NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

PARK MEADOWS TOWN CENTER FILING NO. 1-A, 7TH AMENDMENT, LOT 3, 4A-1, 4-B, & 21
PARK MEADOWS PLANNED DEVELOPMENT, 2ND AMENDMENT
PLANNING AREA #1
45.37 ACRES
SIP # SP22-114

LEGAL DESCRIPTION:

LOT 3, PARK MEADOWS TOWN CENTER FILING NO. 1-A, 5TH AMENDMENT, COUNTY OF DOUGLAS, STATE OF COLORADO. AND LOT 4-B, PARK MEADOWS TOWN CENTER FILING NO. 1-A, 6TH AMENDMENT RECORDED AUGUST 29, 2002 AT RECEPTION NO. 2002087418, COUNTY OF DOUGLAS, STATE OF COLORADO. AND LOT 4A-1, PARK MEADOWS TOWN CENTER FILING NO. 1-A, 6TH AMENDMENT AS DESCRIBED ON THAT LOT LINE ADJUSTMENT MAP LAND SURVEY PLAT RECORDED JANUARY 12, 2011 AT RECEPTION NO. 2011003006, COUNTY OF DOUGLAS, STATE OF COLORADO.

BASIS OF BEARING:

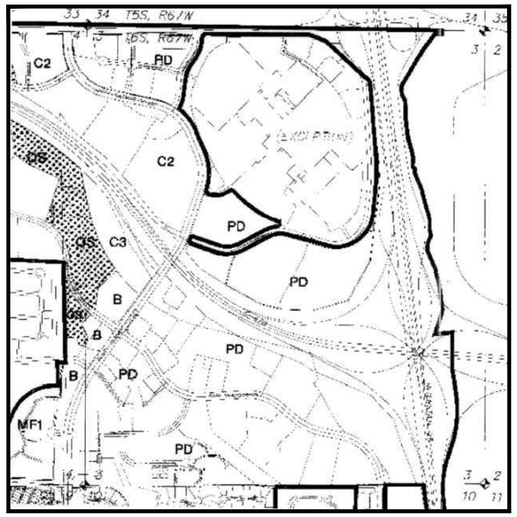
BEARINGS ARE BASED ON THE SOUTHEAST LINE OF LOT 3, PARK MEADOWS TOWN CENTER FILING NO. 1-A, 5TH AMENDMENT, AS MONUMENTED BY NAIL WITH BRASS DISK PLS 16401 AT EACH END, AS BEARING NORTH 47°09'19" EAST PER SAID PLAT.

BENCHMARK:

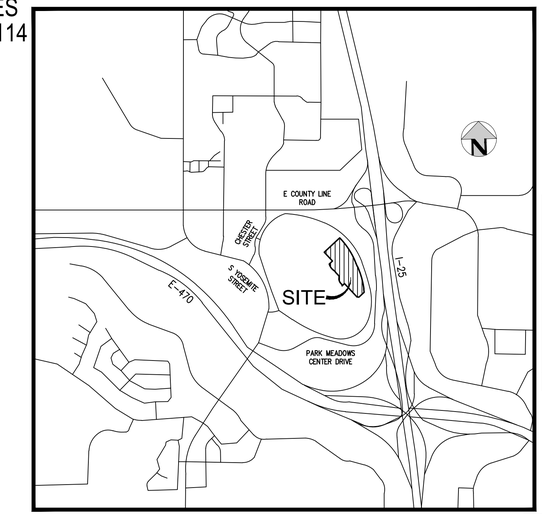
BENCHMARK IS DOUGLAS COUNTY CONTROL POINT 2113021 STAMPED" 2.113021 DC GIS" WITH A PUBLISHED ELEVATION OF 5914.49 FT (NAVD88).

LEGEND

	EX	PR
PROPERTY BOUNDARY		
EASEMENT LINE		
STORM SEWER		
SANITARY SEWER	SS	SS
WATER LINE	W	8W
FIBER OPTIC	FO	
UNDERGROUND TELEPHONE	UT	
UNDERGROUND ELECTRIC	UE	UE
OVERHEAD ELECTRIC	OE	
TRANSFORMER		
STREET LIGHT		
GAS MAIN	G	G
FENCE		
TYPE 1 HANDRAIL		
TYPE 2 HANDRAIL		
RETAINING WALL		
BUILDING ENTRANCE		
HANDICAP PARKING		
PARKING COUNT		8
CONTOUR	5400	5400
TREES		



PARK MEADOWS PD VICINITY MAP
SCALE = NTS



VICINITY MAP
SCALE: 1" = 1000'

GENERAL NOTES:

1. THE PROPERTY DESCRIBED HEREIN IS SUBJECT TO ALL APPLICABLE REQUIREMENTS OF THE LONE TREE ZONING CODE AND DESIGN STANDARDS, INCLUDING BUT NOT LIMITED TO, PROPERTY MAINTENANCE, LIGHTING, PARKING, SIGNAGE, LANDSCAPING AND OUTDOOR STORAGE, EXCEPT AS MAY OTHERWISE BE ADDRESSED IN AN APPROVED PLANNED DEVELOPMENT PLAN, SUB– AREA PLAN, OR OTHER APPLICABLE PLAN OR AGREEMENT APPROVED BY THE CITY.
2. THE APPLICANT ASSUMES RESPONSIBILITY TO ENSURE THE PROJECT IS COMPLETED IN ACCORDANCE WITH THE APPROVED SIP AND ANY ASSOCIATED MATERIALS SAMPLE BOARDS AND FURTHER ASSUMES THE RISK ASSOCIATED WITH ANY CHANGES OR OMISSIONS MADE WITHOUT PRIOR CITY APPROVAL. MODIFICATIONS TO STRUCTURES OR SITES MAY REQUIRE AN AMENDMENT TO THE SIP AS DETERMINED BY THE CITY'S COMMUNITY DEVELOPMENT DIRECTOR, PER SEC. 16–27–180. UNAUTHORIZED CHANGES OR OMISSIONS MADE WITHOUT PRIOR CITY APPROVAL CORRECTIVE ACTIONS, DELAY OF PERMITS OR CITATIONS FOR ZONING VIOLATIONS WITH ASSOCIATED FINES AND LEGAL MEASURES. BUILDING PLANS SHALL CONFORM TO THE APPROVED SIP.
3. WITHIN SITE TRIANGLES, AS SHOWN, LIMITED LANDSCAPING SHALL BE ALLOWED WITH NO SOLID STRUCTURES PERMITTED AS STATED IN THE CITY OF LONE TREE'S LANDSCAPE DESIGN GUIDELINES AND STANDARDS FOR LANDSCAPING. LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE MAINTAINED BY THE PROPERTY OWNER OR APPROPRIATE ASSOCIATION OR DISTRICT, AS MAY BE IDENTIFIED IN MAINTENANCE AGREEMENTS RECORDED WITH THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE.
4. THE OWNER IS RESPONSIBLE FOR THE INSTALLATION OF ALL ROADWAY SIGNAGE, INCLUDING 'NO PARKING/FIRE LANE' SIGNAGE, AS REQUIRED BY THE CITY PUBLIC WORKS DEPARTMENT AND/OR THE FIRE DISTRICT. SUCH SIGNAGE SHALL BE MAINTAINED BY THE PROPERTY OWNER OR APPROPRIATE ASSOCIATION OR DISTRICT, AS MAY BE IDENTIFIED IN MAINTENANCE AGREEMENTS RECORDED WITH THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE.
5. SITE LANDSCAPING, SITE AMENITIES AND FURNISHINGS, AND ALL SITE IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO, SIDEWALKS AND PARKING AREAS SHALL BE MAINTAINED IN A STATE OF GOOD REPAIR CONSISTENT WITH THE APPROVED SIP AND THE LONE TREE MUNICIPAL CODE AND DESIGN GUIDELINES AND STANDARDS. SUCH MAINTENANCE SHALL INCLUDE THE REGULAR MAINTENANCE OF PET WASTE STATIONS (WHEN PRESENT), TO INCLUDE WASTE COLLECTION AND WASTE BAG REPLACEMENT. LANDSCAPE PLANTINGS MUST BE ALIVE AND ALL IRRIGATION MUST BE FUNCTIONAL. ALL MAINTENANCE OBLIGATIONS SHALL BE COMPLETED BY THE PROPERTY OWNER OR APPROPRIATE ASSOCIATION OR DISTRICT, AS MAY BE IDENTIFIED IN MAINTENANCE AGREEMENTS RECORDED WITH THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE.
6. THE CITY OF LONE TREE REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES, INCLUDING INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES AND DETENTION BASINS LOCATED ON THEIR LAND UNLESS MODIFIED BY THE SITE IMPROVEMENT PLAN IMPROVEMENTS AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE CITY OF LONE TREE SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE PURPOSES OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER OR THE RESPONSIBLE MAINTENANCE AUTHORITY.
7. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR THE CITY OF LONE TREE, DOUGLAS COUNTY, COLORADO COMMUNITY PANEL NUMBER 08035C0034G AND 08035C0053G, DATED MARHC 16TH, 2016 AND FEBRUARY 17TH, 2017, THE SUBJECT PROPERTY LIES WITHIN ZONE X, "AREAS DETERMINED TO BE INSIDE/OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD."
8. DEVELOPER IS RESPONSIBLE FOR INSTALLING PARKING SIGNS THAT:
   A. RESTRICT THE SURFACE PARKING LOT TO ACCESSIBLE, CUSTOMER AND PROSPECTIVE TENANT PARKING, AND LOADING/DELIVERIES; AND
   B. PROHIBIT RESIDENTIAL VISITOR PARKING. ALL TENANT, VISITOR AND EMPLOYEE PARKING MUST BE RESTRICTED TO THE PARKING STRUCTURE.
9. ALL PRESENT AND FUTURE OWNERS AND OCCUPANTS OF LAND HEREBY SUBJECT TO A SITE IMPROVEMENT PLAN ARE HEREBY NOTIFIED THAT THE PROPERTY IS LOCATED WITHIN PROXIMITY TO CENTENNIAL AIRPORT AND IS SUBJECT TO THE TERMS OF THAT CERTAIN AVIGATION AND HAZARD EASEMENT RECORDED AT RECEPTION NUMBER BOOK 1256 AT PAGE 671 ON APRIL 7TH, 1995 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER, AS MAY BE AMENDED.
10. PROXIMITY TO CENTENNIAL AIRPORT MAY HAVE ANY NUMBER OF IMPACTS ON THE PROPERTY OCCUPANTS, THE PROPERTY, AND THE DEVELOPMENT, IMPROVEMENT, USE, ENJOYMENT OR OCCUPANCY OF THE PROPERTY, INCLUDING WITHOUT LIMITATION ODORS, AIRCRAFT NOISE, VIBRATION, FUMES, FUEL PARTICLES, EXHAUST, AND THE OPERATION AND PASSAGE OF AIRCRAFT ABOVE OR NEAR THE PROPERTY. INDIVIDUAL SENSITIVITIES TO THE POTENTIAL CENTENNIAL AIRPORT IMPACTS CAN VARY FROM PERSON TO PERSON, AND POTENTIAL AIRPORT IMPACTS CAN VARY FROM LOCATION TO LOCATION WITHIN THE PROPERTY AND FROM TIME TO TIME, RECORDS AND INFORMATION CONCERNING CENTENNIAL AIRPORT AND POTENTIAL AIRPORT IMPACTS ARE PUBLICLY AVAILABLE THROUGH VARIOUS FEDERAL, STATE, AND LOCAL GOVERNMENTAL AGENCIES, INCLUDING CENTENNIAL AIRPORT. ALL PRESENT AND FUTURE OWNERS AND OCCUPANTS ARE SOLELY RESPONSIBLE FOR EVALUATING AND DETERMINING WHETHER THE AIRPORT IMPACTS, IF ANY, ARE ACCEPTABLE TO THEM.
11. THIS PROPERTY IS WITHIN A WILDFIRE RISK AREA. WILDFIRE RISK CAN VARY FROM LOCATION TO LOCATION WITHIN THE PROPERTY AND FROM TIME TO TIME, INFORMATION CONCERNING WILDFIRE RISK IS PUBLICLY AVAILABLE THROUGH VARIOUS FEDERAL, STATE, AND LOCAL GOVERNMENTAL AGENCIES, INCLUDING THE COLORADO STATE FOREST SERVICE. ALL PRESENT AND FUTURE OWNERS AND OCCUPANTS ARE SOLELY RESPONSIBLE FOR EVALUATING AND DETERMINING WHETHER THE WILDFIRE RISKS, IF ANY, ARE ACCEPTABLE TO THEM.
12. IT SHALL BE THE RESPONSIBILITY OF THE OWNER (OR RESPONSIBLE ASSOCIATION OR DISTRICT, AS MAY BE IDENTIFIED BY MAINTENANCE AGREEMENTS) TO MAINTAIN ALL PLAYGROUND EQUIPMENT AND PARK INFRASTRUCTURE ON THE PROPERTY IN A STATE OF GOOD REPAIR IN CONFORMANCE WITH ALL APPLICABLE BUILDING AND SAFETY REGULATIONS.
13. ARTWORK MUST BE MAINTAINED PER THE APPROVED SIP. ANY FADING, CHIPPING, OR DAMAGE SHALL BE REPAIRED BY THE PROPERTY OWNER OR APPROPRIATE ASSOCIATION OR DISTRICT, AS MAY BE IDENTIFIED IN MAINTENANCE AGREEMENTS RECORDED WITH THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE. ANY FUTURE REMOVAL OR ALTERATION OF ARTWORK, AS APPROVED BY THIS SIP MAY WARRANT AN SIP AMENDMENT AND SUBSEQUENT APPROVAL BY THE CITY OF LONE TREE.

RESIDENTIAL PARKING ANALYSIS:

PARK MEADOWS MALL INTENDS TO PARK THE PROPOSED RESIDENTIAL UNITS PER THE PARK MEADOWS PLANNED DEVELOPMENT AGREEMENT, 2ND AMENDMENT REQUIREMENTS UNDER "STANDARDS FOR PRINCIPAL & ACCESSORY USES, SECTION A.8" IN CONJUNCTION WITH THE FOLLOWING:

- THE PARK MEADOWS PLANNED DEVELOPMENT, 2ND AMENDMENT SECTION "GENERAL STANDARDS APPLICABLE TO ALL DEVELOPMENT SECTION B.6" CONTEMPLATES A 20% REDUCTION FOR ANY DEVELOPMENTS WITHIN 1/4 MILE OF THE RAIL TRANSIT STATION.
- THE PARK MEADOWS PLANNED DEVELOPMENT, 2ND AMENDMENT SECTION "GENERAL STANDARDS APPLICABLE TO ALL DEVELOPMENT SECTION B.2" ALLOWS FOR THE CITY'S DIRECTOR OF PLANNING TO GRANT UP TO A 25% PARKING VARIANCE FOR OFF-STREET PARKING:
  - O PARK MEADOWS MALL IS REQUESTING A 25% REDUCTION, OR 172 STALLS, WHICH WILL PRIMARILY OFFSET GUEST PARKING REQUIREMENTS DUE TO THE ABUNDANCE OF EXISTING ADJACENT OFF-STREET PARKING WITHIN THE PARK MEADOW'S SITE.
  - O THE REDUCED RESIDENTIAL RATIO WILL ALIGN WITH MARKET PARKING CONDITIONS MORE AKIN TO TOD DEVELOPMENTS ACROSS THE DENVER METROPOLITAN AREA VERSUS NEARBY APARTMENT DEVELOPMENTS WHICH LACK THE IMMEDIATE WALKABLE ACCESS TO SHOPPING, SERVICES, OR PLAZA AT THE COMMUNITY'S FRONT DOOR. A NUMBER OF COMMUNITIES ACROSS THE DENVER METROPOLITAN AREA WITH SIMILAR 1/10 MILE DISTANCE TO TRANSIT AND VIBRANT CONTEXTS HAVE MOVED TO LOWER PARKING RATIOS WITH GREAT SUCCESS. EXAMPLES INCLUDE THE FOLLOWING:

PROPERTY	YOC	DISTANCE FROM RTD	RTD STOP	PARKING RATIO
PARK MEADOWS	TBD	0.1 MILE	COUNTY LINE	1.14
DENIZEN	2015	0.1 MILE	ALAMEDA STATION	1.01
THE OVERLAND	2021	0.1 MILE	EVANS STATION	1.07
MARQ AT ILIFF STATION	2019	0.1 MILE	ILIFF STATION	1.12
OXFORD STATION	2016	0.1 MILE	OXFORD STATION	1.13

- ALL NEW AND EXISTING RETAIL WILL CONTINUE TO MEET THE CITY'S REQUIRED PARKING RATIO OF 1 SPACE PER 250 SQUARE FEET OF FLOOR AREA.

PARK MEADOWS - RESIDENTIAL PARKING ANALYSIS

RESIDENTIAL	# UNITS	PMPD (RATIO)	PMPD (REQUIRED)
STUDIO	45	1	45
1 BEDROOM	233	1.50	350
2 BEDROOM	151	2	302
3 BEDROOM	25	2	50
RESIDENTIAL UNIT SUBTOTAL			747
GUEST PARKING REQUIRED	454	0.25	114
RESIDENTIAL UNIT & GUEST PARKING SUBTOTAL			861
LESS 20% TRANSIT REDUCTION PER PLANNED DEVELOPMENT B.6			-172
TOTAL RESIDENTIAL PARKING REQUIRED	454	1.52	689
LESS ADMINISTRATIVE VARIANCES PER PLANNED DEVELOPMENT B.2		25%	-172
TOTAL RESIDENTIAL PARKING PROPOSED	454	1.14	517

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APPROVAL CERTIFICATION:

THIS SITE IMPROVEMENT PLAN WAS APPROVED FOR FILING BY THE COUNCIL OF THE CITY OF LONE TREE, CO, ON THE _____ DAY OF _____, 20____, SUBJECT TO ANY CONDITIONS SPECIFIED HEREON. THE DEDICATIONS OF EASEMENTS ARE ACCEPTED.

ALL EXPENSES INCURRED WITH RESPECT TO IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING, GRADING, LANDSCAPING, CURBS, GUTTERS, SIDEWALKS, ROAD LIGHTING, ROAD SIGNS, FLOOD PROTECTION DEVICES, DRAINAGE STRUCTURES AND ALL OTHER IMPROVEMENTS THAT MAY BE REQUIRED SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND NOT THE CITY.

THIS ACCEPTANCE DOES NOT GUARANTEE THAT THE SOIL CONDITIONS, SUBSURFACE GEOLOGY, GROUNDWATER CONDITIONS OR FLOODING CONDITIONS OF ANY SITE SHOWN HEREON ARE SUCH THAT A BUILDING PERMIT WILL BE ISSUED.

_____
(SIGNATURE)

_____
JACKIE MILLET, MAYOR, CITY OF LONE TREE

ABBREVIATIONS	
BLDG	BUILDING
CWSD	CENTENNIAL WATER & SANITATION DISTRICT
DWD	DENVER WATER DEPARTMENT
ESMT	EASEMENT
EX	EXISTING
PR	PROPOSED
ROW	RIGHT–OF–WAY
TYP	TYPICAL
UTIL	UTILITY

NOTES:

1. THE PROPERTY HEREIN IS SUBJECT TO ALL APPLICABLE REQUIREMENTS OF THE LONE TREE ZONING CODE, INCLUDING, BUT NOT LIMITED TO, MAINTENANCE, LIGHTING, PARKING, SIGNAGE, AND OUTDOOR STORAGE, EXCEPT AS MAY OTHERWISE BE ADDRESSED IN AN APPROVED DEVELOPMENT PLAN OR SUB-AREA PLAN.
2. THE APPLICANT ASSUMES RESPONSIBILITY TO ENSURE THE PROJECT IS COMPLETED IN ACCORDANCE WITH THE APPROVED SIP AND ANY ASSOCIATED MATERIALS SAMPLE BOARDS AND FURTHER ASSUMES THE RISK ASSOCIATED WITH ANY CHANGES OR OMISSIONS MADE WITHOUT PRIOR CITY APPROVAL. MODIFICATIONS TO STRUCTURES OR SITES MAY REQUIRED AN AMENDMENT TO THE SIP AS DETERMINED BY THE DIRECTOR. UNAUTHORIZED CHANGES OR OMISSIONS MAY RESULT IN CORRECTIVE ACTIONS , DELAY OF PERMITS OR CITATIONS FOR ZONING VIOLATIONS WITH ASSOCIATED FINES AND LEGAL MEASURES . BUILDING PLANS SHALL CONFORM TO THE APPROVED SIP.

LAND AREA SUMMARY TABLE

DESIGNATION	AREA (SF)	AREA (AC)	% OF TOTAL AREA
LOT 4-C	179,080	4.11	39
LOT 4-D	279,748	6.42	61
PLAZA AREA	31,982	0.73	7
RIGHT-OF-WAY	0	0	0
PARK MEADOWS TOWN CENTER FILING NO. 1-A, 7TH AMENDMENT	458,828	10.53	100

PARKING CALCULATION TABLE

PARKING REQUIRED	NUMBER OF UNITS/SQ FT FLOOR AREA	PARKING PER UNIT	TOTAL
STUDIO UNITS	45	1.00	45
ONE BEDROOM UNITS	233	1.50	350
TWO BEDROOM/THREE BEDROOM UNITS	176	2.00	352
GUEST PARKING	0	0.25	114
RESTAURANT	0	1 SPACE PER 100 SQ FT OF INTERNAL FLOOR AREA, PLUS 1 SPACE PER EMPLOYEE ON MAXIMUM SHIFT, PLUS 0.5 SPACE PER 100 SQ FT OF OUTSIDE SEATING AREA	0
TRANSIT STATION REDUCTION (20% MAX)		-20% OF TOTAL PARKING	-172
ADMINISTRATIVE VARIANCE PER PLANNED DEVELOPMENT		-25% OF (TOTAL PARKING - TRANSIT STATION REDUCTION)	-172
RETAIL OR WHOLESALE, GENERAL	35592	1 SPACE PER 250 SQ FT OF FLOOR AREA	143
TOTAL PARKING REQUIRED			660
PARKING PROVIDED			
PARKING GARAGE & RETAIL BUILDING			
STANDARD			646
COMPACT			0
HANDICAP			15
BUILDING B GARAGE			
STANDARD			1095
COMPACT			0
HANDICAP			25
SURFACE SPACES (LOTS 4C, 4D)			
STANDARD			27
HANDICAP			3
LOADING/DROP OFF			5
TOTAL PARKING PROVIDED			1816

SITE DATA TABLE

ITEM	SQUARE FOOTAGE	% OF GROSS SITE
GROSS SITE AREA	437,072	100
TOTAL BUILDING FOOTPRINT		
BUILDING A & B	67,324	15
BUILDING C (EXCLUDES BRIDGE, BRIDGE AREA = 311 SQ FT)	29,160	7
BUILDING D	66,600	15
PARKING/ROADS (INCLUDING PLANTED INTERIOR PARKING ISLANDS) (LOTS 4C, 4D)	74,044	17
LANDSCAPED AREA (EXCLUDING PLANTED INTERIOR PARKING ISLANDS, TRAILS AND WALKS) (LOTS 4C, 4D)	59,952	14
NATURAL AREAS (NOT INCLUDED IN THE REQUIRED LANDSCAPE AREA) (LOTS 4C, 4D)	0	0
HARDSCAPE AREA (LOTS 4C, 4D)	139,992	32
BUILDING SIZE		
MAXIMUM HEIGHT (AS MEASURED BY THE CITY'S BUILDING CODE)		
BUILDING A & B	75'-0"	
BUILDING C (INCLUDES BRIDGE)	60'-0"	
BUILDING D	62'-3"	
TOTAL FLOOR AREA (SEE DEFINITION OF FLOOR AREA IN SECTION 16, ARTICLE XXXVI)		
BUILDING A & B	423,104	
BUILDING C (INCLUDES BRIDGE)	144,379	
BUILDING D	245,556	
PARKING		
REQUIRED	1075 spaces	
PROVIDED	1816 spaces	
BICYCLE PARKING		
REQUIRED	36 bikes	
PROVIDED (GARAGE/BUILDING)	78 bikes	
PROVIDED (SURFACE)	28 bikes	

OWNER
PARK MEADOWS MALL, LLC / PARK MEADOWS ANCHOR ACQUISITION, LLC
8401 PARK MEADOWS CENTER DRIVE
LONE TREE, CO 80124
POC: PAUL MADDEN
PAUL.MADDEN@BPRETAIL.COM

ARCHITECT
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ALPHARETTA GA, 30009
WWW.NELSONWORLDWIDE.COM
P: 216.830.1528
POC: JOHN BURK
JBURK@NELSONWW.COM

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POC: BRAD GOODMAN
BGOODMAN@STUDIOOUTSIDE.US

CIVIL ENGINEER
HARRIS KOCHER SMITH
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Denver, Colorado 80203
P: 303.623.6300 F: 303.623.6311
HarrisKocherSmith.com
POC: LIBBEY ENDERSBE
LENDERSBE@HKSENG.COM

LIGHTING
WINDWARD
906 WEST MCDERMOTT DR SUITE 116–348
DALLAS, TX 75013
P: 310.975.2061

811 Know what's below. Call before you dig.

HARRIS KOCHER SMITH
1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
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HarrisKocherSmith.com

OWNER:
PARK MEADOWS MALL, LLC / PARK MEADOWS ANCHOR ACQUISITION, LLC
8401 PARK MEADOWS CENTER DRIVE
LONE TREE, CO 80124

PARK MEADOWS TOWN CENTER FILING NO. 1-A, 7TH AMENDMENT, LOT 3, 4A-1, 4-B, & 21
PARK MEADOWS - MIXED USE DEVELOPMENT
SITE IMPROVEMENT PLAN

DATE	REVISION COMMENTS
11-11-2022	1ST SIP SUBMITTAL
01-27-2023	2ND SIP SUBMITTAL
03-17-2023	3RD SIP SUBMITTAL
05-12-2023	4TH SIP SUBMITTAL

PROJECT #: 220407

COVER SHEET

SHEET NUMBER
01 of 64

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NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

PARK MEADOWS TOWN CENTER FILING NO. 1-A, 7TH AMENDMENT, LOT 3, 4A-1, 4-B, & 21
PARK MEADOWS PLANNED DEVELOPMENT, 2ND AMENDMENT
PLANNING AREA #1
45.37 ACRES
SIP # SP22-114

NOTE:

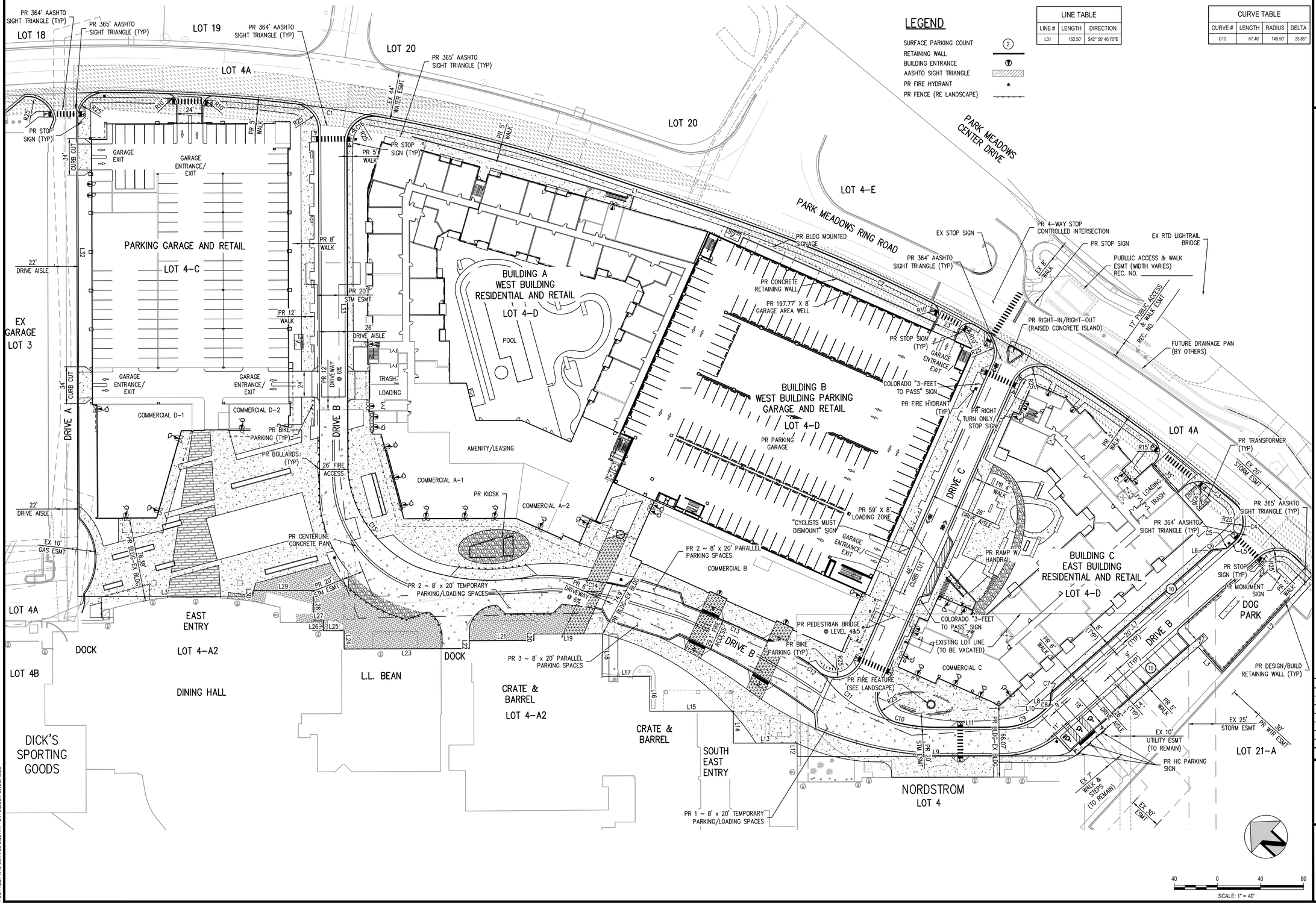
SNOW REMOVAL WILL BE IN ACCORDANCE WITH CURRENT PRACTICES OF PARK MEADOWS SHOPPING CENTER AND WILL BE PLOWED AND RELOCATED TO EXTERIOR PARKING LOTS.

LEGEND

- SURFACE PARKING COUNT (2)
- RETAINING WALL
- BUILDING ENTRANCE
- AASHTO SIGHT TRIANGLE
- PR FIRE HYDRANT
- PR FENCE (RE LANDSCAPE)

LINE TABLE		
LINE #	LENGTH	DIRECTION
L31	162.50'	S42° 50' 40.70"E

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C10	67.46'	149.50'	25.85°



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PROJECT #: 220407

CIVIL SITE PLAN

SHEET NUMBER
02 of 64

FILEPATH: J:\220407\ENGINEERING\SIP\SIP - SITE PLAN.DWG LAYOUT: LAYOUT1
9 XREFS: e-base, e-base-byot, e-bgal, e-trail-byot, e-util, e-util-gis[U], p-base, p-legal, p-util
PLOTTED: THU 05/11/23 2:55:47PM BY: LIBBET ENDERSE

PARK MEADOWS TOWN CENTER FILING NO. 1-A, 7TH AMENDMENT, LOT 3, 4A-1, 4-B, & 21
PARK MEADOWS PLANNED DEVELOPMENT, 2ND AMENDMENT
PLANNING AREA #1
45.37 ACRES
SIP # SP22-114

LANDSCAPE SHEET INDEX

	Drawings Issued												
	November 11, 2022 - SIP Application	January 27, 2023 - SIP Application	March 27, 2023 - SIP Application	May 12, 2023 - SIP 4th Issuance									
3 OF 64 - Landscape Notes	●	●		●									
4 OF 64 - Landscape Plan	●	●		●									
5 OF 64 - Landscape Plan	●	●		●									
6 OF 64 - Landscape Plan	●	●	●	●									
7 OF 64 - Landscape Plan	●	●		●									
8 OF 64 - Planting Schedule	●	●		●									
9 OF 64 - Planting Details	●	●		●									
10 OF 64 - Planting Details	●	●		●									
11 OF 64 - Irrigation Notes	●	●		●									
12 OF 64 - Irrigation Plan	●	●		●									
13 OF 64 - Irrigation Plan	●	●		●									
14 OF 64 - Irrigation Plan	●	●		●									
15 OF 64 - Irrigation Plan	●	●		●									
16 OF 64 - Irrigation Details	●	●		●									
17 OF 64 - Irrigation Details	●	●		●									
20 OF 64 - Site Amenities Plan	●	●		●									
21 OF 64 - Public Site Amenities	●	●		●									
22 OF 64 - Private Site Amenities	●	●		●									

LANDSCAPE STANDARDS:

1. Unless otherwise specified, trees shall be planted no less than 4' from cubs, and 4' from sidewalks, utility lines, and screening walls. The City has final approval for all tree placements.

2. All plants shall be grown and harvested in accordance with The American Standard for Nursery Stock (ANSI Z60.1-2004)

3. Tree planting shall comply with details herein and the International Society of Arboriculture (ISA) standards.

4. Tree pits hall be tested for water percolation. If water does not drain out of tree pit within 24-hours, the tree shall be moved or drainage shall be provided.

5. Native site topsoil is to be protected from erosion or strockpiled.

6. Native site topsoil shall be laboratory tested by accredited laboratory and amended per said laboratory's recommendations.

7. All plants installed shall follow the plant schedule, installation instructions and the landscape drawings on the approved landscape plan included in this Site Improvement Plan. Any changes to the approved landscape plan, to include plant substitutions, must be approved by the City in advance of installation.

8. All mulch and/or rock cobble shall be installed and maintained to the depth(s) provided on the approved landscape plan included in this Site Improvement Plan. Organic mulch shall not be placed within six (6) feet of storm inlets.

9. The use of impermeable sheet plastic as a weed barrier is prohibited.

10. All soils for general landscaping areas or on which any cool-season lawn, turf or sod is to be installed must be properly amended with organic matter such as compost and aged manure. A minimum of four (4) cubic yards of compost per each one thousand (1,000) square feet of soil should be incorporated to a depth of at least four (4) to six (6) inches by rototilling or other suitable measure. Structured soils that include rock and sand to reduce compaction and increase porosity for root growth may be required where tree grates are proposed.

11. Organic mulch such as wood/bark shall be installed and maintained to a depth of four (4) inches.

12. The use of impermeable sheet plastic as a weed barrier is not permitted.

IRRIGATION STANDARDS:

1. Irrigation overspray on streets and walks is prohibited.

2. Mainlines, valves, or control wires shall not be located in the R.O.W.

3. ET irrigation controllers shall be programmed and adjusted to not exceed the Landscape Water Allowance (LWA) prior to approval of landscape installation.

5. Valves shall be located a minimum of (3') away from storm sewers, and sanitary sewer lines and (5') from City fire hydrants and water valves.

6. The bore depth under streets, drive aisles, and fire lanes shall provide (2') of clearance (minimum).

7. Irrigation heads that run parallel near public water and sanitary sewer lines; shall be fed from stubbed laterals or bull-beads. A minimum 5-foot separation is required between irrigation main lines and laterals that run parallel to public water and sanitary sewer lines.

8. No valves, backflow prevention assemblies, quick couplers etc. shall be located closer than 10' from the curb at street driveway intersections.

9.Irrigation shall occur between the hours of 8:00 p.m. and 6:00 a.m.

10.Any irrigation equipment mounted to the building shall be painted to match the building.

MAINTENANCE STANDARDS:

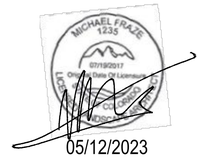
1. The owner shall be responsible for the establishment, maintenance, and vigor of plant material in accordance with
the design intent and as appropriate for the season of the year.

2. Landscape and open areas shall be free of trash, litter and weeds.

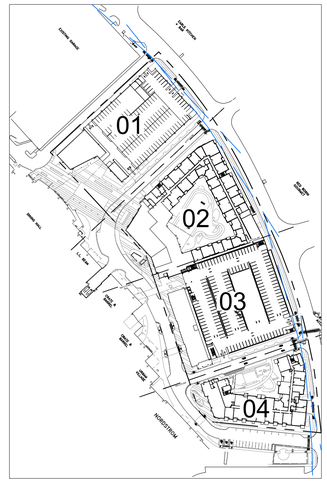
3. All trees and shrubs shall be maintained in accordance with the Engineering Design Standards – Public R.O.W. Visibility Requirements.

4. Tree maintenance shall be in accordance with the American National Standards for Tree Care Operations, ANSI A300 and the standards of the International Society of Arboriculture (ISA).

5. Tree staking materials, if used, shall be removed after (1) growing season and not more than (1) year after installation. Steel tree stakes, wires, and hoses are prohibited.



05/12/2023



Key Plan
NORTH
Scale: 1" = 200'

studioOutside
824 Exposition Avenue, Ste. 5
Dallas, Texas 75226
o214.954.7160

OWNER:
BROOKFIELD PROPERTIES
7351 E. 29TH AVENUE
DENVER, CO 80238

PARK MEADOWS TOWN CENTER FILING NO. 1-A, 7TH AMENDMENT, LOT 3, 4A-1, 4-B, & 21
PARK MEADOWS APARTMENTS
SITE IMPROVEMENT PLAN

DATE	REVISION COMMENTS
11-11-2022	1ST SIP SUBMITTAL
01-27-2023	2nd SIP SUBMITTAL
03-22-2023	3rd SIP SUBMITTAL

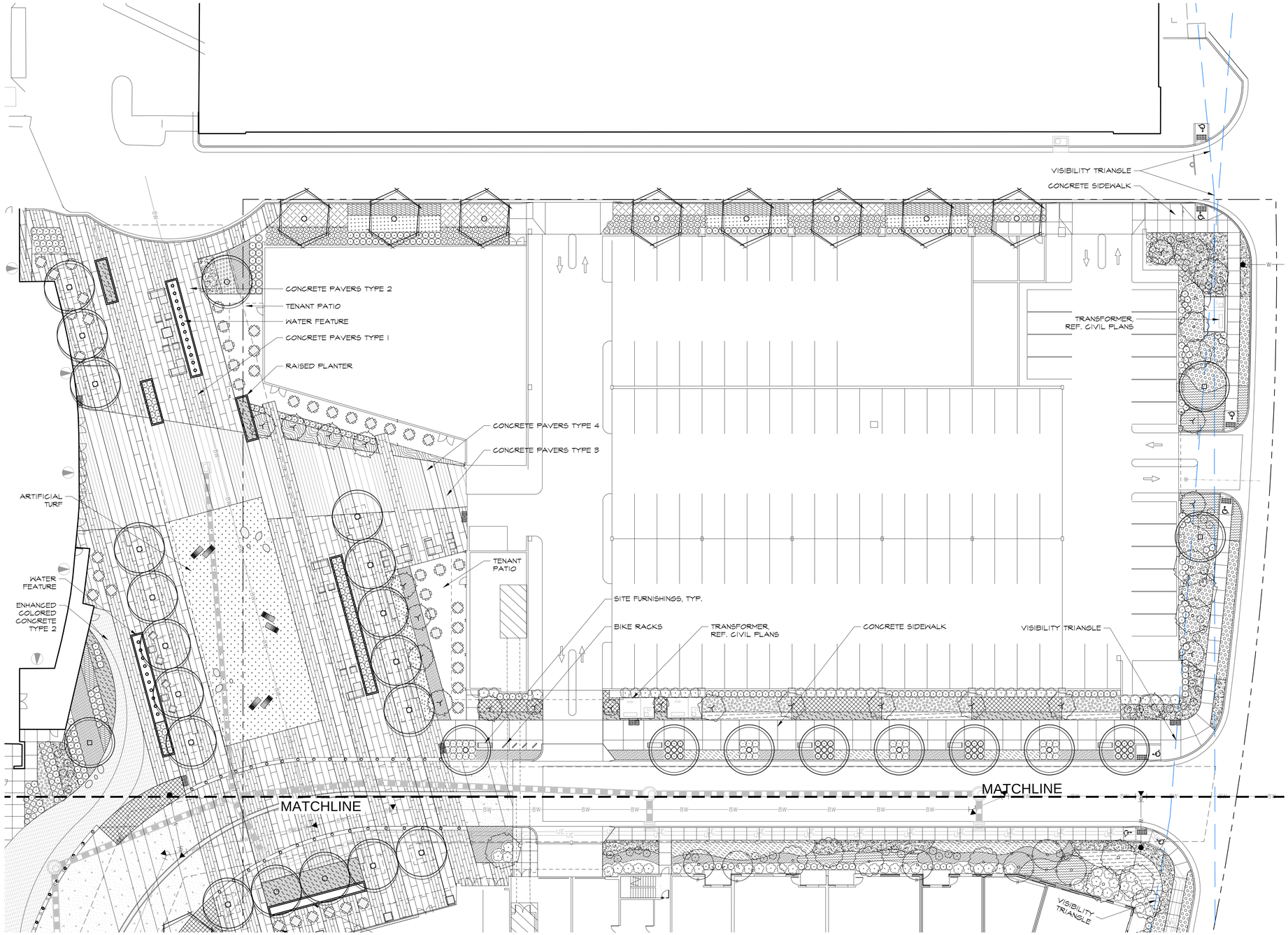
PROJECT #:

Landscape Notes

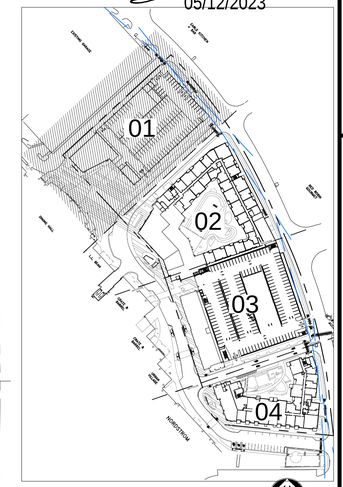
SHEET NUMBER
3 OF 64

FILEPATH: //VOLUMES/PROJECTS/2021/21178 - PARK MEADOWS MULTI-FAMILY/06 DD/CAD/SHEETS/21178_LANDSCAPE SHEETS.DWG LAYOUT: 3 LANDSCAPE NOTES
PLOTTED: FRI 05/12/23 8:56:04A BY: BRAD GOODMAN

PARK MEADOWS TOWN CENTER FILING NO. 1-A, 7TH AMENDMENT, LOT 3, 4A-1, 4-B, & 21
PARK MEADOWS PLANNED DEVELOPMENT, 2ND AMENDMENT
PLANNING AREA #1
45.37 ACRES
SIP # SP22-114



Landscape Plan
NORTH
0 20' 40'
Scale: 1" = 200'



Key Plan
NORTH
Scale: 1" = 200'

LEGEND

- CONCRETE SIDEWALK
- ENHANCED COLORED CONCRETE Type 1
- ENHANCED COLORED CONCRETE Type 2
- EXPOSED AGGREGATE CONCRETE
- CONCRETE PAVERS Type 1
- CONCRETE PAVERS Type 2
- CONCRETE PAVERS Type 3
- CONCRETE PAVERS Type 4
- CONCRETE PAVERS Type 5
- STAMPED CONCRETE or FLAGSTONE PAVING
- ARTIFICIAL TURF
- SITE FURNISHINGS
- PROPERTY BOUNDARY
- EASEMENT LINE
- STORM SEWER
- SS — SANITARY SEWER
- W — WATER LINE
- UE — UNDERGROUND ELECTRIC
- G — GAS MAIN

NOTE: For all planting symbols, reference Planting Schedule sheet 8 of 52.

studioOutside
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o214.954.7160

MICHAEL FRAZE 1235 07/19/2017 Certificate Expires On 12/31/2017 COLORADO REGISTERED LANDSCAPE ARCHITECT

05/12/2023

OWNER:
BROOKFIELD PROPERTIES
7351 E. 29TH AVENUE
DENVER, CO 80238

PARK MEADOWS TOWN CENTER FILING NO. 1-A, 7TH AMENDMENT, LOT 3, 4A-1, 4-B, & 21
PARK MEADOWS APARTMENTS
SITE IMPROVEMENT PLAN

DATE	REVISION COMMENTS
11-11-2022	1ST SIP SUBMITTAL
01-27-2023	2nd SIP SUBMITTAL
05-12-2023	4th SIP SUBMITTAL

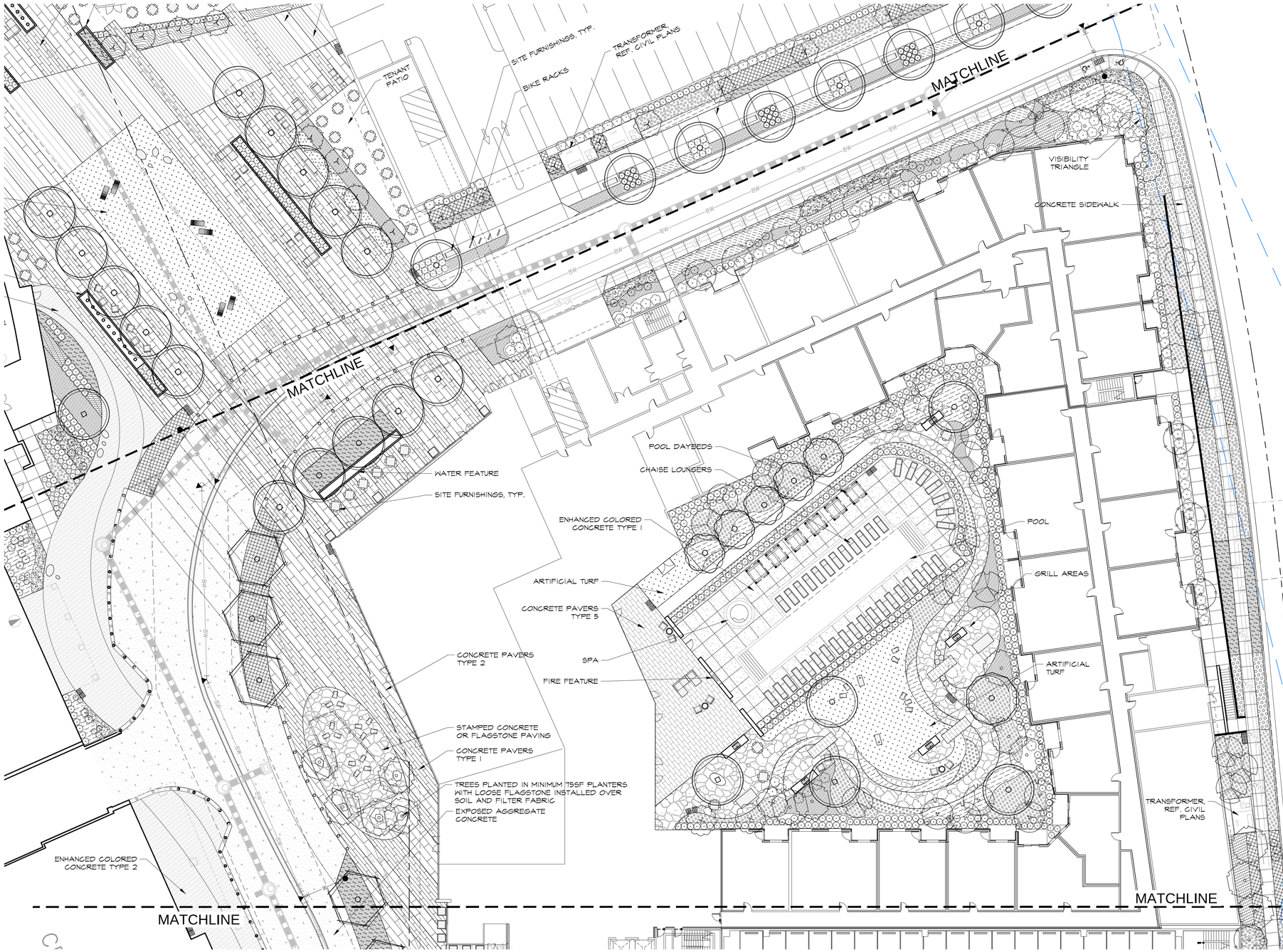
PROJECT #:

Landscape Plan

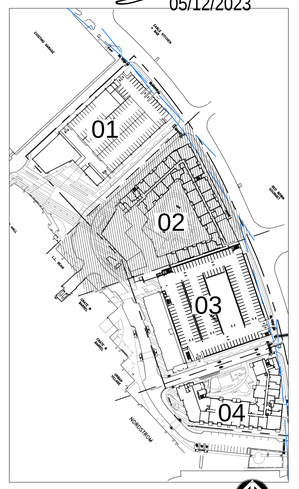
SHEET NUMBER
4 OF 64

FILEPATH: N:\VOLUMES\PROJECTS\2021\21178 - PARK MEADOWS MULTI-FAMILY\06 DD\CAD\SHEETS\21178_LANDSCAPE SHEETS.DWG LAYOUT: 4 LANDSCAPE PLAN
PLOTTED: FRI 05/12/23 8:58:04A BY: BRAD GOODMAN

PARK MEADOWS TOWN CENTER FILING NO. 1-A, 7TH AMENDMENT, LOT 3, 4A-1, 4-B, & 21
PARK MEADOWS PLANNED DEVELOPMENT, 2ND AMENDMENT
PLANNING AREA #1
45.37 ACRES
SIP # SP22-114



Landscape Plan
Scale: 1" = 20'
NORTH



Key Plan
Scale: 1" = 200'
NORTH

LEGEND

- CONCRETE SIDEWALK
- ENHANCED COLORED CONCRETE Type 1
- ENHANCED COLORED CONCRETE Type 2
- EXPOSED AGGREGATE CONCRETE
- CONCRETE PAVERS Type 1
- CONCRETE PAVERS Type 2
- CONCRETE PAVERS Type 3
- CONCRETE PAVERS Type 4
- CONCRETE PAVERS Type 5
- STAMPED CONCRETE or FLAGSTONE PAVING
- ARTIFICIAL TURF
- SITE FURNISHINGS
- PROPERTY BOUNDARY
- EASEMENT LINE
- STORM SEWER
- SS — SANITARY SEWER
- 6W — WATER LINE
- UE — UNDERGROUND ELECTRIC
- G — GAS MAIN

NOTE: For all planting symbols, reference Planting Schedule sheet 8 of 52.

05/12/2023

studioOutside
824 Exposition Avenue, Ste. 5
Dallas, Texas 75226
o214.954.7160

OWNER:
BROOKFIELD PROPERTIES
7351 E. 29TH AVENUE
DENVER, CO 80238

PARK MEADOWS TOWN CENTER FILING NO. 1-A, 7TH AMENDMENT, LOT 3, 4A-1, 4-B, & 21
PARK MEADOWS APARTMENTS
SITE IMPROVEMENT PLAN

DATE	REVISION COMMENTS
11-11-2022	1ST SIP SUBMITTAL
01-27-2023	2nd SIP SUBMITTAL
05-12-2023	4th SIP SUBMITTAL

PROJECT #:

Landscape Plan

SHEET NUMBER
5 OF 64

FILEPATH: //VOLUMES/PROJECTS/2021/2178 - PARK MEADOWS MULTI-FAMILY/06 DD/CAD/SHEETS/21178_LANDSCAPE SHEETS.DWG LAYOUT: 5 LANDSCAPE PLAN
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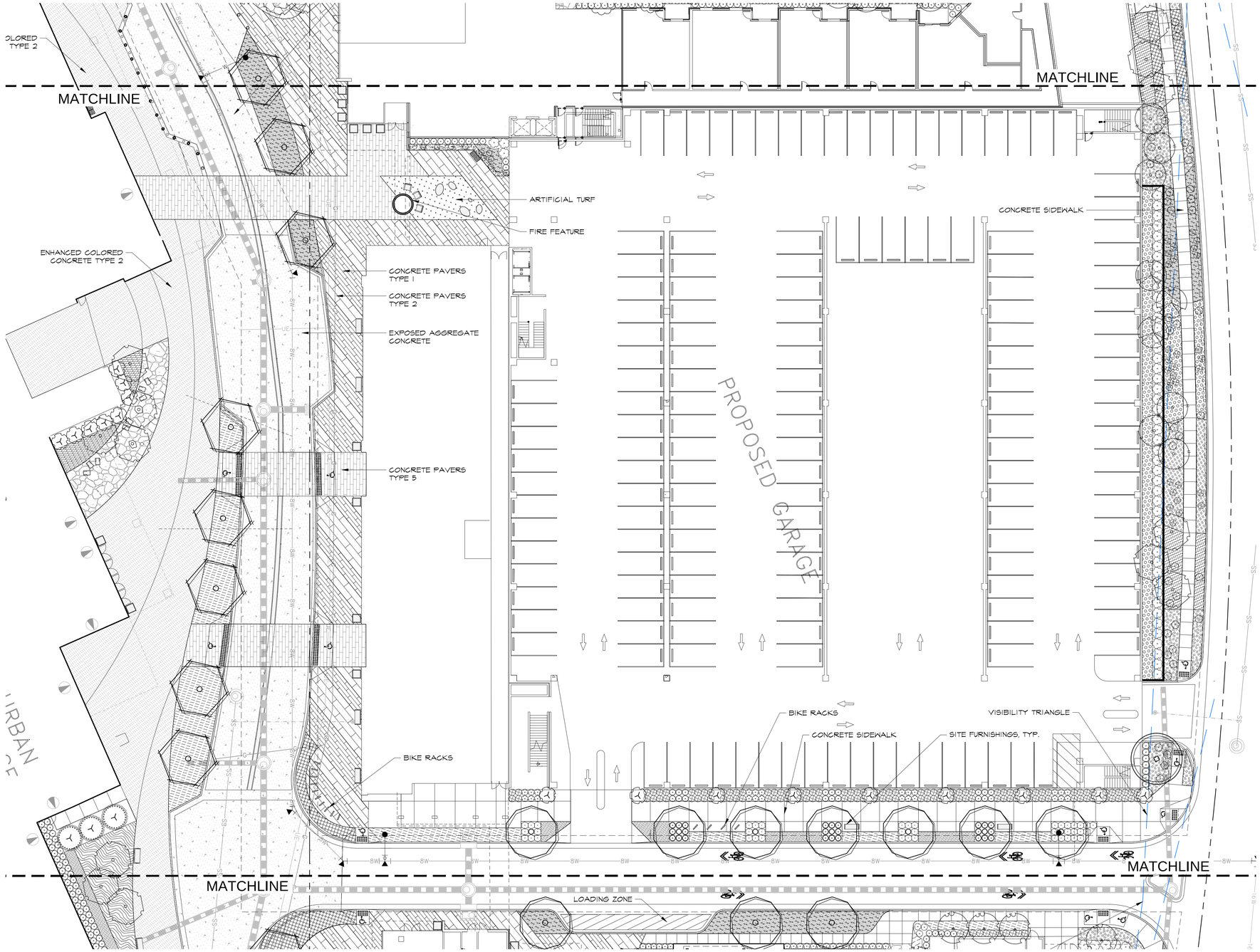
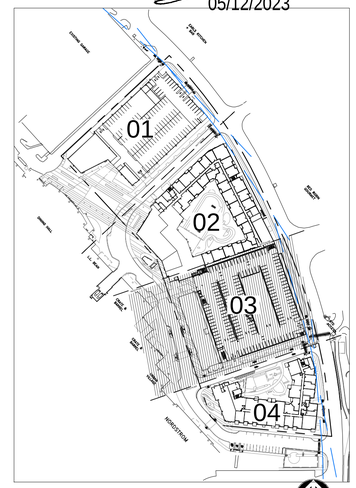
PARK MEADOWS TOWN CENTER FILING NO. 1-A, 7TH AMENDMENT, LOT 3, 4A-1, 4-B, & 21
PARK MEADOWS PLANNED DEVELOPMENT, 2ND AMENDMENT
PLANNING AREA #1
45.37 ACRES
SIP # SP22-114





LEGEND

- CONCRETE SIDEWALK
- ENHANCED COLORED CONCRETE Type 1
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- SANITARY SEWER
- WATER LINE
- UNDERGROUND ELECTRIC
- GAS MAIN

NOTE: For all planting symbols, reference Planting Schedule sheet 8 of 52.

MICHAEL FRAZE 1235 07/19/2017 Professional Engineer COLORADO
05/12/2023

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824 Exposition Avenue, Ste. 5
Dallas, Texas 75226
o214.954.7160

OWNER:
BROOKFIELD PROPERTIES
7351 E. 29TH AVENUE
DENVER, CO 80238

PARK MEADOWS TOWN CENTER FILING NO. 1-A, 7TH AMENDMENT, LOT 3, 4A-1, 4-B, & 21
PARK MEADOWS APARTMENTS
SITE IMPROVEMENT PLAN

DATE	REVISION COMMENTS
11-11-2022	1ST SIP SUBMITTAL
01-27-2023	2nd SIP SUBMITTAL
03-22-2023	3rd SIP SUBMITTAL
05-12-2023	4th SIP SUBMITTAL

PROJECT #:

Landscape Plan

SHEET NUMBER
6 OF 64

FILEPATH: //VOLUMES/PROJECTS/2021/21178 - PARK MEADOWS MULTI-FAMILY/06 DD/CAD/SHEETS/21178_LANDSCAPE SHEETS.DWG LAYOUT: 6 LANDSCAPE PLAN
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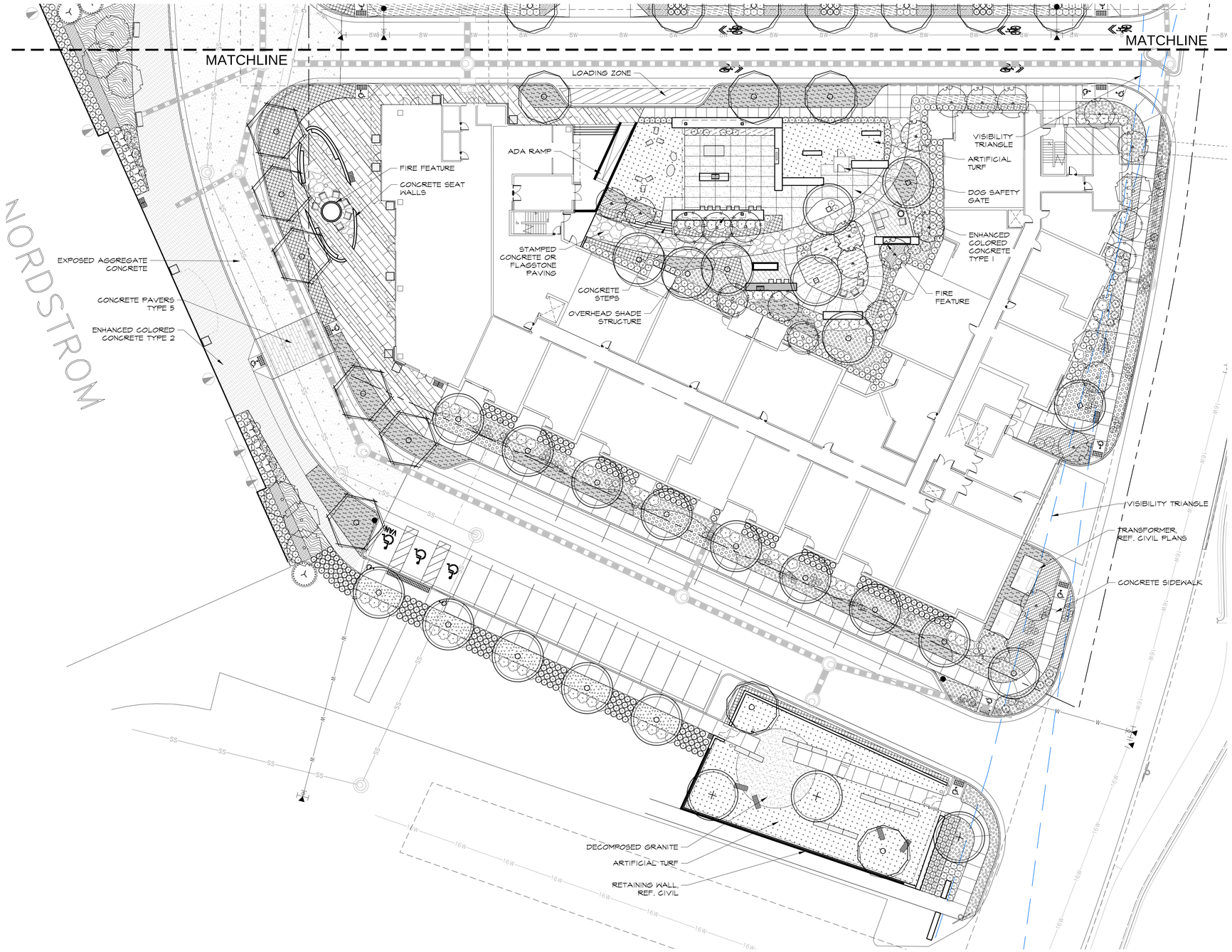
PARK MEADOWS TOWN CENTER FILING NO. 1-A, 7TH AMENDMENT, LOT 3, 4A-1, 4-B, & 21
PARK MEADOWS PLANNED DEVELOPMENT, 2ND AMENDMENT
PLANNING AREA #1
45.37 ACRES
SIP # SP22-114



Landscape Plan — NORTH
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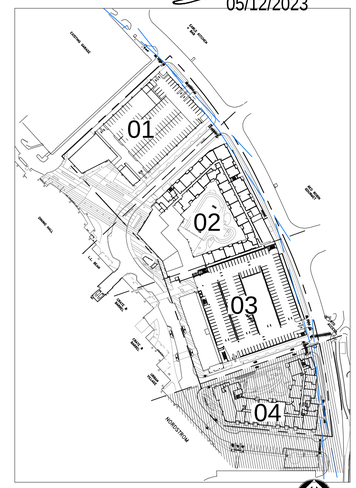
Scale: 1" = 20'



Key Plan — NORTH
Scale: 1" = 200'

LEGEND

- CONCRETE SIDEWALK
- ENHANCED COLORED CONCRETE Type 1
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- EXPOSED AGGREGATE CONCRETE
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- G — GAS MAIN

NOTE: For all planting symbols, reference Planting Schedule sheet 8 of 52.

MICHAEL FRAZE 1235 07/19/2017 Professional Landscape Architect COLORADO
05/12/2023

studioOutside
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Dallas, Texas 75226
o214.954.7160

OWNER:
BROOKFIELD PROPERTIES
7351 E. 29TH AVENUE
DENVER, CO 80238

PARK MEADOWS TOWN CENTER FILING NO. 1-A, 7TH AMENDMENT, LOT 3, 4A-1, 4-B, & 21
PARK MEADOWS APARTMENTS
SITE IMPROVEMENT PLAN

DATE	REVISION COMMENTS
11-11-2022	1ST SIP SUBMITTAL
01-27-2023	2nd SIP SUBMITTAL
05-12-2023	4th SIP SUBMITTAL

PROJECT #:

Landscape Plan

SHEET NUMBER
7 OF 64

FILEPATH: /VOLUMES/PROJECTS/2021/21178 - PARK MEADOWS MULTI-FAMILY/06 DD/CAD/SHEETS/21178_LANDSCAPE SHEETS.DWG LAYOUT: 7 LANDSCAPE PLAN
PLOTTED: FRI 05/12/23 9:05:48A BY: BRAD GOODMAN

PARK MEADOWS TOWN CENTER FILING NO. 1-A, 7TH AMENDMENT, LOT 3, 4A-1, 4-B, & 21
PARK MEADOWS PLANNED DEVELOPMENT, 2ND AMENDMENT
PLANNING AREA #1
45.37 ACRES
SIP # SP22-114

studioOutside
824 Exposition Avenue, Ste. 5
Dallas, Texas 75226
o214.954.7160

OWNER:
BROOKFIELD PROPERTIES
7351 E. 29TH AVENUE
DENVER, CO 80238

PLANT LEGEND

PLANT ABBV	PLANT QTY	PLANT SYMBOL	COMMON NAME Botanical Name	SIZE	HEIGHT	SPREAD	SPACING	WATER USE	COMMENTS	PET TOLERANCE	SALT TOLERANCE
			WOODY / EVERGREEN SHRUBS								
CI	0		LITTLELEAF MOUNTAIN MAHOGANY Cercocarpus intricatus	#5	24"	24"	30"	LOW	Nursery grown, matched, well rooted	***	Unknown
CM	272		FERNBUSH Chamaebatiaria millefolium	#5	36"	36"	48"	LOW	Nursery grown, matched, well rooted	***	Good
CD	283		CORAL BEAUTY COTONEASTER Cotoneaster dammeri 'Coral Beauty'	#5	20"	24"	30"	LOW	Nursery grown, matched, well rooted	***	Unknown
BM	71		JULIA JANE BOXWOOD Buxus microphylla 'Julia Jane'	#5	22"	22"	30"	MED	Nursery grown, matched, well rooted	***	Moderate
BS	62		GREEN VELVET BOXWOOD Buxus sempervirens 'Green Velvet'	#5	22"	22"	30"	MED	Nursery grown, matched, well rooted	***	Moderate
CP	87		SPANISH GOLD BROOM Cytisus purgans	#5	30"	24"	36"	LOW	Nursery grown, matched, well rooted	***	Moderate
IM	471		BLUE BOY HOLLY Ilex x meserveae 'Blue Boy'	#5	24"	24"	30"	MED	Nursery grown, matched, well rooted	***	Unknown
JP	22		SEA GREEN JUNIPER Juniperus × pfitzeriana 'Sea Green'	#5	24"	30"	36"	MED	Nursery grown, matched, well rooted	***	Good
TC	450		JAPANESE YEW Taxus cuspidata 'Tauntonii'	#5	24"	24"	30"	LOW	Nursery grown, matched, well rooted	***	Unknown
PM	154		DWARF MUGO PINE Pinus mugo pumilio	#7	30"	30"	36"	LOW	Nursery grown, matched, well rooted	***	Good
SP	116		ROSE SAGE Salvia pachyphylla	#5	20"	20"	30"	LOW	Nursery grown, matched, well rooted	***	Unknown
YF	79		COLOR GUARD YUCCA Yucca filamentosa 'Color Guard'	#5	24"	24"	30"	LOW	Nursery grown, matched, well rooted	***	Moderate
			PERENNIALS / GRASSES *UNLESS NOTED OTHERWISE, ALL PERENNIALS AND GRASSES TO BE PLANTED WITH TRIANGULAR SPACING.								
SH	2,688sf		SUNSET HYSSOP Agastache rupestris	#1	18"	10"	18"	LOW	Nursery grown, matched, well rooted	***	Unknown
HASB	1,253sf		HARVARD AGAVE & SILVER BLADE PRIMROSE Agave havardiana & Oenothera macrocarpa subsp. incana	#7 #1	14"	24"	15"	LOW	50/50 Mix, Alternate species, Nursery grown, matched, well rooted	***	Good
DGC	3,118sf		DENVER GOLD COLUMBINE Aquilegia chrysantha 'Denver Gold'	#1	12"	12"	12"	LOW	Nursery grown, matched, well rooted	***	Good
SFA	5,857sf		SEA FOAM ARTEMISIA Artemisia versicolor 'Sea Foam'	#1	12"	12"	12"	LOW	Nursery grown, matched, well rooted	***	Moderate
BAB	2,863sf		BLONDE AMBITION BLUE GRAMA Bouteloua gracilis 'Blonde Ambition'	#1	10"	10"	15"	LOW	Nursery grown, matched, well rooted	***	Moderate
BBF	942sf		BOULDER BLUE FESCUE Festuca cinerea 'Boulder Blue'	#1	6"	6"	9"	LOW	Nursery grown, matched, well rooted	***	Good
SC	571sf		SANDIA CORALBELLS Heuchera pulchella	#1	6"	6"	9"	LOW	Nursery grown, matched, well rooted	***	Good
SL	583sf		SILVERY LUPINE Lupinus argenteus	#1	10"	10"	12"	LOW	Nursery grown, matched, well rooted	***	Moderate
PD	4,391sf		PRAIRIE DROPSEED Sporobulus heteroleptis	#1	12"	12"	18"	LOW	Nursery grown, matched, well rooted	***	Good
PV	432		PRAIRIE SKY SWITCHGRASS Panicum virgatum 'Prairie Sky'	#5	30"	18"	30"	LOW	Nursery grown, matched, well rooted	***	Good
RRP	3,386sf		RED ROCKS PENSTEMON Penstemon mexicali 'Red Rocks'	#1	12"	6"	12"	LOW	Nursery grown, matched, well rooted	***	Moderate
GMB	1,252		GRAND MESA BEARDTONGUE Penstemon mensarum	#1	6"	6"	9"	LOW	Nursery grown, matched, well rooted	***	Moderate
PS	5,584sf		PLATINUM SAGE Salvia daghestanica	#1	8"	8"	12"	LOW	Nursery grown, matched, well rooted	***	Unknown
BSG	880sf		BLUES LITTLE BLUESTEM & SPOTTED GAYFEATHER MIX Schizachyrium scoparium 'The Blues' & Liatris punctata	#1	16"	12"	12"	LOW	50/50 Mix, Alternate species, Nursery grown, matched, well rooted	***	Moderate
BLB	4,278sf		THE BLUES LITTLE BLUESTEM Schizachyrum scoparium 'The Blues'	#1	16"	12"	18"	LOW	Nursery grown, matched, well rooted	***	Moderate
TBS	2,456sf		TURQUOISE TAILS BLUE SEDUM Sedum sediforme	#1	6"	8"	18"	LOW	Nursery grown, matched, well rooted	***	Good
SBI	3,126sf		SIOUX BLUE INDIANGRASS Sorghastrum nutans 'Sioux Blue'	#5	30"	24"	36"	LOW	Nursery grown, matched, well rooted	***	Moderate

PLANT LEGEND

PLANT ABBV	PLANT QTY	PLANT SYMBOL	COMMON NAME Botanical Name	SIZE	HEIGHT	SPREAD	SPACING	WATER USE	COMMENTS	PET TOLERANCE	SALT TOLERANCE
			SHADE TREES								
JPM	23		JOHN PAIR MAPLE Acer saccharum 'John Pair'	4" CAL.	16'	5'	-	MED	Nursery grown, standard, strong central leader, matched, well-branched, full on all sides.	***	Poor
GB	5		GINKGO Ginkgo biloba	3" CAL.	16'	4'	-	MED	Nursery grown, standard, strong central leader, matched, well-branched, full on all sides.	***	Good
IHL	25		IMPERIAL HONEY LOCUST Gleditsia triacanthos var. inermis 'Impcole'	4" CAL.	18'	6'	-	LOW	Nursery grown, standard, strong central leader, matched, well-branched, full on all sides.	***	Good
BO	3		BUR OAK Quercus macrocarpa	3" CAL.	16'	4'	-	LOW	Nursery grown, standard, strong central leader, matched, well-branched, full on all sides.	***	Good
CO	25		CHINKAPIN OAK Quercus muehlenbergii	3" CAL.	16'	4'	-	LOW	Nursery grown, standard, strong central leader, matched, well-branched, full on all sides.	***	Good
NRO	10		NORTHERN RED OAK Quercus rubra	3" CAL.	16'	4'	-	MED	Nursery grown, standard, strong central leader, matched, well-branched, full on all sides.	***	Good
ASL	13		AMERICAN SENTRY LINDEN Tilia americana 'McKSentry'	3" CAL.	14'	6'	-	MED	Nursery grown, standard, strong central leader, matched, well-branched, full on all sides.	***	Poor
			ORNAMENTAL TREES								
BTM	14		BIGTOOTH MAPLE Acer grandidentatum	2.5" CAL.	14'	4'	-	LOW	Nursery grown, standard, strong central leader, matched, well-branched, full on all sides.	***	Poor
TM	37		TATARIAN MAPLE Acer tataricum	B&B	10'	4'	-	LOW	Nursery grown, matched, low branching, full on all sides.	***	Moderate
HWM	6		HOT WINGS MAPLE Acer tataricum 'GarAnn'	B&B	10'	3'	-	LOW	Nursery grown, matched, low branching, full on all sides.	***	Moderate
ASB	6		APPLE SERVICEBERRY Amelanchier x grandaflora	B&B	10'	3'	-	MED	Nursery grown, matched, low branching, full on all sides.	***	Good
RB	25		RIVER BIRCH Betula nigra	B&B	12'	5'	-	MED	Nursery grown, multi-trunk (3 min.), matched, well-branched, full on all sides.	***	Moderate
MM	32		MOUNTAIN MAHOGANY Cercocarpus montanus	B&B	10'	4'	-	LOW	Nursery grown, matched, low branching, full on all sides.	***	Unknown
WKH	6		WINTER KING HAWTHORN Crataegus viridis 'Winter King'	B&B	10'	4'	-	LOW	Nursery grown, matched, low branching, full on all sides.	***	Good
SM	10		SAUCER MAGNOLIA Magnolia x saulangeana	B&B	12'	5'	-	MED	Nursery grown, matched, low branching, full on all sides.	***	Unknown
			EVERGREEN TREES								
SJ	26		SKYROCKET JUNIPER Juniperus scopulorum 'Skyrocket'	45 GAL	8'	2'	-	LOW	Nursery grown, standard, matched, well-branched, full on all sides, full to ground	***	Good
WJ	5		WICHITA BLUE JUNIPER Juniperus scopulorum 'Wichita Blue'	45 GAL	8'	3'	-	LOW	Nursery grown, standard, matched, well-branched, full on all sides, full to ground	***	Good
CBS	4		COLORADO BLUE SPRUCE Picea pungens	B&B	8'	3'	-	MED	Nursery grown, standard, matched, well-branched, full on all sides, full to ground	***	Good
CPI	0		COLORADO PINYON Pinus edulis	B&B	8'	3'	-	LOW	Nursery grown, standard, matched, well-branched, full on all sides, full to ground	***	Good
DF	14		DOUGLAS FIR Pseudotsuga menziesii	B&B	8'	3'	-	MED	Nursery grown, standard, matched, well-branched, full on all sides, full to ground	***	Unknown

*** Plant tolerance to pet urine is somewhat unknown. No plant is highly tolerant to pet urine, so some plants in high per traffic areas will need to be replaced more frequently than other plants. No reputable published source analyzing pet urine tolerance can be found. It is assumed that pet urine tolerance will be similar to each individual plant's salt tolerance level because pet urine contains alkaline salts and nitrogen at high levels. These salts and nitrogen influence water movement through osmotic pressure from the roots to the high salt concentration in the soil, thus dehydrating and killing roots.

PARK MEADOWS TOWN CENTER FILING NO. 1-A, 7TH AMENDMENT, LOT 3, 4A-1, 4-B, & 21
PARK MEADOWS APARTMENTS
SITE IMPROVEMENT PLAN

DATE	REVISION COMMENTS
11-11-2022	1ST SIP SUBMITTAL
01-27-2023	2nd SIP SUBMITTAL
05-12-2023	4th SIP SUBMITTAL

PROJECT #:

Planting Schedule

SHEET NUMBER
8 OF 64

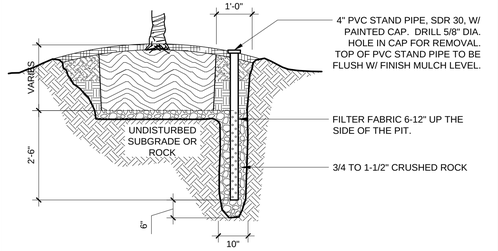
FILEPATH: //VOLUMES/PROJECTS/2021/21178 - PARK MEADOWS MULTI-FAMILY/06 DD/CAD/SHEETS/21178_LANDSCAPE SHEETS.DWG LAYOUT: 8 PLANTING SCHEDULE
PLOTTED: FRI 05/12/23 9:07:18A BY: BRAD GOODMAN

PARK MEADOWS TOWN CENTER FILING NO. 1-A, 7TH AMENDMENT, LOT 3, 4A-1, 4-B, & 21
PARK MEADOWS PLANNED DEVELOPMENT, 2ND AMENDMENT
PLANNING AREA #1
45.37 ACRES
SIP # SP22-114

MICHAEL FRAZE 1235 — 07/19/2017 — State Of Colorado — Professional Landscape Architect
05/12/2023

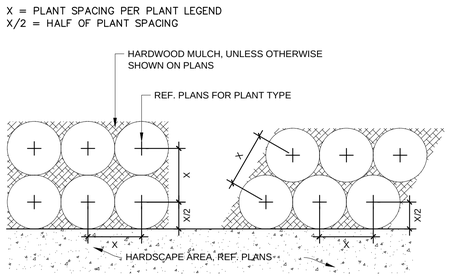
studioOutside
824 Exposition Avenue, Ste. 5
Dallas, Texas 75226
o214.954.7160

OWNER:
BROOKFIELD PROPERTIES
7351 E. 29TH AVENUE
DENVER, CO 80238



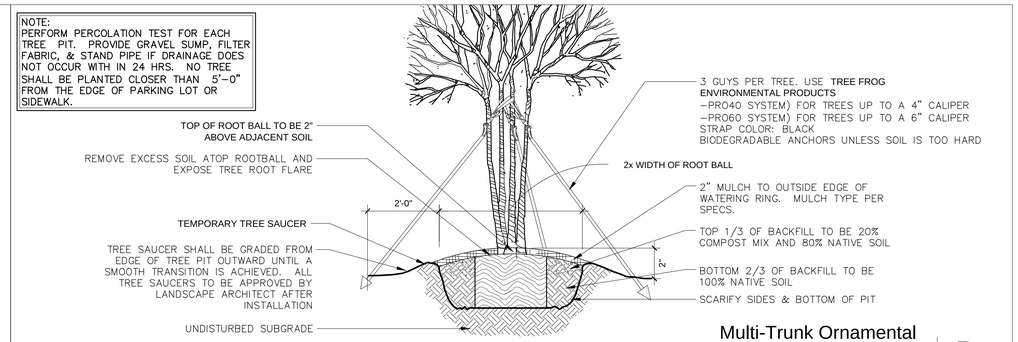
Tree Sump E

Scale: 1/2" = 1' - 0"



Shrubs & Groundcovers @ Edge Condition D

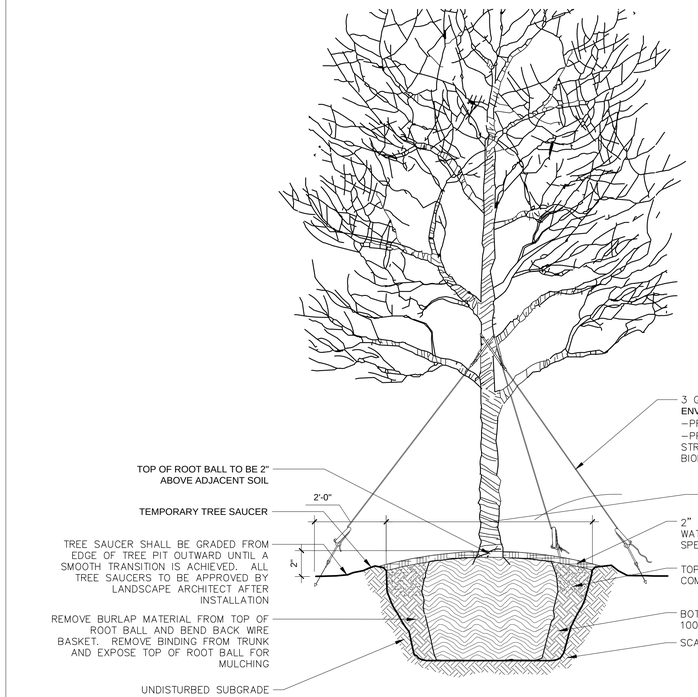
Scale: 1/2" = 1'-0"



Multi-Trunk Ornamental Container Grown - 6" or Smaller B

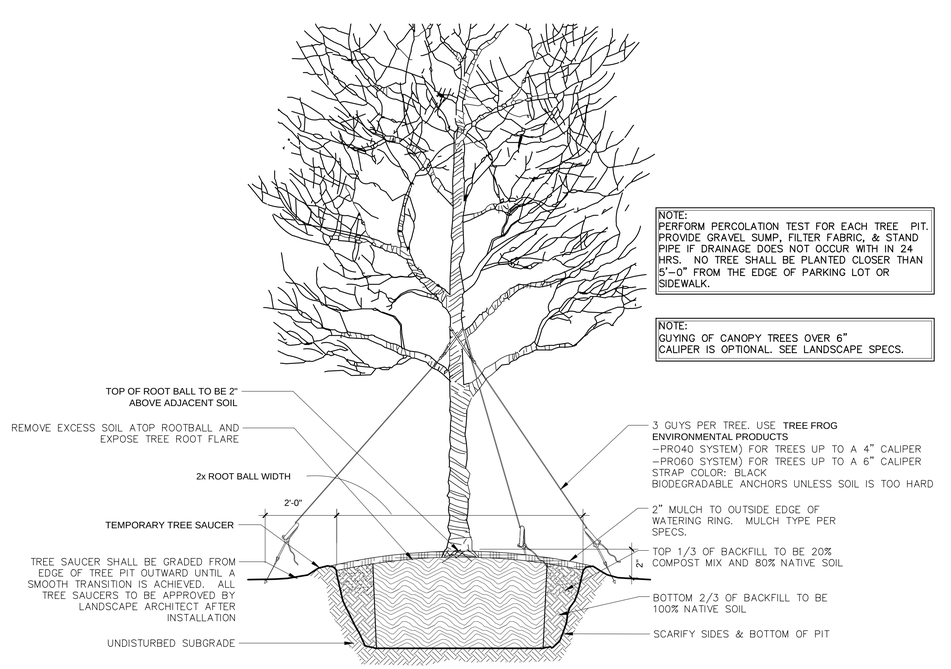
Scale: 1/2" = 1' - 0"

File Name: /Volumes/Projects/2021/21178 - Park Meadows Multi-Family/06 DD/CAD/Sheets/21178_Landscape Sheets.dwg
Save Date: May 12, 2023, Plotted By: Brad Goodman



B&B - Up to 6" C

Scale: 1/2" = 1' - 0"



Container Grown - Up to 6" A

Scale: 1/2" = 1' - 0"

PARK MEADOWS TOWN CENTER FILING NO. 1-A, 7TH AMENDMENT, LOT 3, 4A-1, 4-B, & 21
PARK MEADOWS APARTMENTS
SITE IMPROVEMENT PLAN

DATE	REVISION COMMENTS
11-11-2022	1ST SIP SUBMITTAL
01-27-2023	2nd SIP SUBMITTAL
05-12-2023	4th SIP SUBMITTAL

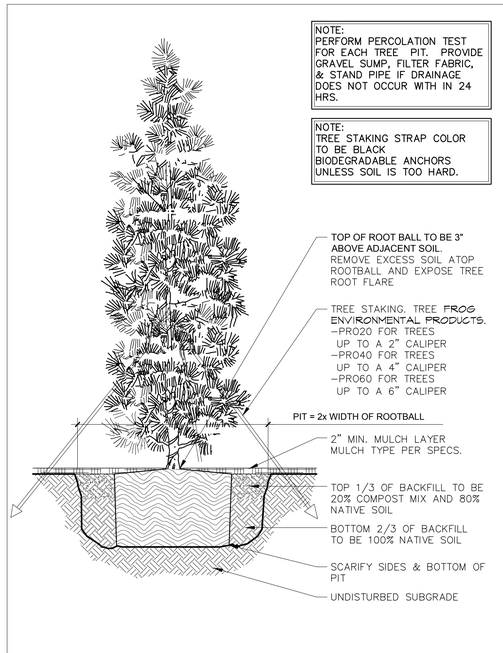
PROJECT #:

Landscape Details

SHEET NUMBER
9 OF 64

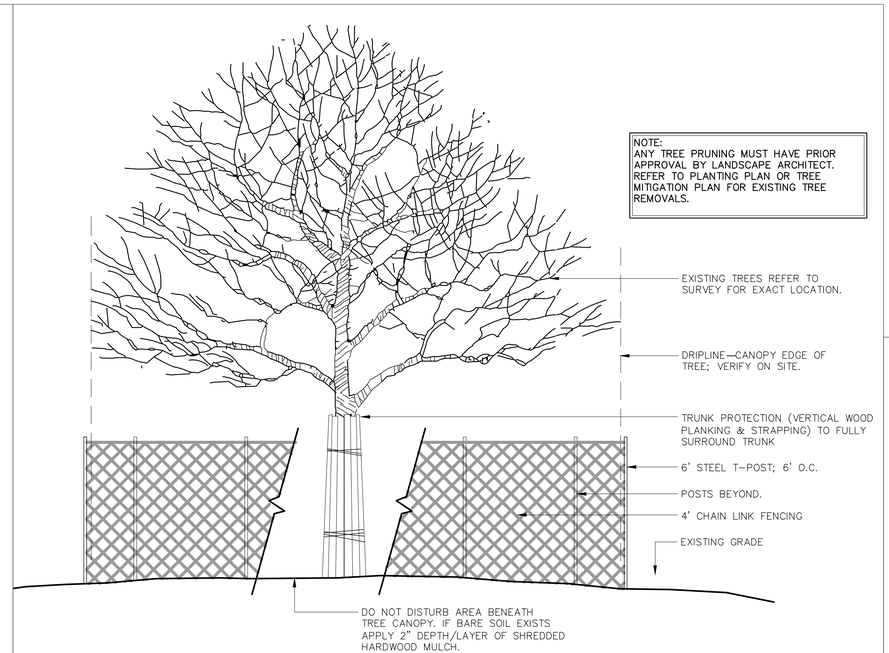
FILEPATH: /VOLUMES/PROJECTS/2021/21178 - PARK MEADOWS MULTI-FAMILY/06 DD/CAD/SHEETS/21178_LANDSCAPE SHEETS.DWG LAYOUT: 9 LANDSCAPE DETAILS
PLOTTED: FRI 05/12/23 9:08:40A BY: BRAD GOODMAN

PARK MEADOWS TOWN CENTER FILING NO. 1-A, 7TH AMENDMENT, LOT 3, 4A-1, 4-B, & 21
PARK MEADOWS PLANNED DEVELOPMENT, 2ND AMENDMENT
PLANNING AREA #1
45.37 ACRES
SIP # SP22-114



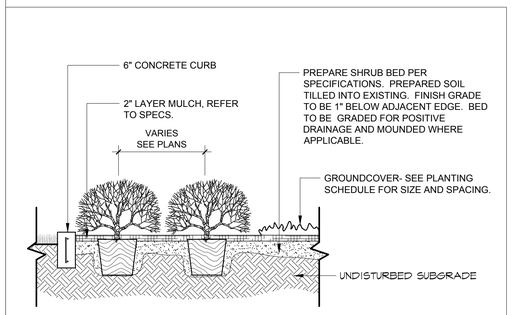
Container Grown Evergreen | A

Scale: 1/2" = 1' - 0"



Tree Protection Fencing | C

Scale: 1/2" = 1' - 0"



Shrubs & Groundcover | B

Scale: 1/2" = 1' - 0"

Unique Memory Fiber™ yarn.

Tan thatch zone.

Dual color green blades.

Proprietary seaming system.

Premium multilayered backing.

*Comprised of recycled material from Project Yellowstone.***

Features BioCel™ turf backing with renewable and recycled materials.

**Project Yellowstone is an innovative recycling program with Yellowstone National Park and Universal Textile Technologies in which plastic bottles from the park are recycled and made into backings for premium carpet and artificial turf. Visit universal-textiles.com to learn more.

ForeverLawn landscape

8007 Beeson St.
Louisville, Ohio 44641
866.992.7876
foreverlawn.com

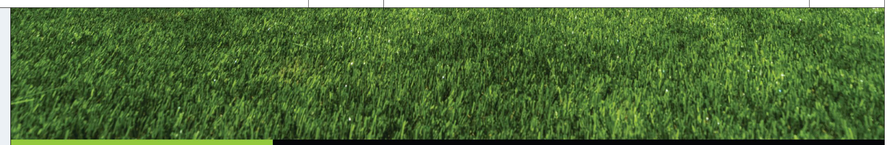
ForeverLawn® Select Synthetic Grass has taken realism to a new level.

These innovative, fine-bladed synthetic grass products provide realistic, waterless alternatives to natural grass that reduce maintenance while offering a soft, lush, usable artificial grass surface.

COMPONENTS	Select EL	Select HD	Select LX	Select VR
YARN TYPE	• Primary: Polyethylene monofilament Memory Fiber™ • Secondary: Heat set textured nylon monofilament	• Primary: Polyethylene monofilament Memory Fiber™ • Secondary: Heat set textured nylon monofilament	• Primary: Polyethylene monofilament Memory Fiber™ • Secondary: Heat set textured nylon monofilament	• Primary: Polyethylene monofilament Memory Fiber™ • Secondary: Heat set textured nylon monofilament
YARN COLOR	• Primary: Field/olive green • Secondary: Turf green/dark tan	• Primary: Field/clover green • Secondary: Turf green/dark tan	• Primary: Field/olive green • Secondary: Turf green/dark tan	• Primary: Field/clover green • Secondary: Turf green/dark tan
YARN COUNT	• Primary: 10,800/6 • Secondary: 5,040/12	• Primary: 10,800/6 • Secondary: 5,040/12	• Primary: 10,800/6 • Secondary: 5,040/12	• Primary: 10,800/6 • Secondary: 5,040/12
TUFTING CONSTRUCTION	• Dual yarn, same row	• Dual yarn, same row	• Dual yarn, same row	• Dual yarn, same row
TUFTING GAUGE	• 3/8"	• 3/8"	• 3/8"	• 3/8"
BLADE HEIGHT	• 1-3/4"[2]	• 1-3/4"[2]	• 2"[2]	• 2"[2]
FACE WEIGHT	• 50 oz.[2]	• 50 oz.[2]	• 70 oz.[2]	• 70 oz.[2]
TOTAL PRODUCT WEIGHT	• 105 oz.[2]	• 105 oz.[2]	• 125 oz.[2]	• 125 oz.[2]
BACKING	• Three-layer premium backing made with BioCel™ polyurethane and 100% recycled geotextile nonwoven fabric on a dual layer primary.	• Three-layer premium backing made with BioCel™ polyurethane and 100% recycled geotextile nonwoven fabric on a dual layer primary.	• Three-layer premium backing made with BioCel™ polyurethane and 100% recycled geotextile nonwoven fabric on a dual layer primary.	• Three-layer premium backing made with BioCel™ polyurethane and 100% recycled geotextile nonwoven fabric on a dual layer primary.
SEAMING	• Micromechanical bonding	• Micromechanical bonding	• Micromechanical bonding	• Micromechanical bonding
INFILL[1]	• 0.5 pounds of rubber or 3.5 lbs. +/- of rounded sand	• 0.5 pounds of rubber or 3.5 lbs. +/- of rounded sand	• 0.75 pounds of rubber or 4 lbs. +/- of rounded sand	• 0.75 pounds of rubber or 4 lbs. +/- of rounded sand

[1] Recommended infill for normal installation. More or less can be used, and heavy traffic areas will perform better with higher infill levels.

[2] Product heights shown may have a variance of 1/8" and product weights shown may have a variance of 5%.



Remarkable natural grass appearance.

A waterless, low-maintenance alternative to live grass.

Great for areas where natural grass is difficult to grow or maintain.

Exceptional resiliency and improved performance.

Designed for long-lasting installations in any climate.

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Natural Appearance for a Pristine Landscape

ForeverLawn® Select Synthetic Grass has taken realism to a new level. This innovative line of fine-bladed, lush synthetic grass features a tan thatch, multicolored blades, and Memory Fiber™ yarn that offers a remarkably realistic appearance and performance. Ideal for residential and commercial landscaping, DuPont™ ForeverLawn® Select Synthetic Grass offers resilient blades and dense construction. Built on the ForeverLawn proprietary platform, this beautiful grass product line is great for replicating a natural grass look and feel in any environment.

M0041B Rev. 10/22

Artifical Turf | D

studioOutside
824 Exposition Avenue, Ste. 5
Dallas, Texas 75226
o214.954.7160

MICHAEL FRAZE 1235 — 07/19/2017 — Expires 09/30/2023 — COLORADO — Professional Engineer

05/12/2023

OWNER:
BROOKFIELD PROPERTIES
7351 E. 29TH AVENUE
DENVER, CO 80238

PARK MEADOWS TOWN CENTER FILING NO. 1-A, 7TH AMENDMENT, LOT 3, 4A-1, 4-B, & 21
PARK MEADOWS APARTMENTS
SITE IMPROVEMENT PLAN

DATE	REVISION COMMENTS
11-11-2022	1ST SIP SUBMITTAL
01-27-2023	2nd SIP SUBMITTAL
05-12-2023	4th SIP SUBMITTAL

PROJECT #:

Landscape Details

SHEET NUMBER
10 OF 64

FILEPATH: //VOLUMES/PROJECTS/2021/21178 - PARK MEADOWS MULTI-FAMILY/06 DD/CAD/SHEETS/21178_LANDSCAPE SHEETS.DWG LAYOUT: 10 LANDSCAPE DETAILS
PLOTTED: FRI 05/12/23 9:10:08A BY: BRAD GOODMAN

PARK MEADOWS TOWN CENTER FILING NO. 1-A, 7TH AMENDMENT, LOT 3, 4A-1, 4-B, & 21
PARK MEADOWS PLANNED DEVELOPMENT, 2ND AMENDMENT
PLANNING AREA #1
45.37 ACRES
SIP # SP22-114

IRRIGATION STANDARDS

1. IRRIGATION OVERSPRAY ON STREETS AND WALKS IS PROHIBITED.
2. MAINLINES, VALVES, OR CONTROL WIRES SHALL NOT BE LOCATED IN THE R.O.W.
3. ET IRRIGATION CONTROLLERS SHALL BE PROGRAMMED AND ADJUSTED TO NOT EXCEED THE LANDSCAPE WATER ALLOWANCE (LWA) PRIOR TO APPROVAL OF LANDSCAPE INSTALLATION.
5. VALVES SHALL BE LOCATED A MINIMUM OF (3') AWAY FROM STORM SEWERS, AND SANITARY SEWER LINES AND (5') FROM CITY FIRE HYDRANTS AND WATER VALVES.
6. THE BORE DEPTH UNDER STREETS, DRIVE AISLES, AND FIRE LANES SHALL PROVIDE (2') OF CLEARANCE (MINIMUM).
7. IRRIGATION HEADS THAT RUN PARALLEL NEAR PUBLIC WATER AND SANITARY SEWER LINES; SHALL BE FED FROM STUBBED LATERALS OR BULL-BEADS. A MINIMUM 5-FOOT SEPARATION IS REQUIRED BETWEEN IRRIGATION MAIN LINES AND LATERALS THAT RUN PARALLEL TO PUBLIC WATER AND SANITARY SEWER LINES.
8. NO VALVES, BACKFLOW PREVENTION ASSEMBLIES, QUICK COUPLERS ETC. SHALL BE LOCATED CLOSER THAN 10' FROM THE CURB AT STREET DRIVEWAY INTERSECTIONS.
9. IRRIGATION SHALL OCCUR BETWEEN THE HOURS OF 8:00 P.M. AND 6:00 A.M.
10. ANY IRRIGATION EQUIPMENT MOUNTED TO THE BUILDING SHALL BE PAINTED TO MATCH THE BUILDING.

INSTALLATION GENERAL NOTES

1. THE SYSTEM DESIGNS ASSUME A MINIMUM DYNAMIC PRESSURE FOR EACH IRRIGATION SYSTEM OF 60 PSI, AT A DESIGN FLOW OF 14 GPM AT THE 1-INCH IRRIGATION POINTS-OF-CONNECTION (POC). MASTER VALVE AND FLOW METER SHALL BE SIZED AS INDICATED IN THE DRAWING LEGEND. VERIFY PRESSURE AND FLOW ON SITE PRIOR TO CONSTRUCTION.
2. READ THOROUGHLY AND BECOME FAMILIAR WITH THE SPECIFICATIONS AND INSTALLATION DETAILS FOR THIS AND RELATED WORK PRIOR TO CONSTRUCTION.
3. COORDINATE UTILITY LOCATES ("CALL BEFORE YOU DIG") OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
4. DO NOT PROCEED WITH THE INSTALLATION OF THE IRRIGATION SYSTEM WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS OR GRADE DIFFERENCES EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. IF DISCREPANCIES IN CONSTRUCTION DETAILS, LEGEND, NOTES, OR SPECIFICATIONS ARE DISCOVERED, BRING ALL SUCH OBSTRUCTIONS OR DISCREPANCIES TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE.
5. THE DRAWINGS ARE DIAGRAMMATIC. THEREFORE, THE FOLLOWING SHOULD BE NOTED:
   A. ALTHOUGH IRRIGATION COMPONENTS MAY BE SHOWN OUTSIDE PLANTING AREAS FOR CLARITY, INSTALL IRRIGATION PIPE AND WIRING IN LANDSCAPED AREAS WHENEVER POSSIBLE.
   B. TREE AND SHRUB LOCATIONS AS SHOWN ON LANDSCAPE PLANS TAKE PRECEDENCE OVER IRRIGATION EQUIPMENT LOCATIONS. AVOID CONFLICTS BETWEEN THE IRRIGATION SYSTEM, PLANTING MATERIALS, AND ARCHITECTURAL FEATURES.
   C. USE ONLY STANDARD TEES AND ELBOW FITTINGS. USE OF TEES IN THE BULLNOSE CONFIGURATION, OR USE OF CROSS TYPE FITTINGS IS NOT ALLOWED.
6. PROVIDE THE FOLLOWING COMPONENTS TO THE OWNER PRIOR TO THE COMPLETION OF THE PROJECT:
   A. TWO (2) OPERATING KEYS FOR EACH TYPE OF MANUALLY OPERATED VALVES.
7. THE IRRIGATION CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF IRRIGATION SLEEVING. SLEEVES ARE REQUIRED FOR BOTH PIPING AND ELECTRICAL WIRING AT EACH HARDSCAPE CROSSING. COORDINATE INSTALLATION OF SLEEVING WITH OTHER TRADES. ANY PIPE OR WIRE WHICH PASSES BENEATH EXISTING HARDSCAPE WHERE SLEEVING WAS NOT INSTALLED WILL REQUIRE HORIZONTAL BORING BY THE IRRIGATION CONTRACTOR. PIPE SLEEVES SHALL BE SIZED TWICE THE NOMINAL SIZE OF THE PIPE PASSING THROUGH.
8. INSTALL ALL ELECTRICAL POWER TO THE IRRIGATION CONTROL SYSTEM IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE AND ALL APPLICABLE LOCAL ELECTRIC UTILITY CODES.
9. THE FOLLOWING SHOULD BE NOTED REGARDING PIPE SIZING: IF A SECTION OF UNSIZED PIPE IS LOCATED BETWEEN TWO IDENTICALLY SIZED SECTIONS, THE UNSIZED PIPE IS THE SAME NOMINAL SIZE AS THE TWO SIZED SECTIONS. THE UNSIZED PIPE SHOULD NOT BE CONFUSED WITH THE DEFAULT PIPE SIZE NOTED IN THE LEGEND.
10. INSTALL ONE (1) #14 AWG TWO-WIRE PAIR FOR USE AS SPARES. INSTALL SPARE WIRES FROM CONTROLLER LOCATION TO EACH DEAD-END OF MAINLINE. COIL 3 FEET OF WIRE IN VALVE BOX.

ESTIMATED ANNUAL WATER USE

THE IRRIGATION SYSTEM AS SHOWN ON THIS PLAN HAS AN ESTIMATED ANNUAL WATER USE OF 812,067 GALLONS. TO VERIFY EFFICIENT IRRIGATION SYSTEM OPERATION, THE OWNER SHALL COMPARE THIS ESTIMATED IRRIGATION WATER USE WITH ACTUAL WATER USE, AS RECORDED ON SITE, AFTER ALL PLANT MATERIAL HAS BEEN ESTABLISHED.

THE ESTIMATED ANNUAL IRRIGATION WATER USE OF THIS SYSTEM IS BASED ON 30-YEARS AVERAGE EVAPOTRANSPIRATION RATES (ET) FOR THE LOCAL AREA AND TYPICAL NEW IRRIGATION SYSTEM EQUIPMENT EFFICIENCIES. MAJOR DEVIATIONS FROM THIS ESTIMATE USE SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER AND CURRENT IRRIGATION MAINTENANCE COMPANY AT THE TIME OF THE DEVIATION.

TO VERIFY EFFICIENT IRRIGATION SYSTEM OPERATION AND WATER USE, AN IRRIGATION SYSTEM EVALUATION AND AUDIT SHOULD BE PERFORMED.

IRRIGATION LEGEND

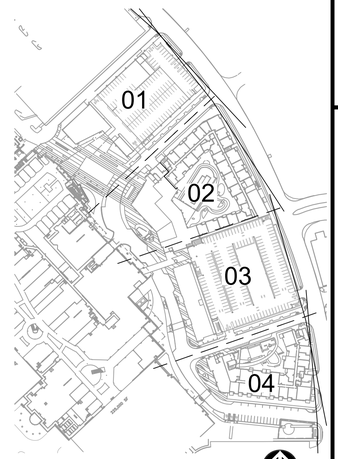
- SLEEVES: **CLASS 200 PVC**
- POINT-OF-CONNECTION ASSEMBLY
- MAINLINE PIPE: **CLASS 200 PVC** **1 1/2-INCH SIZE UNLESS OTHERWISE INDICATED**
- LATERAL PIPE TO INLINE DRIP HEADER: **CLASS 200 PVC** **1-INCH SIZE UNLESS OTHERWISE INDICATED**
- LATERAL PIPE TO BUBBLERS: **CLASS 200 PVC** **1-INCH SIZE UNLESS OTHERWISE INDICATED**
- UNCONNECTED PIPE CROSSING
- INLINE DRIP TUBING: **NETAFIM TLCV6-12 WITH RAINBIRD XQF DRIPLINE HEADER 0.6 GPH EMITTERS, 12" EMITTER SPACING, 12" ROW SPACING**
- REMOTE CONTROL VALVE ASSEMBLY FOR SPRINKLER LATERALS: **RAIN BIRD PEB (SIZED PER PLAN)**
- REMOTE CONTROL DRIP VALVE ASSEMBLY: **RAIN BIRD XCZ-PRB-100-COM**
- QUICK COUPLING VALVE ASSEMBLY: **RAIN BIRD 5RC**
- ISOLATION GATE VALVE ASSEMBLY: **MATCO 514**
- FLOW SENSOR ASSEMBLY: **RAIN BIRD FS100**
- BACKFLOW PREVENTION ASSEMBLY: **BY PLUMBING, INSIDE BUILDING**
- MASTER VALVE ASSEMBLY: **RAIN BIRD PEB (1")**

A1 — INDICATES CONTROLLER AND STATION NUMBER
14 — INDICATES LATERAL DISCHARGE (GPM)
1" — INDICATES VALVE SIZE (INCHES)
Turf — INDICATES LANDSCAPE APPLICATION

- IRRIGATION CONTROLLER UNIT WITH **WEATHERMATIC SLW5 WEATHER SENSOR**
- (A) **WEATHERMATIC SL9600TW SMARTWIRE 2-WIRE**
- (B) **WEATHERMATIC SL9600TW SMARTWIRE 2-WIRE**
- GROUNDING AND SURGE ARRESTOR ASSEMBLY: **WEATHERMATIC SLGDT**
- WEATHER SENSOR: **WEATHERMATIC SLW5 WEATHER SENSOR**
- TREE BUBBLER ASSEMBLY: **TWO (2) RAIN BIRD 1402 BUBBLERS** PRESSURE: **30 PSI** FLOW (GPM): **0.50 GPM PER BUBBLER; 1.00 GPM PER TREE**

CONSTRUCTION NOTES

1. THE IRRIGATION SYSTEM POINT-OF-CONNECTION (POC) SHALL BE DOWNSTREAM OF THE IRRIGATION WATER TAP AND METER INSTALLED BY THE UTILITY CONTRACTOR AT THE APPROXIMATE LOCATION SHOWN. IRRIGATION CONTRACTOR TO INSTALL BACKFLOW PREVENTION UNIT. VERIFY EXACT LOCATION OF POC WITH OWNER'S REPRESENTATIVE.
2. IRRIGATION CONTRACTOR TO WALL MOUNT THE IRRIGATION CONTROLLERS AT THE APPROXIMATE LOCATIONS SHOWN. ELECTRICAL POWER TO THE CONTROLLERS TO BE PROVIDED BY THE ELECTRICAL CONTRACTOR, TERMINATED IN A JUNCTION BOX FOR HARD-WIRE CONNECTION TO THE IRRIGATION CONTROLLER. CARE SHOULD BE TAKEN TO INSTALL THE IRRIGATION CONTROLLER IN A LOCATION THAT IS ACCESSIBLE FOR MAINTENANCE. FINAL LOCATION TO BE APPROVED BY OWNER'S REPRESENTATIVE.
3. IRRIGATION SHOWN OUT OF LANDSCAPED AREA FOR CLARITY ONLY. INSTALL IRRIGATION COMPONENTS WITHIN LANDSCAPED AREA.
4. 1-INCH COPPER LINE THROUGH BUILDING TO IRRIGATION POC LOCATIONS INSTALLED BY PLUMBING CONTRACTOR.
5. ELECTRIC CONDUIT FOR 24V IRRIGATION WIRES FROM CONTROLLER LOCATION THROUGH BUILDING TO IRRIGATION POC LOCATIONS INSTALLED BY ELECTRICAL CONTRACTOR.



Key Plan
Scale: 1" = 200'

studioOutside
824 Exposition Avenue, Ste. 5
Dallas, Texas 75226
o214.954.7160

OWNER:
BROOKFIELD PROPERTIES
7351 E. 29TH AVENUE
DENVER, CO 80238

PARK MEADOWS TOWN CENTER FILING NO. 1-A, 7TH AMENDMENT, LOT 3, 4A-1, 4-B, & 21
PARK MEADOWS APARTMENTS
SITE IMPROVEMENT PLAN

DATE	REVISION COMMENTS
11-11-2022	1ST SIP SUBMITTAL
01-27-2023	2nd SIP SUBMITTAL
05-12-2023	4th SIP SUBMITTAL

PROJECT #:

Irrigation Legend & Notes

SHEET NUMBER
11 OF 64

Hines Inc
SITE WATER ENGINEERING SERVICES
323 W. DRAKE RD, SUITE 204
FORT COLLINS, COLORADO 80526
Telephone: 970.282.1800
Web: www.hinesinc.com

FILEPATH: C:\HINES INC DROPBOX\DESIGN\PROJECTS\STUDIO OUTSIDE\PARK MEADOWS\ACAD\IR-PARK MEADOWS.DWG LAYOUT: 11
ParkMeadows
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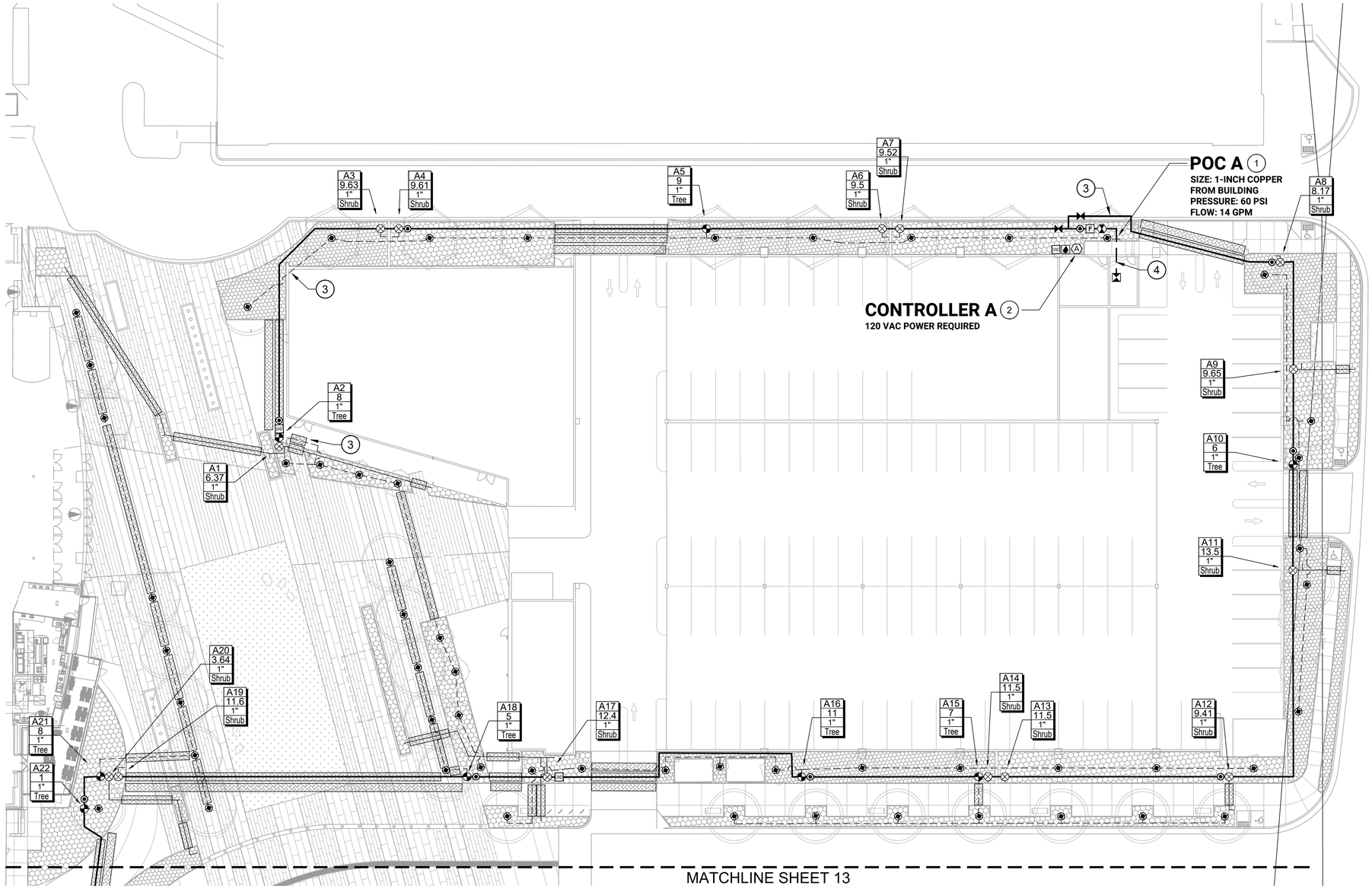
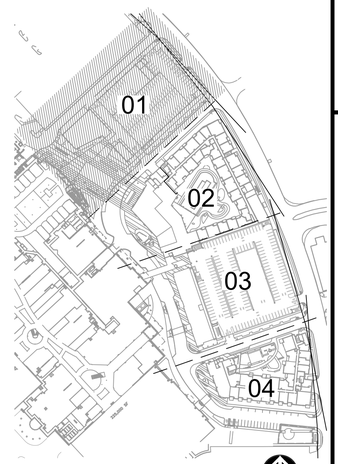
PARK MEADOWS TOWN CENTER FILING NO. 1-A, 7TH AMENDMENT, LOT 3, 4A-1, 4-B, & 21
PARK MEADOWS PLANNED DEVELOPMENT, 2ND AMENDMENT
PLANNING AREA #1
45.37 ACRES
SIP # SP22-114





Key Plan | NORTH

Scale: 1" = 200'

Irrigation Plan | NORTH

0 20' 40'

Scale: 1" = 20'

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PROJECT #:

Irrigation Plan

SHEET NUMBER
12 OF 64

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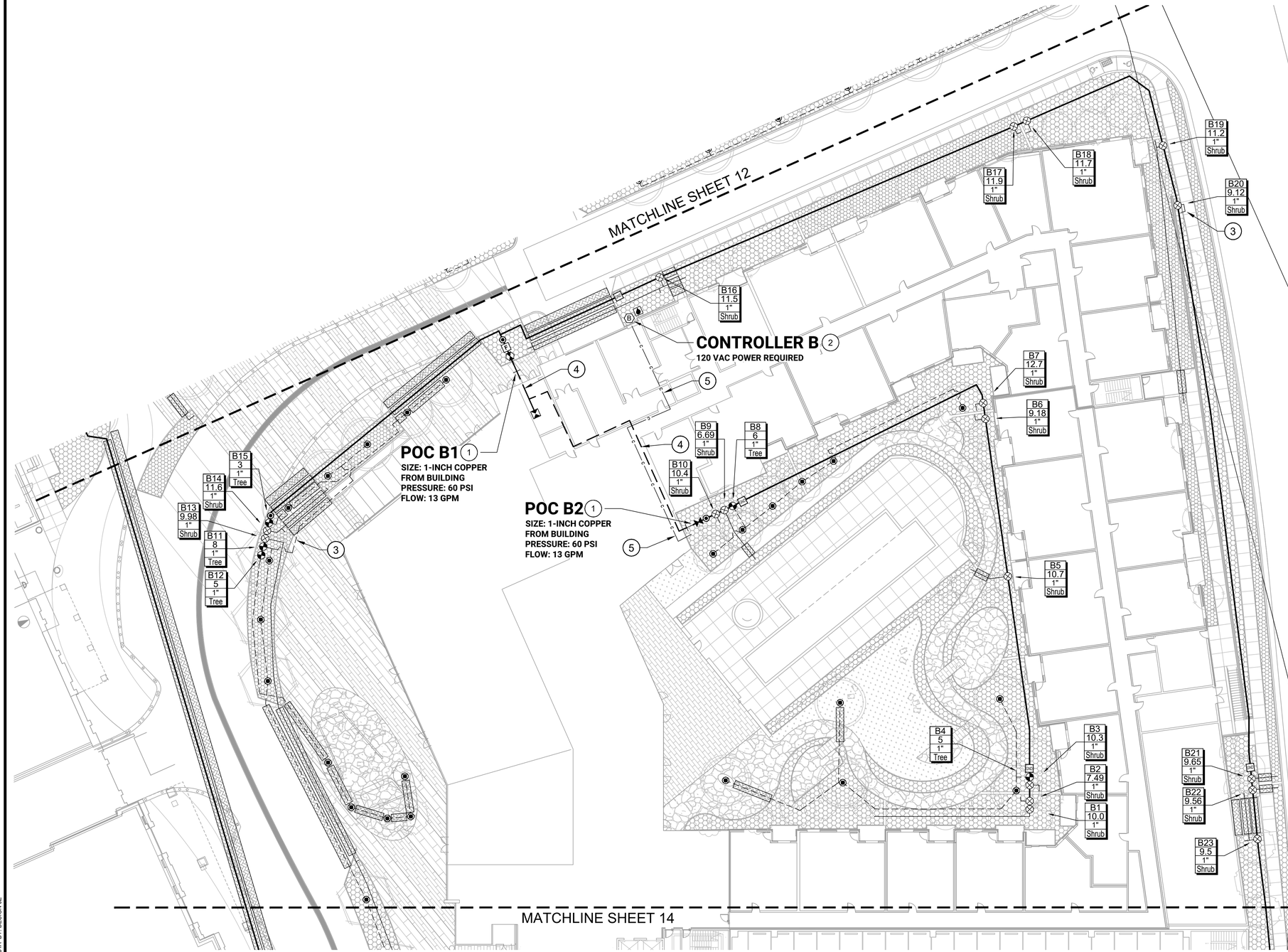
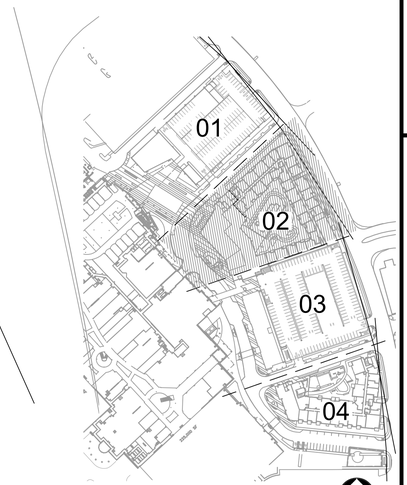
PLANNING AREA #1
45.37 ACRES
SIP # SP22-114





Key Plan
Scale: 1" = 200'

Irrigation Plan
Scale: 1" = 20'
0 20' 40'
NORTH

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824 Exposition Avenue, Ste. 5
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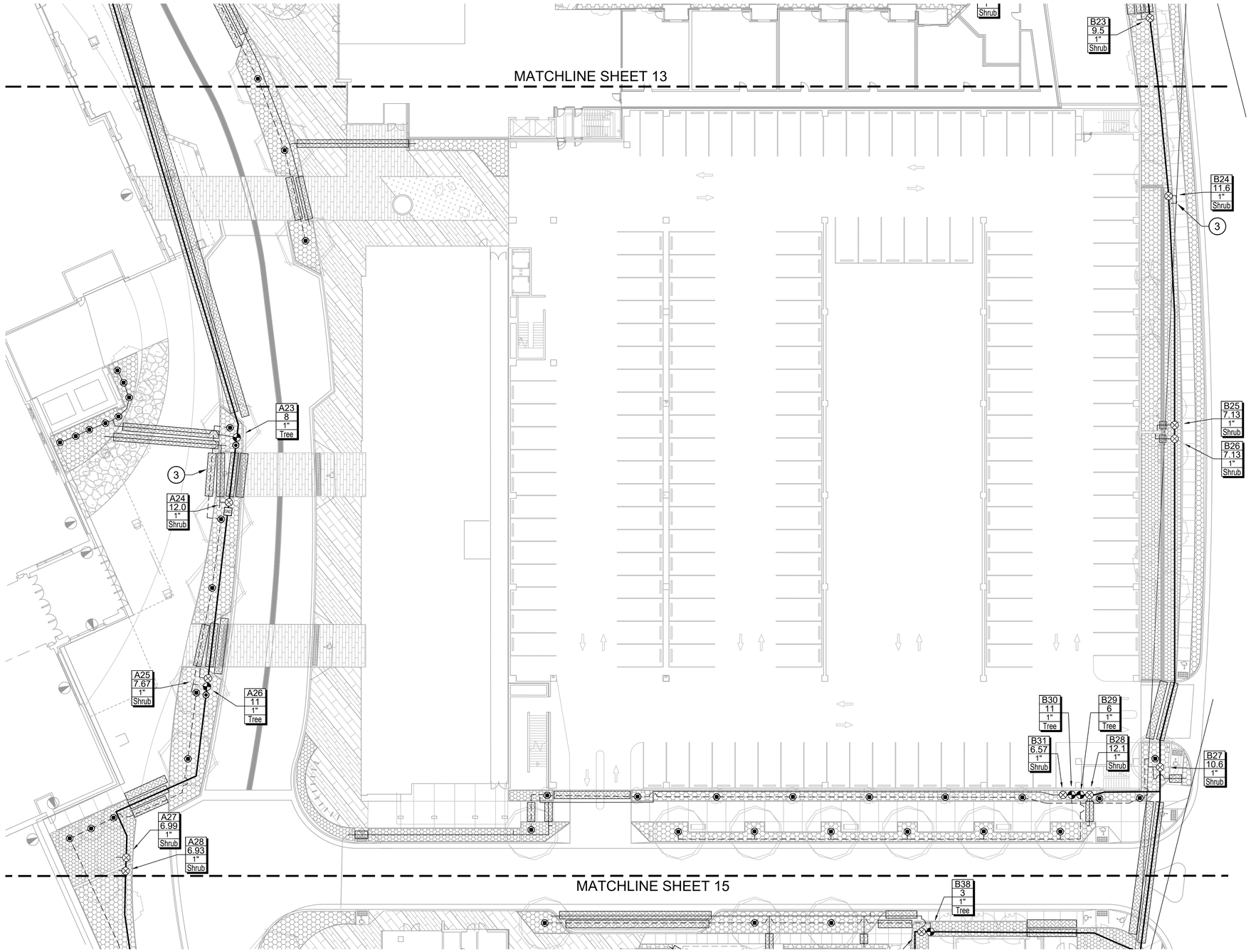

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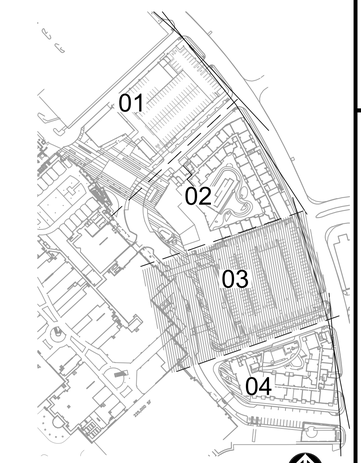

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NORTH

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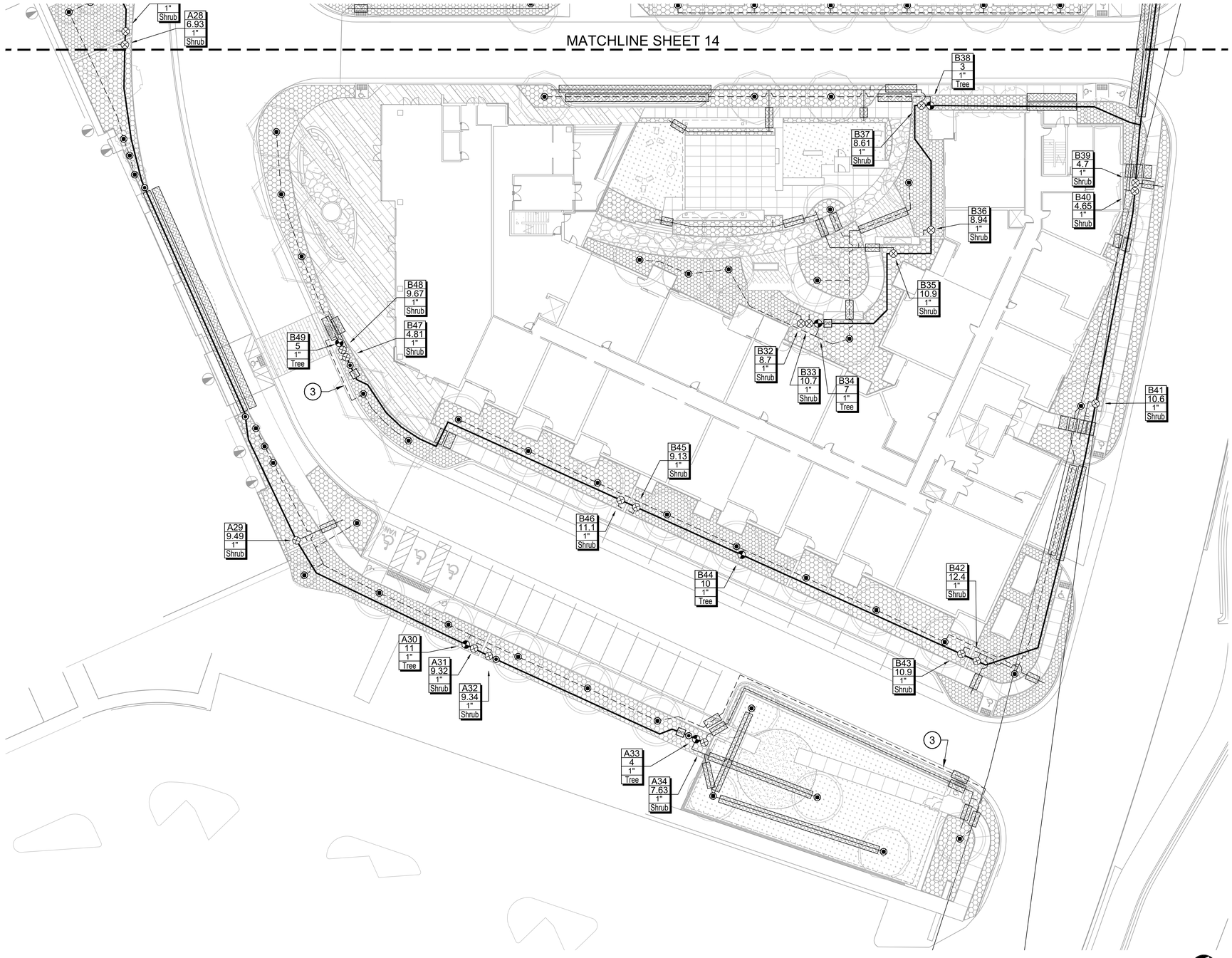
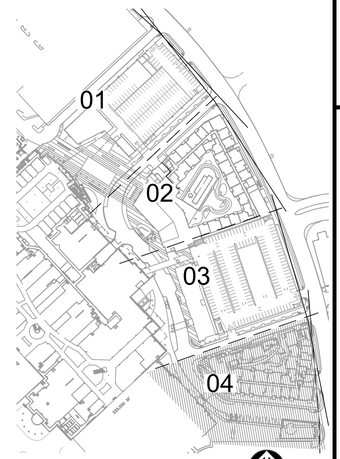
SIP # SP22-114





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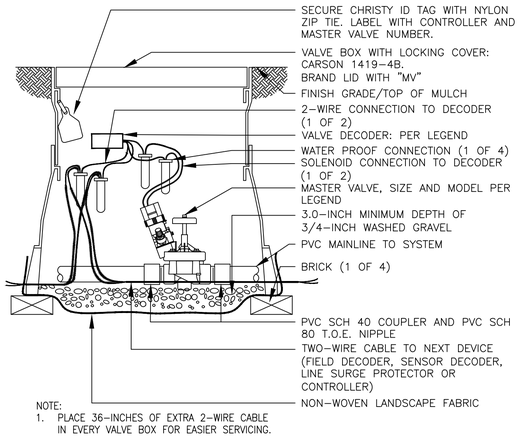
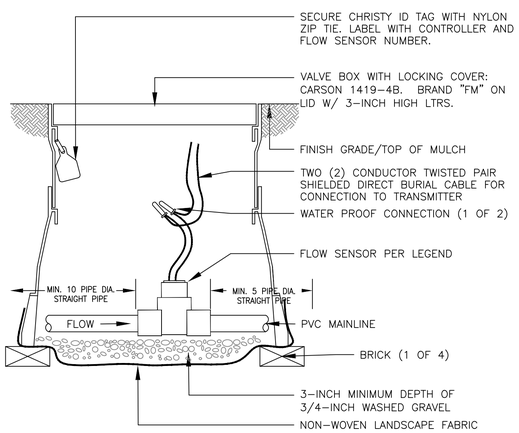
PLANNING AREA #1
45.37 ACRES
SIP # SP22-114

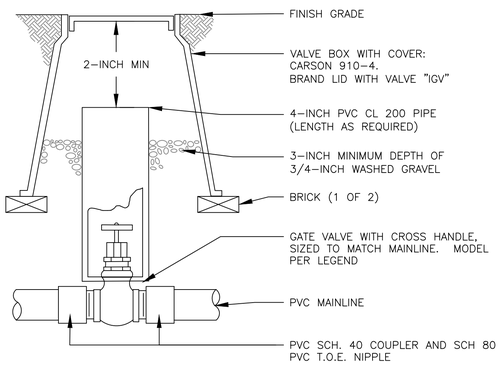


NOTE:
1. PLACE 36-INCHES OF EXTRA 2-WIRE CABLE IN EVERY VALVE BOX FOR EASIER SERVICING.

1 MASTER VALVE ASSEMBLY

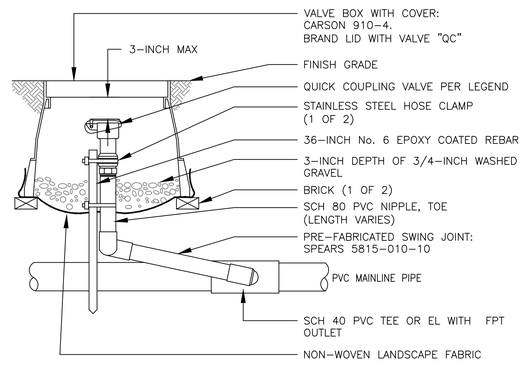


2 FLOW SENSOR ASSEMBLY

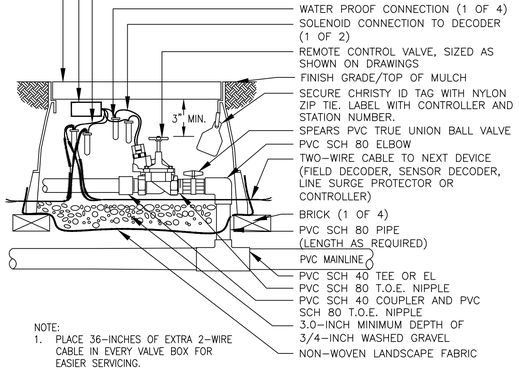


NOTES:
1. NOMINAL SIZE OF GATE VALVE TO MATCH NOMINAL MAINLINE SIZE.

3 ISOLATION GATE VALVE ASSEMBLY 2.5-INCH MAINLINE AND SMALLER

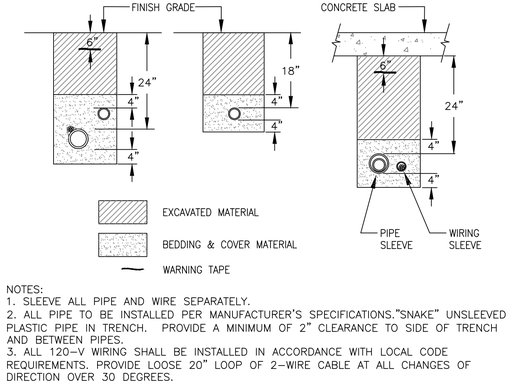


4 QUICK COUPLING VALVE ASSEMBLY



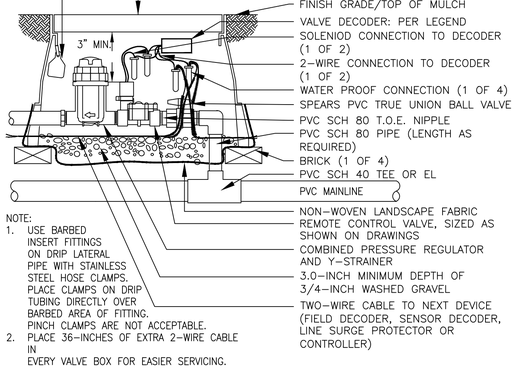
NOTE:
1. PLACE 36-INCHES OF EXTRA 2-WIRE CABLE IN EVERY VALVE BOX FOR EASIER SERVICING.

5 REMOTE CONTROL BUBBLER VALVE ASSEMBLY



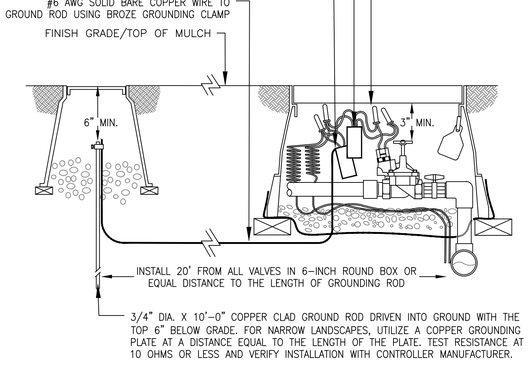
NOTES:
1. SLEEVE ALL PIPE AND WIRE SEPARATELY.
2. ALL PIPE TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS."SNAKE" UNSLEEVED PLASTIC PIPE IN TRENCH. PROVIDE A MINIMUM OF 2" CLEARANCE TO SIDE OF TRENCH AND BETWEEN PIPES.
3. ALL 120-V WIRING SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODE REQUIREMENTS. PROVIDE LOOSE 20" LOOP OF 2-WIRE CABLE AT ALL CHANGES OF DIRECTION OVER 30 DEGREES.

6 TYPICAL TRENCHING DETAIL



NOTE:
1. USE BARBED INSERT FITTINGS ON DRIP LATERAL PIPE WITH STAINLESS STEEL HOSE CLAMPS. PLACE CLAMPS ON DRIP TUBING DIRECTLY OVER BARBED AREA OF FITTING. PINCH CLAMPS ARE NOT ACCEPTABLE.
2. PLACE 36-INCHES OF EXTRA 2-WIRE CABLE IN EVERY VALVE BOX FOR EASIER SERVICING.

7 REMOTE CONTROL DRIP VALVE ASSEMBLY



8 TYPICAL GROUNDING (AT VALVE) ASSEMBLY

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PARK MEADOWS TOWN CENTER FILING NO. 1-A, 7TH AMENDMENT, LOT 3, 4A-1, 4-B, & 21
PARK MEADOWS APARTMENTS
SITE IMPROVEMENT PLAN

DATE	REVISION COMMENTS
11-11-2022	1ST SIP SUBMITTAL
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05-12-2023	4th SIP SUBMITTAL

PROJECT #:

Irrigation Details

SHEET NUMBER
16 OF 64

Hines Inc
SITE WATER ENGINEERING SERVICES
323 W. DRAKE RD, SUITE 204
FORT COLLINS, COLORADO 80526
Telephone: 970.282.1800
Web: www.hinesinc.com

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ParkMeadows
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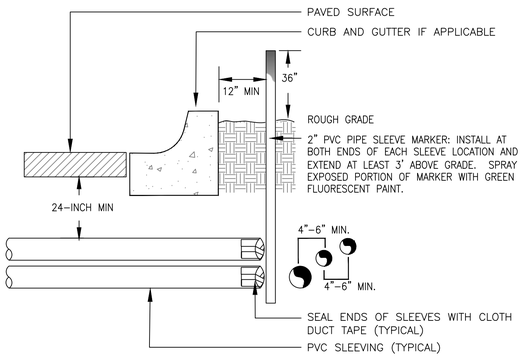
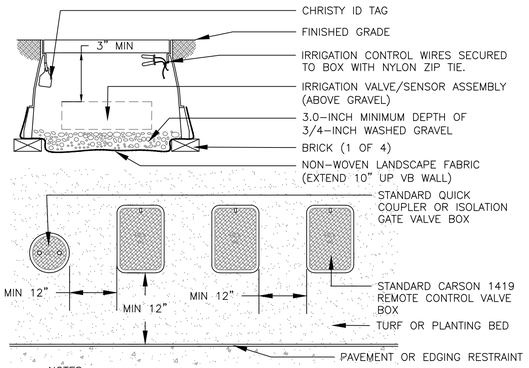
PARK MEADOWS TOWN CENTER FILING NO. 1-A, 7TH AMENDMENT, LOT 3, 4A-1, 4-B, & 21
PARK MEADOWS PLANNED DEVELOPMENT, 2ND AMENDMENT
PLANNING AREA #1
45.37 ACRES
SIP # SP22-114



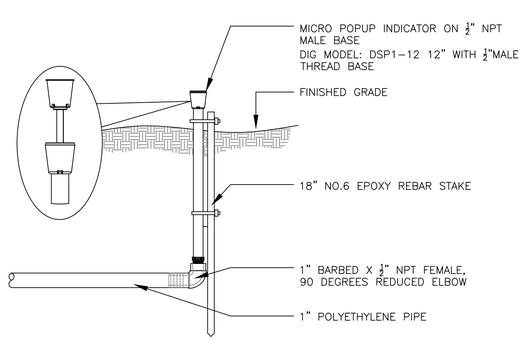
NOTE:
1) ALL SLEEVING TO BE CLASS 200 BE PVC, SIZED AS NOTED.
2) INSTALL SLEEVES IN SIDE-BY-SIDE CONFIGURATION WHERE MULTIPLE SLEEVES ARE TO BE INSTALLED. SPACE SLEEVES 4" TO 6" APART. DO NOT STACK SLEEVES VERTICALLY.

9 TYPICAL SLEEVING DETAIL

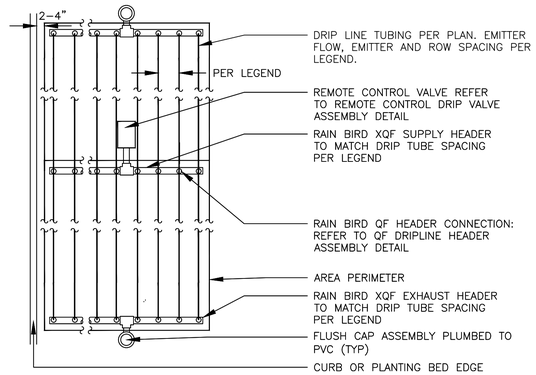


NOTES:
1. INSTALL ONLY ONE RCV TO VALVE BOX. LOCATE AT LEAST 12-INCHES FROM AND ALIGN WITH NEARBY WALLS OR EDGES OF PAVED AREAS. GROUP RCV ASSEMBLIES TOGETHER WHERE PRACTICAL.
4. GROUP RCV ASSEMBLIES TOGETHER WHERE PRACTICAL, BUT AVOID GROUPING MORE THAN THREE (3) STANDARD VALVE BOXES TOGETHER IN A SERIES.
5. ARRANGE GROUPED VALVE BOXES IN RECTANGULAR PATTERNS.

10 TYPICAL VALVE BOX INSTALLATION

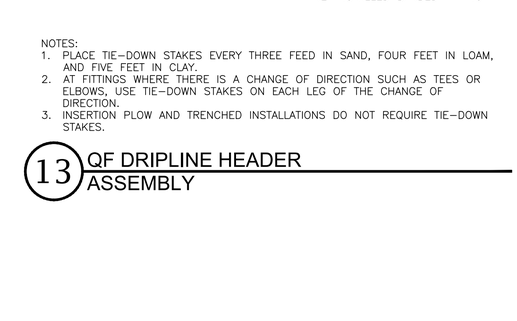


11 DRIP SYSTEM OPERATION INDICATOR



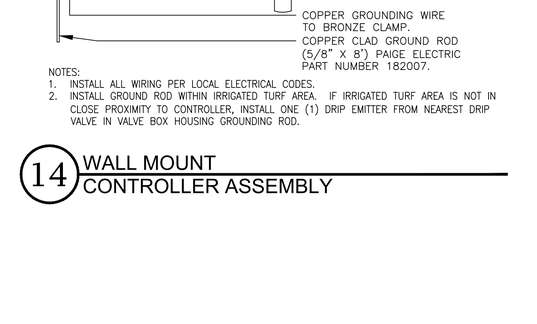
NOTES:
1. INSTALL SYSTEM PER MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS FOR EQUIPMENT APPLICATION AND INSTALLATION.
2. MAXIMUM FLOW FOR 1-INCH REMOTE CONTROL VALVE ASSEMBLY IS 14 GPM.
3. INSTALL AT A DEPTH OF 4"-6" IN UNIFORM SOIL.

12 SUBSURFACE DRIP ASSEMBLY IN SHRUB BEDS



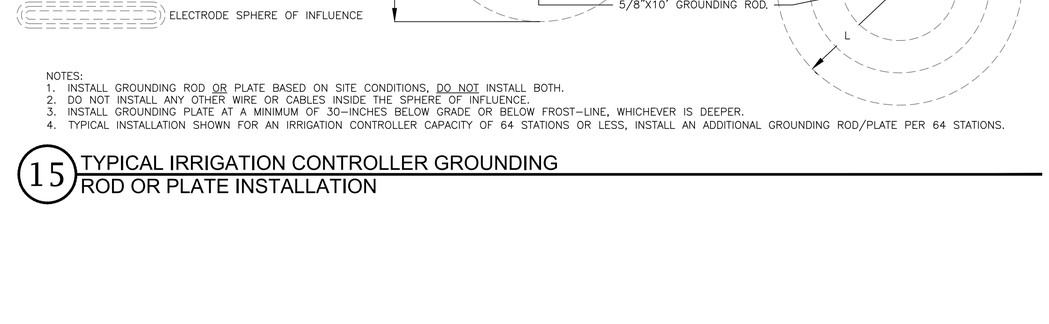
NOTES:
1. PLACE TIE-DOWN STAKES EVERY THREE FEED IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
2. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.
3. INSERTION PLOW AND TRENCHED INSTALLATIONS DO NOT REQUIRE TIE-DOWN STAKES.

13 QF DRIPLINE HEADER ASSEMBLY



NOTES:
1. INSTALL ALL WIRING PER LOCAL ELECTRICAL CODES.
2. INSTALL GROUND ROD WITHIN IRRIGATED TURF AREA. IF IRRIGATED TURF AREA IS NOT IN CLOSE PROXIMITY TO CONTROLLER, INSTALL ONE (1) DRIP EMITTER FROM NEAREST DRIP VALVE IN VALVE BOX HOUSING GROUNDING ROD.

14 WALL MOUNT CONTROLLER ASSEMBLY



NOTES:
1. INSTALL GROUNDING ROD OR PLATE BASED ON SITE CONDITIONS, DO NOT INSTALL BOTH.
2. DO NOT INSTALL ANY OTHER WIRE OR CABLES INSIDE THE SPHERE OF INFLUENCE.
3. INSTALL GROUNDING PLATE AT A MINIMUM OF 30-INCHES BELOW GRADE OR BELOW FROST-LINE, WHICHEVER IS DEEPER.
4. TYPICAL INSTALLATION SHOWN FOR AN IRRIGATION CONTROLLER CAPACITY OF 64 STATIONS OR LESS, INSTALL AN ADDITIONAL GROUNDING ROD/PLATE PER 64 STATIONS.

15 TYPICAL IRRIGATION CONTROLLER GROUNDING ROD OR PLATE INSTALLATION

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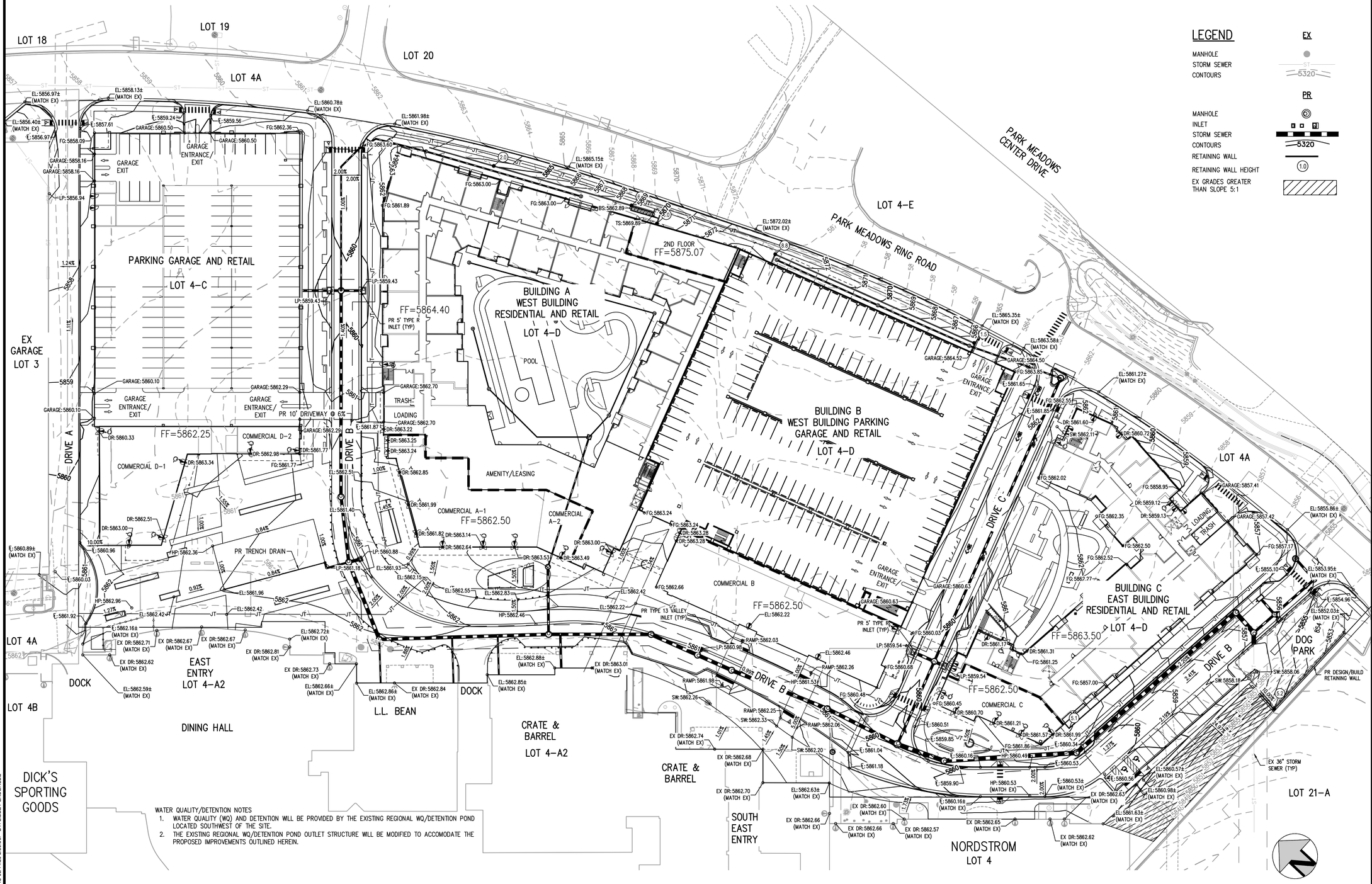
45.37 ACRES
SIP # SP22-114



LEGEND

	EX
MANHOLE	
STORM SEWER	ST
CONTOURS	5320

	PR
MANHOLE	
INLET	
STORM SEWER	ST
CONTOURS	5320
RETAINING WALL	
RETAINING WALL HEIGHT	1.0
EX GRADES GREATER THAN SLOPE 5:1	

WATER QUALITY/DETENTION NOTES
1. WATER QUALITY (WQ) AND DETENTION WILL BE PROVIDED BY THE EXISTING REGIONAL WQ/DETENTION POND LOCATED SOUTHWEST OF THE SITE.
2. THE EXISTING REGIONAL WQ/DETENTION POND OUTLET STRUCTURE WILL BE MODIFIED TO ACCOMODATE THE PROPOSED IMPROVEMENTS OUTLINED HEREIN.

SCALE: 1" = 40'

HARRIS KOCHER SMITH
1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303.623.6300 F: 303.623.6311
HarrisKocherSmith.com

OWNER:
PARK MEADOWS MALL, LLC / PARK MEADOWS ANCHOR ACQUISITION, LLC
8401 PARK MEADOWS CENTER DRIVE
LONE TREE, CO 80124

PARK MEADOWS TOWN CENTER FILING NO. 1-A, 7TH AMENDMENT, LOT 3, 4A-1, 4-B, & 21
PARK MEADOWS - MIXED USE DEVELOPMENT
SITE IMPROVEMENT PLAN

DATE	REVISION COMMENTS
11-11-2022	1ST SIP SUBMITTAL
01-27-2023	2ND SIP SUBMITTAL
03-17-2023	3RD SIP SUBMITTAL
05-12-2023	4TH SIP SUBMITTAL

PROJECT #: 220407

OVERALL GRADING PLAN

SHEET NUMBER
18 of 64

FILEPATH: J:\220407\ENGINEERING\GRADING\SIP - OVERALL GRADING PLAN.DWG LAYOUT: LAYOUT2
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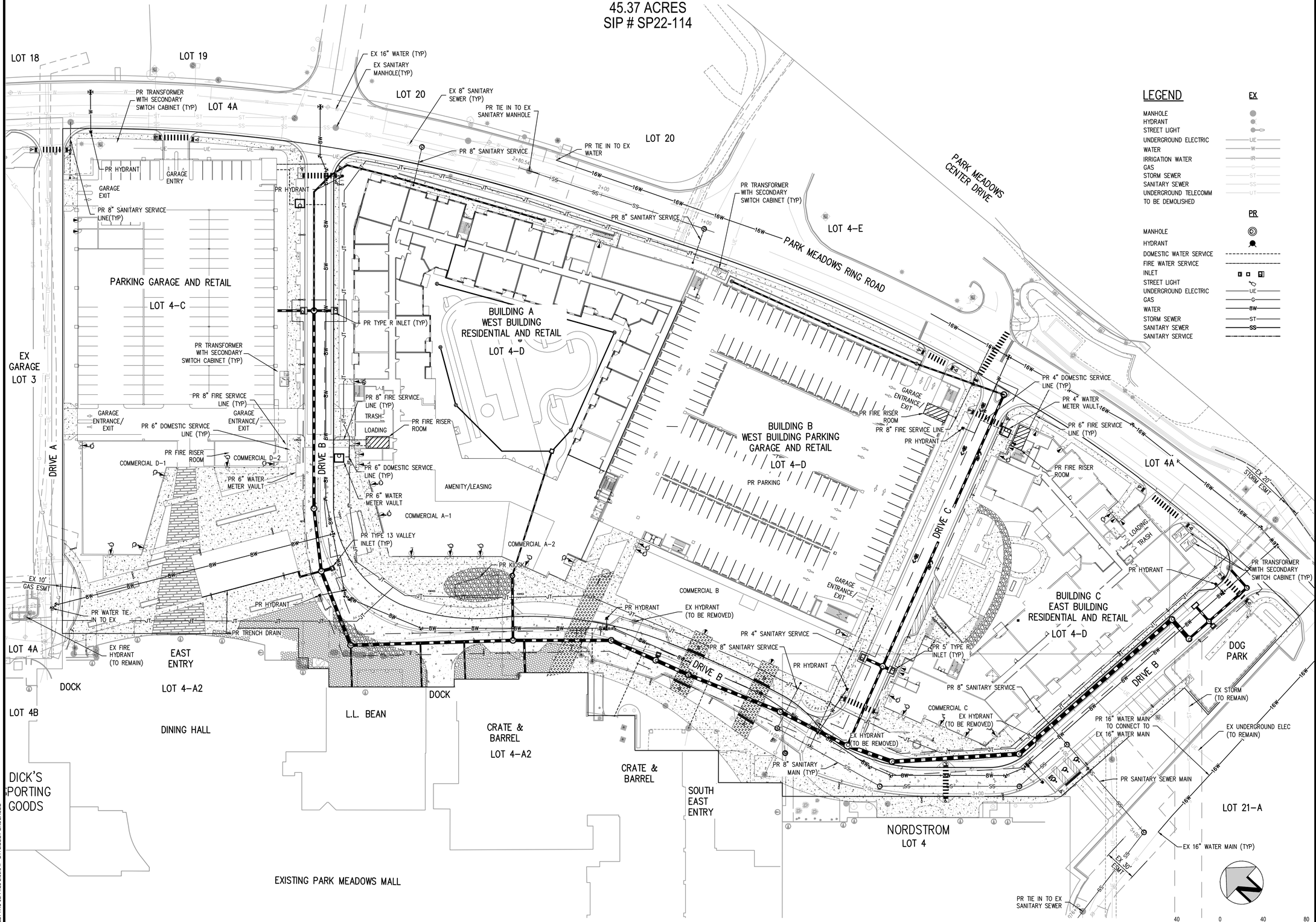
PLOTTED: THU 05/11/23 2:55:36P BY: LIBBEY ENDERSBE

PARK MEADOWS TOWN CENTER FILING NO. 1-A, 7TH AMENDMENT, LOT 3, 4A-1, 4-B, & 21
PARK MEADOWS PLANNED DEVELOPMENT, 2ND AMENDMENT
PLANNING AREA #1
45.37 ACRES
SIP # SP22-114



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05-12-2023	4TH SIP SUBMITTAL

PROJECT #: 220407

OVERALL UTILITY PLAN

SHEET NUMBER
19 of 64

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

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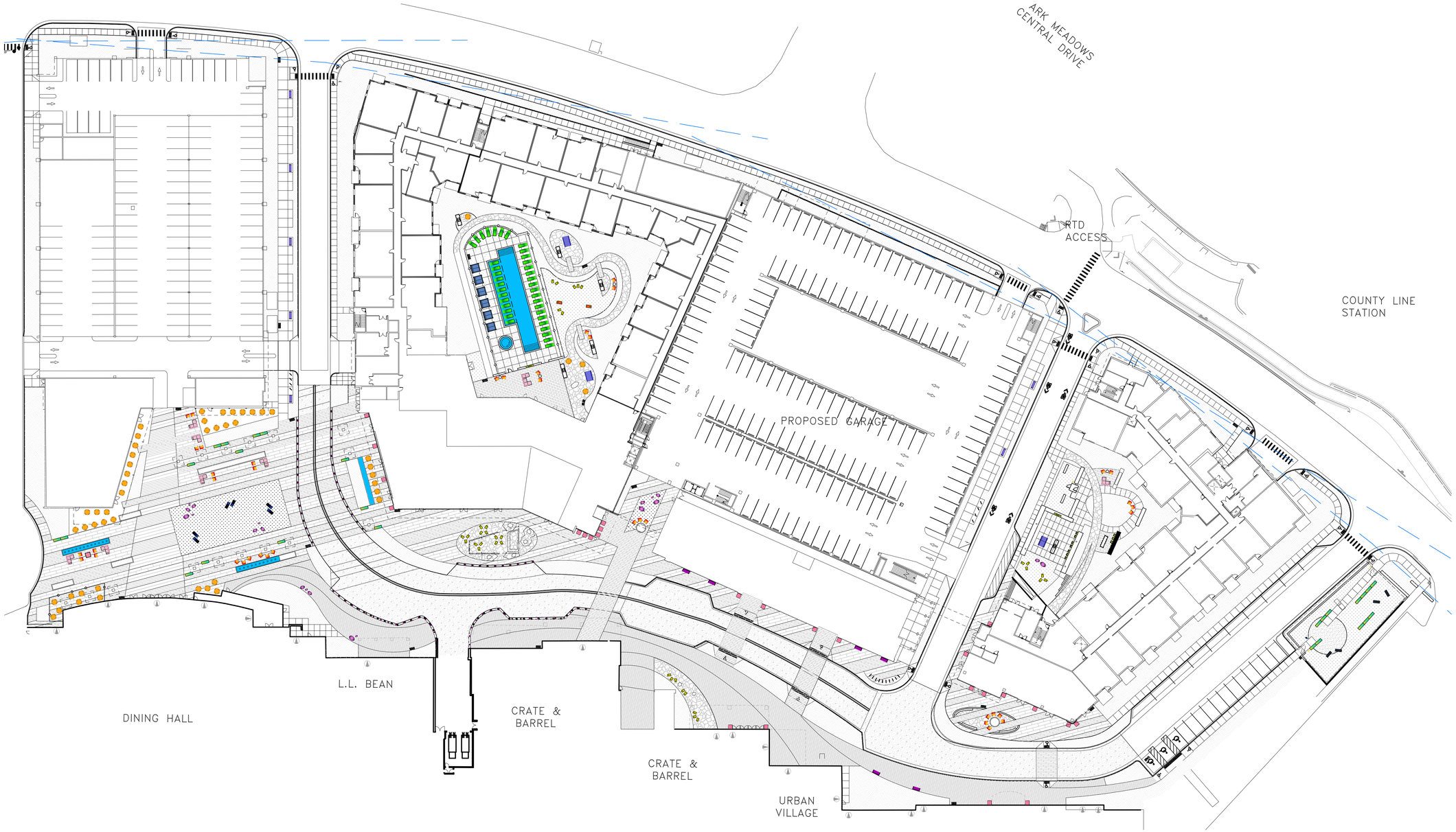
PARK MEADOWS TOWN CENTER FILING NO. 1-A, 7TH AMENDMENT, LOT 3, 4A-1, 4-B, & 21
PARK MEADOWS PLANNED DEVELOPMENT, 2ND AMENDMENT
PLANNING AREA #1
45.37 ACRES
SIP # SP22-114

LEGEND

A-1 FGP BACK	A-5 PEBBLE	A-9 TRASH LITTER	A16 LOLL CABRIO CHAIR	A-20 FIRE PLACE	A-24 CORNHOLE
A-2 FGP NO BACK	A-6 SPONECK	A-10 BOLLARD	A-17 FIRE PIT	A-21 COMMON TABLE	A-25 PET FOUNTAIN
A-3 BLOCK BENCH	A-7 BIKE RACK	A-11 PLAZA POTS	A-18 GAS GRILL	A-22 POOL CABANA	A-26 PET AMENITIES
A-4 RIVAGE	A-8 CAFE TABLES	A-12 RETAIL POTS	A19 SOFT SEATING	A-23 CHAISE LOUNGER	A-27 PET CLEANUP



Overall Amenities Plan

NORTH

0 40' 80'

Scale: 1" = 40'

MICHAEL FRAZE 1235 07/19/2017 State Of Colorado Registered Landscape Architect

05/12/2023

studioOutside
824 Exposition Avenue, Ste. 5
Dallas, Texas 75226
o214.954.7160

OWNER:
BROOKFIELD PROPERTIES
7351 E. 29TH AVENUE
DENVER, CO 80238

PARK MEADOWS TOWN CENTER FILING NO. 1-A, 7TH AMENDMENT, LOT 3, 4A-1, 4-B, & 21
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01-27-2023	2nd SIP SUBMITTAL
05-12-2023	4th SIP SUBMITTAL
PROJECT #:	

Site Amenity Plan

SHEET NUMBER
20 OF 64

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PARK MEADOWS TOWN CENTER FILING NO. 1-A, 7TH AMENDMENT, LOT 3, 4A-1, 4-B, & 21
PARK MEADOWS PLANNED DEVELOPMENT, 2ND AMENDMENT
PLANNING AREA #1
45.37 ACRES
SIP # SP22-114

05/12/2023

Greenform - Twista Cubes

Pots at Retail | A12

Forms & Services - Cordia Series

Litter & Recycling | A9

Greenform - Sponeck Series

Movable Seating | A6

Form & Fiber - Block Bench

Concrete Bench | A3

Form & Fiber - Essentials Series (concrete)

Pots in Plaza | A11

Forms & Surfaces - Avivo Series Tables & Chairs

Cafe Tables | A8

QCP - Pebble (various sizes)

Informal Seating | A5

Landscape Forms - FGP Bench w/o Back

Bench without Back | A2

Forms & Surfaces - Non-Lit Column

Bollards | A10

Landscape Forms - Ride

Bike Racks | A7

MMcite - Rivage

Lawn Seating | A4

Landscape Forms - FGP Bench w/ Back

Bench with Back | A1

studioOutside
824 Exposition Avenue, Ste. 5
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05-12-2023	4th SIP SUBMITTAL

PROJECT #:

Public Site Amenities

SHEET NUMBER
21 OF 64

FILEPATH: //VOLUMES/PROJECTS/2021/21178 - PARK MEADOWS MULTI-FAMILY/06 DD/CAD/SHEETS/21178_SITE AMENITY SHEETS.DWG LAYOUT: 21 PUBLIC SITE AMENITIES
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PLANNING AREA #1
45.37 ACRES
SIP # SP22-114

05/12/2023

Mutt-Mitt - 1004

Pet Cleanup | A27

QCP - Cornhole

Lawn Game Cornhole | A24

Landscape Forms - Harvest Series

Common Work Table | A21

AEI Corporation - PGS36T

Gas Grill | A18

Supplier - TBD

Pet Amenities | A26

Kettal - Molo Deck Chair w/ wheels

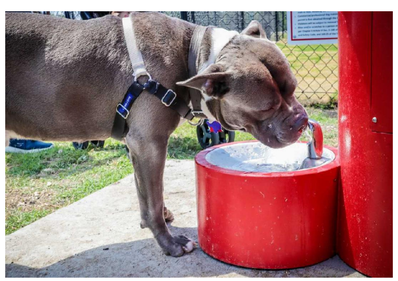
Chaise Lounger | A23

Paloform - Kodo Outdoor Fireplace

Fire Place | A20

Paloform - 48 Fold

Fire Pit | A17



Most Dependable Fountains - 300SMSS

Pet Fountain | A25

Kettal - Daybed

Pool Cabana | A22

Loll Designs - Platform One Sectional

Soft Seating at Fire Place | A19

Loll Designs - Cabrio Chair

Chair at Fire Pit | A16

studioOutside
824 Exposition Avenue, Ste. 5
Dallas, Texas 75226
o214.954.7160

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PARK MEADOWS TOWN CENTER FILING NO. 1-A, 7TH AMENDMENT, LOT 3, 4A-1, 4-B, & 21
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DATE	REVISION COMMENTS
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01-27-2023	2nd SIP SUBMITTAL
05-12-2023	4th SIP SUBMITTAL

PROJECT #:

Private Site Amenities

SHEET NUMBER
22 OF 64

FILEPATH: //VOLUMES/PROJECTS/2021/21178 - PARK MEADOWS MULTI-FAMILY/06 DD/CAD/SHEETS/21178_SITE AMENITY SHEETS.DWG LAYOUT: 22 PRIVATE SITE AMENITIES
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PLANNING AREA #1
45.37 ACRES
SIP # SP22-114

SITE LIGHTING FIXTURE SCHEDULE

FIXTURE TYPE	MANUFACTURER	MODEL NUMBER	DESCRIPTION	LIGHT SOURCE	WATTAGE	MOUNT	FIXTURE VOLTAGE	TYPE COMMENTS
OA-123-ASY	LITHONIA	RAD1 LED-P5-30K-ASY-MVOLT-XX-PIR-XXX	POLE MOUNT LUMINAIRE, TYPE IV FORWARD THROW DISTRIBUTION.	LED 3000K 15,500LM	123	POLE	277	FINISH TO BE SELECTED BY ARCHITECT. MOUNT BOTTOM OF FIXTURE AT 20' ABOVE FINISHED GRADE.
OB-123-PATH	LITHONIA	RAD1 LED-P5-30K-PATH-MVOLT-XX-PIR-XXX	POLE MOUNT LUMINAIRE, TYPE III DISTRIBUTION.	LED 3000K 13,462LM	123	POLE	277	FINISH TO BE SELECTED BY ARCHITECT. MOUNT BOTTOM OF FIXTURE AT 15' ABOVE FINISHED GRADE.
OB-123-ASY	LITHONIA	RAD1 LED-P5-30K-ASY-MVOLT-XX-PIR-XXX	POLE MOUNT LUMINAIRE, TYPE IV FORWARD THROW DISTRIBUTION.	LED 3000K 15,500LM	123	POLE	277	FINISH TO BE SELECTED BY ARCHITECT. MOUNT BOTTOM OF FIXTURE AT 15' ABOVE FINISHED GRADE.
OC-123-ASY	LITHONIA	RAD1 LED-P5-30K-ASY-MVOLT-XX-PIR-XXX	POLE MOUNT LUMINAIRE, TYPE IV FORWARD THROW DISTRIBUTION.	LED 3000K 15,500LM	123	POLE	277	FINISH TO BE SELECTED BY ARCHITECT. MOUNT BOTTOM OF FIXTURE AT 30' ABOVE FINISHED GRADE.
OD-13	LITHONIA	RADB-LED-P3-30K-SYM-MVOLT-XX-BTS-BCCD WHXD-XX	7" NOMINAL DIAMETER LED BOLLARD WITH SYMMETRIC DISTRIBUTION.	LED 3000K 1,088LM	13	SURFACE	277	FINISH TO BE SELECTED BY ARCHITECT.
OE-11	LITHONIA	OBLF-8-30K-XXX	4" NOMINAL DIAMETER LED BULLET FLOODLIGHT. FIXTURE SHALL HAVE 5X4 BEAM DISTRIBUTION.	LED 3000K 592LM	11	IN-GRADE	277	FINISH TO BE SELECTED BY ARCHITECT.
OF-88	LITHONIA	WDGE3 LED-P4-30K-80CRI-RFT-MVOLT-SRM-XX-PIRH1 FC3V-XXX	18" WIDTH, 9" TALL, 8" DEPTH TRAPEZOIDAL BUILDING MOUNT AREA LIGHT WITH FORWARD THROW OPTICS. FIXTURE SHALL HAVE INTEGRAL PHOTOCELL CONTROL.	LED 3000K 12,000LM	88	BUILDING MOUNT	277	FINISH TO BE SELECTED BY ARCHITECT. MOUNT BOTTOM OF FIXTURE AT 30' ABOVE FINISHED GRADE.
OG-48	LITHONIA	WDGE2 LED-P5--30K-80CRI-VF-MVOLT-SRM-XXX--XX X-XXX	11.5" WIDTH, 9" TALL, 7" DEPTH TRAPEZOIDAL BUILDING MOUNT AREA LIGHT WITH FORWARD THROW AND VISUAL COMFORT OPTICS.	LED 3000K 5,772LM	48	BUILDING MOUNT	277	FINISH TO BE SELECTED BY ARCHITECT. MOUNT BOTTOM OF FIXTURE AT 30' ABOVE FINISHED GRADE.
OH-37	ALVA	BEAU-58-XXX-3000	58" TALL BY 10" WIDE BY 6.5" DEPTH BUIDLING MOUNT DECORATIVE WALL SCONCE	LED 3000K 37000LM	37	BUILDING MOUNT	277	REFER TO BUILDING ELEVATIONS

906 W McDermott Drive
Dallas, TX 75013
Phone: (310) 975-2061
Firm License No.: EF7018
WWW.WINDWARDEC.COM

OWNER:
BROOKFIELD PROPERTIES
7351 E. 29TH AVENUE
DENVER, CO 80238

PARK MEADOWS TOWN CENTER FILING NO. 1-A, 7TH AMENDMENT, LOT 3, 4A-1, 4-B, & 21
PARK MEADOWS APARTMENTS
SITE IMPROVEMENT PLAN

DATE	REVISION COMMENTS
11-11-2022	1ST SUBMITTAL
03-17-2023	3RD ISSUANCE
05-12-23	4TH ISSUANCE

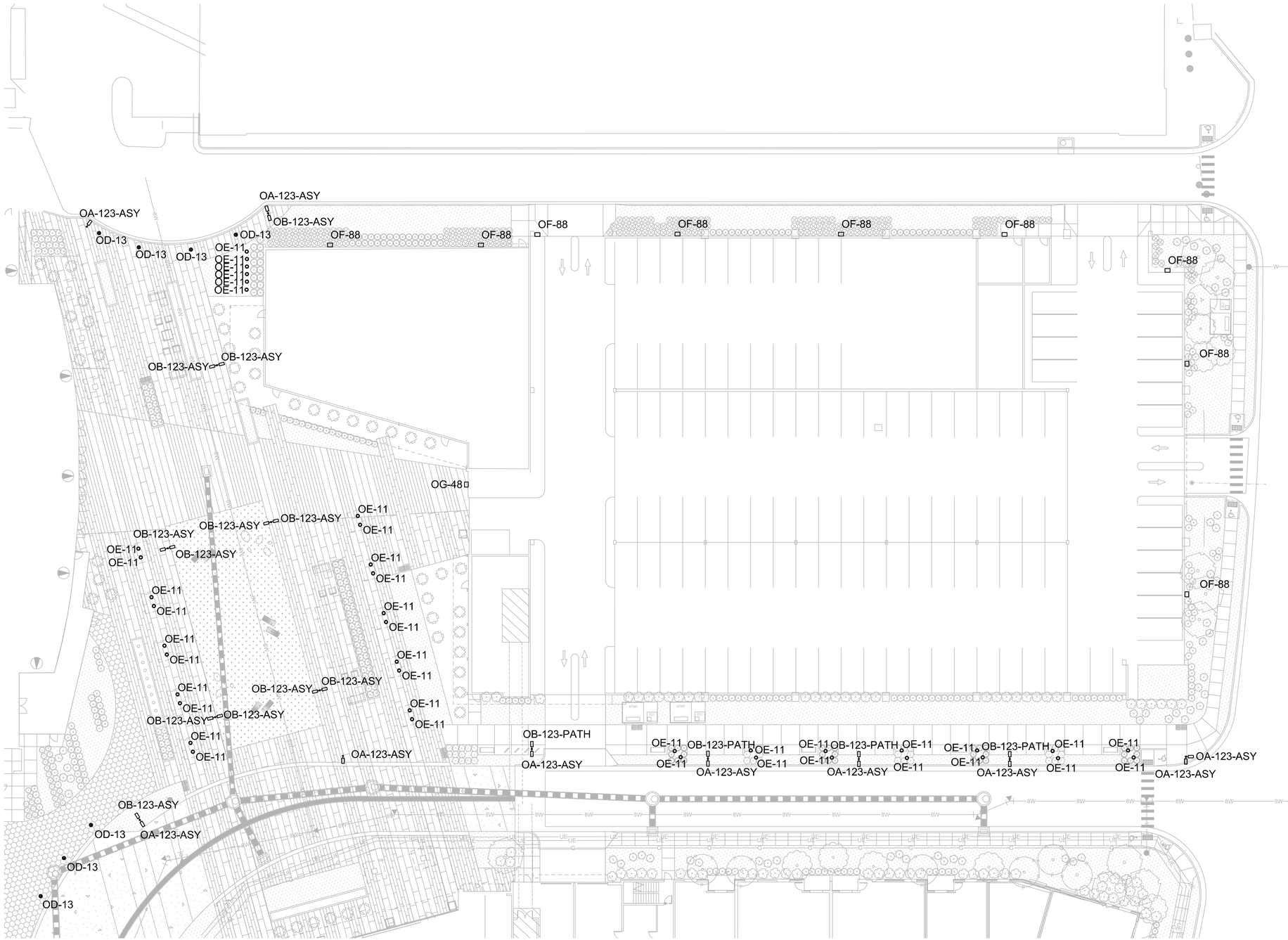
PROJECT #: 21.0004222.081

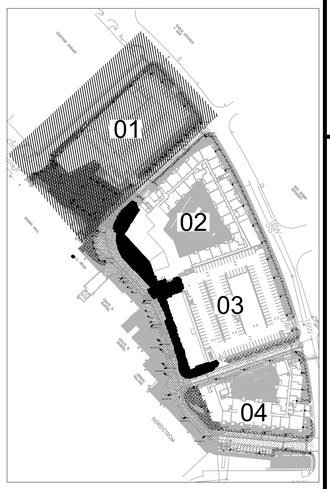
Site Lighting Schedule

SHEET NUMBER
23 OF 64

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH

PARK MEADOWS TOWN CENTER FILING NO. 1-A, 7TH AMENDMENT, LOT 3, 4A-1, 4-B, & 21
PARK MEADOWS PLANNED DEVELOPMENT, 2ND AMENDMENT
PLANNING AREA #1
45.37 ACRES
SIP # SP22-114





Lighting Plan

NORTH

0 20' 40'

Scale: 1" = 20'

906 W McDermott Drive
Dallas, TX 75013
Phone: (310) 975-2061
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Site Lighting Plan

SHEET NUMBER
24 OF 64

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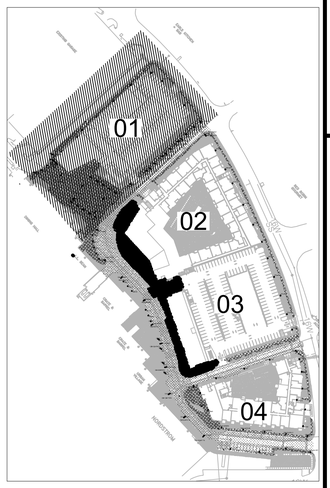

Lighting Plan

NORTH

0 20' 40'

Scale: 1" = 20'

906 W McDermott Drive
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Site Lighting Photometric

SHEET NUMBER
25 OF 64

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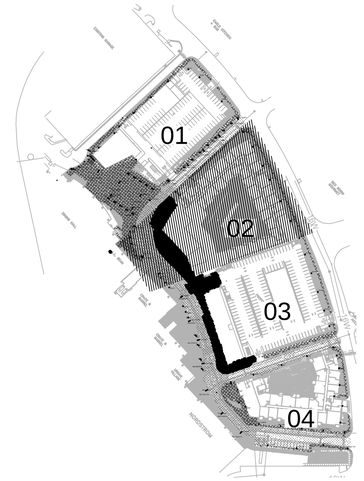

Lighting Plan

NORTH

0 20' 40'

Scale: 1" = 20'

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Firm License No.: EF7018
WWW.WINDWARDEC.COM

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PROJECT #21.0004222.081

Site Lighting Plan

SHEET NUMBER
26 OF 64

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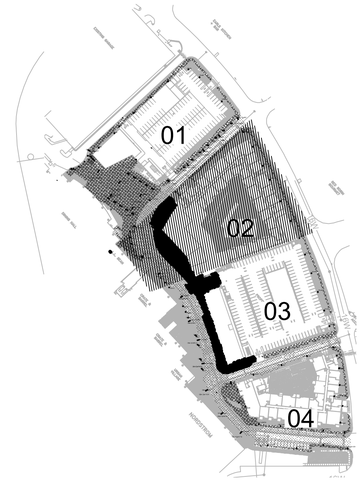

Lighting Plan

NORTH

0 20' 40'
Scale: 1" = 20'

906 W McDermott Drive
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Site Lighting Photometric

SHEET NUMBER
27 OF 64

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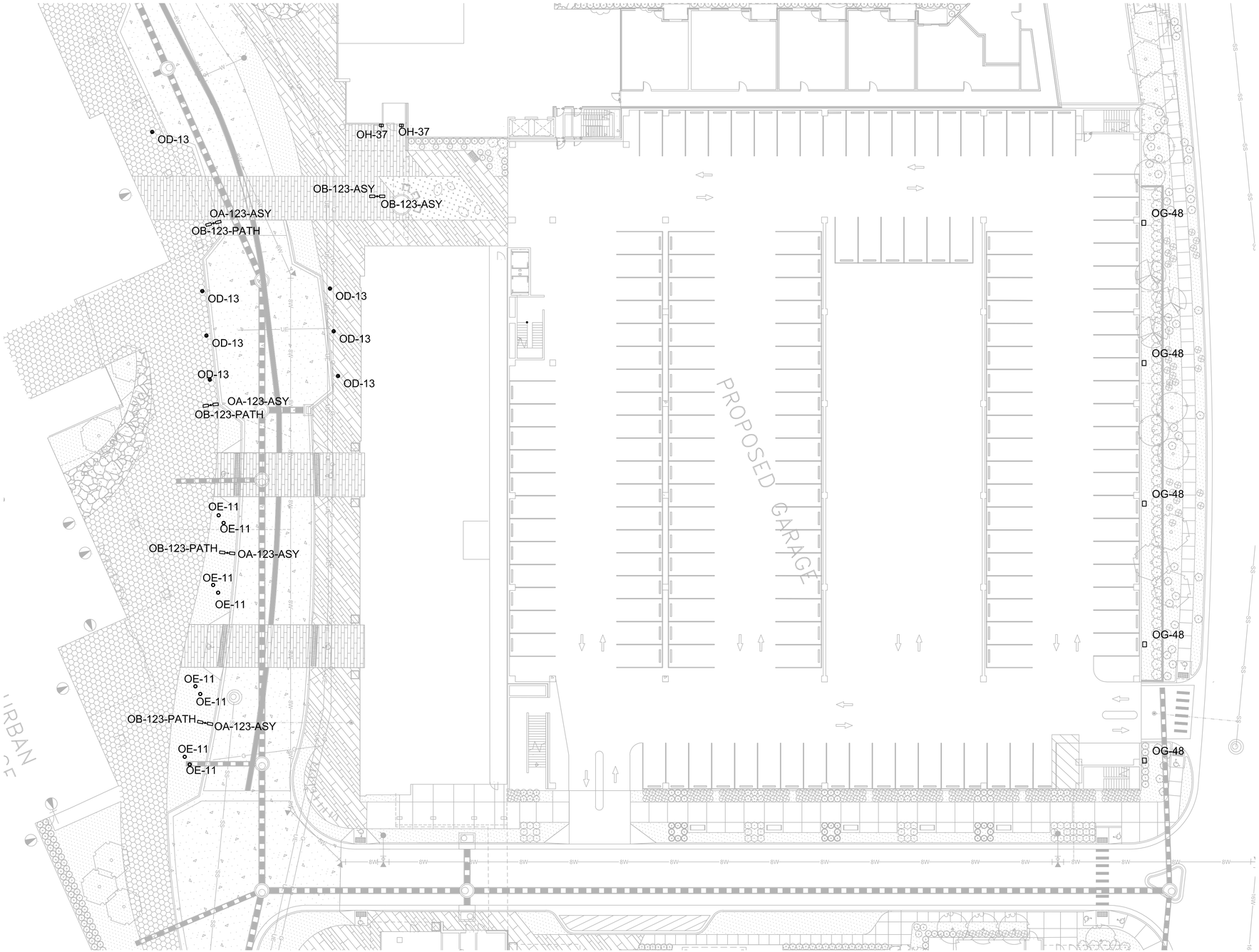

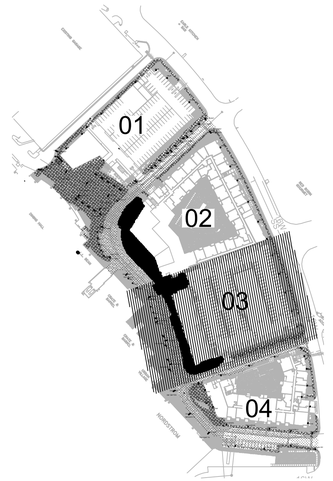

Lighting Plan

NORTH

0 20' 40'
Scale: 1" = 20'

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PROJECT #: 21.0004222.081

Site Lighting Plan

SHEET NUMBER
28 OF 64

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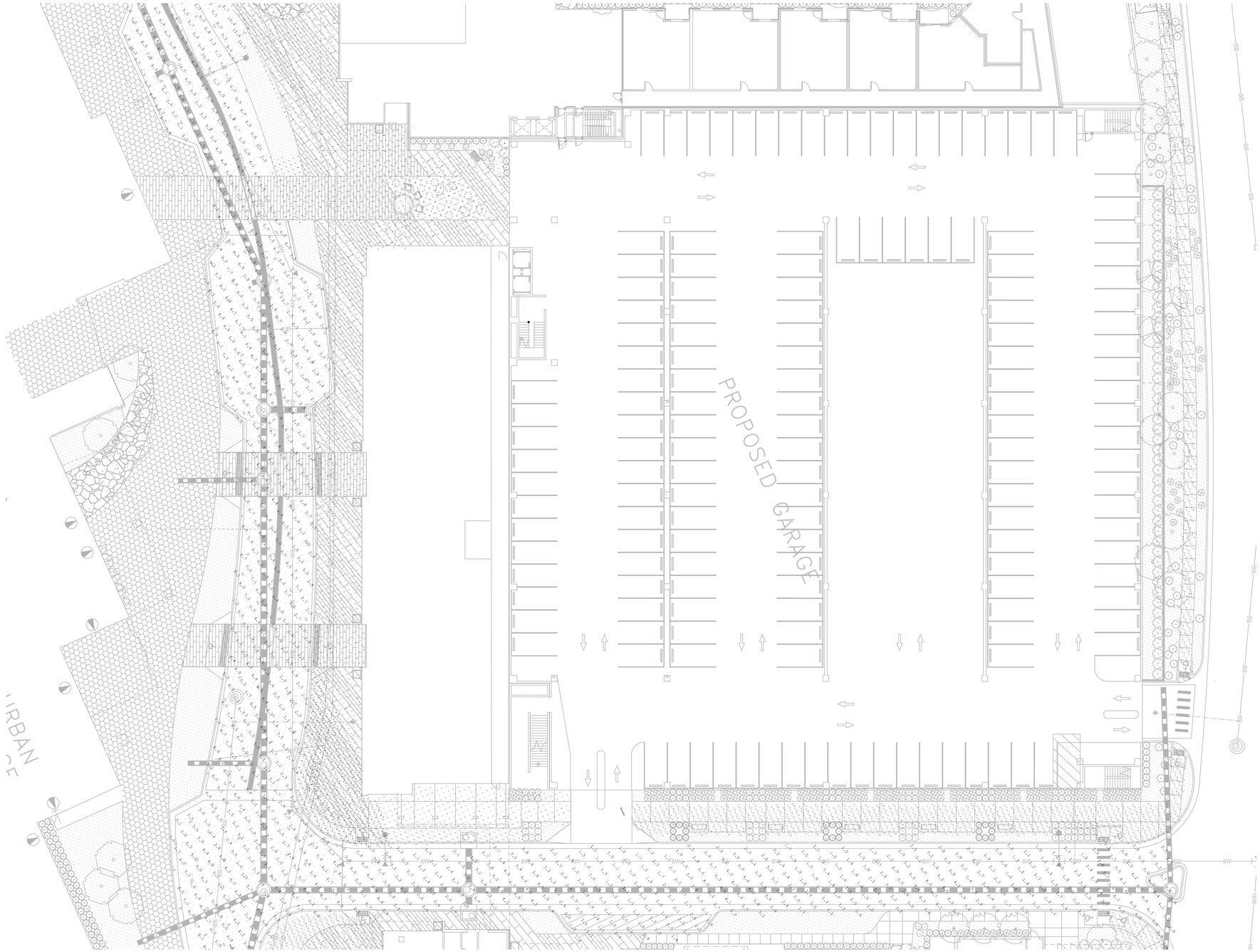
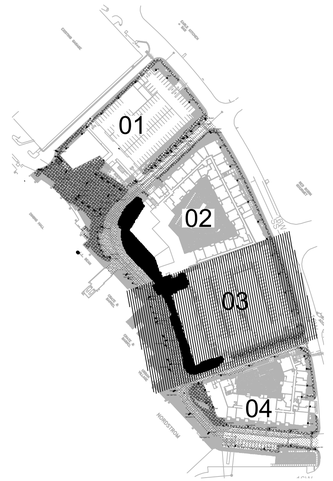




Lighting Plan

NORTH

0 20' 40'

Scale: 1" = 20'

906 W McDermott Drive
Dallas, TX 75013
Phone: (310) 975-2061
Firm License No.: EF7018
WWW.WINDWARDEC.COM

OWNER:
BROOKFIELD PROPERTIES
7351 E. 29TH AVENUE
DENVER, CO 80238

PARK MEADOWS TOWN CENTER FILING NO. 1-A, 7TH AMENDMENT, LOT 3, 4A-1, 4-B, & 21
PARK MEADOWS APARTMENTS
SITE IMPROVEMENT PLAN

DATE	REVISION COMMENTS
11-11-2022	1ST SUBMITTAL
03-17-2023	3RD ISSUANCE
05-12-23	4TH ISSUANCE

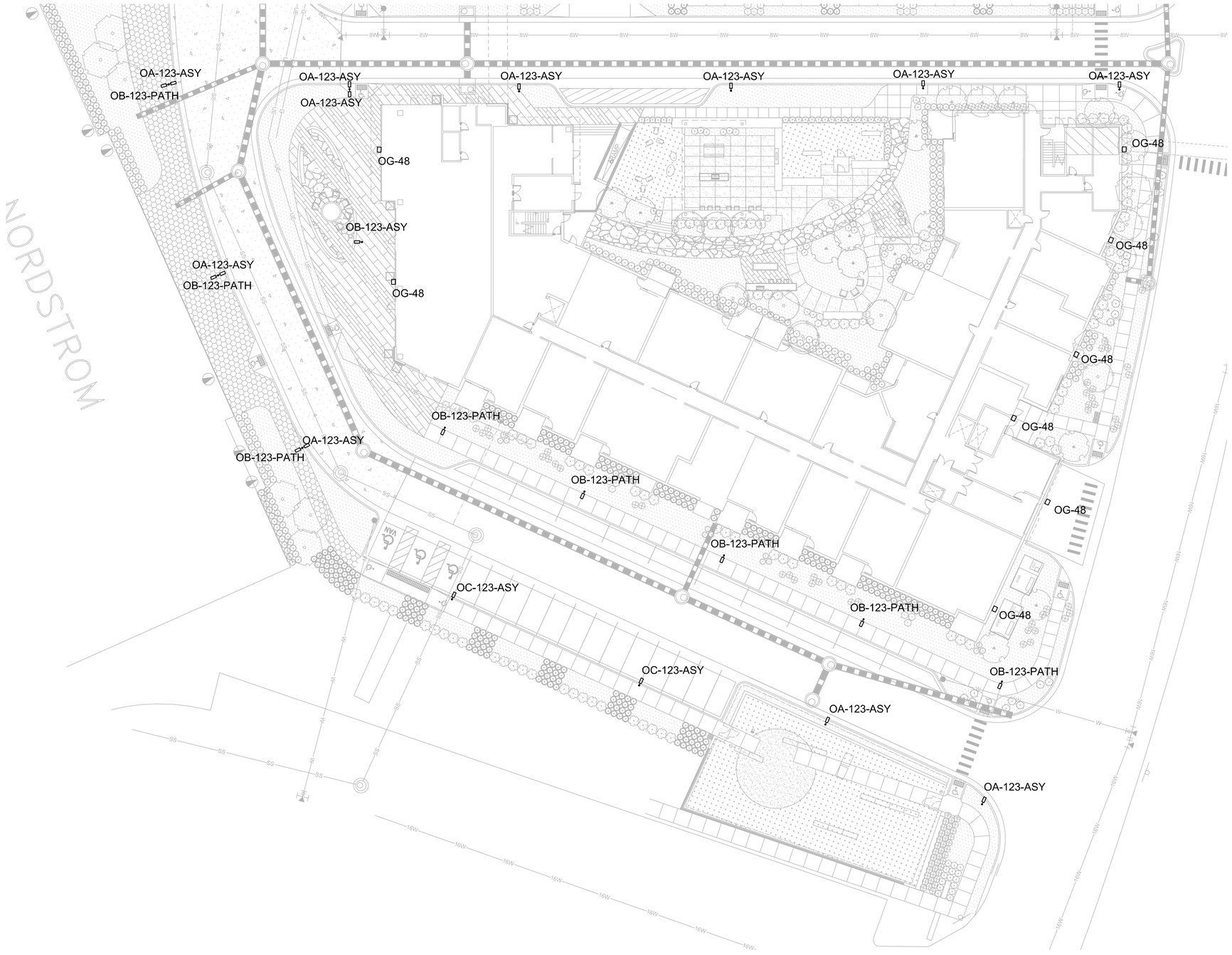
PROJECT #: 21.0004222.081

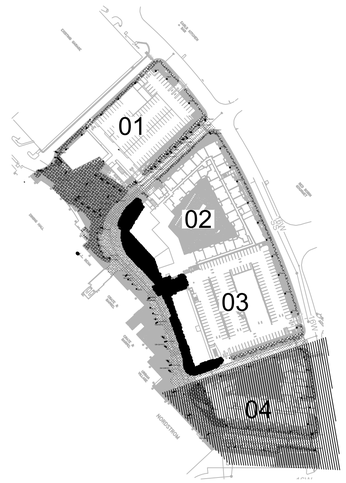
Site Lighting Photometric

SHEET NUMBER
29 OF 64

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH

PARK MEADOWS TOWN CENTER FILING NO. 1-A, 7TH AMENDMENT, LOT 3, 4A-1, 4-B, & 21
PARK MEADOWS PLANNED DEVELOPMENT, 2ND AMENDMENT
PLANNING AREA #1
45.37 ACRES
SIP # SP22-114





Lighting Plan

NORTH

0 20' 40'

Scale: 1" = 20'

906 W McDermott Drive
Dallas, TX 75013
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Firm License No.: EF7018
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DENVER, CO 80238

PARK MEADOWS TOWN CENTER FILING NO. 1-A, 7TH AMENDMENT, LOT 3, 4A-1, 4-B, & 21
PARK MEADOWS APARTMENTS
SITE IMPROVEMENT PLAN

DATE	REVISION COMMENTS
11-11-2022	1ST SUBMITTAL
03-17-2023	3RD ISSUANCE
05-12-23	4TH ISSUANCE

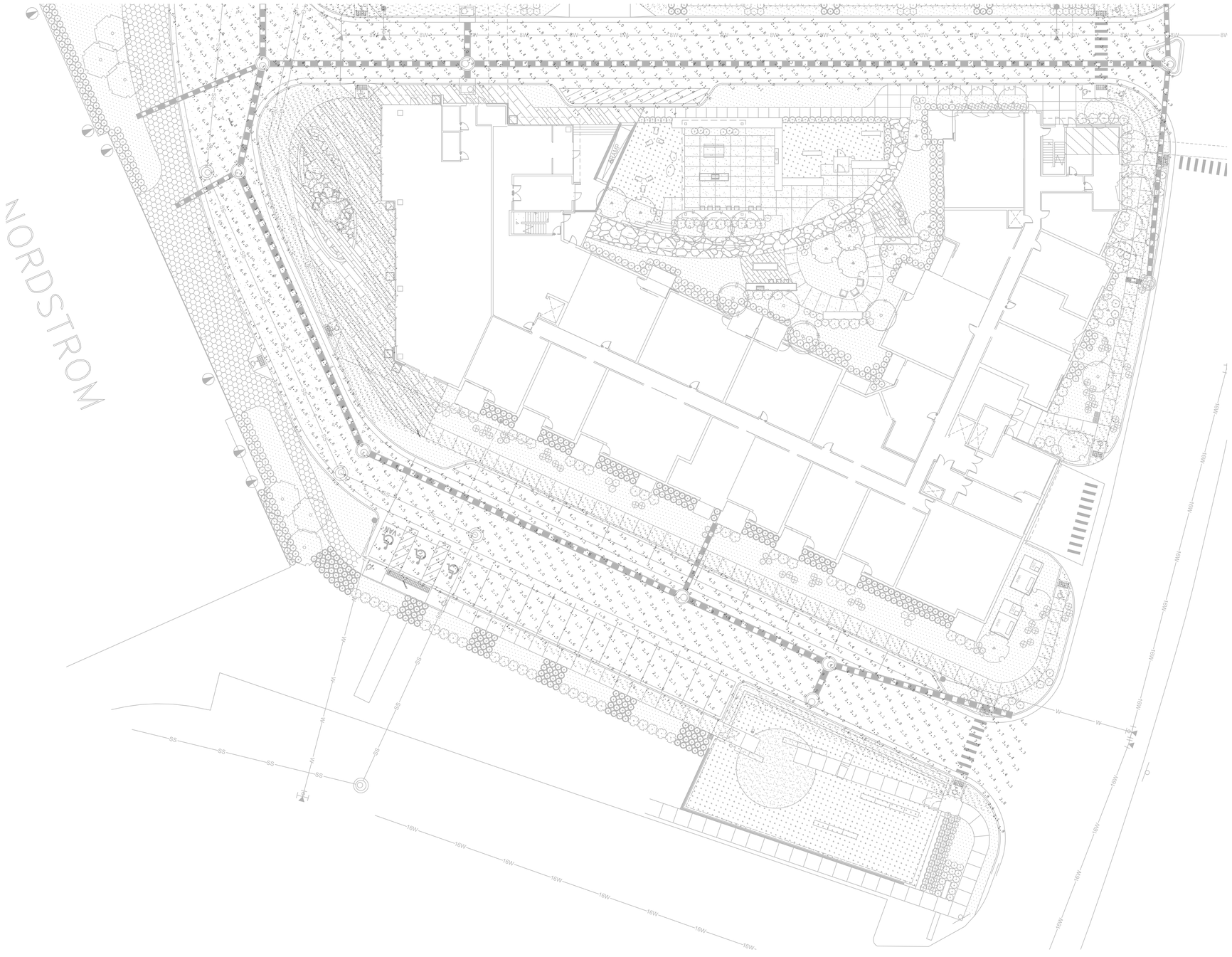
PROJECT #: 21.0004222.081

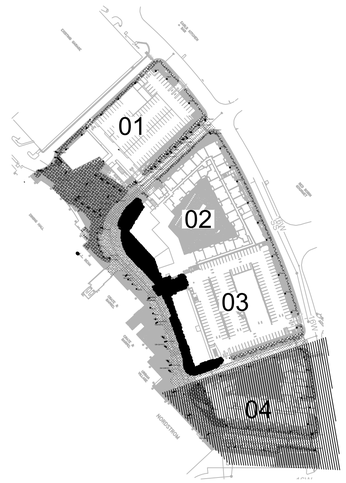
Site Lighting Plan

SHEET NUMBER
30 OF 64

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH

PARK MEADOWS TOWN CENTER FILING NO. 1-A, 7TH AMENDMENT, LOT 3, 4A-1, 4-B, & 21
PARK MEADOWS PLANNED DEVELOPMENT, 2ND AMENDMENT
PLANNING AREA #1
45.37 ACRES
SIP # SP22-114





Lighting Plan

NORTH

0 20' 40'

Scale: 1" = 20'

906 W McDermott Drive
Dallas, TX 75013
Phone: (310) 975-2061
Firm License No.: EF7018
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OWNER:
BROOKFIELD PROPERTIES
7351 E. 29TH AVENUE
DENVER, CO 80238

PARK MEADOWS TOWN CENTER FILING NO. 1-A, 7TH AMENDMENT, LOT 3, 4A-1, 4-B, & 21
PARK MEADOWS APARTMENTS
SITE IMPROVEMENT PLAN

DATE	REVISION COMMENTS
11-11-2022	1ST SUBMITTAL
03-17-2023	3RD ISSUANCE
05-12-23	4TH ISSUANCE

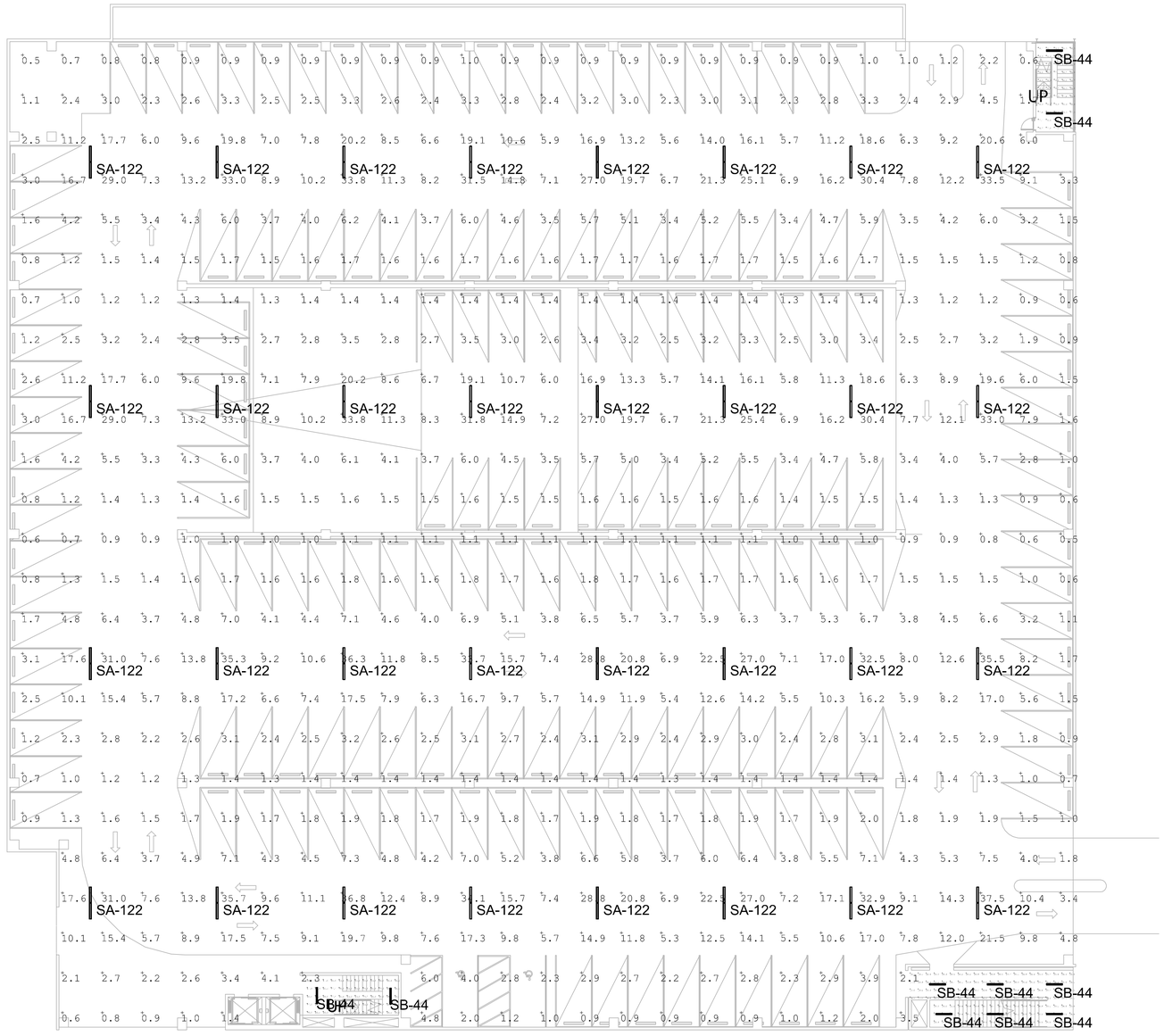
PROJECT #: 21.0004222.081

Lighting Plan

SHEET NUMBER
31 OF 64

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH

PARK MEADOWS TOWN CENTER FILING NO. 1-A, 7TH AMENDMENT, LOT 3, 4A-1, 4-B, & 21
PARK MEADOWS PLANNED DEVELOPMENT, 2ND AMENDMENT
PLANNING AREA #1
45.37 ACRES
SIP # SP22-114



1 LIGHTING PLAN
1/16" = 1'-0"
LEVEL 1/2/3/4/5 RETAIL GARAGE

PROJECT NORTH

PARKING GARAGE LIGHTING FIXTURE SCHEDULE

FIXTURE TYPE	MANUFACTURER	MODEL NUMBER	DESCRIPTION	LIGHT SOURCE	CONTROL	WATTAGE	MOUNT	FIXTURE VOLTAGE	TYPE COMMENTS
0A-241	LITHONIA	DSX1-LED-P9-40K-TFTM-MVOLT-XPA-PIRH-XXX-DLLL127F 1.5JU	POLE MOUNT LUMINAIRE, FULL CUTOFF, TYPE TFTM FORWARD THROW DISTRIBUTION WITH INTEGRAL PIR AND DAYLIGHT SENSOR.	LED 4000K 28,684LM	PIR MOTION SENSOR & PHOTOCELL	241	POLE	277	FINISH TO BE SELECTED BY ARCHITECT. COORDINATE POLE SPECIFICATIONS WITH FIXTURE MOUNTING OPTIONS. MOUNT BOTTOM OF FIXTURE AT 20'-0" AFG.
SA-122	LITHONIA	CLX-L96-HEF-WDL-WD-MVOLT-GZ10-30K-80CRIXX-NLTAIR2 RES7PDT-WH	LED LINEAR PARKING GARAGE LUMINAIRE WITH WIDE DISTRIBUTION WITH INTEGRAL PIR SENSOR.	LED 3000K 20,000LM	INTEGRAL MOTION SENSOR	200	PENDANT	277	FINISH TO BE SELECTED BY ARCHITECT. ALIGN BOTTOM OF FIXTURE WITH BOTTOM OF STRUCTURAL BEAMS/JOISTS.
SB-44	LITHONIA	CLX-L48-7000LM-HEF-RDL-MVOLT-GZ10-40K-80CRI-MSD7-XXX	4" NOMINAL WIDTH LED STRIP LIGHT WITH SYMMETRIC DISTRIBUTION AND INTEGRAL OCCUPANCY SENSOR.	LED 4000K 7,000LM	INTEGRAL MOTION SENSOR	44	SURFACE	277	FINISH TO BE SELECTED BY ARCHITECT.

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking Garage Level 1	Illuminance	Fc	6.25	37.5	0.5	12.50	75.00
Parking Garage Level 6	Illuminance	Fc	3.46	11.8	0.6	5.77	19.67
Stair1_Workplane	Illuminance	Fc	17.11	20.0	14.5	1.18	1.38
Stair2_Workplane	Illuminance	Fc	27.74	33.4	16.7	1.66	2.00
Stair3_Workplane	Illuminance	Fc	16.11	19.5	12.6	1.28	1.55

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OWNER:
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7351 E. 29TH AVENUE
DENVER, CO 80238

PARK MEADOWS TOWN CENTER FILING NO. 1-A, 7TH AMENDMENT, LOT 3, 4A-1, 4-B, & 21
PARK MEADOWS APARTMENTS
SITE IMPROVEMENT PLAN

DATE	REVISION COMMENTS
11-11-2022	1ST SUBMITTAL
03-17-2023	3RD ISSUANCE
05-12-23	4TH ISSUANCE

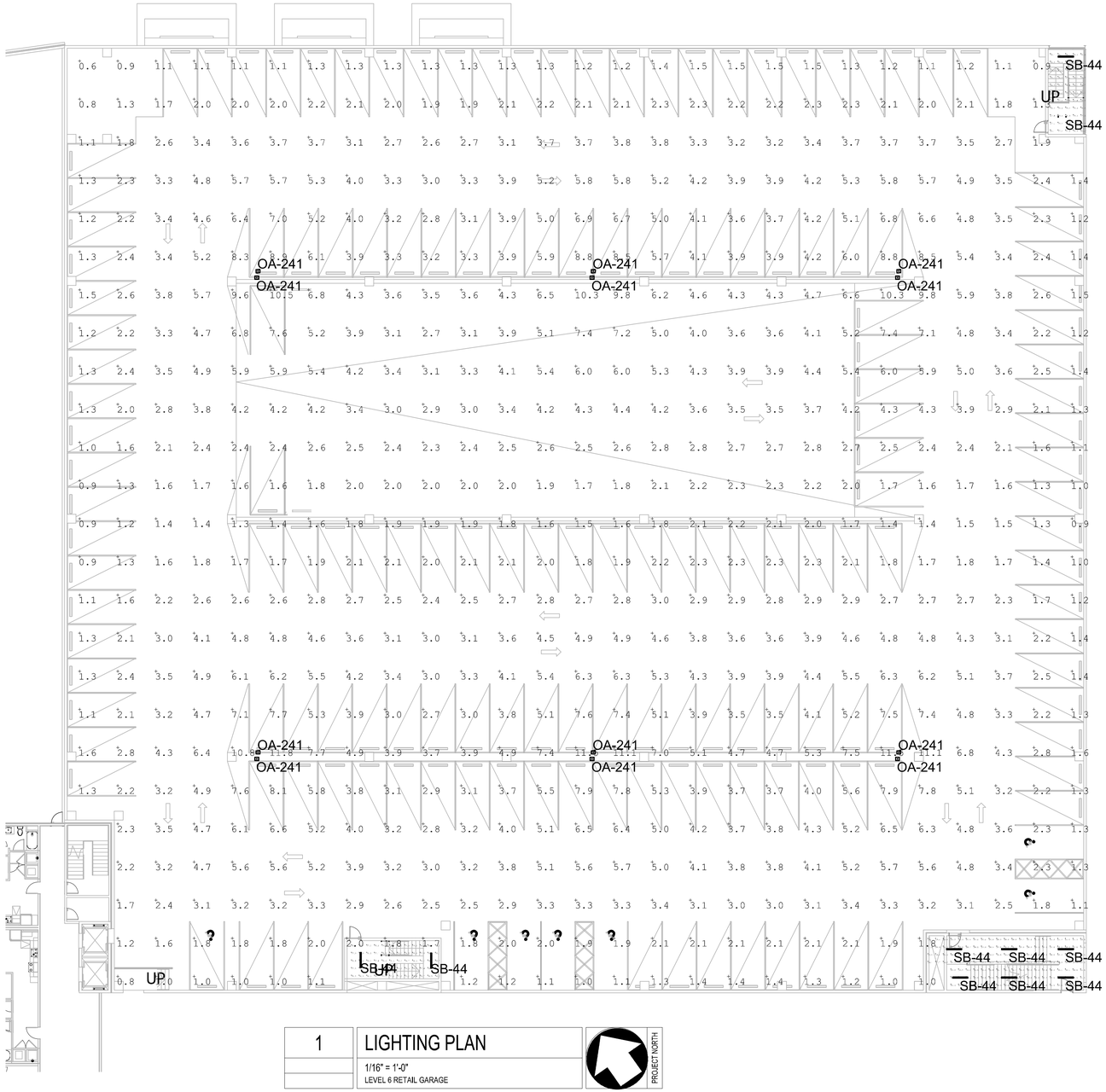
PROJECT #: 21.0004222.081

Parking Garage Lighting Plan & Photometrics

SHEET NUMBER
32 OF 64

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH

PARK MEADOWS TOWN CENTER FILING NO. 1-A, 7TH AMENDMENT, LOT 3, 4A-1, 4-B, & 21
PARK MEADOWS PLANNED DEVELOPMENT, 2ND AMENDMENT
PLANNING AREA #1
45.37 ACRES
SIP # SP22-114



1 LIGHTING PLAN
1/16" = 1'-0"
LEVEL 6 RETAIL GARAGE

PROJECT NORTH

906 W McDermott Drive
Dallas, TX 75013
Phone: (310) 975-2061
Firm License No.: EF7018
WWW.WINDWARDEC.COM

OWNER:
BROOKFIELD PROPERTIES
7351 E. 29TH AVENUE
DENVER, CO 80238

PARK MEADOWS TOWN CENTER FILING NO. 1-A, 7TH AMENDMENT, LOT 3, 4A-1, 4-B, & 21
PARK MEADOWS APARTMENTS
SITE IMPROVEMENT PLAN

DATE	REVISION COMMENTS
11-11-2022	1ST SUBMITTAL
03-17-2023	3RD ISSUANCE
05-12-23	4TH ISSUANCE

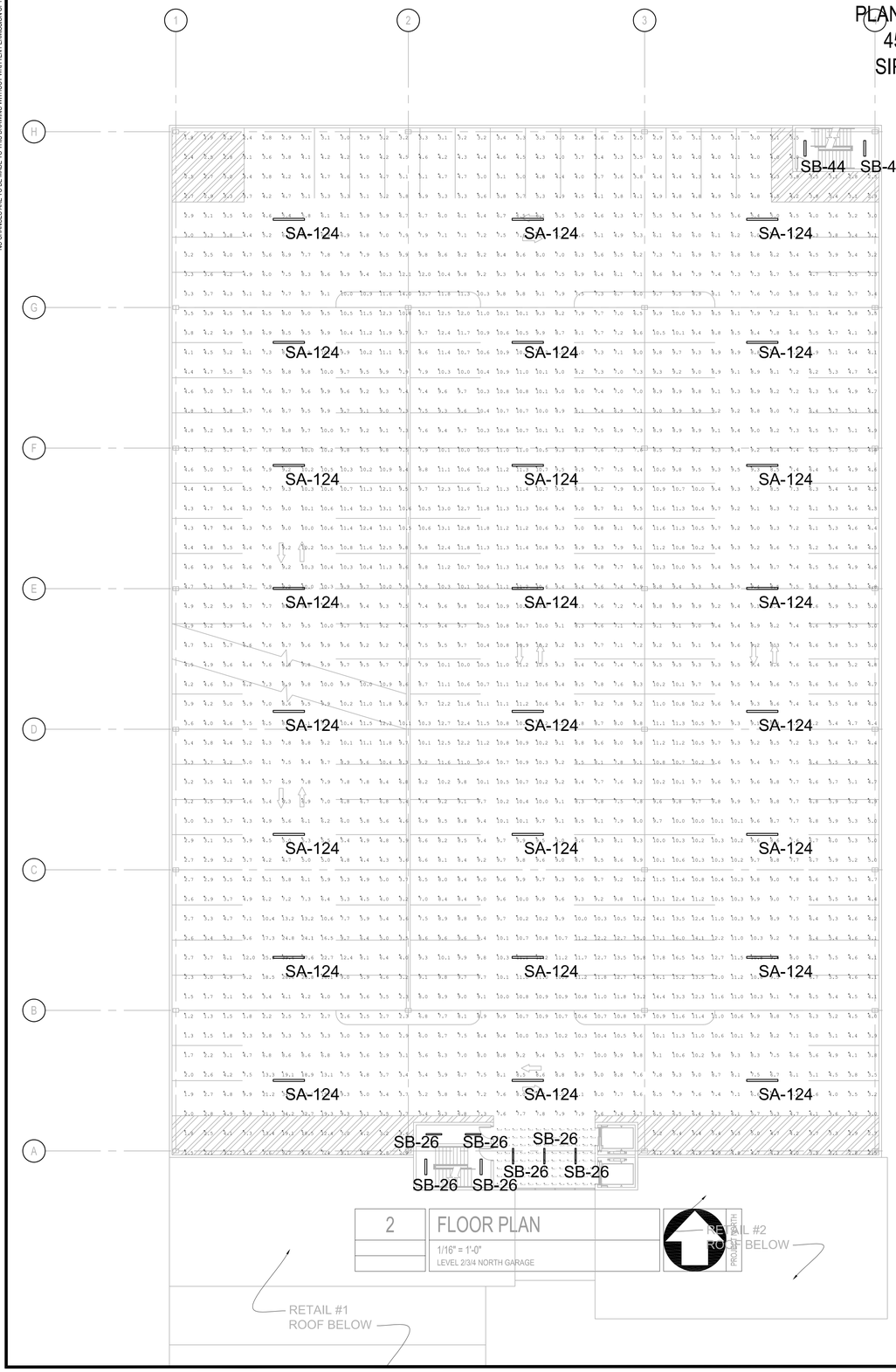
PROJECT #: 21.0004222.081

Parking Garage Lighting Plan & Photometrics

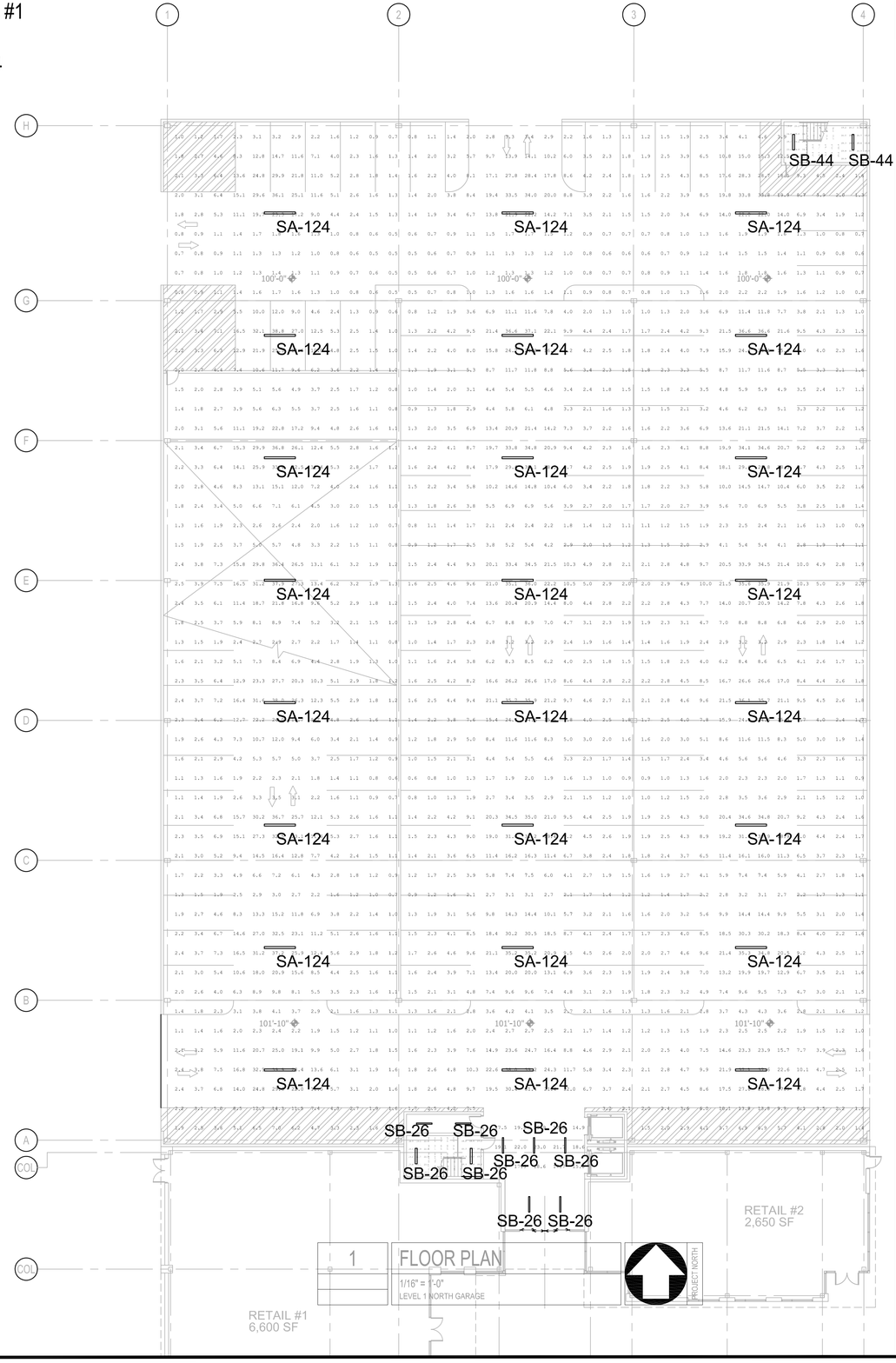
SHEET NUMBER
33 OF 64

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH

PARK MEADOWS TOWN CENTER FILING NO. 1-A, 7TH AMENDMENT, LOT 3, 4A-1, 4-B, & 21
PARK MEADOWS PLANNED DEVELOPMENT, 2ND AMENDMENT
PLANNING AREA #1
45.37 ACRES
SIP # SP22-114



2 FLOOR PLAN
1/16" = 1'-0"
LEVEL 2/3/4 NORTH GARAGE



1 FLOOR PLAN
1/16" = 1'-0"
LEVEL 1 NORTH GARAGE

WINDWARD
ENGINEERS & CONSULTANTS
906 W McDermott Drive
Dallas, TX 75013
Phone: (310) 975-2061
Firm License No.: EF7018
WWW.WINDWARDEC.COM

OWNER:
BROOKFIELD PROPERTIES
7351 E. 29TH AVENUE
DENVER, CO 80238

PARK MEADOWS TOWN CENTER FILING NO. 1-A, 7TH AMENDMENT, LOT 3, 4A-1, 4-B, & 21
PARK MEADOWS CADOWS APARTMENTS
SITE IMPROVEMENT PLAN

DATE	REVISION COMMENTS
11-11-2022	1ST SUBMITTAL
03-17-2023	3RD ISSUANCE
05-12-23	4TH ISSUANCE

PROJECT #: 21.0004222.081

North Parking Deck Lighting Plan & Photometrics

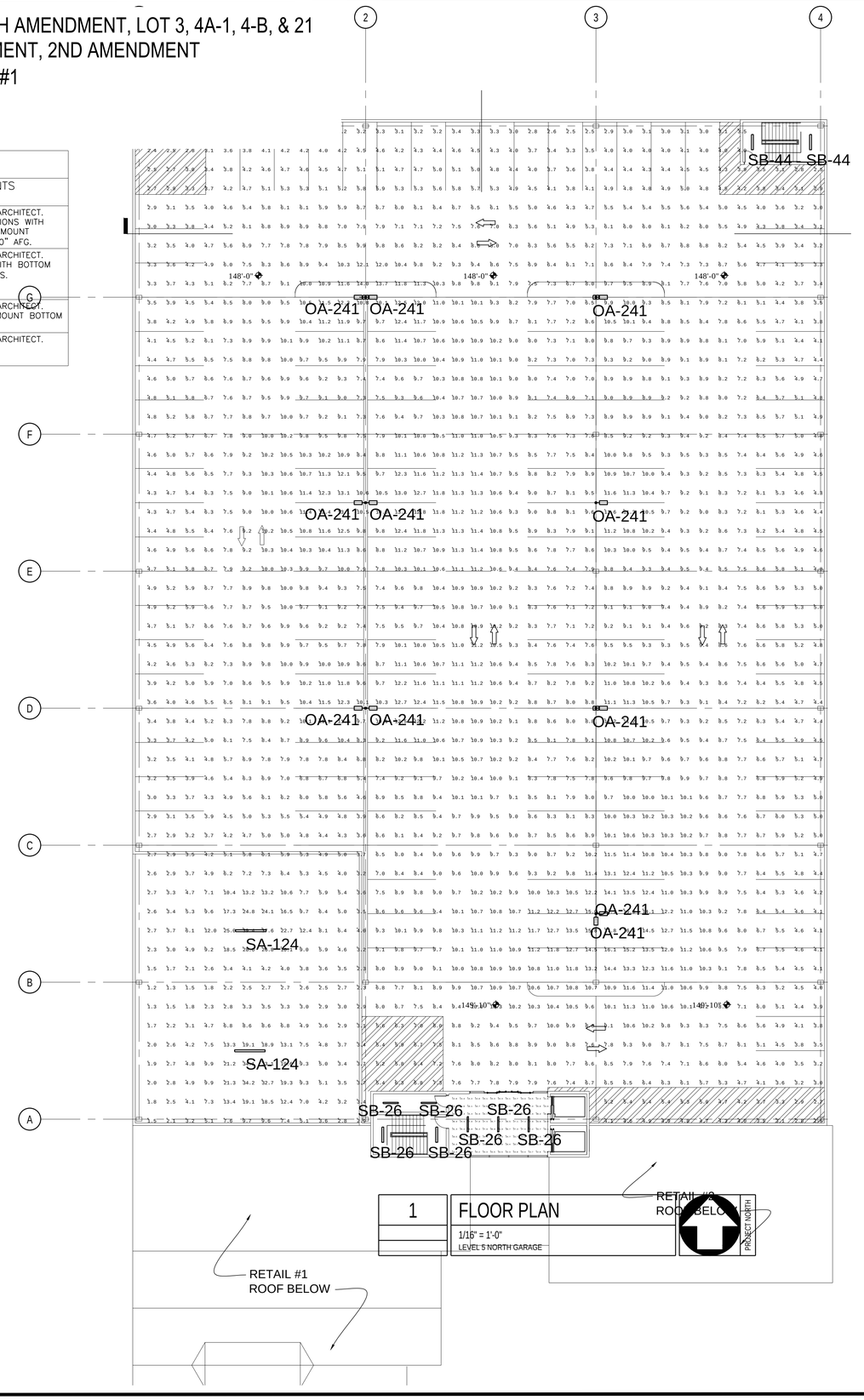
SHEET NUMBER
34 OF 64

PARK MEADOWS TOWN CENTER FILING NO. 1-A, 7TH AMENDMENT, LOT 3, 4A-1, 4-B, & 21
PARK MEADOWS PLANNED DEVELOPMENT, 2ND AMENDMENT
PLANNING AREA #1
45.37 ACRES
SIP # SP22-114

NORTH PARKING DECK LIGHTING FIXTURE SCHEDULE

FIXTURE TYPE	MANUFACTURER	MODEL NUMBER	DESCRIPTION	LIGHT SOURCE	CONTROL	WATTAGE	MOUNT	FIXTURE VOLTAGE	TYPE COMMENTS
OA-241	LITHONIA	DSX1-LED-P9-40K-TFTM-MVOLT-XPA-PIRH-XXX-DLLL127F 1.5JU	POLE MOUNT LUMINAIRE, FULL CUTOFF, TYPE TFTM FORWARD THROW DISTRIBUTION WITH INTEGRAL PIR AND DAYLIGHT SENSOR.	LED 4000K 28,684LM	PIR MOTION SENSOR & PHOTOCELL	241	POLE	277	FINISH TO BE SELECTED BY ARCHITECT. COORDINATE POLE SPECIFICATIONS WITH FIXTURE MOUNTING OPTIONS. MOUNT BOTTOM OF FIXTURE AT 20'-0" AFG.
SA-122	LITHONIA	CLX-L96-HEF-WDL-WD-MVOLT-GZ10-30K-80CRIXXX-NLTAIR2 RES7PDT-WH	LED LINEAR PARKING GARAGE LUMINAIRE WITH WIDE DISTRIBUTION WITH INTEGRAL PIR SENSOR.	LED 3000K 20,000LM	INTEGRAL MOTION SENSOR	200	PENDANT	277	FINISH TO BE SELECTED BY ARCHITECT. ALIGN BOTTOM OF FIXTURE WITH BOTTOM OF STRUCTURAL BEAMS/JOISTS.
SB-26	LITHONIA	CLX-L48-4000LM-HEF-RDL-MVOLT-GZ10-40K-80CRI-MSD7-XXX	4" NOMINAL WIDTH LED STRIP LIGHT WITH SYMMETRIC DISTRIBUTION AND INTEGRAL OCCUPANCY SENSOR.	LED 4000K 4,000LM	INTEGRAL MOTION SENSOR	26	SURFACE	277	FINISH TO BE SELECTED BY ARCHITECT. WHERE PENDANT MOUNTED, MOUNT BOTTOM OF FIXTURE AT 12' AFF.
SB-44	LITHONIA	CLX-L48-7000LM-HEF-RDL-MVOLT-GZ10-40K-80CRI-MSD7-XXX	4" NOMINAL WIDTH LED STRIP LIGHT WITH SYMMETRIC DISTRIBUTION AND INTEGRAL OCCUPANCY SENSOR.	LED 4000K 7,000LM	INTEGRAL MOTION SENSOR	44	SURFACE	277	FINISH TO BE SELECTED BY ARCHITECT.

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
1st floor lobby	Illuminance	Fc	19.39	23.7	13.9	1.39	1.71
1st_Floor	Illuminance	Fc	6.95	39.4	0.4	17.38	98.50
2nd_Floor	Illuminance	Fc	6.57	39.9	0.5	13.14	79.80
3rd Floor Garge_Floor_1	Illuminance	Fc	7.76	39.4	1.2	6.47	32.83
3rd Floor Lobby_Workplane	Illuminance	Fc	20.19	29.9	11.0	1.84	2.72
Mid-floor lobby	Illuminance	Fc	18.60	23.0	14.9	1.25	1.54
platform_1_Top	Illuminance	Fc	19.49	22.7	14.9	1.31	1.52
platform_Top	Illuminance	Fc	19.58	23.3	14.6	1.34	1.60
stair_4_1_Planar	Illuminance	Fc	17.62	21.9	13.9	1.27	1.58
stair_4_Planar	Illuminance	Fc	17.56	21.9	11.7	1.50	1.87
stair_5_Planar	Illuminance	Fc	20.40	24.0	15.8	1.29	1.52
stair_6_Top	Illuminance	Fc	21.93	26.2	16.1	1.36	1.63
stair_7_Planar	Illuminance	Fc	22.33	25.7	18.6	1.20	1.38
Storage_Workplane	Illuminance	Fc	23.32	27.8	13.3	1.75	2.09



WINDWARD
ENGINEERS & CONSULTANTS, PLLC
906 W McDermott Drive
Dallas, TX 75013
Phone: (310) 975-2061
Firm License No.: EF7018
WWW.WINDWARDEC.COM

OWNER:
PARK MEADOWS MALL, LLC /
PARK MEADOWS ANCHOR ACQUISITION, LLC
8401 PARK MEADOWS CENTER DR
LONE TREE, CO 80124

PARK MEADOWS TOWN CENTER FILING NO.1-A, 7TH AMENDMENT, LOT 3, 4A-1, 4-B, & 21
PARK MEADOWS MIXED USE DEVELOPMENT
SITE IMPROVEMENT PLAN

DATE:	REVISION COMMENTS
11-11-2022	1ST SUBMITTAL
03-17-2023	3RD ISSUANCE
05-12-23	4TH ISSUANCE

PROJECT #: 21.0004222.000

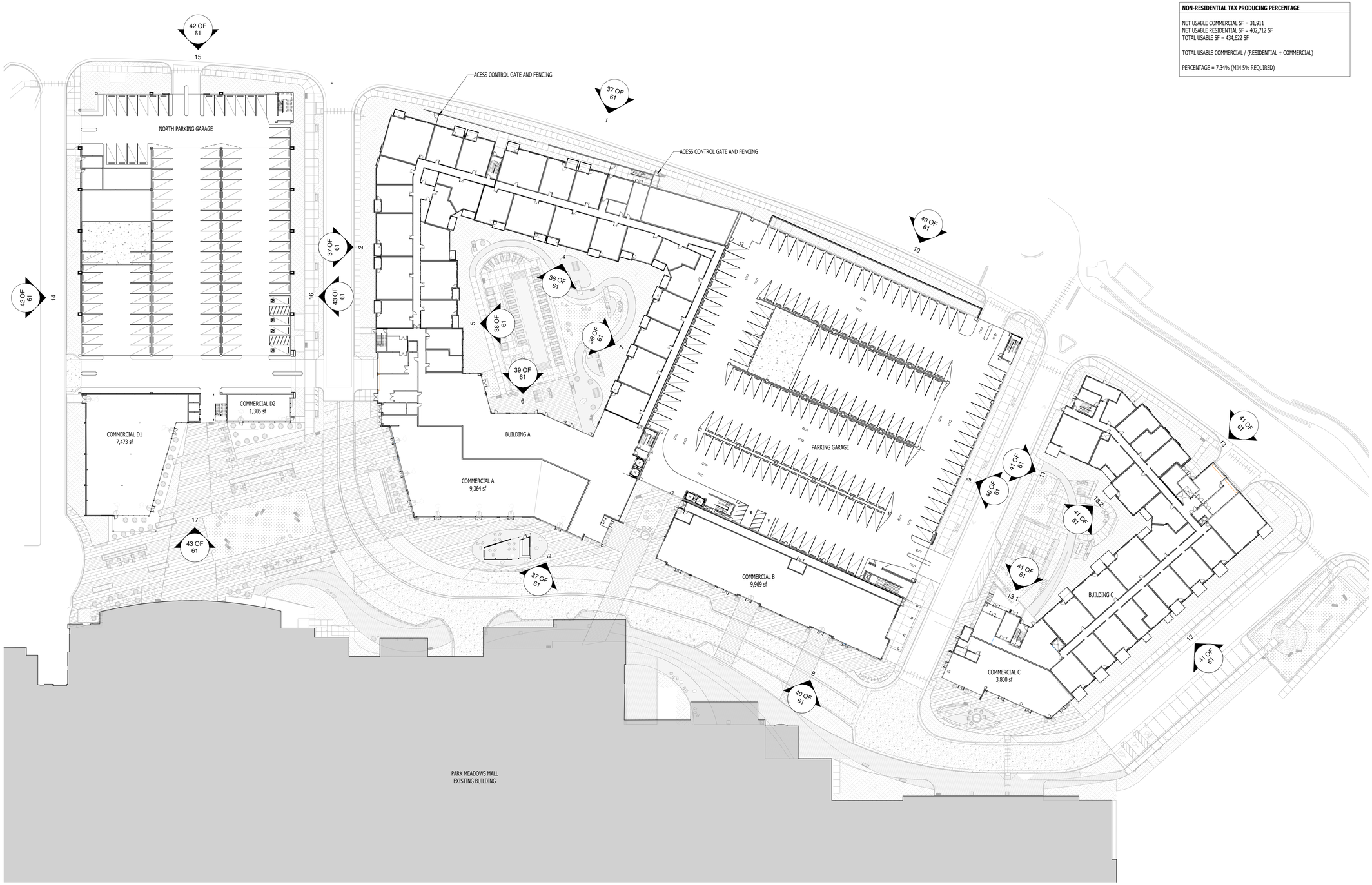
North Parking Deck Lighting Plan & Photometrics

SHEET NUMBER
35 OF 64

TB-ENG-24x36-SDP-PARK MEADOWS

PARK MEADOWS TOWN CENTER FILING NO. 1-A, 7TH AMENDMENT, LOT 3, 4A-1, 4-B, & 21
PARK MEADOWS PLANNED DEVELOPMENT, 2ND AMENDMENT
PLANNING AREA #1
45.37 ACRES
SIP # SP22-114

NON-RESIDENTIAL TAX PRODUCING PERCENTAGE
NET USABLE COMMERCIAL SF = 31,911 NET USABLE RESIDENTIAL SF = 402,712 SF TOTAL USABLE SF = 434,622 SF TOTAL USABLE COMMERCIAL / (RESIDENTIAL + COMMERCIAL) PERCENTAGE = 7.34% (MIN 5% REQUIRED)



1 ARCHITECTURAL SITE PLAN- OVERALL LEVEL 1
1" = 40'-0"

TRUE NORTH

0 40 80 160
Scale 1": 40'-0"

NELSON

5200 AVALON BLVD.
ALPHARETTA GA, 30009
WWW.NELSONWORLDWIDE.COM

OWNER:
PARK MEADOWS MALL, LLC / PARK MEADOWS ANCHOR ACQUISITIONS, LLC 8401 PARK MEADOWS CENTER DR LONE TREE, CO 80124

PARK MEADOWS TOWN CENTER NO.1-A, 7TH AMENDMENT, LOT 3, 4A-1, 4-B, &21 PARK MEADOWS MIXED USE DEVELOPMENT SITE IMPROVEMENT PLAN

Date:	Revision Comments:
11-27-23	2ND SUBMITTAL
05.12.23	4th ISSUANCE

PROJECT #: 21.0004222.000

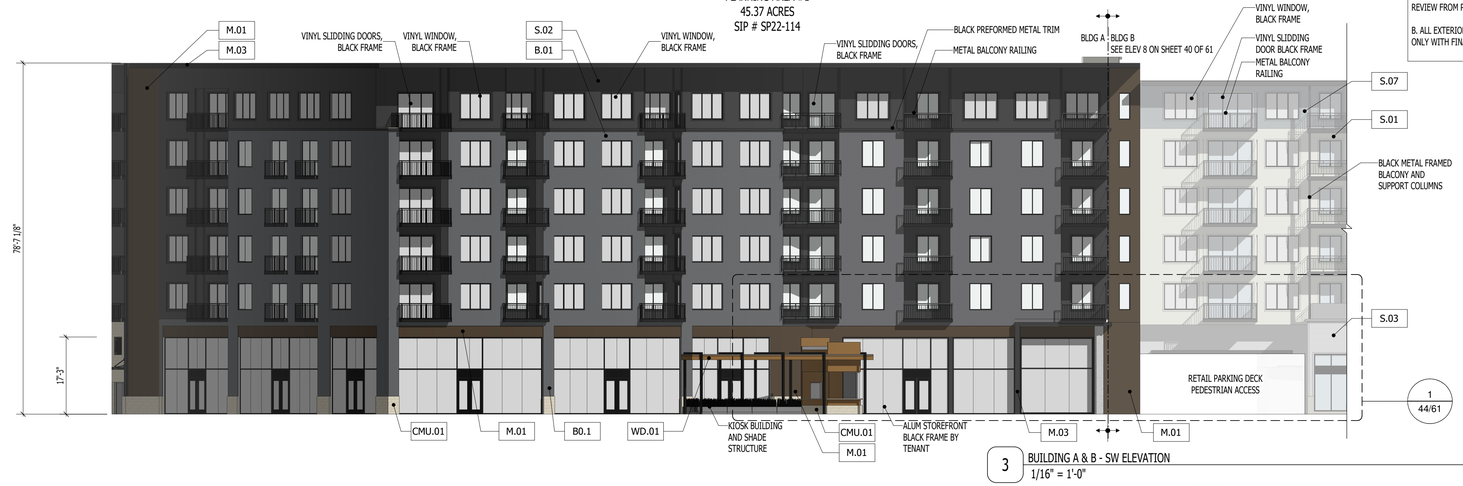
ARCHITECTURAL SITE PLAN - SIP

SHEET NUMBER

36 OF 64

TB-ENG-24x36-SDP-PARK MEADOWS

PARK MEADOWS TOWN CENTER FILING NO. 1-A, 7TH AMENDMENT, LOT 3, 4A-1, 4-B, & 21
PARK MEADOWS PLANNED DEVELOPMENT, 2ND AMENDMENT
PLANNING AREA #1
45.37 ACRES
SIP # SP22-114



3 BUILDING A & B - SW ELEVATION
1/16" = 1'-0"

2 BUILDING A - NW PLAZA ELEVATION
1/16" = 1'-0"

1 BUILDING A - NE ELEVATION
1/16" = 1'-0"

EXTERIOR MATERIAL SCHEDULE

Material Tag	Building A	Material SF	Material %
S.01	BR-12 Parchment	34,161	27.59%
S.07	RS-725 Cityscape	19,354	15.63%
S.02	HR-16 Charcoal	25,389	20.50%
M.01	Rustic Walnut	2,957	2.39%
B0.1	Dark Ironspot	12,410	10.02%
CMU.01	Groundface Midnight	1,742	1.41%
CMU.02	Groundface Buff	1,100	0.89%
	Unit Windows / Ext Doors	18,398	14.86%
	Storefront Glazing	8,321	6.72%
	Exterior Material Total SF	**123,832**	

	Building B	Material SF	Material %
S.01	BR-12 Parchment	5,119	17.75%
S.07	RS-725 Cityscape	1460	5.06%
S.03	HC-16 - Zinc	6379	22.12%
S.06	SW-125 Charcoal	1361	4.72%
S.04	RS-145 Aged Bronze	5642	19.56%
WD.01	Longboard	570	1.98%
B0.1	Dark Ironspot	1848	6.41%
CMU.02	Groundface Midnight	1615	5.60%
	Woven Wire Mesh Infill - Storefront System		
	Metal Fin Cladding		
	Unit Windows / Ext Doors	1901.67	6.59%
	Storefront Glazing	2945	10.21%
	Exterior Material Total SF	**28,841**	

	Residential / Retail Deck (exposed façade area)	Material SF	Material %
	Woven Wire Mesh Infill - Storefront System	2,209	3.20%
	Metal Fin Cladding	9,596	13.92%
	Precast Concrete	20,000	29.00%
CMU.01	Groundface Buff	1,300	1.89%
	Exterior Material Total SF	**68,955**	

	Building C	Material SF	Material %
M.02	Alucobond Focus Black II	1262	1.95%
M.03	Alucobond Tricorn Black	182	0.28%
S.01	BR-12 Parchment	493	0.76%
S.07	RS-725 Cityscape	21622	33.41%
S.03	HC-16 - Zinc	1148	1.77%
S.06	SW-125 Charcoal	9248	14.29%
S.04	RS-145 Aged Bronze	10439	16.13%
S.05	Deep Copper	2722	4.21%
WD.01	Longboard	493	0.76%
B0.1	Dark Ironspot		0.00%
CMU.01	Groundface Buff	3082	4.76%
CMU.02	Groundface Midnight	516	0.80%
	Unit Windows / Ext Doors	10243	15.83%
	Storefront Glazing	3276	5.06%
	Exterior Material Total SF	**64726**	

	Building D & North Deck	Material SF	Material %
M.02	Alucobond Focus Black II	1379	1.79%
S.04	RS-145 Aged Bronze	1845	2.39%
S.06	SW-125 Charcoal	4407	5.71%
ST.01	Mountain Ledge Panel Stone	6257	8.11%
B0.1	Dark Ironspot	6191	8.02%
CMU.02	Groundface Midnight	188	0.24%
	Woven Wire Mesh Infill - Storefront System	1519	1.97%
	Precast Concrete	50147	65.00%
	Storefront Glazing	5214	6.76%
	Exterior Material Total SF	**77147**	

ST.01 - Mountain Ledge Panels - Silverton
B0.1 - Endicott Dark Iron-Spot Artisan
CMU.01 - Corcova Stone – Buff, Ground Face, 8x24x1
CMU.02 - Cordova Stone – Midnight, Ground Face, 8x24x1
S.01 - BR-12 Parchment
S.02 - Berridge HC-16 Charcoal Grey
S.03 - Berridge HC-16 Zinc Grey
S.04 - Berridge RS-145 Aged Bronze
S.05 - Berridge Deep Span Copper Brown
S.06 - Berridge SW-125 Charcoal Grey
S.07 - Berridge RS-725 Cityscape
M.01 - Alucobond Rustic Walnut
M.02 - Alucobond Focus Black II
M.03 - Alucobond Tricorn Black
WD.01 - Longboard T&G Siding Dark Oak
WD.02 - Knotwood Woodgrain - White Ash

Scale 1/16" = 1'-0"
0" 8'-0" 16'-0" 32'-0" 64'-0"
0" 1/2" 1" 2" 4"

SIP GENERAL NOTES

A. ALL PROPOSED SIGNAGE IS FOR REFERENCE ONLY, SIGNAGE PACKAGE TO BE ISSUED FOR REVIEW FROM PROPERTY OWNER

B. ALL EXTERIOR BUILDING MATERIALS "OR SIMILAR" ARE PROPOSED AS BASIS OF DESIGN ONLY WITH FINAL SELECTIONS STILL PENDING CONTRACTOR PRICING

NELSON
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OWNER:
PARK MEADOWS MALL, LLC / PARK MEADOWS ANCHOR ACQUISITIONS, LLC 8401 PARK MEADOWS CENTER DR
LONE TREE, CO 80124

PARK MEADOWS TOWN CENTER NO.1-A, 7TH AMENDMENT, LOT 3, 4A-1, 4-B, &21 PARK MEADOWS MIXED USE DEVELOPMENT SITE IMPROVEMENT PLAN

Date:	Revision Comments:
01.27.23	SIP 2ND ISSUANCE
03.17.23	SIP 3RD ISSUANCE
05.12.23	SIP 4TH ISSUANCE

PROJECT #: 21.0004222.000

ELEVATIONS- EXTERIOR- BUILDING A

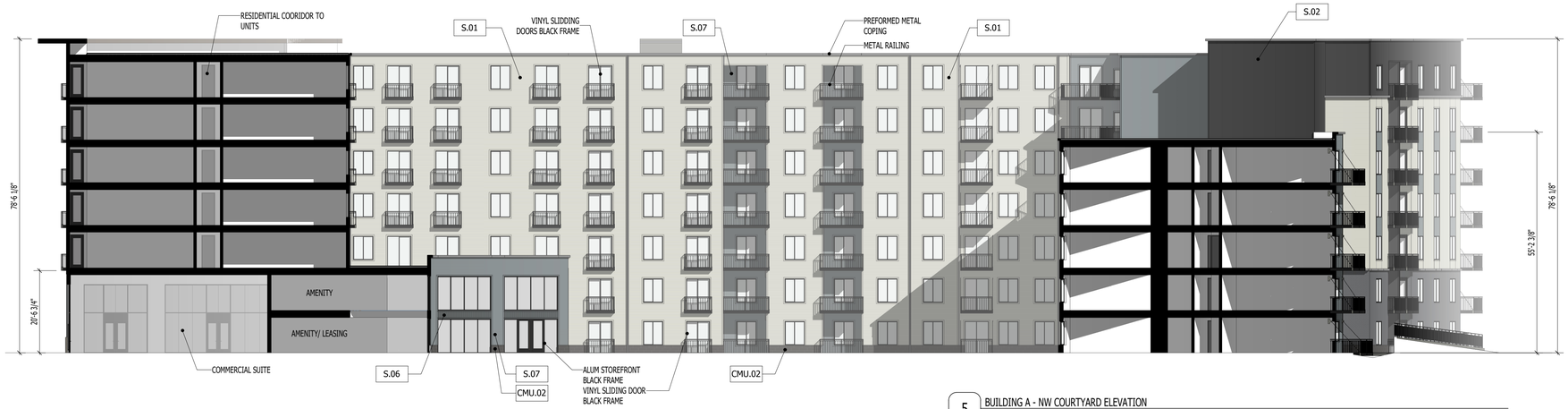
SHEET NUMBER

37 OF 64

TB-ENG-24x36-SDP-PARK MEADOWS

PARK MEADOWS TOWN CENTER FILING NO. 1-A, 7TH AMENDMENT, LOT 3, 4A-1, 4-B, & 21
PARK MEADOWS PLANNED DEVELOPMENT, 2ND AMENDMENT
PLANNING AREA #1
45.37 ACRES
SIP # SP22-114

SIP GENERAL NOTES
A. ALL PROPOSED SIGNAGE IS FOR REFERENCE ONLY, SIGNAGE PACKAGE TO BE ISSUED FOR REVIEW FROM PROPERTY OWNER
B. ALL EXTERIOR BUILDING MATERIALS "OR SIMILAR" ARE PROPOSED AS BASIS OF DESIGN ONLY WITH FINAL SELECTIONS STILL PENDING CONTRACTOR PRICING



5 BUILDING A - NW COURTYARD ELEVATION
1/16" = 1'-0"

4 BUILDING A - NE COURTYARD ELEVATION
1/16" = 1'-0"

Scale 1/16" = 1'-0"
0" 8'-0" 16'-0" 32'-0" 64'-0"
0" 1/2" 1" 2" 4"

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PARK MEADOWS TOWN CENTER NO.1-A, 7TH AMENDMENT, LOT 3, 4A-1, 4-B, &21 PARK MEADOWS MIXED USE DEVELOPMENT SITE IMPROVEMENT PLAN

Date:	Revision Comments:
01.27.23	SIP 2ND ISSUANCE
05.12.23	SIP 4TH ISSUANCE

PROJECT #: 21.0004222.000

ELEVATIONS- EXTERIOR- BUILDING A COURTYARD

SHEET NUMBER

38 OF 64

TB-ENG-24x36-SDP-PARK MEADOWS

PARK MEADOWS TOWN CENTER FILING NO. 1-A, 7TH AMENDMENT, LOT 3, 4A-1, 4-B, & 21
PARK MEADOWS PLANNED DEVELOPMENT, 2ND AMENDMENT
PLANNING AREA #1
45.37 ACRES
SIP # SP22-114

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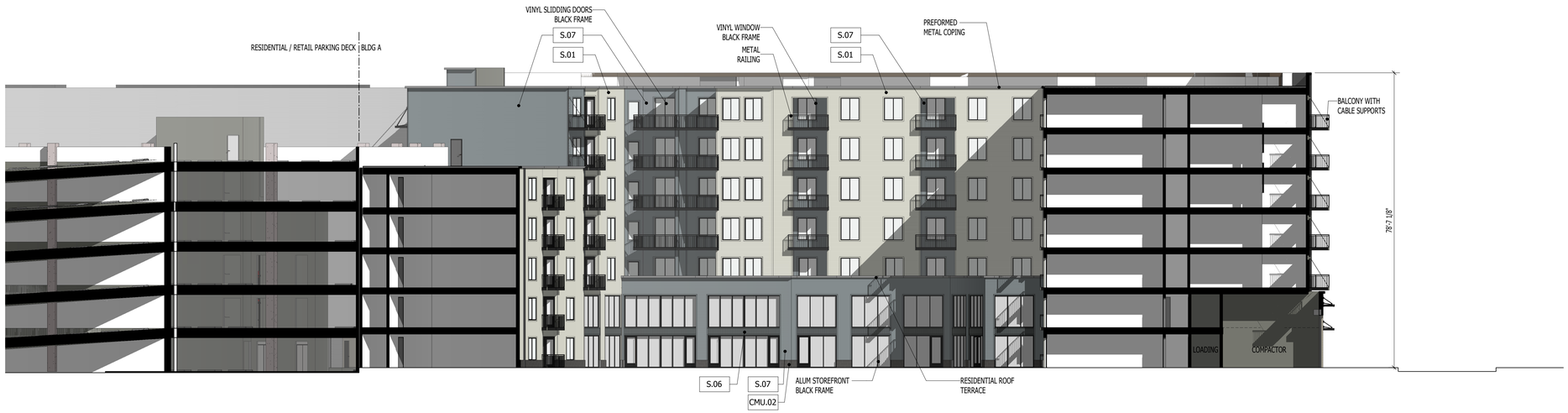
7 BUILDING A - SE COURTYARD ELEVATION
1/16" = 1'-0"



6 BUILDING A - SW COURTYARD ELEVATION
1/16" = 1'-0"

Scale 1/16" = 1'-0"
0" 8'-0" 16'-0" 32'-0" 64'-0"
0" 1/2" 1" 2" 4"

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PARK MEADOWS TOWN CENTER NO.1-A, 7TH AMENDMENT, LOT 3, 4A-1, 4-B, &21 PARK MEADOWS MIXED USE DEVELOPMENT SITE IMPROVEMENT PLAN

Date:	Revision Comments:
01.27.23	SIP 2ND ISSUANCE
05.12.23	SIP 4TH ISSUANCE

PROJECT #: 21.0004222.000

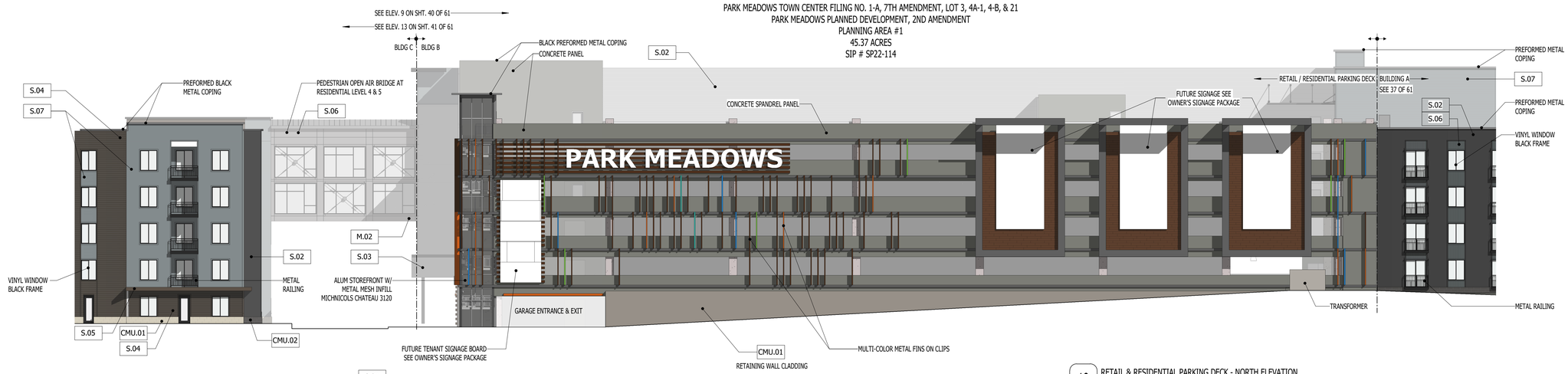
ELEVATIONS- EXTERIOR- BUILDING A COURTYARD

SHEET NUMBER

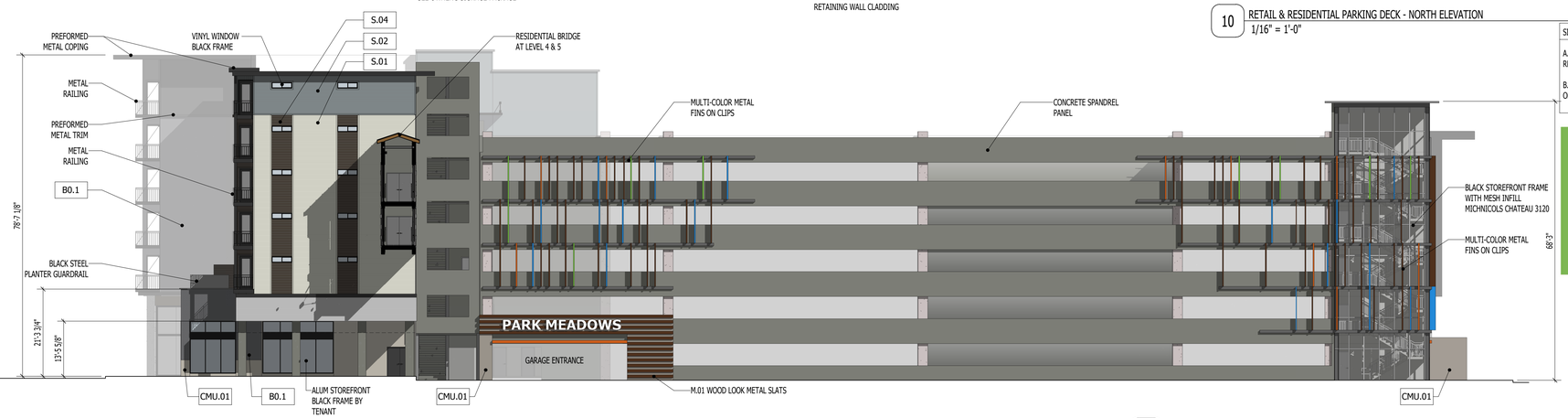
39 OF 64

TB-ENG-24x36-SDP-PARK MEADOWS

PARK MEADOWS TOWN CENTER FILING NO. 1-A, 7TH AMENDMENT, LOT 3, 4A-1, 4-B, & 21
PARK MEADOWS PLANNED DEVELOPMENT, 2ND AMENDMENT
PLANNING AREA #1
45.37 ACRES
SIP # SP22-114



10 RETAIL & RESIDENTIAL PARKING DECK - NORTH ELEVATION
1/16" = 1'-0"



SIP GENERAL NOTES

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B. ALL EXTERIOR BUILDING MATERIALS "OR SIMILAR" ARE PROPOSED AS BASIS OF DESIGN ONLY WITH FINAL SELECTIONS STILL PENDING CONTRACTOR PRICING

RESIDENTIAL / RETAIL PARKING DECK METAL FIN CLADDING

KYNAR FINISH ALUMINUM EXTRUSIONS OF VARYING PROFILE SHAPES ATTACHED TO STEEL RAILS MOUNTED TO CONCRETE SPANDREL PANELS OF THE PARKING STRUCTURE. CUSTOM COLOR FACTORY FINISHED

GREEN (RGB 124,183,83)
ORANGE (RGB 199,98,23)
BLUE (RGB 54,129,190)
BROWN (RGB 82,50,29)

9 BUILDING B & RETAIL DECK SW ELEVATION
1/16" = 1'-0"

8 BUILDING B & C - SW ELEVATION
1/16" = 1'-0"

ST.01 - Mountain Ledge Panels - Silverton
B0.1 - Endicott Dark Iron-Spot Artisan
CMU.01 - Cordova Stone – Buff, Ground Face, 8x24x1
CMU.02 - Cordova Stone – Midnight, Ground Face, 8x24x1
S.01 - BR-12 Parchment
S.02 - Berridge HC-16 Charcoal Grey
S.03 - Berridge HC-16 Zinc Grey
S.04 - Berridge RS-145 Aged Bronze
S.05 - Berridge Deep Span Copper Brown
S.06 - Berridge SW-125 Charcoal Grey
S.07 - Berridge RS-725 Cityscape
M.01 - Alucobond Rustic Walnut
M.02 - Alucobond Focus Black II
M.03 - Alucobond Tricorn Black
WD.01 - Longboard T&G Siding Dark Oak
WD.02 - Knotwood Woodgrain - White Ash

Scale 1/16" = 1'-0"
0" 8'-0" 16'-0" 32'-0" 64'-0"
0" 1/2" 1" 2" 4"

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PARK MEADOWS TOWN CENTER NO.1-A, 7TH AMENDMENT, LOT 3, 4A-1, 4-B, &21 PARK MEADOWS MIXED USE DEVELOPMENT SITE IMPROVEMENT PLAN

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01.27.23	SIP 2ND ISSUANCE
03.17.23	SIP 3RD ISSUANCE
05.12.23	SIP 4TH ISSUANCE

PROJECT #: 21.0004222.000

ELEVATIONS- EXTERIOR- BUILDING B

SHEET NUMBER

40 OF 64

TB-ENG-24x36-SDP-PARK MEADOWS

PARK MEADOWS TOWN CENTER FILING NO. 1-A, 7TH AMENDMENT, LOT 3, 4A-1, 4-B, & 21
PARK MEADOWS PLANNED DEVELOPMENT, 2ND AMENDMENT
PLANNING AREA #1
45.37 ACRES
SIP # SP22-114

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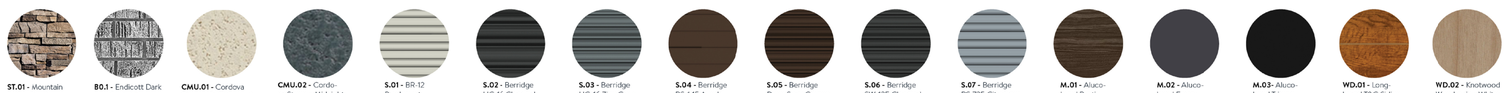
13.2 SIP BUILDING C - COURTYARD NE ELEVATION
1/16" = 1'-0"

13 BUILDING C - NE ELEVATION
1/16" = 1'-0"

13.1 BUILDING C - COURTYARD SW (RESIDNTIAL ENTRANCE)
1/16" = 1'-0"

12 BUILDING C - SE ELEVATION
1/16" = 1'-0"

11 BUILDING C - NORTH ELEVATION
1/16" = 1'-0"



ST.01 - Mountain Ledge Panels - Silverton
B0.1 - Endicott Dark Iron-Spot Artisan
CMU.01 - Cordova Stone – Buff, Ground Face, 8x24x1
CMU.02 - Cordova Stone – Midnight, Ground Face, 8x24x1
S.01 - BR-12 Parchment
S.02 - Berridge HC-16 Charcoal Grey
S.03 - Berridge HC-16 Zinc Grey
S.04 - Berridge RS-145 Aged Bronze
S.05 - Berridge Deep Span Copper Brown
S.06 - Berridge SW-125 Charcoal Grey
S.07 - Berridge RS-725 Cityscape
M.01 - Alucobond Rustic Walnut
M.02 - Alucobond Focus Black II
M.03 - Alucobond Tricorn Black
WD.01 - Longboard T&G Siding Dark Oak
WD.02 - Knotwood Woodgrain - White Ash

Scale 1/16" = 1'-0"
0" 8'-0" 16'-0" 32'-0" 64'-0"
0" 1/2" 1" 2" 4"

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LONE TREE, CO 80124

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Date:	Revision Comments:
01.27.23	SIP 2ND ISSUANCE
05.12.23	SIP 4TH ISSUANCE

PROJECT #: 21.0004222.000

ELEVATIONS- EXTERIOR- BUILDING C

SHEET NUMBER

41 OF 64

TB-ENG-24x36-SDP-PARK MEADOWS

PARK MEADOWS TOWN CENTER FILING NO. 1-A, 7TH AMENDMENT, LOT 3, 4A-1, 4-B, & 21
PARK MEADOWS PLANNED DEVELOPMENT, 2ND AMENDMENT
PLANNING AREA #1
45.37 ACRES
SIP # SP22-114

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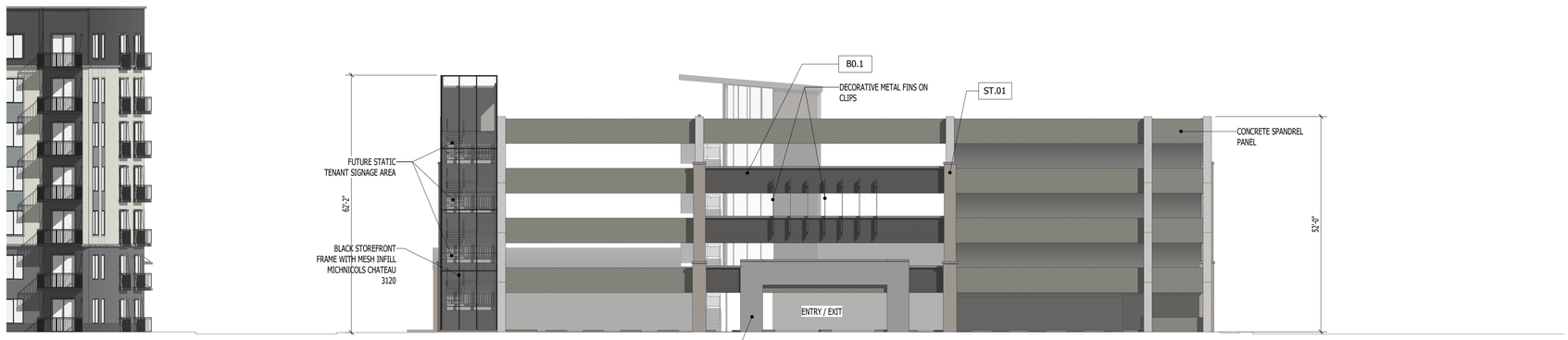
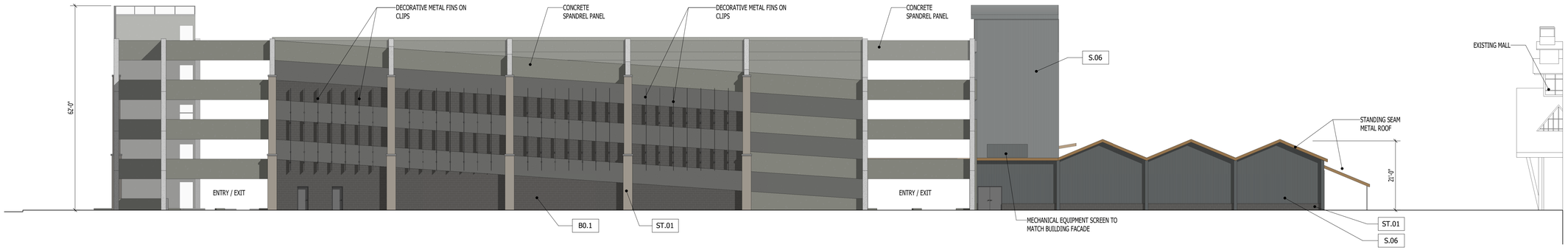
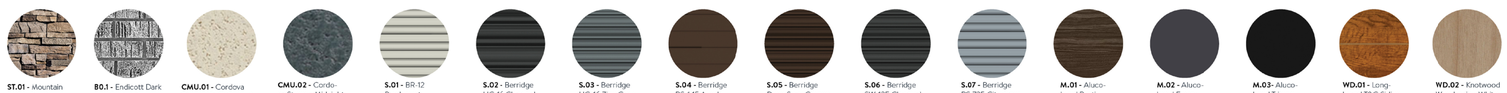


15 NORTH DECK - NE ELEVATION
1/16" = 1'-0"



14 NORTH DECK & BLDG D- NW ELEVATION
1/16" = 1'-0"



ST.01 - Mountain Ledge Panels - Silverton

B0.1 - Endicott Dark Iron-Spot Artisan

CMU.01 - Cordova Stone – Buff, Ground Face, 8x24x1

CMU.02 - Cordova Stone – Midnight, Ground Face, 8x24x1

S.01 - BR-12 Parchment

S.02 - Berridge HC-16 Charcoal Grey

S.03 - Berridge HC-16 Zinc Grey

S.04 - Berridge RS-145 Aged Bronze

S.05 - Berridge Deep Span Copper Brown

S.06 - Berridge SW-125 Charcoal Grey

S.07 - Berridge RS-725 Cityscape

M.01 - Alucobond Rustic Walnut

M.02 - Alucobond Focus Black II

M.03- Alucobond Tricorn Black

WD.01 - Longboard TBG Siding Dark Oak

WD.02 - Knotwood Woodgrain - White Ash

Scale 1/16" = 1'-0"

0" 8'-0" 16'-0" 32'-0" 64'-0"
0" 1/2" 1" 2" 4"

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PARK MEADOWS TOWN CENTER NO.1-A, 7TH AMENDMENT, LOT 3, 4A-1, 4-B, &21 PARK MEADOWS MIXED USE DEVELOPMENT SITE IMPROVEMENT PLAN

Date:	Revision Comments:
01.27.23	SIP 2ND ISSUANCE
03.17.23	SIP 3RD ISSUANCE
05.12.23	SIP 4TH ISSUANCE

PROJECT #: 21.0004222.000

ELEVATIONS- EXTERIOR- BUILDING D AND NORTH DECK

SHEET NUMBER

42 OF 64

TB-ENG-24x36-SDP-PARK MEADOWS

PARK MEADOWS TOWN CENTER FILING NO. 1-A, 7TH AMENDMENT, LOT 3, 4A-1, 4-B, & 21
PARK MEADOWS PLANNED DEVELOPMENT, 2ND AMENDMENT
PLANNING AREA #1
45.37 ACRES
SIP # SP22-114

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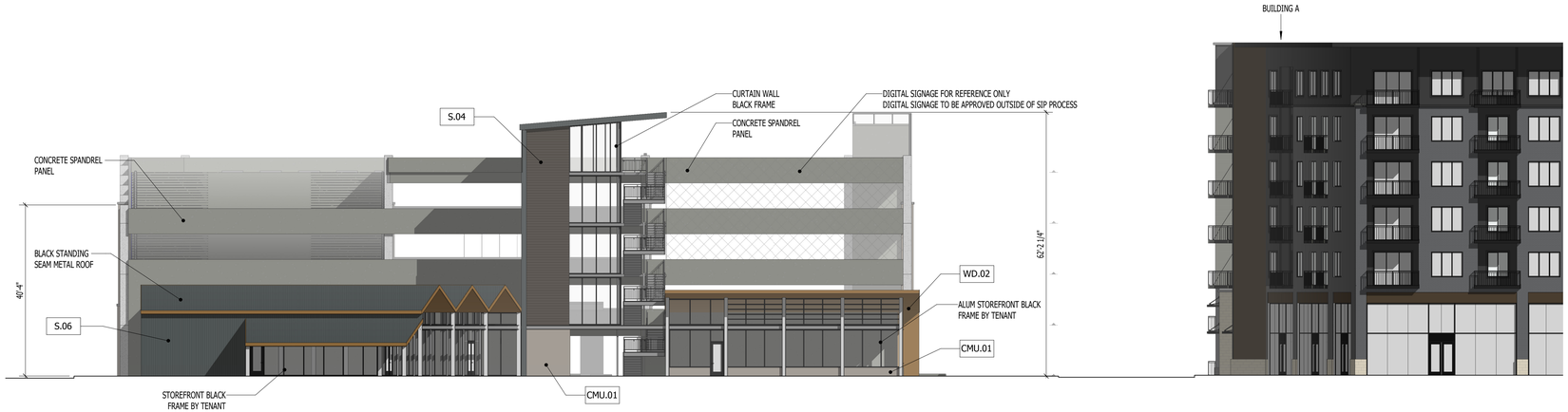
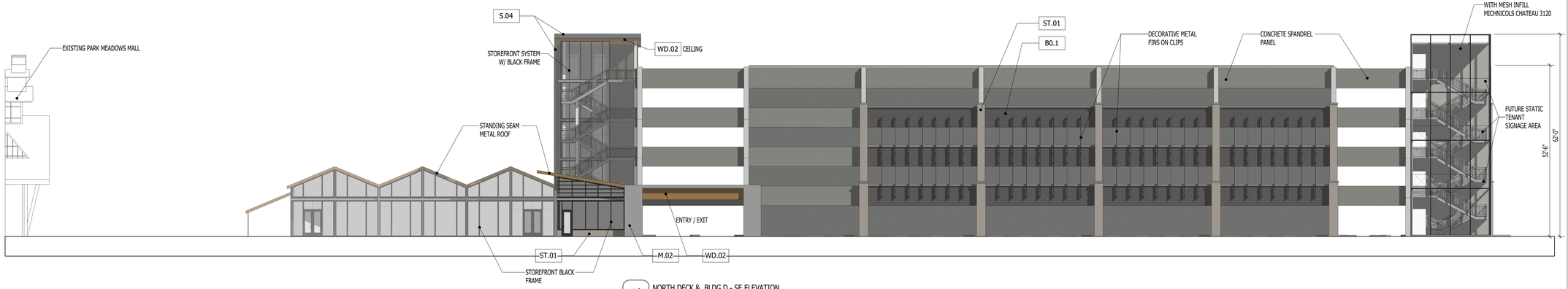


17 NORTH DECK & BLDG D - SW ELEVATION
1/16" = 1'-0"



16 NORTH DECK & BLDG D - SE ELEVATION
1/16" = 1'-0"

Scale 1/16" = 1'-0"
0" 8'-0" 16'-0" 32'-0" 64'-0"
0" 1/2" 1" 2" 4"

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PROJECT #: 21.0004222.000

ELEVATIONS- EXTERIOR- BUILDING D AND NORTH DECK

SHEET NUMBER

43 OF 64

TB-ENG-24x36-SDP-PARK MEADOWS

PARK MEADOWS TOWN CENTER FILING NO. 1-A, 7TH AMENDMENT, LOT 3, 4A-1, 4-B, & 21
PARK MEADOWS PLANNED DEVELOPMENT, 2ND AMENDMENT
PLANNING AREA #1
45.37 ACRES
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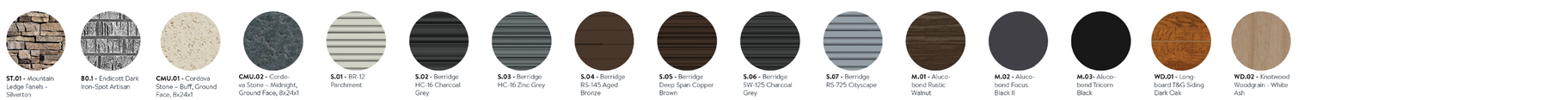
2 BUILDING A - ENLARGED NW PLAZA ELEVATION
3/16" = 1'-0"

1 BUILDING A & B - ENLARGED SW ELEVATION
3/16" = 1'-0"



ST.01 - Mountain Ledge Panels - Silverton

B0.1 - Endicott Dark Iron-Spot Artisan

CMU.01 - Cordova Stone – Buff, Ground Face, 8x24x1

CMU.02 - Cordova Stone – Midnight, Ground Face, 8x24x1

S.01 - BR-12 Parchment

S.02 - Berridge HC-16 Charcoal Grey

S.03 - Berridge HC-16 Zinc Grey

S.04 - Berridge RS-145 Aged Bronze

S.05 - Berridge Deep Span Copper Brown

S.06 - Berridge SW-125 Charcoal Grey

S.07 - Berridge RS-725 Cityscape

M.01 - Alucobond Rustic Walnut

M.02 - Alucobond Focus Black II

M.03 - Alucobond Tricorn Black

WD.01 - Longboard T&G Siding Dark Oak

WD.02 - Knotwood Woodgrain - White Ash

Scale 3/16" = 1'-0"
0" 2'-8" 5'-4" 10'-8" 21'-4"
0" 1/2" 1" 2" 4"

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01.27.23	SIP 2ND ISSUANCE
05.12.23	SIP 4TH ISSUANCE

PROJECT #: 21.0004222.000

ENLARGED ELEVATIONS- BUILDING A

SHEET NUMBER

44 OF 64

TB-ENG-24x36-SDP-PARK MEADOWS

PARK MEADOWS TOWN CENTER FILING NO. 1-A, 7TH AMENDMENT, LOT 3, 4A-1, 4-B, & 21
PARK MEADOWS PLANNED DEVELOPMENT, 2ND AMENDMENT
PLANNING AREA #1
45.37 ACRES
SIP # SP22-114

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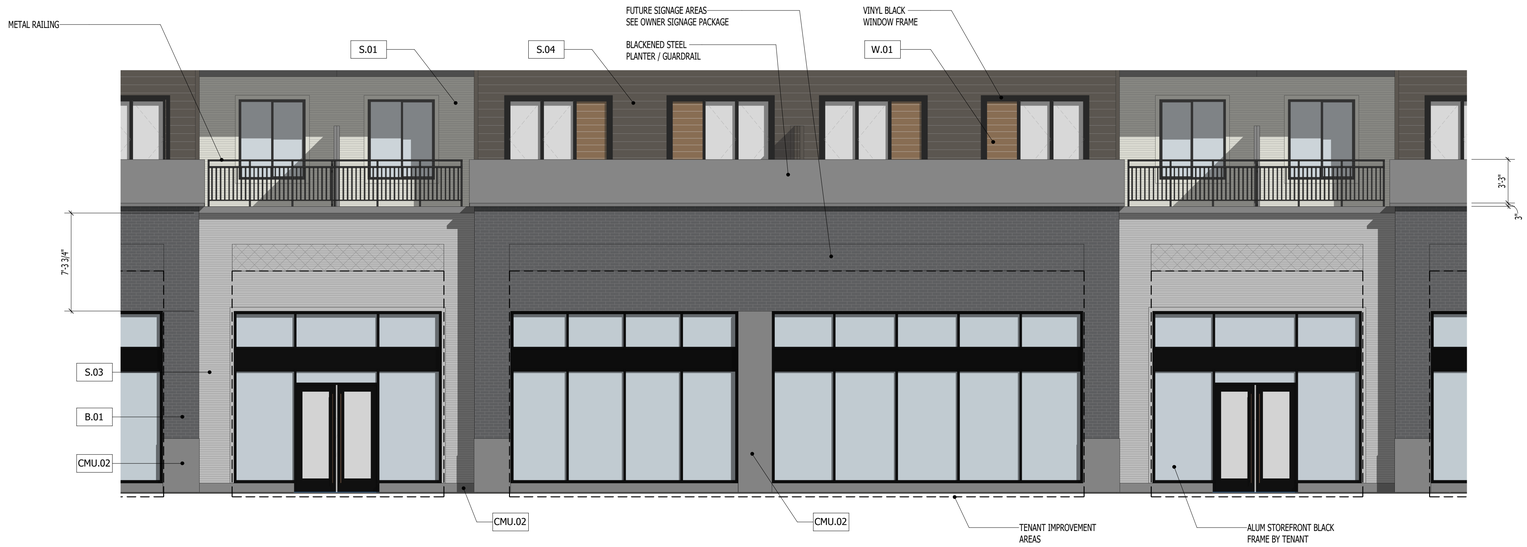

2 BUILDING B - ENLARGED SW ELEVATION
3/16" = 1'-0"

1 BUILDING C - ENLARGED SW ELEVATION
3/16" = 1'-0"

ST.01 - Mountain Ledge Panels - Silverton
B0.1 - Endicott Dark Iron-Spot Artisan
CMU.01 - Cordova Stone – Buff, Ground Face, 8x24x1
CMU.02 - Cordova Stone - Midnight, Ground Face, 8x24x1
S.01 - BR-12 Parchment
S.02 - Berridge HC-16 Charcoal Grey
S.03 - Berridge HC-16 Zinc Grey
S.04 - Berridge RS-145 Aged Bronze
S.05 - Berridge Deep Span Copper Brown
S.06 - Berridge SW-125 Charcoal Grey
S.07 - Berridge RS-725 Cityscape
M.01 - Alucobond Rustic Walnut
M.02 - Alucobond Focus Black II
M.03 - Alucobond Tricorn Black
WD.01 - Lpng board T&G Siding Dark Oak
WD.02 - Knotwood Woodgrain - White Ash

Scale 3/16" = 1'-0"
0" 2'-8" 5'-4" 10'-8" 21'-4"
0" 1/2" 1" 2" 4"

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LONE TREE, CO 80124

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Date:	Revision Comments:
01.27.23	SIP 2ND ISSUANCE
05.12.23	SIP 4TH ISSUANCE

PROJECT #: 21.0004222.000

ENLARGED ELEVATIONS- EXTERIOR- BUILDING B & C

SHEET NUMBER

45 OF 64

TB-ENG-24x36-SDP-PARK MEADOWS

PARK MEADOWS TOWN CENTER FILING NO. 1-A, 7TH AMENDMENT, LOT 3, 4A-1, 4-B, & 21
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3 ENLARGED BUILD C - RESIDENTIAL ENTRY
3/16" = 1'-0"

2 BUILDING C - ENLARGED NORTH ELEVATION
3/16" = 1'-0"

1 BUILDING C - ENLARGED SE ELEVATION
3/16" = 1'-0"

ST.01 - Mountain Ledge Panels - Silverton

B0.1 - Endicott Dark Iron-Spot Artisan

CMU.01 - Corcova Stone – Buff, Ground Face, 8x24x1

CMU.02 - Cordova Stone – Midnight, Ground Face, 8x24x1

S.01 - BR-12 Parchment

S.02 - Berridge HC-16 Charcoal Grey

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M.01 - Alucobond Rustic Walnut

M.02 - Alucobond Focus Black II

M.03- Alucobond Tricorn Black

WD.01 - Longboard T&G Siding Dark Oak

WD.02 - Knotwood Woodgrain - White Ash

Scale 3/16" = 1'-0"
0" 2'-8" 5'-4" 10'-8" 21'-4"
0" 1/2" 1" 2" 4"

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PARK MEADOWS TOWN CENTER NO.1-A, 7TH AMENDMENT, LOT 3, 4A-1, 4-B, &21 PARK MEADOWS MIXED USE DEVELOPMENT SITE IMPROVEMENT PLAN

Date:	Revision Comments:
01.27.23	SIP 2ND ISSUANCE
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ENLARGED ELEVATIONS- EXTERIOR- BUILDING C

SHEET NUMBER

46 OF 64

TB-ENG-24x36-SDP-PARK MEADOWS

PARK MEADOWS TOWN CENTER FILING NO. 1-A, 7TH AMENDMENT, LOT 3, 4A-1, 4-B, & 21
PARK MEADOWS PLANNED DEVELOPMENT, 2ND AMENDMENT
PLANNING AREA #1
45.37 ACRES
SIP # SP22-114

SIP GENERAL NOTES
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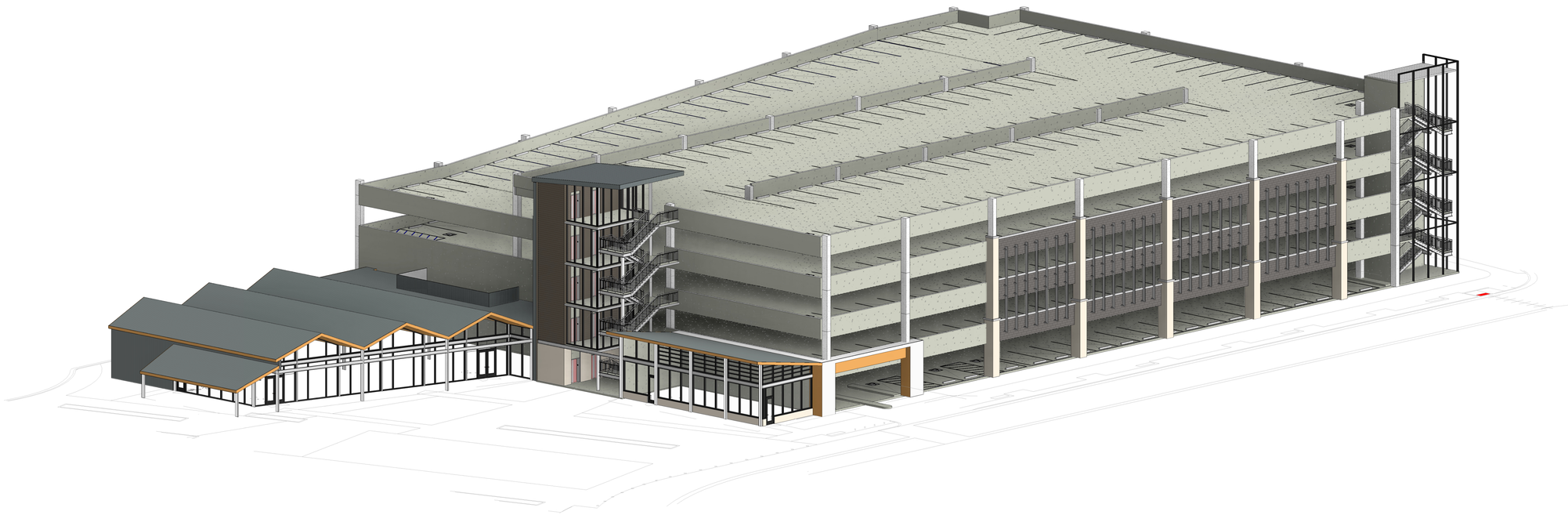
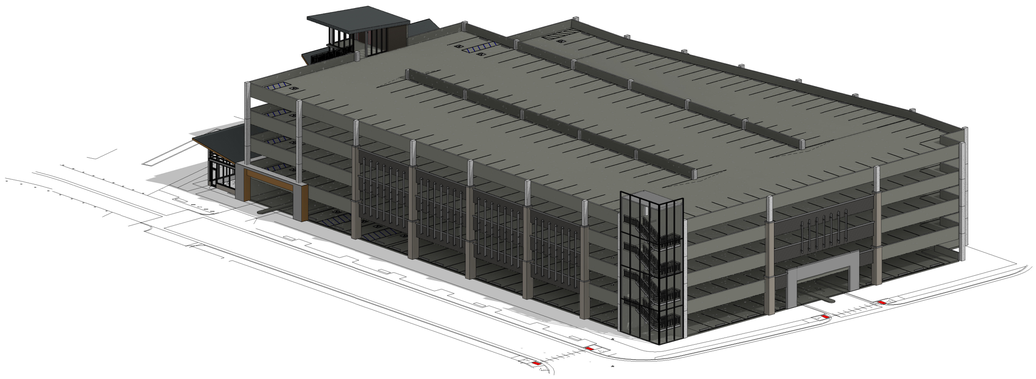
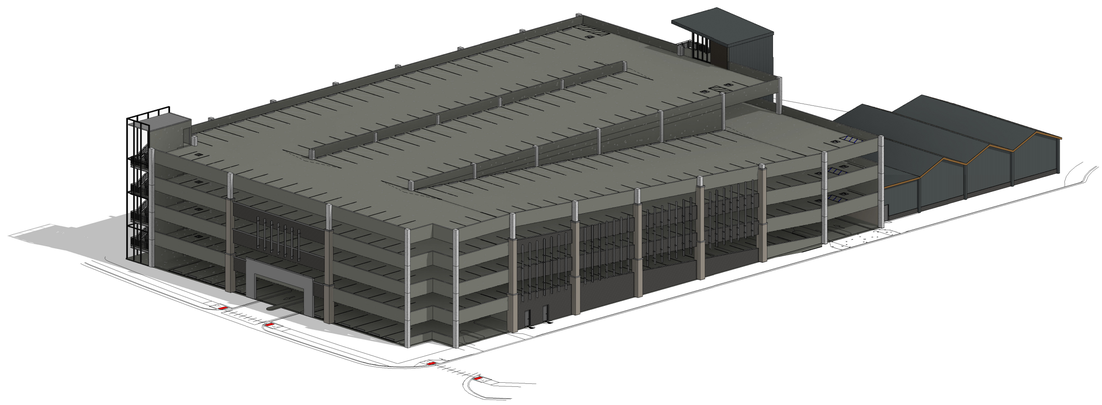


3 NORTH GARAGE - AXO 1
NOT TO SCALE



1 NORTH GARAGE - AXO 3
NOT TO SCALE



2 NORTH GARAGE - AXO 2
NOT TO SCALE

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NORTH PARKING DECK AXONOMETRICS

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TB-ENG-24x36-SDP-PARK MEADOWS

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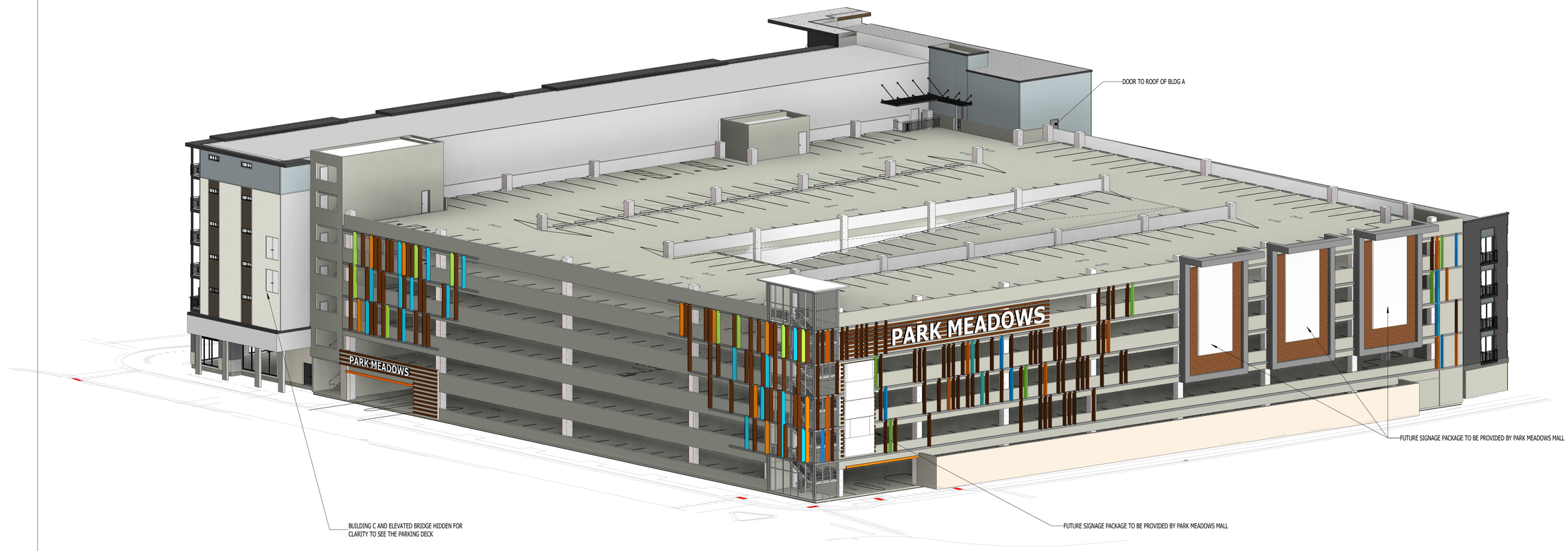

1 RETAIL GARAGE - AXO 1
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RETAIL / RESIDENTIAL PARKING DECK AXONOMETRICS

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48 OF 64

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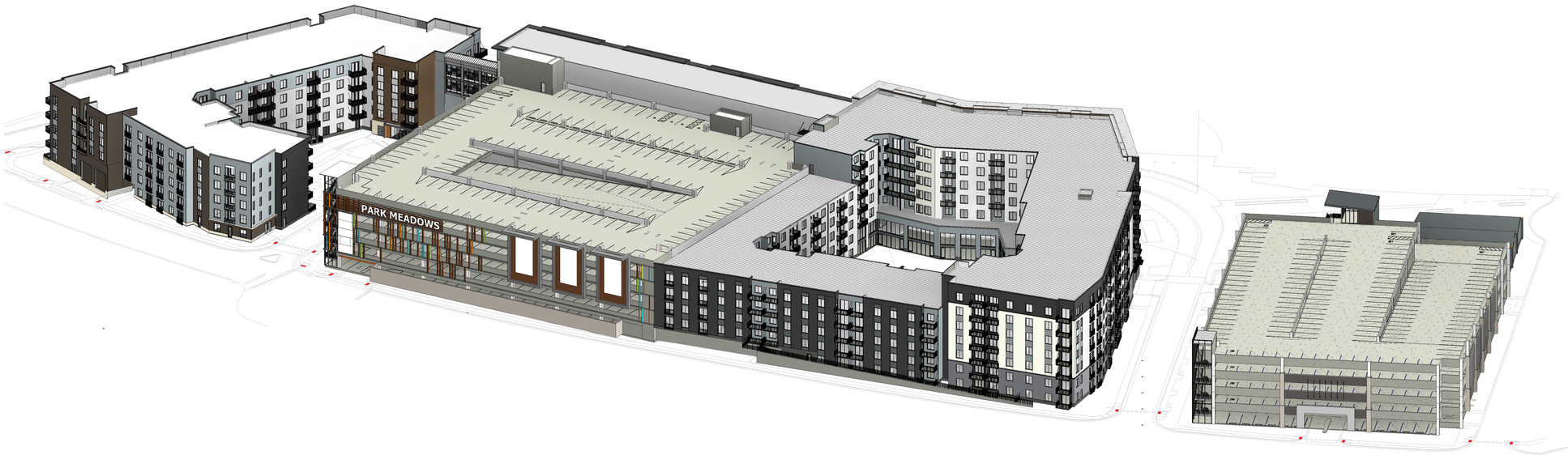

2 OVERALL - AXO 2
NOT TO SCALE

1 OVERALL - AXO 1
NOT TO SCALE

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OVERALL AXONOMETRICS

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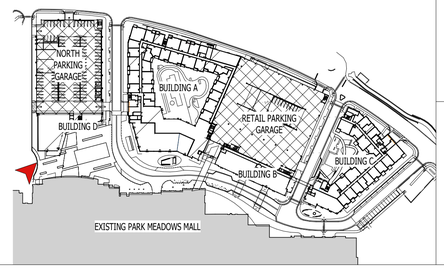
SIP RENDERINGS



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50 OF 64

TB-ENG-24x36-SDP-PARK MEADOWS

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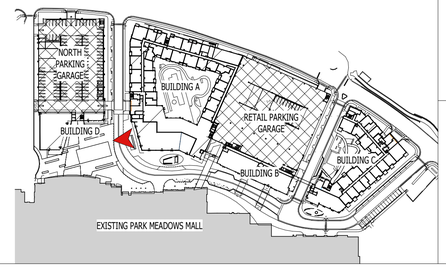

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TB-ENG-24x36-SDP-PARK MEADOWS

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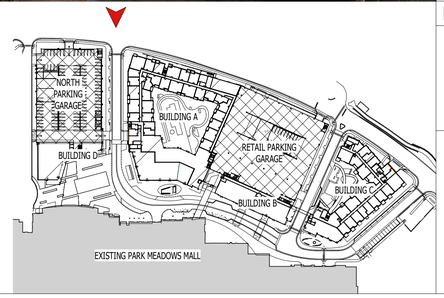

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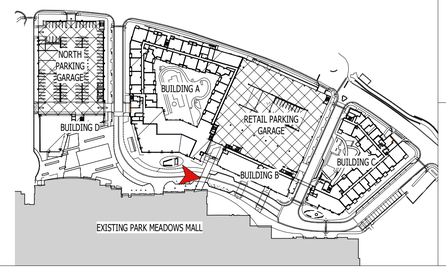

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TB-ENG-24x36-SDP-PARK MEADOWS

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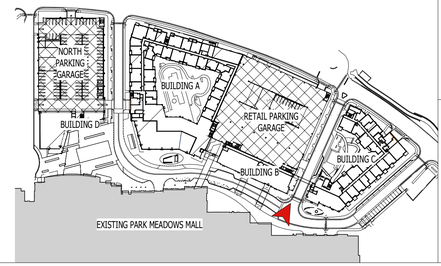

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TB-ENG-24x36-SDP-PARK MEADOWS

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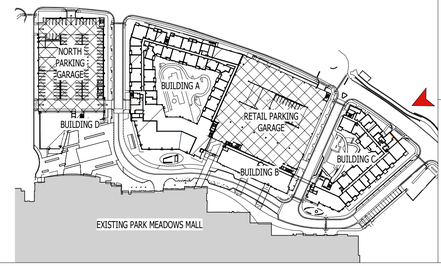

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Park Meadows
Alternate MXD Study – Nov 01, 2022

Brookfield Properties

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Park Meadows
I25S Offramp – Nov 01, 2022

Brookfield Properties

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SIP SITE VIEWS

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PARK MEADOWS TOWN CENTER FILING NO. 1-A, 7TH AMENDMENT, LOT 3, 4A-1, 4-B, & 21
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Park Meadows
I25S Offramp – Nov 01, 2022

Brookfield Properties

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Park Meadows
East Entrance – Nov 01, 2022

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Park Meadows
East Entrance – Nov 01, 2022

Brookfield Properties

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Park Meadows
I25N Offramp – Nov 01, 2022

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SIP SITE VIEWS

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58 OF 64

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Park Meadows
North Entrance – Nov 01, 2022

Brookfield Properties

RAIL CONNECTION EVOLUTION

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Park Meadows
Westbound Approach – Nov 01, 2022

Brookfield Properties

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SIP SITE VIEWS

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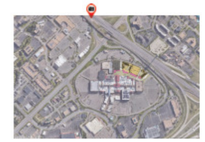
Park Meadows
I24 South Bound – Nov 01, 2022



Brookfield Properties

RAIL CONNECTION EVOLUTION

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Park Meadows
I24 South Bound – Nov 01, 2022

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Park Meadows
I24 South Bound – JULY 21, 2022

Brookfield Properties

RAIL CONNECTION EVOLUTION

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Park Meadows
I24 North Bound – JULY 21, 2022

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SIP SITE VIEWS

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Park Meadows Mixed-Use Development

Proposed Exterior Materials

RESIDENTIAL / RETAIL PARKING DECK METAL FIN CLADDING

KYNAR FINISH ALUMINUM EXTRUSIONS OF VARYING PROFILE SHAPES ATTACHED TO STEEL RAILS MOUNTED TO CONCRETE SPANDREL PANELS OF THE PARKING STRUCTURE. CUSTOM COLOR FACTORY FINISHED

GREEN (RGB 124,183,83)
ORANGE (RGB 199,98,23)
BLUE (RGB 54,129,190)
BROWN (RGB 82,50,29)

EXAMPLE IMAGE OF METAL FIN CLADDING CONCEPT

All proposed corrugated metal panel and ACM panels are a.040 Aluminum, factory finished with a mix of exposed and concealed fasteners. Panels will be installed on a rainscreen system over exterior insulation to meet the proper energy code and waterproofing standards.

ALUCOBOND -WALNUT METAL PANEL

ALUCOBOND - FOCUS BLACK II METAL PANEL

ALUCOBOND - TRICORN BLACK METAL PANEL

ENDICOTT THIN BRICK - DARK IRONSPOT - ARTISAN

RESIDENTIAL WINDOWS - BASIS OF DESIGN
JELD-WEN PREMIUM ATLANTIC VINYL

RESIDENTIAL WINDOWS SAMPLE - BASIS OF DESIGN
JELD-WEN PREMIUM ATLANTIC COLLECTION
BLACK FROM
LOW-E GLASS

STOREFRONT GLASS SAMPLE - BASIS OF DESIGN
GUARDIAN SUNGUARD SUPER NEUTRAL 68 - CLEAR
TRANSMITTANCE 68%
SOLAR HEAT GAIN COEFFICIENT .38
LIGHT TO SOLAR GAIN 1.80
U-VALUE .29

COMMERCIAL STOREFRONT - BASIS OF DESIGN
OLDCASTLE THERMASTACK SYSTEM

LONGBOARD - DARK ANTIQUE OAK METAL PANEL

KNOTWOOD - WHITE ASH METAL PANEL

CORDOVA STONE - MIDNIGHT

CORDOVA STONE - BUFF

MICHNICOLS CHATEAU 3120 WIRE MESH
USED AT PARKING DECK STAIR ENCLOSURES

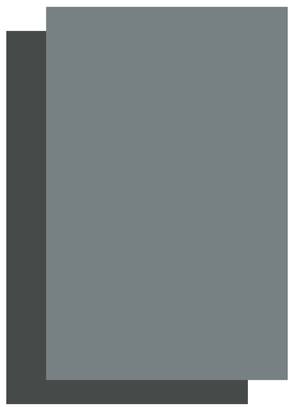
ELDORADO CULTURED STONE - MOUNTAIN LEDGE PANEL - SILVERTON

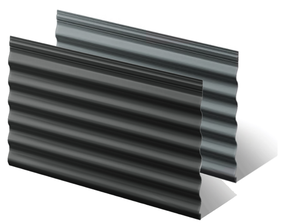
NELSON

Park Meadows Mixed-Use Development

Proposed Exterior Materials - Metal Panel

BERRIDGE HC-16
CHARCOAL GREY & ZINC GREY



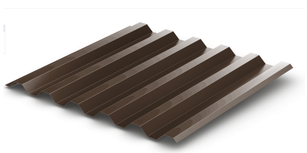


PARTIAL ELEVATIONS FOR REFERENCE
BUILDING A - NW ELEVATION

BERRIDGE SW-125
CHARCOAL GREY

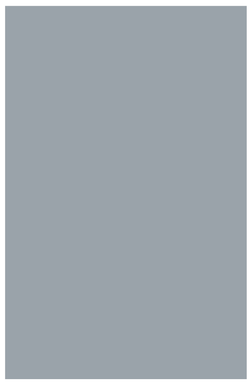
BUILDING A - NE ELEVATION

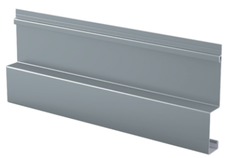
BERRIDGE DEEP SPAN
COPPER BROWN

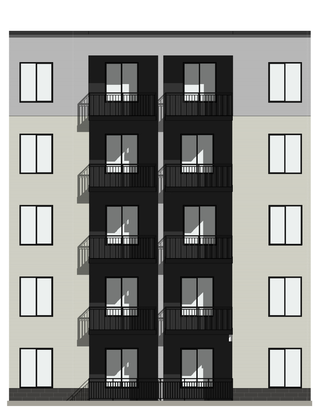


BUILDING C - RESIDENTIAL ENTRY

BERRIDGE RS-725
CITYSCAPE

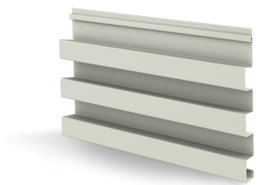






BUILDING C - RESIDENTIAL ENTRY

BERRIDGE BR-12
PARCHMENT



BUILDING C - SW ELEVATION

BERRIDGE RS-145
AGED BRONZE

BUILDING C - SW ELEVATION

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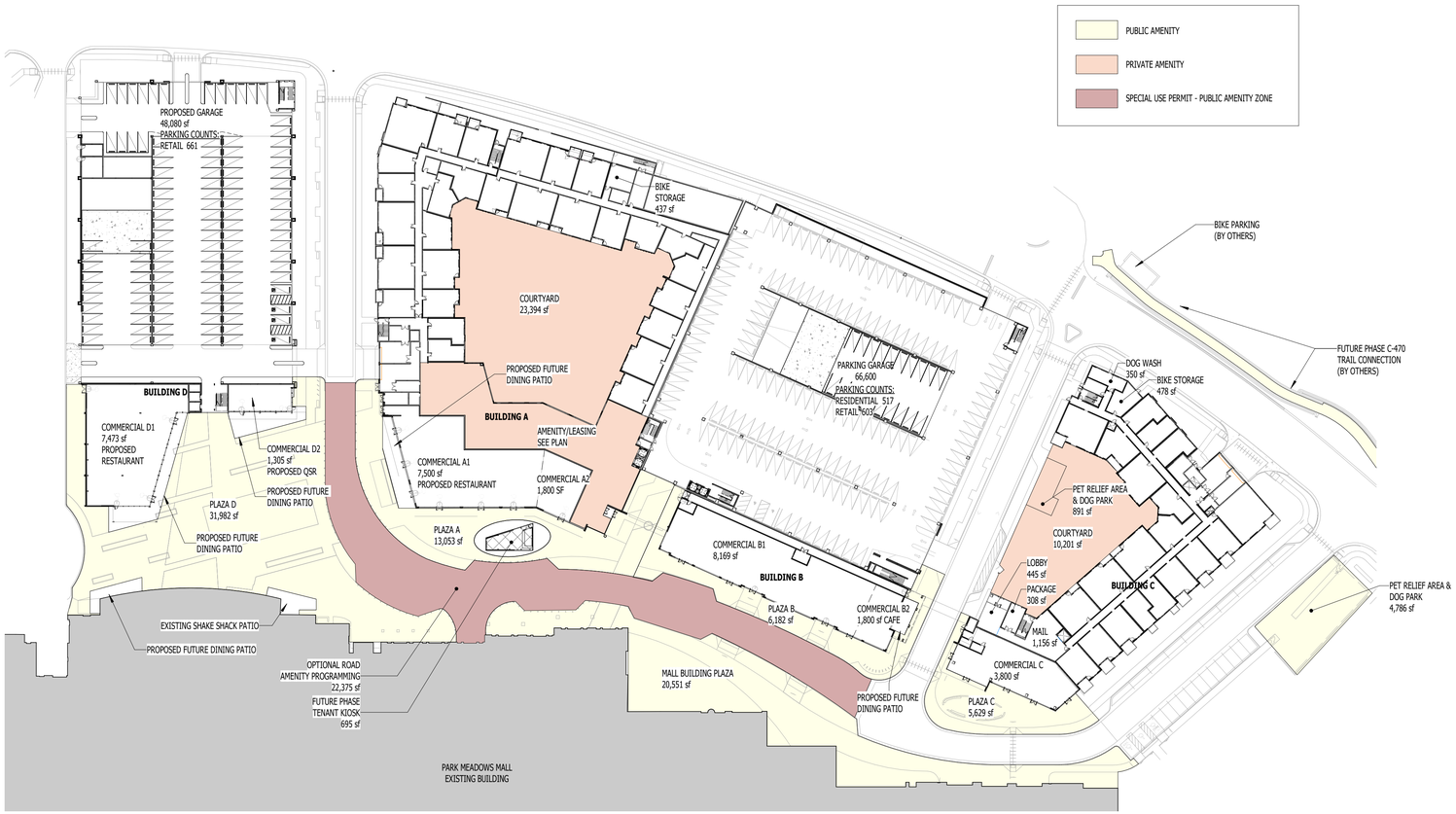
Panels will be installed on a rainscreen system over exterior insulation to meet the proper energy code and waterproofing standards.

NELSON

TB-ENG-24x36-SDP-PARK MEADOWS

PARK MEADOWS TOWN CENTER FILING NO. 1-A, 7TH AMENDMENT, LOT 3, 4A-1, 4-B, & 21
PARK MEADOWS PLANNED DEVELOPMENT, 2ND AMENDMENT
PLANNING AREA #1
45.37 ACRES
SIP # SP22-114



1 PLAZA BOUNDARY PLAN
1" = 60'-0"

TRUE NORTH

0 60 120 240

Scale 1": 60'-0"

NELSON

5200 AVALON BLVD.
ALPHARETTA GA. 30009
WWW.NELSONWORLDWIDE.COM

OWNER:
PARK MEADOWS MALL, LLC / PARK MEADOWS ANCHOR ACQUISITIONS, LLC 8401 PARK MEADOWS CENTER DR
LONE TREE, CO 80124

PARK MEADOWS TOWN CENTER NO.1-A, 7TH AMENDMENT, LOT 3, 4A-1, 4-B, &21 PARK MEADOWS MIXED USE DEVELOPMENT SITE IMPROVEMENT PLAN

Date:	Revision Comments:
05.12.23	SIP 4TH ISSUANCE

PROJECT #: 21.0004222.000

PLAZA BOUNDARY PLAN

SHEET NUMBER

64 OF 64