse.

TOWN OF ELIZABETH

BOARD OF TRUSTEES

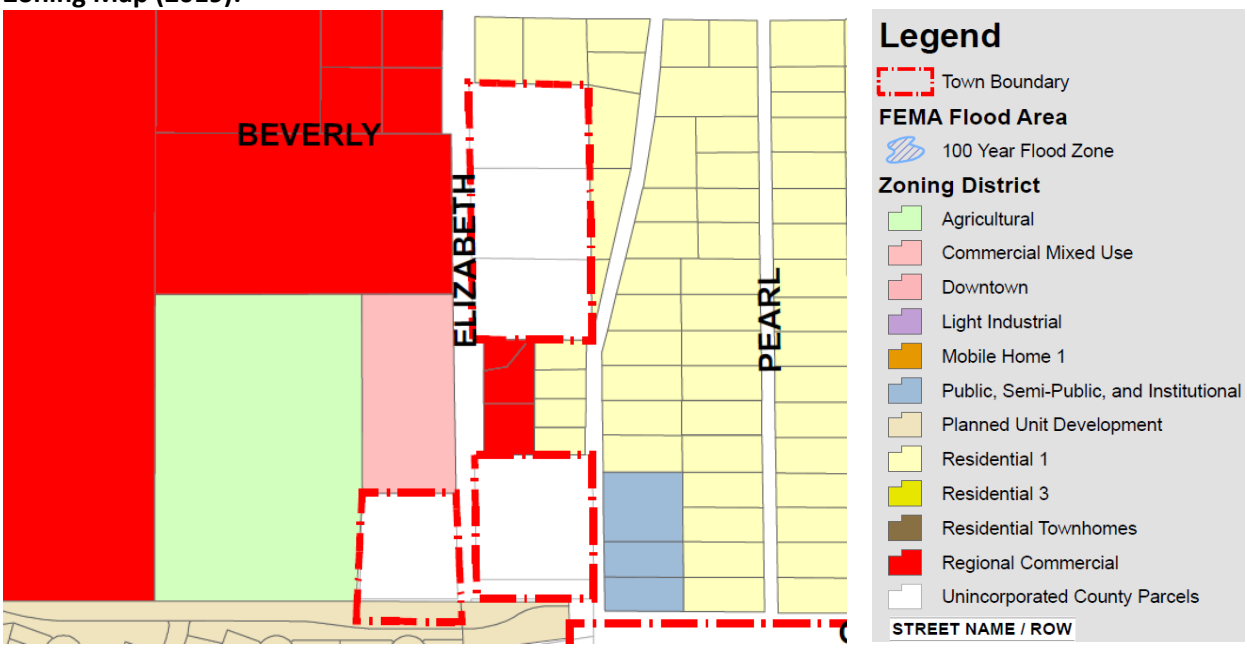


**Staff note - As noted, the original project was entitled under a Site Plan process and a Use by Special Review process that includes various criteria for approval. The Use by Special Review process is a requirement for all residential development that is proposed in a Commercial Mixed-Use zone district. Based on the analysis of the proposed changes to the project, the absence of code language considering amendments to Uses by Special Review, and the accompanying impacts of higher densities (traffic, noise, etc..), staff has elected to have the Planning Commission and Board of Trustees hear this proposal as a Site Plan Amendment.*

Approval Criteria:

Section 16-2-40 of the EMC includes criteria for the Planning Commission to consider in order to offer a favorable recommendation for approval to the Board of Trustees. This includes review against all applicable standards as found in the EMC, the Elizabeth Comprehensive Plan, and the Town of Elizabeth Design Guidelines.

Zoning Map (2019):



Surrounding Land Uses:

North: Big R Store (Regional Commercial)
South: Single-family dwelling units (Unincorporated County Parcels - Residential)
East: Vacant (Regional Commercial)
West: Single-family dwelling units (Agricultural)

Current Site – Aerial View

Current Site – (Under Development)

TOWN OF ELIZABETH

BOARD OF TRUSTEES

Current Site – (Under Development)

Site – Vacant (prior to start of construction)

CASE ANALYSIS

Elizabeth Municipal Code (EMC):

The proposal is to amend the previously approved Pine Ridge Crossing site plan located within the Commercial Mixed-use (CMU) district. Approval for residential uses in the CMU district was granted via the Use by Special Review process as required per code. As such, the following topics outline the specific analysis applied to the proposal:

- **Density**
    - The Town's comprehensive plan anticipates "Mixed-Use" development in this location with a general range of residential densities from 8-24 dwelling units per acre. The increase to 80 units would seemingly provide an overall density of approximately 19.1 units/acre, an increase of 3.82 units/acre from the previous density or 25%. The proposed density increase is well within the range of anticipated density for the mixed-use designation of the Comprehensive Plan and as noted on the future land use map.
    - ~~The current zoning code establishes a "minimum lot/space size (square feet)" of "2,500 sq. ft." This is assumed to be a minimum land to unit, area ratio that helps prescribe density for a particular parcel within the CMU zoning district. Although not expressly denoted in the code, this type of regulation is traditionally used to regulate density. Per application of these zoning parameters, the additional units would require an approximate 1-acre larger parcel size to adhere to the standards. Overall, using these parameters, the 80 total units would require a development property of approximately 4.6 acres.~~
        - **Update to staff report 3/2/23 – Staff researched the history of the changes to the Land Development Code, via ordinance, and the application of the "minimum lot/space size (square feet)" requirement as amended in 2017. Based on the staff report that accompanies the ordinance, it appears that the language was not intended to require a minimum of 2,500 sq. ft. per unit as implied above. Staff rescinds the original discussion of the requirement and believes that the outlined comprehensive plan densities are the appropriate policy to apply to this review.**
- **Bulk Standards:**
    - Per code Sec. 16-1-20, building height "means the vertical distance from the average finished grade to the highest point of the roof surface. A weighted average on the perimeter of the building may be utilized." The amended site plan proposes to provide for additional units located below (sub-surface) the surrounding grade for building one and two only and includes space for accessing and traversing the area at the base of the building. Essentially, no additional height will be added from that approved with the original site plan.

- **Lighting:**
    - The light levels measured at the SW corner of the site do not demonstrate compliance with code Sec. 16-8-20 (b)(6); therefore, an updated lighting plan that shows compliance with this standard has been requested from the applicant.
        - **Update to staff report 3/2/23 – The applicant has updated the lighting plan to depict compliance with the code.**
- **Drainage:**
    - A drainage memo was provided by the applicant and reviewed by staff consultants. Staff has requested additional grading detail regarding the new entry area retaining walls which have been trigged by the garden level units, and an addendum to the drainage report that discusses the increase in impervious area and changes needed to the storm drainage facilities including the pond and its outlet control box.
        - **Update to staff report 3/2/23 – The applicant has updated the drainage plan to depict compliance with Town standards. The civil construction referral consultant is satisfied with the proposed changes to the drainage plan.**
- **Floodplain**
    - The floodplain does not impact the site.
- **Parking:**
    - The applicant has demonstrated compliance with code Sec 16-6-10 (b.1) that requires two (2) off-street parking spaces be provided for each new dwelling unit (d.u.). The amended parking configuration proposes 160 parking spaces (80 d.u. x 2 parking spaces). From the total provided parking spaces, six are allocated as ADA parking spaces, which shows compliance with code Sec. 16-6-10 (f.1).
- **Traffic and Access**
    - No changes to the existing structures are proposed that would change the traffic patterns and access to the site will remain the same. The Town's Traffic consultant provided no comments regarding the proposal.
- **Right-of-Way (ROW)**
    - No new ROW is proposed with the amended site plan.
- **Landscaping**
    - Per code Sec. 16-2-50 (2.b and 2.c), at least seventy-five percent (75%) of the area required to be landscaped shall have a ground cover of living plant materials, including but not limited to grass and other recognized ground-covering plant materials. The remaining twenty-five percent (25%) of the area required to be landscaped may be covered with bark, wood chips, wood shavings, rock, stones or other materials approved during the site plan processes. As denoted for change, the overall required landscape area appears to be comprised of 31% non-living material and 69% living

material. An updated landscape plan that shows compliance with this standard has been requested from the applicant.

- Per code Sec. 16-2-50 (2.f), all development projects requiring off-street parking spaces for fifty (50) or more cars shall allocate a minimum area equal to ten percent (10%) of the total area covered by the parking lot for landscaped islands. The area covered by the parking lot shall include parking stalls and vehicular circulation aisles, but exclude driveways, access drives, loading areas and similar access features. As proposed, the landscape islands comprise approximately 9% (2,537 sf /27,388 sf) of the parking lot square footage. An updated landscape plan that shows compliance with this standard has been requested from the applicant.
    - **Update to staff report 3/2/23 – The applicant addressed the landscaping comments provided above with their updated submittal being brought forward for approval consideration. Their non-living landscape percentage stands at 31% which is a reduction (improvement) from the original approved site plan that allowed 33% non-living material. Staff believes that this is an improvement and increase to the amount of living material as compared to the approved plan from 2019. The applicant also adjusted the landscape islands to depict compliance per staff comment above.**

The Town of Elizabeth Design Standards and Guidelines:
The original proposal was reviewed in the context of the Town's adopted Design Standards and Guidelines. Nothing regarding the proposed additional units will impact the requirements of the Design Standards and Guidelines.

Elizabeth Comprehensive Plan:
The Town's Comprehensive Plan (2019) anticipates "Mixed-Use" development in this location with a general range of residential densities from 8-24 dwelling units per acre. The previously approved site plan allowed for 64 units and an overall density of 15.3 units/acre. The increase to 80 units would seemingly provide an overall density of approximately 19.1 units/acre, an increase of 3.82 units/acre from the previous density or 25%. The proposed density increase is well within the range of anticipated density for the mixed-use designation of the Comprehensive Plan and as noted on the future land use map. The increased density furthers the Town's goal of offering expanded housing options and increasing density as outline below:

- **Future Land Use and Development - GOAL 1, POLICY 1.4:** *Encourage the diversification of Elizabeth's housing options to meet the full life cycle of the community's housing needs. This would enable residents to remain in the community as their housing needs change and would accommodate a more diverse range of residents from a wider range of ages to live in Elizabeth.*
    - By increasing the density, the enhanced availability of housing options will benefit the Town and serve as a resource for residents of all ages.
- **Future Land Use and Development GOAL 3:** *Future development in Elizabeth incorporates appropriate levels of density and design to support increased housing options, the viability of neighborhood commercial, and overall long-term neighborhood sustainability.*

- The increased density and previously approved design ensure that the Town's availability of new residential housing is focused near commercial services, which may ensure long-term neighborhood sustainability.

Findings and Staff Recommendation

The following findings and staff recommendation are offered for consideration by the Planning Commission:

Findings:
The proposal has been found to generally comply with the standards for development as found in the Chapter 16 of the Elizabeth Municipal Code. Staff finds the following specific details are applicable.

1. The proposal fulfills the purpose of the CMU zone district by spurring high-density residential development.
2. The proposed density increase is well within the range of anticipated density for the mixed-use designation of the Comprehensive Plan and as noted on the future land use map.
3. Parking opportunities are increased to support the increased density.
4. The proposed increase in density is in general compliance with the bulk standard requirements for the CMU district.
5. The applicant has satisfied all of the requirements of the various referral agencies and service providers. All referral partners have deemed the project to be in compliance with the requirements of the Land Development Code, Utility Requirements and Specifications, and other applicable Municipal Code Requirements

Staff Recommendation:
Based on the analysis above, staff believes that the application meets the criteria for a Site Plan as set forth in Chapter 16 of the Elizabeth Municipal Code and recommends that the Planning Commission forward the Site Plan Amendment request to the Board of Trustees with a favorable recommendation.

EXHIBIT A

PINE RIDGE CROSSING

SITE PLAN AMENDMENT

SECTION 13, TOWNSHIP 8, RANGE 65, SUBDIVISION DESTINY VENTURES II MINOR SUBDIVISION, LOT B-1 PAR IN SE 1/4, NE 1/4: 13 8 65 DESC B 683 P160

4.187 ACRES

SITE PLAN NOTES:

1. THE PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FINAL PLANS. AMENDMENTS TO THE PLANS MUST BE REVIEWED AND APPROVED BY THE TOWN PRIOR TO THE IMPLEMENTATION OF ANY CHANGES TO THE PLANS.

2. REFER TO FINAL UTILITY PLANS FOR EXACT LOCATIONS AND CONSTRUCTION INFORMATION FOR STORM DRAINAGE STRUCTURES, UTILITY MAINS AND SERVICES, PROPOSED TOPOGRAPHY, STREET IMPROVEMENTS.

3. REFER TO THE SUBDIVISION PLAT AND UTILITY PLANS FOR EXACT LOCATIONS, AREAS AND DIMENSIONS OF ALL EASEMENT, LOTS,TRACTS, STREETS, WALKS AND OTHER SURVEY INFORMATION.

4. ALL CONSTRUCTION WITH THIS DEVELOPMENT PLAN MUST BE COMPLETED IN ONE PHASE UNLESS A PHASING PLAN IS SHOWN WITH THESE PLANS.

5. ALL EXTERIOR LIGHTING PROVIDED SHALL COMPLY WITH THE FOOT-CANDLE REQUIREMENTS IN SECTION 16-8-20 OF THE LAND USE CODE AND SHALL USE A CONCEALED, FULLY SHIELDED LIGHT SOURCE WITH SHARP CUT-OFF CAPABILITY SO AS TO MINIMIZE UP-LIGHT, SPILL LIGHT, GLARE AND UNNECESSARY DIFFUSION.

6. SIGNAGE AND ADDRESSING ARE NOT PERMITTED WITH THIS PLANNING DOCUMENT AND MUST BE APPROVED BY SEPARATE CITY PERMIT PRIOR TO CONSTRUCTION. SIGNS MUST COMPLY WITH TOWN SIGN CODE UNLESS A SPECIFIC VARIANCE IS GRANTED BY THE CITY.

7. FIRE HYDRANTS MUST MEET OR EXCEED ELIZABETH FIRE PROTECTION DISTRICT STANDARDS. ALL BUILDINGS MUST PROVIDE AN APPROVED FIRE EXTINGUISHING SYSTEM.

8. ALL BIKE RACKS PROVIDED MUST BE PERMANENTLY ANCHORED.

9. ALL SIDEWALKS AND RAMPS MUST CONFORM TO TOWN STANDARDS. ACCESSIBLE RAMPS MUST BE PROVIDED AT ALL STREET AND DRIVE INTERSECTIONS AND AT ALL DESIGNATED ACCESSIBLE PARKING SPACES. ACCESSIBLE PARKING SPACES MUST SLOPE NO MORE THAN 1:48 IN ANY DIRECTION. ALL ACCESSIBLE ROUTES MUST SLOPE NO MORE THAN 1:20 IN DIRECTION OF TRAVEL AND WITH NO MORE THAN 1:48 CROSS SLOPE.

10.COMMON OPEN SPACE AREAS AND LANDSCAPING WITHIN RIGHT OF WAYS, STREET MEDIANS, AND TRAFFIC CIRCLES ADJACENT TO COMMON OPEN SPACE AREAS ARE REQUIRED TO BE MAINTAINED BY A PROPERTY OWNERS' ASSOCIATION. THE PROPERTY OWNERS' ASSOCIATION IS RESPONSIBLE FOR SNOW REMOVAL ON ALL ADJACENT STREET SIDEWALKS IN COMMON OPEN SPACE AREAS.

11. ANY DAMAGED CURB, GUTTER AND SIDEWALK EXISTING PRIOR TO CONSTRUCTION, AS WELL AS STREETS, SIDEWALKS, CURBS AND GUTTERS, DESTROYED, DAMAGED OR REMOVED DUE TO CONSTRUCTION OF THIS PROJECT, SHALL BE REPLACED OR RESTORED TO TOWN OF ELIZABETH STANDARDS AT THE DEVELOPER'S EXPENSE PRIOR TO THE ACCEPTANCE OF COMPLETED IMPROVEMENTS AND/OR PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.

12. TRASH ENCLOSURE NOTE:
TRASH ENCLOSURES SHALL BE CONSTRUCTED TO A MINIMUM OF SIX (6) FEET AND OF THE SAME OR COMPLEMENTARY MATERIAL AND COLOR AS THE MAIN BUILDING.

13. AMERICANS WITH DISABILITIES NOTE:
THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN DISABILITIES ACT. APPROVAL OF THIS DEVELOPMENT PLAN DOES NOT CONSTITUTE COMPLIANCE WITH THIS ACT.

14. CONSTRUCTION NOTE:
THE APPROVAL OF THIS DEVELOPMENT PLAN DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. THESE PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCIES PRIOR TO THE ISSUANCE OF BUILDING PERMITS.

VICINITY MAP

SCALE: N.T.S.

PROPERTY DESCRIPTION

A TRACT OF LAND SITUATED IN THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERDIAN, ELBERT COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE N89°21'41'W ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4 A DISTANCE OF 370.75 FEET TO THE WEST RIGHT OF WAY LINE OF ELIZABETH STREET; THENCE N89°21'41'E ALONG SAID SOUTH LINE A DISTANCE OF 269.92 FEET TO THE TRUE POINT OF BEGINNING, THENCE CONTINUING N89°21'41'W ALONG SAID SOUTH LINE OF A DISTANCE OF 664.95 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE N00°41'18" E ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF A DISTANCE OF 949.88 FEET; THENCE N89°14'17"E A DISTANCE OF 924.19 FEET TO THE WEST RIGHT OF WAY LINE OF ELIZABETH STREET; THENCE N89°21'41" W A DISTANCE OF 282.18 FEET; THENCE S02°10'53E A DISTANCE OF 315.98 FEET TO THE POINT OF BEGINNING; ALL IN THE COUNTY OF ELBERT.
COUNTY OF ELBERT, STATE OF COLORADO

ARCHITECT STATEMENT

I, _____, BEING A REGISTERED PROFESSIONAL ARCHITECT IN THE STATE OF COLORADO, HEREBY ATTEST THAT THIS SITE PLAN AND SET OF DRAWINGS HAVE BEEN DESIGNATED IN CONFORMANCE WITH ALL OF THE TOWN OF ELIZABETH DESIGN STANDARDS

_____ _____
REGISTERED ARCHITECT DATE

CLERK AND RECORDER

STATE OF COLORADO)

) SS

COUNTY OF ELBERT)
I hereby certify that this site plan was filed in my office on this _____day of _____, 20____A.D., at _____a.m./p.m., and was recorderd at Reception Number _____

_____(Signature)
County Clerk and Recorder

PROPERTY OWNER

THE UNDERSIGNED ARE ALL OF THE OWNERS OF THE PROPERTY DESCRIBED HEREIN IN THE TOWN OF ELIZABETH, COUNTY OF ELBERT AND STATE OF COLORADO.

_____
NCA, LLC, DBA PINE RIDGE APARTMENTS, LLC

SIGNED THIS _____DAY OF _____, 2022

CIVIL ENGINEER'S STATEMENT

I, _____, BEING A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, HEREBY ATTEST THAT ALL GRADING, UTILITY AND DRAINAGE IMPROVEMENTS IDENTIFIED ON THIS SITE PLAN HAVE BEEN DESIGNATED AND ENGINEERED IN CONFORMANCE WITH ALL OF THE TOWN OF ELIZABETH CONSTRUCTION STANDARDS

_____ _____
REGISTERED PROFESSIONAL ENGINEER DATE

LIST OF CONTACTS:

OWNER:
NCA, LLC, DBA PINE RIDGE APARTMENTS, LLC
14205 E. DAVIES AVENUE
cENTENNIAL, CO 80112

CIVIL ENGINEER / SURVEYOR:
CKE ENGINEERING INC.
14257 WEST EVANS CIRCLE
LAKEWOOD, CO 80228

ELECTRICAL ENGINEER
BOULDER ENGINEERING COMPANCY
1717 15TH STREET
BOULDER, CO 80302

TRAFFIC ENGINEER
EST, INC
1873 S. BELLAIRE STREET, SUITE 1101
DENVER, CO 80222

ARCHITECT:
PWN ARCHITECTS & PLANNERS, INC.
9250 E. COSTILLA AVE., SUITE 620
GREENWOOD VILLAGE, CO 80112

LANDSCAPE ARCHITECT:
BASELINE ENGINEERING CORPORATION
112 N. RUBEY DRIVE, #210
GOLDEN, CO 80403

GEOTECHNICAL SERVICES:
GEOSCIENCE & DESIGN, INC.
P.O. BOX 68
FRANKTOWN, CO 80116

SITE DATA:

EXISTING ZONING:
CMU - COMMERCIAL MIXED USE (USE BY SPECIAL REVIEW)

SITE BREAKDOWN:

TOTAL NET SITE AREA:	181,824 S.F.	4.17 ACRES	100%
BUILDING COVERAGE:	54,470 S.F.	1.25 ACRES	30%
DRIVE, WALKS & PARKING:	89,479 S.F.	2.05 ACRES	49%
LANDSCAPE COVERAGE:	37,875 S.F.	0.87 ACRES	21%rv
TOTAL:	**181,824 S.F.**	**4.17 ACRES**	**100%**

CURRENT ZONING: CMU - COMMERCIAL MIXED USE

GROSS DENSITY: 20 DU/ACRE

BUILDING COVERAGE:RV

BUILDING	FOOTPRINT AREA	CONSTRUCTION TYPE	SPRINKLER SYSTEM
BUILDING TYPE 1, BUILDING 4	10,208 S.F.	TYPE VB	NFPA 13R
BUILDING TYPE 1B, BUILDING 1	10,004 S.F.	TYPE VB	NFPA 13R
BUILDING TYPE 2, BUILDING 3	10,004 S.F.	TYPE VB	NONE
BUILDING TYPE 2B, BUILDING 2	10,208 S.F	TYPE VB	NONE
CLUBHOUSE	2,026 S.F.	TYPE VB	NONE

PARKING REQUIRED:

STANDARD PARKING:	EACH DWELLING UNIT:	2 REQUIRED
HANDICAP PARKING:	101-199 PARKING SPACE	6 REQUIRED
TOTAL:	**(80 UNITS X 2 SPACES)**	**160 SPACES REQUIRED**

PARKING PROVIDED:

GARAGE STALL - FULL-SIZE AUTO	32 PARKING SPACES
GARAGE STALL - OVERSIZED AUTO	32 PARKING SPACES
GARAGE VAN ACCESSIBLE	2 PARKING SPACES
(90 DEGREE ANGLE: 9'-0" X 18'-0" FULL-SIZE AUTO)	90 PARKING SPACES
HANDICAP PARKING:	4 PARKING SPACES
TOTAL:	**160 SPACES PROVIDED**

PARKING BREAKDOWN:

STANDARD	128 (50%)
OVERSIZED	33 (25%)

BUILDING TYPES:
MAXIMUM BUILDING HEIGHT ALLOWED: 3 STORIES

	HEIGHT	TOTAL # ON SITE	2 BEDROOMS	3 BEDROOMS	GARAGES	STORAGE
BUILDING TYPE 1	2 STORY	1	14	2		
BUILDING TYPE 1B	3 STORY	1	21	3		
BUILDING TYPE 2	2 STORY	1	16			
BUILDING TYPE 2 B	3 STORY	1	24			
BUILDING TYPE 3	1 STORY	1	-	-	20	2
BUILDING TYPE 4	1 STORY	2	-	-	44	
CLUBHOUSE		1	-	-	-	-
MAIL		1	-	-	-	-
TRASH ENCLOSURES		2	-	-	-	-
TOTAL:			**75**	**5**	**64**	**2**

TOTAL APT. UNITS: 80 UNITS ON SITE

SETBACK DATA:
15'-0" TO E. ELIZABETH STREET.
5'-0" TO NON-ARTERIAL STREETS

PROPOSED BUILDING HEIGHT:

BUILDING TYPE	HEIGHT
CLUBHOUSE	20' - 6"
BUILDING TYPE 1	31' - 8"
BUILDING TYPE 2	31' - 4"
BUILDING TYPE 3	19' - 9"
BUILDING TYPE 4	20' - 3"
MAIL KIOSK	11' - 10"
POOL EQUIPMENT	11' - 5"

SHEET INDEX

1 COVER SHEET
2 ARCHITECTURAL SITE PLAN
3 GRADING AND DRAINAGE PLAN
4 UTILITY PLAN
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6 LANDSCAPE PLAN
7 LANDSCAPE PLAN
8 PLAYGROUND DETAILS
9 LANDSCAPE PLAN
10 CLUBHOUSE ELEVATIONS
11 BUILDING TYPE 1 ELEVATIONS
12 BUILDING TYPE 1B ELEVATIONS
13 BUILDING TYPE 2 ELEVATIONS
14 BUILDING TYPE 2B ELEVATIONS
15 BUILDING TYPE 1 AND 2 SECTIONS
16 BUILDING TYPE 1 AND 2 PERSPECTIVES
17 BUILDING TYPE 3 AND 4 ELEVATIONS
18 ACCESSORY BUILDING ELEVATIONS
19 SITE PHOTOMETRIC PLAN
20 SITE LIGHTING CUT SHEET
21 SITE LIGHTING CUT SHEET

COVER SHEET

DATE PREPARED: 01-05-2023

DATE REVISED: 03-01-2023

PLANS PREPARED FOR:

NCA, LLC, dba PINE RIDGE APARTMENTS LLC
14205 E. Davies Ave
Centennnial, CO 80112

ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

SHEET 1 OF 21

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PINE RIDGE CROSSING

SITE PLAN AMENDMENT

SECTION 13, TOWNSHIP 8, RANGE 65, SUBDIVISION DESTINY VENTURES II MINOR SUBDIVISION, LOT B-1 PAR IN SE 1/4, NE 1/4: 13 8 65 DESC B 683 P160

4.187 ACRES

NOTES

1 A TOTAL OF 2 TYPE "A" UNITS ARE PROVIDED. SEE SITE PLAN FOR LOCATIONS.
2 REFER TO CIVIL CONSTRUCTION DRAWINGS FOR RETAINING WALL LOCATIONS.
3 REFER TO LANDSCAPE DRAWINGS FOR LANDSCAPE DESIGN AND LAYOUT.
4 VERIFY PARKING SIGNAGE WITH CURRENT CODES AND STANDARDS.
5 COORD. ALL SIDEWALK CHASES LOCATION AND DESIGN W/ CIVIL.

ACCESSIBLE UNIT REQUIREMENT

IBC REQUIREMENT:
2 "TYPE A" UNITS ARE REQUIRED PER 2018 IBC 1107.6.2.1.1
(80 TOTAL UNITS X 2% = 2 UNITS)

PROVIDED UNITS:
TWO BEDROOM - UNIT A1, UNIT A2, UNIT B1 & UNIT B2
THREE BEDROOM - UNIT C1 & C2

COLORADO TITLE 9 REQUIREMENT:
TYPE A UNITS: 2 UNITS PROVIDED X 6 = 12 POINTS
TYPE B UNITS: 78 UNITS PROVIDED X 2 = 156 POINTS
TOTAL 168 POINTS PROVIDED

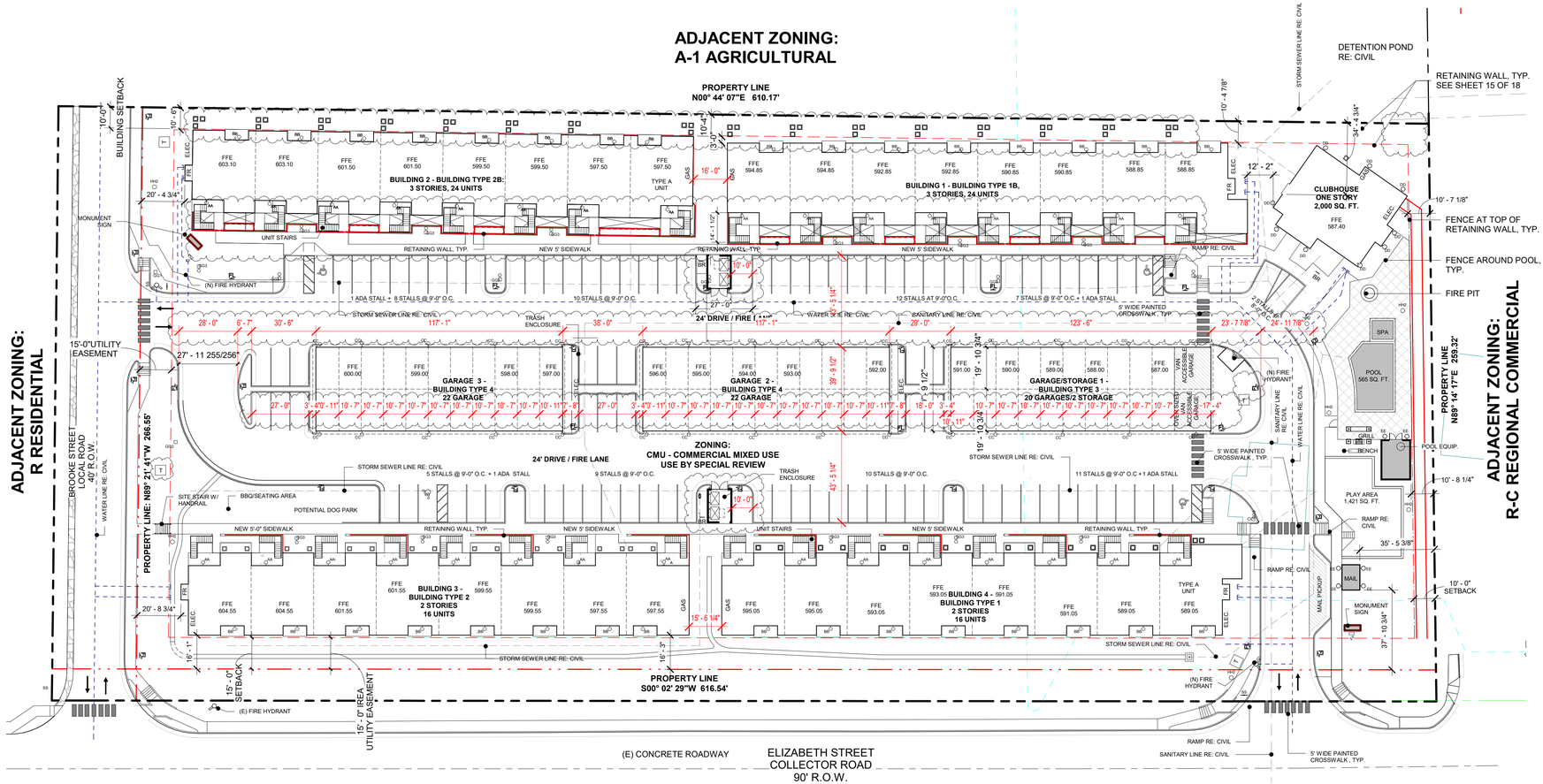
102 POINTS REQUIRED

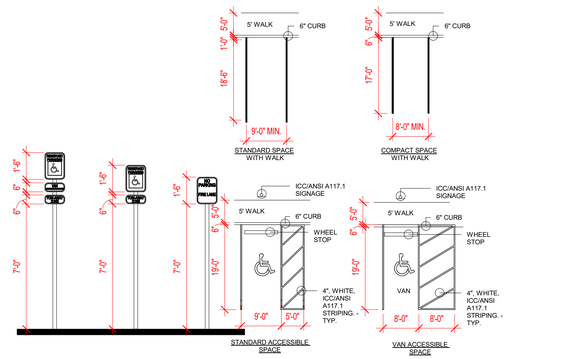
LAND USE DATA:

TOTAL UNITS	SITE AREA	UNIT/ACRE
80 UNITS	4.187 ACRES	19.1 UNITS/ACRE

SITE PLAN KEY:

- TYPE "A" UNIT
- ACCESSIBLE CURB RAMP
- HANDICAP PARKING SPACE
- RESERVED HANDICAP PARKING SIGN
- SS STOP SIGN
- FIRE LANE SIGN LOCATION TO BE COORDINATED WITH COMMERCE CITY TRAFFIC ENGINEER (SEE DETAILS)
- BR BIKE RACK
- 2 HR FIRE SEPARATION WALL
- CURB CHASE
- F.H. FIRE HYDRANT
- F.R. FIRE RISER ROOM W/ APPROVED KNOX BOX
- ELEC. LOCATION OF ELECTRICAL METERS
- GAS LOCATION OF ELECTRICAL METERS
- CONDENSER
- T TRANSFORMER
- TURN ARROW
- ADA ACCESS ROUTES
- RETAINING WALL
- EXPOSED FOUNDATION
- AA LIGHT FIXTURE (AA)
- BB LIGHT FIXTURE (BB)
- CC LIGHT FIXTURE (CC)
- DD LIGHT FIXTURE (DD)
- EE LIGHT FIXTURE (EE)
- FF LIGHT FIXTURE (FF)
- GG1, GG2 & GG3 LIGHT FIXTURE (GG1, GG2 & GG3)
- HH2 LIGHT FIXTURE (HH2)
- EXIST. LIGHT POLE TO REMAIN
- EX. HYD EXIST. FIRE HYDRANT
- EB EXIST. ELECTRICAL BOX
- EXIST. TRANSFORMER
- EXISTING TREE, NONE TO REMAIN





SITE PLAN - PLANNING

1" = 30'-0"

0' 15' 30' 60' 120'

N

ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

ARCHITECTURAL SITE PLAN

DATE PREPARED: 01-05-2023
DATE REVISED: 03-01-2023
PLANS PREPARED FOR:

NCA, LLC, dba PINE RIDGE APARTMENTS LLC
14205 E. Davies Ave
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SHEET 2 OF 21

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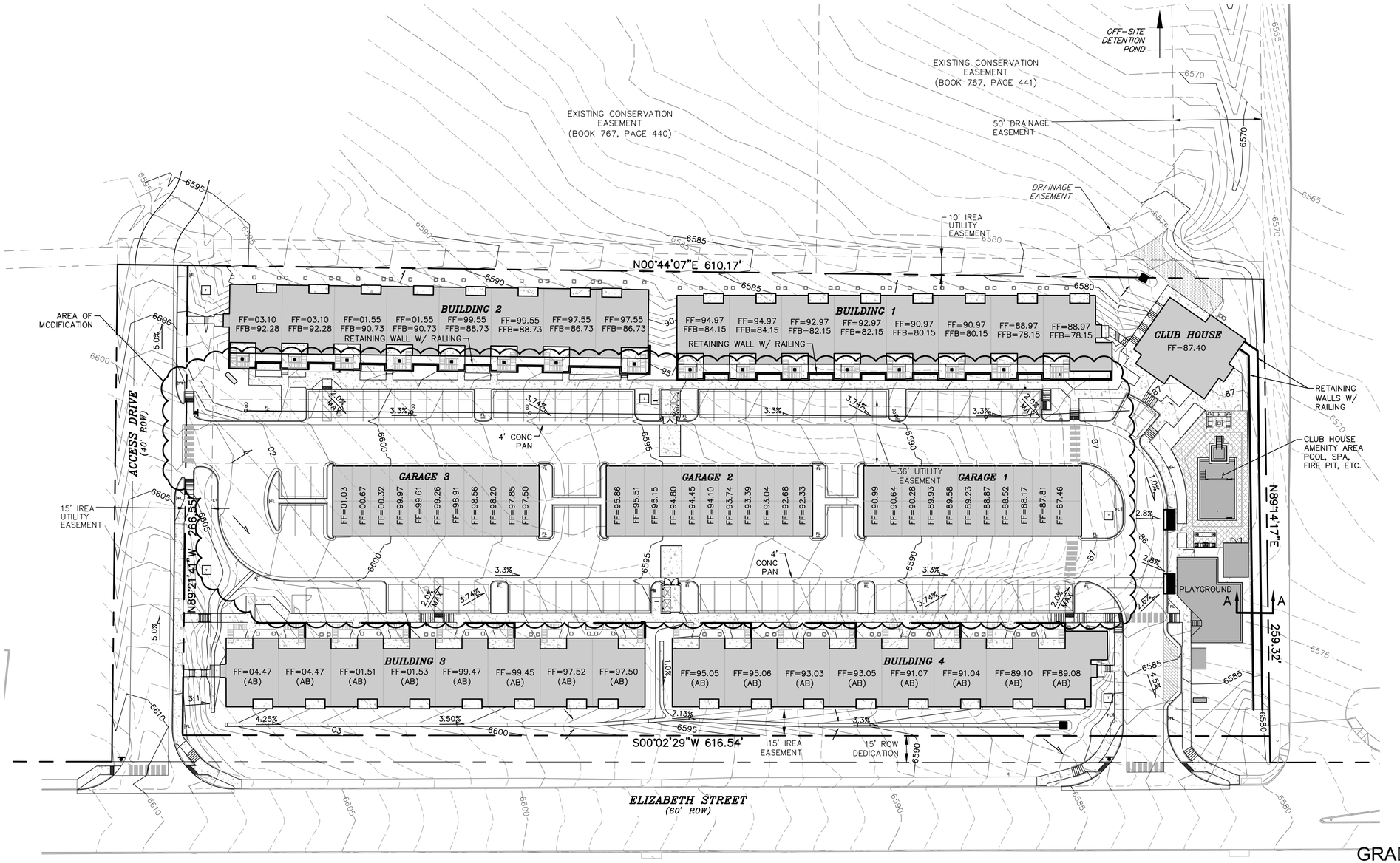
PINE RIDGE CROSSING

SITE PLAN AMENDMENT

SECTION 13, TOWNSHIP 8, RANGE 65, SUBDIVISION DESTINY VENTURES II
MINOR SUBDIVISION, LOT B-1 PAR IN SE 1/4, NE 1/4: 13 8 65 DESC B 683 P160

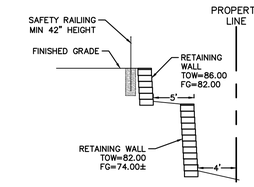
4.187 ACRES



LEGEND

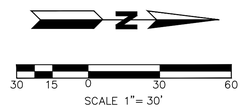
EXISTING		PROPOSED
	PROPERTY LINE	
	RIGHT-OF-WAY	
	EASEMENT	
	CONCRETE	
	CURB AND GUTTER	
5500	CONTOUR	5500
SS	SANITARY SEWER	SS
ST	STORM SEWER	ST
W	WATER LINE	W
UGE	UNDERGROUND ELECTRIC	
TELE	TELEPHONE CABLE	TELE
GAS	GAS LINE	GAS
	FIRE HYDRANT	
	LIGHT POLE	
	SANITARY MANHOLE	
	STORM MANHOLE	
	CLEAN OUT	
	WATER VALVE	
	CURB INLET	
	AREA INLET	
	FES	
	SIGN	
	PROPERTY PIN	
	FIRE LANE NO PARKING SIGN	

(AB) – DENOTES AS-BUILT



SECTION A-A

NOTE:
PROVIDE REINFORCEMENT PER MANUFACTURER'S RECOMMENDATIONS.



CKE Engineering assumes no responsibility for utility locations. The utilities shown on this drawing have been plotted from the best available information. It is, however, the contractors responsibility to field verify the location of all utilities prior to the commencement of any construction.

CKE ENGINEERING, INC.
14257 W. EVANS CIRCLE
LAKEWOOD, CO. 80228
(303) 917-1757

GRADING AND DRAINAGE PLAN

DATE PREPARED: 01-05-2023
DATE REVISED:03-01-2023
PLANS PREPARED FOR:

NCA, LLC, dba PINE RIDGE APARTMENTS LLC
14205 E. Davies Ave
Centennial, CO 80112

SHEET 3 OF 21

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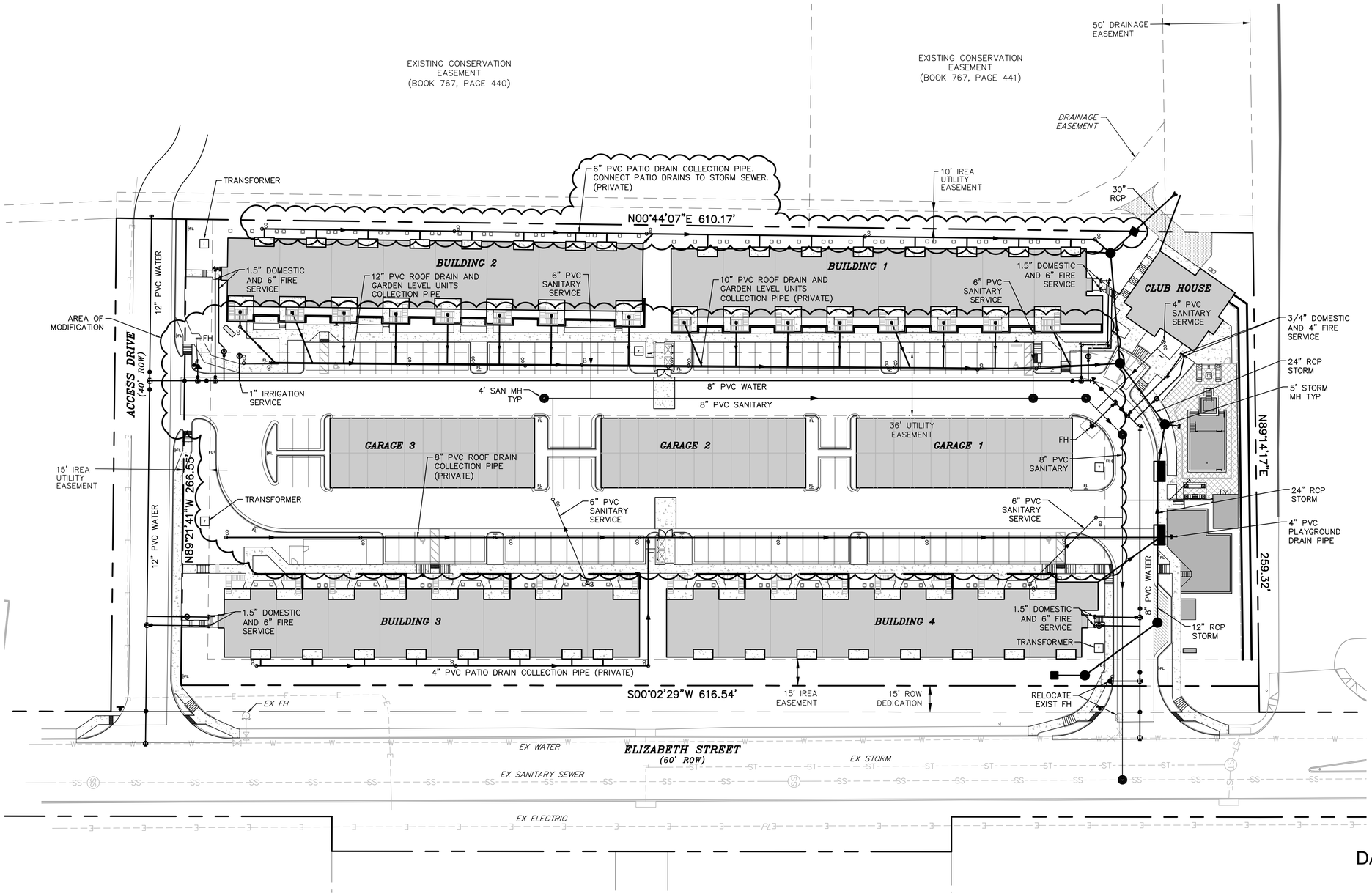
PINE RIDGE CROSSING

SITE PLAN AMENDMENT

SECTION 13, TOWNSHIP 8, RANGE 65, SUBDIVISION DESTINY VENTURES II
MINOR SUBDIVISION, LOT B-1 PAR IN SE 1/4, NE 1/4: 13 8 65 DESC B 683 P160

4.187 ACRES



LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	RIGHT-OF-WAY	
	EASEMENT	
	CONCRETE	
	CURB AND GUTTER	
5500	CONTOUR	5500
SS	SANITARY SEWER	SS
ST	STORM SEWER	ST
W	WATER LINE	W
UGE	UNDERGROUND ELECTRIC	
TELE	TELEPHONE CABLE	TELE
GAS	GAS LINE	GAS
	FIRE HYDRANT	
	LIGHT POLE	
	SANITARY MANHOLE	
	STORM MANHOLE	
	CLEAN OUT	
	WATER VALVE	
	CURB INLET	
	AREA INLET	
	FES	
	SIGN	
	PROPERTY PIN	
	FIRE LANE NO PARKING SIGN	

N

30 15 0 30 60

SCALE 1"= 30'

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CKE ENGINEERING, INC.
14257 W. EVANS CIRCLE
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UTILITY PLAN

DATE PREPARED: 01-05-2023
DATE REVISED: 03-01-2023
PLANS PREPARED FOR:

NCA, LLC, dba PINE RIDGE APARTMENTS LLC
14205 E. Davies Ave
Centennial, CO 80112

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PINE RIDGE CROSSING

SITE PLAN AMENDMENT

SECTION 13, TOWNSHIP 8, RANGE 65, SUBDIVISION DESTINY VENTURES II
MINOR SUBDIVISION, LOT B-1 PAR IN SE 1/4, NE 1/4: 13 8 65 DESC B 683 P160
4.187 ACRES

PLANT SCHEDULE:

SYMBOL	TAG	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	HT	WIDTH	HYDRO - ZONE	NOTES	%
DECIDUOUS CANOPY TREES										
	ACE	5	ACCOLADE ELM	ULMUS MORTON 'ACCOLADE'	2"CAL.	50	30	M-H	B&B	19%
	AGG	3	AUTUMN GOLD GINKGO	GINKGO BILOBA 'AUTUMN GOLD'	2"CAL.	40	30	M-H	B&B	12%
	CTA	4	CATALPA	CATALPA SPECIOSA	2"CAL.	45	30	M-H	B&B	15%
	HAC	6	HACKBERRY	CELTIS OCCIDENTALIS	2"CAL.	50	45	M-H	B&B	23%
	KCT	8	KENTUCKY COFFEETREE	GYMNOCLADUS DIOICUS 'ESPRESSO'	2"CAL.	50	45	M-H	B&B	31%
	Subtotal	26								
EVERGREEN TREES										
	LBP	3	LIMBER PINE	PINUS FLEXILIS	6' HT	35	15	L-M	B&B	100%
	Subtotal	3								
DECIDUOUS SHRUBS										
	BMS	32	BLUE MIST SPIREA	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	5 GAL.	3	3	L-M		6%
	CPB	26	CRIMSON PYGMY BARBERRY	BERBERIS THUNBERGII 'CRIMSON PYGMY"	5 GAL.	2	3	L-M		5%
	CSR	30	CAREFREE SUNSHINE ROSE	ROSA 'CAREFREE SUNSHINE ROSE'	5 GAL.	3	3	M		6%
	FWS	50	FOUR WING SALTBUSH	ATRIPLEX CANESCENS	5 GAL.	6	3	L		10%
	KDD	48	KELSEY DWARF DOGWOOD	CORNUS SERICEA 'KELSEYI'	5 GAL.	3	3	M		9%
	KOR	177	KNOCK OUT PINK ROSE	ROSA 'KNOCK OUT PINK ROSE'	5 GAL.	3	3	M		35%
	KSV	38	KOREAN SPICE VIBURNUM	VIBURNUM CARLESII	5 GAL.	6	6	M-H		7%
	MAE	4	MANHATTAN EUONYMUS	EUONYMUS KIAUTSCHOVICA 'MANHATTAN'	5 GAL.	5	5	M		1%
	PML	16	MEYER LILAC	SYRINGA MEYERI 'PALIBIN'	5 GAL.	5	5	M		3%
	RUS	45	RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA	5 GAL.	4	4	L		9%
	WSC	39	WESTERN SAND SHERRY	PRUNUS BESSEYI	5 GAL.	5	5	L-M		8%
	YTD	2	YELLOWTWIG DOGWOOD	CORNUS SERICEA 'FLAVIRAMEA'	5 GAL.	6	6	M		0%
	Subtotal	507								
LOW SPREADING SHRUBS										
	ARJ	18	ARCADIA JUNIPER	JUNIPERUS SABINA 'ARCADIA'	5 GAL.	2	6	L-M		6%
	BRD	81	BROADMOOR JUNIPER	JUNIPERUS SABINA 'BROADMOOR'	5 GAL.	1	6	L-M		26%
	CCJ	47	CALGARY CARPET JUNIPER	JUNIPERUS SABINA 'CALGARY CARPET'	5 GAL.	1	6	L-M		15%
	EFJ	6	EFFUSA COMMON JUNIPER	JUNIPERUS COMMUNIS 'EFFUSA'	5 GAL.	2	6	L		2%
	GLS	39	GRO LOW SUMAC	RHUS AROMATICA 'GRO LOW'	5 GAL.	3	7	L-M		13%
	HCS	30	HANCOCK CORALBERRY	SYMPHORICARPOS X CHENAULTII 'HANCOCK'	5 GAL.	3	5	L-M		10%
	PBC	62	CREEPING WESTERN SAND CHERRY	PRUNUS BESSEYI 'PAWNEE BUTTES'	5 GAL.	2	5	L-M		20%
	PWJ	25	PRINCE OF WALES JUNIPER	JUNIPERUS HORIZONTALIS 'PRINCE OF WALES'	5 GAL.	1	8	L-M		8%
	Subtotal	308								
PERENNIALS W/ CEDAR MULCH										
	AJ	58	AUTUMN JOY SEDUM	SEDUM 'AUTUMN JOY'	4 IN. POTS	2	1.5	L-M	18" O.C.	
	DF	48	DWARF BLANKETFLOWER	GAILLARDIA X GRANDIFLORA 'GOBLIN'	4 IN. POTS	1	2	L-M	18" O.C.	
	MN	46	MAY NIGHT SALVIA	SALVIA NEMEROSA 'MAY NIGHT'	4 IN. POTS	2	2	M	18" O.C.	
	PM	68	PARDON ME DAYLILY	HEMERCALLIS 'PARDON ME'	4 IN. POTS	1.5	1.5	M	18" O.C.	
	Subtotal	220								
ORNAMENTAL GRASSES										
	BBG	42	BIG BLUESTEM GRASS	ANDROPOGON GERARDII	1 GAL.	6	3	L-M		
	BLA	24	BLONDE AMBITION GRASS	BOUTELOUA GRACILIS	1 GAL.	2	2	L		
	FRG	105	FEATHER REED GRASS	CALAMAGROSTIS ACUTIFOLIA 'KARL FOERSTER'	1 GAL.	4	3	L-M		
	PDG	47	PRAIRIE DROPSEED GRASS	SPOROBOLUS HETEROLEPIS	1 GAL.	3	3	L-M		
	PMG	63	PURPLE MAIDEN GRASS	MISCANTHUS SINENSIS 'PURPURESCENS'	1 GAL.	4	3	L-M		
	SWG	86	SWITCHGRASS	PANICUM VIRGATUM 'DALLAS BLUES'	1 GAL.	5	3	L-M		
	Subtotal	367								

NATIVE GRASS SEED
(VERY LOW WATER USE)

NATURE'S PRAIRIE SOD BY TURFMASTER SOD (970) 493.8311

SITE DATA TABLE

Site Data	Actual SF	Min Area SF Required	% Required	% Max	% Provided	CY Compost Reqd @ 4/1000 SF
Gross Site Area:	181,824	N.A.	N.A.	N.A.	100%	N.A.
Building Coverage:	54,470	N.A.	N.A.	N.A.	30%	N.A.
Hard Surface Area:	91,603	N.A.	N.A.	N.A.	50%	N.A.
Total Landscaped Area (Excluding R.O.W.)	35,751	N.A.	N.A.	N.A.	N.A.	See below
Subtotal Landscaped Area (Excluding R.O.W. & Parking Islands)	32,411	27,274	15%	N.A.	18%	See below
Native Grass	222	N.A.	N.A.	N.A.	N.A.	1
Planting Beds (Shrubs, Perennials, Ornamental Grasses)	35,529	N.A.	N.A.	N.A.	N.A.	See below
Non-Living Landscape	11,039	N.A.	N.A.	25%	31%	0
Irrigated Sod (Excluding R.O.W.)	0	N.A.	N.A.	N.A.	0%	See below
Playground area + Dog Area	1,996	N.A.	N.A.	N.A.	N.A.	N.A.
Permanently Irrigated Landscape (Including R.O.W.)	38,624	N.A.	N.A.	N.A.	N.A.	154
Native Grass (R.O.W.)	12,410	N.A.	N.A.	N.A.		50
Planting Beds (R.O.W.) (Shrubs, Perennials, Ornamental Grasses)	3,095	N.A.	N.A.	N.A.	N.A.	N.A.
					TOTAL CY OF COMPOST:	205

LANDSCAPE REQUIREMENTS

Description	Parking Lot SF	Min. 10% SF Landscaped	Min. 15% SF Landscaped	Square Foot Landscaped	Trees Required 1/1500 SF	Trees Required 1 per Island	Linear Feet	1 Tree per 40 LF	Trees Provided	Shrubs Required 5/1500 SF	Shrubs Required 5/40 LF	# of Parking Islands	Shrubs Required # of Islands X 4+ (SF-Qty of Islands X 150)/15	Shrubs Provided	Ten (10) shrubs substituted for one (1) tree
ROW (Elizabeth St)	N.A.	N.A.	N.A.	13,322	N.A.	N.A.	522	13	14	N.A.	N.A.	N.A.	N.A.	75	N.A.
ROW (Private St)	N.A.	N.A.	N.A.	2,183	N.A.	N.A.	208	5	0	N.A.	N.A.	N.A.	N.A.	0	N.A.
Parking lot interior Islands	27,462	2,746	N.A.	2,899	N.A.	12	N.A.	N.A.	11	N.A.	N.A.	12	121	93	0
Landscape Areas (Excludes Parking Lot Islands & ROW)	N.A.	N.A.	27,274	32,360	18	N.A.	N.A.	N.A.	5	91	N.A.	N.A.	N.A.	639	55
						TOTAL TREES REQUIRED:		48							
						SUBTOTAL TREES PROVIDED			30						
						ADDITIONAL TREES PROVIDED BY SHRUB SUBSTUTION			55						
						TOTAL TREES PROVIDED			85						
										TOTAL SHRUBS REQUIRED:					
											TOTAL SHRUBS PROVIDED:			807	

LANDSCAPE NOTES:

1. CONTRACTOR IS RESPONSIBLE TO VERIFY ALL PLANT QUANTITIES. THE PLANT LIST IS INTENDED AS A REFERENCE ONLY.
2. OWNERS REPRESENTATIVE IS TO APPROVE ALL PLANT MATERIAL PRIOR TO INSTALLATION WITH PRIOR NOTICE OF 48 HOURS.
3. PLANT MATERIAL IS TO HAVE IDENTIFICATION TAGS ON 10 OF EACH SPECIES SHOWING GENUS, SPECIES AND VARIETY, ETC. PLANT TAGS TO REMAIN ON TREES AND SHRUBS UNTIL TOWN INSPECTION.
4. ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH AAN SPECIFICATIONS FOR NUMBER ONE GRADE.
5. ALL TREES TO BE BALLED AND BURLAPPED, ROOT CONTROL BAGS OR CONTAINERIZED.
6. MINOR CHANGES IN SPECIES AND PLANT LOCATIONS MAY BE MADE DURING CONSTRUCTION, AS REQUIRED BY SITE CONDITIONS OR PLANT AVAILABILITY. OVERALL QUANTITY AND DESIGN CONCEPT TO BE CONSISTENT WITH APPROVED PLANS.
7. PRIOR TO INSTALLATION OF PLANT MATERIALS AND SOD, AREAS THAT HAVE BEEN COMPACTED SHALL BE THOROUGHLY LOOSENED.
8. ALL LANDSCAPE AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT THE RATE OF 4 CUBIC YARDS PER 1000 SF ROTO-TILLED TO A DEPTH OF 6". NO ORGANIC SOIL PREPARATION WITHIN THE FIRST 5 FEET ADJACENT TO BUILDINGS.
9. ALL SHRUB AND ORNAMENTAL GRASS BEDS ARE TO BE MULCHED WITH MIN. 3" DEPTH ROCK MULCH OVER SPECIFIED GEO-TEXTILE WEED CONTROL FABRIC. ROCK MULCH SHALL BE 1-1/2" WESTERN RIVER ROCK OR APPROVED EQUAL. CONTRACTOR SHALL PROVIDE SAMPLES OF ROCK MULCH FOR LANDSCAPE ARCHITECT'S APPROVAL, PRIOR TO PURCHASE OR INSTALLATION. FINAL SELECTION SHALL BE MADE FROM SAMPLES. CUT WEED CONTROL FABRIC AROUND INDIVIDUAL ORNAMENTAL GRASS TO ALLOW FOR FULL GROWTH OF EACH PLANT. ALL PERENNIAL FLOWER BEDS SHALL BE MULCHED WITH 4" DEPTH SHREDDED CEDAR MULCH. NO WEED CONTROL FABRIC IS REQUIRED IN PERENNIAL AREAS.
10. SHRUB BEDS ARE TO BE CONTAINED BY PERFORATED GALVANIZED ROLLTOP EDGER WITH DRAIN HOLES. EDGER IS NOT REQUIRED WHEN ADJACENT TO CURBS, WALLS, OR WALKS. MATERIAL TO BE APPROVED BY OWNER. CONTACT LL JOHNSON FOR EDGER.
11. THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT LANDSCAPE, PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION OR DURING THE SPECIFIED MAINTENANCE PERIOD. CALL FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION.
12. THE CONTRACTOR SHALL REPORT ANY DISCREPANCY IN PLAN VS. FIELD CONDITIONS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, PRIOR TO CONTINUING WITH THAT PORTION OF WORK.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
14. LANDSCAPE TO BE INSTALLED PER CITY STANDARDS AND SPECIFICATIONS. IN CASES WHERE DISCREPANCIES EXIST BETWEEN PLANS AND CITY STANDARDS, CONTACT LANDSCAPE ARCHITECT FOR CLARIFICATION.
15. ALL AREAS SHALL BE GRADED TO ACHIEVE POSITIVE DRAINAGE.
16. ALL SHRUB BEDS TO BE IRRIGATED WITH AUTOMATIC DRIP OR SPRAY IRRIGATION SYSTEM OR ACCEPTABLE ALTERNATIVE. THE IRRIGATION SYSTEM IS TO BE ADJUSTED TO MEET THE NEEDS OF THE INDIVIDUAL PLANT MATERIAL.
17. KEEP ALL TREES MINIMUM 10 FEET BETWEEN TREES AND WATER OR SEWER MAINS, 6 FEET BETWEEN TREES AND WATER OR SEWER SERVICE LINES, 4 FEET BETWEEN TREES AND GAS LINES. STREET TREES PLANTED WITHIN THE UTILITY EASEMENT MAY CONFLICT WITH UTILITIES & ADDITIONAL CONDUIT MAY BE REQUIRED TO PROTECT UNDERGROUND ELECTRIC LINES.
18. LANDSCAPES SHALL BE MAINTAINED TO ENSURE WATER EFFICIENCY. A REGULAR MAINTENANCE SCHEDULE SHALL INCLUDE BUT NOT BE LIMITED TO CHECKING, ADJUSTING, AND REPAIRING IRRIGATION EQUIPMENT; RESETTING THE AUTOMATIC CONTROLLER; AERATING AND DE-THATCHING TURF AREAS (ONLY IF NEEDED); REPLENISHING MULCH; FERTILIZING; PRUNING, AND WEEDING IN ALL LANDSCAPED AREAS.
19. SINGLE TRUNK TREES WITHIN THE SIGHT TRIANGLE AREAS SHALL BE MAINTAINED & TRIMMED FROM THE GROUND TO A LINE AT LEAST SEVEN (7') FEET ABOVE THE LEVEL OF THE INTERSECTION.
20. ALL EXISTING TREES & SHRUBS ON SITE SHALL BE REMOVED.
21. A 5' WIDTH OF DRY BORDER IS REQUIRED AROUND THE FOUNDATION. REFER TO THE COLORADO GEOSCIENCE & DESIGN REPORT #17-839 JANUARY 23,2018 #11. SURFACE DRAINAGE: THE OWNERS SHOULD BE CAUTIONED REGARDING THE INSTALLATION OF A LAWN ADJACENT TO THE FOUNDATION WALLS. LAWN IRRIGATION MUST BE MORE THAN FIVE FEET (5') FROM THE FOUNDATION WALLS TO PREVENT WETTING OF THE SUBSURFACE SOILS. LAWN AND/OR PLANTS SHOULD NOT BE PLANTED WITHIN FIVE FEET (5') OF THE FOUNDATION WALLS. WE RECOMMEND PROVIDING DECORATIVE GRAVEL OR BARK AROUND THE FOUNDATIONS, AS SHOWN IN FOUNDATION GRADING DETAIL 2. THIS METHOD WILL PREVENT PONDING OF WATER AND PROVIDE FOR PROPER DRAINAGE FROM THE FOUNDATIONS. NON-WOVEN GEO TEXTILE FABRIC CAN BE PLACED UNDER THE MULCH TO REDUCE WEED GROWTH AND STILL ALLOW SOME EVAPORATION OF SOIL MOISTURE. SPRINKLER HEADS AND EMITTERS SHOULD NOT BE LOCATED OR SPRAY WITHIN 5 FEET OF THE FOUNDATION OR PATIO SLABS AND BEYOND BACKFILL ZONES. PLANTINGS NEAR THE FOUNDATIONS SHOULD NOT TRAP SURFACE RUNOFF. FURTHERMORE, SIDEWALKS OR LOW-WATER CONSUMPTION GROUNDCOVER ARE RECOMMENDED TO FURTHER REDUCE THE RISK OF WATER INFILTRATION NEAR THE FOUNDATION WALLS. ALL PRESSURIZED IRRIGATION LINES AND VALVE BOXES SHOULD BE LOCATED AT LEAST 10 FEET FROM THE FOUNDATION OR PATIO SLABS. "

NATIVE GRASS SEED MIX - NON-IRRIGATED
(TEMPORARILY IRRIGATED UNTIL ESTABLISHMENT)

LOW GROW MIX - DRILL SEEDED
(INCREASE SEED RATE TO 50 PLS FOR BROADCAST)

COMMON NAME	% OF TOTAL	PLS PER ACRE	HEIGHT/FT
EPHRAIM CRESTED WHEATGRASS	25	6.3	2.0
DWARF PERENNIAL RYEGRASS	18	4.5	0.5
SR3200 BLUE FESCUE	9	2.3	0.5
REUBENS CANADA BLUEGRASS	13	3.3	0.5
BARLEY	12	3.0	2.0
SHEEP FESCUE	23	5.8	2.0
TOTAL	100	25	

NATIVE GRASS SEED NOTES:

SEED SHALL BE INSTALLED WHEN AT LEAST 3 MONTHS REMAIN IN THE GROWING SEASON. IF LESS THAN 3 MONTHS REMAIN IN THE GROWING SEASON AT THE TIME OF SEEDING, THE LANDSCAPE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT AND OWNER.
ALL SEED APPLICATIONS SHALL BE DRILL SEEDED, WITH HYDROMULCH APPLIED OVER THE SEED BED AFTER SEEDING.

HYDROMULCH MIX	
WOOD FIBER MULCH	46
15-15-15 ORGANIC FERTILIZER	9
ORGANIC BINDER/TACKIFIER	4

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LANDSCAPE ARCHITECT

PLANT SCHEDULES
DATE PREPARED: 1-05-2023
DATE REVISED: 03-01-2023
PLANS PREPARED FOR:

NCA, LLC, dba PINE RIDGE APARTMENTS LLC
14205 E. Davies Ave
Centennial, CO 80112

SHEET
5 OF 21

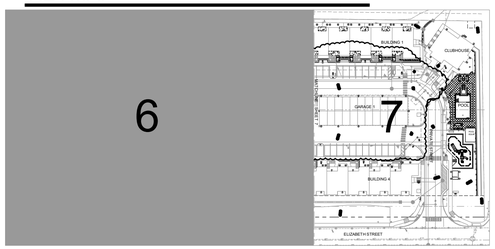
John B. Collins Architect, LLC
5647 Lakeview Ridge, Parker, CO 80134
P: 720 334 2210 E: jc@jbcarch.com

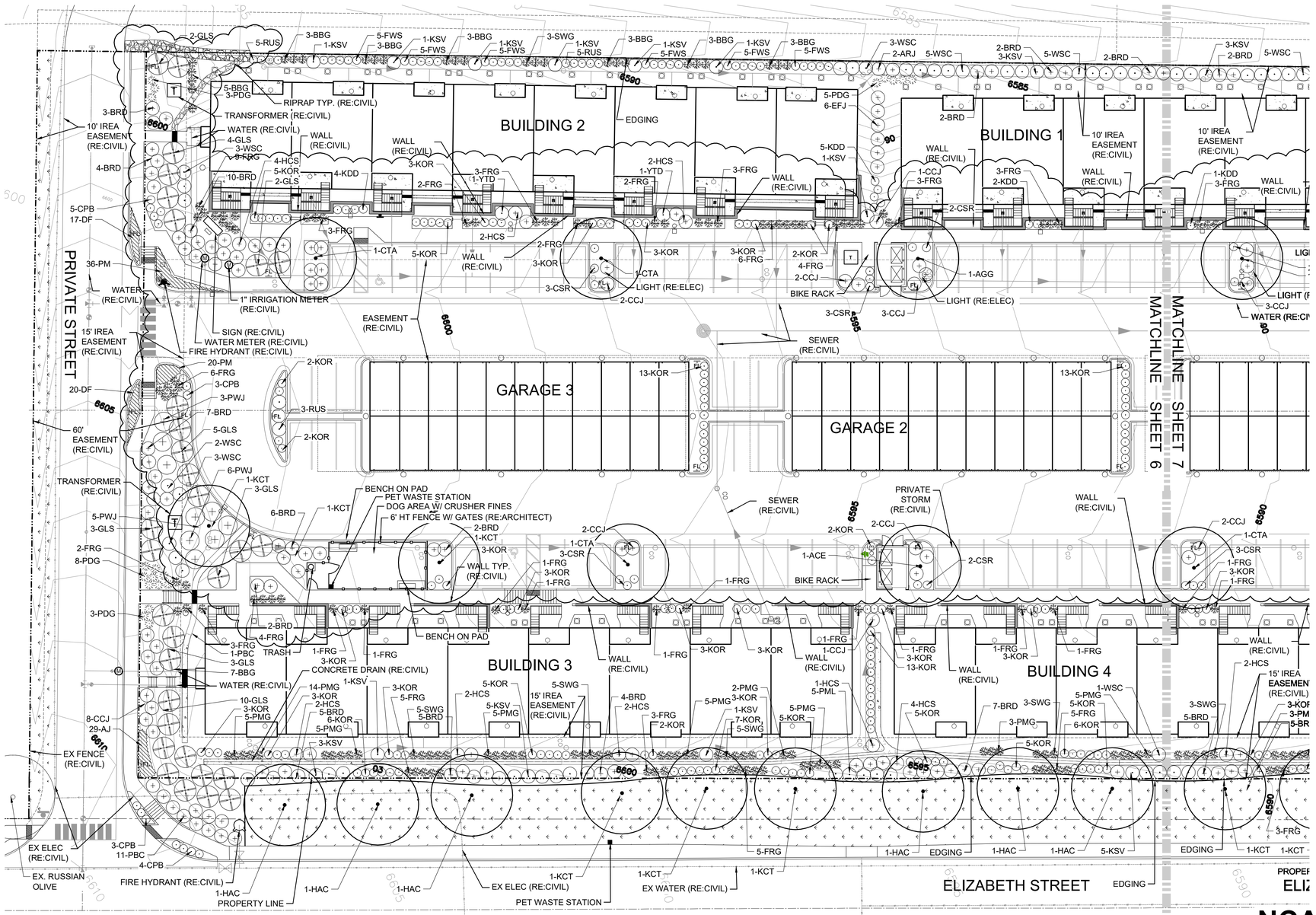
PINE RIDGE CROSSING

SITE PLAN AMENDMENT

SECTION 13, TOWNSHIP 8, RANGE 65, SUBDIVISION DESTINY VENTURES II MINOR SUBDIVISION, LOT B-1 PAR IN SE 1/4, NE 1/4: 13 8 65 DESC B 683 P160 4.187 ACRES

KEYMAP





*PARTIAL PLANT SCHEDULE
(SEE SHEET 5 FOR COMPLETE SCHEDULE)

PLANT SCHEDULE:

SYMBOL	TAG	QTY.	COMMON NAME
DECIDUOUS CANOPY TREES			
	ACE	5	ACCOLADE ELM
	AGG	3	AUTUMN GOLD GINKGO
	CTA	4	CATALPA
	HAC	6	HACKBERRY
	KCT	8	KENTUCKY COFFEETREE
	Subtotal	26	
EVERGREEN TREES			
	LBP	3	LIMBER PINE
	Subtotal	3	
DECIDUOUS SHRUBS			
	BMS	32	BLUE MIST SPIREA
	CPB	26	CRIMSON PYGMY BARBERRY
	CSR	30	CAREFREE SUNSHINE ROSE
	FWS	50	FOUR WING SALTBUSH
	KDD	48	KELSEY DWARF DOGWOOD
	KOR	177	KNOCK OUT PINK ROSE
	KSV	38	KOREAN SPICE VIBURNUM
	MAE	4	MANHATTAN EUONYMUS
	PML	16	MEYER LILAC
	RUS	45	RUSSIAN SAGE
	WSC	39	WESTERN SAND SHERRY
	YTD	2	YELLOW TWIG DOGWOOD
	Subtotal	507	
LOW SPREADING SHRUBS			
	ARJ	18	ARCADIA JUNIPER
	BRD	81	BROADMOOR JUNIPER
	CCJ	47	CALGARY CARPET JUNIPER
	EFJ	6	EFFUSA COMMON JUNIPER
	GLS	39	GRO LOW SUMAC
	HCS	30	HANCOCK CORALBERRY
	PBC	62	CREEPING WESTERN SAND CHERRY
	PWJ	25	PRINCE OF WALES JUNIPER
	Subtotal	308	
PERENNIALS W/ CEDAR MULCH			
	AJ	58	AUTUMN JOY SEDUM
	DF	48	DWARF BLANKETFLOWER
	MN	46	MAY NIGHT SALVIA
	PM	68	PARDON ME DAYLILY
	Subtotal	220	
ORNAMENTAL GRASSES			
	BBG	42	BIG BLUESTEM GRASS
	BLA	24	BLONDE AMBITION GRASS
	FRG	105	FEATHER REED GRASS
	PDG	47	PRAIRIE DROPSEED GRASS
	PMG	63	PURPLE MAIDEN GRASS
	SWG	86	SWITCHGRASS
	Subtotal	367	

NATIVE GRASS SEED (VERY LOW WATER USE)

NATURE'S PRAIRIE SOD BY TURFM

ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

NORTH

0 10' 20' 40'

SCALE - 1" = 20'

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14205 E. Davies Ave
Centennial, CO 80112

SHEET 6 OF 21

John B. Collins Architect, LLC
3067 S. Rosemary St., Denver, Co. 80231
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PINE RIDGE CROSSING

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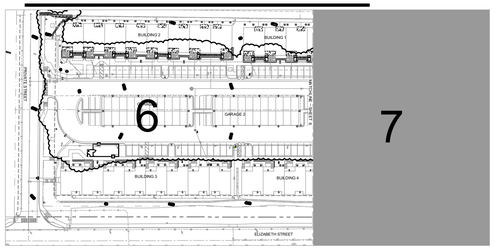

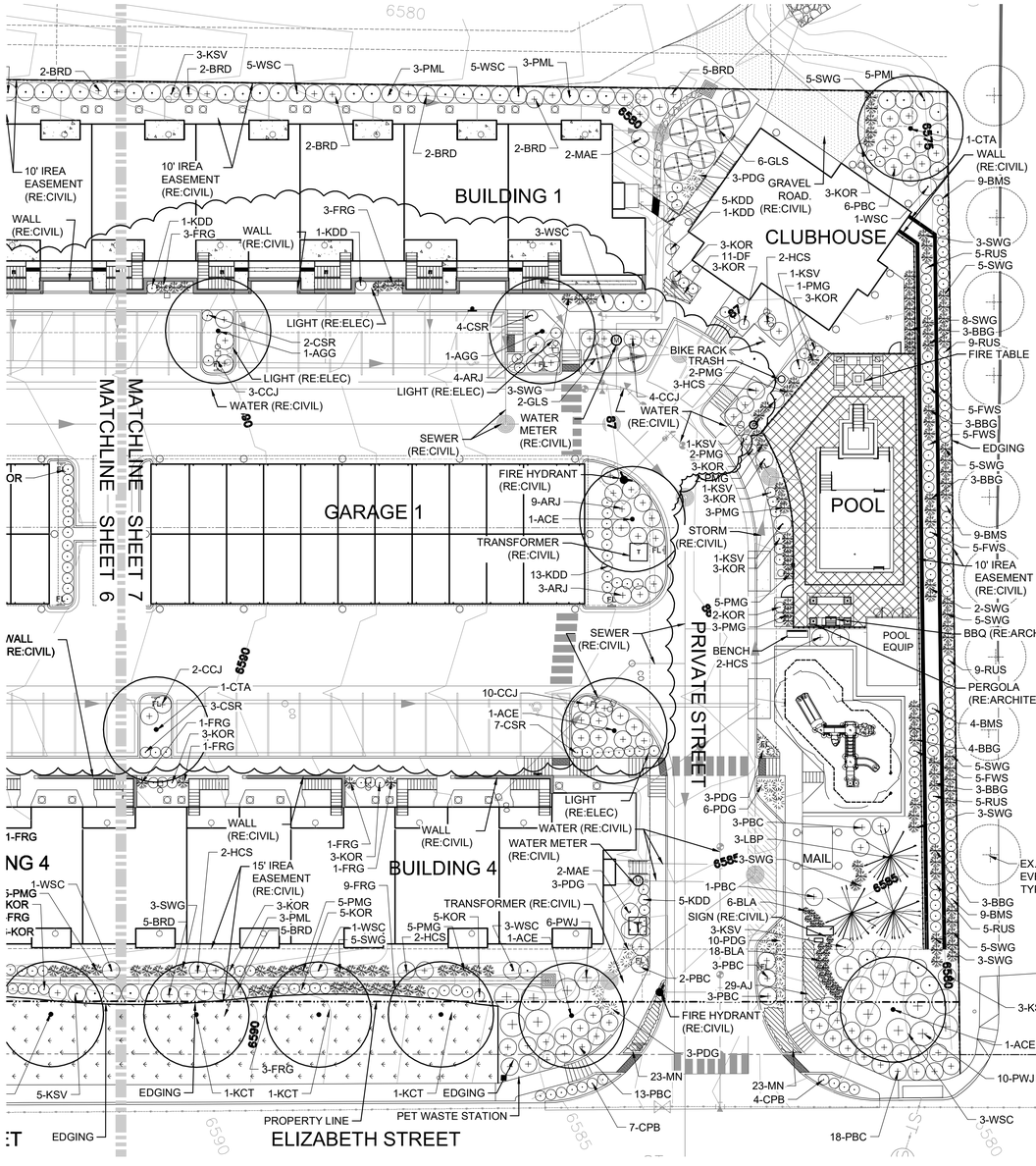

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NATIVE GRASS SEED (VERY LOW WATER USE)

NATURE'S PRAIRIE SOD — BY TURFM/

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PINE RIDGE CROSSING

SITE PLAN AMENDMENT

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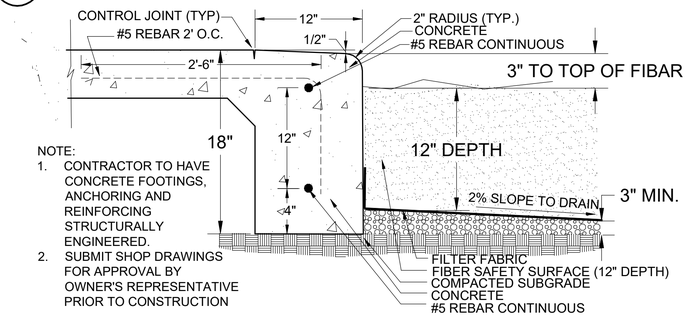
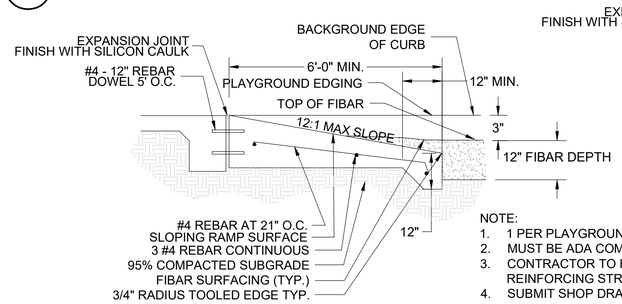
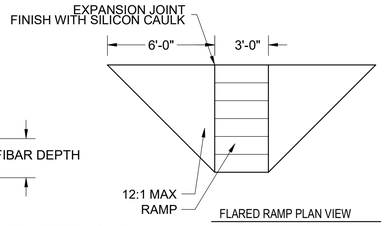
1 PLAYGROUND EDGING DETAIL (ADJACENT TO CONCRETE) NTS



NOTE:
1. CONTRACTOR TO HAVE CONCRETE FOOTINGS, ANCHORING AND REINFORCING STRUCTURALLY ENGINEERED.
2. SUBMIT SHOP DRAWINGS FOR APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION

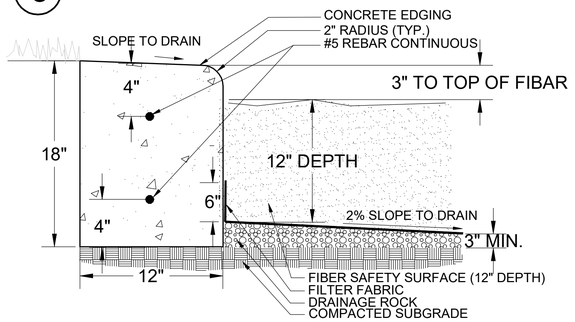
2 PLAYGROUND RAMP DETAIL NTS





NOTE:
1. 1 PER PLAYGROUND AREA
2. MUST BE ADA COMPLIANT.
3. CONTRACTOR TO HAVE CONCRETE FOOTINGS, ANCHORING AND REINFORCING STRUCTURALLY ENGINEERED.
4. SUBMIT SHOP DRAWINGS FOR APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION

3 PLAYGROUND EDGING (ADJACENT TO SOD/ BED AREA) NTS



NOTES:
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2. SUBMIT SHOP DRAWINGS FOR APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
3. HEIGHT OF EDGING VARIES, SEE CIVIL DRAWINGS.

4 PLAY EQUIPMENT SCHEDULE

GAMETIME
DOUG JOHANNSEN
TRIPLE M RECREATION, LLC
1169 HALFMOON DRIVE
CASTLE ROCK, CO 80104
720.489.7311 TELEPHONE
720.489.7316 FACSIMILE
800-235-2440 TOLL FREE
DJOHANNSEN@TRIPLEMREC.COM
WWW.TRIPLEMREC.COM

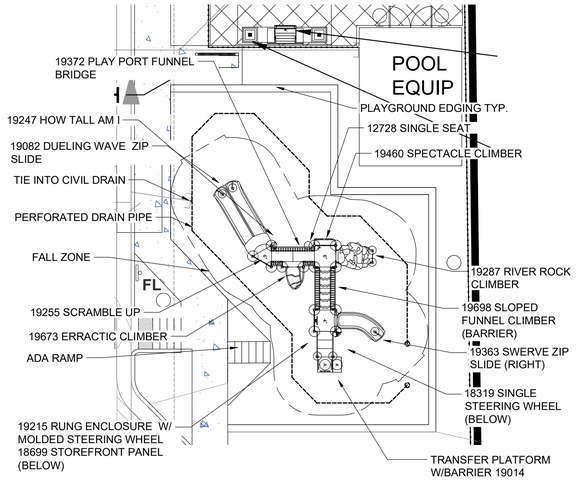
PLAYGROUND SURFACING
Fibar Safety Surface - 12" depth
6x250 Duraliner (Geotextile Fabric)

GAMETIME EQUIPMENT- Large Playground	
19287	RIVER ROCK CLIMBER
19698	SLOPED FUNNEL CLIMBER (BARRIER)
19363	SWERVE ZIP SLIDE (RIGHT)
18319	SINGLE STEERING WHEEL (BELOW)
19014	TRANSFER PLATFORM W/BARRIER
19036	ACCESS ATTACHMENT
19215	RUNG ENCLOSURE W/ MOLDED STEERING WHEEL
18699	STOREFRONT PANEL (BELOW)
19673	ERRACTIC CLIMBER
19255	SCRAMBLE UP
19082	DUELING WAVE ZIP SLIDE
19247	HOW TALL AM I
19372	PLAY PORT FUNNEL BRIDGE
12728	SINGLE SEAT
19460	SPECTACLE CLIMBER

PLAYGROUND NOTES:
1. INSTALL ALL PLAY EQUIPMENT AND SAFETY SURFACE AS PER MANUFACTURERS RECOMMENDATION AND SPECIFICATIONS.CONTRACTOR TO INSTALL ALL POSTS AND HARDWARE NECESSARY TO INSTALL PLAY EQUIPMENT.
2. INSTALLER TO VERIFY LOCATION AND ORIENTATION OF PLAYGROUND EQUIP.
3. CONTRACTOR SHALL HAVE PLAY EQUIPMENT STRUCTURALLY ENGINEERED FOR REINFORCING, ANCHORING, FOOTING, AND ANY OTHER NECESSARY ENGINEERING.
4. CONTRACTOR SHALL SUBMIT DETAILED AND DIMENSIONED SHOP DRAWINGS AND DATA SHEETS FOR THE LAYOUT AND INSTALLATION OF THE PLAYGROUND EQUIPMENT FOR APPROVAL BY THE LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE.
5. PLAYGROUND EQUIPMENT MUST MEET ALL REQUIREMENTS OF THE SPECIFICATIONS AND BE WITHIN ALL TOLERANCES INDICATED ON THESE DRAWINGS. BOTH FALL ZONES AND SAFETY SURFACE MUST MEET ALL ADA REQUIREMENTS AND FIT WITHIN THE LIMITS OF THE PLAYGROUND.

ADA REQUIREMENTS FOR STRUCTURE AGES 2-5 YEARS OLD	IN PLAN	REQ'D.
TOTAL NUMBER OF ELEVATED PLAY COMPONENTS	4	
TOTAL EVENTS ACCESSIBLE VIA TRANSFER	4	2
TOTAL ACCESSIBLE EVENTS VIA RAMP	0	0
TOTAL ACCESSIBLE GROUND LEVEL EVENTS	2	1
DIFFERENT TYPES OF GROUND LEVEL EVENTS	2	1
THIS PLAYGROUND MEETS ALL CURRENT ADA REQUIREMENTS & THE FINAL RULE ABOVE CHART/INFO IS APPLICABLE WHEN USING AN ACCESSIBLE SAFETY SURFACE		

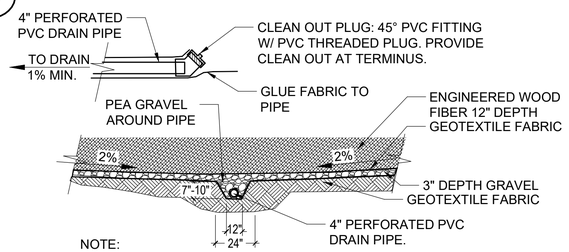
ADA REQUIREMENTS FOR STRUCTURE AGES 2-12 YEARS OLD	IN PLAN	REQ'D.
TOTAL NUMBER OF ELEVATED PLAY COMPONENTS	9	
TOTAL EVENTS ACCESSIBLE VIA TRANSFER	9	5
TOTAL ACCESSIBLE EVENTS VIA RAMP	0	0
TOTAL ACCESSIBLE GROUND LEVEL EVENTS	3	3
DIFFERENT TYPES OF GROUND LEVEL EVENTS	3	3
THIS PLAYGROUND MEETS ALL CURRENT ADA REQUIREMENTS & THE FINAL RULE ABOVE CHART/INFO IS APPLICABLE WHEN USING AN ACCESSIBLE SAFETY SURFACE		



PLAYGROUND ENLARGEMENT
LARGE PLAYGROUND
0 5' 10' 20'
SCALE - 1" = 10'
NORTH

ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

5 PLAYGROUND DRAIN PIPE



NOTE:
1. COMPLETELY SURROUND DRAIN SUMP AND PEA GRAVEL WITH FABRIC. OVERLAP ALL EDGES 24" MIN. GLUE FABRIC TO PIPE.
2. SLOPE PIPE IN TRENCH TOWARDS DRAIN. LOCATE PIPE HOLES FACE DOWN IN BOTTOM OF TRENCH.

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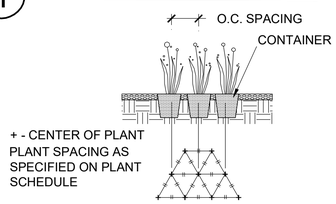
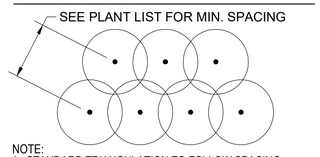
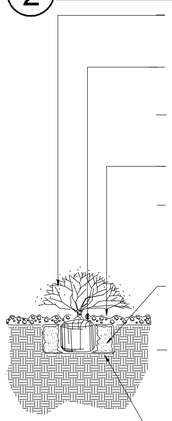


LAYOUT DETAIL



NOTE:
1. STANDARD TRIANGULATION TO FOLLOW SPACING REQUIREMENTS FOUND ON PLANT LIST.
2. PLAN TO TAKE PRECEDENT OVER GENERAL DETAIL.

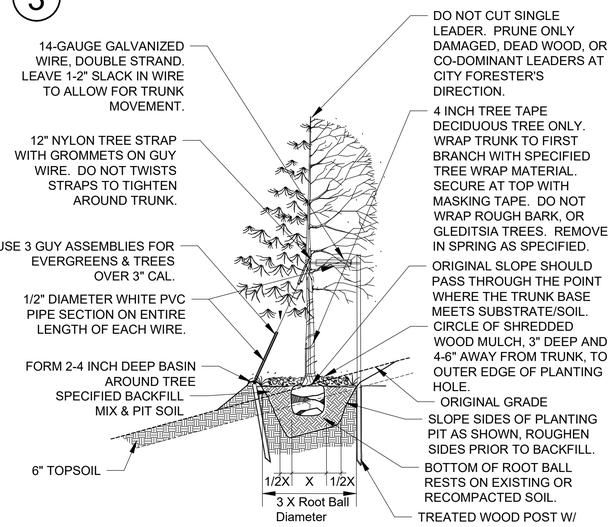
2 SHRUB PLANTING NTS



NOTE: BROKEN OR CRUMBLING ROOT-BALLS WILL BE REJECTED.

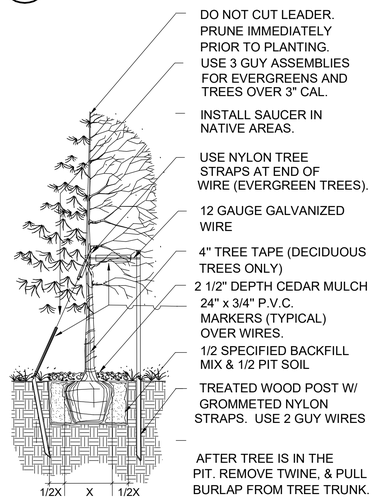
- PRUNE ALL DEAD OR DAMAGED WOOD PRIOR TO PLANTING.
- SET SHRUB 1" HIGHER THAN THE FINISHED BED GRADE.
- DIG PLANT PIT TWICE AS WIDE & HIGH AS THE CONTAINER
- APPLY SPECIFIED MULCH.
- CARE SHOULD BE TAKEN NOT TO DAMAGE THE SHRUB OR ROOT-BALL WHEN REMOVING IT FROM ITS CONTAINER.
- LOOSEN SIDES OF PLANT PIT & WATER IN WELL TO ELIMINATE LARGE AIR POCKETS.
- ALL JUNIPER PLANTS SHOULD BE PLANTED SO TOP OF ROOT MASS OCCURS AT FINISH GRADE OF MULCH LAYER.
- COMPACTED BACKFILL MIX
- FILL PLANT PIT WITH 1/2 SPECIFIED SOIL MIX & 1/2 PIT SOIL

3 TREE PLANTING ON SLOPE NTS



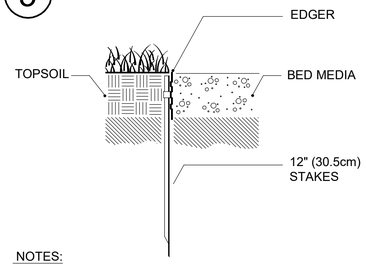
NOTE:
1. AFTER TREE IS IN THE PIT, REMOVE TWINE, & PULL BURLAP FROM TREE TRUNK AND REMOVE FROM PIT.
2. SET TOP OF ROOT BALL 2-3 INCHES ABOVE SURROUNDING FINISH GRADE.
3. ANY BROKEN, CRUMBLING, OR OTHERWISE DAMAGED ROOTBALL WILL BE REJECTED. DAMAGE DURING PLANTING OPERATIONS WILL NOT BE EXCUSED.

4 TREE PLANTING NTS



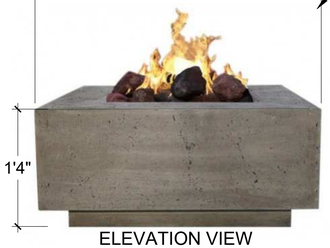
NOTE: SET TOP OF ROOT BALL 2" TO 3" ABOVE SURROUNDING FINISH GRADE.

5 EDGING DETAIL



NOTES:
1. INSTALL PER MANUFACTURER'S DIRECTION.
2. COMPACT GRADES ADJACENT TO EDGING TO AVOID SETTLING. FINISH GRADE TO BE 1/2" (1.3cm) BELOW TOP OF EDGING.
3. CORNERS - CUT BASE OF EDGING UP HALF WAY AND FORM A CONTINUOUS CORNER.

6 NATURAL GAS FIREPIT - SQUARE



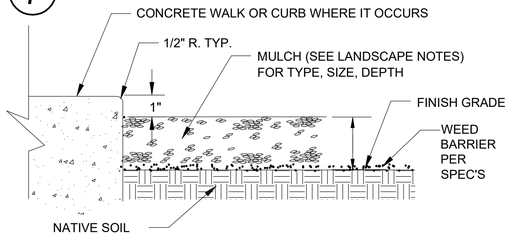
ELEVATION VIEW

TAVOLA 3 MODERN CONCRETE FIRE TABLE SQUARE 48"SQ X 16"H
MODEL# PH-407-4, STAIN COLOR: CAFE
CONTACT: ALL BACKYARD FUN
WWW.ALLBACKYARDFUN.COM
720-442-7480

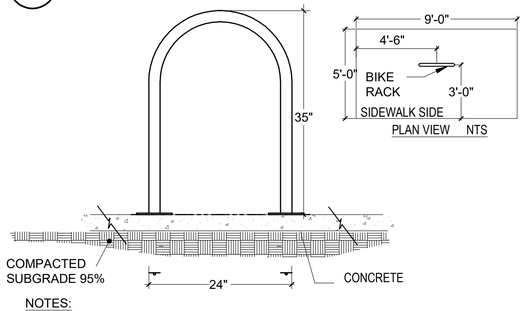
GLASS FIBER REINFORCED CONCRETE (GFRC)

FIREPIT NOTES:
1. INSTALL PER MANUFACTURER'S RECOMMENDATION.
2. OPERATES ON NATURAL GAS CONVERSION KIT (INSTALL 3-HOUR SAFETY TIMER TO SAFELY SHUT OFF NATURAL GAS).
3. GAS FIRE PIT TO HAVE: ELECTRONIC IGNITION, FIREGLASS MEDIA (COLOR/TYPE PER OWNER'S REP), WEATHERPROOF COVER, TEMPERED GLASS WINDSHIELD.
4. WIRELESS WALL MOUNTED TIMER, LOCATE TIMER PER OWNER'S REP.
5. PROVIDE TEMPERED GLASS WINDSHIELD AND & PROTECTIVE WEATHER COVER.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR PERMITS & SHALL MEET STATE & LOCAL CODES.
7. CONTRACTOR SHALL PROVIDE UNDERGROUND GAS PIPE CONNECTION. (RE:CIVIL PLANS)

7 MULCH DETAIL NTS

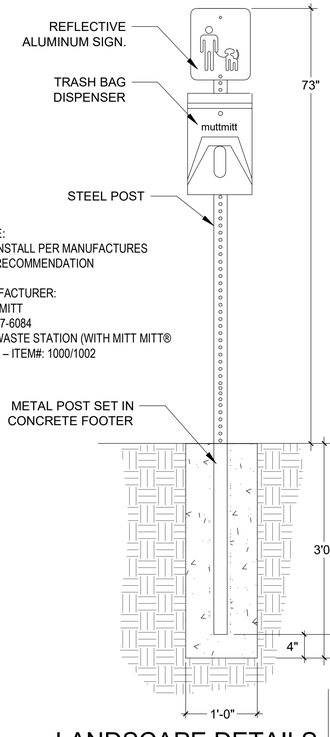


8 OUTDOOR BIKERACK DETAIL NTS



NOTES:
1. POWDERCOATED COLOR TO BE DETERMINED & APPROVED BY OWNERS' REP PRIOR TO ORDERING.
2. SURFACE MOUNT PER MANUFACTURER'S RECOMMENDATION.
3. MANUFACTURER: DERO, MODEL: HOOP RACK
4. CONCRETE PAD. RE: CIVIL PLANS FOR TYPE OF CONCRETE.

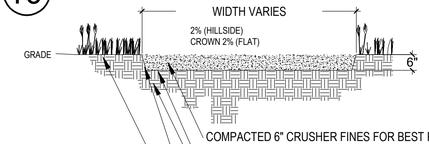
9 DOG WASTE STATION NTS



NOTE:
1. INSTALL PER MANUFACTURES RECOMMENDATION

MANUFACTURER:
MUTT MITT
800-697-6084
DOG WASTE STATION (WITH MITT MITT® 2-PLY) – ITEM#: 1000/1002

10 CRUSHER FINES PATH NTS



NOTE:
1. THE EXCAVATED AREA TO BE COMPACTED USING A DOUBLE-DRUM VIBRATORY ROLLER.
2. TREAD SURFACE ("CRUSHERFINE" OR "GRANITE SANDS") TO BE RAKED BY HAND OR MACHINE TO PROVIDE ADEQUATE OUTSLOPING (2%).
3. WHILE WET, THE SURFACE IS COMPACTED DOWN TO THE FINAL GRADE WITH THE VIBRATORY ROLLER.
4. IN WET AREAS THE TRENCH SHOULD BE COMPACTED TO 8" DEPTH. COMPACTED SUBGRADE IS TO BE COVERED WITH GEOTEXTILE FABRIC PRIOR TO INSTALLATION OF GRANITE SANDS.
5. FOR AREAS WITH A CROSS SLOPE, A DRAINAGE SWALE IS INSTALLED ON THE UPHILL SIDE OF THE TRAIL.
6. TRAIL ALIGNMENT SHOULD WORK WITH THE NATURAL TOPOGRAPHY.
7. PROVIDE OCCASIONAL VIEWING AND SEATING AREAS ALONG THE PATH TO ACCOMMODATE PASSIVE RECREATION AREAS.
8. TRAIL COLOR TO BE APPROVED BY OWNER'S REPRESENTATIVE.
9. AGGREGATE PAVING TO BLEND 'STABLIZER' OR EQUAL. BINDER ADDITIVE TO BE MIXED PER MANUFACTURER'S RECOMMENDATION.
10. CONTACT: STABLIZER SOLUTIONS INC. 205 SOUTH 28TH ST., PHOENIX, AZ 85034; PHONE (602) 225-5900, (800) 336-2468; FAX (602) 225-5902; WEBSITE STABILIZERSOLUTIONS.COM

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Engineering · Planning · Surveying
112 N. RUBEY DRIVE, SUITE 210 • GOLDEN, COLORADO, 80403
P.: 303.940.9966 • F.: 303.940.9959 • www.baselineecorp.com
LANDSCAPE ARCHITECT

SHEET 9 OF 21

LANDSCAPE DETAILS
DATE PREPARED: 1-05-2023
DATE REVISED: 03-01-2023
PLANS PREPARED FOR:

NCA, LLC, dba PINE RIDGE APARTMENTS LLC
14205 E. Davies Ave
Centennial, CO 80112

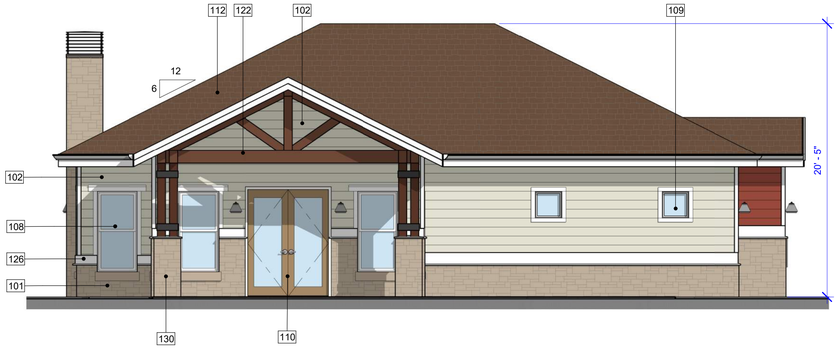
John B. Collins Architect, LLC
3067 S. Rosemary St., Denver, Co. 80231
P: 720 334 2210 E: jc@jbcarch.com

PINE RIDGE CROSSING

SITE PLAN AMENDMENT

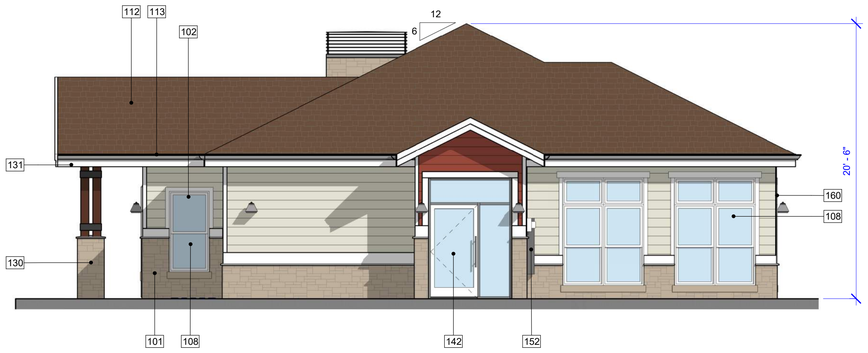
SECTION 13, TOWNSHIP 8, RANGE 65, SUBDIVISION DESTINY VENTURES II
MINOR SUBDIVISION, LOT B-1 PAR IN SE 1/4, NE 1/4: 13 8 65 DESC B 683 P160

4.187 ACRES



CLUBHOUSE - FRONT ELEVATION

3/16" = 1'-0"



CLUBHOUSE - EAST ELEVATION

3/16" = 1'-0"

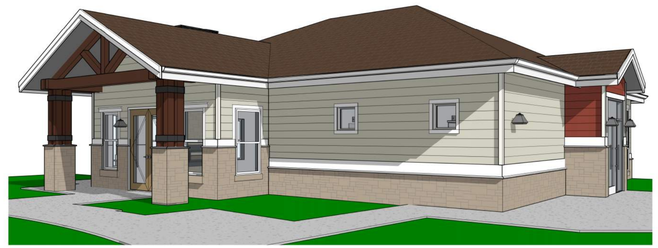
CLUBHOUSE PERSPECTIVE 1

CLUBHOUSE - NORTH ELEVATION

3/16" = 1'-0"

CLUBHOUSE - WEST ELEVATION

3/16" = 1'-0"



CLUBHOUSE PERSPECTIVE 2

BUILDING MATERIAL & COLOR SCHEME						
	B-1 BODY COLOR SIDING - HORIZ.	B-2 BODY COLOR SIDING - HORIZ.	B-3 BODY COLOR SIDING - SHAKE	B-4 BODY COLOR SIDING - SHAKE	B-4 BODY COLOR WOOD PANEL	P-1 PUNCH COLOR DOORS
CLUBHOUSE	SW7567 - NATURAL TAN	SW 6334 - FLOWER POT				SW7024 - FUNCTIONAL GRAY
BUILDING TYPE 1	SW7567 - NATURAL TAN	SW 7734 - OLIVE GROVE	SW7567 - NATURAL TAN	SW 7734 - OLIVE GROVE	SW 7005 - PURE WHITE	SW7024 - FUNCTIONAL GRAY
BUILDING TYPE 2	SW7567 - NATURAL TAN	SW 6334 - FLOWER POT	SW7567 - NATURAL TAN	SW 6334 - FLOWER POT	SW 7005 - PURE WHITE	SW7024 - FUNCTIONAL GRAY
BUILDING TYPE 3 & 4, POOL EQUIPMENT AND MAIL KIOSK	SW7567 - NATURAL TAN					SW7024 - FUNTIONAL GRAY

ALL BUILDINGS

T-1 TRIM COLOR

WINDOW/DOOR TRIM, FASCIA/GUTTERS, SOFFITS, CEILINGS, BELT TRIM COURSE, FRIEZE TRIM, CEMENTITIOUS PANELS: SW 7005 PURE WHITE

P-2 PUNCH COLOR

RAILING, HANDRAILS, TRASH SCREEN GATES: SW 7674 PEPPERCORN
FAUX GABLE: SW3507 - RIVERWOOD

STONE: ENVIRONMENTAL STONE WORK - CHESTNUT LEDGESTONE

WINDOWS: SHERWIN WILLIAMS, COLOR: SW 7005 PURE WHITE

ROOF: OWENS CORNING, COLOR: DRIFTWOOD

WOOD STAIN: SHERWIN WILLIAMS, COLOR: SW 3518 HAWTHORNE

ELEVATION MATERIAL NOTES	
101	CULTURED STONE
102	LAP SIDING
108	VINYL WINDOWS - OPERABLE (SINGLE, DOUBLE AND TRIPLE)
109	VINYL WINDOWS - FIXED
110	CUSTOM ENTRY DOOR
112	HIGH PROFILE ASPHALT SHINGLE ROOF
113	DOWNSPOUT AND GUTTER, COLOR TO MATCH FACIA
122	DECORATIVE WOOD TRUSS W/ DECORATIVE BRACKETS
123	GARAGE DOOR WITH ROW OF GLASS
126	WATERTABLE & 5/4X8" WOOD TRIM
130	COLUMN
131	FASCIA 2X8
142	ENTRY DOOR
151	GAS METER RE:SITE PLAN
152	ELECTRIC METER RE:SITE PLAN
153	CONDENSING UNIT RE: MECHANICAL
159	ACCESS DOOR TO ADA GARAGE.
160	CORNER TRIM 5/4X4

ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

CLUBHOUSE ELEVATIONS AND PERSPECTIVES
DATE PREPARED: 01-05-2023
DATE REVISED: 03-01-2023
PLANS PREPARED FOR:

NCA, LLC, dba PINE RIDGE APARTMENTS LLC
14205 E. Davies Ave
Centennnial, CO 80112

SHEET
10 OF 21

John B. Collins Architect, LLC
3067 S. Rosemary St., Denver, Co. 80231
P: 720 334 2210 E: jc@jbcarch.com

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PINE RIDGE CROSSING

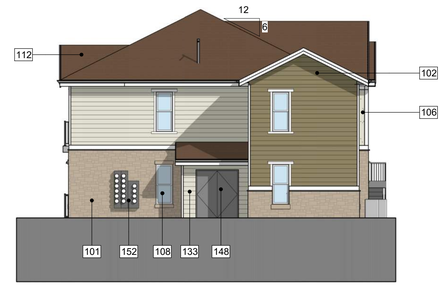
SITE PLAN AMENDMENT

SECTION 13, TOWNSHIP 8, RANGE 65, SUBDIVISION DESTINY VENTURES II
MINOR SUBDIVISION, LOT B-1 PAR IN SE 1/4, NE 1/4: 13 8 65 DESC B 683 P160

4.187 ACRES

BLDG TYPE I - FRONT ELEVATION, BLDG 4

3/32" = 1'-0"



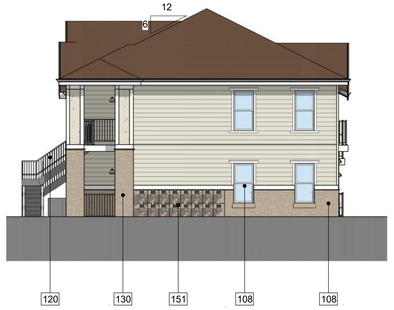
BLDG TYPE I - SIDE 1 ELEVATION, BLDG 4

3/32" = 1'-0"

BLDG TYPE 1 - REAR ELEVATION, BLDG 4

3/32" = 1'-0"

ELIZABETH STREET ELEVATION AT BUILDING # 2



BLDG TYPE I - SIDE 2 ELEVATION, BLDG 4

3/32" = 1'-0"

BUILDING MATERIAL & COLOR SCHEME						
	B-1 BODY COLOR SIDING - HORIZ.	B-2 BODY COLOR SIDING - HORIZ.	B-3 BODY COLOR SIDING - SHAKE	B-4 BODY COLOR SIDING - SHAKE	B-4 BODY COLOR WOOD PANEL	P-1 PUNCH COLOR DOORS
CLUBHOUSE	SW7567 - NATURAL TAN	SW 6334 - FLOWER POT				SW7024 - FUNCTIONAL GRAY
BUILDING TYPE 1	SW7567 - NATURAL TAN	SW 7734 - OLIVE GROVE	SW7567 - NATURAL TAN	SW 7734 - OLIVE GROVE	SW 7005 - PURE WHITE	SW7024 - FUNCTIONAL GRAY
BUILDING TYPE 2	SW7567 - NATURAL TAN	SW 6334 - FLOWER POT	SW7567 - NATURAL TAN	SW 6334 - FLOWER POT	SW 7005 - PURE WHITE	SW7024 - FUNCTIONAL GRAY
BUILDING TYPE 3 & 4, POOL EQUIPMENT AND MAIL KIOSK	SW7567 - NATURAL TAN					SW7024 - FUNTIONAL GRAY

ALL BUILDINGS

T-1 TRIM COLOR

WINDOW/DOOR TRIM, FASCIA/GUTTERS, SOFFITS, CEILINGS, BELT TRIM COURSE, FRIEZE TRIM, CEMENTITIOUS PANELS: SW 7005 PURE WHITE

P-2 PUNCH COLOR

RAILING, HANDRAILS, TRASH SCREEN GATES: SW 7674 PEPPERCORN
FAUX GABLE: SW3507 - RIVERWOOD

STONE: ENVIRONMENTAL STONE WORK - CHESTNUT LEDGESTONE

WINDOWS: SHERWIN WILLIAMS, COLOR: SW 7005 PURE WHITE

ROOF: OWENS CORNING, COLOR: DRIFTWOOD

WOOD STAIN: SHERWIN WILLIAMS, COLOR: SW 3518 HAWTHORNE

ELEVATION MATERIAL NOTES	
101	CULTURED STONE
102	LAP SIDING
103	SHAKE SIDING
106	CEMENTITIOUS PANEL
108	VINYL WINDOWS - OPERABLE (SINGLE, DOUBLE AND TRIPLE)
112	HIGH PROFILE ASPHALT SHINGLE ROOF
113	DOWNSPOUT AND GUTTER, COLOR TO MATCH FACIA
114	GABLE VENT
119	EXTERIOR LIGHT FIXTURE. RE: ELECTRICAL
120	METAL RAILING
126	WATERTABLE & 5/4X8" WOOD TRIM
130	COLUMN
131	FASCIA 2X8
133	KNOX BOX
142	ENTRY DOOR
148	FIRE RISER ROOM
151	GAS METER RE:SITE PLAN
152	ELECTRIC METER RE:SITE PLAN
157	MECHANICAL VENT. 1ST FLR. VENTS OUT WALL, 2ND FLR. VENTS THRU ROOF, RE: MECH
160	CORNER TRIM 5/4X4
161	CORNER TRIM 5/4X6
162	8" STONE TRIM

ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

BUILDING TYPE 1 ELEVATIONS - BLDG FOUR

DATE PREPARED: 01-05-2023

DATE REVISED: 03-01-2023

PLANS PREPARED FOR:

NCA, LLC, dba PINE RIDGE APARTMENTS LLC

14205 E. Davies Ave
Centennnial, CO 80112

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PINE RIDGE CROSSING

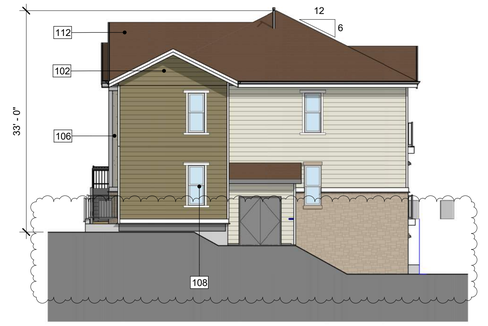
SITE PLAN AMENDMENT

SECTION 13, TOWNSHIP 8, RANGE 65, SUBDIVISION DESTINY VENTURES II
MINOR SUBDIVISION, LOT B-1 PAR IN SE 1/4, NE 1/4: 13 8 65 DESC B 683 P160

4.187 ACRES

BLDG TYPE 1B - FRONT ELEVATION, BLDG 1 - THROUGH CONTINUOUS AREAWELL

3/32" = 1'-0"

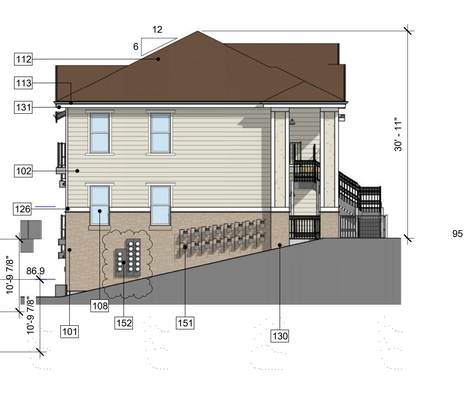


BLDG TYPE IB - SIDE 1 ELEVATION, BLDG 1

3/32" = 1'-0"

BLDG TYPE 1B - REAR ELEVATION, BLDG 1

3/32" = 1'-0"



BLDG TYPE IB - SIDE 2 ELEVATION, BLDG 1

3/32" = 1'-0"

BUILDING MATERIAL & COLOR SCHEME						
	B-1 BODY COLOR SIDING - HORIZ.	B-2 BODY COLOR SIDING - HORIZ.	B-3 BODY COLOR SIDING - SHAKE	B-4 BODY COLOR SIDING - SHAKE	B-4 BODY COLOR WOOD PANEL	P-1 PUNCH COLOR DOORS
CLUBHOUSE	SW7567 - NATURAL TAN	SW 6334 - FLOWER POT				SW7024 - FUNCTIONAL GRAY
BUILDING TYPE 1	SW7567 - NATURAL TAN	SW 7734 - OLIVE GROVE	SW7567 - NATURAL TAN	SW 7734 - OLIVE GROVE	SW 7005 - PURE WHITE	SW7024 - FUNCTIONAL GRAY
BUILDING TYPE 2	SW7567 - NATURAL TAN	SW 6334 - FLOWER POT	SW7567 - NATURAL TAN	SW 6334 - FLOWER POT	SW 7005 - PURE WHITE	SW7024 - FUNCTIONAL GRAY
BUILDING TYPE 3 & 4, POOL EQUIPMENT AND MAIL KIOSK	SW7567 - NATURAL TAN					SW7024 - FUNTIONAL GRAY

ALL BUILDINGS

T-1 TRIM COLOR

WINDOW/DOOR TRIM, FASCIA/GUTTERS, SOFFITS, CEILINGS, BELT TRIM COURSE, FRIEZE TRIM, CEMENTITIOUS PANELS: SW 7005 PURE WHITE

P-2 PUNCH COLOR

RAILING, HANDRAILS, TRASH SCREEN GATES: SW 7674 PEPPERCORN
FAUX GABLE: SW3507 - RIVERWOOD

STONE: ENVIRONMENTAL STONE WORK - CHESTNUT LEDGESTONE

WINDOWS: SHERWIN WILLIAMS, COLOR: SW 7005 PURE WHITE

ROOF: OWENS CORNING, COLOR: DRIFTWOOD

WOOD STAIN: SHERWIN WILLIAMS, COLOR: SW 3518 HAWTHORNE

ELEVATION MATERIAL NOTES	
101	CULTURED STONE
102	LAP SIDING
103	SHAKE SIDING
106	CEMENTITIOUS PANEL
108	VINYL WINDOWS - OPERABLE (SINGLE, DOUBLE AND TRIPLE)
112	HIGH PROFILE ASPHALT SHINGLE ROOF
113	DOWNSPOUT AND GUTTER, COLOR TO MATCH FACIA
114	GABLE VENT
119	EXTERIOR LIGHT FIXTURE. RE: ELECTRICAL
120	METAL RAILING
126	WATERTABLE & 5/4X8" WOOD TRIM
130	COLUMN
131	FASCIA 2X8
142	ENTRY DOOR
151	GAS METER RE:SITE PLAN
152	ELECTRIC METER RE:SITE PLAN
157	MECHANICAL VENT. 1ST FLR. VENTS OUT WALL, 2ND FLR. VENTS THRU ROOF, RE: MECH
160	CORNER TRIM 5/4X4
161	CORNER TRIM 5/4X6
164	LINE OF GRADE BEHIND
165	8" CONCRETE WALL PATIO ENCLOSURE
166	SWALE GRADE UNDER WINDOW SILL
167	AREAWELL AT WINDOW

ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

BUILDING TYPE 1B ELEVATIONS, BUILDING ONE

DATE PREPARED: 01-05-2023

DATE REVISED: 03-01-2023

PLANS PREPARED FOR:

NCA, LLC, dba PINE RIDGE APARTMENTS LLC

14205 E. Davies Ave
Centennnial, CO 80112

SHEET
12 OF 21

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PINE RIDGE CROSSING

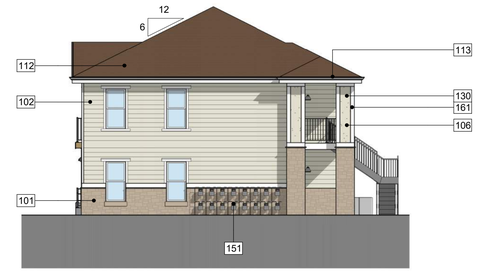
SITE PLAN AMENDMENT

SECTION 13, TOWNSHIP 8, RANGE 65, SUBDIVISION DESTINY VENTURES II
MINOR SUBDIVISION, LOT B-1 PAR IN SE 1/4, NE 1/4: 13 8 65 DESC B 683 P160

4.187 ACRES

BLDG TYPE II - FRONT ELEVATION, BLDG 3

3/32" = 1'-0"



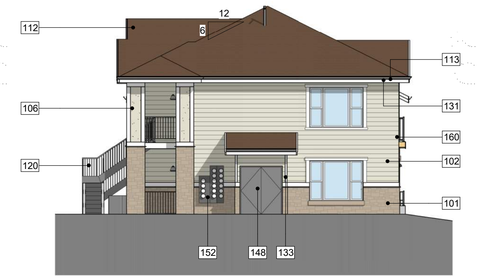
BLDG TYPE II - SIDE 1 ELEVATION, BLDG 3

3/32" = 1'-0"

ELIZABETH STREET ELEVATION AT BUILDING # 3

BLDG TYPE II - REAR ELEVATION, BLDG 3

3/32" = 1'-0"



BLDG TYPE II - SIDE 2 ELEVATION, BLDG 3

3/32" = 1'-0"

BUILDING MATERIAL & COLOR SCHEME						
	B-1 BODY COLOR SIDING - HORIZ.	B-2 BODY COLOR SIDING - HORIZ.	B-3 BODY COLOR SIDING - SHAKE	B-4 BODY COLOR SIDING - SHAKE	B-4 BODY COLOR WOOD PANEL	P-1 PUNCH COLOR DOORS
CLUBHOUSE	SW7567 - NATURAL TAN	SW 6334 - FLOWER POT				SW7024 - FUNCTIONAL GRAY
BUILDING TYPE 1	SW7567 - NATURAL TAN	SW 7734 - OLIVE GROVE	SW7567 - NATURAL TAN	SW 7734 - OLIVE GROVE	SW 7005 - PURE WHITE	SW7024 - FUNCTIONAL GRAY
BUILDING TYPE 2	SW7567 - NATURAL TAN	SW 6334 - FLOWER POT	SW7567 - NATURAL TAN	SW 6334 - FLOWER POT	SW 7005 - PURE WHITE	SW7024 - FUNCTIONAL GRAY
BUILDING TYPE 3 & 4, POOL EQUIPMENT AND MAIL KIOSK	SW7567 - NATURAL TAN					SW7024 - FUNTIONAL GRAY
ALL BUILDINGS T-1 TRIM COLOR WINDOW/DOOR TRIM, FASCIA/GUTTERS, SOFFITS, CEILINGS, BELT TRIM COURSE, FRIEZE TRIM, CEMENTITIOUS PANELS: SW 7005 PURE WHITE P-2 PUNCH COLOR RAILING, HANDRAILS, TRASH SCREEN GATES: SW 7674 PEPPERCORN FAUX GABLE: SW3507 - RIVERWOOD						
STONE: ENVIRONMENTAL STONE WORK - CHESTNUT LEDGESTONE		WINDOWS: SHERWIN WILLIAMS, COLOR: SW 7005 PURE WHITE		ROOF: OWENS CORNING, COLOR: DRIFTWOOD		WOOD STAIN: SHERWIN WILLIAMS, COLOR: SW 3518 HAWTHORNE

ELEVATION MATERIAL NOTES

101	CULTURED STONE
102	LAP SIDING
103	SHAKE SIDING
106	CEMENTITIOUS PANEL
108	VINYL WINDOWS - OPERABLE (SINGLE, DOUBLE AND TRIPLE)
112	HIGH PROFILE ASPHALT SHINGLE ROOF
113	DOWNSPOUT AND GUTTER, COLOR TO MATCH FACIA
114	GABLE VENT
120	METAL RAILING
126	WATERTABLE & 5/4X8" WOOD TRIM
130	COLUMN
131	FASCIA 2X8
133	KNOX BOX
142	ENTRY DOOR
148	FIRE RISER ROOM
151	GAS METER RE:SITE PLAN
152	ELECTRIC METER RE:SITE PLAN
160	CORNER TRIM 5/4X4
161	CORNER TRIM 5/4X6

ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

BUILDING TYPE 2 ELEVATIONS

DATE PREPARED: 01-05-2023
DATE REVISED: 03-01-2023
PLANS PREPARED FOR:

NCA, LLC, dba PINE RIDGE APARTMENTS LLC
14205 E. Davies Ave
Centennnial, CO 80112

SHEET
13 OF 21

John B. Collins Architect, LLC
3067 S. Rosemary St., Denver, Co, 80231
P: 720 334 2210 E: jc@jbcarch.com

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PINE RIDGE CROSSING

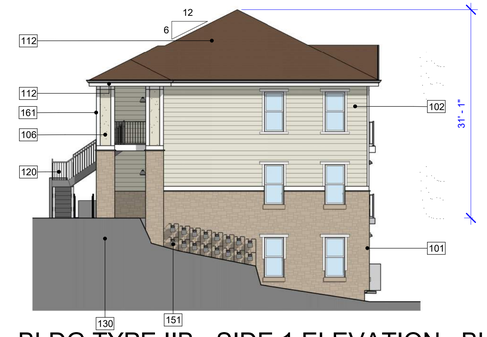
SITE PLAN AMENDMENT

SECTION 13, TOWNSHIP 8, RANGE 65, SUBDIVISION DESTINY VENTURES II
MINOR SUBDIVISION, LOT B-1 PAR IN SE 1/4, NE 1/4: 13 8 65 DESC B 683 P160

4.187 ACRES

BLDG TYPE IIB - FRONT ELEVATION, BLDG 2

3/32" = 1'-0"

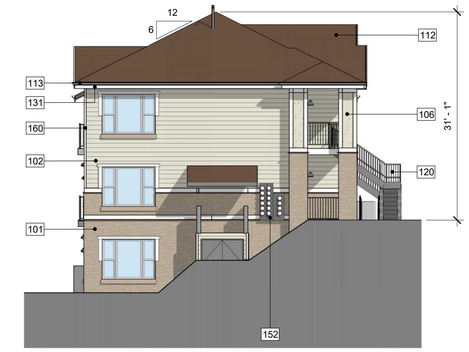


BLDG TYPE IIB - SIDE 1 ELEVATION, BLDG 2

3/32" = 1'-0"

BLDG TYPE IIB - REAR ELEVATION, BLDG 2

3/32" = 1'-0"



BLDG TYPE IIB - SIDE 2 ELEVATION, BLDG 2

3/32" = 1'-0"

BUILDING MATERIAL & COLOR SCHEME

	B-1 BODY COLOR SIDING - HORIZ.	B-2 BODY COLOR SIDING - HORIZ.	B-3 BODY COLOR SIDING - SHAKE	B-4 BODY COLOR SIDING - SHAKE	B-4 BODY COLOR WOOD PANEL	P-1 PUNCH COLOR DOORS
CLUBHOUSE	SW7567 - NATURAL TAN	SW 6334 - FLOWER POT				SW7024 - FUNCTIONAL GRAY
BUILDING TYPE 1	SW7567 - NATURAL TAN	SW 7734 - OLIVE GROVE	SW7567 - NATURAL TAN	SW 7734 - OLIVE GROVE	SW 7005 - PURE WHITE	SW7024 - FUNCTIONAL GRAY
BUILDING TYPE 2	SW7567 - NATURAL TAN	SW 6334 - FLOWER POT	SW7567 - NATURAL TAN	SW 6334 - FLOWER POT	SW 7005 - PURE WHITE	SW7024 - FUNCTIONAL GRAY
BUILDING TYPE 3 & 4, POOL EQUIPMENT AND MAIL KIOSK	SW7567 - NATURAL TAN					SW7024 - FUNTIONAL GRAY

ALL BUILDINGS

T-1 TRIM COLOR

WINDOW/DOOR TRIM, FASCIA/GUTTERS, SOFFITS, CEILINGS, BELT TRIM COURSE, FRIEZE TRIM, CEMENTITIOUS PANELS: SW 7005 PURE WHITE

P-2 PUNCH COLOR

RAILING, HANDRAILS, TRASH SCREEN GATES: SW 7674 PEPPERCORN
FAUX GABLE: SW3507 - RIVERWOOD

STONE: ENVIRONMENTAL STONE WORK - CHESTNUT LEDGESTONE

WINDOWS: SHERWIN WILLIAMS, COLOR: SW 7005 PURE WHITE

ROOF: OWENS CORNING, COLOR: DRIFTWOOD

WOOD STAIN: SHERWIN WILLIAMS, COLOR: SW 3518 HAWTHORNE

ELEVATION MATERIAL NOTES

101	CULTURED STONE
102	LAP SIDING
103	SHAKE SIDING
106	CEMENTITIOUS PANEL
108	VINYL WINDOWS - OPERABLE (SINGLE, DOUBLE AND TRIPLE)
112	HIGH PROFILE ASPHALT SHINGLE ROOF
113	DOWNSPOUT AND GUTTER, COLOR TO MATCH FACIA
114	GABLE VENT
120	METAL RAILING
126	WATERTABLE & 5/4X8" WOOD TRIM
130	COLUMN
131	FASCIA 2X8
142	ENTRY DOOR
148	FIRE RISER ROOM
151	GAS METER RE:SITE PLAN
152	ELECTRIC METER RE:SITE PLAN
160	CORNER TRIM 5/4X4
161	CORNER TRIM 5/4X6

ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

BUILDING TYPE 2B ELEVATIONS

DATE PREPARED: 01-05-2023

DATE REVISED: 03-01-2023

PLANS PREPARED FOR:

NCA, LLC, dba PINE RIDGE APARTMENTS LLC

14205 E. Davies Ave
Centennnial, CO 80112

SHEET
14 OF 21

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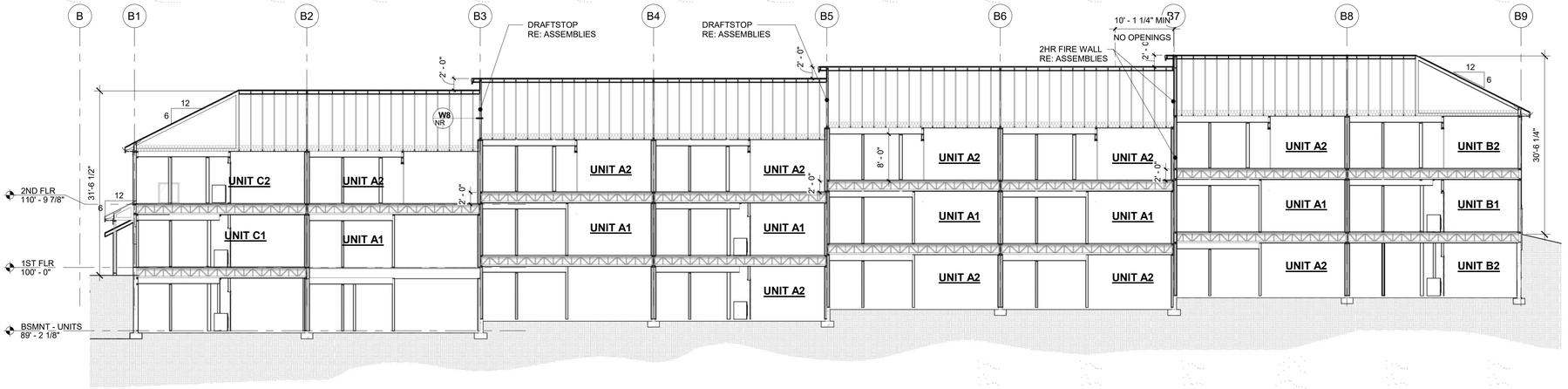
PINE RIDGE CROSSING

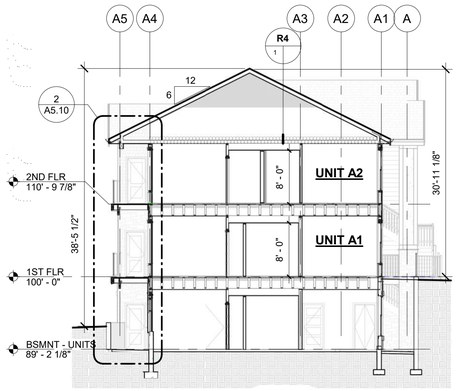
SITE PLAN AMENDMENT

SECTION 13, TOWNSHIP 8, RANGE 65, SUBDIVISION DESTINY VENTURES II
MINOR SUBDIVISION, LOT B-1 PAR IN SE 1/4, NE 1/4: 13 8 65 DESC B 683 P160

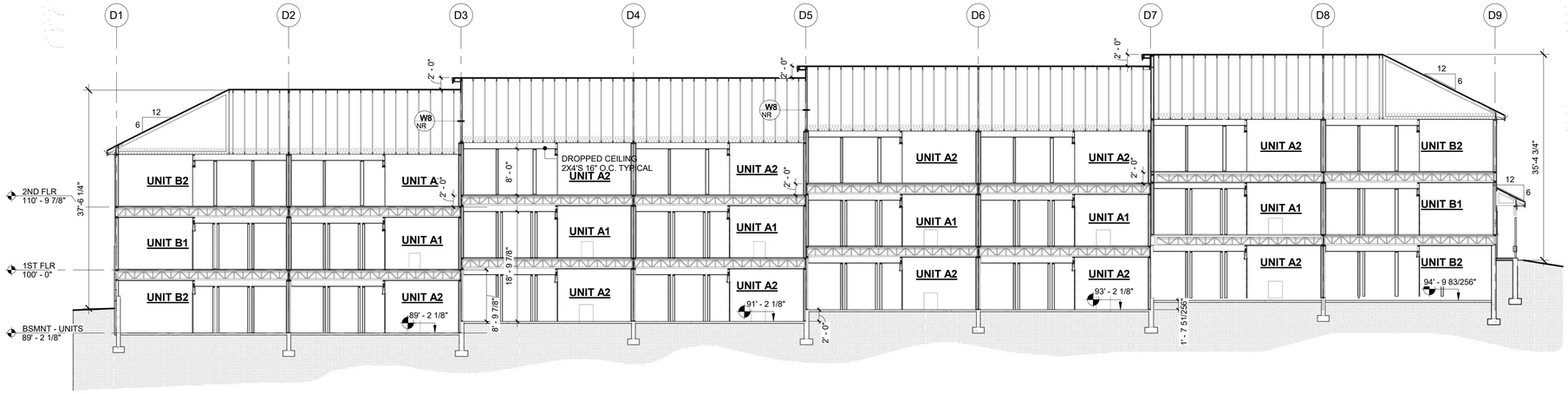
4.187 ACRES



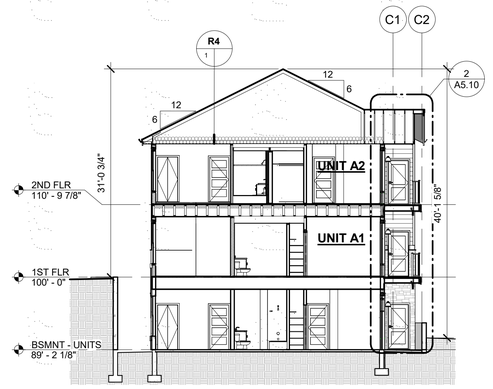
3 BLDG 1- BUILDING SECTION - A PLANNING
3/32" = 1'-0"



1 BLDG 1- BUILDING SECTION - B PLANNING
3/32" = 1'-0"



4 BLDG 2 - BUILDING SECTION - A PLANNING
3/32" = 1'-0"



2 BLDG 2 - BUILDING SECTION - B PLANNING
3/32" = 1'-0"

BUILDING TYPES 1B & 2B SECTIONS

DATE PREPARED: 01-05-2023

DATE REVISED: 03-01-2023

PLANS PREPARED FOR:

NCA, LLC, dba PINE RIDGE APARTMENTS LLC

14205 E. Davies Ave
Centennnial, CO 80112

ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

SHEET
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PINE RIDGE CROSSING

SITE PLAN AMENDMENT

SECTION 13, TOWNSHIP 8, RANGE 65, SUBDIVISION DESTINY VENTURES II
MINOR SUBDIVISION, LOT B-1 PAR IN SE 1/4, NE 1/4: 13 8 65 DESC B 683 P160

4.187 ACRES

BUILDING TYPE IB - PERSPECTIVE 1

BUILDING TYPE IB - PERSPECTIVE 2

BUILDING TYPE IIB - PERSPECTIVE 1

BUILDING TYPE IIB - PERSPECTIVE 2

PERSPECTIVES

DATE PREPARED: 01-05-2023

DATE REVISED: 03-01-2023

PLANS PREPARED FOR:

NCA, LLC, dba PINE RIDGE APARTMENTS LLC

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Centennnial, CO 80112

ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

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PINE RIDGE CROSSING

SITE PLAN AMENDMENT

SECTION 13, TOWNSHIP 8, RANGE 65, SUBDIVISION DESTINY VENTURES II MINOR SUBDIVISION, LOT B-1 PAR IN SE 1/4, NE 1/4: 13 8 65 DESC B 683 P160

4.187 ACRES

BUILDING MATERIAL & COLOR SCHEME						
	B-1 BODY COLOR SIDING - HORIZ.	B-2 BODY COLOR SIDING - HORIZ.	B-3 BODY COLOR SIDING - SHAKE	B-4 BODY COLOR SIDING - SHAKE	B-4 BODY COLOR WOOD PANEL	P-1 PUNCH COLOR DOORS
CLUBHOUSE	SW7567 - NATURAL TAN	SW 6334 - FLOWER POT				SW7024 - FUNCTIONAL GRAY
BUILDING TYPE 1	SW7567 - NATURAL TAN	SW 7734 - OLIVE GROVE	SW7567 - NATURAL TAN	SW 7734 - OLIVE GROVE	SW 7005 - PURE WHITE	SW7024 - FUNCTIONAL GRAY
BUILDING TYPE 2	SW7567 - NATURAL TAN	SW 6334 - FLOWER POT	SW7567 - NATURAL TAN	SW 6334 - FLOWER POT	SW 7005 - PURE WHITE	SW7024 - FUNCTIONAL GRAY
BUILDING TYPE 3 & 4, POOL EQUIPMENT AND MAIL KIOSK	SW7567 - NATURAL TAN					SW7024 - FUNTIONAL GRAY

ALL BUILDINGS

T-1 TRIM COLOR

WINDOW/DOOR TRIM, FASCIA/GUTTERS, SOFFITS, CEILINGS, BELT TRIM COURSE, FRIEZE TRIM, CEMENTITIOUS PANELS: SW 7005 PURE WHITE

P-2 PUNCH COLOR

RAILING, HANDRAILS, TRASH SCREEN GATES: SW 7674 PEPPERCORN
FAUX GABLE: SW3507 - RIVERWOOD

STONE: ENVIRONMENTAL STONE WORK - CHESTNUT LEDGESTONE

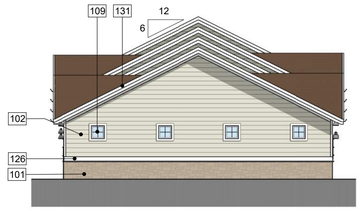
WINDOWS: SHERWIN WILLIAMS, COLOR: SW 7005 PURE WHITE

ROOF: OWENS CORNING, COLOR: DRIFTWOOD

WOOD STAIN: SHERWIN WILLIAMS, COLOR: SW 3518 HAWTHORNE

BUILDING TYPE III - FRONTELEVATION, GARAGE 1

3/32" = 1'-0"



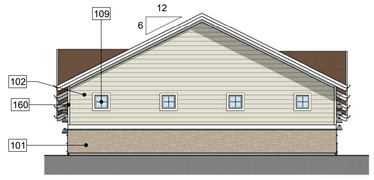
BLDG TYPE III - SIDE 1 ELEV.

3/32" = 1'-0"

ELEVATION MATERIAL NOTES	
101	CULTURED STONE
102	LAP SIDING
109	VINYL WINDOWS - FIXED
112	HIGH PROFILE ASPHALT SHINGLE ROOF
113	DOWNSPOUT AND GUTTER, COLOR TO MATCH FACIA
114	GABLE VENT
119	EXTERIOR LIGHT FIXTURE. RE: ELECTRICAL
121	CORNER TRIM 5/4X4
123	GARAGE DOOR WITH ROW OF GLASS
126	WATERTABLE & 5/4X8" WOOD TRIM
131	FASCIA 2X8
159	ACCESS DOOR TO ADA GARAGE.
160	CORNER TRIM 5/4X4

BUILDING TYPE III - REAR ELEVATION, GARAGE 1

3/32" = 1'-0"



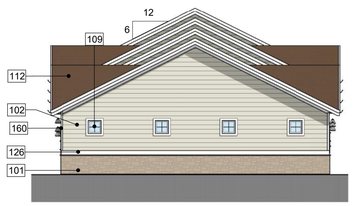
BLDG TYPE III - SIDE 2 ELEV.

3/32" = 1'-0"

BUILDING TYPE III - PERSPECTIVE, GARAGE 1

BUILDING TYPE IV - FRONT ELEVATION, GARAGES 2 & 3

3/32" = 1'-0"



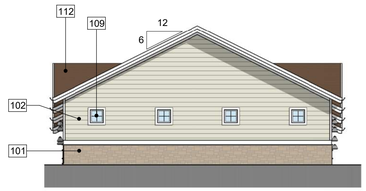
BLDG TYPE IV - SIDE 1 ELEV.

3/32" = 1'-0"

BUILDING TYPE IV - PERSPECTIVE, GARAGES 2 & 3

BUILDING TYPE IV - REAR ELEVATION, GARAGES 2 & 3

3/32" = 1'-0"



BLDG TYPE IV - SIDE 2 ELEV.

3/32" = 1'-0"

ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

BUILDING TYPE 3 AND 4 ELEVATIONS AND PERSPECTIVES

DATE PREPARED: 01-05-2023

DATE REVISED: 03-01-2023

PLANS PREPARED FOR:

NCA, LLC, dba PINE RIDGE APARTMENTS LLC

14205 E. Davies Ave
Centennnial, CO 80112

SHEET 17 OF 21

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PINE RIDGE CROSSING

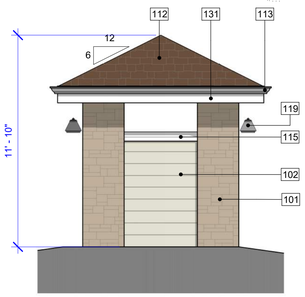
SITE PLAN AMENDMENT

SECTION 13, TOWNSHIP 8, RANGE 65, SUBDIVISION DESTINY VENTURES II
MINOR SUBDIVISION, LOT B-1 PAR IN SE 1/4, NE 1/4: 13 8 65 DESC B 683 P160

4.187 ACRES

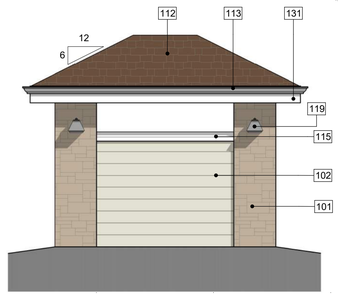
MAIL KIOSK - FRONT

1/4" = 1'-0"



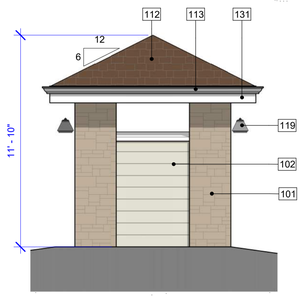
MAIL KIOSK - SIDE 1

1/4" = 1'-0"



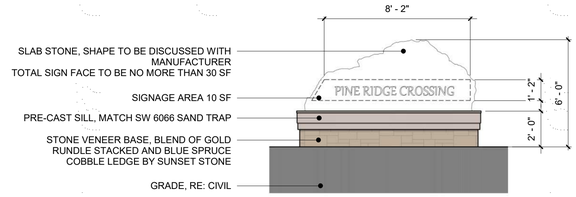
MAIL KIOSK - REAR

1/4" = 1'-0"



MAIL KIOSK - SIDE 2

1/4" = 1'-0"

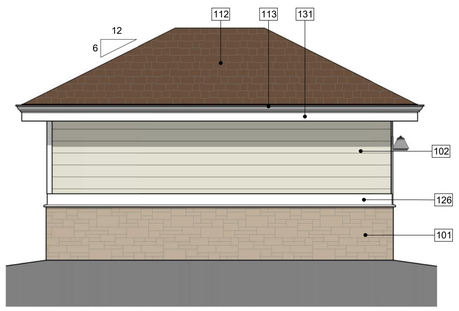


MONUMENT SIGN - FRONT

1/4" = 1'-0"

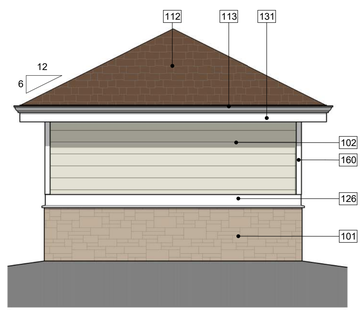
POOL EQUIP. - FRONT

1/4" = 1'-0"



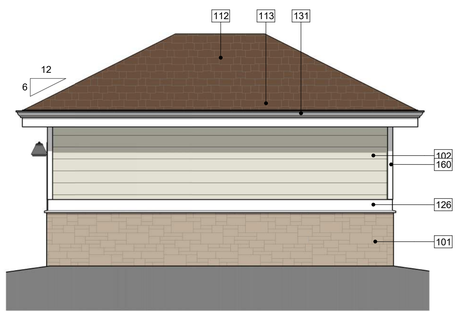
POOL EQUIP.- SIDE 1

1/4" = 1'-0"



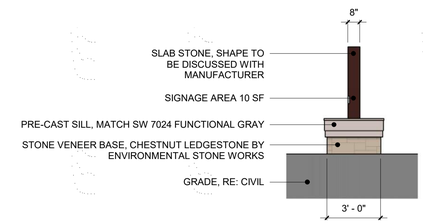
POOL EQUIP. - REAR

1/4" = 1'-0"



POOL EQUIP. - SIDE 2

1/4" = 1'-0"



MONUMENT SIGN - SIDE

1/4" = 1'-0"

BUILDING MATERIAL & COLOR SCHEME						
	B-1 BODY COLOR SIDING - HORIZ.	B-2 BODY COLOR SIDING - HORIZ.	B-3 BODY COLOR SIDING - SHAKE	B-4 BODY COLOR SIDING - SHAKE	B-4 BODY COLOR WOOD PANEL	P-1 PUNCH COLOR DOORS
CLUBHOUSE	SW7567 - NATURAL TAN	SW 6334 - FLOWER POT				SW7024 - FUNCTIONAL GRAY
BUILDING TYPE 1	SW7567 - NATURAL TAN	SW 7734 - OLIVE GROVE	SW7567 - NATURAL TAN	SW 7734 - OLIVE GROVE	SW 7005 - PURE WHITE	SW7024 - FUNCTIONAL GRAY
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BUILDING TYPE 3 & 4, POOL EQUIPMENT AND MAIL KIOSK	SW7567 - NATURAL TAN					SW7024 - FUNTIONAL GRAY

ALL BUILDINGS

T-1 TRIM COLOR

WINDOW/DOOR TRIM, FASCIA/GUTTERS, SOFFITS, CEILINGS, BELT TRIM COURSE, FRIEZE TRIM, CEMENTITIOUS PANELS: SW 7005 PURE WHITE

P-2 PUNCH COLOR

RAILING, HANDRAILS, TRASH SCREEN GATES: SW 7674 PEPPERCORN
FAUX GABLE: SW3507 - RIVERWOOD

STONE: ENVIRONMENTAL STONE WORK - CHESTNUT LEDGESTONE

WINDOWS: SHERWIN WILLIAMS, COLOR: SW 7005 PURE WHITE

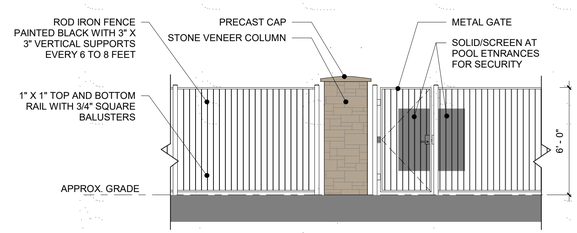
ROOF: OWENS CORNING, COLOR: DRIFTWOOD

WOOD STAIN: SHERWIN WILLIAMS, COLOR: SW 3518 HAWTHORNE

ELEVATION MATERIAL NOTES	
101	CULTURED STONE
102	LAP SIDING
112	HIGH PROFILE ASPHALT SHINGLE ROOF
113	DOWNSPOUT AND GUTTER, COLOR TO MATCH FACIA
115	MANUFACTURED STONE CAP
119	EXTERIOR LIGHT FIXTURE. RE: ELECTRICAL
126	WATERTABLE & 5/4X8" WOOD TRIM
131	FASCIA 2X8
134	MAIL BOX
148	FIRE RISER ROOM
160	CORNER TRIM 5/4X4

RETAINING WALL

BROADSTONE 8" ROCK FACE FROM KEYSTONE
COLOR: SIERRA BLEND



POOL FENCING

1/4" = 1'-0"

ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

ACCESSORY BUILDING ELEVATIONS

DATE PREPARED: 01-05-2023

DATE REVISED: 03-01-2023

PLANS PREPARED FOR:

NCA, LLC, dba PINE RIDGE APARTMENTS LLC

14205 E. Davies Ave
Centennnial, CO 80112

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PINE RIDGE CROSSING

SITE PLAN AMENDMENT

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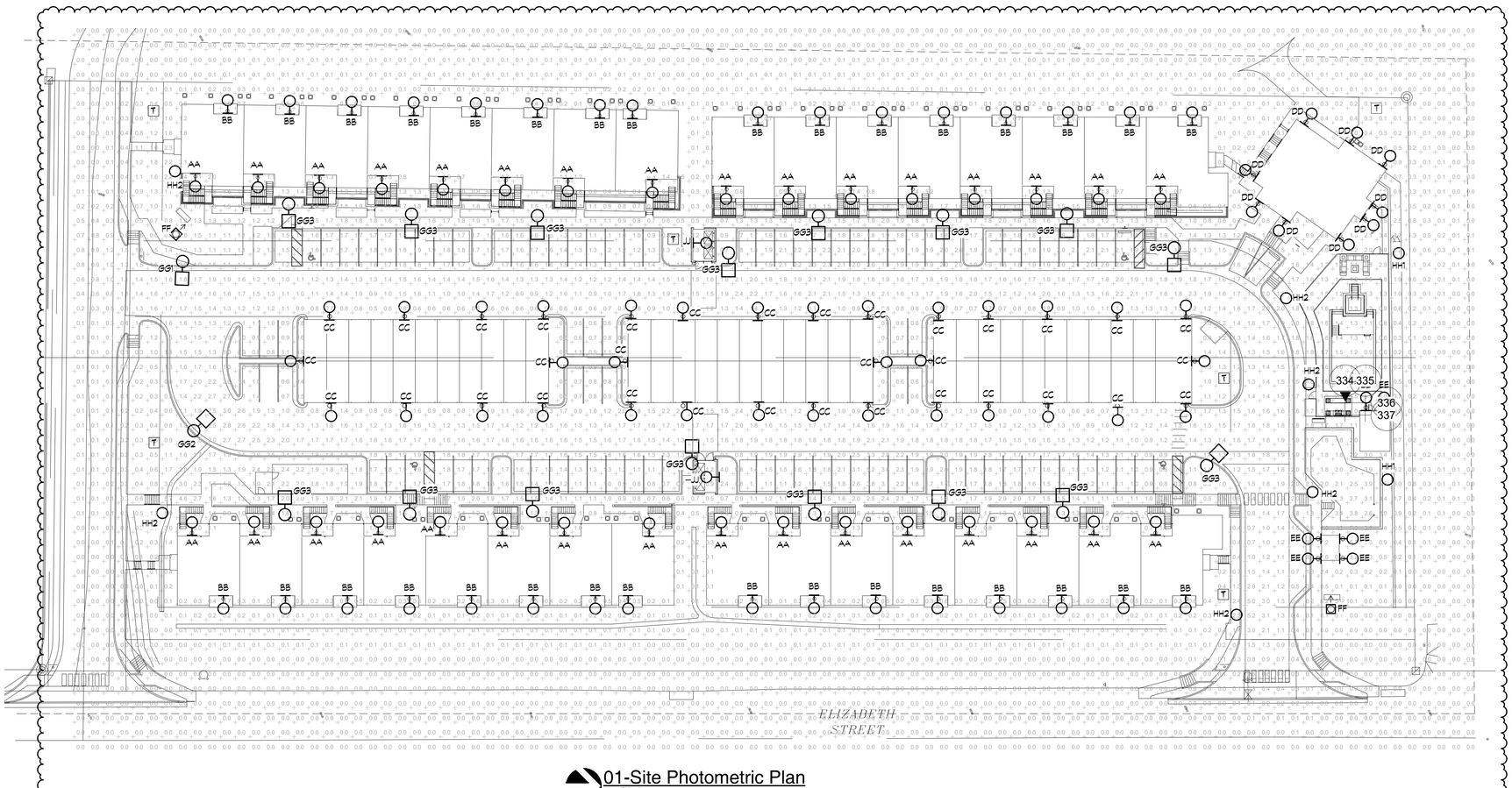
MINOR SUBDIVISION, LOT B-1 PAR IN SE 1/4, NE 1/4: 13 8 65 DESC B 683 P160

4.187 ACRES



01-Site Photometric Plan
1" = 30'-0"

EXTERIOR LUMINAIRE SCHEDULE					
KEY	LAMP	DESCRIPTION	CEILG (DEPTH)	MANUFACTURER/#	VOLT
AA	8W LED, 211 LUM, 3000K	EXTERIOR WALL MOUNTED SCONCE	WALL 7' A.F.F.	MODERN FORMS, PASADENA OUTDOOR LARGE LED WALL SCONCE. WS-W62610-BZ-A12175	120
BB	1-13W CFL, 450 LUM	EXTERIOR WALL MOUNTED SCONCE	WALL 8' A.F.F.	CAPITAL LIGHTING FIXTURE COMPANY, LAKESHORE 1 LIGHT WALL LANTERN, 9881OB	120
CC	11.5W LED, 585 LUM, 3000K	EXTERIOR WALL MOUNTED SCONCE	WALL 7' A.F.F.	WAC LIGHTING, SODOR LED OUTDOOR SCONCE, WS-W1770-GH	120
DD	8W LED, 800 LUM	EXTERIOR WALL MOUNTED SCONCE	WALL 10' A.F.F.	SEAGULL LIGHTING, ONE LIGHT OUTDOOR WALL LANTERN, 88242-750	120
EE	12W LED, 1400 LUM	EXTERIOR WALL MOUNTED SCONCE	WALL 9' A.F.F.	EATON LUMARK CROSSTOUR LED, XTOR1B-W	120
FF	28W LED FLOOD	MONUMENT SIGN LIGHTING FIXTURE	GROUND	HUBBELL FSL-7L LED DECORATIVE FLOOD.	120
GG1	34W LED, 3,566 LUM, 3000K, TYPE 2 DIST	PARKING LOT LIGHT FIXTURE	25' POLE	EATON STREETWORKS GALLEON LED, GAN-AF-01-LED-U-T2	120
GG2	34W LED, 3,787 LUM, 3000K, TYPE 2R DIST	PARKING LOT LIGHT FIXTURE	25' POLE	EATON STREETWORKS GALLEON LED, GAN-AF-01-LED-U-T2R	120
GG3	34W LED, 3,636 LUM, 3000K, TYPE 3 DIST	PARKING LOT LIGHT FIXTURE	25' POLE	EATON STREETWORKS GALLEON LED, GAN-AF-01-LED-U-T3	120
HH1	37W LED, 3610 LUM, 3000K TYPE 3 DIST	PEDESTRIAN PENDANT POLE LIGHT FIXTURE	10' POLE	PHILIPS LUMEC METROSCAPE PENDANT, MSR-35W32LED3K-G2-LE35	120
HH2	37W LED, 3733 LUM, 3000K, TYPE 5 DIST	PEDESTRIAN PENDANT POLE LIGHT FIXTURE	10' POLE	PHILIPS LUMEC METROSCAPE PENDANT, MSR-35W32LED3K-G2-LE55	120
JJ	LED	EXTERIOR WALL MOUNTED SCONCE	WALL 6' A.F.F.	HI-LITE MFG. CO., INC. H-LCGU-FB VAPOR JAR COLLECTION	120

NOTES: *NOTIFY ENGINEER OF ANY DISCREPANCIES BETWEEN MODEL NUMBERS AND DESCRIPTIONS PRIOR TO ORDERING
*VERIFY CEILING INSULATION W/ GC AND NOTIFY ENGINEER OF ANY IC RATING CONFLICTS PRIOR TO ORDERING

SITE PHOTOMETRIC PLAN

DATE PREPARED: 01-05-2023
DATE REVISED: 03-01-2023

PLANS PREPARED FOR:

NCA, LLC, dba PINE RIDGE APARTMENTS LLC
14205 E. Davies Ave
Centennial, CO 80112

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PINE RIDGE CROSSING

SITE PLAN AMENDMENT

SECTION 13, TOWNSHIP 8, RANGE 65, SUBDIVISION DESTINY VENTURES II MINOR SUBDIVISION, LOT B-1 PAR IN SE 1/4, NE 1/4: 13 8 65 DESC B 683 P160

4.187 ACRES

FIXTURE 'AA'

LUMENS
LIGHT AND LIVING

CALL US
877.445.4488
Mon-Fri 6am-6pm PT
Sat 7am-5pm PT

Pasadena Outdoor LED Wall Sconce

By **Modern Forms**

$219.00 - $259.00

IN STOCK Ships within 2 business days.

Shown in Bronze finish, Small size

FREE SHIPPING on orders over $75.

FREE GIFT ONLY AT LUMENS: Use coupon code **DISC** at checkout to get a FREE Disc LED Task Lamp (a $249 value) with qualifying $350+ Modern Forms purchase during The Design Event. Limited time only.

FREE DESIGN GIFT ONLY AT LUMENS: Use code **DESIGN** at checkout to get a FREE Alessi Nuvem Wire Basket ($50 Value) or Grey Firenze Clock ($90 value) with qualifying $400 purchase during The Design Event. Limited time only. SEE DETAILS

Finish: Bronze

Bronze Graphite

Size: Large

S Small L Large

ITEM #: MFM607733
MFR ID: WS-W52610-BZ

$259.00

IN STOCK Ships within 2 business days.

Details

Named after the famous Gamble House in southern California, the Modern Forms Pasadena Outdoor LED Wall Sconce exhibits West coast arts and crafts styling. Inspired by the forms of the bungalow architecture, the sloping shade lights the space with energy efficient LEDs, and also prevents light pollution of the night sky.

WAC Lighting, founded in 1984, has developed a strong reputation for high quality decorative and task lighting. Based in Garden City, New York, WAC Lighting is a leading manufacturer of low voltage, line voltage and LED lighting, including track systems, transformers, lamps, cabinet lighting and recessed downlights.

The Pasadena Outdoor LED Wall Sconce is available with the following:

Details:

- Material: Aluminum and mouth blown glass
- Shade Material: Mouth blown etched opal glass
- Universal driver (120V-220V-277V)
- Dark Sky compliant
- ETL Listed Wet
- Made In China

Options:

- **Finish:** Bronze, Graphite
- **Size:** Small, Large

Lighting:

- 8 Watt (210 Lumens) 120 Volt Integrated LED: CRI: 90 Color Temp: 3000K Lifespan: 80000 hours

Compare Brightness:

VIEW CHART

Dimensions:

- **Large Option Fixture**: Width 9.75", Height 10", Depth 10.75", Weight 5.6 Lbs.
- **Small Option Fixture**: Width 7.5", Height 8", Depth 9.1", Weight 4.1 Lbs.

FIXTURE 'BB'

CAPITAL
LIGHTING FIXTURE COMPANY

Capital Lighting Fixture Company
5359 Rafe Banks Drive, Flowery Branch, GA, 30542-2768
TF: 800.323.3257 | **P:** 770.965.7238 | **F:** 770.965.7254
www.capitallightingfixture.com

Collection: *Lakeshore*

1 Light Wall Lantern

9881OB

6.5"W x 13"H x 5.5"D

Old Bronze

Specs

Description
1 Light Wall Lantern

Collection
Lakeshore

Finish Description
Old Bronze

Fixture Material
Metal

Glass
Frosted Glass

Lamping
1-60 Watt Medium

Voltage
120V

Certification
UL Listed. Rated for Wet Environments.

Back Plate Junction Top
4.8"

Back Plate Length
13"

Back Plate Width
5.6"

Center/Top
6.5"

Center/Bottom
6.5"

FIXTURE 'CC'

SODOR – model: WS-W157
dwelLED™ LED Outdoor

WAC LIGHTING
Responsible Lighting®

WS-W15708

WS-W15710

Fixture Type:

Catalog Number:

Project:

Location:

PRODUCT DESCRIPTION

A Steamwork inspired approach to a traditional lantern design, Sodor is constructed with a solid die cast aluminum shade that provides fantastic glare cutoff and a weather resistant powder coated finish. The light engine is factory sealed for maximum protection against the harshest elements.

FEATURES

- Weather resistant powder coated finishes
- Heavy aluminum shade provides great glare cutoff
- Light engine is factory sealed for maximum protection from the elements
- Die-cast aluminum construction
- No transformer or driver required
- Color Temp: 3000K
- CRI: 90
- Dimming: 100% - 5% ELV
- Rated Life: 54,000 hours
- Input: 120V

SPECIFICATIONS

Construction: Aluminum and White Diffuser Lens

Light Source: High output LED.

Finish: Bronze (BZ), Graphite (GH)

Standards: ETL & cETL wet location listed. IP 65. Dark Sky Friendly

ORDER NUMBER

		Watt	LED Lumens	Delivered Lumens	Finish	
8"	**WS-W15708**	9W	750	315	**BZ** *Bronze*	
10"	**WS-W15710**	11.5W	1200	560	**GH** *Graphite*	

Example: **WS-W15708-GH**

FIXTURE 'DD'

Sea Gull Lighting
Life Illuminated | Since 1919

88242-780: One Light Outdoor Wall Lantern

Dimensions:

Width:	11"	**Extends:**	13 3/4"
Height:	26 1/4"	**Wire:**	6 1/2"
Weight:	7.5 lbs.	**Mounting Proc.:**	Cap Nuts
		Connection:	Mounted To Box

Bulbs:

1 - Medium A19 100w Max. 120v - Not included
1 - LED Medium A19 8w Max. 120v - Not included
1 - LED Medium A19 13.5w Max. 120v - Not included

Features:

- Easily converts to LED with optional replacement lamps
- Meets Title 24 energy efficiency standards
- Title 24 compliant if used with Joint Appendix (JA8) approved light bulbs listed in the California Energy Commission Appliance database.

Material List:

1 Body - Aluminum - Burled Iron

Safety Listing:

Safety Listed for Wet Locations
Safety Listed for Wet Locations / Non-IC

Instruction Sheets:

English (HC-1180)
French (F-006)

Collection: Cape May

One Light Wall Lantern in Burled Iron Finish with Etched Hammered with Light Amber Glass Shade

UPC #:785652242786

Finish: Burled Iron (780)

Shade / Glass / Diffuser Details:

Part	Material	Finish	Quantity	Item Number	Length	Width	Height	Diameter	Fitter Diameter	Shade Top Length	Shade Top Width	Shade Top Diameter
Diffuser	Glass	Etched Hammered with Light Amber	1				10 15/32	8 5/8				

Backplate / Canopy Details:

Type	Height / Length	Width	Depth	Diameter	Outlet Box Up	Outlet Box Down
Back Plate	18 1/8	4 1/2	1		9 1/4	17

Replacement Bulb Data:

Product #			Type	Base	Watts	Watts Consumed	Volts	Hours	Lumens	Temp (°K)	CRI
97308S	Frosted		A19	E-26 Medium	8	8	120v	50000	450	3000	85
97408S	Frosted		A19	E-26 Medium	8	8	120v	50000	450	2700	85
97309S	Frosted		A19	E-26 Medium	13.5	13.5	120v	50000	800	3000	85
97409S	Frosted		A19	E-26 Medium	13.5	13.5	120v	50000	800	2700	85

Shipping Information:

Package Type	Product #	Quantity	UPC	Length	Width	Height	Cube	Weight	Frt. Class	UPS Ship
Individual	88242-780	1	785652242786	15.75	13.5	27	3.322	11.6	250	Yes
NJ Pallet		21		48	40	72.5	80.556	243.6		No
NV Pallet		21		48	40	72.5	80.556	243.6		No

FIXTURE 'EE'

EATON
Powering Business Worldwide

Lumark

Catalog #		**Type**	
Project			
Comments		**Date**	
Prepared by			

Lumark Crosstour™ LED Wall Pack Series of luminaries provides an architectural style with super bright, energy efficient LEDs. The low-profile, rugged die-cast aluminum construction, universal back box, stainless steel hardware along with a sealed and gasketed optical compartment make the Crosstour impervious to contaminants. The Crosstour wall luminaire is ideal for wall/surface, inverted mount for façade/canopy illumination, post/bollard, site lighting, floodlight and low level pathway illumination including stairs. Typical applications include building entrances, multi-use facilities, apartment buildings, institutions, schools, stairways and loading docks test.

SPECIFICATION FEATURES

Construction
Slim, low-profile LED design with rugged one-piece, die-cast aluminum hinged removable door and back box. Matching housing styles incorporate both a small and medium design. The small housing is available in 12W, 18W and 26W. The medium housing is available in the 38W model. Patented secure lock hinge feature allows for safe and easy tool-less electrical connections with the supplied push-in connectors. Back box includes three half-inch, NPT threaded conduit entry points. The universal back box supports both the small and medium forms and mounts to standard 3-1/2" to 4" round and octagonal, 4" square, single gang and masonry junction boxes. Key hole gasket allows for adaptation to junction box or wall. External fin design extracts heat from the fixture surface. One-piece silicone gasket seals door and back box. Minimum 5" wide pole for site lighting application. Not recommended for car wash applications.

Optical
Silicone sealed optical LED chamber incorporates a custom engineered mirrored anodized reflector providing high-efficiency illumination. Optical assembly includes impact-resistant tempered glass and meets IESNA requirements for full cutoff compliance. Available in seven lumen packages; 5000K, 4000K and 3000K CCT.

Electrical
LED driver is mounted to the die-cast housing for optimal heat sinking. LED thermal management system incorporates both conduction and natural convection to transfer heat rapidly away from the LED source. 12W, 18W, 26W and 38W series operate in -40°C to 40°C (-40°F to 104°F). High ambient 50°C models available. Crosstour luminaires maintain greater than 89% of initial light output after 72,000 hours of operation. Three half-inch NPT threaded conduit entry points allow for thru-branch wiring. Back box is an authorized electrical wiring compartment. Integral LED electronic driver incorporates surge protection. 120-277V 50/60Hz or 347V 60Hz models.

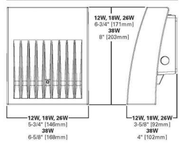
Finish
Crosstour is protected with a Super durable TGIC carbon bronze or summit white polyester powder coat paint. Super durable TGIC powder coat paint finishes withstand extreme climate conditions while providing optimal color and gloss retention of the installed life.

Warranty
Five-year warranty.

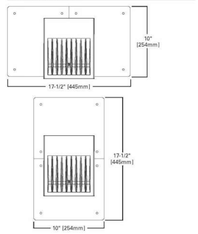
XTOR
CROSSTOUR LED

APPLICATIONS:
WALL / SURFACE
POST / BOLLARD
LOW LEVEL
FLOODLIGHT
INVERTED
SITE LIGHTING

DIMENSIONS



ESCUTCHEON PLATES



CERTIFICATION DATA
UL/cUL Wet Location Listed
LM79 / LM80 Compliant
ROHS Compliant
ADA Compliant
NOM Compliant Models
IP66 Ingressed Protection
Title 24 Compliant
DesignLights Consortium® Qualified*

TECHNICAL DATA
40°C Maximum Ambient Temperature
External Supply Wiring 90°C Minimum

EPA
Effective Projected Area (Sq. Ft.):
XTOR1B, XTOR2B, XTOR3B=0.34
XTOR4B=0.45

SHIPPING DATA
Approximate Net Weight:
3.7 - 5.25 lbs. (1.7 - 2.4 kgs.)

XTOR CROSSTOUR LED

POWER AND LUMENS BY FIXTURE MODEL

LED Information	XTOR1B	XTOR1B-W	XTOR1B-Y	XTOR2B	XTOR2B-W	XTOR2B-Y	XTOR3B	XTOR3B-W	XTOR3B-Y	XTOR4B	XTOR4B-W	XTOR4B-Y
Delivered Lumens (Wall Mount)	1,410	1,396	1,327	2,135	2,103	1,997	2,751	2,710	2,575	4,249	4,205	3,995
Delivered Lumens (With Flood Accessory Kit) [1]	1,005	990	940	1,495	1,472	1,399	2,099	2,060	1,965	3,168	3,121	2,965
B.U.G. Rating [2]	B1 U0-G0	B1 U0-G0	B1 U0-G0	B1 U0-G0	B1 U0-G0	B1 U0-G0	B1 U0-G0	B1 U0-G0	B1 U0-G0	B2 U0-G0	B2 U0-G0	B2 U0-G0
CCT (Kelvin)	5,000	4,000	3,000	5,000	4,000	3,000	5,000	4,000	3,000	5,000	4,000	3,000
CRI (Color Rendering Index)	70	70	70	70	70	70	70	70	70	70	70	70
Power Consumption (Watts)	12W	12W	12W	18W	18W	18W	26W	26W	26W	38W	38W	38W

NOTES: **1** Includes shield and visor. **2** B.U.G. Rating does not apply to floodlighting.

ORDERING INFORMATION

Sample Number: XTOR2B-W-WT-PC1

Series [1]	**LED Kelvin Color**	**Housing Color**	**Options** (Add as Suffix)	**Accessories** (Order Separately)
XTOR1B=Small Door, 12W **XTOR2B**=Small Door, 18W **XTOR3B**=Small Door, 26W **XTOR4B**=Medium Door, 38W	**[Blank]**=Bright White (Standard), 5000K **W**=Neutral White, 4000K **Y**=Warm White, 3000K	**[Blank]**=Carbon Bronze (Standard) **WT**=Summit White **BK**=Black **BZ**=Bronze **AP**=Grey **GM**=Graphite Metallic **DP**=Dark Platinum	**PC1**=Photocontrol 120V [2] **PC2**=Photocontrol 208-277V [2,3] **347V**=347V [4] **HA**=50°C High Ambient [4]	**WG/XTOR**=Wire Guard [5] **XTORFLD-KNC**=Knuckle Floodlight Kit [6] **XTORFLD-TRN**=Trunnion Floodlight Kit [6] **XTORFLD-KNC-WT**=Knuckle Floodlight Kit, Summit White [6] **XTORFLD-TRN-WT**=Trunnion Floodlight Kit, Summit White [6] **EWP/XTOR**=Escutcheon Wall Plate, Carbon Bronze **EWP/XTOR-WT**=Escutcheon Wall Plate, Summit White

NOTES:
1. DesignLights Consortium® Qualified and classified for both DLC Standard and DLC Premium, refer to www.designlights.org for details.
2. Photocontrols are factory installed.
3. Order PC2 for 347V models.
4. Thru-branch wiring not available with HA option or with 347V. XTOR3B not available with HA and 347V or 120V combination.
5. Wire guard for wall/surface mount. Not for use with floodlight kit accessory.
6. Floodlight kit accessory required with Knuckle (KNC) or Trunnion (TRN) arm, shield and lens/cap must be ordered separately. Lens/cap impact rating: XTOR1B, XTOR2B, XTOR3B = IK08; XTOR4B = IK10.

SITE LIGHTING CUT SHEETS

DATE PREPARED: 01-05-2023
DATE REVISED: 03-01-2023

PLANS PREPARED FOR:

NCA, LLC, dba PINE RIDGE APARTMENTS LLC
14205 E. Davies Ave
Centennial, CO 80112

SHEET
20 OF 21

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PINE RIDGE CROSSING

SITE PLAN AMENDMENT

SECTION 13, TOWNSHIP 8, RANGE 65, SUBDIVISION DESTINY VENTURES II MINOR SUBDIVISION, LOT B-1 PAR IN SE 1/4, NE 1/4: 13 8 65 DESC B 683 P160

4.187 ACRES

FIXTURE 'FF'

FSL LED
DECORATIVE FLOOD

Cat.#
Job
Type
HUBBELL Outdoor Lighting
Approvals

SPECIFICATIONS

Intended Use:
Ultra compact flood with wide beam NEMA 6 x 6 distribution for lighting applications such as safety/security, facade, area, or signs; operating temperature of -35°C to 40°C.

Construction:
- Rugged die-cast aluminum housing with dark bronze finish
- High impact UV stabilized acrylic outer lens protects LEDs and allows for cleaning/debris removal
- Vented housing isolates LED module from driver maximizing product life and performance
- Visor and vandal shield available

LED:
- 7 high powered LEDs
- 4000k or 5000K CCT, 70 CRI

Optical/Electrical
- Wide flood NEMA 6 x 6 distribution for general purpose flood and facade lighting
- 120-277V operation, 50/60Hz 26w, 1050mA
- IP66 and RoHS compliant driver
- 10KV surge protector

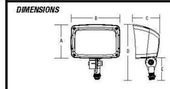
Installation:
- Traditional ½" x 14 NPS threaded adjustable knuckle mounting

Listings:
- Meets DesignLights Consortium (DLC) qualifications
- Lighting Facts
- IP66, Listed to UL1598 for use in wet locations

Warranty:
For more information visit:
http://www.hubbelloutdoor.com/resources/warranty/

PRODUCT IMAGE(S)

DIMENSIONS



A	B	C	D	E	Weight
5.125"	7.5"	4.0"	8.625"	3.5"	6 lbs.
114 mm	190 mm	102 mm	219 mm	89 mm	2.7 kg

SHIPPING INFORMATION

Catalog Number	QTY/Box/CTN	Carton Dimensions		
		Length Inch (cm)	Width Inch (cm)	Height Inch (cm)
FSL-7 (Single carton 1pc.)	2.66	9.45"	7.87"	6.69"
FSL-7 (Master carton 2 pcs.)	5.31	16.54"	19.04"	7.68"

Carton dimensions for shipping purposes only

CERTIFICATIONS/LISTINGS

IP66

ORDERING INFORMATION

Catalog Number	Mount	Max Candle Power	Beam Pattern	Wattage	Drive Current	Voltage	Color Temperature	Lumens	LPW	Weight lbs (kg)
FSL-7	1/2" thread	1760	Wide	26	1050mA	120-277V	5000K	2448	94	6 (2.7)
FSL-7-PCU	1/2" thread	1760	Wide	26	1050mA	120-277V	5000K	2448	94	6 (2.7)
FSL-7L4K	1/2" thread	1794	Wide	26	1050mA	120-277V	4000K	2406	92.5	6 (2.7)
FSL-7L4K-PCU	1/2" thread	1794	Wide	26	1050mA	120-277V	4000K	2406	92.5	6 (2.7)

ACCESSORIES/REPLACEMENT PARTS - Order Separately

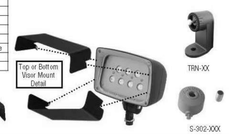
Catalog Number	Description
FSL-SPC	Polycarbonate lens (Replaces existing acrylic fixture lens)
FSL-VISOR-XX[1]	Top/Bottom visor (Tap holes in lens frame for field installation)
9304794ZAC	Acrylic lens w/ gasket
9304795Z	25w, Driver, 1040mA
20750110264	Knuckle mount Dark Bronze finish. Contact factory for additional finishes
S-302	Slipfits 1 1/2" or 2" pipe (1.9" OD or 2 3/8" OD) with 1/2" N.P.S.M. hub; Gray
S-302-MS1	Slipfits 1 1/2" or 2" pipe (1.9" OD or 2 3/8" OD) with 1/2" N.P.S.M. hub; Bronze
S-302-MS2	Slipfits 1 1/2" or 2" pipe (1.9" OD or 2 3/8" OD) with 1/2" N.P.S.M. hub; White
TRN-XX	Trunnion adaptor for 1/2" threaded knuckle mount

1 Specify finish color to match fixture, e.g. 06 - Bronze

FSL-SPC

FSL-MSOR – 3/4 View

Front View



HUBBELL Outdoor Lighting

Hubbell Outdoor Lighting • 701 Millennium Boulevard • Greenville, SC 29607 • Phone: 864-678-1000
Due to our continued efforts to improve our products, product specifications are subject to change without notice.
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FSL7LED-SPEC 10/16

FIXTURE 'GG1', 'GG2', 'GG3'

Streetworks

DESCRIPTION

The Galleon™ LED luminaire delivers exceptional performance in a highly scalable, low-profile design. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP66 rated and UL/cUL Listed for wet locations.

Catalog #		Type
Project		
Comments		Date
Prepared by		

SPECIFICATION FEATURES

Construction
Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Heavy-wall, die-cast aluminum end caps enclose housing and die-cast aluminum heat sinks. A unique, patent pending interlocking housing and heat sink provides scalability with superior structural rigidity. 3G vibration tested and rated. Optional tool-less hardware available for ease of entry into electrical chamber. Housing is IP66 rated.

Optics
Patented, high-efficiency injection-molded AccuLED Optics technology. Optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 275K) CCT 70 CRI. Optional 3000K, 5000K and 6000K CCT.

Electrical
LED drivers are mounted to removable tray assembly for ease of maintenance. 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480Y Wye systems only. Standard with 0-10V dimming. Shipped standard with Eaton proprietary circuit module designed to withstand 10kV of transient line surge. The Galleon LED luminaire is suitable for operation in -40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Light Squares are IP66 rated. Greater than 90% lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 800mA, 800mA and 1200mA drive currents (nominal).

Mounting
STANDARD ARM MOUNT: Extruded aluminum arm includes internal bolt guides allowing for easy positioning of fixture during mounting. When mounting two or more luminaires at 90° and 120° apart, the EA extended arm may be required. Refer to the arm mounting requirement table. Round pole adapter included. For wall mounting, specify wall mount bracket option. QUICK MOUNT ARM: Adapter is bolted directly to the pole. Quick mount arm slide into place on the adapter and is secured via two screws, facilitating quick and easy installation. The versatile, patent pending, quick mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8". Removal of the door on the quick mount arm enables wiring of the fixture without having to access the driver compartment. A knock-out enables round pole mounting.

Finish
Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Heat sink is powder coated black. Standard housing colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available.

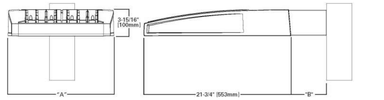
Warranty
Five-year warranty.

GAN
GALLEON LED

1-10 Light Squares
Solid State LED

AREA / ROADWAY LUMINAIRE

DIMENSIONS



DRILLING PATTERN

DIMENSION DATA

Number of Light Squares	"A" Width	"B" Standard Arm Length	"B" Optional Arm Length[1]	Weight with Arm (lbs.)	EPA with Arm [2] (Sq. Ft.)
1-4	15-1/2" (394mm)	7" (178mm)	10" (254mm)	33 (15.0 kgs.)	0.96
5-6	21-5/8" (549mm)	7" (178mm)	10" (254mm)	44 (20.0 kgs.)	1.00
7-8	27-5/8" (702mm)	7" (178mm)	13" (330mm)	54 (24.5 kgs.)	1.07
9-10	33-3/4" (857mm)	7" (178mm)	16" (406mm)	63 (28.6 kgs.)	1.12

NOTES: 1. Optional arm length to be used when mounting two fixtures at 90° on a single pole. **2.** EPA calculated with optional arm length.

EATON
Powering Business Worldwide

*www.designlights.org

CERTIFICATION DATA
UL/cUL Wet Location Listed
ISO 9001
LM79 / LM80 Compliant
3G Vibration Rated
IP66 Rated
DesignLights Consortium® Qualified*

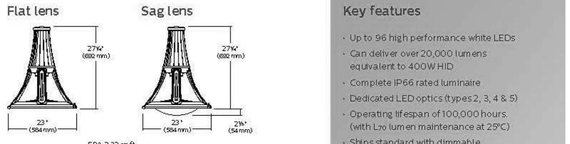
ENERGY DATA
Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120V-277V 50/60Hz
347V & 480V 60Hz
-40°C Min. Temperature
40°C Max. Temperature
50°C Max. Temperature (HA Option)

TD500019EN
February 15, 2018 10:56 AM

FIXTURE 'HH1', 'HH2'

MSR

Urban
MetroScape
Pendant



EPA: 2.32 sq ft
Weight: 51 lbs (23 kg)

Key features

- Up to 96 high performance white LEDs
- Can deliver over 20,000 lumens equivalent to 400W HID
- Complete IP66 rated luminaire
- Dedicated LED optics (types 2, 3, 4 & 5)
- Operating lifespan of 100,000 hours (with L70 lumen maintenance at 25°C)
- Ships standard with dimmable (0-10V) driver

5

Pendant

Luminaire ordering guide

Example: MSR-145W64LED4K-T-LE3F-120-CDMGM2S-SMA-RCD-BKTX

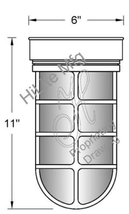
Series	Lamp	CCT	Gen.	Optics	Lens	Voltage	Driver	Adapter	Luminaire opt	Mounting	Pole	Finish
MSR			G2									
MSR MetroScape LED pendant luminaire	**35W32LED** **55W32LED** **72W32LED** **97W32LED** **55W48LED** **80W48LED** **108W48LED** **140W48LED** **70W64LED** **110W64LED** **145W64LED** **195W64LED** **90W80LED** **135W80LED** **180W80LED** **110W96LED** **160W96LED** **215W96LED**	**3K** 3000K **4K** 4000K	**G2** Gen2	**LE2** Type II (ASYM) **LE3** Type III (ASYM) **LE3W** Type III (ASYM) wide flat lens **LE4** Type IV (ASYM) **LE5**[1] Type V (SYMM)	**F** Flat lens **S** Sag lens	**120** 120V **208** 208V **240** 240V **277** 277V **347** 347V **480** 480V	**CDMG** Dynadimmer for standard dimming **CLO** Pre-set driver to manage lumen depreciation **AST** Pre-set driver for progressive start-up **OTL** Pre-set driver to signal end of lamp life **DALI** Pre-set driver compatible with the DALI control system **DMG** 0-10 volt	**MA1** 1¼" NPT threaded hole adapter accepting threaded tube **MA2** 1½" NPT threaded hole adapter accepting threaded tube. **SMA** Decorative retro side-mounted cast-aluminum, accepts tubes from 1⅛" to 2⅛" **SMB** Decorative contemporary side-mounted cast-aluminum, accepts tubes from 1⅛" to 2⅛"	**BX** Bird repellent **DH** Opaque decorative hood **HS** House Side Shield **PH8** Photoelectric cell **PH9** Shorting Cap **PHXL** Photoelectric cell, extended life **RCD** 5-Pin receptacle for dimming photoelectric cell **RCD7** 7-Pin receptacle for photoelectric cell **SP2** 20kV/20kA Surge Protector (optional)	Consult the Philips web site for details and the complete line of Mountings.	Consult the Philips web site for details and the complete line of Poles.	**BE2TX** **BE6TX** **BE8TX** **BG2TX** **BKTX** **BRTX** **GN4TX** **GN6TX** **GN8TX** **GNTX** **GR** **GY3TX** **NP** **RD2TX** **RD4TX** **SC** **TS** **WHTX**

FIXTURE 'JJ'

HI–LITE MFG. CO., INC
13450 Monte Vista Avenue
Chino, California 91710
Telephone: (909) 465-1999
Toll Free: (800) 465-0211
Fax: (909) 465-0907
web: www.hilitemfg.com
e-mail: sales@hilitemfg.com

H-LCGU-FB
Vapor Jar Collection

Job Name:
Type:
Quantity:



FINISH -Offered in exceptional finishes, comprised of: polyester/polished powder coat, baking enamal liquid, raw metal, or galvanized finishes.
Standard Finishes are: 91(Black), 93(White), 95(Dark Green), 96(Galvanized), BR47(Powder Coat Rust), BK01(Black Texture), GN20(Powder Coat Patina).
Upgraded Finishes are: 29, 66, 82, 90, 92, 94, 97, 99, 100, 103, 104, 105, 110, 112, 113, 114, 115, 117, 118, 119, 120, 127, 128, 129, 133, 134, 135, 136, 98, 101, 102, 137, 138, 139, 140, 121, 122, 123, 124, 125, 126, 11, 01, 22, 25, 33, 77, 89, 24, 44, 48, 49, 15, 16.
For interior finish of fixture refer to color chart on pages 344-348.

MOUNTING - Wall, Flush or Column mount.

ACCESSORIES - Cast guard, Wire guard and Acorn globe available.

SOCKETS/LAMPS - Available in:
Incandescent
- rated 200 watt max/120 volt, medium base.

Compact Fluorescent(CFL)
- rated 13/18/26/32/42 watt max/120/277 volt, GX24Q base.

Metal Halide(MH)
- rated 35/50/70/100/150/175 watt max/120/208/240/277 volt, medium base, 4KV socket.

High Pressure Sodium(HPS)
- rated 50/70/100/150 watt max/120/277 volt, medium base.

Light-Emitted Diode(LED)
-See LED specification sheet.

LENS OPTION - CLR(Clear), RIB(Clear Ribbed), FR(Frost), RD(Red), BL(Blue), GRN(Green), AM(Amber) and AMC(Amber Crackle) available.

MADE IN THE U.S.A.

Suitable for wet location.

c UL us LISTED

SITE LIGHTING CUT SHEETS

DATE PREPARED: 01-05-2023
DATE REVISED: 03-01-2023

PLANS PREPARED FOR:

NCA, LLC, dba PINE RIDGE APARTMENTS LLC
14205 E. Davies Ave
Centennial, CO 80112

SHEET
21 OF 21

John B. Collins Architect, LLC
4961 S. Kearney St., Denver, Co. 80237
P: 720 334 2210 E: jc@jbcarch.com

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EXHIBIT B

From: Travis Reynolds
To: Travis Reynolds
Subject: RE: Pine Ridge Crossing Site Plan Amendment
Date: Thursday, March 2, 2023 4:26:34 PM
Attachments: image002.png
image003.png
image004.png
image005.png
image006.png
image007.png
image008.png

From: Brooks Kaufman <BKaufman@core.coop>
Sent: Tuesday, February 28, 2023 10:00 AM
To: Zach Higgins <zhiggins@townofelizabeth.org>
Cc: CJ Kirst <cjkirst@tahoelandservices.net>; Cody Schuster <cschuster@core.coop>
Subject: Pine Ridge Crossing Site Plan Amendment

Zach

Attached are the updated comments Pine Ridge Crossing Site Plan Amendment.

CORE conditionally approves the site plan and is working with the applicant to address two items. Relocation of a monument sign and a trash enclosure. The applicant will grant two CORE easements by separate document at CORE electric design process. CORE approves the AC units and retaining wall encroachment into the utility easements as shown on the revised comments stated on the attached site plan.

The applicant has approved our electric design and has paid for the installation of electric facilities.

Respectfully

Brooks Kaufman
Lands and Rights of Way Manager

800.332.9540 **MAIN**
720.733.5493 **DIRECT**
303.912.0765 **MOBILE**

www.core.coop.

ELECTRIC COOPERATIVE

The Energy to Thrive™

From: Dianna Hiatt <DHiatt@townofelizabeth.org>

EXHIBIT B

March 2, 2023

Ms. Dianna Hiatt
Community Development Administrative Assistant
Town of Elizabeth
151 S Banner Street
Elizabeth, CO 80107

RE: Pine Ridge Crossing – Site Plan Amendment 1/2023

Dear Ms. Hiatt

On behalf of the Town of Elizabeth CORE Consultants has completed our review of the application to approve Site Plan Amendment #1 for the Pine Ridge Crossing Apartments located on Elizabeth Street. After reviewing the amended Site Plan as well as the proposed Drainage Report Amendment dated March 1, 2023, CORE finds the proposed plans and reports conform to the Town of Elizabeth standards. We recommend approval of the Site Plan Amendment.

Should you have any questions, please feel free to contact me at (303) 730-5985 or by email at mnuno@liveyourcore.com

Sincerely,
CORE Consultants, Inc.

Manny Nuno, PE, CFM, LEED AP, CPESC
Project Manager

3473 South Broadway
Englewood, Colorado 80113
303.703.4444
LIVEYOURCORE.COM

EXHIBIT B

TO: Zach Higgins, Community Development Director, Town of Elizabeth
Applicant – Tahoe Consulting, LLC
FROM: Travis Reynolds, AICP, Planning Manager, SAFEbuilt Studio
DATE: February 9, 2023
SUBJECT: Review – Site Plan Amendment – Pine Ridge Crossing

SAFEbuilt Studio staff provides the following review comments for the Pine Ridge Crossing Site Plan Amendment, generally located on 4.19 acres southeast of the intersection of Elbert Street and East Walnut Street in the Town of Elizabeth. Staff conducted the review in the context of Chapter 16 – Land Use and Development of the Town of Elizabeth Municipal Code, the Town's Master Plan, and the Elizabeth 86 PUD Development Guide.

Project Summary - The original project was approved through the Town's Use by Special Review and Site Plan processes. The property is currently zoned Commercial Mixed-Use (CMU). The applicant originally proposed to construct multifamily apartments at the project location. The concept plan included four (4) two-story apartment buildings, parking (both surface and garage), pool, clubhouse/management office and playground. The four apartment buildings included (16) two- bedroom apartments each, totaling (64) proposed units. The approved proposal provided 150 parking spaces, of which 60 are parking spaces provided in garages.

The proposal for a Site Plan Amendment includes the addition of 16-units to the overall development with eight additional units proposed in each of buildings 1 & 2. The additional units are proposed as "garden-level", lower floor additions to each building bringing the total unit count to 80 overall units. Parking would be increased to 160 spaces to meet the Town's current parking standards.

Please see the following application specific comments as they relate to the proposed Site Plan Amendment:

Comprehensive Plan, Land Use, & Density– The Town's comprehensive plan anticipates "Mixed-Use" development in this location with a general range of residential densities from 8-24 dwelling units per acre. The increase to 80 units would seemingly provide an overall density of approximately 19.1 units/acre, an increase of 3.82 units/acre from the previous density or 25%.

It should also be noted that dimensional standards of the Commercial Mixed Use district, of the existing zoning code, establishes a "minimum lot/space size (square feet)" of "2,500 sq. ft." This is assumed to be a minimum land to unit, area ratio that helps prescribe density for a particular parcel within the Commercial Mixed Use zoning district. Although not expressly denoted in the code, this type of regulation is traditionally used to regulate density. Per application of these zoning parameters, the additional units would require an approximate 1 acre larger parcel size to adhere to the standards. Overall, using these parameters, the 80 total units would require a development property of approximately 4.6 acres.

We do not agree with the interpretation of this code this way. It is not intended to dictate density. It is intended to establish a min. lot size for the use, which was met when the orig. Site Plan was approved. The site is 4.2 ac = over 180,000SF.

As noted, the original plan was entitled under a Use by Special Review that includes various criteria for approval. Based on the analysis above, the absence of code language considering amendments to Uses by Special Review, and the accompanying impacts of higher densities (traffic, noise, etc..), Town Staff has determined that it will highlight these items as part of the application for the Site Plan Amendment for consideration by the Commission and Board. Please anticipate discussing the increase in density proposed by this amendment.

Building Heights – Please note that the Town's adopted regulations highlight the definition of Building Height as the following: "Building height means the vertical distance from the average finished grade to the highest

Sections through buildings 1 &2 are provided on Sheet 15.

point of the roof surface. A weighted average on the perimeter of the building may be utilized." Staff recognizes that the proposed amendment will provide for additional units located below (sub-surface) the surrounding grade for the proposed structure and includes space for accessing and traversing the area at the base of the building. Essentially, no additional height will be added from that approved with the original site plan. Please provide a section drawing or and enhanced, elevation perspective that will more easily depict this construction condition for Town Staff and Board Members. Staff recognizes that there is technically no increase in height to the proposed structures, however, a larger bulk of the building will be exposed.

Landscaping

Please note that various elements of the approved Landscape plan are highlighted for changes under this proposal. Please provide remedy for the following required landscape standards:

Per 16-2-50 2(b)&(c) of the Elizabeth Land Development Code (LDC), at least seventy-five percent (75%) of the area required to be landscaped shall have a ground cover of living plant materials, including but not limited to grass and other recognized ground-covering plant materials. The remaining twenty-five percent (25%) of the area required to be landscaped may be covered with bark, wood chips, wood shavings, rock, stones or other materials approved during the site plan processes. As denoted for change, the overall required landscape area appears to be comprised of 31% non-living material and 69% living material. Please adjust these to depict compliance.

All development projects requiring off-street parking spaces for fifty (50) or more cars shall allocate a minimum area equal to ten percent (10%) of the total area covered by the parking lot for landscaped islands. The area covered by the parking lot shall include parking stalls and vehicular circulation aisles, but exclude driveways, access drives, loading areas and similar access features. As proposed, it appears that landscape islands comprise approximately 9% (2,537/27,388) of the parking lot square footage. Please adjust this item to depict compliance.

Upon resubmittal of the plans, please provide a written narrative that outlines the various changes to the landscape plans as compared to the original approved plans

See response on next page.

Lighting

Per 16-8-20 (b)(6) - Light levels measured twenty (20) feet beyond the site's property line that is adjacent to any residential property line or public right-of-way shall never exceed 0.1 foot-candles as a direct result of the on-site lighting. It appears that the levels are exceeded in the SW corner of the site. Please review and remedy for compliance.

The electrical engineer lowered a light on the southwest corner of Building Two 4' to 9' above grade. the site photometric is now in compliance.

Submittal requirements for Site Plan review or amendment-

REQUIREMENT	SUBMITTED	REMEDY/COMMENT
Completed land use application/fees	YES	
ESCROW paperwork/ account		
Narrative Applicant's name Proposal Current zoning General development schedule and phasing (if applicable)	YES	
Warranty deed	YES	
Interactive title commitment current within 30 days of submittal	YES	

Disclosure letter/letter of consent from property owner	YES	
Site plan (requirements specified in code-)	YES	**SEE COMMENTS ABOVE**
Landscape plan	YES	**SEE COMMENTS ABOVE**
Drainage memo	YES	**SEE COMMENTS FROM CIVIL ENGINEERING DISCIPLINE**
Colored building elevations of all sides (requirements specified in code; also see Design Standards and Guidelines)	YES	
Color and materials boards	YES	COLOR RENDERINGS PROVIDED
Diagram or schematic showing rooftop mechanical structures	NO	**PLEASE CONFIRM IF ANY MECHANICAL EQUIPMENT WILL BE PLACED ON THE GROUND AT THE PERIMTER OF ANY STRUCTURES**
Plat or metes and bounds description of property verified and signed by registered land surveyor in State	NO	**PLEASE SUBMIT THE CURRENT PLAT OF THE PROPERTY**
Site lighting photometric plan	YES	**SEE COMMENTS ABOVE**
Traffic impact study	NO	**SEE COMMENTS FROM TRAFFIC ENGINEERING CONSULTANT**

No mech. structures on roofs.

Submitted.

No traffic comments

Please provide remedy for the comments above and outlined in the attached memos. Please resubmit the information for confirmation of compliance.

Response to % of non-living not being met:

The min % of landscape of is 15% which we have exceeded to 18%. The approved SDP had 14,280 SF and 33% of non-living/67% living. We are providing 11,089 SF and 31% of non-living/ 69% living. All of the non-living SF is within this 5' of the foundation. The intent of the code is to provide a 75% live coverage of plants for the subject property. However the Geotech report states: COLORADO GEOSCIENCE & DESIGN REPORT #17-839 JANUARY 23,2018 #11. SURFACE DRAINAGE: LAWN AND/OR PLANTS SHOULD NOT BE PLANTED WITHIN FIVE FEET (5') OF THE FOUNDATION WALLS." The Geotech report must be adhered to for liability and longevity of the buildings that will provide much needed housing for the community.

We ask staff to approve this as we meet the intent of the code and comply with the previously approved plans.

COMMENT RESPONSES IN BLUE BY JOE COCO

February 3, 2023

Ms. Dianna Hiatt
Community Development Administrative Assistant
Town of Elizabeth
151 S Banner Street
Elizabeth, CO 80107

RE: Pine Ridge Crossing – Site Plan Amendment 1/2023

Dear Ms. Hiatt

EASEMENTS RESOLVED WITH CORE ELECTRIC PER MEETING ON 2/28

CORE Consultants has completed our review of the application to approve a Site Plan Amendment for Pine Ridge Crossing Apartments located on Elizabeth St. Our comments are provided on the attached red lined plans which (upon Town review) should be forwarded to the Applicant. We do note the following items of concern:

1. There remains some outstanding Easement dedications and vacations on this project that need to be rectified. Our last contact with IREA (Core Elec) occurred on 6/14/22, when we were informed that IREA could not release certain Easements until The Owner paid for some utility relocation.

2. The overall grading plan does not provide the grading detail needed at the new entry area retaining walls which have been triggered by the garden level units.

3. An addendum to the drainage report is needed to discuss the increase in impervious area and changes needed to the storm drainage facilities including the pond and its outlet control box.

REFER TO SHEEETS C6.2.1, C6.3.1 FOR THE GARDEN LEVEL DETAILD GRADING AND C6.7 FOR THE RETAINING WALL EL'S

Should you have any questions, please feel free to contact me at (303) 730-5985 or by email at mnuno@liveyourcore.com

Sincerely,
CORE Consultants, Inc.

Manny Nuno, PE, CFM, LEED AP, CPESC
Project Manager

A DRAINAGE ADDENDUM LETTER HAS BEEN INCLUDED IN THE RESUBMITTAL REFER TO SHEETS C15.0 AND C16.0 FOR REVISIONS TO THE DETENTION POND AND ITS OUTLET STRUCTURE. THE GRATE WAS RAISED 0.04' AND THE EMERGENCY OVERFLOW WEIR WAS RAISED 0.14' TO ACCOMODATE ADDTL REQIRED VOLUME.

3473 South Broadway
Englewood, Colorado 80113
303.703.4444
LIVEYOURCORE.COM

PINE RIDGE CROSSING

SITE PLAN AMENDMENT

SECTION 13, TOWNSHIP 8, RANGE 65, SUBDIVISION DESTINY VENTURES II MINOR SUBDIVISION, LOT B-1 PAR IN SE 1/4, NE 1/4: 13 8 65 DESC B 683 P160

4.187 ACRES

SITE PLAN NOTES:

1. THE PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FINAL PLANS. AMENDMENTS TO THE PLANS MUST BE REVIEWED AND APPROVED BY THE TOWN PRIOR TO THE IMPLEMENTATION OF ANY CHANGES TO THE PLANS.

2. REFER TO FINAL UTILITY PLANS FOR EXACT LOCATIONS AND CONSTRUCTION INFORMATION FOR STORM DRAINAGE STRUCTURES, UTILITY MAINS AND SERVICES, PROPOSED TOPOGRAPHY, STREET IMPROVEMENTS.

3. REFER TO THE SUBDIVISION PLAT AND UTILITY PLANS FOR EXACT LOCATIONS, AREAS AND DIMENSIONS OF ALL EASEMENT, LOTS,TRACTS, STREETS, WALKS AND OTHER SURVEY INFORMATION.

4. ALL CONSTRUCTION WITH THIS DEVELOPMENT PLAN MUST BE COMPLETED IN ONE PHASE UNLESS A PHASING PLAN IS SHOWN WITH THESE PLANS.

5. ALL EXTERIOR LIGHTING PROVIDED SHALL COMPLY WITH THE FOOT-CANDLE REQUIREMENTS IN SECTION 16-8-20 OF THE LAND USE CODE AND SHALL USE A CONCEALED, FULLY SHIELDED LIGHT SOURCE WITH SHARP CUT-OFF CAPABILITY SO AS TO MINIMIZE UP-LIGHT, SPILL LIGHT, GLARE AND UNNECESSARY DIFFUSION.

6. SIGNAGE AND ADDRESSING ARE NOT PERMITTED WITH THIS PLANNING DOCUMENT AND MUST BE APPROVED BY SEPARATE CITY PERMIT PRIOR TO CONSTRUCTION. SIGNS MUST COMPLY WITH TOWN SIGN CODE UNLESS A SPECIFIC VARIANCE IS GRANTED BY THE CITY.

7. FIRE HYDRANTS MUST MEET OR EXCEED ELIZABETH FIRE PROTECTION DISTRICT STANDARDS. ALL BUILDINGS MUST PROVIDE AN APPROVED FIRE EXTINGUISHING SYSTEM.

8. ALL BIKE RACKS PROVIDED MUST BE PERMANENTLY ANCHORED.

9. ALL SIDEWALKS AND RAMPS MUST CONFORM TO TOWN STANDARDS. ACCESSIBLE RAMPS MUST BE PROVIDED AT ALL STREET AND DRIVE INTERSECTIONS AND AT ALL DESIGNATED ACCESSIBLE PARKING SPACES. ACCESSIBLE PARKING SPACES MUST SLOPE NO MORE THAN 1:48 IN ANY DIRECTION. ALL ACCESSIBLE ROUTES MUST SLOPE NO MORE THAN 1:20 IN DIRECTION OF TRAVEL AND WITH NO MORE THAN 1:48 CROSS SLOPE.

10.COMMON OPEN SPACE AREAS AND LANDSCAPING WITHIN RIGHT OF WAYS, STREET MEDIANS, AND TRAFFIC CIRCLES ADJACENT TO COMMON OPEN SPACE AREAS ARE REQUIRED TO BE MAINTAINED BY A PROPERTY OWNERS' ASSOCIATION. THE PROPERTY OWNERS' ASSOCIATION IS RESPONSIBLE FOR SNOW REMOVAL ON ALL ADJACENT STREET SIDEWALKS IN COMMON OPEN SPACE AREAS.

11. ANY DAMAGED CURB, GUTTER AND SIDEWALK EXISTING PRIOR TO CONSTRUCTION, AS WELL AS STREETS, SIDEWALKS, CURBS AND GUTTERS, DESTROYED, DAMAGED OR REMOVED DUE TO CONSTRUCTION OF THIS PROJECT, SHALL BE REPLACED OR RESTORED TO TOWN OF ELIZABETH STANDARDS AT THE DEVELOPER'S EXPENSE PRIOR TO THE ACCEPTANCE OF COMPLETED IMPROVEMENTS AND/OR PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.

12. TRASH ENCLOSURE NOTE:
TRASH ENCLOSURES SHALL BE CONSTRUCTED TO A MINIMUM OF SIX (6) FEET AND OF THE SAME OR COMPLEMENTARY MATERIAL AND COLOR AS THE MAIN BUILDING.

13. AMERICANS WITH DISABILITIES NOTE:
THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN DISABILITIES ACT. APPROVAL OF THIS DEVELOPMENT PLAN DOES NOT CONSTITUTE COMPLIANCE WITH THIS ACT.

14. CONSTRUCTION NOTE:
THE APPROVAL OF THIS DEVELOPMENT PLAN DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. THESE PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCIES PRIOR TO THE ISSUANCE OF BUILDING PERMITS.

VICINITY MAP

SCALE: N.T.S.

PROPERTY DESCRIPTION

A TRACT OF LAND SITUATED IN THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERDIAN, ELBERT COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE N89°21'41'W ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4 A DISTANCE OF 370.75 FEET TO THE WEST RIGHT OF WAY LINE OF ELIZABETH STREET; THENCE N89°21'41'E ALONG SAID SOUTH LINE A DISTANCE OF 269.92 FEET TO THE TRUE POINT OF BEGINNING, THENCE CONTINUING N89°21'41'W ALONG SAID SOUTH LINE OF A DISTANCE OF 664.95 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE N00°41'18" E ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF A DISTANCE OF 949.88 FEET; THENCE N89°14'17"E A DISTANCE OF 924.19 FEET TO THE WEST RIGHT OF WAY LINE OF ELIZABETH STREET; THENCE N89°21'41" W A DISTANCE OF 282.18 FEET; THENCE S02°10'53E A DISTANCE OF 315.98 FEET TO THE POINT OF BEGINNING; ALL IN THE COUNTY OF ELBERT.
COUNTY OF ELBERT, STATE OF COLORADO

ARCHITECT STATEMENT

I, _____, BEING A REGISTERED PROFESSIONAL ARCHITECT IN THE STATE OF COLORADO, HEREBY ATTEST THAT THIS SITE PLAN AND SET OF DRAWINGS HAVE BEEN DESIGNATED IN CONFORMANCE WITH ALL OF THE TOWN OF ELIZABETH DESIGN STANDARDS

_____ _____
REGISTERED ARCHITECT DATE

CLERK AND RECORDER

STATE OF COLORADO)

) SS

COUNTY OF ELBERT)
I hereby certify that this site plan was filed in my office on this _____day of _____, 20____A.D., at _____a.m./p.m., and was recorderd at Reception Number _____

_____(Signature)
County Clerk and Recorder

PROPERTY OWNER

THE UNDERSIGNED ARE ALL OF THE OWNERS OF THE PROPERTY DESCRIBED HEREIN IN THE TOWN OF ELIZABETH, COUNTY OF ELBERT AND STATE OF COLORADO.

_____
NCA, LLC, DBA PINE RIDGE APARTMENTS, LLC

SIGNED THIS _____DAY OF _____, 2022

CIVIL ENGINEER'S STATEMENT

I, _____, BEING A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, HEREBY ATTEST THAT ALL GRADING, UTILITY AND DRAINAGE IMPROVEMENTS IDENTIFIED ON THIS SITE PLAN HAVE BEEN DESIGNATED AND ENGINEERED IN CONFORMANCE WITH ALL OF THE TOWN OF ELIZABETH CONSTRUCTION STANDARDS

_____ _____
REGISTERED PROFESSIONAL ENGINEER DATE

LIST OF CONTACTS:

OWNER:
NCA, LLC, DBA PINE RIDGE APARTMENTS, LLC
14205 E. DAVIES AVENUE
cENTENNIAL, CO 80112

CIVIL ENGINEER / SURVEYOR:
CKE ENGINEERING INC.
14257 WEST EVANS CIRCLE
LAKEWOOD, CO 80228

ELECTRICAL ENGINEER
BOULDER ENGINEERING COMPANCY
1717 15TH STREET
BOULDER, CO 80302

TRAFFIC ENGINEER
EST, INC
1873 S. BELLAIRE STREET, SUITE 1101
DENVER, CO 80222

ARCHITECT:
PWN ARCHITECTS & PLANNERS, INC.
9250 E. COSTILLA AVE., SUITE 620
GREENWOOD VILLAGE, CO 80112

LANDSCAPE ARCHITECT:
BASELINE ENGINEERING CORPORATION
112 N. RUBEY DRIVE, #210
GOLDEN, CO 80403

GEOTECHNICAL SERVICES:
GEOSCIENCE & DESIGN, INC.
P.O. BOX 68
FRANKTOWN, CO 80116

SITE DATA:

EXISTING ZONING:
CMU - COMMERCIAL MIXED USE (USE BY SPECIAL REVIEW)

SITE BREAKDOWN:

TOTAL NET SITE AREA:	181,824 S.F.	4.17 ACRES	100%
BUILDING COVERAGE:	54,470 S.F.	1.25 ACRES	30%
DRIVE, WALKS & PARKING:	89,479 S.F.	2.05 ACRES	49%
LANDSCAPE COVERAGE:	37,875 S.F.	0.87 ACRES	21%rv
TOTAL:	**181,824 S.F.**	**4.17 ACRES**	**100%**

CURRENT ZONING: CMU - COMMERCIAL MIXED USE

GROSS DENSITY: 20 DU/ACRE

BUILDING COVERAGE:RV

BUILDING	FOOTPRINT AREA	CONSTRUCTION TYPE	SPRINKLER SYSTEM
BUILDING TYPE 1, BUILDING 4	10,208 S.F.	TYPE VB	NFPA 13R
BUILDING TYPE 1B, BUILDING 1	10,004 S.F.	TYPE VB	NFPA 13R
BUILDING TYPE 2, BUILDING 3	10,004 S.F.	TYPE VB	NONE
BUILDING TYPE 2B, BUILDING 2	10,208 S.F	TYPE VB	NONE
CLUBHOUSE	2,026 S.F.	TYPE VB	NONE

PARKING REQUIRED:

STANDARD PARKING:	EACH DWELLING UNIT:	2 REQUIRED
HANDICAP PARKING:	101-199 PARKING SPACE	6 REQUIRED
TOTAL:	**(80 UNITS X 2 SPACES)**	**160 SPACES REQUIRED**

PARKING PROVIDED:

GARAGE STALL - FULL-SIZE AUTO	32 PARKING SPACES
GARAGE STALL - OVERSIZED AUTO	32 PARKING SPACES
GARAGE VAN ACCESSIBLE	2 PARKING SPACES
(90 DEGREE ANGLE: 9'-0" X 18'-0" FULL-SIZE AUTO)	90 PARKING SPACES
HANDICAP PARKING:	4 PARKING SPACES
TOTAL:	**160 SPACES PROVIDED**

PARKING BREAKDOWN:

STANDARD	128 (50%)
OVERSIZED	33 (25%)

BUILDING TYPES:
MAXIMUM BUILDING HEIGHT ALLOWED: 3 STORIES

	HEIGHT	TOTAL # ON SITE	2 BEDROOMS	3 BEDROOMS	GARAGES	STORAGE
BUILDING TYPE 1	2 STORY	1	14	2		
BUILDING TYPE 1B	3 STORY	1	21	3		
BUILDING TYPE 2	2 STORY	1	16			
BUILDING TYPE 2B	3 STORY	1	24			
BUILDING TYPE 3	1 STORY	1	-	-	20	2
BUILDING TYPE 4	1 STORY	2	-	-	44	
CLUBHOUSE		1	-	-	-	-
MAIL		1	-	-	-	-
TRASH ENCLOSURES		2	-	-	-	-
TOTAL:			**75**	**5**	**64**	**2**

TOTAL APT. UNITS: 80 UNITS ON SITE

SETBACK DATA:
15'-0" TO E. ELIZABETH STREET.
5'-0" TO NON-ARTERIAL STREETS

PROPOSED BUILDING HEIGHT:

BUILDING TYPE	HEIGHT
CLUBHOUSE	20' - 6"
BUILDING TYPE 1	31' - 8"
BUILDING TYPE 2	31' - 4"
BUILDING TYPE 3	19' - 9"
BUILDING TYPE 4	20' - 3"
MAIL KIOSK	11' - 10"
POOL EQUIPMENT	11' - 5"

SHEET INDEX

1	COVER SHEET	11	BUILDING TYPE 1 ELEVATIONS
2	ARCHITECTURAL SITE PLAN	12	BUILDING TYPE 1B ELEVATIONS
3	GRADING AND DRAINAGE PLAN	13	BUILDING TYPE 2 ELEVATIONS
4	UTILITY PLAN	14	BUILDING TYPE 2B ELEVATIONS
5	LANDSCAPE SCHEDULE	15	BUILDING TYPE 1 AND 2 PERSPECTIVES
6	LANDSCAPE PLAN	16	BUILDING TYPE 3 AND 4 ELEVATIONS
7	LANDSCAPE PLAN	17	ACCESSORY BUILDING ELEVATIONS
8	PLAYGROUND DETAILS	18	SITE PHOTOMETRIC PLAN
9	LANDSCAPE PLAN	19	SITE LIGHTING CUT SHEET
10	CLUBHOUSE ELEVATIONS	20	SITE LIGHTING CUT SHEET

ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

COVER SHEET

DATE PREPARED: 01-05-2023

DATE REVISED: TBD

PLANS PREPARED FOR:

NCA, LLC, dba PINE RIDGE APARTMENTS LLC
14205 E. Davies Ave
Centennnial, CO 80112

SHEET 1 OF 20

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PINE RIDGE CROSSING

SITE PLAN AMENDMENT

SECTION 13, TOWNSHIP 8, RANGE 65, SUBDIVISION DESTINY VENTURES II MINOR SUBDIVISION, LOT B-1 PAR IN SE 1/4, NE 1/4: 13 8 65 DESC B 683 P160

4.187 ACRES

ENGINEERING COMMENTS - SP - 1/2023

NOTES

1 A TOTAL OF 2 TYPE "A" UNITS ARE PROVIDED. SEE SITE PLAN FOR LOCATIONS.
2 REFER TO CIVIL CONSTRUCTION DRAWINGS FOR RETAINING WALL LOCATIONS.
3 REFER TO LANDSCAPE DRAWINGS FOR LANDSCAPE DESIGN AND LAYOUT.
4 VERIFY PARKING SIGNAGE WITH CURRENT CODES AND STANDARDS.
5 COORD. ALL SIDEWALK CHASES LOCATION AND DESIGN W/ CIVIL.

ACCESSIBLE UNIT REQUIREMENT

IBC REQUIREMENT:
2 "TYPE A" UNITS ARE REQUIRED PER 2018 IBC 1107.6.2.1.1
(80 TOTAL UNITS X 2% = 2 UNITS)

PROVIDED UNITS:
TWO BEDROOM - UNIT A1, UNIT A2, UNIT B1 & UNIT B2
THREE BEDROOM - UNIT C1 & C2

COLORADO TITLE 9 REQUIREMENT:
TYPE A UNITS: 2 UNITS PROVIDED X 6 = 12 POINTS
TYPE B UNITS: 78 UNITS PROVIDED X 2 = 156 POINTS
TOTAL 168 POINTS PROVIDED

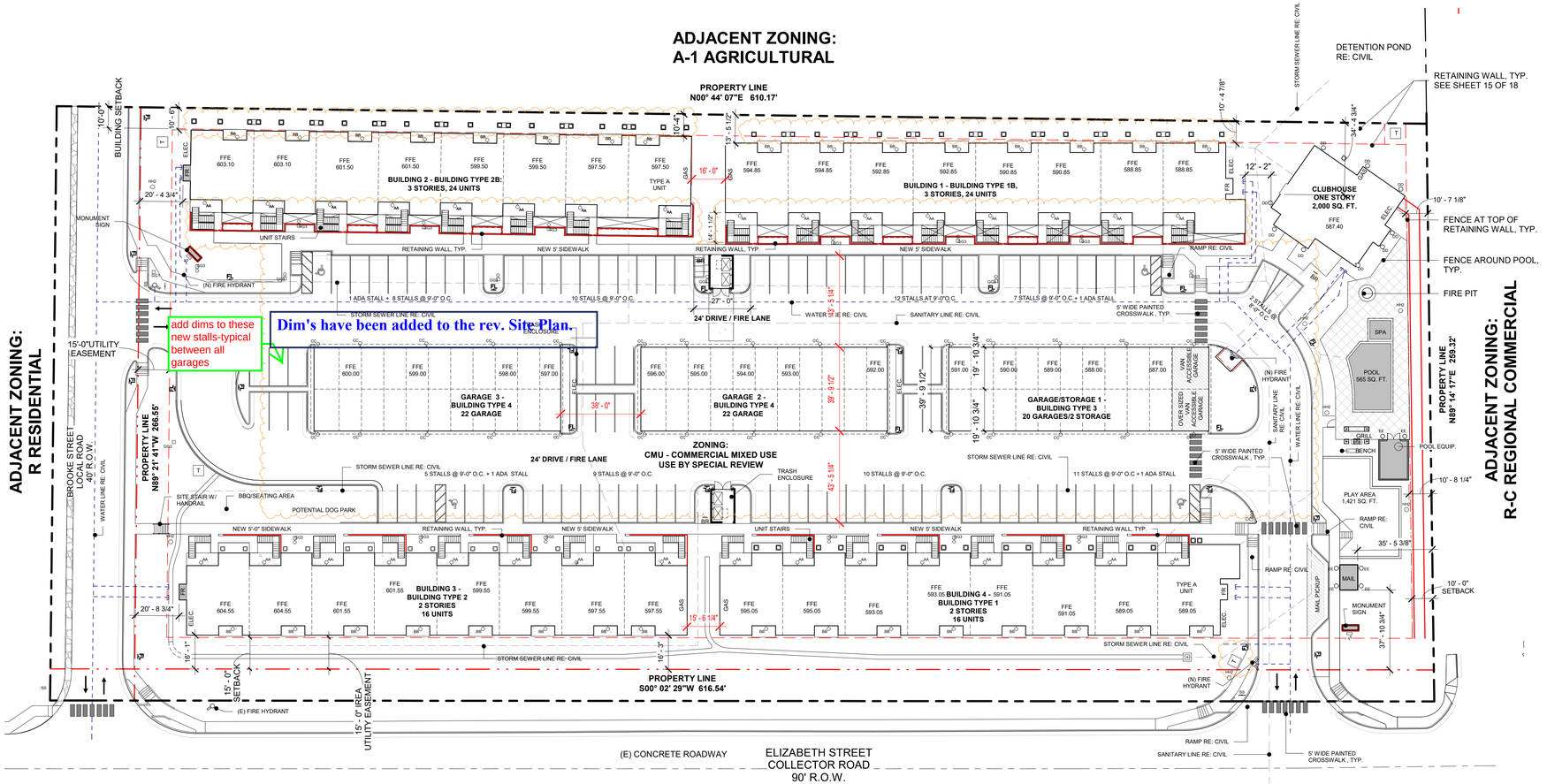
102 POINTS REQUIRED

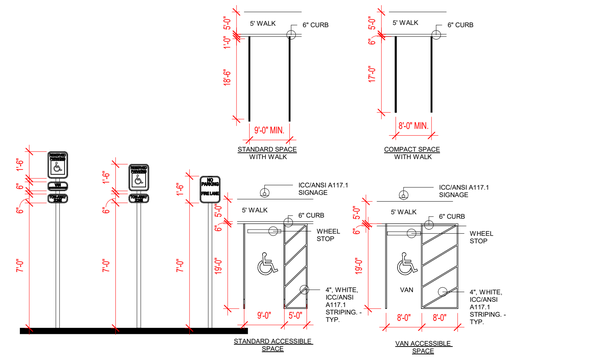
LAND USE DATA:

TOTAL UNITS	SITE AREA	UNIT/ACRE
80 UNITS	4.187 ACRES	19.1 UNITS/ACRE

SITE PLAN KEY:

- TYPE "A" UNIT
- ACCESSIBLE CURB RAMP
- HANDICAP PARKING SPACE
- RESERVED HANDICAP PARKING SIGN
- SS — STOP SIGN
- FIRE LANE SIGN LOCATION TO BE COORDINATED WITH COMMERCE CITY TRAFFIC ENGINEER (SEE DETAILS)
- BR — BIKE RACK
- 2 HR FIRE SEPARATION WALL
- CURB CHASE
- F.H. — FIRE HYDRANT
- F.R. — FIRE RISER ROOM W/ APPROVED KNOX BOX
- ELEC. — LOCATION OF ELECTRICAL METERS
- GAS — LOCATION OF ELECTRICAL METERS
- CONDENSER
- T — TRANSFORMER
- TURN ARROW
- ADA ACCESS ROUTES
- RETAINING WALL
- EXPOSED FOUNDATION
- AA — LIGHT FIXTURE (AA)
- BB — LIGHT FIXTURE (BB)
- CC — LIGHT FIXTURE (CC)
- DD — LIGHT FIXTURE (DD)
- EE — LIGHT FIXTURE (EE)
- FF — LIGHT FIXTURE (FF)
- GG1, GG2 & GG3 — LIGHT FIXTURE (GG1, GG2 & GG3)
- HH2 — LIGHT FIXTURE (HH2)
- EXIST. LIGHT POLE TO REMAIN
- EX. HYD — EXIST. FIRE HYDRANT
- EB — EXIST. ELECTRICAL BOX
- EXIST. TRANSFORMER
- EXISTING TREE, NONE TO REMAIN





SITE PLAN - PLANNING

1" = 30'-0"

0' 15' 30' 60' 120'

ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

ARCHITECTURAL SITE PLAN

DATE PREPARED: 01-05-2023
DATE REVISED: TBD
PLANS PREPARED FOR:

NCA, LLC, dba PINE RIDGE APARTMENTS LLC
14205 E. Davies Ave
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SHEET 2 OF 20

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PINE RIDGE CROSSING

SITE PLAN AMENDMENT

SECTION 13, TOWNSHIP 8, RANGE 65, SUBDIVISION DESTINY VENTURES II MINOR SUBDIVISION, LOT B-1 PAR IN SE 1/4, NE 1/4: 13 8 65 DESC B 683 P160

4.187 ACRES

REFERENCE DETAILED GRADING PLANS IN THE CD'S.
SHEETS C6.0 AND C6.1 ARE THE PARKING LOT GRADES.
SHEETS C6.2, C6.3, C6.4, C6.5, AND C6.6 ARE THE DEETAILED GRADING PLANS FOR THE SPECIFIC BUILDINGS.
SHEETS C6.2.1 AND C6.3.1 ARE THE GARDEN LEVEL DETAILED GRADING AND STORM SEWER PLANS FOR BUILDINGS 1 AND 2.

COMMENT RESPONSES IN BLUE BY JOE COCO

Need Drain report addendum to discuss increases in "I" factor due to additional parking and possible changes to pond volumes and storage requirements

need revised detailed engineering grading plans. These plans provide a good overall plan, but lack detail

REFER TO THE ADDENDUM LETTER IN THE SUBMITTAL REFER TO SHEETS C15.0 AND C16.0 FOR REVISIONS TO THE DETENTION POND AND ITS OUTLET STRUCTURE. THE GRATE WAS RAISED 0.04' AND THE EMERGENCY OVERFLOW WEIR WAS RAISED 0.14' TO ACCOMODATE ADDTL REQIRED VOLUME.

GARDEN LEVEL FINISHED FLOORS ADDED AS FFB=XX.XX

to help simplify FF's pls add some typ Lower level FF elevs - Bldgs 1 & 2

YES. THE WALLS ARE OVER 4' IN HEIGHT AND WILL HAVE A RAILING. REFER TO SHEET C6.7 IN THE CD'S FOR WALL ELEVATIONS

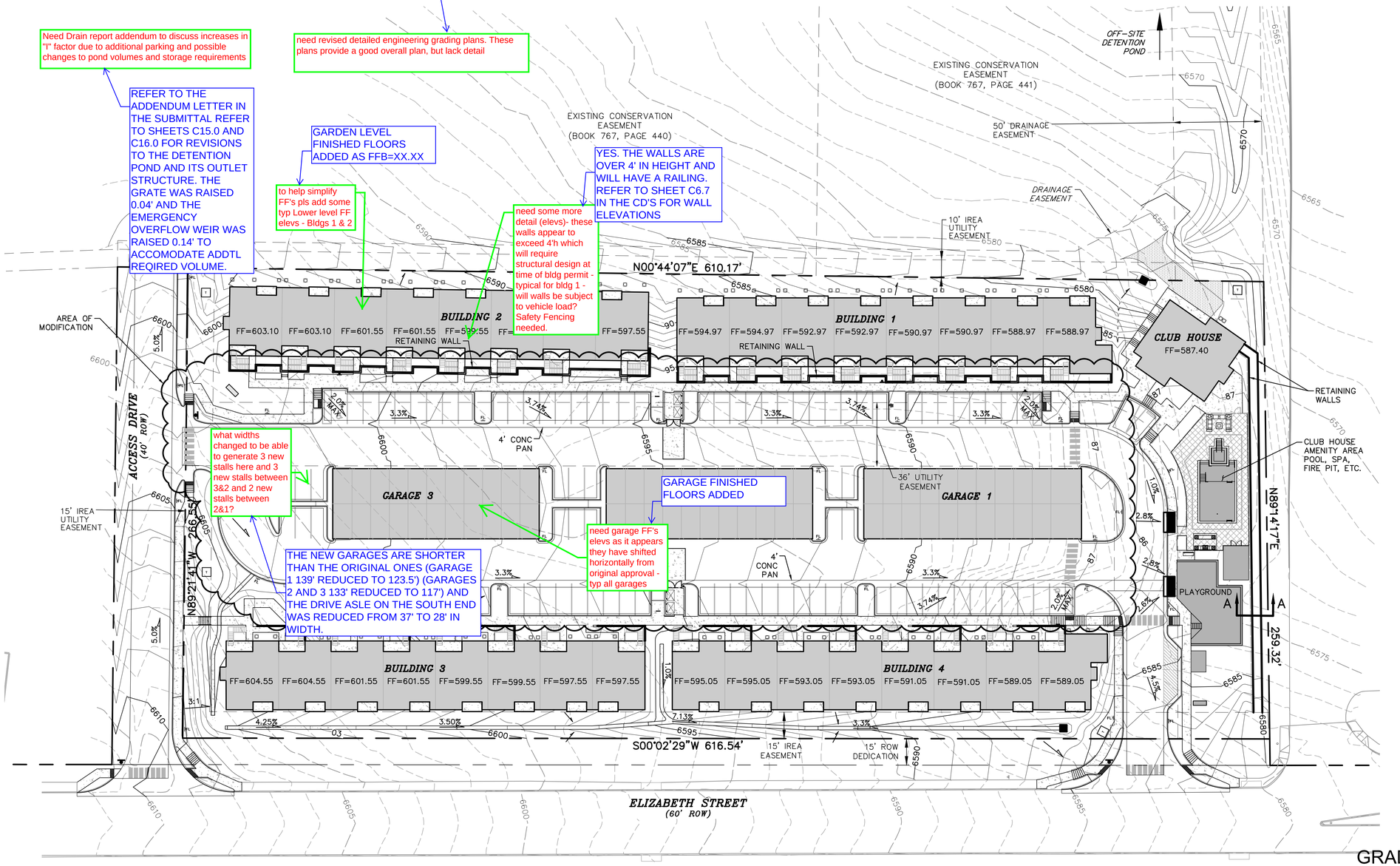
need some more detail (elevs)- these walls appear to exceed 4'h which will require structural design at time of bldg permit - typical for bldg 1 - will walls be subject to vehicle load? Safety Fencing needed.

what widths changed to be able to generate 3 new stalls here and 3 new stalls between 3&2 and 2 new stalls between 2&1?

GARAGE FINISHED FLOORS ADDED

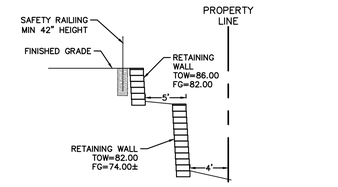
need garage FF's elevs as it appears they have shifted horizontally from original approval - typ all garages

THE NEW GARAGES ARE SHORTER THAN THE ORIGINAL ONES (GARAGE 1 139' REDUCED TO 123.5') (GARAGES 2 AND 3 133' REDUCED TO 117') AND THE DRIVE ASLE ON THE SOUTH END WAS REDUCED FROM 37' TO 28' IN WIDTH.



LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	RIGHT-OF-WAY	
	EASEMENT	
	CONCRETE	
	CURB AND GUTTER	
5500	CONTOUR	5500
SS	SANITARY SEWER	SS
ST	STORM SEWER	ST
W	WATER LINE	W
UGE	UNDERGROUND ELECTRIC	
TELE	TELEPHONE CABLE	TELE
GAS	GAS LINE	GAS
	FIRE HYDRANT	
	LIGHT POLE	
	SANITARY MANHOLE	
	STORM MANHOLE	
	CLEAN OUT	
	WATER VALVE	
	CURB INLET	
	AREA INLET	
	FES	
	SIGN	
	PROPERTY PIN	
	FIRE LANE NO PARKING SIGN	



SECTION A-A

NOTE:
PROVIDE REINFORCEMENT PER MANUFACTURER'S RECOMMENDATIONS.

N

30 15 0 30 60

SCALE 1"= 30'

CKE Engineering assumes no responsibility for utility locations. The utilities shown on this drawing have been plotted from the best available information. It is, however, the contractors responsibility to field verify the location of all utilities prior to the commencement of any construction.

CKE ENGINEERING, INC.
14257 W. EVANS CIRCLE
LAKEWOOD, CO. 80228
(303) 917-1757

GRADING AND DRAINAGE PLAN

DATE PREPARED: 1-05-2023
DATE REVISED: TBD
PLANS PREPARED FOR:

NCA, LLC, dba PINE RIDGE APARTMENTS LLC
14205 E. Davies Ave
Centennial, CO 80112

SHEET 3 OF 20

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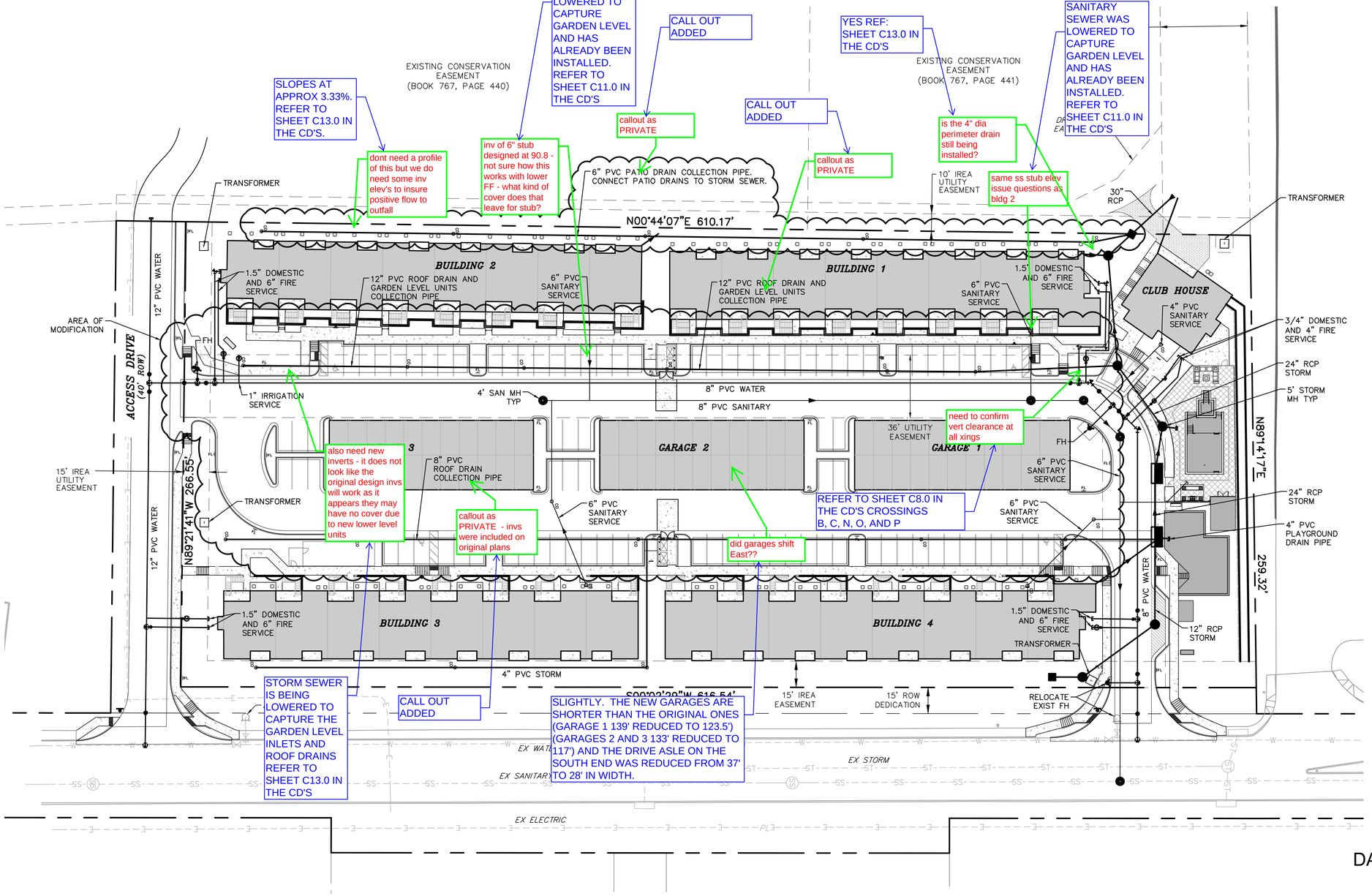
PINE RIDGE CROSSING

SITE PLAN AMENDMENT

SECTION 13, TOWNSHIP 8, RANGE 65, SUBDIVISION DESTINY VENTURES II
MINOR SUBDIVISION, LOT B-1 PAR IN SE 1/4, NE 1/4: 13 8 65 DESC B 683 P160

4.187 ACRES

COMMENT RESPONSES IN BLUE
BY JOE COCO



LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	RIGHT–OF–WAY	
	EASEMENT	
	CONCRETE	
	CURB AND GUTTER	
5500	CONTOUR	5500
SS	SANITARY SEWER	SS
ST	STORM SEWER	ST
W	WATER LINE	W
UGE	UNDERGROUND ELECTRIC	
TELE	TELEPHONE CABLE	TELE
GAS	GAS LINE	GAS
	FIRE HYDRANT	
	LIGHT POLE	
	SANITARY MANHOLE	
	STORM MANHOLE	
	CLEAN OUT	
	WATER VALVE	
	CURB INLET	
	AREA INLET	
	FES	
	SIGN	
	PROPERTY PIN	
	FIRE LANE NO PARKING SIGN	

N

30 15 0 30 60
SCALE 1" = 30'

CKE Engineering assumes no responsibility for utility locations. The utilities shown on this drawing have been plotted from the best available information. It is, however, the contractors responsibility to field verify the location of all utilities prior to the commencement of any construction.

CKE ENGINEERING, INC.
14257 W. EVANS CIRCLE
LAKEWOOD, CO. 80228
(303) 917–1757

UTILITY PLAN

DATE PREPARED: 1-05-2023
DATE REVISED: TBD
PLANS PREPARED FOR:

NCA, LLC, dba PINE RIDGE APARTMENTS LLC
14205 E. Davies Ave
Centennial, CO 80112

SHEET 4 OF 20

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PINE RIDGE CROSSING

SITE PLAN AMENDMENT

SECTION 13, TOWNSHIP 8, RANGE 65, SUBDIVISION DESTINY VENTURES II
MINOR SUBDIVISION, LOT B-1 PAR IN SE 1/4, NE 1/4: 13 8 65 DESC B 683 P160
4.187 ACRES

PLANT SCHEDULE:

SYMBOL	TAG	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	HT	WIDTH	HYDRO-ZONE	NOTES	%
DECIDUOUS CANOPY TREES										
	ACE	6	ACCOLADE ELM	ULMUS MORTON 'ACCOLADE'	2"CAL.	50	30	M-H	B&B	24%
	AGG	1	AUTUMN GOLD GINKGO	GINKGO BILOBA 'AUTUMN GOLD'	2"CAL.	40	30	M-H	B&B	4%
	CTA	4	CATALPA	CATALPA SPECIOSA	2"CAL.	45	30	M-H	B&B	16%
	HAC	6	HACKBERRY	CELTIS OCCIDENTALIS	2"CAL.	50	45	M-H	B&B	24%
	KCT	8	KENTUCKY COFFEETREE	GYMNOCLADUS DIOICUS 'ESPRESSO'	2"CAL.	50	45	M-H	B&B	32%
	Subtotal	25								
EVERGREEN TREES										
	LBP	4	LIMBER PINE	PINUS FLEXILIS	6' HT	35	15	L-M	B&B	100%
	Subtotal	4								
DECIDUOUS SHRUBS										
	BMS	32	BLUE MIST SPIREA	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	5 GAL.	3	3	L-M		6%
	CPB	26	CRIMSON PYGMY BARBERRY	BERBERIS THUNBERGII 'CRIMSON PYGMY'	5 GAL.	2	3	L-M		5%
	CSR	27	CAREFREE SUNSHINE ROSE	ROSA 'CAREFREE SUNSHINE ROSE'	5 GAL.	3	3	M		5%
	FWS	50	FOUR WING SALTBUSH	ATRIPLEX CANESCENS	5 GAL.	6	3	L		10%
	KDD	48	KELSEY DWARF DOGWOOD	CORNUS SERICEA 'KELSEYI'	5 GAL.	3	3	M		9%
	KOR	179	KNOCK OUT PINK ROSE	ROSA 'KNOCK OUT PINK ROSE'	5 GAL.	3	3	M		35%
	KSV	38	KOREAN SPICE VIBURNUM	VIBURNUM CARLESII	5 GAL.	6	6	M-H		7%
	MAE	5	MANHATTAN EUONYMUS	EUONYMUS KIAUTSCHOVICA 'MANHATTAN'	5 GAL.	5	5	M		1%
	PML	18	MEYER LILAC	SYRINGA MEYERI 'PALIBIN'	5 GAL.	5	5	M		4%
	RUS	45	RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA	5 GAL.	4	4	L		9%
	WSC	39	WESTERN SAND SHERRY	PRUNUS BESSEYI	5 GAL.	5	5	L-M		8%
	YTD	2	YELLOW TWIG DOGWOOD	CORNUS SERICEA 'FLAVIRAMEA'	5 GAL.	6	6	M		0%
	Subtotal	510								
LOW SPREADING SHRUBS										
	ARJ	25	ARCADIA JUNIPER	JUNIPERUS SABINA 'ARCADIA'	5 GAL.	2	6	L-M		8%
	BRD	75	BROADMOOR JUNIPER	JUNIPERUS SABINA 'BROADMOOR'	5 GAL.	1	6	L-M		25%
	CCJ	38	CALGARY CARPET JUNIPER	JUNIPERUS SABINA 'CALGARY CARPET'	5 GAL.	1	6	L-M		13%
	EFJ	6	EFFUSA COMMON JUNIPER	JUNIPERUS COMMUNIS 'EFFUSA'	5 GAL.	2	6	L		2%
	GLS	38	GRO LOW SUMAC	RHUS AROMATICA 'GRO LOW'	5 GAL.	3	7	L-M		13%
	HCS	30	HANCOCK CORALBERRY	SYMPHORICARPOS X CHENAULTII 'HANCOCK'	5 GAL.	3	5	L-M		10%
	PBC	57	CREEPING WESTERN SAND CHERRY	PRUNUS BESSEYI 'PAWNEE BUTTES'	5 GAL.	2	5	L-M		19%
	PWJ	28	PRINCE OF WALES JUNIPER	JUNIPERUS HORIZONTALIS 'PRINCE OF WALES'	5 GAL.	1	8	L-M		9%
	Subtotal	297								
PERENNIALS W/ CEDAR MULCH										
	AJ	58	AUTUMN JOY SEDUM	SEDUM 'AUTUMN JOY'	4 IN. POTS	2	1.5	L-M	18" O.C.	
	DF	48	DWARF BLANKETFLOWER	GAILLARDIA X GRANDIFLORA 'GOBLIN'	4 IN. POTS	1	2	L-M	18" O.C.	
	MN	46	MAY NIGHT SALVIA	SALVIA NEMEROSA 'MAY NIGHT'	4 IN. POTS	2	2	M	18" O.C.	
	PM	68	PARDON ME DAYLILY	HEMERCALLIS 'PARDON ME'	4 IN. POTS	1.5	1.5	M	18" O.C.	
	Subtotal	220								
ORNAMENTAL GRASSES										
	BBG	49	BIG BLUESTEM GRASS	ANDROPOGON GERARDII	1 GAL.	6	3	L-M		
	BLA	36	BLONDE AMBITION GRASS	BOUTELOUA GRACILIS	1 GAL.	2	2	L		
	FRG	105	FEATHER REED GRASS	CALAMAGROSTIS ACUTIFOLIA 'KARL FOERSTER'	1 GAL.	4	3	L-M		
	PDG	47	PRAIRIE DROPSEED GRASS	SPOROBOLUS HETEROLEPIS	1 GAL.	3	3	L-M		
	PMG	63	PURPLE MAIDEN GRASS	MISCANTHUS SINENSIS 'PURPURESCENS'	1 GAL.	4	3	L-M		
	SWG	88	SWITCHGRASS	PANICUM VIRGATUM 'DALLAS BLUES'	1 GAL.	5	3	L-M		
	Subtotal	388								

NATIVE GRASS SEED
(VERY LOW WATER USE)

NATURE'S PRAIRIE SOD BY TURFMASTER SOD (970) 493.8311

SITE DATA TABLE

Site Data	Actual SF	Min Area SF Required	% Required	% Max	% Provided	CY Compost Reqd @ 4/1000 SF
Gross Site Area:	181,824	N.A.	N.A.	N.A.	100%	N.A.
Building Coverage:	54,470	N.A.	N.A.	N.A.	30%	N.A.
Hard Surface Area:	89,479	N.A.	N.A.	N.A.	49%	N.A.
Total Landscaped Area (Excluding R.O.W.)	37,875	N.A.	N.A.	N.A.	N.A.	See below
Subtotal Landscaped Area (Excluding R.O.W. & Parking Islands)	35,338	27,274	15%	N.A.	19%	See below
Native Grass	222	N.A.	N.A.	N.A.	N.A.	1
Planting Beds (Shrubs, Perennials, Ornamental Grasses)	35,940	N.A.	N.A.	N.A.	N.A.	See below
Non-Living Landscape	11,607	N.A.	N.A.	25%	31%	0
Irrigated Sod (Excluding R.O.W.)	460	N.A.	N.A.	N.A.	1%	See below
Playground area	1,253	N.A.	N.A.	N.A.	N.A.	N.A.
Permanently Irrigated Landscape (Including R.O.W.)	39,495	N.A.	N.A.	N.A.		158
Native Grass (R.O.W.)	12,410	N.A.	N.A.	N.A.		50
Planting Beds (R.O.W.) (Shrubs, Perennials, Ornamental Grasses)	3,095	N.A.	N.A.	N.A.	N.A.	N.A.
					TOTAL CY OF COMPOST:	209

LANDSCAPE REQUIREMENTS

Description	Parking Lot SF	Min. 10% SF Landscaped	Min. 15% SF Landscaped	Square Foot Landscaped	Trees Required 1/1500 SF	Trees Required 1 per Island	Linear Feet	1 Tree per 40 LF	Trees Provided	Shrubs Required 5/1500 SF	Shrubs Required 5/40 LF	# of Parking Islands	Shrubs Required # of Islands X 4+ (SF-Qty of Islands X 150)/15	Shrubs Provided	Ten (10) shrubs substituted for one (1) tree
ROW (Elizabeth St)	N.A.	N.A.	N.A.	13,322	N.A.	N.A.	522	13	14	N.A.	N.A.	N.A.	N.A.	75	N.A.
ROW (Private St)	N.A.	N.A.	N.A.	2,183	N.A.	N.A.	208	5	0	N.A.	N.A.	N.A.	N.A.	0	N.A.
Parking lot interior Islands	27,388	2,739	N.A.	2,537	N.A.	10	N.A.	N.A.	10	N.A.	N.A.	10	109	93	0
Landscape Areas (Excludes Parking Lot Islands & ROW)	N.A.	N.A.	27,274	39,574	18	N.A.	N.A.	N.A.	5	91	N.A.	N.A.	N.A.	639	55
								TOTAL TREES REQUIRED:	46						
								SUBTOTAL TREES PROVIDED	29						
								ADDITIONAL TREES PROVIDED BY SHRUB SUBSTUTION	55						
								TOTAL TREES PROVIDED	84						
											TOTAL SHRUBS REQUIRED:		200		
											TOTAL SHRUBS PROVIDED:			807	

LANDSCAPE NOTES:

1. CONTRACTOR IS RESPONSIBLE TO VERIFY ALL PLANT QUANTITIES. THE PLANT LIST IS INTENDED AS A REFERENCE ONLY.
2. OWNERS REPRESENTATIVE IS TO APPROVE ALL PLANT MATERIAL PRIOR TO INSTALLATION WITH PRIOR NOTICE OF 48 HOURS.
3. PLANT MATERIAL IS TO HAVE IDENTIFICATION TAGS ON 10 OF EACH SPECIES SHOWING GENUS, SPECIES AND VARIETY, ETC. PLANT TAGS TO REMAIN ON TREES AND SHRUBS UNTIL TOWN INSPECTION.
4. ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH AAN SPECIFICATIONS FOR NUMBER ONE GRADE.
5. ALL TREES TO BE BALLED AND BURLAPPED, ROOT CONTROL BAGS OR CONTAINERIZED.
6. MINOR CHANGES IN SPECIES AND PLANT LOCATIONS MAY BE MADE DURING CONSTRUCTION, AS REQUIRED BY SITE CONDITIONS OR PLANT AVAILABILITY. OVERALL QUANTITY AND DESIGN CONCEPT TO BE CONSISTENT WITH APPROVED PLANS.
7. PRIOR TO INSTALLATION OF PLANT MATERIALS AND SOD, AREAS THAT HAVE BEEN COMPACTED SHALL BE THOROUGHLY LOOSENED.
8. ALL LANDSCAPE AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT THE RATE OF 4 CUBIC YARDS PER 1000 SF ROTO-TILLED TO A DEPTH OF 6". NO ORGANIC SOIL PREPARATION WITHIN THE FIRST 5 FEET ADJACENT TO BUILDINGS.
9. ALL SHRUB AND ORNAMENTAL GRASS BEDS ARE TO BE MULCHED WITH MIN. 3" DEPTH ROCK MULCH OVER SPECIFIED GEO-TEXTILE WEED CONTROL FABRIC. ROCK MULCH SHALL BE 1-1/2" WESTERN RIVER ROCK OR APPROVED EQUAL. CONTRACTOR SHALL PROVIDE SAMPLES OF ROCK MULCH FOR LANDSCAPE ARCHITECT'S APPROVAL, PRIOR TO PURCHASE OR INSTALLATION. FINAL SELECTION SHALL BE MADE FROM SAMPLES. CUT WEED CONTROL FABRIC AROUND INDIVIDUAL ORNAMENTAL GRASS TO ALLOW FOR FULL GROWTH OF EACH PLANT. ALL PERENNIAL FLOWER BEDS SHALL BE MULCHED WITH 4" DEPTH SHREDDED CEDAR MULCH. NO WEED CONTROL FABRIC IS REQUIRED IN PERENNIAL AREAS.
10. SHRUB BEDS ARE TO BE CONTAINED BY PERFORATED GALVANIZED ROLLTOP EDGER WITH DRAIN HOLES. EDGER IS NOT REQUIRED WHEN ADJACENT TO CURBS, WALLS, OR WALKS. MATERIAL TO BE APPROVED BY OWNER. CONTACT LL JOHNSON FOR EDGER.
11. THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT LANDSCAPE, PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION OR DURING THE SPECIFIED MAINTENANCE PERIOD. CALL FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION.
12. THE CONTRACTOR SHALL REPORT ANY DISCREPANCY IN PLAN VS. FIELD CONDITIONS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, PRIOR TO CONTINUING WITH THAT PORTION OF WORK.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
14. LANDSCAPE TO BE INSTALLED PER CITY STANDARDS AND SPECIFICATIONS. IN CASES WHERE DISCREPANCIES EXIST BETWEEN PLANS AND CITY STANDARDS, CONTACT LANDSCAPE ARCHITECT FOR CLARIFICATION.
15. ALL AREAS SHALL BE GRADED TO ACHIEVE POSITIVE DRAINAGE.
16. ALL SHRUB BEDS TO BE IRRIGATED WITH AUTOMATIC DRIP OR SPRAY IRRIGATION SYSTEM OR ACCEPTABLE ALTERNATIVE. THE IRRIGATION SYSTEM IS TO BE ADJUSTED TO MEET THE NEEDS OF THE INDIVIDUAL PLANT MATERIAL.
17. KEEP ALL TREES MINIMUM 10 FEET BETWEEN TREES AND WATER OR SEWER MAINS, 6 FEET BETWEEN TREES AND WATER OR SEWER SERVICE LINES, 4 FEET BETWEEN TREES AND GAS LINES. STREET TREES PLANTED WITHIN THE UTILITY EASEMENT MAY CONFLICT WITH UTILITIES & ADDITIONAL CONDUIT MAY BE REQUIRED TO PROTECT UNDERGROUND ELECTRIC LINES.
18. LANDSCAPES SHALL BE MAINTAINED TO ENSURE WATER EFFICIENCY. A REGULAR MAINTENANCE SCHEDULE SHALL INCLUDE BUT NOT BE LIMITED TO CHECKING, ADJUSTING, AND REPAIRING IRRIGATION EQUIPMENT; RESETTING THE AUTOMATIC CONTROLLER; AERATING AND DE-THATCHING TURF AREAS (ONLY IF NEEDED); REPLENISHING MULCH; FERTILIZING; PRUNING, AND WEEDING IN ALL LANDSCAPED AREAS.
19. SINGLE TRUNK TREES WITHIN THE SIGHT TRIANGLE AREAS SHALL BE MAINTAINED & TRIMMED FROM THE GROUND TO A LINE AT LEAST SEVEN (7) FEET ABOVE THE LEVEL OF THE INTERSECTION.
20. ALL EXISTING TREES & SHRUBS ON SITE SHALL BE REMOVED.
21. A 5' WIDTH OF DRY BORDER IS REQUIRED AROUND THE FOUNDATION. REFER TO THE COLORADO GEOSCIENCE & DESIGN REPORT #17-839 JANUARY 23,2018 #11. SURFACE DRAINAGE: THE OWNERS SHOULD BE CAUTIONED REGARDING THE INSTALLATION OF A LAWN ADJACENT TO THE FOUNDATION WALLS. LAWN IRRIGATION MUST BE MORE THAN FIVE FEET (5') FROM THE FOUNDATION WALLS TO PREVENT WETTING OF THE SUBSURFACE SOILS. LAWN AND/OR PLANTS SHOULD NOT BE PLANTED WITHIN FIVE FEET (5') OF THE FOUNDATION WALLS. WE RECOMMEND PROVIDING DECORATIVE GRAVEL OR BARK AROUND THE FOUNDATIONS, AS SHOWN IN FOUNDATION GRADING DETAIL 2. THIS METHOD WILL PREVENT PONDING OF WATER AND PROVIDE FOR PROPER DRAINAGE FROM THE FOUNDATIONS. NON-WOVEN GEO TEXTILE FABRIC CAN BE PLACED UNDER THE MULCH TO REDUCE WEED GROWTH AND STILL ALLOW SOME EVAPORATION OF SOIL MOISTURE. SPRINKLER HEADS AND EMITTERS SHOULD NOT BE LOCATED OR SPRAY WITHIN 5 FEET OF THE FOUNDATION OR PATIO SLABS AND BEYOND BACKFILL ZONES. PLANTINGS NEAR THE FOUNDATIONS SHOULD NOT TRAP SURFACE RUNOFF. FURTHERMORE, SIDEWALKS OR LOW-WATER CONSUMPTION GROUNDCOVER ARE RECOMMENDED TO FURTHER REDUCE THE RISK OF WATER INFILTRATION NEAR THE FOUNDATION WALLS. ALL PRESSURIZED IRRIGATION LINES AND VALVE BOXES SHOULD BE LOCATED AT LEAST 10 FEET FROM THE FOUNDATION OR PATIO SLABS. "

NATIVE GRASS SEED MIX - NON-IRRIGATED
(TEMPORARILY IRRIGATED UNTIL ESTABLISHMENT)

LOW GROW MIX - DRILL SEEDED
(INCREASE SEED RATE TO 50 PLS FOR BROADCAST)

COMMON NAME	% OF TOTAL	PLS PER ACRE	HEIGHT/FT
EPHRAIM CRESTED WHEATGRASS	25	6.3	2.0
DWARF PERENNIAL RYEGRASS	18	4.5	0.5
SR3200 BLUE FESCUE	9	2.3	0.5
REUBENS CANADA BLUEGRASS	13	3.3	0.5
BARLEY	12	3.0	2.0
SHEEP FESCUE	23	5.8	2.0
TOTAL	100	25	

NATIVE GRASS SEED NOTES:

SEED SHALL BE INSTALLED WHEN AT LEAST 3 MONTHS REMAIN IN THE GROWING SEASON. IF LESS THAN 3 MONTHS REMAIN IN THE GROWING SEASON AT THE TIME OF SEEDING, THE LANDSCAPE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT AND OWNER. ALL SEED APPLICATIONS SHALL BE DRILL SEEDED, WITH HYDROMULCH APPLIED OVER THE SEED BED AFTER SEEDING.

HYDROMULCH MIX	
WOOD FIBER MULCH	46
15-15-15 ORGANIC FERTILIZER	9
ORGANIC BINDER/TACKIFIER	4

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LANDSCAPE ARCHITECT

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DATE PREPARED: 1-5-2023
DATE REVISED: TBD
PLANS PREPARED FOR:

NCA, LLC, dba PINE RIDGE APARTMENTS LLC
14205 E. Davies Ave
Centennial, CO 80112

John B. Collins Architect, LLC
8067 S. Rosemary St., Centennial, CO 80112
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PINE RIDGE CROSSING

SITE PLAN AMENDMENT

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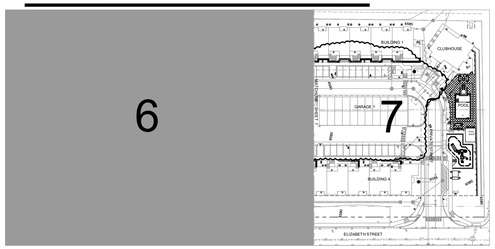
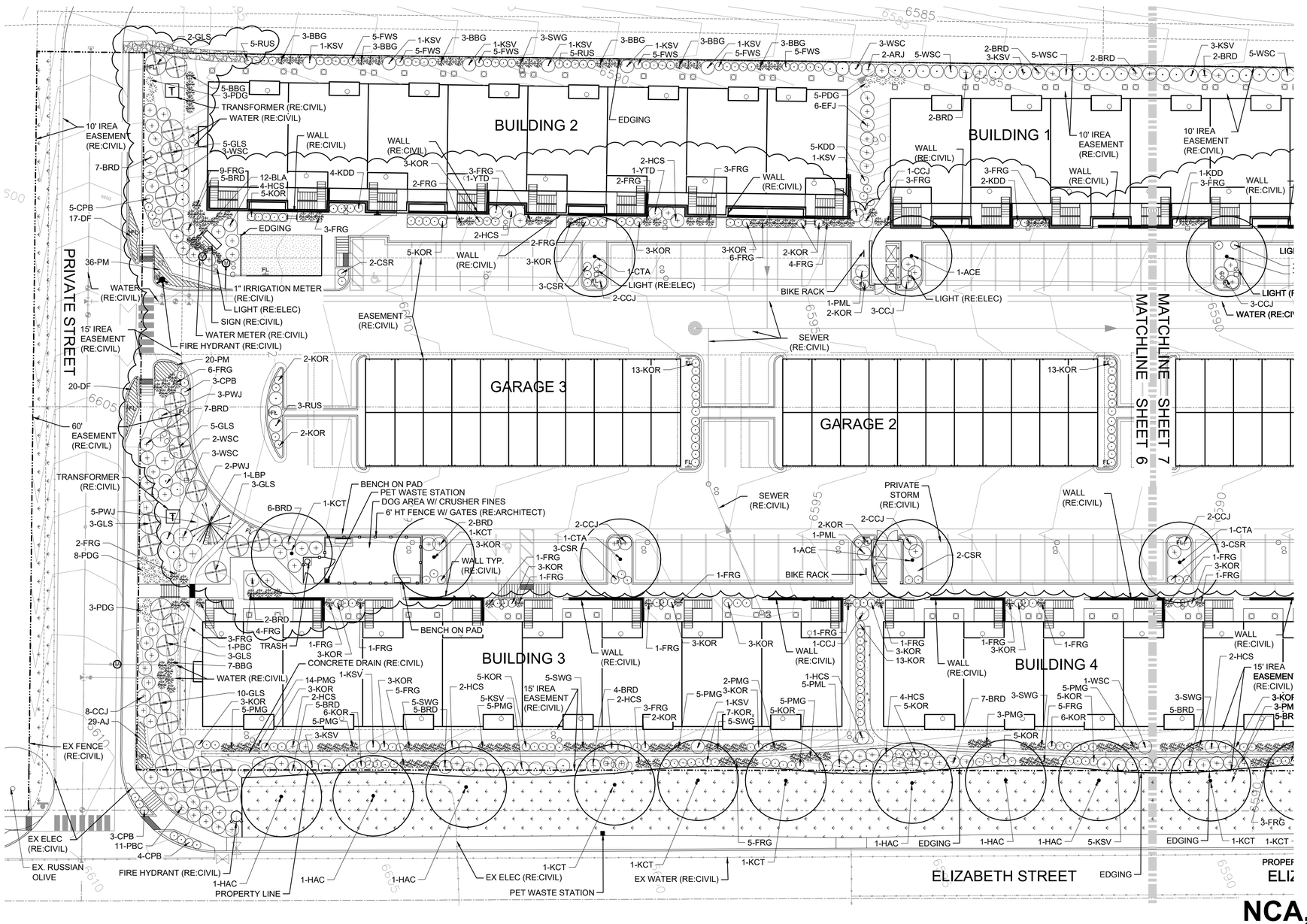
KEYMAP





*PARTIAL PLANT SCHEDULE
(SEE SHEET 5 FOR COMPLETE SCHEDULE)

PLANT SCHEDULE:

SYMBOL	TAG	QTY.	COMMON NAME
DECIDUOUS CANOPY TREES			
	ACE	6	ACCOLADE ELM
	AGG	1	AUTUMN GOLD GINKGO
	CTA	4	CATALPA
	HAC	6	HACKBERRY
	KCT	8	KENTUCKY COFFEETREE
	Subtotal	25	
EVERGREEN TREES			
	LBP	4	LIMBER PINE
	Subtotal	4	
DECIDUOUS SHRUBS			
	BMS	32	BLUE MIST SPIREA
	CPB	26	CRIMSON PYGMY BARBERRY
	CSR	27	CAREFREE SUNSHINE ROSE
	FWS	50	FOUR WING SALTBUSH
	KDD	48	KELSEY DWARF DOGWOOD
	KOR	179	KNOCK OUT PINK ROSE
	KSV	38	KOREAN SPICE VIBURNUM
	MAE	5	MANHATTAN EUONYMUS
	PML	19	MEYER LILAC
	RUS	45	RUSSIAN SAGE
	WSC	39	WESTERN SAND SHERRY
	YTD	2	YELLOW TWIG DOGWOOD
	Subtotal	510	
LOW SPREADING SHRUBS			
	ARJ	25	ARCADIA JUNIPER
	BRD	75	BROADMOOR JUNIPER
	CCJ	38	CALGARY CARPET JUNIPER
	EFJ	6	EFFUSA COMMON JUNIPER
	GLS	38	GRO LOW SUMAC
	HCS	30	HANCOCK CORALBERRY
	PBC	57	CREEPING WESTERN SAND CHERRY
	PWJ	28	PRINCE OF WALES JUNIPER
	Subtotal	297	
PERENNIALS W/ CEDAR MULCH			
	AJ	58	AUTUMN JOY SEDUM
	DF	48	DWARF BLANKETFLOWER
	MN	46	MAY NIGHT SALVIA
	PM	68	PARDON ME DAYLILY
	Subtotal	220	
ORNAMENTAL GRASSES			
	BBG	49	BIG BLUESTEM GRASS
	BLA	36	BLONDE AMBITION GRASS
	FRG	105	FEATHER REED GRASS
	PDG	47	PRAIRIE DROPSEED GRASS
	PMG	63	PURPLE MAIDEN GRASS
	SWG	88	SWITCHGRASS
	Subtotal	388	

NATIVE GRASS SEED (VERY LOW WATER USE)

NATURE'S PRAIRIE SOD BY TURFM

ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

NORTH

SCALE - 1" = 20'

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LANDSCAPE ARCHITECT
112 N. RUBEY DRIVE, SUITE 210 · COLDEN, COLORADO, 80403
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14205 E. Davies Ave
Centennial, CO 80112

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6037 S. Kearney St., Denver, CO 80237
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PINE RIDGE CROSSING

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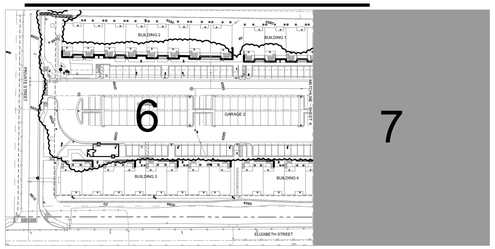
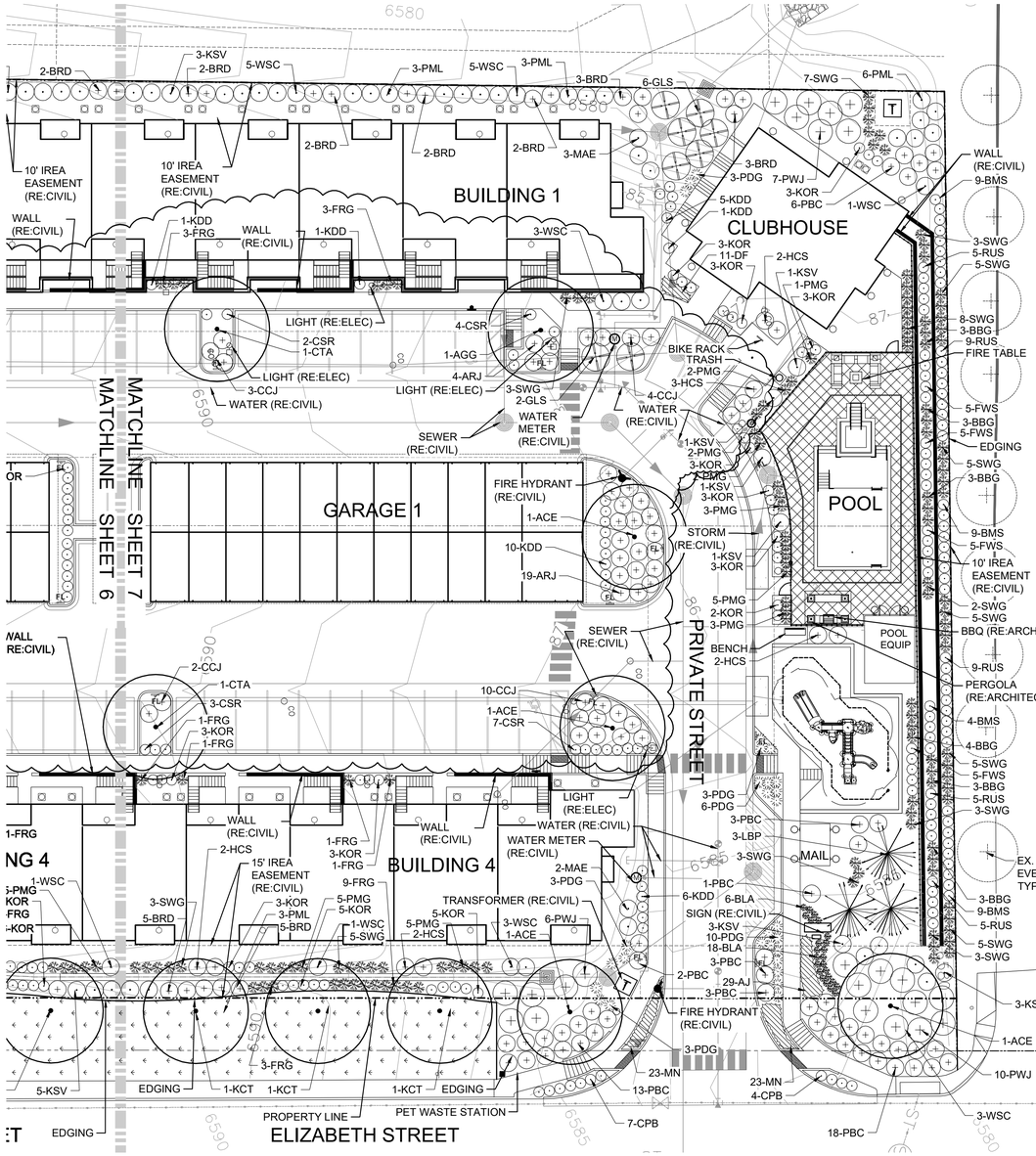
4.187 ACRES

KEYMAP





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NATIVE GRASS SEED
(VERY LOW WATER USE)

NATURE'S PRAIRIE SOD **BY TURFM**

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PINE RIDGE CROSSING

SITE PLAN AMENDMENT

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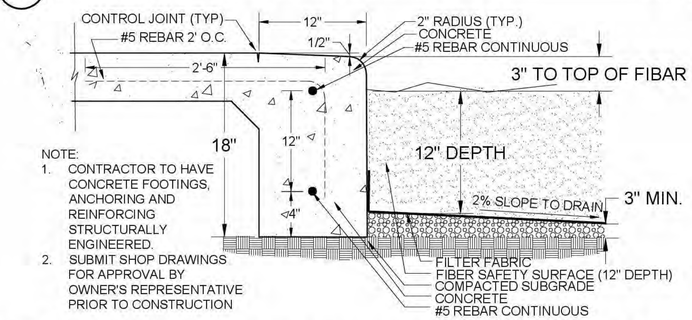
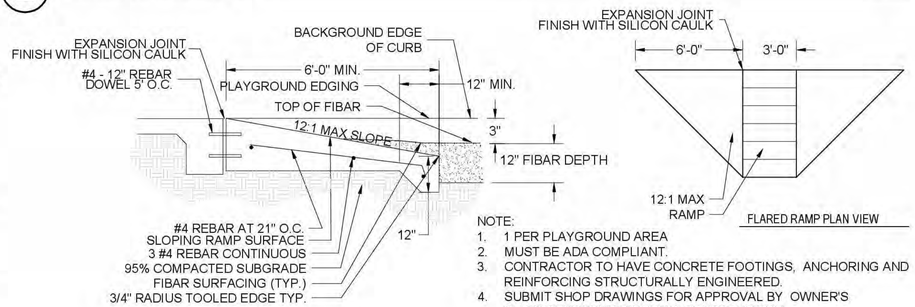
1 PLAYGROUND EDGING DETAIL (ADJACENT TO CONCRETE) NTS



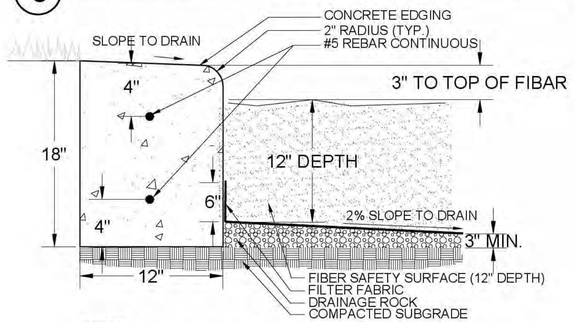
NOTE:
1. CONTRACTOR TO HAVE CONCRETE FOOTINGS, ANCHORING AND REINFORCING STRUCTURALLY ENGINEERED.
2. SUBMIT SHOP DRAWINGS FOR APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION

2 PLAYGROUND RAMP DETAIL NTS



NOTE:
1. 1 PER PLAYGROUND AREA
2. MUST BE ADA COMPLIANT.
3. CONTRACTOR TO HAVE CONCRETE FOOTINGS, ANCHORING AND REINFORCING STRUCTURALLY ENGINEERED.
4. SUBMIT SHOP DRAWINGS FOR APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION

3 PLAYGROUND EDGING (ADJACENT TO SOD/ BED AREA) NTS



NOTES:
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2. SUBMIT SHOP DRAWINGS FOR APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
3. HEIGHT OF EDGING VARIES, SEE CIVIL DRAWINGS.

4 PLAY EQUIPMENT SCHEDULE

GAMETIME
DOUG JOHANNSEN
TRIPLE M RECREATION, LLC
1169 HALFMOON DRIVE
CASTLE ROCK, CO 80104
720.489.7311 TELEPHONE
720.489.7316 FACSIMILE
800-235-2440 TOLL FREE
DJOHANNSEN@TRIPLEMREC.COM
WWW.TRIPLEMREC.COM

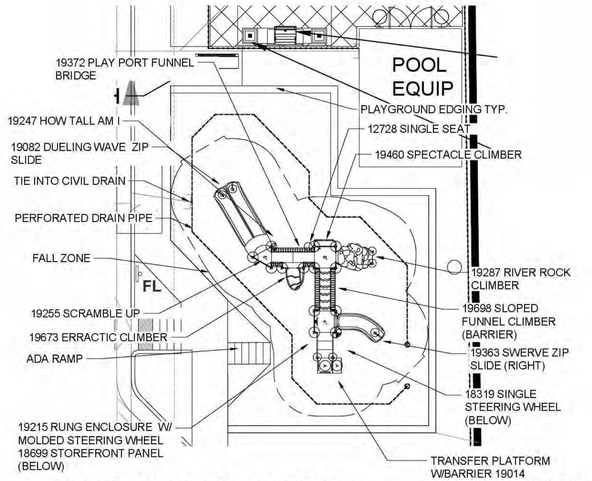
PLAYGROUND SURFACING
Fibar Safety Surface - 12" depth
6x250 Duraliner (Geotextile Fabric)

GAMETIME EQUIPMENT- Large Playground	
19287	RIVER ROCK CLIMBER
19698	SLOPED FUNNEL CLIMBER (BARRIER)
19363	SWERVE ZIP SLIDE (RIGHT)
18319	SINGLE STEERING WHEEL (BELOW)
19014	TRANSFER PLATFORM W/BARRIER
19036	ACCESS ATTACHMENT
19215	RUNG ENCLOSURE W/ MOLDED STEERING WHEEL
18699	STOREFRONT PANEL (BELOW)
19673	ERRACTIC CLIMBER
19255	SCRAMBLE UP
19082	DUELING WAVE ZIP SLIDE
19247	HOW TALL AM I
19372	PLAY PORT FUNNEL BRIDGE
12728	SINGLE SEAT
19460	SPECTACLE CLIMBER

PLAYGROUND NOTES:
1. INSTALL ALL PLAY EQUIPMENT AND SAFETY SURFACE AS PER MANUFACTURERS RECOMMENDATION AND SPECIFICATIONS.CONTRACTOR TO INSTALL ALL POSTS AND HARDWARE NECESSARY TO INSTALL PLAY EQUIPMENT.
2. INSTALLER TO VERIFY LOCATION AND ORIENTATION OF PLAYGROUND EQUIP.
3. CONTRACTOR SHALL HAVE PLAY EQUIPMENT STRUCTURALLY ENGINEERED FOR REINFORCING, ANCHORING, FOOTING, AND ANY OTHER NECESSARY ENGINEERING.
4. CONTRACTOR SHALL SUBMIT DETAILED AND DIMENSIONED SHOP DRAWINGS AND DATA SHEETS FOR THE LAYOUT AND INSTALLATION OF THE PLAYGROUND EQUIPMENT FOR APPROVAL BY THE LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE.
5. PLAYGROUND EQUIPMENT MUST MEET ALL REQUIREMENTS OF THE SPECIFICATIONS AND BE WITHIN ALL TOLERANCES INDICATED ON THESE DRAWINGS. BOTH FALL ZONES AND SAFETY SURFACE MUST MEET ALL ADA REQUIREMENTS AND FIT WITHIN THE LIMITS OF THE PLAYGROUND.

ADA REQUIREMENTS FOR STRUCTURE AGES 2-5 YEARS OLD	IN PLAN	REQ'D.
TOTAL NUMBER OF ELEVATED PLAY COMPONENTS	4	
TOTAL EVENTS ACCESSIBLE VIA TRANSFER	4	2
TOTAL ACCESSIBLE EVENTS VIA RAMP	0	0
TOTAL ACCESSIBLE GROUND LEVEL EVENTS	2	1
DIFFERENT TYPES OF GROUND LEVEL EVENTS	2	1
THIS PLAYGROUND MEETS ALL CURRENT ADA REQUIREMENTS & THE FINAL RULE ABOVE CHART/INFO IS APPLICABLE WHEN USING AN ACCESSIBLE SAFETY SURFACE		

ADA REQUIREMENTS FOR STRUCTURE AGES 2-12 YEARS OLD	IN PLAN	REQ'D.
TOTAL NUMBER OF ELEVATED PLAY COMPONENTS	9	
TOTAL EVENTS ACCESSIBLE VIA TRANSFER	9	5
TOTAL ACCESSIBLE EVENTS VIA RAMP	0	0
TOTAL ACCESSIBLE GROUND LEVEL EVENTS	3	3
DIFFERENT TYPES OF GROUND LEVEL EVENTS	3	3
THIS PLAYGROUND MEETS ALL CURRENT ADA REQUIREMENTS & THE FINAL RULE ABOVE CHART/INFO IS APPLICABLE WHEN USING AN ACCESSIBLE SAFETY SURFACE		



PLAYGROUND ENLARGEMENT
LARGE PLAYGROUND
0 5' 10' 20'
SCALE - 1" = 10'
NORTH

ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

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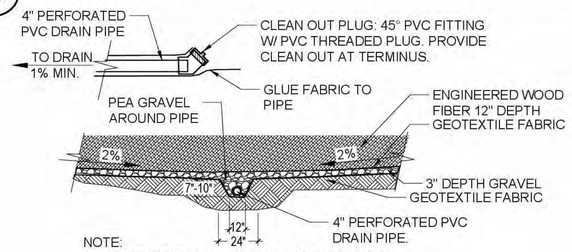
5 PLAYGROUND DRAIN PIPE



NOTE:
1. COMPLETELY SURROUND DRAIN SUMP AND PEA GRAVEL WITH FABRIC. OVERLAP ALL EDGES 24" MIN. GLUE FABRIC TO PIPE.
2. SLOPE PIPE IN TRENCH TOWARDS DRAIN. LOCATE PIPE HOLES FACE DOWN IN BOTTOM OF TRENCH.

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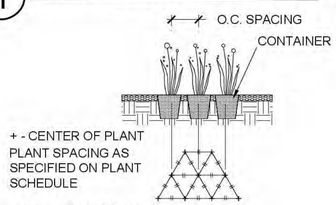
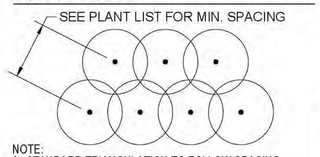
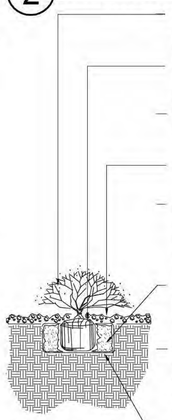


LAYOUT DETAIL



NOTE:
1. STANDARD TRIANGULATION TO FOLLOW SPACING REQUIREMENTS FOUND ON PLANT LIST.
2. PLAN TO TAKE PRECEDENT OVER GENERAL DETAIL.

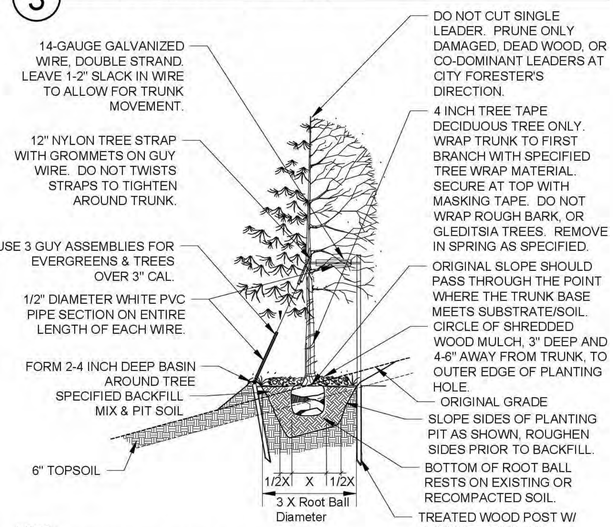
2 SHRUB PLANTING NTS



NOTE: BROKEN OR CRUMBLING ROOT-BALLS WILL BE REJECTED.

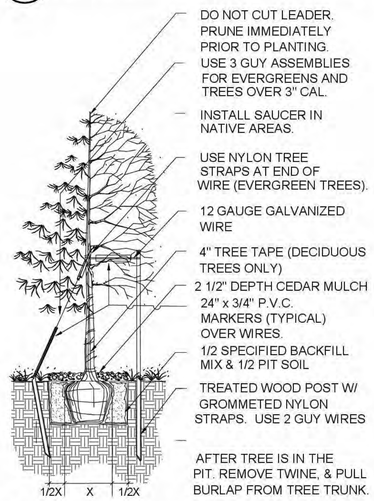
- PRUNE ALL DEAD OR DAMAGED WOOD PRIOR TO PLANTING.
- SET SHRUB 1" HIGHER THAN THE FINISHED BED GRADE.
- DIG PLANT PIT TWICE AS WIDE & HIGH AS THE CONTAINER
- APPLY SPECIFIED MULCH.
- CARE SHOULD BE TAKEN NOT TO DAMAGE THE SHRUB OR ROOT-BALL WHEN REMOVING IT FROM ITS CONTAINER.
- LOOSEN SIDES OF PLANT PIT & WATER IN WELL TO ELIMINATE LARGE AIR POCKETS.
- ALL JUNIPER PLANTS SHOULD BE PLANTED SO TOP OF ROOT MASS OCCURS AT FINISH GRADE OF MULCH LAYER.
- COMPACTED BACKFILL MIX
- FILL PLANT PIT WITH 1/2 SPECIFIED SOIL MIX & 1/2 PIT SOIL

3 TREE PLANTING ON SLOPE NTS



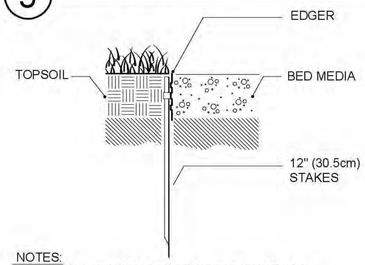
NOTE:
1. AFTER TREE IS IN THE PIT, REMOVE TWINE, & PULL BURLAP FROM TREE TRUNK AND REMOVE FROM PIT.
2. SET TOP OF ROOT BALL 2-3 INCHES ABOVE SURROUNDING FINISH GRADE.
3. ANY BROKEN, CRUMBLING, OR OTHERWISE DAMAGED ROOTBALL WILL BE REJECTED. DAMAGE DURING PLANTING OPERATIONS WILL NOT BE EXCUSED.

4 TREE PLANTING NTS



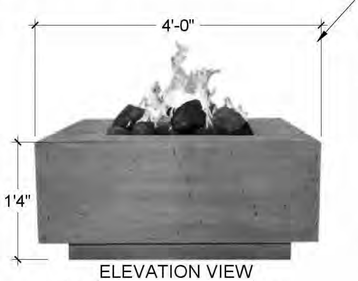
NOTE: SET TOP OF ROOT BALL 2" TO 3" ABOVE SURROUNDING FINISH GRADE.

5 EDGING DETAIL



NOTES:
1. INSTALL PER MANUFACTURER'S DIRECTION.
2. COMPACT GRADES ADJACENT TO EDGING TO AVOID SETTLING. FINISH GRADE TO BE 1/2" (1.3cm) BELOW TOP OF EDGING.
3. CORNERS - CUT BASE OF EDGING UP HALF WAY AND FORM A CONTINUOUS CORNER.

6 NATURAL GAS FIREPIT - SQUARE



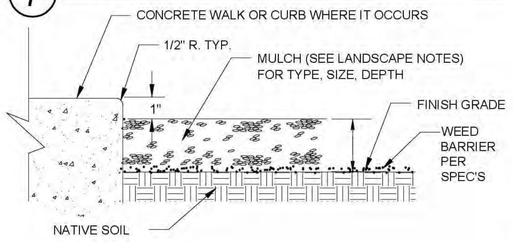
ELEVATION VIEW

TAVOLA 3 MODERN CONCRETE FIRE TABLE SQUARE 48"SQ X 16"H
MODEL# PH-407-4, STAIN COLOR: CAFE
CONTACT: ALL BACKYARD FUN
WWW.ALLBACKYARDFUN.COM
720-442-7480

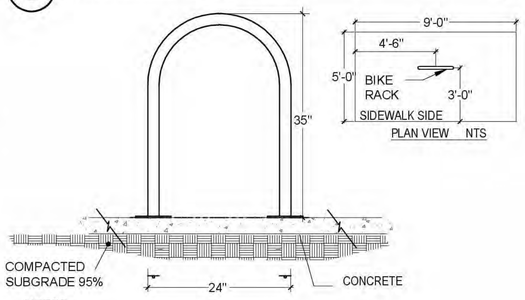
- GLASS FIBER REINFORCED CONCRETE (GFRC)

FIREPIT NOTES:
1. INSTALL PER MANUFACTURER'S RECOMMENDATION.
2. OPERATES ON NATURAL GAS CONVERSION KIT (INSTALL 3-HOUR SAFETY TIMER TO SAFELY SHUT OFF NATURAL GAS).
3. GAS FIRE PIT TO HAVE: ELECTRONIC IGNITION, FIREGLASS MEDIA (COLOR/TYPE PER OWNER'S REP), WEATHERPROOF COVER, TEMPERED GLASS WINDSHIELD.
4. WIRELESS WALL MOUNTED TIMER, LOCATE TIMER PER OWNER'S REP.
5. PROVIDE TEMPERED GLASS WINDSHIELD AND & PROTECTIVE WEATHER COVER.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR PERMITS & SHALL MEET STATE & LOCAL CODES.
7. CONTRACTOR SHALL PROVIDE UNDERGROUND GAS PIPE CONNECTION. (RE:CIVIL PLANS)

7 MULCH DETAIL NTS

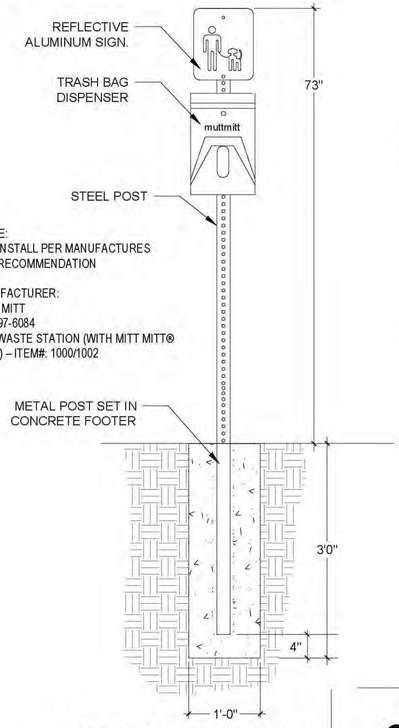


8 OUTDOOR BIKERACK DETAIL NTS



NOTES:
1. POWDERCOATED COLOR TO BE DETERMINED & APPROVED BY OWNERS' REP PRIOR TO ORDERING.
2. SURFACE MOUNT PER MANUFACTURER'S RECOMMENDATION.
3. MANUFACTURER: DERO, MODEL: HOOP RACK
4. CONCRETE PAD. RE: CIVIL PLANS FOR TYPE OF CONCRETE.

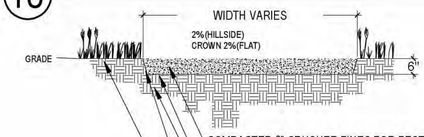
9 DOG WASTE STATION NTS



NOTE:
1. INSTALL PER MANUFACTURES RECOMMENDATION

MANUFACTURER:
MUTT MITT
800-697-6084
DOG WASTE STATION (WITH MITT MITT® 2-PLY) – ITEM#: 1000/1002

10 CRUSHER FINES PATH NTS



NOTE:
1. THE EXCAVATED AREA TO BE COMPACTED USING A DOUBLE-DRUM VIBRATORY ROLLER.
2. TREAD SURFACE ("CRUSHERFINE" OR "GRANITE SANDS") TO BE RAKED BY HAND OR MACHINE TO PROVIDE ADEQUATE OUTSLOPING (2%).
3. WHILE WET, THE SURFACE IS COMPACTED DOWN TO THE FINAL GRADE WITH THE VIBRATORY ROLLER.
4. IN WET AREAS THE TRENCH SHOULD BE COMPACTED TO 8" DEPTH. COMPACTED SUBGRADE IS TO BE COVERED WITH GEOTEXTILE FABRIC PRIOR TO INSTALLATION OF GRANITE SANDS.
5. FOR AREAS WITH A CROSS SLOPE, A DRAINAGE SWALE IS INSTALLED ON THE UPHILL SIDE OF THE TRAIL.
6. TRAIL ALIGNMENT SHOULD WORK WITH THE NATURAL TOPOGRAPHY.
7. PROVIDE OCCASIONAL VIEWING AND SEATING AREAS ALONG THE PATH TO ACCOMMODATE PASSIVE RECREATION AREAS.
8. TRAIL COLOR TO BE APPROVED BY OWNER'S REPRESENTATIVE.
9. AGGREGATE PAVING TO BLEND 'STABLIZER' OR EQUAL. BINDER ADDITIVE TO BE MIXED PER MANUFACTURER'S RECOMMENDATION.
10. CONTACT: STABLIZER SOLUTIONS INC. 205 SOUTH 28TH ST., PHOENIX, AZ 85034; PHONE (602) 225-5900, (800) 336-2468; FAX (602) 225-5902; WEBSITE STABILIZERSOLUTIONS.COM

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ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

BASELINE
Engineering · Planning · Surveying
LANDSCAPE ARCHITECT
112 N. RUBEY DRIVE, SUITE 210 • GOLDEN, COLORADO 80403
P: 303.940.9966 • F: 303.940.9959 • www.baselineeccorp.com

SHEET 9 OF 20

LANDSCAPE DETAILS
DATE PREPARED: 1-5-2023
DATE REVISED: TBD
PLANS PREPARED FOR:

NCA, LLC, dba PINE RIDGE APARTMENTS LLC
14205 E. Davies Ave
Centennial, CO 80112

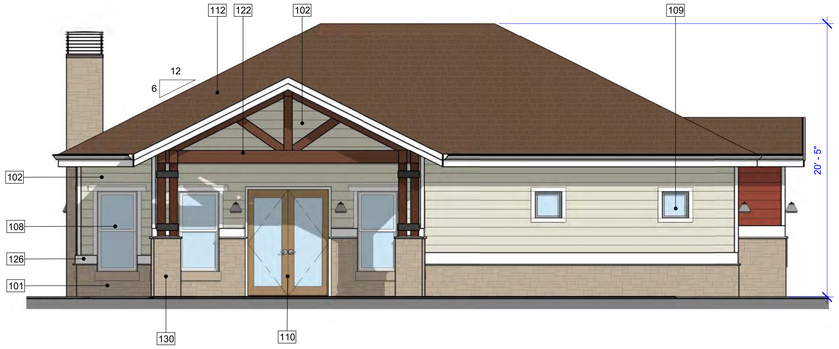
John B. Collins Architect, LLC
P: 720 334 2210 E: jc@jbcarch.com

PINE RIDGE CROSSING

SITE PLAN AMENDMENT

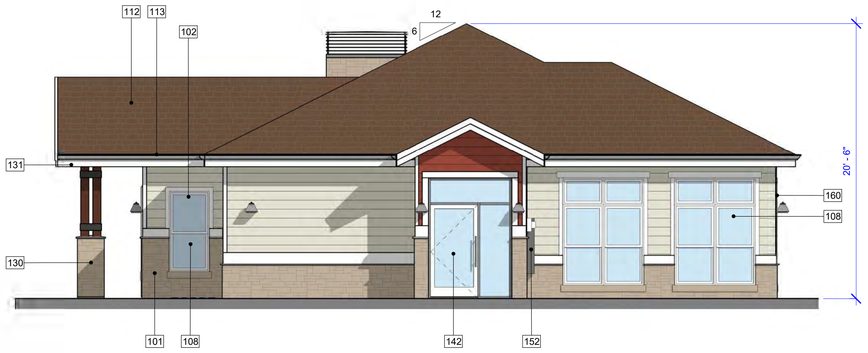
SECTION 13, TOWNSHIP 8, RANGE 65, SUBDIVISION DESTINY VENTURES II
MINOR SUBDIVISION, LOT B-1 PAR IN SE 1/4, NE 1/4: 13 8 65 DESC B 683 P160

4.187 ACRES



CLUBHOUSE - FRONT ELEVATION

3/16" = 1'-0"



CLUBHOUSE - EAST ELEVATION

3/16" = 1'-0"

CLUBHOUSE PERSPECTIVE 1

CLUBHOUSE - NORTH ELEVATION

3/16" = 1'-0"

CLUBHOUSE - WEST ELEVATION

3/16" = 1'-0"

CLUBHOUSE PERSPECTIVE 2

BUILDING MATERIAL & COLOR SCHEME						
	B-1 BODY COLOR SIDING - HORIZ.	B-2 BODY COLOR SIDING - HORIZ.	B-3 BODY COLOR SIDING - SHAKE	B-4 BODY COLOR SIDING - SHAKE	B-4 BODY COLOR WOOD PANEL	P-1 PUNCH COLOR DOORS
CLUBHOUSE	SW7567 - NATURAL TAN	SW 6334 - FLOWER POT				SW7024 - FUNCTIONAL GRAY
BUILDING TYPE 1	SW7567 - NATURAL TAN	SW 7734 - OLIVE GROVE	SW7567 - NATURAL TAN	SW 7734 - OLIVE GROVE	SW 7005 - PURE WHITE	SW7024 - FUNCTIONAL GRAY
BUILDING TYPE 2	SW7567 - NATURAL TAN	SW 6334 - FLOWER POT	SW7567 - NATURAL TAN	SW 6334 - FLOWER POT	SW 7005 - PURE WHITE	SW7024 - FUNCTIONAL GRAY
BUILDING TYPE 3 & 4, POOL EQUIPMENT AND MAIL KIOSK	SW7567 - NATURAL TAN					SW7024 - FUNTIONAL GRAY

ALL BUILDINGS

T-1 TRIM COLOR

WINDOW/DOOR TRIM, FASCIA/GUTTERS, SOFFITS, CEILINGS, BELT TRIM COURSE, FRIEZE TRIM, CEMENTITIOUS PANELS: SW 7005 PURE WHITE

P-2 PUNCH COLOR

RAILING, HANDRAILS, TRASH SCREEN GATES: SW 7674 PEPPERCORN
FAUX GABLE: SW3507 - RIVERWOOD

STONE: ENVIRONMENTAL STONE WORK - CHESTNUT LEDGESTONE

WINDOWS: SHERWIN WILLIAMS, COLOR: SW 7005 PURE WHITE

ROOF: OWENS CORNING, COLOR: DRIFTWOOD

WOOD STAIN: SHERWIN WILLIAMS, COLOR: SW 3518 HAWTHORNE

ELEVATION MATERIAL NOTES	
101	CULTURED STONE
102	LAP SIDING
108	VINYL WINDOWS - OPERABLE (SINGLE, DOUBLE AND TRIPLE)
109	VINYL WINDOWS - FIXED
110	CUSTOM ENTRY DOOR
112	HIGH PROFILE ASPHALT SHINGLE ROOF
113	DOWNSPOUT AND GUTTER, COLOR TO MATCH FACIA
122	DECORATIVE WOOD TRUSS W/ DECORATIVE BRACKETS
123	GARAGE DOOR WITH ROW OF GLASS
126	WATERTABLE & 5/4X8" WOOD TRIM
130	COLUMN
131	FASCIA 2X8
142	ENTRY DOOR
151	GAS METER RE:SITE PLAN
152	ELECTRIC METER RE:SITE PLAN
153	CONDENSING UNIT RE: MECHANICAL
159	ACCESS DOOR TO ADA GARAGE.
160	CORNER TRIM 5/4X4

ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

CLUBHOUSE ELEVATIONS AND PERSPECTIVES

DATE PREPARED: 01-05-2023

DATE REVISED: TBD

PLANS PREPARED FOR:

NCA, LLC, dba PINE RIDGE APARTMENTS LLC

14205 E. Davies Ave
Centennnial, CO 80112

John B. Collins Architect, LLC
3687 S Waterfall St, Silver, Co, 80237
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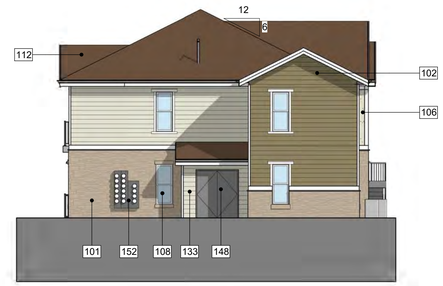
PINE RIDGE CROSSING

SITE PLAN AMENDMENT

SECTION 13, TOWNSHIP 8, RANGE 65, SUBDIVISION DESTINY VENTURES II
MINOR SUBDIVISION, LOT B-1 PAR IN SE 1/4, NE 1/4: 13 8 65 DESC B 683 P160

4.187 ACRES

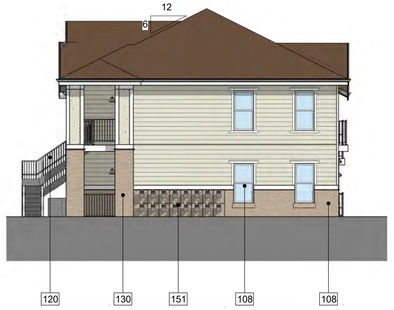
BLDG TYPE I - FRONT ELEVATION, BLDG 4
3/32" = 1'-0"



BLDG TYPE I - SIDE 1 ELEVATION, BLDG 4
3/32" = 1'-0"

BLDG TYPE 1 - REAR ELEVATION, BLDG 4
3/32" = 1'-0"

ELIZABETH STREET ELEVATION AT BUILDING # 2



BLDG TYPE I - SIDE 2 ELEVATION, BLDG 4
3/32" = 1'-0"

BUILDING MATERIAL & COLOR SCHEME						
	B-1 BODY COLOR SIDING - HORIZ.	B-2 BODY COLOR SIDING - HORIZ.	B-3 BODY COLOR SIDING - SHAKE	B-4 BODY COLOR SIDING - SHAKE	B-4 BODY COLOR WOOD PANEL	P-1 PUNCH COLOR DOORS
CLUBHOUSE	SW7567 - NATURAL TAN	SW 6334 - FLOWER POT				SW7024 - FUNCTIONAL GRAY
BUILDING TYPE 1	SW7567 - NATURAL TAN	SW 7734 - OLIVE GROVE	SW7567 - NATURAL TAN	SW 7734 - OLIVE GROVE	SW 7005 - PURE WHITE	SW7024 - FUNCTIONAL GRAY
BUILDING TYPE 2	SW7567 - NATURAL TAN	SW 6334 - FLOWER POT	SW7567 - NATURAL TAN	SW 6334 - FLOWER POT	SW 7005 - PURE WHITE	SW7024 - FUNCTIONAL GRAY
BUILDING TYPE 3 & 4, POOL EQUIPMENT AND MAIL KIOSK	SW7567 - NATURAL TAN					SW7024 - FUNTIONAL GRAY

ALL BUILDINGS

T-1 TRIM COLOR

WINDOW/DOOR TRIM, FASCIA/GUTTERS, SOFFITS, CEILINGS, BELT TRIM COURSE, FRIEZE TRIM, CEMENTITIOUS PANELS: SW 7005 PURE WHITE

P-2 PUNCH COLOR

RAILING, HANDRAILS, TRASH SCREEN GATES: SW 7674 PEPPERCORN
FAUX GABLE: SW3507 - RIVERWOOD

STONE: ENVIRONMENTAL STONE WORK - CHESTNUT LEDGESTONE

WINDOWS: SHERWIN WILLIAMS, COLOR: SW 7005 PURE WHITE

ROOF: OWENS CORNING, COLOR: DRIFTWOOD

WOOD STAIN: SHERWIN WILLIAMS, COLOR: SW 3518 HAWTHORNE

ELEVATION MATERIAL NOTES	
101	CULTURED STONE
102	LAP SIDING
103	SHAKE SIDING
106	CEMENTITIOUS PANEL
108	VINYL WINDOWS - OPERABLE (SINGLE, DOUBLE AND TRIPLE)
112	HIGH PROFILE ASPHALT SHINGLE ROOF
113	DOWNSPOUT AND GUTTER, COLOR TO MATCH FACIA
114	GABLE VENT
119	EXTERIOR LIGHT FIXTURE. RE: ELECTRICAL
120	METAL RAILING
126	WATERTABLE & 5/4X8" WOOD TRIM
130	COLUMN
131	FASCIA 2X8
133	KNOX BOX
142	ENTRY DOOR
148	FIRE RISER ROOM
151	GAS METER RE:SITE PLAN
152	ELECTRIC METER RE:SITE PLAN
157	MECHANICAL VENT. 1ST FLR. VENTS OUT WALL, 2ND FLR. VENTS THRU ROOF, RE: MECH
160	CORNER TRIM 5/4X4
161	CORNER TRIM 5/4X6
162	8" STONE TRIM

ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

BUILDING TYPE 1 ELEVATIONS - BLDG FOUR
DATE PREPARED: 01-05-2023
DATE REVISED: TBD
PLANS PREPARED FOR:

NCA, LLC, dba PINE RIDGE APARTMENTS LLC
14205 E. Davies Ave
Centennnial, CO 80112

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11 OF 20

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PINE RIDGE CROSSING

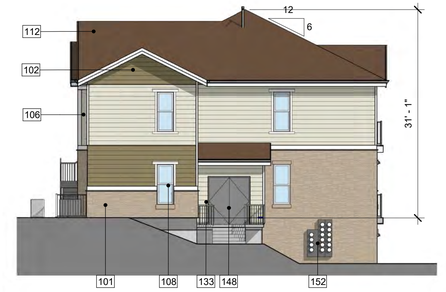
SITE PLAN AMENDMENT

SECTION 13, TOWNSHIP 8, RANGE 65, SUBDIVISION DESTINY VENTURES II
MINOR SUBDIVISION, LOT B-1 PAR IN SE 1/4, NE 1/4: 13 8 65 DESC B 683 P160

4.187 ACRES

BLDG TYPE 1B - FRONT ELEVATION, BLDG 1

3/32" = 1'-0"

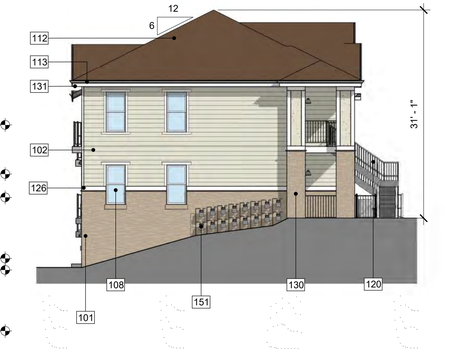


BLDG TYPE IB - SIDE 1 ELEVATION, BLDG 1

3/32" = 1'-0"

BLDG TYPE 1B - REAR ELEVATION, BLDG 1

3/32" = 1'-0"



BLDG TYPE I - SIDE 2 ELEVATION, BLDG 1

3/32" = 1'-0"

BUILDING MATERIAL & COLOR SCHEME						
	B-1 BODY COLOR SIDING - HORIZ	B-2 BODY COLOR SIDING - HORIZ	B-3 BODY COLOR SIDING - SHAKE	B-4 BODY COLOR SIDING - SHAKE	B-4 BODY COLOR WOOD PANEL	P-1 PUNCH COLOR DOORS
CLUBHOUSE	SW7567 - NATURAL TAN	SW 6334 - FLOWER POT				SW7024 - FUNCTIONAL GRAY
BUILDING TYPE 1	SW7567 - NATURAL TAN	SW 7734 - OLIVE GROVE	SW7567 - NATURAL TAN	SW 7734 - OLIVE GROVE	SW 7005 - PURE WHITE	SW7024 - FUNCTIONAL GRAY
BUILDING TYPE 2	SW7567 - NATURAL TAN	SW 6334 - FLOWER POT	SW7567 - NATURAL TAN	SW 6334 - FLOWER POT	SW 7005 - PURE WHITE	SW7024 - FUNCTIONAL GRAY
BUILDING TYPE 3 & 4, POOL EQUIPMENT AND MAIL KIOSK	SW7567 - NATURAL TAN					SW7024 - FUNTIONAL GRAY

ALL BUILDINGS

T-1 TRIM COLOR

WINDOW/DOOR TRIM, FASCIA/GUTTERS, SOFFITS, CEILINGS, BELT TRIM COURSE, FRIEZE TRIM, CEMENTITIOUS PANELS: SW 7005 PURE WHITE

P-2 PUNCH COLOR

RAILING, HANDRAILS, TRASH SCREEN GATES: SW 7674 PEPPERCORN
FAUX GABLE: SW3507 - RIVERWOOD

STONE: ENVIRONMENTAL STONE WORK - CHESTNUT LEDGESTONE

WINDOWS: SHERWIN WILLIAMS, COLOR: SW 7005 PURE WHITE

ROOF: OWENS CORNING, COLOR: DRIFTWOOD

WOOD STAIN: SHERWIN WILLIAMS, COLOR: SW 3518 HAWTHORNE

ELEVATION MATERIAL NOTES	
101	CULTURED STONE
102	LAP SIDING
103	SHAKE SIDING
106	CEMENTITIOUS PANEL
108	VINYL WINDOWS - OPERABLE (SINGLE, DOUBLE AND TRIPLE)
112	HIGH PROFILE ASPHALT SHINGLE ROOF
113	DOWNSPOUT AND GUTTER, COLOR TO MATCH FACIA
114	GABLE VENT
119	EXTERIOR LIGHT FIXTURE. RE: ELECTRICAL
120	METAL RAILING
126	WATERTABLE & 5/4X8" WOOD TRIM
130	COLUMN
131	FASCIA 2X8
133	KNOX BOX
142	ENTRY DOOR
148	FIRE RISER ROOM
151	GAS METER RE:SITE PLAN
152	ELECTRIC METER RE:SITE PLAN
157	MECHANICAL VENT. 1ST FLR. VENTS OUT WALL, 2ND FLR. VENTS THRU ROOF, RE: MECH
160	CORNER TRIM 5/4X4
161	CORNER TRIM 5/4X6
162	8" STONE TRIM
164	LINE OF GRADE BEHIND

ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

BUILDING TYPE 1B ELEVATIONS, BUILDING ONE

DATE PREPARED: 01-05-2023

DATE REVISED: TBD

PLANS PREPARED FOR:

NCA, LLC, dba PINE RIDGE APARTMENTS LLC

14205 E. Davies Ave
Centennnial, CO 80112

SHEET 12 OF 20

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PINE RIDGE CROSSING

SITE PLAN AMENDMENT

SECTION 13, TOWNSHIP 8, RANGE 65, SUBDIVISION DESTINY VENTURES II
MINOR SUBDIVISION, LOT B-1 PAR IN SE 1/4, NE 1/4: 13 8 65 DESC B 683 P160

4.187 ACRES

BLDG TYPE II - FRONT ELEVATION, BLDG 3

3/32" = 1'-0"

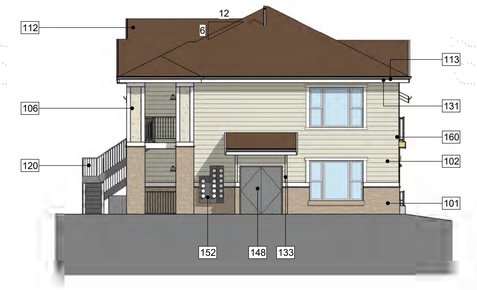
BLDG TYPE II - SIDE 1 ELEVATION, BLDG 3

3/32" = 1'-0"

ELIZABETH STREET ELEVATION AT BUILDING # 3

BLDG TYPE II - REAR ELEVATION, BLDG 3

3/32" = 1'-0"



BLDG TYPE II - SIDE 2 ELEVATION, BLDG 3

3/32" = 1'-0"

BUILDING MATERIAL & COLOR SCHEME						
	B-1 BODY COLOR SIDING - HORIZ.	B-2 BODY COLOR SIDING - HORIZ.	B-3 BODY COLOR SIDING - SHAKE	B-4 BODY COLOR SIDING - SHAKE	B-4 BODY COLOR WOOD PANEL	P-1 PUNCH COLOR DOORS
CLUBHOUSE	SW7567 - NATURAL TAN	SW 6334 - FLOWER POT				SW7024 - FUNCTIONAL GRAY
BUILDING TYPE 1	SW7567 - NATURAL TAN	SW 7734 - OLIVE GROVE	SW7567 - NATURAL TAN	SW 7734 - OLIVE GROVE	SW 7005 - PURE WHITE	SW7024 - FUNCTIONAL GRAY
BUILDING TYPE 2	SW7567 - NATURAL TAN	SW 6334 - FLOWER POT	SW7567 - NATURAL TAN	SW 6334 - FLOWER POT	SW 7005 - PURE WHITE	SW7024 - FUNCTIONAL GRAY
BUILDING TYPE 3 & 4, POOL EQUIPMENT AND MAIL KIOSK	SW7567 - NATURAL TAN					SW7024 - FUNTIONAL GRAY
ALL BUILDINGS T-1 TRIM COLOR WINDOW/DOOR TRIM, FASCIA/GUTTERS, SOFFITS, CEILINGS, BELT TRIM COURSE, FRIEZE TRIM, CEMENTITIOUS PANELS: SW 7005 PURE WHITE P-2 PUNCH COLOR RAILING, HANDRAILS, TRASH SCREEN GATES: SW 7674 PEPPERCORN FAUX GABLE: SW3507 - RIVERWOOD						
STONE: ENVIRONMENTAL STONE WORK - CHESTNUT LEDGESTONE		WINDOWS: SHERWIN WILLIAMS, COLOR: SW 7005 PURE WHITE		ROOF: OWENS CORNING, COLOR: DRIFTWOOD		WOOD STAIN: SHERWIN WILLIAMS, COLOR: SW 3518 HAWTHORNE

ELEVATION MATERIAL NOTES

101	CULTURED STONE
102	LAP SIDING
103	SHAKE SIDING
106	CEMENTITIOUS PANEL
108	VINYL WINDOWS - OPERABLE (SINGLE, DOUBLE AND TRIPLE)
112	HIGH PROFILE ASPHALT SHINGLE ROOF
113	DOWNSPOUT AND GUTTER, COLOR TO MATCH FACIA
114	GABLE VENT
120	METAL RAILING
126	WATERTABLE & 5/4X8" WOOD TRIM
130	COLUMN
131	FASCIA 2X8
133	KNOX BOX
142	ENTRY DOOR
148	FIRE RISER ROOM
151	GAS METER RE:SITE PLAN
152	ELECTRIC METER RE:SITE PLAN
160	CORNER TRIM 5/4X4
161	CORNER TRIM 5/4X6

ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

BUILDING TYPE 2 ELEVATIONS

DATE PREPARED: 01-05-2023

DATE REVISED: TBD

PLANS PREPARED FOR:

NCA, LLC, dba PINE RIDGE APARTMENTS LLC

14205 E. Davies Ave
Centennnial, CO 80112

SHEET
13 OF 20

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PINE RIDGE CROSSING

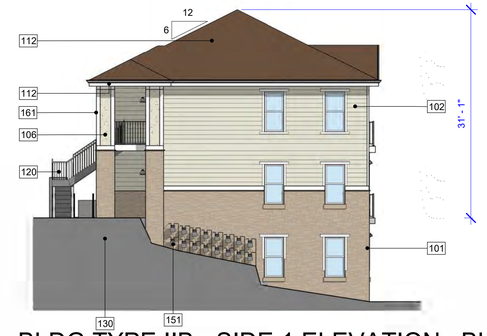
SITE PLAN AMENDMENT

SECTION 13, TOWNSHIP 8, RANGE 65, SUBDIVISION DESTINY VENTURES II
MINOR SUBDIVISION, LOT B-1 PAR IN SE 1/4, NE 1/4: 13 8 65 DESC B 683 P160

4.187 ACRES

BLDG TYPE IIB - FRONT ELEVATION, BLDG 2

3/32" = 1'-0"

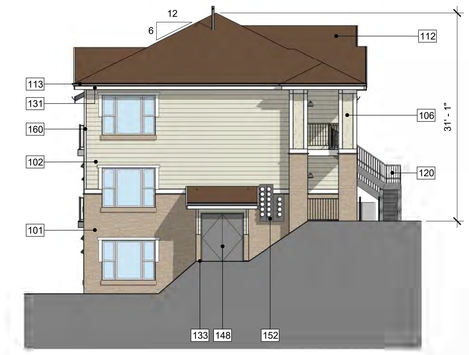


BLDG TYPE IIB - SIDE 1 ELEVATION, BLDG 2

3/32" = 1'-0"

BLDG TYPE IIB - REAR ELEVATION, BLDG 2

3/32" = 1'-0"



BLDG TYPE IIB - SIDE 2 ELEVATION, BLDG 2

3/32" = 1'-0"

BUILDING MATERIAL & COLOR SCHEME						
	B-1 BODY COLOR SIDING - HORIZ.	B-2 BODY COLOR SIDING - HORIZ.	B-3 BODY COLOR SIDING - SHAKE	B-4 BODY COLOR SIDING - SHAKE	B-4 BODY COLOR WOOD PANEL	P-1 PUNCH COLOR DOORS
CLUBHOUSE	SW7567 - NATURAL TAN	SW 6334 - FLOWER POT				SW7024 - FUNCTIONAL GRAY
BUILDING TYPE 1	SW7567 - NATURAL TAN	SW 7734 - OLIVE GROVE	SW7567 - NATURAL TAN	SW 7734 - OLIVE GROVE	SW 7005 - PURE WHITE	SW7024 - FUNCTIONAL GRAY
BUILDING TYPE 2	SW7567 - NATURAL TAN	SW 6334 - FLOWER POT	SW7567 - NATURAL TAN	SW 6334 - FLOWER POT	SW 7005 - PURE WHITE	SW7024 - FUNCTIONAL GRAY
BUILDING TYPE 3 & 4, POOL EQUIPMENT AND MAIL KIOSK	SW7567 - NATURAL TAN					SW7024 - FUNTIONAL GRAY

ALL BUILDINGS

T-1 TRIM COLOR

WINDOW/DOOR TRIM, FASCIA/GUTTERS, SOFFITS, CEILINGS, BELT TRIM COURSE, FRIEZE TRIM, CEMENTITIOUS PANELS: SW 7005 PURE WHITE

P-2 PUNCH COLOR

RAILING, HANDRAILS, TRASH SCREEN GATES: SW 7674 PEPPERCORN
FAUX GABLE: SW3507 - RIVERWOOD

STONE: ENVIRONMENTAL STONE WORK - CHESTNUT LEDGESTONE

WINDOWS: SHERWIN WILLIAMS, COLOR: SW 7005 PURE WHITE

ROOF: OWENS CORNING, COLOR: DRIFTWOOD

WOOD STAIN: SHERWIN WILLIAMS, COLOR: SW 3518 HAWTHORNE

ELEVATION MATERIAL NOTES	
101	CULTURED STONE
102	LAP SIDING
103	SHAKE SIDING
106	CEMENTITIOUS PANEL
108	VINYL WINDOWS - OPERABLE (SINGLE, DOUBLE AND TRIPLE)
112	HIGH PROFILE ASPHALT SHINGLE ROOF
113	DOWNSPOUT AND GUTTER, COLOR TO MATCH FACIA
114	GABLE VENT
120	METAL RAILING
126	WATERTABLE & 5/4X8" WOOD TRIM
130	COLUMN
131	FASCIA 2X8
133	KNOX BOX
142	ENTRY DOOR
148	FIRE RISER ROOM
151	GAS METER RE:SITE PLAN
152	ELECTRIC METER RE:SITE PLAN
160	CORNER TRIM 5/4X4
161	CORNER TRIM 5/4X6

ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

BUILDING TYPE 2B ELEVATIONS

DATE PREPARED: 01-05-2023

DATE REVISED: TBD

PLANS PREPARED FOR:

NCA, LLC, dba PINE RIDGE APARTMENTS LLC

14205 E. Davies Ave
Centennnial, CO 80112

SHEET
14 OF 20

John B. Collins Architect, LLC
3087 S Waterway St., Denver, Co. 80231
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PINE RIDGE CROSSING

SITE PLAN AMENDMENT

SECTION 13, TOWNSHIP 8, RANGE 65, SUBDIVISION DESTINY VENTURES II
MINOR SUBDIVISION, LOT B-1 PAR IN SE 1/4, NE 1/4: 13 8 65 DESC B 683 P160

4.187 ACRES

BUILDING TYPE IB - PERSPECTIVE 1

BUILDING TYPE IB - PERSPECTIVE 2

BUILDING TYPE IIB - PERSPECTIVE 1

BUILDING TYPE IIB - PERSPECTIVE 2

PERSPECTIVES

DATE PREPARED: 01-05-2023

DATE REVISED: TBD

PLANS PREPARED FOR:

ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

NCA, LLC, dba PINE RIDGE APARTMENTS LLC

14205 E. Davies Ave
Centennnial, CO 80112

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PINE RIDGE CROSSING

SITE PLAN AMENDMENT

SECTION 13, TOWNSHIP 8, RANGE 65, SUBDIVISION DESTINY VENTURES II MINOR SUBDIVISION, LOT B-1 PAR IN SE 1/4, NE 1/4: 13 8 65 DESC B 683 P160

4.187 ACRES

BUILDING MATERIAL & COLOR SCHEME						
	B-1 BODY COLOR SIDING - HORIZ.	B-2 BODY COLOR SIDING - HORIZ.	B-3 BODY COLOR SIDING - SHAKE	B-4 BODY COLOR SIDING - SHAKE	B-4 BODY COLOR WOOD PANEL	P-1 PUNCH COLOR DOORS
CLUBHOUSE	SW7567 - NATURAL TAN	SW 6334 - FLOWER POT				SW7024 - FUNCTIONAL GRAY
BUILDING TYPE 1	SW7567 - NATURAL TAN	SW 7734 - OLIVE GROVE	SW7567 - NATURAL TAN	SW 7734 - OLIVE GROVE	SW 7005 - PURE WHITE	SW7024 - FUNCTIONAL GRAY
BUILDING TYPE 2	SW7567 - NATURAL TAN	SW 6334 - FLOWER POT	SW7567 - NATURAL TAN	SW 6334 - FLOWER POT	SW 7005 - PURE WHITE	SW7024 - FUNCTIONAL GRAY
BUILDING TYPE 3 & 4, POOL EQUIPMENT AND MAIL KIOSK	SW7567 - NATURAL TAN					SW7024 - FUNTIONAL GRAY

ALL BUILDINGS

T-1 TRIM COLOR

WINDOW/DOOR TRIM, FASCIA/GUTTERS, SOFFITS, CEILINGS, BELT TRIM COURSE, FRIEZE TRIM, CEMENTITIOUS PANELS: SW 7005 PURE WHITE

P-2 PUNCH COLOR

RAILING, HANDRAILS, TRASH SCREEN GATES: SW 7674 PEPPERCORN
FAUX GABLE: SW3507 - RIVERWOOD

STONE: ENVIRONMENTAL STONE WORK - CHESTNUT LEDGESTONE

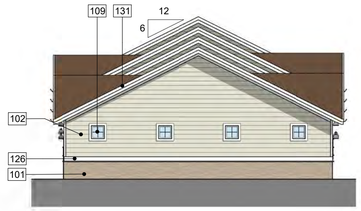
WINDOWS: SHERWIN WILLIAMS, COLOR: SW 7005 PURE WHITE

ROOF: OWENS CORNING, COLOR: DRIFTWOOD

WOOD STAIN: SHERWIN WILLIAMS, COLOR: SW 3518 HAWTHORNE

BUILDING TYPE III - FRONTELEVATION, GARAGE 1

3/32" = 1'-0"



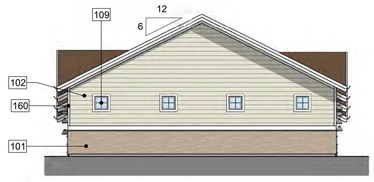
BLDG TYPE III - SIDE 1 ELEV.

3/32" = 1'-0"

ELEVATION MATERIAL NOTES	
101	CULTURED STONE
102	LAP SIDING
109	VINYL WINDOWS - FIXED
112	HIGH PROFILE ASPHALT SHINGLE ROOF
113	DOWNSPOUT AND GUTTER, COLOR TO MATCH FACIA
114	GABLE VENT
119	EXTERIOR LIGHT FIXTURE. RE: ELECTRICAL
121	CORNER TRIM 5/4X4
123	GARAGE DOOR WITH ROW OF GLASS
126	WATERTABLE & 5/4X8" WOOD TRIM
131	FASCIA 2X8
159	ACCESS DOOR TO ADA GARAGE.
160	CORNER TRIM 5/4X4

BUILDING TYPE III - REAR ELEVATION, GARAGE 1

3/32" = 1'-0"



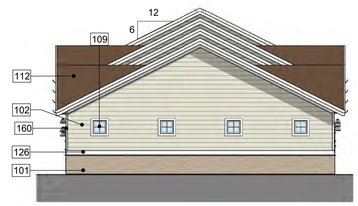
BLDG TYPE III - SIDE 2 ELEV.

3/32" = 1'-0"

BUILDING TYPE III - PERSPECTIVE, GARAGE 1

BUILDING TYPE IV - FRONT ELEVATION, GARAGES 2 & 3

3/32" = 1'-0"



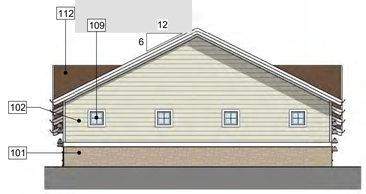
BLDG TYPE IV - SIDE 1 ELEV.

3/32" = 1'-0"

BUILDING TYPE IV - PERSPECTIVE, GARAGES 2 & 3

BUILDING TYPE IV - REAR ELEVATION, GARAGES 2 & 3

3/32" = 1'-0"



BLDG TYPE IV - SIDE 2 ELEV.

3/32" = 1'-0"

ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

BUILDING TYPE 3 AND 4 ELEVATIONS AND PERSPECTIVES
DATE PREPARED: 01-05-2023
DATE REVISED: TBD
PLANS PREPARED FOR:

NCA, LLC, dba PINE RIDGE APARTMENTS LLC
14205 E. Davies Ave
Centennnial, CO 80112

SHEET
16 OF 20

John B. Collins Architect, LLC
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PINE RIDGE CROSSING

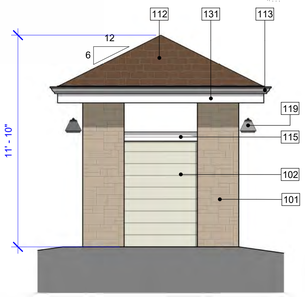
SITE PLAN AMENDMENT

SECTION 13, TOWNSHIP 8, RANGE 65, SUBDIVISION DESTINY VENTURES II
MINOR SUBDIVISION, LOT B-1 PAR IN SE 1/4, NE 1/4: 13 8 65 DESC B 683 P160

4.187 ACRES

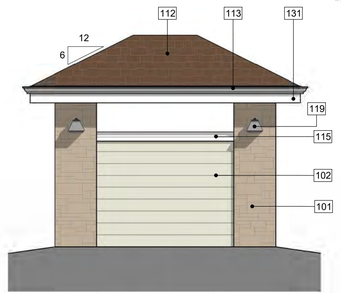
MAIL KIOSK - FRONT

1/4" = 1'-0"



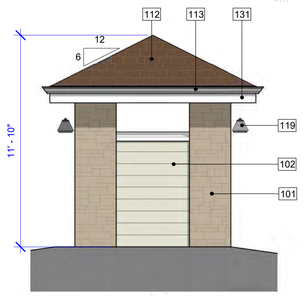
MAIL KIOSK - SIDE 1

1/4" = 1'-0"



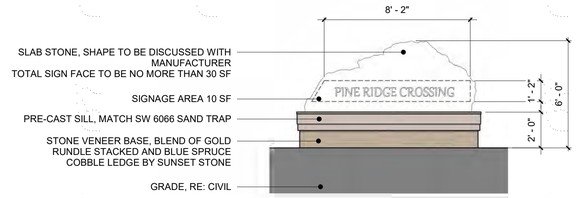
MAIL KIOSK - REAR

1/4" = 1'-0"



MAIL KIOSK - SIDE 2

1/4" = 1'-0"

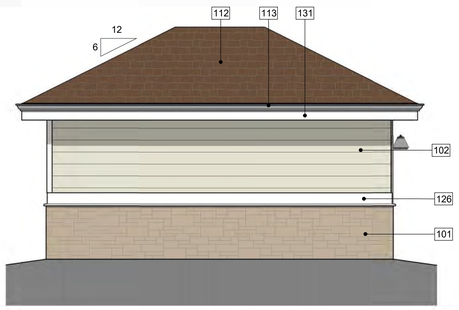


MONUMENT SIGN - FRONT

1/4" = 1'-0"

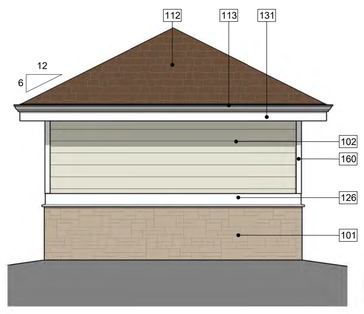
POOL EQUIP. - FRONT

1/4" = 1'-0"



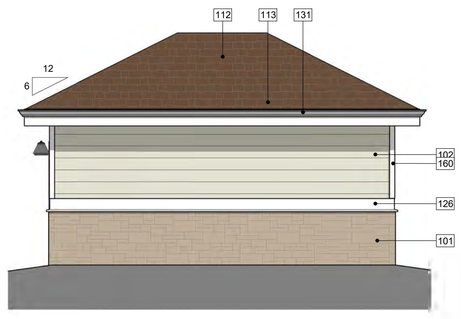
POOL EQUIP.- SIDE 1

1/4" = 1'-0"



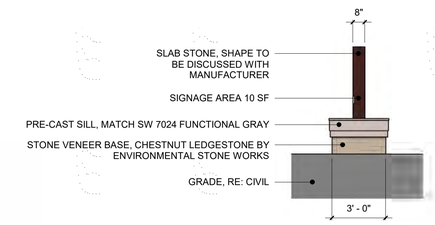
POOL EQUIP. - REAR

1/4" = 1'-0"



POOL EQUIP. - SIDE 2

1/4" = 1'-0"



MONUMENT SIGN - SIDE

1/4" = 1'-0"

BUILDING MATERIAL & COLOR SCHEME						
	B-1 BODY COLOR SIDING - HORIZ.	B-2 BODY COLOR SIDING - HORIZ.	B-3 BODY COLOR SIDING - SHAKE	B-4 BODY COLOR SIDING - SHAKE	B-4 BODY COLOR WOOD PANEL	P-1 PUNCH COLOR DOORS
CLUBHOUSE	SW7567 - NATURAL TAN	SW 6334 - FLOWER POT				SW7024 - FUNCTIONAL GRAY
BUILDING TYPE 1	SW7567 - NATURAL TAN	SW 7734 - OLIVE GROVE	SW7567 - NATURAL TAN	SW 7734 - OLIVE GROVE	SW 7005 - PURE WHITE	SW7024 - FUNCTIONAL GRAY
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BUILDING TYPE 3 & 4, POOL EQUIPMENT AND MAIL KIOSK	SW7567 - NATURAL TAN					SW7024 - FUNTIONAL GRAY

ALL BUILDINGS

T-1 TRIM COLOR

WINDOW/DOOR TRIM, FASCIA/GUTTERS, SOFFITS, CEILINGS, BELT TRIM COURSE, FRIEZE TRIM, CEMENTITIOUS PANELS: SW 7005 PURE WHITE

P-2 PUNCH COLOR

RAILING, HANDRAILS, TRASH SCREEN GATES: SW 7674 PEPPERCORN
FAUX GABLE: SW3507 - RIVERWOOD

STONE: ENVIRONMENTAL STONE WORK - CHESTNUT LEDGESTONE

WINDOWS: SHERWIN WILLIAMS, COLOR: SW 7005 PURE WHITE

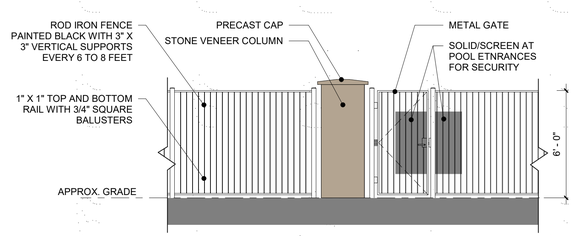
ROOF: OWENS CORNING, COLOR: DRIFTWOOD

WOOD STAIN: SHERWIN WILLIAMS, COLOR: SW 3518 HAWTHORNE

ELEVATION MATERIAL NOTES	
101	CULTURED STONE
102	LAP SIDING
112	HIGH PROFILE ASPHALT SHINGLE ROOF
113	DOWNSPOUT AND GUTTER, COLOR TO MATCH FACIA
115	MANUFACTURED STONE CAP
119	EXTERIOR LIGHT FIXTURE. RE: ELECTRICAL
126	WATERTABLE & 5/4X8" WOOD TRIM
131	FASCIA 2X8
134	MAIL BOX
148	FIRE RISER ROOM
160	CORNER TRIM 5/4X4

RETAINING WALL

BROADSTONE 8" ROCK FACE FROM KEYSTONE
COLOR: SIERRA BLEND



POOL FENCING

1/4" = 1'-0"

ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

ACCESSORY BUILDING ELEVATIONS

DATE PREPARED: 01-05-2023

DATE REVISED: TBD

PLANS PREPARED FOR:

NCA, LLC, dba PINE RIDGE APARTMENTS LLC

14205 E. Davies Ave
Centennial, CO 80112

SHEET 17 OF 20

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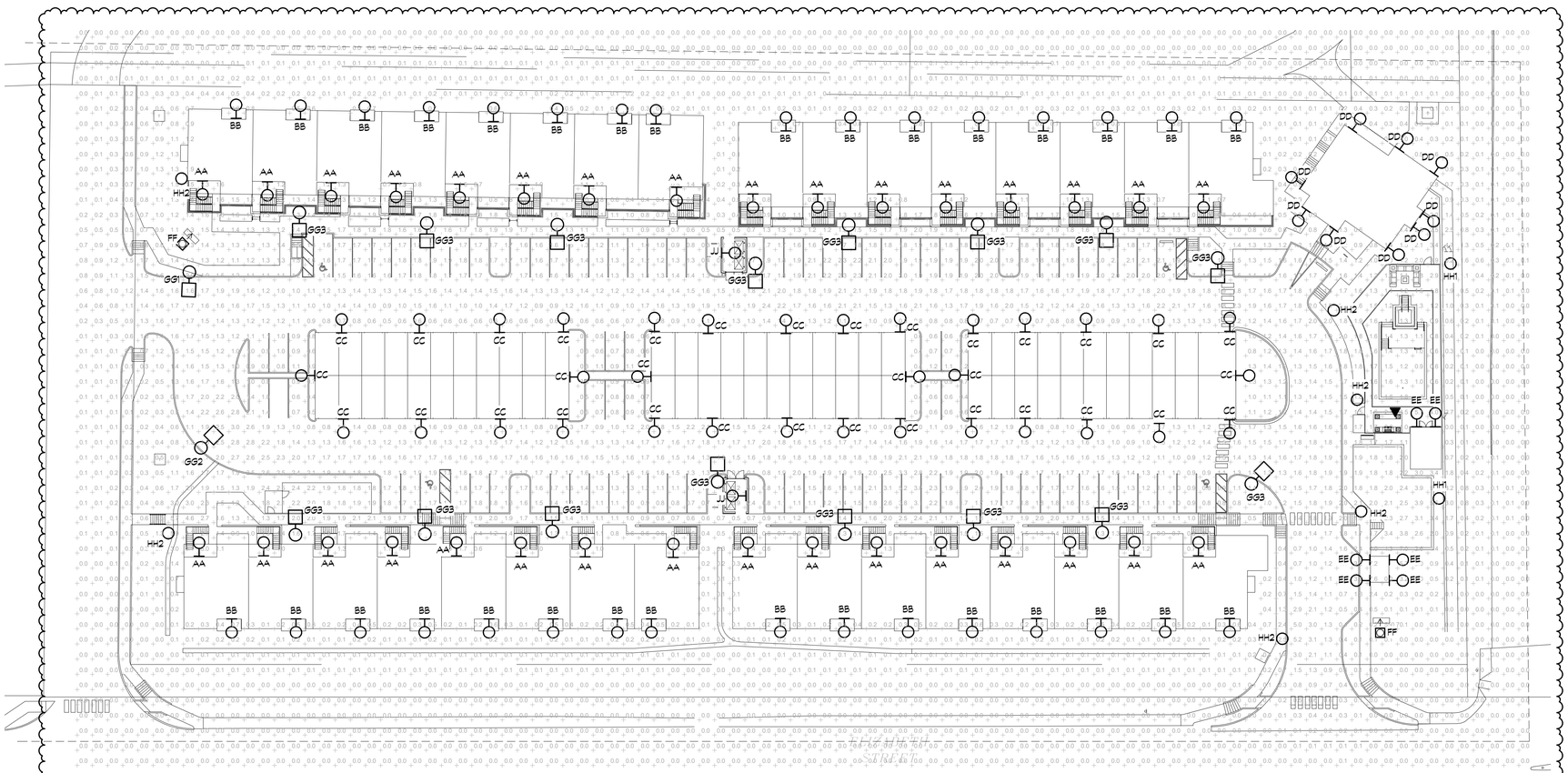
PINE RIDGE CROSSING

SITE PLAN AMENDMENT

SECTION 13, TOWNSHIP 8, RANGE 65, SUBDIVISION DESTINY VENTURES II
MINOR SUBDIVISION, LOT B-1 PAR IN SE 1/4, NE 1/4: 13 8 65 DESC B 683 P160

4.187 ACRES



01-Site Photometric Plan
1" = 30'-0"

EXTERIOR LUMINAIRE SCHEDULE					
KEY	LAMP	DESCRIPTION	CEIL'G (DEPTH)	MANUFACTURER/#	VOLT
AA	8W LED, 211 LUM, 3000K	EXTERIOR WALL MOUNTED SCONCE	WALL 7 A.F.F.	MODERN FORMS, PASADENA OUTDOOR LARGE LED WALL SCONCE WS-W62810-BZ-A12175	120
BB	1-13W CFL, 450 LUM	EXTERIOR WALL MOUNTED SCONCE	WALL 8' A.F.F.	CAPITAL LIGHTING FIXTURE COMPANY, LAKESHORE 1 LIGHT WALL LANTERN, 938108	120
CC	11.5W LED, 585 LUM, 3000K	EXTERIOR WALL MOUNTED SCONCE	WALL 7 A.F.F.	WAC LIGHTING, SODOR LED OUTDOOR SCONCE, WS-W1710-GH	120
DD	8W LED, 800 LUM	EXTERIOR WALL MOUNTED SCONCE	WALL 10' A.F.F.	SEAGULL LIGHTING, ONE LIGHT OUTDOOR WALL LANTERN, 88242-780	120
EE	12W LED, 1400 LUM	EXTERIOR WALL MOUNTED SCONCE	WALL 9' A.F.F.	EATON LUMARK CROSSTOUR LED, XTOR1B-W	120
FF	28W LED FLOOD	MONUMENT SIGN LIGHTING FIXTURE	GROUND	HUBBELL FSL-7L LED DECORATIVE FLOOD.	120
GG1	34W LED, 3,566 LUM, 3000K, TYPE 2 DIST	PARKING LOT LIGHT FIXTURE	25' POLE	EATON STREETWORKS GALLEON LED, GAN-AF-01-LED-U-T2	120
GG2	34W LED, 3,787 LUM, 3000K, TYPE 2R DIST	PARKING LOT LIGHT FIXTURE	25' POLE	EATON STREETWORKS GALLEON LED, GAN-AF-01-LED-U-T2R	120
GG3	34W LED, 3,636 LUM, 3000K, TYPE 3 DIST	PARKING LOT LIGHT FIXTURE	25' POLE	EATON STREETWORKS GALLEON LED, GAN-AF-01-LED-U-T3	120
HH1	37W LED, 3810 LUM, 3000K TYPE 3 DIST	PEDESTRIAN PENDANT POLE LIGHT FIXTURE	10' POLE	PHILIPS LUMEC METROSCAPE PENDANT, MSR-35W32LED3K-G2-LE35	120
HH2	37W LED, 3733 LUM, 3000K, TYPE 5 DIST	PEDESTRIAN PENDANT POLE LIGHT FIXTURE	10' POLE	PHILIPS LUMEC METROSCAPE PENDANT, MSR-35W32LED3K-G2-LE55	120
JJ	LED	EXTERIOR WALL MOUNTED SCONCE	WALL 6' A.F.F.	HI-LITE MFG. CO., INC. H-LCGU-FB VAPOR JAR COLLECTION	120

NOTES: *NOTIFY ENGINEER OF ANY DISCREPANCIES BETWEEN MODEL NUMBERS AND DESCRIPTIONS PRIOR TO ORDERING
*VERIFY CEILING INSULATION W/ GC AND NOTIFY ENGINEER OF ANY IC RATING CONFLICTS PRIOR TO ORDERING

SITE PHOTOMETRIC PLAN

DATE PREPARED: 01-05-2023
DATE REVISED: TBD

PLANS PREPARED FOR:

NCA, LLC, dba PINE RIDGE APARTMENTS LLC

14205 E. Davies Ave
Centennial, CO 80112

SHEET 18 OF 20

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PINE RIDGE CROSSING

SITE PLAN AMENDMENT

SECTION 13, TOWNSHIP 8, RANGE 65, SUBDIVISION DESTINY VENTURES II MINOR SUBDIVISION, LOT B-1 PAR IN SE 1/4, NE 1/4: 13 8 65 DESC B 683 P160

4.187 ACRES

FIXTURE 'AA'

LUMENS
LIGHT AND LIVING

CALL US
877.445.4488
Mon-Fri 6am-6pm PT
Sat 7am-5pm PT

Pasadena Outdoor LED Wall Sconce

By **Modern Forms**

$219.00 - $259.00

IN STOCK Ships within 2 business days.

FREE SHIPPING on orders over $75.

FREE GIFT ONLY AT LUMENS: Use coupon code **DISC** at checkout to get a FREE Disc LED Task Lamp (a $249 value) with qualifying $350+ Modern Forms purchase during The Design Event. Limited time only.

FREE DESIGN GIFT ONLY AT LUMENS: Use code **DESIGN** at checkout to get a FREE Alessi Nuvem Wire Basket ($50 Value) or Grey Firenze Clock ($90 value) with qualifying $400 purchase during The Design Event. Limited time only. SEE DETAILS

Finish: Bronze

Bronze | Graphite

Size: Large

Small | Large

ITEM #: MPM607733
MFR ID: WS-W52610-BZ

$259.00

IN STOCK Ships within 2 business days.

Details

Named after the famous Gamble House in southern California, the Modern Forms Pasadena Outdoor LED Wall Sconce exhibits West coast arts and crafts styling. Inspired by the forms of the bungalow architecture, the sloping shade lights the space with energy efficient LEDs, and also prevents light pollution of the night sky.

WAC Lighting, founded in 1984, has developed a strong reputation for high quality decorative and task lighting. Based in Garden City, New York, WAC Lighting is a leading manufacturer of low voltage, line voltage and LED lighting, including track systems, transformers, lamps, cabinet lighting and recessed downlights.

The Pasadena Outdoor LED Wall Sconce is available with the following:

Details:

- Material: Aluminum and mouth blown glass
- Shade Material: Mouth blown etched opal glass
- Universal driver (120V-220V-277V)
- Dark Sky compliant
- ETL Listed Wet
- Made In China

Options:

- **Finish:** Bronze, Graphite
- **Size:** Small, Large

Lighting:

- 8 Watt (210 Lumens) 120 Volt Integrated LED: CRI: 90 Color Temp: 3000K Lifespan: 80000 hours

Compare Brightness:

VIEW CHART

Dimensions:

- **Large Option Fixture:** Width 9.75", Height 10", Depth 10.75", Weight 5.6 Lbs.
- **Small Option Fixture:** Width 7.5", Height 8", Depth 9.1", Weight 4.1 Lbs.

FIXTURE 'BB'

CAPITAL
LIGHTING FIXTURE COMPANY

Capital Lighting Fixture Company
5359 Rafe Banks Drive, Flowery Branch, GA, 30542-2768
TF: 800.323.3257 | **P:** 770.965.7238 | **F:** 770.965.7254
www.capitallightingfixture.com

Collection: *Lakeshore*

1 Light Wall Lantern

9881OB

6.5"W x 13"H x 5.5"D

Old Bronze

Specs

Description
1 Light Wall Lantern

Collection
Lakeshore

Finish Description
Old Bronze

Fixture Material
Metal

Glass
Frosted Glass

Lamping
1-60 Watt Medium

Voltage
120V

Certification
UL Listed. Rated for Wet Environments.

Back Plate Junction Top
4.8"

Back Plate Length
13"

Back Plate Width
5.6"

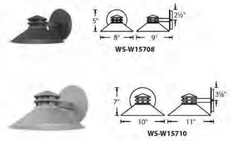
Center/Top
6.5"

Center/Bottom
6.5"

FIXTURE 'CC'

SODOR – model: WS-W157
dwelLED™ LED Outdoor

WAC LIGHTING
Responsible Lighting®



Fixture Type:

Catalog Number:

Project:

Location:

PRODUCT DESCRIPTION

A Steamwork inspired approach to a traditional lantern design. Sodor is constructed with a solid die cast aluminum shade that provides fantastic glare cutoff and a weather resistant powder coated finish. The light engine is factory sealed for maximum protection against the harshest elements.

FEATURES

- Weather resistant powder coated finishes
- Heavy aluminum shade provides great glare cutoff
- Light engine is factory sealed for maximum protection from the elements
- Die-cast aluminum construction
- No transformer or driver required
- Color Temp: 3000K
- CRI: 90
- Dimming: 100% - 5% ELV
- Rated Life: 54,000 hours
- Input: 120V

SPECIFICATIONS

Construction: Aluminum and White Diffuser Lens

Light Source: High output LED.

Finish: Bronze (BZ), Graphite (GH)

Standards: ETL & cETL wet location listed, IP 65, Dark Sky Friendly

ORDER NUMBER

		Watt	LED Lumens	Delivered Lumens	Finish	
8"	**WS-W15708**	8W	750	375	**BZ** Bronze	
10"	**WS-W15710**	11.5W	1200	560	**GH** Graphite	

Example: **WS-W15708-GH**

FIXTURE 'DD'

Sea Gull Lighting
Life Illuminated | Since 1919

88242-780: One Light Outdoor Wall Lantern

Collection: Cape May

One Light Wall Lantern in Burled Iron Finish with Etched Hammered with Light Amber Glass Shade

UPC #: 786652242786

Finish: Burled Iron (780)

Dimensions:

Width:	11"	**Extends:**	13 3/4"
Height:	26 1/4"	**Wire:**	6 1/2"
Weight:	7.5 lbs.	**Mounting Proc.:**	Cap Nuts
		Connection:	Mounted To Box

Bulbs:

1 - Medium A19 100w Max. 120v - Not included
1 - LED Medium A19 8w Max. 120v - Not included
1 - LED Medium A19 13.5w Max. 120v - Not included

Features:

- Easily converts to LED with optional replacement lamps
- Meets Title 24 energy efficiency standards
- Title 24 compliant if used with Joint Appendix (JA8) approved light bulbs listed in the California Energy Commission Appliance database.

Material List:

1 Body - Aluminum - Burled Iron

Safety Listing:

Safety Listed for Wet Locations
Safety Listed for Wet Locations / Non-IC

Instruction Sheets:

English (HC-1180)
French (F-006)

Shade / Glass / Diffuser Details:

Part	Material	Finish	Quantity	Item Number	Length	Width	Height	Diameter	Fitter Diameter	Shade Top Length	Shade Top Width	Shade Top Diameter
Diffuser	Glass	Etched Hammered with Light Amber	1				10 15/32	8 5/8				

Backplate / Canopy Details:

Type	Height / Length	Width	Depth	Diameter	Outlet Box Up	Outlet Box Down
Back Plate	18 1/8	4 1/2	1		9 1/4	17

Replacement Bulb Data:

Product #			Type	Base	Watts	Watts Consumed	Volts	Hours	Lumens	Temp (°K)	CRI
97308S	Frosted		A19	E-26 Medium	8	8	120v	50000	450	3000	85
97408S	Frosted		A19	E-26 Medium	8	8	120v	50000	450	2700	85
97309S	Frosted		A19	E-26 Medium	13.5	13.5	120v	50000	800	3000	85
97409S	Frosted		A19	E-26 Medium	13.5	13.5	120v	50000	800	2700	85

Shipping Information:

Package Type	Product #	Quantity	UPC	Length	Width	Height	Cube	Weight	Frt. Class	UPS Ship
Individual	88242-780	1	786652242786	15.75	13.5	27	3.322	11.6	250	Yes
NJ Pallet		21		48	40	72.5	80.556	243.6		No
NV Pallet		21		48	40	72.5	80.556	243.6		No

FIXTURE 'EE'

EATON
Powering Business Worldwide

Lumark

Catalog #		**Type**	
Project			
Comments		**Date**	
Prepared by			

ark Crosstour™ LED Wall Pack Series of luminaries provides an architectural style with super bright, energy efficient LEDs. The low-profile, rugged die-cast aluminum construction, universal back box, stainless steel hardware along with a sealed and gasketed optical compartment make the Crosstour impervious to contaminants. The Crosstour wall luminaire is ideal for wallsurface, inverted mount for façade/canopy illumination, post/bollard, site lighting, floodlight and low level pathway illumination including stairs. Typical applications include building entrances, multi-use facilities, apartment buildings, institutions, schools, stairways and loading docks test.

SPECIFICATION FEATURES

Construction
Slim, low-profile LED design with rugged one-piece, die-cast aluminum hinged removable door and back box. Matching housing styles incorporate both a small and medium design. The small housing is available in 12W, 18W and 28W. The medium housing is available in the 38W model. Patented secure lock hinge feature allows for safe and easy tool-less electrical connections with the supplied push-in connectors. Back box includes three half-inch, NPT threaded conduit entry points. The universal back box supports both the small and medium forms and mounts to standard 3-1/2" to 4" round and octagonal, 4" square, single gang and masonry junction boxes. Key hole gasket allows for adaptation to junction box or wall. External fin design extracts heat from the fixture surface. One-piece silicone gasket seals door and back box. Minimum 5" wide pole for site lighting application. Not recommended for car wash applications.

Optical
Silicone sealed optical LED chamber incorporates a custom engineered mirrored anodized reflector providing high-efficiency illumination. Optical assembly includes impact-resistant tempered glass and meets IESNA requirements for full cutoff compliance. Available in seven lumen packages; 5000K, 4000K and 3000K CCT.

Electrical
LED driver is mounted to the die-cast housing for optimal heat sinking. LED thermal management system incorporates both conduction and natural convection to transfer heat rapidly away from the LED source. 12W, 18W, 28W and 38W series operate in -40°C to 40°C (-40°F to 104°F). High ambient 50°C models available. Crosstour luminaires maintain greater than 89% of initial light output after 72,000 hours of operation. Three half-inch NPT threaded conduit entry points allow for thru-branch wiring. Back box is an authorized electrical wiring compartment. Integral LED electronic driver incorporates surge protection. 120-277V 50/60Hz or 347V 60Hz models.

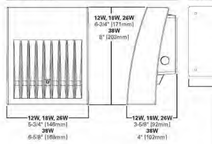
Finish
Crosstour is protected with a Super durable TGIC carbon bronze or summit white polyester powder coat paint. Super durable TGIC powder coat paint finishes withstand extreme climate conditions while providing optimal color and gloss retention of the installed life.

Warranty
Five-year warranty.

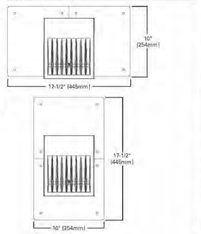
XTOR
CROSSTOUR LED

APPLICATIONS:
WALL / SURFACE
POST / BOLLARD
LOW LEVEL
FLOODLIGHT
INVERTED
SITE LIGHTING

DIMENSIONS



ESCUTCHEON PLATES



CERTIFICATION DATA
UL/cUL Wet Location Listed
LM79 / LM80 Compliant.
RoHS Compliant
ADA Compliant
NOM Compliant Models
IP66 Ingressed Protection
Title 24 Compliant
DesignLights Consortium® Qualified*

TECHNICAL DATA
40°C Maximum Ambient Temperature
External Supply Wiring 60°C Minimum

EPA
Effective Projected Area (Sq. Ft.)
XTOR1B, XTOR2B, XTOR3B: 0.34
XTOR4B: 0.45

SHIPPING DATA
Approximate Net Weight:
2.7 – 5.25 lbs. (1.2 – 2.4 kgs.)

XTOR CROSSTOUR LED

POWER AND LUMENS BY FIXTURE MODEL

LED Information	XTOR1B	XTOR1B-W	XTOR1B-Y	XTOR2B	XTOR2B-W	XTOR2B-Y	XTOR3B	XTOR3B-W	XTOR3B-Y	XTOR4B	XTOR4B-W	XTOR4B-Y
Delivered Lumens (Wall Mount)	1,410	1,386	1,327	2,135	2,100	1,997	2,751	2,710	2,575	4,249	4,206	3,995
Delivered Lumens (With Flood Accessory Kit) [1]	1,105	990	940	1,495	1,472	1,299	2,099	2,060	1,965	3,168	3,121	2,965
B.U.G. Rating [2]	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B2-U0-G0	B2-U0-G0	B2-U0-G0
CCT (Kelvin)	5,000	4,000	3,000	5,000	4,000	3,000	5,000	4,000	3,000	5,000	4,000	3,000
CRI (Color Rendering Index)	70	70	70	70	70	70	70	70	70	70	70	70
Power Consumption (Watts)	12W	12W	12W	18W	18W	18W	26W	26W	26W	38W	38W	38W

NOTES: 1 Includes shield and visor. 2 B.U.G. Rating does not apply to floodlighting.

ORDERING INFORMATION

Sample Number: XTOR2B-W-WT-PC1

Series [1]	LED Kelvin Color	Housing Color	Options (Add as Suffix)	Accessories (Order Separately)
XTOR1B–Small Door, 12W **XTOR2B**–Small Door, 18W **XTOR3B**–Small Door, 26W **XTOR4B**–Medium Door, 38W	**[Blank]**–Bright White (Standard), 5000K **W**–Neutral White, 4000K **Y**–Warm White, 3000K	**[Blank]**–Carbon Bronze (Standard) **WT**–Summit White **BK**–Black **BZ**–Bronze **AP**–Grey **GM**–Graphite Metallic **DP**–Dark Platinum	**PC1**–Photocontrol 120V[2] **PC2**–Photocontrol 208-277V[2,3] **347V**–347V[4] **HA**–50°C High Ambient [4]	**WG/XTOR**–Wire Guard [5] **XTORFLD-KNC**–Knuckle Floodlight Kit [6] **XTORFLD-TRN**–Trunnion Floodlight Kit [6] **XTORFLD-KNC-WT**–Knuckle Floodlight Kit, Summit White [6] **XTORFLD-TRN-WT**–Trunnion Floodlight Kit, Summit White [6] **EWP/XTOR**–Escutcheon Wall Plate, Carbon Bronze **EWP/XTOR-WT**–Escutcheon Wall Plate, Summit White

NOTES:
1. DesignLights Consortium® Qualified and classified for both DLC Standard and DLC Premium, refer to www.designlights.org for details.
2. Photocontrols are factory installed.
3. Order PC2 for 347V models.
4. Thru-branch wiring not available with HA option or with 347V. XTOR1B not available with HA and 347V or 120V combination.
5. Wire guard for wallsurface mount. Not for use with floodlight kit accessory.
6. Floodlight kit accessory cannot be field installed. Order floodlight kits, model and finish you require and specify with base mount model.

SITE LIGHTING CUT SHEETS

DATE PREPARED: 01-05-2023
DATE REVISED: TBD

PLANS PREPARED FOR:

NCA, LLC, dba PINE RIDGE APARTMENTS LLC
14205 E. Davies Ave
Centennial, CO 80112

SHEET
19 OF 20

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PINE RIDGE CROSSING

SITE PLAN AMENDMENT

SECTION 13, TOWNSHIP 8, RANGE 65, SUBDIVISION DESTINY VENTURES II
MINOR SUBDIVISION, LOT B-1 PAR IN SE 1/4, NE 1/4: 13 8 65 DESC B 683 P160

4.187 ACRES

FIXTURE 'FF'

FSL LED
DECORATIVE FLOOD

Cat.#
Job
Type
HUBBELL Outdoor Lighting
Approvals

SPECIFICATIONS

Intended Use:
Ultra compact flood with wide beam NEMA 6 x 6 distribution for lighting applications such as safety/security, facade, area, or signs; operating temperature of -35°C to 40°C

Construction:
- Rugged die-cast aluminum housing with dark bronze finish
- High impact UV stabilized acrylic outer lens protects LEDs and allows for cleaning/debris removal
- Vented housing isolates LED module from driver maximizing product life and performance
- Visor and vandal shield available

LED:
- 7 high powered LEDs
- 4000k or 5000K CCT, 70 CRI

Optical/Electrical
- Wide flood NEMA 6 x 6 distribution for general purpose flood and facade lighting
- 120-277V operation, 50/60Hz 26W, 1050mA
- IP66 and RoHS compliant driver
- 10KV surge protector

Installation:
- Traditional ½" x 14 NPS threaded adjustable knuckle mounting

Listings:
- Meets DesignLights Consortium (DLC) qualifications
- Lighting Facts
- IP66, Listed to UL1598 for use in wet locations

Warranty:
For more information visit:
http://www.hubbelloutdoor.com/resources/warranty/

PRODUCT IMAGE(S)

DIMENSIONS

A	B	C	D	E	Weight
5.125"	7.5"	4.0"	8.625"	3.5"	6 lbs
114 mm	190 mm	102 mm	219 mm	89 mm	2.7 kg

SHIPPING INFORMATION

Catalog Number	QUANTITY/CTN	Carton Dimensions: Length Inch (cm)	Width Inch (cm)	Height Inch (cm)
FSL-7 (Single carton 1pc.)	2 GE	8.45"	7.97"	9.69"
FSL-7 (Master carton 2 pcs.)	5.31	16.54"	18.04"	7.68"

Carton Dimensions for shipping purposes only

CERTIFICATIONS/LISTINGS

IP66

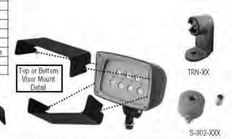
ORDERING INFORMATION

Catalog Number	Mount	Max Candle Power	Beam Pattern	Wattage	Drive Current	Voltage	Color Temperature	Lumens	LPW	Weight lbs (kg)
FSL-7	1/2" thread	1780	Wide	26	1050mA	120-277V	5000K	2448	94	6 (2.7)
FSL-7-PCU	1/2" thread	1780	Wide	26	1050mA	120-277V	5000K	2448	94	6 (2.7)
FSL-7L4K	1/2" thread	1794	Wide	26	1050mA	120-277V	4000K	2406	92.5	6 (2.7)
FSL-7L4K-PCU	1/2" thread	1794	Wide	26	1050mA	120-277V	4000K	2406	92.5	6 (2.7)

ACCESSORIES/REPLACEMENT PARTS - Order Separately

Catalog Number	Description
FSL-SPC	Polycarbonate lens (Replaces existing acrylic fixture lens)
FSL-VISOR-XX*	Top/Bottom visor (Top holes in lens frame for field installation)
9504F9423C	Acrylic lens w/ gasket
9504F9423	Clear, Driver, 1040mA
20750110264	Knuckle mount Dark Bronze finish. Contact factory for additional finishes
S-302	Slipfits 1 1/2" or 2" pipe (1.9" OD or 2 3/8" OD) with 1/2" N.P.S.M. hub, Gray
S-302-MB1	Slipfits 1 1/2" or 2" pipe (1.9" OD or 2 3/8" OD) with 1/2" N.P.S.M. hub, Bronze
S-302-MB2	Slipfits 1 1/2" or 2" pipe (1.9" OD or 2 3/8" OD) with 1/2" N.P.S.M. hub, White
TRN-XX	Trunnion adaptor for 1/2" threaded knuckle mount

* Specify finish color to match fixture, e.g. 06 - Bronze.



HUBBELL Outdoor Lighting • 701 Millennium Boulevard • Greenville, SC 29607 • Phone: 864-678-1000
Due to our continued efforts to improve our products, product specifications are subject to change without notice.
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FSLT123-SPEC 10/16

FIXTURE 'GG1', 'GG2', 'GG3'

Streetworks

DESCRIPTION

The Galleon™ LED luminaire delivers exceptional performance in a highly scalable, low-profile design. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP66 rated and UL/cUL Listed for wet locations.

Catalog #		Type
Project		
Comments		Date
Prepared by		

SPECIFICATION FEATURES

Construction
Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Heavy-wall, die-cast aluminum end caps enclose housing and die-cast aluminum heat sinks. A unique, patent pending interlocking housing and heat sink provides scalability with superior structural rigidity. 3G vibration tested and rated. Optional tool-less hardware available for ease of entry into electrical chamber. Housing is IP66 rated.

Optics
Patented, high-efficiency injection-molded AccuLED Optics technology. Optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 275K) CCT 70 CRI. Optional 3000K, 5000K and 6000K CCT.

Electrical
LED drivers are mounted to removable tray assembly for ease of maintenance. 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480Y Wye systems only. Standard with 0-10V dimming. Shipped standard with Eaton proprietary circuit module designed to withstand 10kV of transient line surge. The Galleon LED luminaire is suitable for operation in -40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Light Squares are IP66 rated. Greater than 90% lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 600mA, 800mA and 1200mA drive currents (nominal).

Mounting
STANDARD ARM MOUNT: Extruded aluminum arm includes internal bolt guides allowing for easy positioning of fixture during mounting. When mounting two or more luminaires at 90° and 120° apart, the EA extended arm may be required. Refer to the arm mounting requirement table. Round pole adapter included. For wall mounting, specify wall mount bracket option. QUICK MOUNT ARM: Adapter is bolted directly to the pole. Quick mount arm slide into place on the adapter and is secured via two screws, facilitating quick and easy installation. The versatile, patent pending, quick mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8". Removal of the door on the quick mount arm enables wiring of the fixture without having to access the driver compartment. A knock-out enables round pole mounting.

Finish
Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Heat sink is powder coated black. Standard housing colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available.

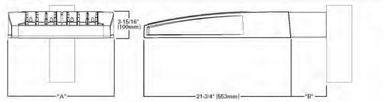
Warranty
Five-year warranty.

GAN
GALLEON LED

1-10 Light Squares
Solid State LED

AREA / ROADWAY LUMINAIRE

DIMENSIONS



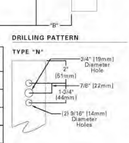
DIMENSION DATA

Number of Light Squares	"A" Width	"B" Standard Arm Length	"B" Optional Arm Length †	Weight with Arm (lbs.)	EPA with Arm † (Sq. Ft.)
1-4	15-1/2" (394mm)	7" (178mm)	10" (254mm)	33 (15.0 kgs.)	0.85
5-6	21-5/8" (548mm)	7" (178mm)	10" (254mm)	44 (20.0 kgs.)	1.00
7-8	27-5/8" (702mm)	7" (178mm)	10" (300mm)	54 (24.5 kgs.)	1.07
9-10	33-3/4" (857mm)	7" (178mm)	16" (406mm)	63 (28.6 kgs.)	1.12

NOTES: 1. Optional arm length to be used when mounting two fixtures at 90° on a single pole. 2. EPA calculated with optional arm length.

DRILLING PATTERN

TYPE "N"



*www.designlights.org

CERTIFICATION DATA
UL/cUL Wet Location Listed
ISO 9001
LM79 / LM80 Compliant
3G Vibration Rated
IP66 Rated
DesignLights Consortium® Qualified*

ENERGY DATA
Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120V-277V 50/60Hz
347V & 480V 60Hz
-40°C Min. Temperature
40°C Max. Temperature
50°C Max. Temperature (HA Option)

TD590161EN
February 15, 2018 10:56 AM

FIXTURE 'HH1', 'HH2'

MSR

Urban
MetroScape
Pendant

EPA: 2.32 sq ft
Weight: 51 lbs (23 kg)

Key features

- Up to 96 high performance white LEDs
- Can deliver over 20,000 lumens equivalent to 400W HID
- Complete IP66 rated luminaire
- Dedicated LED optics (types 2, 3, 4 & 5)
- Operating lifespan of 100,000 hours (With L70 lumen maintenance at 25°C)
- Ships standard with dimmable (0-10V) driver

Pendant

Luminaire ordering guide

Example: MSR-145W64LED4K-T-LE3F-I20-CDMGM2S-SMA-RCD-BKTX

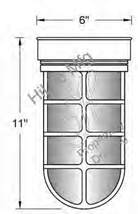
Series	Lamp	CCT	Gen.	Optics	Lens	Voltage	Driver	Adapter	Luminaire opt	Mounting	Pole	Finish
MSR MetroScape LED pendant luminaire	**35W32LED** **55W32LED** **72W32LED** **97W32LED** **55W48LED** **80W48LED** **108W48LED** **140W48LED** **70W64LED** **110W64LED** **145W64LED** **195W64LED** **90W80LED** **135W80LED** **180W80LED** **110W96LED** **160W96LED** **215W96LED**	**3K** 3000K **4K** 4000K	**G2** Gen2	**LE2** Type II (ASYM) **LE3** Type III (ASYM) **LE3W** Type III (ASYM) wide flat lens **LE4** Type IV (ASYM) **LE5*** Type V (SYMM)	**F** Flat lens **S** Sag lens	**120** 120V **208** 208V **240** 240V **277** 277V **347** 347V **480** 480V	**CDMG** Dynadimmer for standard dimming **CLO** Pre-set driver to manage lumen depreciation **AST** Pre-set driver for progressive start-up **OTL** Pre-set driver to signal end of lamp life **DALI** Pre-set driver compatible with the DALI control system **DMG** 0-10 volt	**MAI** 1¼" NPT threaded hole adapter accepting threaded tube **MA2** 1½" NPT threaded hole adapter accepting threaded tube. **SMA** Decorative retro side-mounted cast-aluminum, accepts tubes from 1¼" to 2⅛" **SMB** Decorative contemporary side-mounted cast-aluminum, accepts tubes from 1¼" to 2⅛"	**BX** Bird repellent **DH** Opaque decorative hood **HS** House Side Shield **PH8** Photoelectric cell **PH9** Shorting Cap **PHXL** Photoelectric cell, extended life **RCD** 5-Pin receptacle for dimming photoelectric cell **RCD7** 7-Pin receptacle for photoelectric cell **SP2** 20kV/20kA Surge Protector (optional)	Consult the Philips web site for details and the complete line of Mountings	Consult the Philips web site for details and the complete line of Poles	**BE2TX** **BE6TX** **BE8TX** **BG2TX** **BKTX** **BRTX** **GN4TX** **GN6TX** **GN8TX** **GNTX** **GR** **GY3TX** **NP** **RD2TX** **RD4TX** **SC** **TS** **WHTX**

FIXTURE 'JJ'

HI–LITE MFG. CO., INC
13450 Monte Vista Avenue
Chino, California 91710
Telephone: (909) 465-1999
Toll Free: (800) 465-0211
Fax: (909) 465-0907
web: www.hilitemfg.com
e-mail: sales@hilitemfg.com

H-LCGU-FB
Vapor Jar Collection

Job Name:
Type:
Quantity:



FINISH -Offered in exceptional finishes, comprised of: polyester/polished powder coat, baking enamal liquid, raw metal, or galvanized finishes.
Standard Finishes are: 91(Black), 93(White), 95(Dark Green), 96(Galvanized), BR47(Powder Coat Rust), BK01(Black Texture), GN20(Powder Coat Patina).
Upgraded Finishes are: 29, 66, 82, 90, 92, 94, 97, 99, 100, 103, 104, 105, 110, 112, 113, 114, 115, 117, 118, 119, 120, 127, 128, 129, 133, 134, 135, 136, 98, 101, 102, 137, 138, 139, 140, 121, 122, 123, 124, 125, 126, 11, 01, 22, 25, 33, 77, 89, 24, 44, 48, 49, 15, 16.
For interior finish of fixture refer to color chart on pages 344-348.

MOUNTING - Wall, Flush or Column mount.

ACCESSORIES - Cast guard, Wire guard and Acorn globe available.

SOCKETS/LAMPS - Available in:
Incandescent
- rated 200 watt max/120 volt, medium base.

Compact Fluorescent(CFL)
- rated 13/18/26/32/42 watt max/120/277 volt, GX24Q base.

Metal Halide(MH)
- rated 35/50/70/100/150/175 watt max/120/208/240/277 volt, medium base, 4KV socket.

High Pressure Sodium(HPS)
- rated 50/70/100/150 watt max/120/277 volt, medium base.

Light-Emitted Diode(LED)
-See LED specification sheet.

LENS OPTION - CLR(Clear), RIB(Clear Ribbed), FR(Frost), RD(Red), BL(Blue), GRN(Green), AM(Amber) and AMC(Amber Crackle) available.

MADE IN THE U.S.A.

Suitable for wet location.

c UL us LISTED

SITE LIGHTING CUT SHEETS

DATE PREPARED: 01-05-2023
DATE REVISED: TBD

PLANS PREPARED FOR:

NCA, LLC, dba PINE RIDGE APARTMENTS LLC
14205 E. Davies Ave
Centennial, CO 80112

SHEET
20 OF 20

John B. Collins Architect, LLC
P: 720 334 2210 E: jc@jbcarch.com

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PINE RIDGE CROSSING

SITE PLAN AMENDMENT

SECTION 13, TOWNSHIP 8, RANGE 65, SUBDIVISION DESTINY VENTURES II MINOR SUBDIVISION, LOT B-1 PAR IN SE 1/4, NE 1/4: 13 8 65 DESC B 683 P160

4.187 ACRES

SITE PLAN NOTES:

1. THE PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FINAL PLANS. AMENDMENTS TO THE PLANS MUST BE REVIEWED AND APPROVED BY THE TOWN PRIOR TO THE IMPLEMENTATION OF ANY CHANGES TO THE PLANS.

2. REFER TO FINAL UTILITY PLANS FOR EXACT LOCATIONS AND CONSTRUCTION INFORMATION FOR STORM DRAINAGE STRUCTURES, UTILITY MAINS AND SERVICES, PROPOSED TOPOGRAPHY, STREET IMPROVEMENTS.

3. REFER TO THE SUBDIVISION PLAT AND UTILITY PLANS FOR EXACT LOCATIONS, AREAS AND DIMENSIONS OF ALL EASEMENT, LOTS,TRACTS, STREETS, WALKS AND OTHER SURVEY INFORMATION.

4. ALL CONSTRUCTION WITH THIS DEVELOPMENT PLAN MUST BE COMPLETED IN ONE PHASE UNLESS A PHASING PLAN IS SHOWN WITH THESE PLANS.

5. ALL EXTERIOR LIGHTING PROVIDED SHALL COMPLY WITH THE FOOT-CANDLE REQUIREMENTS IN SECTION 16-8-20 OF THE LAND USE CODE AND SHALL USE A CONCEALED, FULLY SHIELDED LIGHT SOURCE WITH SHARP CUT-OFF CAPABILITY SO AS TO MINIMIZE UP-LIGHT, SPILL LIGHT, GLARE AND UNNECESSARY DIFFUSION.

6. SIGNAGE AND ADDRESSING ARE NOT PERMITTED WITH THIS PLANNING DOCUMENT AND MUST BE APPROVED BY SEPARATE CITY PERMIT PRIOR TO CONSTRUCTION. SIGNS MUST COMPLY WITH TOWN SIGN CODE UNLESS A SPECIFIC VARIANCE IS GRANTED BY THE CITY.

7. FIRE HYDRANTS MUST MEET OR EXCEED ELIZABETH FIRE PROTECTION DISTRICT STANDARDS. ALL BUILDINGS MUST PROVIDE AN APPROVED FIRE EXTINGUISHING SYSTEM.

8. ALL BIKE RACKS PROVIDED MUST BE PERMANENTLY ANCHORED.

9. ALL SIDEWALKS AND RAMPS MUST CONFORM TO TOWN STANDARDS. ACCESSIBLE RAMPS MUST BE PROVIDED AT ALL STREET AND DRIVE INTERSECTIONS AND AT ALL DESIGNATED ACCESSIBLE PARKING SPACES. ACCESSIBLE PARKING SPACES MUST SLOPE NO MORE THAN 1:48 IN ANY DIRECTION. ALL ACCESSIBLE ROUTES MUST SLOPE NO MORE THAN 1:20 IN DIRECTION OF TRAVEL AND WITH NO MORE THAN 1:48 CROSS SLOPE.

10.COMMON OPEN SPACE AREAS AND LANDSCAPING WITHIN RIGHT OF WAYS, STREET MEDIANS, AND TRAFFIC CIRCLES ADJACENT TO COMMON OPEN SPACE AREAS ARE REQUIRED TO BE MAINTAINED BY A PROPERTY OWNERS' ASSOCIATION. THE PROPERTY OWNERS' ASSOCIATION IS RESPONSIBLE FOR SNOW REMOVAL ON ALL ADJACENT STREET SIDEWALKS IN COMMON OPEN SPACE AREAS.

11. ANY DAMAGED CURB, GUTTER AND SIDEWALK EXISTING PRIOR TO CONSTRUCTION, AS WELL AS STREETS, SIDEWALKS, CURBS AND GUTTERS, DESTROYED, DAMAGED OR REMOVED DUE TO CONSTRUCTION OF THIS PROJECT, SHALL BE REPLACED OR RESTORED TO TOWN OF ELIZABETH STANDARDS AT THE DEVELOPER'S EXPENSE PRIOR TO THE ACCEPTANCE OF COMPLETED IMPROVEMENTS AND/OR PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.

12. TRASH ENCLOSURE NOTE:
TRASH ENCLOSURES SHALL BE CONSTRUCTED TO A MINIMUM OF SIX (6) FEET AND OF THE SAME OR COMPLEMENTARY MATERIAL AND COLOR AS THE MAIN BUILDING.

13. AMERICANS WITH DISABILITIES NOTE:
THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN DISABILITIES ACT. APPROVAL OF THIS DEVELOPMENT PLAN DOES NOT CONSTITUTE COMPLIANCE WITH THIS ACT.

14. CONSTRUCTION NOTE:
THE APPROVAL OF THIS DEVELOPMENT PLAN DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. THESE PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCIES PRIOR TO THE ISSUANCE OF BUILDING PERMITS.

VICINITY MAP

SCALE: N.T.S.

PROPERTY DESCRIPTION

A TRACT OF LAND SITUATED IN THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERDIAN, ELBERT COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE N89°21'41'W ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4 A DISTANCE OF 370.75 FEET TO THE WEST RIGHT OF WAY LINE OF ELIZABETH STREET; THENCE N89°21'41'E ALONG SAID SOUTH LINE A DISTANCE OF 269.92 FEET TO THE TRUE POINT OF BEGINNING, THENCE CONTINUING N89°21'41'W ALONG SAID SOUTH LINE OF A DISTANCE OF 664.95 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE N00°41'18" E ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF A DISTANCE OF 949.88 FEET; THENCE N89°14'17"E A DISTANCE OF 924.19 FEET TO THE WEST RIGHT OF WAY LINE OF ELIZABETH STREET; THENCE N89°21'41" W A DISTANCE OF 282.18 FEET; THENCE S02°10'53E A DISTANCE OF 315.98 FEET TO THE POINT OF BEGINNING; ALL IN THE COUNTY OF ELBERT.
COUNTY OF ELBERT, STATE OF COLORADO

ARCHITECT STATEMENT

I, _____, BEING A REGISTERED PROFESSIONAL ARCHITECT IN THE STATE OF COLORADO, HEREBY ATTEST THAT THIS SITE PLAN AND SET OF DRAWINGS HAVE BEEN DESIGNATED IN CONFORMANCE WITH ALL OF THE TOWN OF ELIZABETH DESIGN STANDARDS

_____ _____
REGISTERED ARCHITECT DATE

CLERK AND RECORDER

STATE OF COLORADO)

) SS

COUNTY OF ELBERT)
I hereby certify that this site plan was filed in my office on this _____day of _____, 20____A.D., at _____a.m./p.m., and was recorderd at Reception Number _____

_____(Signature)
County Clerk and Recorder

PROPERTY OWNER

THE UNDERSIGNED ARE ALL OF THE OWNERS OF THE PROPERTY DESCRIBED HEREIN IN THE TOWN OF ELIZABETH, COUNTY OF ELBERT AND STATE OF COLORADO.

_____
NCA, LLC, DBA PINE RIDGE APARTMENTS, LLC

SIGNED THIS _____DAY OF _____, 2022

CIVIL ENGINEER'S STATEMENT

I, _____, BEING A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, HEREBY ATTEST THAT ALL GRADING, UTILITY AND DRAINAGE IMPROVEMENTS IDENTIFIED ON THIS SITE PLAN HAVE BEEN DESIGNATED AND ENGINEERED IN CONFORMANCE WITH ALL OF THE TOWN OF ELIZABETH CONSTRUCTION STANDARDS

_____ _____
REGISTERED PROFESSIONAL ENGINEER DATE

LIST OF CONTACTS:

OWNER:
NCA, LLC, DBA PINE RIDGE APARTMENTS, LLC
14205 E. DAVIES AVENUE
cENTENNIAL, CO 80112

CIVIL ENGINEER / SURVEYOR:
CKE ENGINEERING INC.
14257 WEST EVANS CIRCLE
LAKEWOOD, CO 80228

ELECTRICAL ENGINEER
BOULDER ENGINEERING COMPANCY
1717 15TH STREET
BOULDER, CO 80302

TRAFFIC ENGINEER
EST, INC
1873 S. BELLAIRE STREET, SUITE 1101
DENVER, CO 80222

ARCHITECT:
PWN ARCHITECTS & PLANNERS, INC.
9250 E. COSTILLA AVE., SUITE 620
GREENWOOD VILLAGE, CO 80112

LANDSCAPE ARCHITECT:
BASELINE ENGINEERING CORPORATION
112 N. RUBEY DRIVE, #210
GOLDEN, CO 80403

GEOTECHNICAL SERVICES:
GEOSCIENCE & DESIGN, INC.
P.O. BOX 68
FRANKTOWN, CO 80116

SITE DATA:

EXISTING ZONING:
CMU - COMMERCIAL MIXED USE (USE BY SPECIAL REVIEW)

SITE BREAKDOWN:

TOTAL NET SITE AREA:	181,824 S.F.	4.17 ACRES	100%
BUILDING COVERAGE:	54,470 S.F.	1.25 ACRES	30%
DRIVE, WALKS & PARKING:	89,479 S.F.	2.05 ACRES	49%
LANDSCAPE COVERAGE:	37,875 S.F.	0.87 ACRES	21%rv
TOTAL:	**181,824 S.F.**	**4.17 ACRES**	**100%**

CURRENT ZONING: CMU - COMMERCIAL MIXED USE

GROSS DENSITY: 20 DU/ACRE

BUILDING COVERAGE:RV

BUILDING	FOOTPRINT AREA	CONSTRUCTION TYPE	SPRINKLER SYSTEM
BUILDING TYPE 1, BUILDING 4	10,208 S.F.	TYPE VB	NFPA 13R
BUILDING TYPE 1B, BUILDING 1	10,004 S.F.	TYPE VB	NFPA 13R
BUILDING TYPE 2, BUILDING 3	10,004 S.F.	TYPE VB	NONE
BUILDING TYPE 2B, BUILDING 2	10,208 S.F	TYPE VB	NONE
CLUBHOUSE	2,026 S.F.	TYPE VB	NONE

PARKING REQUIRED:

STANDARD PARKING:	EACH DWELLING UNIT:	2 REQUIRED
HANDICAP PARKING:	101-199 PARKING SPACE	6 REQUIRED
TOTAL:	**(80 UNITS X 2 SPACES)**	**160 SPACES REQUIRED**

PARKING PROVIDED:

GARAGE STALL - FULL-SIZE AUTO	32 PARKING SPACES
GARAGE STALL - OVERSIZED AUTO	32 PARKING SPACES
GARAGE VAN ACCESSIBLE	2 PARKING SPACES
(90 DEGREE ANGLE: 9'-0" X 18'-0" FULL-SIZE AUTO)	90 PARKING SPACES
HANDICAP PARKING:	4 PARKING SPACES
TOTAL:	**160 SPACES PROVIDED**

PARKING BREAKDOWN:

STANDARD	128 (50%)
OVERSIZED	33 (25%)

BUILDING TYPES:
MAXIMUM BUILDING HEIGHT ALLOWED: 3 STORIES

	HEIGHT	TOTAL # ON SITE	2 BEDROOMS	3 BEDROOMS	GARAGES	STORAGE
BUILDING TYPE 1	2 STORY	1	14	2		
BUILDING TYPE 1B	3 STORY	1	21	3		
BUILDING TYPE 2	2 STORY	1	16			
BUILDING TYPE 2B	3 STORY	1	24			
BUILDING TYPE 3	1 STORY	1	-	-	20	2
BUILDING TYPE 4	1 STORY	2	-	-	44	
CLUBHOUSE		1	-	-	-	-
MAIL		1	-	-	-	-
TRASH ENCLOSURES		2	-	-	-	-
TOTAL:			**75**	**5**	**64**	**2**

TOTAL APT. UNITS: 80 UNITS ON SITE

SETBACK DATA:
15'-0" TO E. ELIZABETH STREET.
5'-0" TO NON-ARTERIAL STREETS

PROPOSED BUILDING HEIGHT:

BUILDING TYPE	HEIGHT
CLUBHOUSE	20' - 6"
BUILDING TYPE 1	31' - 8"
BUILDING TYPE 2	31' - 4"
BUILDING TYPE 3	19' - 9"
BUILDING TYPE 4	20' - 3"
MAIL KIOSK	11' - 10"
POOL EQUIPMENT	11' - 5"

SHEET INDEX

1	COVER SHEET	11	BUILDING TYPE 1 ELEVATIONS
2	ARCHITECTURAL SITE PLAN	12	BUILDING TYPE 1B ELEVATIONS
3	GRADING AND DRAINAGE PLAN	13	BUILDING TYPE 2 ELEVATIONS
4	UTILITY PLAN	14	BUILDING TYPE 2B ELEVATIONS
5	LANDSCAPE SCHEDULE	15	BUILDING TYPE 1 AND 2 PERSPECTIVES
6	LANDSCAPE PLAN	16	BUILDING TYPE 3 AND 4 ELEVATIONS
7	LANDSCAPE PLAN	17	ACCESSORY BUILDING ELEVATIONS
8	PLAYGROUND DETAILS	18	SITE PHOTOMETRIC PLAN
9	LANDSCAPE PLAN	19	SITE LIGHTING CUT SHEET
10	CLUBHOUSE ELEVATIONS	20	SITE LIGHTING CUT SHEET

ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

COVER SHEET

DATE PREPARED: 01-05-2023

DATE REVISED: TBD

PLANS PREPARED FOR:

NCA, LLC, dba PINE RIDGE APARTMENTS LLC
14205 E. Davies Ave
Centennnial, CO 80112

SHEET 1 OF 20

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PINE RIDGE CROSSING

SITE PLAN AMENDMENT

SECTION 13, TOWNSHIP 8, RANGE 65, SUBDIVISION DESTINY VENTURES II MINOR SUBDIVISION, LOT B-1 PAR IN SE 1/4, NE 1/4: 13 8 65 DESC B 683 P160

4.187 ACRES

NOTES

1 A TOTAL OF 2 TYPE "A" UNITS ARE PROVIDED. SEE SITE PLAN FOR LOCATIONS.
2 REFER TO CIVIL CONSTRUCTION DRAWINGS FOR RETAINING WALL LOCATIONS.
3 REFER TO LANDSCAPE DRAWINGS FOR LANDSCAPE DESIGN AND LAYOUT.
4 VERIFY PARKING SIGNAGE WITH CURRENT CODES AND STANDARDS.
5 COORD. ALL SIDEWALK CHASES LOCATION AND DESIGN W/ CIVIL.

ACCESSIBLE UNIT REQUIREMENT

IBC REQUIREMENT:
2 "TYPE A" UNITS ARE REQUIRED PER 2018 IBC 1107.6.2.1.1
(80 TOTAL UNITS X 2% = 2 UNITS)

PROVIDED UNITS:
TWO BEDROOM - UNIT A1, UNIT A2, UNIT B1 & UNIT B2
THREE BEDROOM - UNIT C1 & C2

COLORADO TITLE 9 REQUIREMENT:
TYPE A UNITS: 2 UNITS PROVIDED X 6 = 12 POINTS
TYPE B UNITS: 78 UNITS PROVIDED X 2 = 156 POINTS
TOTAL 168 POINTS PROVIDED

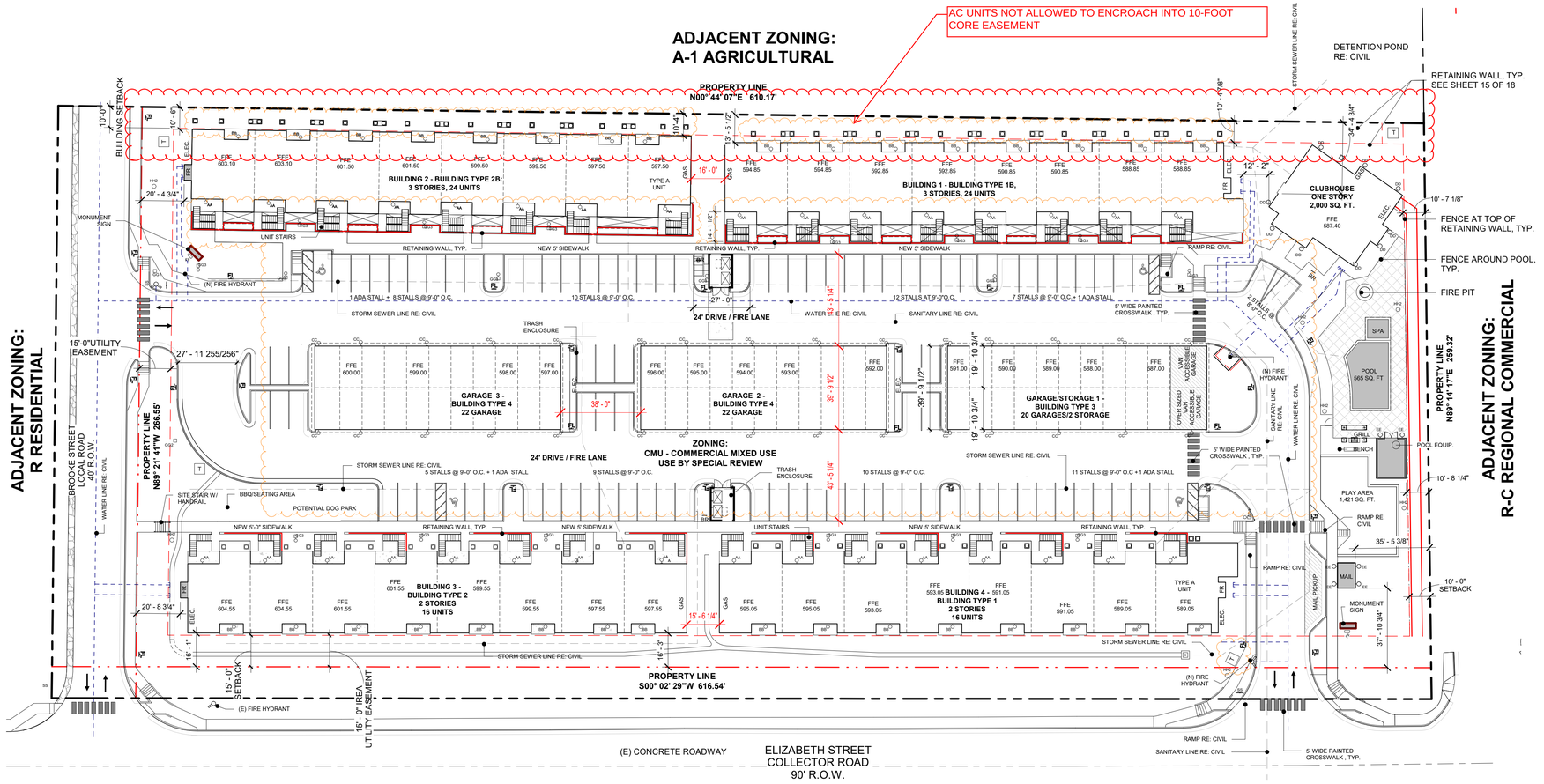
102 POINTS REQUIRED

LAND USE DATA:

TOTAL UNITS	SITE AREA	UNIT/ACRE
80 UNITS	4.187 ACRES	19.1 UNITS/ACRE

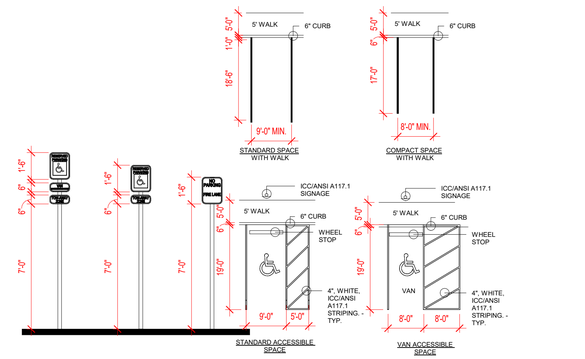
See revised CORE Electric comments dated 3-1-23 for responses.

AC UNITS NOT ALLOWED TO ENCROACH INTO 10-FOOT CORE EASEMENT



SITE PLAN KEY:

	TYPE "A" UNIT		TURN ARROW
	ACCESSIBLE CURB RAMP		ADA ACCESS ROUTES
	HANDICAP PARKING SPACE		RETAINING WALL
P	RESERVED HANDICAP PARKING SIGN		EXPOSED FOUNDATION
SS	STOP SIGN	AA	LIGHT FIXTURE (AA)
FL	FIRE LANE SIGN LOCATION TO BE COORDINATED WITH COMMERCE CITY TRAFFIC ENGINEER (SEE DETAILS)	BB	LIGHT FIXTURE (BB)
BR	BIKE RACK	CC	LIGHT FIXTURE (CC)
	2 HR FIRE SEPARATION WALL	DD	LIGHT FIXTURE (DD)
	CURB CHASE	EE	LIGHT FIXTURE (EE)
F.H.	FIRE HYDRANT	FF	LIGHT FIXTURE (FF)
F.R.	FIRE RISER ROOM W/ APPROVED KNOX BOX	GG3	LIGHT FIXTURE (GG1, GG2 & GG3)
ELEC.	LOCATION OF ELECTRICAL METERS	HH2	LIGHT FIXTURE (HH2)
GAS	LOCATION OF ELECTRICAL METERS		EXIST. LIGHT POLE TO REMAIN
	CONDENSER	EX. HYD	EXIST. FIRE HYDRANT
T	TRANSFORMER	EB	EXIST. ELECTRICAL BOX
			EXIST. TRANSFORMER
			EXISTING TREE, NONE TO REMAIN



SITE PLAN - PLANNING

1" = 30'-0"

0' 15' 30' 60' 120'

N

ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

ARCHITECTURAL SITE PLAN

DATE PREPARED: 01-05-2023
DATE REVISED: TBD
PLANS PREPARED FOR:

NCA, LLC, dba PINE RIDGE APARTMENTS LLC
14205 E. Davies Ave
Centennial, CO 80112

SHEET 2 OF 20

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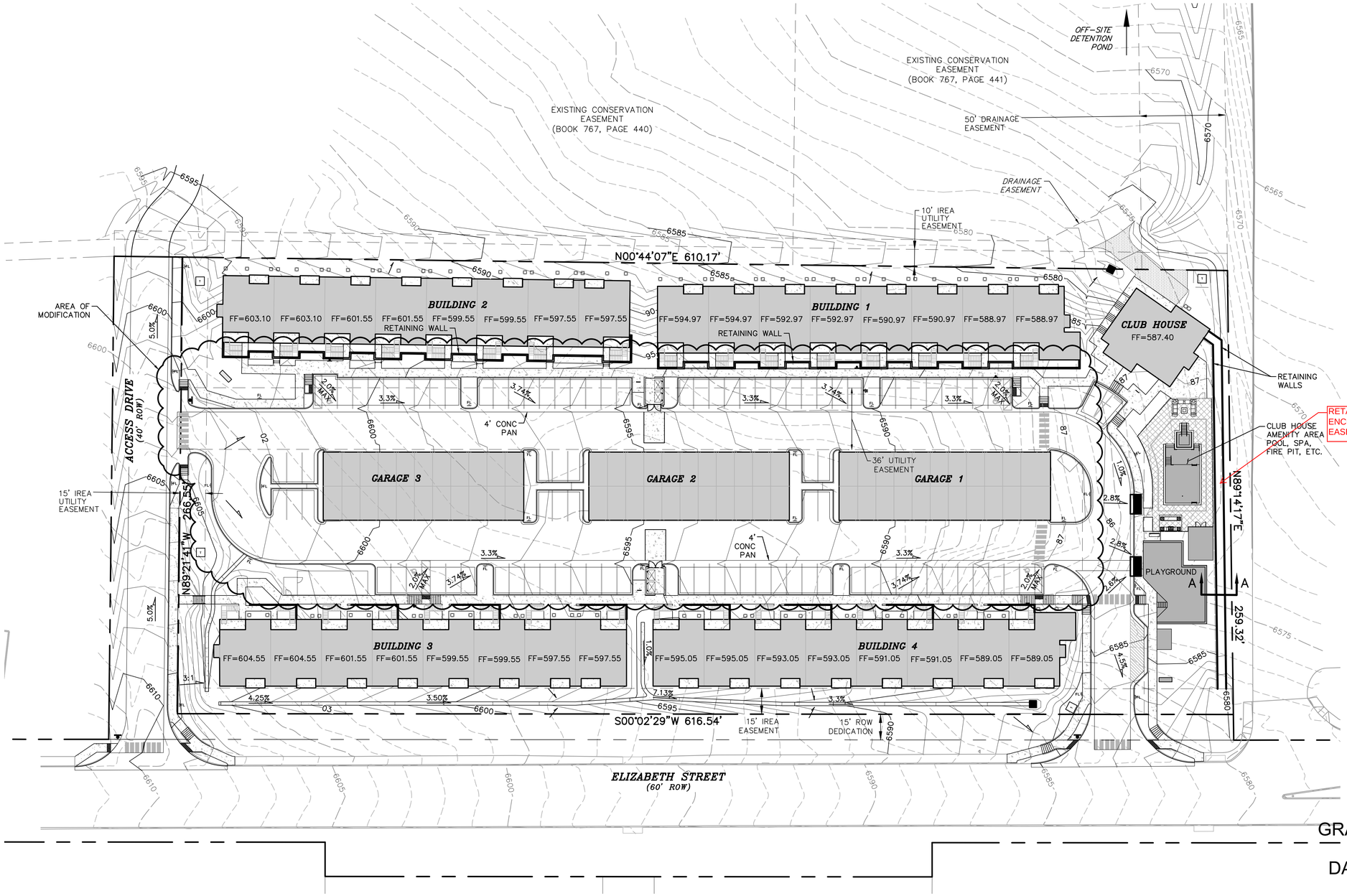
PINE RIDGE CROSSING

SITE PLAN AMENDMENT

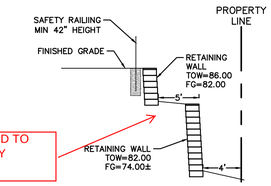
SECTION 13, TOWNSHIP 8, RANGE 65, SUBDIVISION DESTINY VENTURES II
MINOR SUBDIVISION, LOT B-1 PAR IN SE 1/4, NE 1/4: 13 8 65 DESC B 683 P160

4.187 ACRES



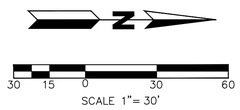
LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	RIGHT-OF-WAY	
	EASEMENT	
	CONCRETE	
	CURB AND GUTTER	
5500	CONTOUR	5500
SS	SANITARY SEWER	SS
ST	STORM SEWER	ST
W	WATER LINE	W
UGE	UNDERGROUND ELECTRIC	
TELE	TELEPHONE CABLE	TELE
GAS	GAS LINE	GAS
	FIRE HYDRANT	
	LIGHT POLE	
	SANITARY MANHOLE	
	STORM MANHOLE	
	CLEAN OUT	
	WATER VALVE	
	CURB INLET	
	AREA INLET	
	FES	
	SIGN	
	PROPERTY PIN	
	FIRE LANE NO PARKING SIGN	



SECTION A-A

NOTE:
PROVIDE REINFORCEMENT PER MANUFACTURER'S RECOMMENDATIONS.



CKE Engineering assumes no responsibility for utility locations. The utilities shown on this drawing have been plotted from the best available information. It is, however, the contractors responsibility to field verify the location of all utilities prior to the commencement of any construction.

CKE ENGINEERING, INC.
14257 W. EVANS CIRCLE
LAKEWOOD, CO. 80228
(303) 917-1757

GRADING AND DRAINAGE PLAN

DATE PREPARED: 1-05-2023
DATE REVISED: TBD
PLANS PREPARED FOR:

NCA, LLC, dba PINE RIDGE APARTMENTS LLC
14205 E. Davies Ave
Centennial, CO 80112

SHEET 3 OF 20

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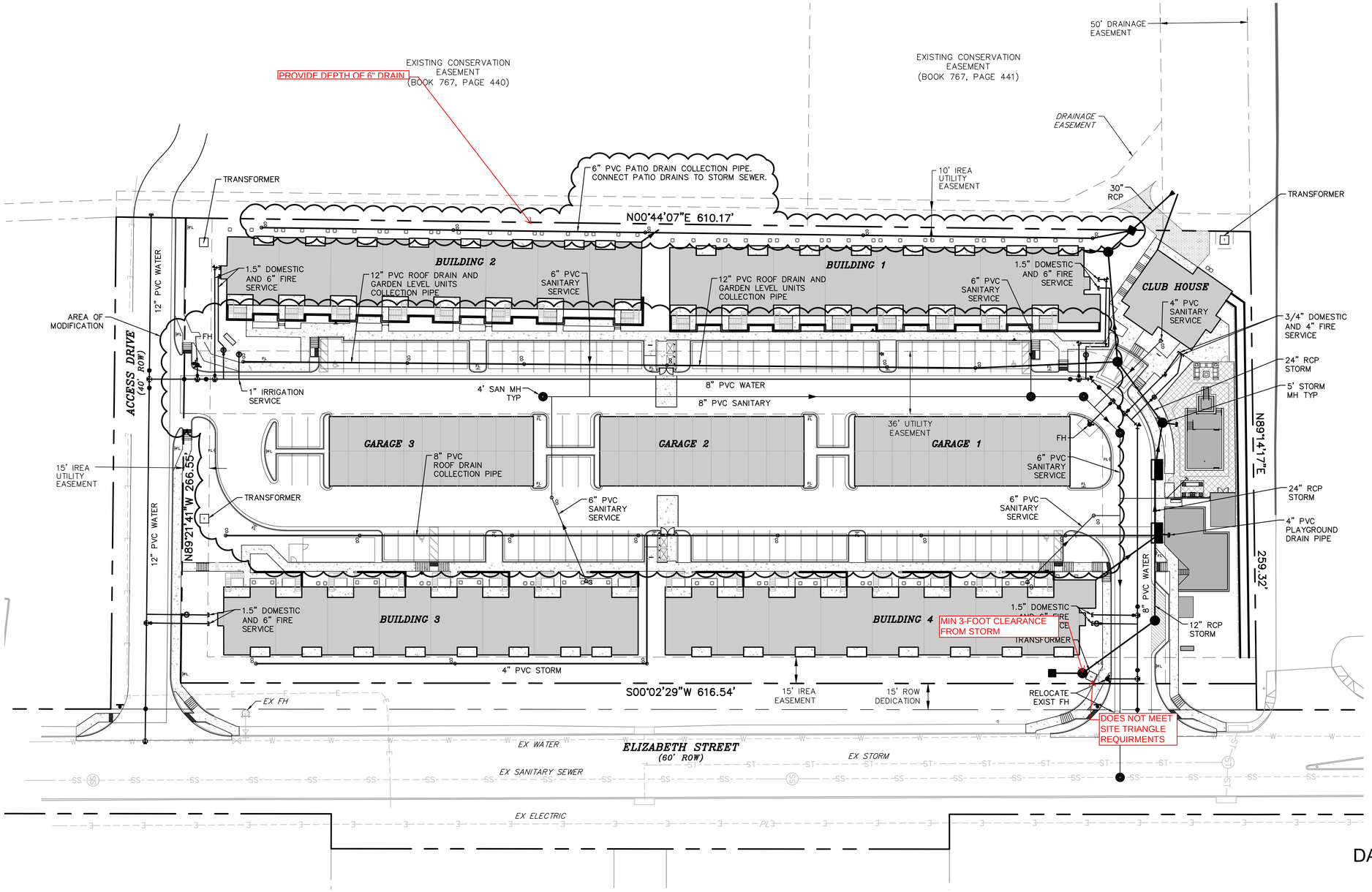
PINE RIDGE CROSSING

SITE PLAN AMENDMENT

SECTION 13, TOWNSHIP 8, RANGE 65, SUBDIVISION DESTINY VENTURES II
MINOR SUBDIVISION, LOT B-1 PAR IN SE 1/4, NE 1/4: 13 8 65 DESC B 683 P160

4.187 ACRES



LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	RIGHT-OF-WAY	
	EASEMENT	
	CONCRETE	
	CURB AND GUTTER	
5500	CONTOUR	5500
SS	SANITARY SEWER	SS
ST	STORM SEWER	ST
W	WATER LINE	W
UGE	UNDERGROUND ELECTRIC	
TELE	TELEPHONE CABLE	TELE
GAS	GAS LINE	GAS
	FIRE HYDRANT	
	LIGHT POLE	
	SANITARY MANHOLE	
	STORM MANHOLE	
	CLEAN OUT	
	WATER VALVE	
	CURB INLET	
	AREA INLET	
	FES	
	SIGN	
	PROPERTY PIN	
	FIRE LANE NO PARKING SIGN	

N

30 15 0 30 60

SCALE 1"= 30'

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CKE ENGINEERING, INC.
14257 W. EVANS CIRCLE
LAKEWOOD, CO. 80228
(303) 917-1757

UTILITY PLAN

DATE PREPARED: 1-05-2023

DATE REVISED: TBD

PLANS PREPARED FOR:

NCA, LLC, dba PINE RIDGE APARTMENTS LLC

14205 E. Davies Ave
Centennial, CO 80112

SHEET 4 OF 20

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PINE RIDGE CROSSING

SITE PLAN AMENDMENT

SECTION 13, TOWNSHIP 8, RANGE 65, SUBDIVISION DESTINY VENTURES II
MINOR SUBDIVISION, LOT B-1 PAR IN SE 1/4, NE 1/4: 13 8 65 DESC B 683 P160
4.187 ACRES

PLANT SCHEDULE:

SYMBOL	TAG	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	HT	WIDTH	HYDRO-ZONE	NOTES	%
DECIDUOUS CANOPY TREES										
	ACE	6	ACCOLADE ELM	ULMUS MORTON 'ACCOLADE'	2"CAL.	50	30	M-H	B&B	24%
	AGG	1	AUTUMN GOLD GINKGO	GINKGO BILOBA 'AUTUMN GOLD'	2"CAL.	40	30	M-H	B&B	4%
	CTA	4	CATALPA	CATALPA SPECIOSA	2"CAL.	45	30	M-H	B&B	16%
	HAC	6	HACKBERRY	CELTIS OCCIDENTALIS	2"CAL.	50	45	M-H	B&B	24%
	KCT	8	KENTUCKY COFFEETREE	GYMNOCLADUS DIOICUS 'ESPRESSO'	2"CAL.	50	45	M-H	B&B	32%
	Subtotal	25								
EVERGREEN TREES										
	LBP	4	LIMBER PINE	PINUS FLEXILIS	6' HT	35	15	L-M	B&B	100%
	Subtotal	4								
DECIDUOUS SHRUBS										
	BMS	32	BLUE MIST SPIREA	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	5 GAL.	3	3	L-M		6%
	CPB	26	CRIMSON PYGMY BARBERRY	BERBERIS THUNBERGII 'CRIMSON PYGMY'	5 GAL.	2	3	L-M		5%
	CSR	27	CAREFREE SUNSHINE ROSE	ROSA 'CAREFREE SUNSHINE ROSE'	5 GAL.	3	3	M		5%
	FWS	50	FOUR WING SALTBUSH	ATRIPLEX CANESCENS	5 GAL.	6	3	L		10%
	KDD	48	KELSEY DWARF DOGWOOD	CORNUS SERICEA 'KELSEYI'	5 GAL.	3	3	M		9%
	KOR	179	KNOCK OUT PINK ROSE	ROSA 'KNOCK OUT PINK ROSE'	5 GAL.	3	3	M		35%
	KSV	38	KOREAN SPICE VIBURNUM	VIBURNUM CARLESII	5 GAL.	6	6	M-H		7%
	MAE	5	MANHATTAN EUONYMUS	EUONYMUS KIAUTSCHOVICA 'MANHATTAN'	5 GAL.	5	5	M		1%
	PML	18	MEYER LILAC	SYRINGA MEYERI 'PALIBIN'	5 GAL.	5	5	M		4%
	RUS	45	RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA	5 GAL.	4	4	L		9%
	WSC	39	WESTERN SAND SHERRY	PRUNUS BESSEYI	5 GAL.	5	5	L-M		8%
	YTD	2	YELLOW TWIG DOGWOOD	CORNUS SERICEA 'FLAVIRAMEA'	5 GAL.	6	6	M		0%
	Subtotal	510								
LOW SPREADING SHRUBS										
	ARJ	25	ARCADIA JUNIPER	JUNIPERUS SABINA 'ARCADIA'	5 GAL.	2	6	L-M		8%
	BRD	75	BROADMOOR JUNIPER	JUNIPERUS SABINA 'BROADMOOR'	5 GAL.	1	6	L-M		25%
	CCJ	38	CALGARY CARPET JUNIPER	JUNIPERUS SABINA 'CALGARY CARPET'	5 GAL.	1	6	L-M		13%
	EFJ	6	EFFUSA COMMON JUNIPER	JUNIPERUS COMMUNIS 'EFFUSA'	5 GAL.	2	6	L		2%
	GLS	38	GRO LOW SUMAC	RHUS AROMATICA 'GRO LOW'	5 GAL.	3	7	L-M		13%
	HCS	30	HANCOCK CORALBERRY	SYMPHORICARPOS X CHENAULTII 'HANCOCK'	5 GAL.	3	5	L-M		10%
	PBC	57	CREEPING WESTERN SAND CHERRY	PRUNUS BESSEYI 'PAWNEE BUTTES'	5 GAL.	2	5	L-M		19%
	PWJ	28	PRINCE OF WALES JUNIPER	JUNIPERUS HORIZONTALIS 'PRINCE OF WALES'	5 GAL.	1	8	L-M		9%
	Subtotal	297								
PERENNIALS W/ CEDAR MULCH										
	AJ	58	AUTUMN JOY SEDUM	SEDUM 'AUTUMN JOY'	4 IN. POTS	2	1.5	L-M	18" O.C.	
	DF	48	DWARF BLANKETFLOWER	GAILLARDIA X GRANDIFLORA 'GOBLIN'	4 IN. POTS	1	2	L-M	18" O.C.	
	MN	46	MAY NIGHT SALVIA	SALVIA NEMEROSA 'MAY NIGHT'	4 IN. POTS	2	2	M	18" O.C.	
	PM	68	PARDON ME DAYLILY	HEMERCALLIS 'PARDON ME'	4 IN. POTS	1.5	1.5	M	18" O.C.	
	Subtotal	220								
ORNAMENTAL GRASSES										
	BBG	49	BIG BLUESTEM GRASS	ANDROPOGON GERARDII	1 GAL.	6	3	L-M		
	BLA	36	BLONDE AMBITION GRASS	BOUTELOUA GRACILIS	1 GAL.	2	2	L		
	FRG	105	FEATHER REED GRASS	CALAMAGROSTIS ACUTIFOLIA 'KARL FOERSTER'	1 GAL.	4	3	L-M		
	PDG	47	PRAIRIE DROPSEED GRASS	SPOROBOLUS HETEROLEPIS	1 GAL.	3	3	L-M		
	PMG	63	PURPLE MAIDEN GRASS	MISCANTHUS SINENSIS 'PURPURESCENS'	1 GAL.	4	3	L-M		
	SWG	88	SWITCHGRASS	PANICUM VIRGATUM 'DALLAS BLUES'	1 GAL.	5	3	L-M		
	Subtotal	388								

NATIVE GRASS SEED
(VERY LOW WATER USE)

NATURE'S PRAIRIE SOD BY TURFMASTER SOD (970) 493.8311

SITE DATA TABLE

Site Data	Actual SF	Min Area SF Required	% Required	% Max	% Provided	CY Compost Reqd @ 4/1000 SF
Gross Site Area:	181,824	N.A.	N.A.	N.A.	100%	N.A.
Building Coverage:	54,470	N.A.	N.A.	N.A.	30%	N.A.
Hard Surface Area:	89,479	N.A.	N.A.	N.A.	49%	N.A.
Total Landscaped Area (Excluding R.O.W.)	37,875	N.A.	N.A.	N.A.	N.A.	See below
Subtotal Landscaped Area (Excluding R.O.W. & Parking Islands)	35,338	27,274	15%	N.A.	19%	See below
Native Grass	222	N.A.	N.A.	N.A.	N.A.	1
Planting Beds (Shrubs, Perennials, Ornamental Grasses)	35,940	N.A.	N.A.	N.A.	N.A.	See below
Non-Living Landscape	11,607	N.A.	N.A.	25%	31%	0
Irrigated Sod (Excluding R.O.W.)	460	N.A.	N.A.	N.A.	1%	See below
Playground area	1,253	N.A.	N.A.	N.A.	N.A.	N.A.
Permanently Irrigated Landscape (Including R.O.W.)	39,495	N.A.	N.A.	N.A.		158
Native Grass (R.O.W.)	12,410	N.A.	N.A.	N.A.		50
Planting Beds (R.O.W.) (Shrubs, Perennials, Ornamental Grasses)	3,095	N.A.	N.A.	N.A.	N.A.	N.A.
					TOTAL CY OF COMPOST:	209

LANDSCAPE REQUIREMENTS

Description	Parking Lot SF	Min. 10% SF Landscaped	Min. 15% SF Landscaped	Square Foot Landscaped	Trees Required 1/1500 SF	Trees Required 1 per Island	Linear Feet	1 Tree per 40 LF	Trees Provided	Shrubs Required 5/1500 SF	Shrubs Required 5/40 LF	# of Parking Islands	Shrubs Required # of Islands X 4+ (SF-Qty of Islands X 150)/15	Shrubs Provided	Ten (10) shrubs substituted for one (1) tree
ROW (Elizabeth St)	N.A.	N.A.	N.A.	13,322	N.A.	N.A.	522	13	14	N.A.	N.A.	N.A.	N.A.	75	N.A.
ROW (Private St)	N.A.	N.A.	N.A.	2,183	N.A.	N.A.	208	5	0	N.A.	N.A.	N.A.	N.A.	0	N.A.
Parking lot interior Islands	27,388	2,739	N.A.	2,537	N.A.	10	N.A.	N.A.	10	N.A.	N.A.	10	109	93	0
Landscape Areas (Excludes Parking Lot Islands & ROW)	N.A.	N.A.	27,274	39,574	18	N.A.	N.A.	N.A.	5	91	N.A.	N.A.	N.A.	639	55
								TOTAL TREES REQUIRED:	46						
								SUBTOTAL TREES PROVIDED	29						
								ADDITIONAL TREES PROVIDED BY SHRUB SUBSTUTION	55						
								TOTAL TREES PROVIDED	84						
										TOTAL SHRUBS REQUIRED:	200				
											TOTAL SHRUBS PROVIDED:			807	

LANDSCAPE NOTES:

1. CONTRACTOR IS RESPONSIBLE TO VERIFY ALL PLANT QUANTITIES. THE PLANT LIST IS INTENDED AS A REFERENCE ONLY.
2. OWNERS REPRESENTATIVE IS TO APPROVE ALL PLANT MATERIAL PRIOR TO INSTALLATION WITH PRIOR NOTICE OF 48 HOURS.
3. PLANT MATERIAL IS TO HAVE IDENTIFICATION TAGS ON 10 OF EACH SPECIES SHOWING GENUS, SPECIES AND VARIETY, ETC. PLANT TAGS TO REMAIN ON TREES AND SHRUBS UNTIL TOWN INSPECTION.
4. ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH AAN SPECIFICATIONS FOR NUMBER ONE GRADE.
5. ALL TREES TO BE BALLED AND BURLAPPED, ROOT CONTROL BAGS OR CONTAINERIZED.
6. MINOR CHANGES IN SPECIES AND PLANT LOCATIONS MAY BE MADE DURING CONSTRUCTION, AS REQUIRED BY SITE CONDITIONS OR PLANT AVAILABILITY. OVERALL QUANTITY AND DESIGN CONCEPT TO BE CONSISTENT WITH APPROVED PLANS.
7. PRIOR TO INSTALLATION OF PLANT MATERIALS AND SOD, AREAS THAT HAVE BEEN COMPACTED SHALL BE THOROUGHLY LOOSENED.
8. ALL LANDSCAPE AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT THE RATE OF 4 CUBIC YARDS PER 1000 SF ROTO-TILLED TO A DEPTH OF 6". NO ORGANIC SOIL PREPARATION WITHIN THE FIRST 5 FEET ADJACENT TO BUILDINGS.
9. ALL SHRUB AND ORNAMENTAL GRASS BEDS ARE TO BE MULCHED WITH MIN. 3" DEPTH ROCK MULCH OVER SPECIFIED GEO-TEXTILE WEED CONTROL FABRIC. ROCK MULCH SHALL BE 1-1/2" WESTERN RIVER ROCK OR APPROVED EQUAL. CONTRACTOR SHALL PROVIDE SAMPLES OF ROCK MULCH FOR LANDSCAPE ARCHITECT'S APPROVAL, PRIOR TO PURCHASE OR INSTALLATION. FINAL SELECTION SHALL BE MADE FROM SAMPLES. CUT WEED CONTROL FABRIC AROUND INDIVIDUAL ORNAMENTAL GRASS TO ALLOW FOR FULL GROWTH OF EACH PLANT. ALL PERENNIAL FLOWER BEDS SHALL BE MULCHED WITH 4" DEPTH SHREDDED CEDAR MULCH. NO WEED CONTROL FABRIC IS REQUIRED IN PERENNIAL AREAS.
10. SHRUB BEDS ARE TO BE CONTAINED BY PERFORATED GALVANIZED ROLLTOP EDGER WITH DRAIN HOLES. EDGER IS NOT REQUIRED WHEN ADJACENT TO CURBS, WALLS, OR WALKS. MATERIAL TO BE APPROVED BY OWNER. CONTACT LL JOHNSON FOR EDGER.
11. THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT LANDSCAPE, PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION OR DURING THE SPECIFIED MAINTENANCE PERIOD. CALL FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION.
12. THE CONTRACTOR SHALL REPORT ANY DISCREPANCY IN PLAN VS. FIELD CONDITIONS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, PRIOR TO CONTINUING WITH THAT PORTION OF WORK.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
14. LANDSCAPE TO BE INSTALLED PER CITY STANDARDS AND SPECIFICATIONS. IN CASES WHERE DISCREPANCIES EXIST BETWEEN PLANS AND CITY STANDARDS, CONTACT LANDSCAPE ARCHITECT FOR CLARIFICATION.
15. ALL AREAS SHALL BE GRADED TO ACHIEVE POSITIVE DRAINAGE.
16. ALL SHRUB BEDS TO BE IRRIGATED WITH AUTOMATIC DRIP OR SPRAY IRRIGATION SYSTEM OR ACCEPTABLE ALTERNATIVE. THE IRRIGATION SYSTEM IS TO BE ADJUSTED TO MEET THE NEEDS OF THE INDIVIDUAL PLANT MATERIAL.
17. KEEP ALL TREES MINIMUM 10 FEET BETWEEN TREES AND WATER OR SEWER MAINS, 6 FEET BETWEEN TREES AND WATER OR SEWER SERVICE LINES, 4 FEET BETWEEN TREES AND GAS LINES. STREET TREES PLANTED WITHIN THE UTILITY EASEMENT MAY CONFLICT WITH UTILITIES & ADDITIONAL CONDUIT MAY BE REQUIRED TO PROTECT UNDERGROUND ELECTRIC LINES.
18. LANDSCAPES SHALL BE MAINTAINED TO ENSURE WATER EFFICIENCY. A REGULAR MAINTENANCE SCHEDULE SHALL INCLUDE BUT NOT BE LIMITED TO CHECKING, ADJUSTING, AND REPAIRING IRRIGATION EQUIPMENT; RESETTING THE AUTOMATIC CONTROLLER; AERATING AND DE-THATCHING TURF AREAS (ONLY IF NEEDED); REPLENISHING MULCH; FERTILIZING; PRUNING, AND WEEDING IN ALL LANDSCAPED AREAS.
19. SINGLE TRUNK TREES WITHIN THE SIGHT TRIANGLE AREAS SHALL BE MAINTAINED & TRIMMED FROM THE GROUND TO A LINE AT LEAST SEVEN (7) FEET ABOVE THE LEVEL OF THE INTERSECTION.
20. ALL EXISTING TREES & SHRUBS ON SITE SHALL BE REMOVED.
21. A 5' WIDTH OF DRY BORDER IS REQUIRED AROUND THE FOUNDATION. REFER TO THE COLORADO GEOSCIENCE & DESIGN REPORT #17-839 JANUARY 23,2018 #11. SURFACE DRAINAGE: THE OWNERS SHOULD BE CAUTIONED REGARDING THE INSTALLATION OF A LAWN ADJACENT TO THE FOUNDATION WALLS. LAWN IRRIGATION MUST BE MORE THAN FIVE FEET (5') FROM THE FOUNDATION WALLS TO PREVENT WETTING OF THE SUBSURFACE SOILS. LAWN AND/OR PLANTS SHOULD NOT BE PLANTED WITHIN FIVE FEET (5') OF THE FOUNDATION WALLS. WE RECOMMEND PROVIDING DECORATIVE GRAVEL OR BARK AROUND THE FOUNDATIONS, AS SHOWN IN FOUNDATION GRADING DETAIL 2. THIS METHOD WILL PREVENT PONDING OF WATER AND PROVIDE FOR PROPER DRAINAGE FROM THE FOUNDATIONS. NON-WOVEN GEO TEXTILE FABRIC CAN BE PLACED UNDER THE MULCH TO REDUCE WEED GROWTH AND STILL ALLOW SOME EVAPORATION OF SOIL MOISTURE. SPRINKLER HEADS AND EMITTERS SHOULD NOT BE LOCATED OR SPRAY WITHIN 5 FEET OF THE FOUNDATION OR PATIO SLABS AND BEYOND BACKFILL ZONES. PLANTINGS NEAR THE FOUNDATIONS SHOULD NOT TRAP SURFACE RUNOFF. FURTHERMORE, SIDEWALKS OR LOW-WATER CONSUMPTION GROUNDCOVER ARE RECOMMENDED TO FURTHER REDUCE THE RISK OF WATER INFILTRATION NEAR THE FOUNDATION WALLS. ALL PRESSURIZED IRRIGATION LINES AND VALVE BOXES SHOULD BE LOCATED AT LEAST 10 FEET FROM THE FOUNDATION OR PATIO SLABS. "

NATIVE GRASS SEED MIX - NON-IRRIGATED
(TEMPORARILY IRRIGATED UNTIL ESTABLISHMENT)

LOW GROW MIX - DRILL SEEDED
(INCREASE SEED RATE TO 50 PLS FOR BROADCAST)

COMMON NAME	% OF TOTAL	PLS PER ACRE	HEIGHT/FT
EPHRAIM CRESTED WHEATGRASS	25	6.3	2.0
DWARF PERENNIAL RYEGRASS	18	4.5	0.5
SR3200 BLUE FESCUE	9	2.3	0.5
REUBENS CANADA BLUEGRASS	13	3.3	0.5
BARLEY	12	3.0	2.0
SHEEP FESCUE	23	5.8	2.0
TOTAL	100	25	

NATIVE GRASS SEED NOTES:

SEED SHALL BE INSTALLED WHEN AT LEAST 3 MONTHS REMAIN IN THE GROWING SEASON. IF LESS THAN 3 MONTHS REMAIN IN THE GROWING SEASON AT THE TIME OF SEEDING, THE LANDSCAPE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT AND OWNER.
ALL SEED APPLICATIONS SHALL BE DRILL SEEDED, WITH HYDROMULCH APPLIED OVER THE SEED BED AFTER SEEDING.

HYDROMULCH MIX	
WOOD FIBER MULCH	46
15-15-15 ORGANIC FERTILIZER	9
ORGANIC BINDER/TACKIFIER	4

ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

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LANDSCAPE ARCHITECT

PLANT SCHEDULES
DATE PREPARED: 1-5-2023
DATE REVISED: TBD
PLANS PREPARED FOR:

NCA, LLC, dba PINE RIDGE APARTMENTS LLC
14205 E. Davies Ave
Centennial, CO 80112

John B. Collins Architect, LLC
10267 S. Rosemary St., Parker, CO 80134
P: 720 334 2210 E: jc@jbcarch.com

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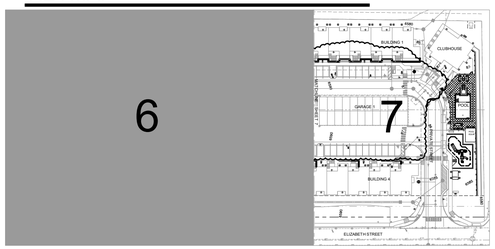
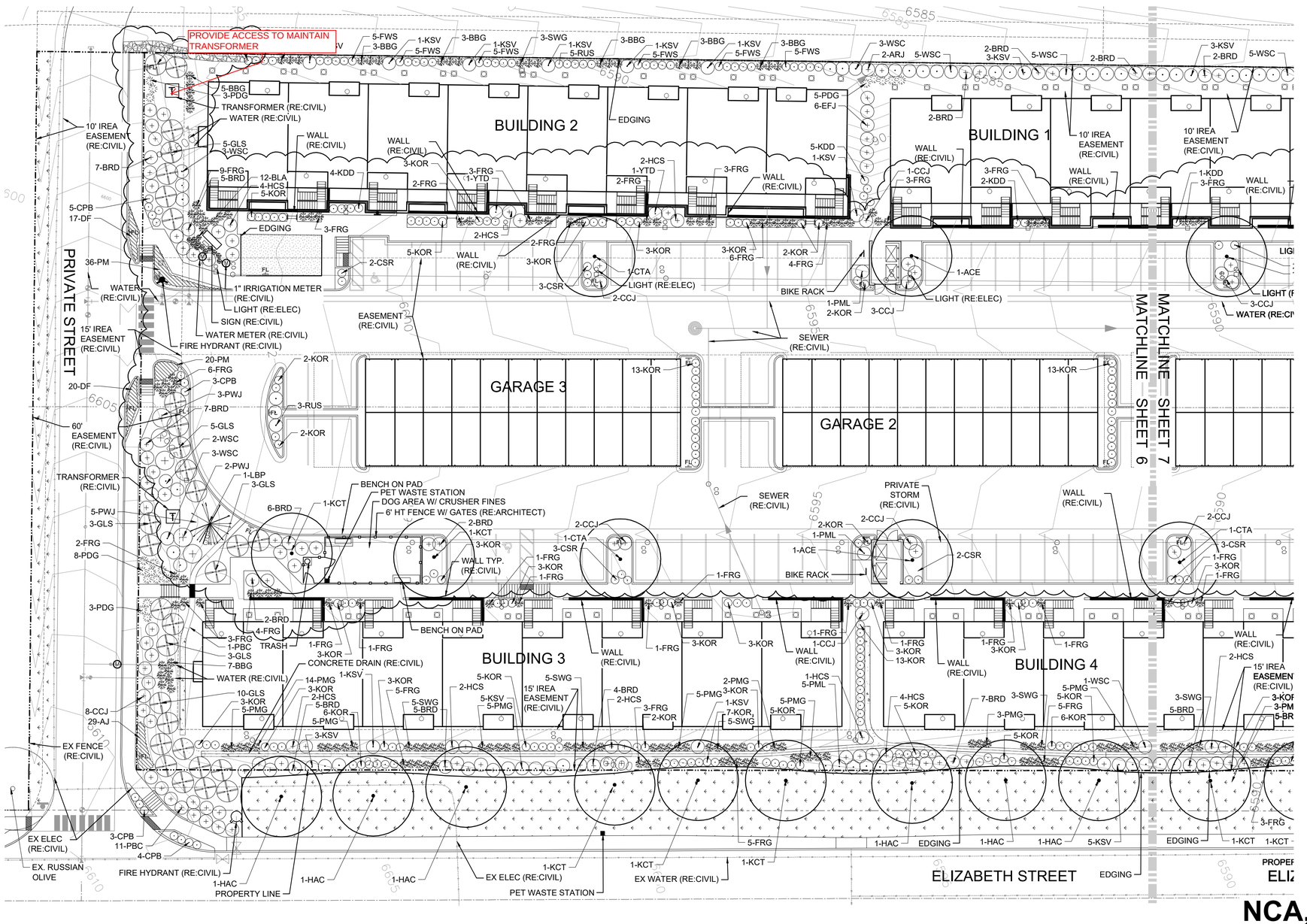
PINE RIDGE CROSSING

SITE PLAN AMENDMENT

SECTION 13, TOWNSHIP 8, RANGE 65, SUBDIVISION DESTINY VENTURES II MINOR SUBDIVISION, LOT B-1 PAR IN SE 1/4, NE 1/4: 13 8 65 DESC B 683 P160 4.187 ACRES

KEYMAP





*PARTIAL PLANT SCHEDULE
(SEE SHEET 5 FOR COMPLETE SCHEDULE)

PLANT SCHEDULE:

SYMBOL	TAG	QTY.	COMMON NAME
DECIDUOUS CANOPY TREES			
	ACE	6	ACCOLADE ELM
	AGG	1	AUTUMN GOLD GINKGO
	CTA	4	CATALPA
	HAC	6	HACKBERRY
	KCT	8	KENTUCKY COFFEETREE
	Subtotal	25	
EVERGREEN TREES			
	LBP	4	LIMBER PINE
	Subtotal	4	
DECIDUOUS SHRUBS			
	BMS	32	BLUE MIST SPIREA
	CPB	26	CRIMSON PYGMY BARBERRY
	CSR	27	CAREFREE SUNSHINE ROSE
	FWS	50	FOUR WING SALTBUSH
	KDD	48	KELSEY DWARF DOGWOOD
	KOR	179	KNOCK OUT PINK ROSE
	KSV	38	KOREAN SPICE VIBURNUM
	MAE	5	MANHATTAN EUONYMUS
	PML	19	MEYER LILAC
	RUS	45	RUSSIAN SAGE
	WSC	39	WESTERN SAND SHERRY
	YTD	2	YELLOW TWIG DOGWOOD
	Subtotal	510	
LOW SPREADING SHRUBS			
	ARJ	25	ARCADIA JUNIPER
	BRD	75	BROADMOOR JUNIPER
	CCJ	38	CALGARY CARPET JUNIPER
	EFJ	6	EFFUSA COMMON JUNIPER
	GLS	38	GRO LOW SUMAC
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	PBC	57	CREEPING WESTERN SAND CHERRY
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	AJ	58	AUTUMN JOY SEDUM
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	MN	46	MAY NIGHT SALVIA
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	PMG	63	PURPLE MAIDEN GRASS
	SWG	88	SWITCHGRASS
	Subtotal	388	

NATIVE GRASS SEED (VERY LOW WATER USE)

NATURE'S PRAIRIE SOD BY TURFM

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NORTH

0 10' 20' 40'
SCALE - 1" = 20'

SHEET 6 OF 20

PLANT SCHEDULES
DATE PREPARED: 1-5-2023
DATE REVISED: TBD
PLANS PREPARED FOR:

NCA, LLC, dba PINE RIDGE APARTMENTS LLC
14205 E. Davies Ave
Centennial, CO 80112

John B. Collins Architect, LLC
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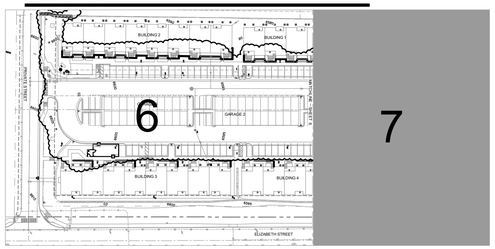

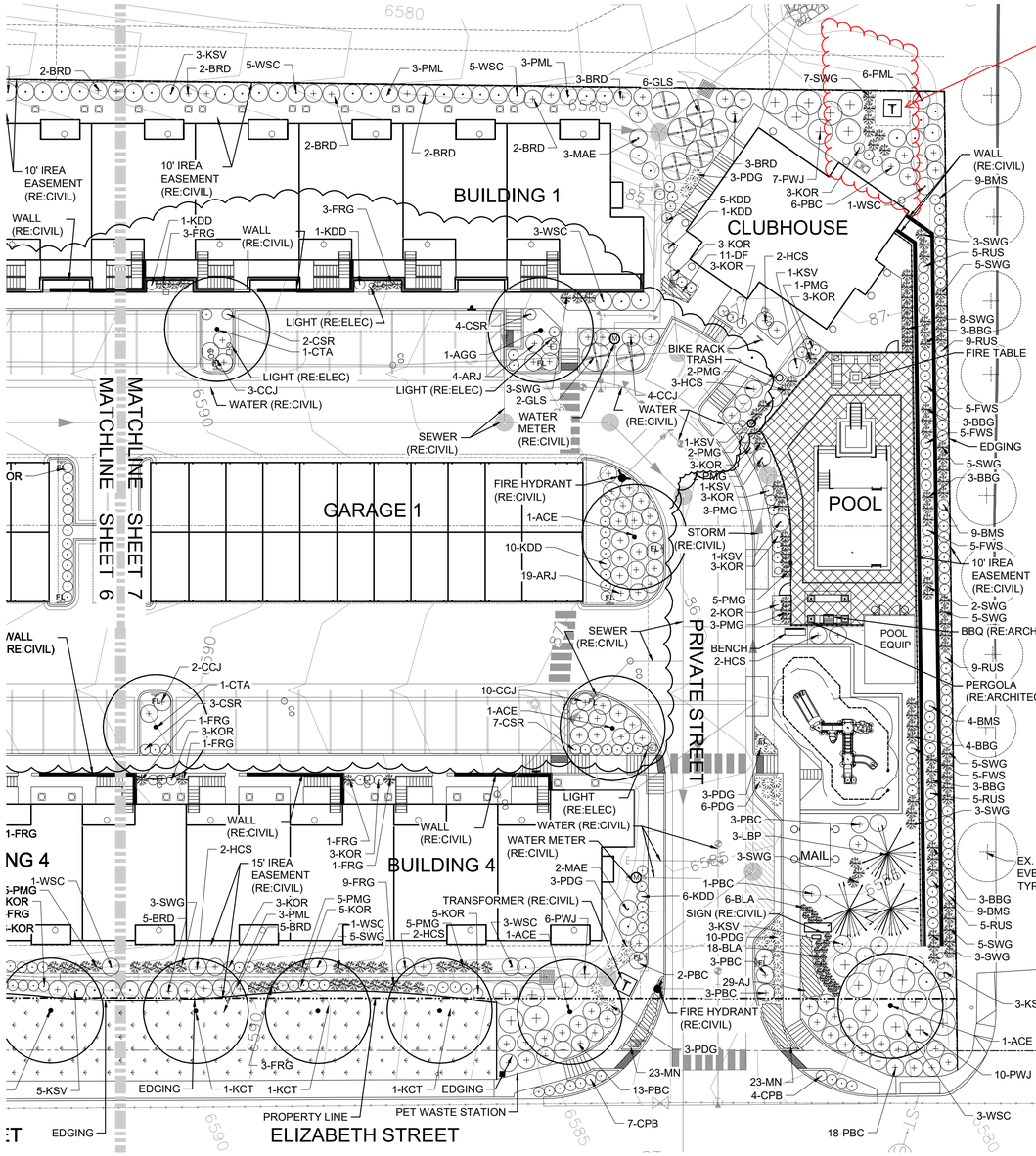

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SHEET
7 OF 20

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8247 S. Kipling St., Littleton, CO 80127
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Elizabeth Fire Protection District

P.O. Box 441
155 W Kiowa Ave.
Elizabeth, Colorado
80107

Phone: 303-646-3800
Fax: 303-688-6994
Email: kara@elizabethfire.com
Website: https://www.elizabethfire.com

Division Chief of Administration
and Prevention

Date 2-6-2023
Applicant Pine Ridge Apartments, LLC
Applicant Address 14205 E. Davies Ave.
Project Pine Ridge Apartments Site Plan Amendment
Project Address 6213 Brooke Street Elizabeth, CO 80107
Plans Dated 1-05-23
Review Number 1
Plan Review Fee $0

Approved ✔ **Needs Changes** ☐ **Rejected** ☐

A review was conducted on the submitted plans for the above location based on the adopted codes and standards below.

☐ 2012 International Codes and Adopted Standards
☐ 2015 International Codes and Adopted Standards
✔ 2018 International Codes and Adopted Standards

Reviewed By: Kara Gerczynski Signature: _____
Title: Division Chief/Fire Marshal

RESPONSE TO PLAN REVIEW COMMENTS AND INSPECTION REQUESTS

Please read this document in its entirety. The contractor and/or applicant is responsible for compliance with all requests, comments, applicable codes, ordinance or policy of the fire department. All comments shall be addressed in writing. If plans are rejected, additional review fees may be charged. If changes are needed, additional submittals may be required.

Conditions found, or other data collected or submitted, shall not prevent the fire official from requiring correction of errors found.

Inspections are required to be requested on our website at www.elizabethfire.com or phoned in by 4:00 p.m. at 303-646-3800 the day before the day you wish the inspection.

NOTE: ALL INSPECTION TIMES ARE SUBJECT TO INSPECTOR AVAILABILITY

After hour inspections can be scheduled for additional fees. All review and inspection fees are due at the time of review pick-up. Fees schedules are located on our website at www.elizabethfire.com

Section 1

BUILDING INFORMATION

Building Square Footage: Not Given at this time
Type of Construction: VB

Section 2

Fire Service Features

FIRE SERVICE WATER SUPPLY

Required Fire Flow:

Fire flow: Previoulsy Approved
Duration: Previoulsy Approved
Total Capacity: Previoulsy Approved
Sprinklered Building reduction: Previoulsy Approved

Fire Hydrant Location and Distribution:

Number of Fire Hydrants: Previoulsy Approved
Average Spacing: Previoulsy Approved

FIRE SERVICE ACCESS

Width and Surface:

	Approved	Rejected	N/A
Width:	☑	☐	☐
Length:	☑	☐	☐
Turn-around:	☑	☐	☐
Surface:	☑	☐	☐
Premises Identification:	☑	☐	☐
Key Boxes:	☑	☐	☐
Radio coverage:	☑	☐	☐

Additional Comments:

The Impact Fee Form will need to be updated to account for the additional square footage of the west buildings. **Understood.**
Please submit the total square footage for the new buildings to update that information. **Will do.**
New building plans and deferred special system plans need to be submitted to this office for review. **Will do.**

Commercial building plans need to be submitted to this office for review. An Impact Fee Agreement needs to be signed before recordation of site plan. The required fire department access and fire hydrants shall be installed and approved prior to construction beginning above foundation level or the moving of combustible materials onto the construction site.

From: Dianna Hiatt
To: Randy Baca; matt@stolfusandassociates.com; mnuno@liveyourcore.com; kara@elizabethfire.org; Michael DeVol; Sean Bigler; Brooks Kaufman; Jason McKune (jason.mckune@blackhillscorp.com); Scott Pease
Cc: Zach Higgins; Travis Reynolds
Subject: RE: COMMENTS by February 6 - Pine Ridge Crossing Site Plan Amendment
Date: Monday, February 6, 2023 10:19:31 AM
Attachments: image001.png
image003.png
image004.png
image005.png
image006.png

Thanks Randy. Your comments will be helpful for Zach and Travis to review.

Enjoy your day,

Dianna Hiatt
Administrative Assistant
Community Development Department
Town of Elizabeth

Office: 303.646.4166 x4
Email : dhiatt@townofelizabeth.org

PO Box 159, 151 S Banner Street
Elizabeth, CO 80107

www.townofelizabeth.org

From: Randy Baca <rbaca@safebuilt.com>
Sent: Monday, February 6, 2023 10:15 AM
To: Dianna Hiatt <DHiatt@townofelizabeth.org>; matt@stolfusandassociates.com; mnuno@liveyourcore.com; kara@elizabethfire.org; Michael DeVol <mdevol@townofelizabeth.org>; Sean Bigler <sbigler@townofelizabeth.org>; Brooks Kaufman <BKaufman@core.coop>; Jason McKune (jason.mckune@blackhillscorp.com) <jason.mckune@blackhillscorp.com>; Scott Pease <spease@liveyourcore.com>
Cc: Zach Higgins <zhiggins@townofelizabeth.org>; Travis Reynolds <treynolds@safebuilt.com>
Subject: RE: COMMENTS by February 6 - Pine Ridge Crossing Site Plan Amendment

Just a few things I would mention…

If these buildings change to 3 stories as proposed, they would be a completely new review for a completely new building.

They are increasing the number of parking spaces by adding them between buildings, something that may actually help them since they were closer together before. They are providing six accessible spaces, code would require six, so good there. They are providing the only two van accessible spaces within the garages, which isn't a great design, but not necessarily a code violation since van space dispersion is not codified.

Those are about the only things I would look at for a change to the site plan, and building doesn't usually review civil drawings anyway. We look for this information on an architectural site plan.

Hope that is helpful. Sorry for the late submission.

Randy Baca

SAFEbuilt inc. COLORADO

Building Official
7437 Village Square Lane #215
Castle Pines, CO 80108
O: (303) 705-0227
C: (303) 552-6136

rbaca@safebuilt.com

From: Dianna Hiatt <DHiatt@townofelizabeth.org>
Sent: Friday, February 3, 2023 12:09 PM
To: matt@stolfusandassociates.com; mnuno@liveyourcore.com; kara@elizabethfire.org; Randy Baca <rbaca@safebuilt.com>; Michael DeVol <mdevol@townofelizabeth.org>; Sean Bigler <sbigler@townofelizabeth.org>; Brooks Kaufman <BKaufman@core.coop>; Jason McKune (jason.mckune@blackhillscorp.com) <jason.mckune@blackhillscorp.com>; Scott Pease <spease@liveyourcore.com>
Cc: Zach Higgins <zhiggins@townofelizabeth.org>; Travis Reynolds <treynolds@safebuilt.com>
Subject: COMMENTS by February 6 - Pine Ridge Crossing Site Plan Amendment

Just a friendly reminder that we would appreciate your comments on the site plan amendment for Pine Ridge Crossing Apartments early next week. We are preparing for public meetings. Thanks!

Happy Friday.

ELIZABETH COLORADO

Enjoy your day,

Dianna Hiatt
Administrative Assistant
Community Development Department
Town of Elizabeth

Office: 303.646.4166 x4
Email : dhiatt@townofelizabeth.org

PO Box 159, 151 S Banner Street
Elizabeth, CO 80107

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Dianna Hiatt

From: Sean Bigler
Sent: Saturday, February 4, 2023 2:01 PM
To: Dianna Hiatt
Subject: RE: COMMENTS by February 6 - Pine Ridge Crossing Site Plan Amendment

No issues from PD.

Sergeant Sean R. Bigler / Badge #1504
Patrol Supervisor
Elizabeth Police Department
425 S. Main St. / PO Box 1527
Elizabeth, CO, 80107
Phone: 303-646-4664 Ext. 571
Fax: 303-646-0676

From: Dianna Hiatt <DHiatt@townofelizabeth.org>
Sent: Friday, February 3, 2023 12:09 PM
To: matt@stolfusandassociates.com; mnuno@liveyourcore.com; kara@elizabethfire.org; rbaca@safebuilt.com; Michael DeVol <mdevol@townofelizabeth.org>; Sean Bigler <sbigler@townofelizabeth.org>; Brooks Kaufman <BKaufman@core.coop>; Jason McKune (jason.mckune@blackhillscorp.com) <jason.mckune@blackhillscorp.com>; Scott Pease <spease@liveyourcore.com>
Cc: Zach Higgins <zhiggins@townofelizabeth.org>; Travis Reynolds <treynolds@safebuilt.com>
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Happy Friday.

Enjoy your day,

Dianna Hiatt
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Community Development Department
Town of Elizabeth

Office: 303.646.4166 x4
Email : dhiatt@townofelizabeth.org

PO Box 159, 151 S Banner Street
Elizabeth, CO 80107

www.townofelizabeth.org

From: Dianna Hiatt
Sent: Friday, January 20, 2023 3:54 PM

To: Matt Brown <matt@stolfusandassociates.com>; Manny Nuno <mnuno@liveyourcore.com>; Kara Gerczynski <kara@elizabethfire.org>; Randy Baca <rbaca@safebuilt.com>; Travis Reynolds <treynolds@safebuilt.com>; Michael DeVol <mdevol@townofelizabeth.org>; Sean Bigler <sbigler@townofelizabeth.org>; Brooks Kaufman <BKaufman@core.coop>; Jason McKune (jason.mckune@blackhillscorp.com) <jason.mckune@blackhillscorp.com>; Scott Pease <spease@liveyourcore.com>
Cc: Zach Higgins <zhiggins@townofelizabeth.org>; Patrick Davidson <pdavidson@townofelizabeth.org>
Subject: Pine Ridge Crossing Site Plan Amendment

TOWN OF ELIZABETH REFERRAL REQUEST

SUBJECT: Pine Ridge Apartments

PROJECT NAME: Pine Ridge Crossing Site Plan Amendment

PROJECT LOCATION: Elizabeth Street; Lot B-1 Destiny Ventures II Minor Subdivision

APPLICATION TYPE: Site Plan Amendment

APPLICANT: Property Owner: Pine Ridge Apartments LLC, 303-680-0091

APPLICANT REPRESENTATIVE: Tahoe Consulting LLC, cjkirst@tahoelandservices.net, 303-330-8947

COMMUNITY DEVELOPMENT DIRECTOR:

PLANNER/PROJECT MANAGER: Zach Higgins: zhiggins@townofelizabeth.org, 303-725-7496

COMMENTS DUE: Monday, February 6, 2023

The Town of Elizabeth Community Development Department has received submittal of a site plan amendment for the Pine Ridge Crossing Apartments. All documents for your review are attached to this email.

Please review the submittal documents and provide comments by replying to this email by Monday, February 6, 2023.
Thank you for your time in reviewing this rezoning request.

You may contact Zach or me with questions or for additional information.

Enjoy your day,

Dianna Hiatt
Administrative Assistant
Community Development Department
Town of Elizabeth

Office: 303.646.4166 x4
Email : dhiatt@townofelizabeth.org

PO Box 159, 151 S Banner Street
Elizabeth, CO 80107

www.townofelizabeth.org

From: Matthew Brown
To: Dianna Hiatt; mnuno@liveyourcore.com; kara@elizabethfire.org; rbaca@safebuilt.com; Travis Reynolds; Michael DeVol; Sean Bigler; Brooks Kaufman; Jason McKune (jason.mckune@blackhillscorp.com); Scott Pease
Cc: Zach Higgins; Patrick Davidson
Subject: RE: Pine Ridge Crossing Site Plan Amendment
Date: Tuesday, February 7, 2023 9:07:44 AM
Attachments: image001.png
827bf33e-bc74-4a28-8d13-e198b14bf4fb.png

Hi Dianna,
I have no comments on Pine Ridge Crossings proposal to add 16 additional units to the site plan.

Regards,
Matt

Matthew J. Brown, PE, PTOE
Senior Transportation Engineer

Stolfus

Stolfus & Associates, Inc. | 5690 DTC Boulevard, Suite 330W | Greenwood Village, CO 80111
303-221-2330 | 720-979-5892 | matt@stolfusandassociates.com
www.stolfusandassociates.com

From: Dianna Hiatt <DHiatt@townofelizabeth.org>
Sent: Friday, January 20, 2023 3:54 PM
To: Matthew Brown <Matt@Stolfusandassociates.com>; mnuno@liveyourcore.com; kara@elizabethfire.org; rbaca@safebuilt.com; Travis Reynolds <treynolds@safebuilt.com>; Michael DeVol <mdevol@townofelizabeth.org>; Sean Bigler <sbigler@townofelizabeth.org>; Brooks Kaufman <BKaufman@core.coop>; Jason McKune (jason.mckune@blackhillscorp.com) <jason.mckune@blackhillscorp.com>; Scott Pease <spease@liveyourcore.com>
Cc: Zach Higgins <zhiggins@townofelizabeth.org>; Patrick Davidson <pdavidson@townofelizabeth.org>
Subject: Pine Ridge Crossing Site Plan Amendment

TOWN OF ELIZABETH REFERRAL REQUEST

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Thank you for your time in reviewing this rezoning request.

You may contact Zach or me with questions or for additional information.

Enjoy your day,

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Administrative Assistant
Community Development Department
Town of Elizabeth

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Elizabeth, CO 80107

www.townofelizabeth.org

TOWN OF ELIZABETH

COMMUNITY DEVELOPMENT DEPARTMENT

TO: Planning Commission
FROM: Zach Higgins, AICP Community Development Director
DATE: March 07, 2023
SUBJECT: Staff Report

- Training: American Planning Association – Planning Commissioner Training Series
    - Roles/Responsibilities
    - Managing the Meeting
    - Staff Reports (completed)
    - Comprehensive Plans
    - Zoning/Ordinances
- Training: Town Water Consultants providing Water Law Training 03/07/2023.
- Training: Referral Agencies:
    - Fire
    - Police Department
    - Public Works
    - Civil Engineer (CORE Engineering)
    - Traffic Engineer (Stolfus)
    - CORE Electric
    - Black Hills Energy (Gas)
    - Elizabeth School District
- Stolfus has presented findings and recommendations to the public on 02/23 from the Old Town Traffic Study.
- The BOT has was presented with updated Main Street Cross-Sections at their meeting on 02/28/2023. The BOT has chosen to table the resolution to allow additional time to discuss the proposed with the MSBOD.
- Advisory Board and BOT guidelines.