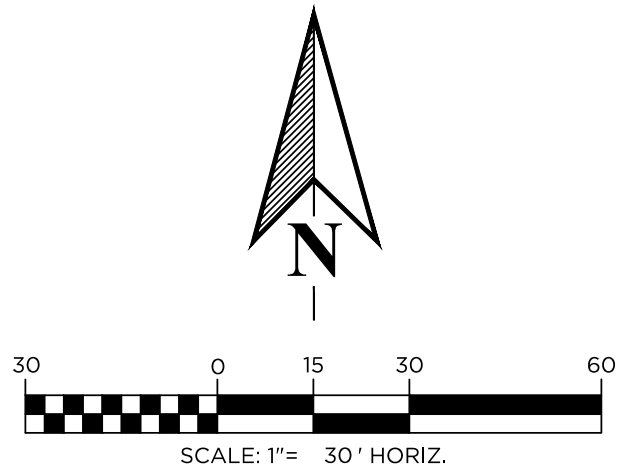


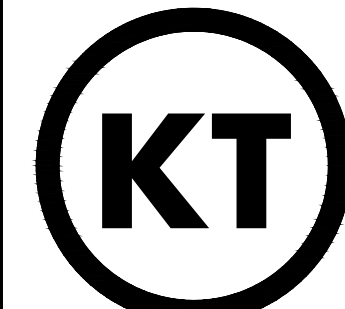
8635 SOUTH STATE HIGHWAY 83

NW 1/4 OF THE SW 1/4 OF SECTION 29 AND PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 30
TOWNSHIP 9 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
COUNTY OF DOUGLAS, STATE OF COLORADO
PERMIT AREA - 6.703 ACRES TOTAL AREA - 35.387 ACRES
USR - SITE IMPROVEMENT PLAN US2021-003



LEGEND:

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING SEPTIC ACCESS PORT
- EXISTING STRUCTURE
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED BOUNDARY LINE
- PROPOSED CENTER LINE
- PROPOSED EASEMENT
- PROPOSED STORM SEWER LINE
- PROPOSED TYPE C INLET
- PROPOSED CIRCULAR MANHOLE
- PROPOSED FLARED END SECTION
- PROPOSED RIPRAP
- PROPOSED 100 YR WATER SURFACE ELEVATION
- PROPOSED FLOWLINE SWALE
- DETENTION POND DRAINAGE EASEMENT
- CLEAR ZONE



KT ENGINEERING

12500 W. 58TH AVE. #230
ARVADA, CO 80002
P: 720.638.5190

WWW.KTENG.NET

PREPARED FOR:
L. MILLER

REVISIONS:

NO.	DATE	BY	REVISION DESCRIPTION
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5.	07.22.2022	BSS	REVISED PER COUNTY COMMENT
6.			
7.			
8.			

STAMP:

SHEET INFO:

CHERRY VALLEY EVENT VENUE

PROJECT NO:
0087-2013

DRAWN BY:
BSS

DESIGNED BY:
BSS

SCALE:
1" = 30'

SUBMITTED ON:
5.09.2021

02
OF 09

RETAINING WALL NOTE:

1. A BUILDING PERMIT AND ENGINEERED DESIGN IS REQUIRED FOR A RETAINING WALL WHEN THE WALL IS OVER 4 FEET IN HEIGHT MEASURED FROM TOP OF THE WALL TO THE BOTTOM OF FOOTING OR IF SUPPORTING A SURCHARGE LOAD. AS A GENERAL RULE, ANY SURCHARGE OBJECT MUST BE AT LEAST TWO (2) TIMES THE TOTAL WALL HEIGHT AWAY FROM THE BACK OF THE RETAINING WALL. THE CONTRACTOR SHALL CONTACT THE DOUGLAS COUNTY BUILDING DEPARTMENT TO DETERMINE WHETHER A BUILDING PERMIT AND ENGINEERED DESIGN IS REQUIRED.

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GRADING LEGEND:

FILL

GRADING FILL LOCATION

CUT

GRADING CUT LOCATION

4:0:1

SLOPE LABEL

TOW

TOP OF RETAINING WALL

BOW

BOTTOM OF RETAINING WALL

TOSW

TOP OF SCREENING WALL

BOSW

BOTTOM OF SCREENING WALL

HP

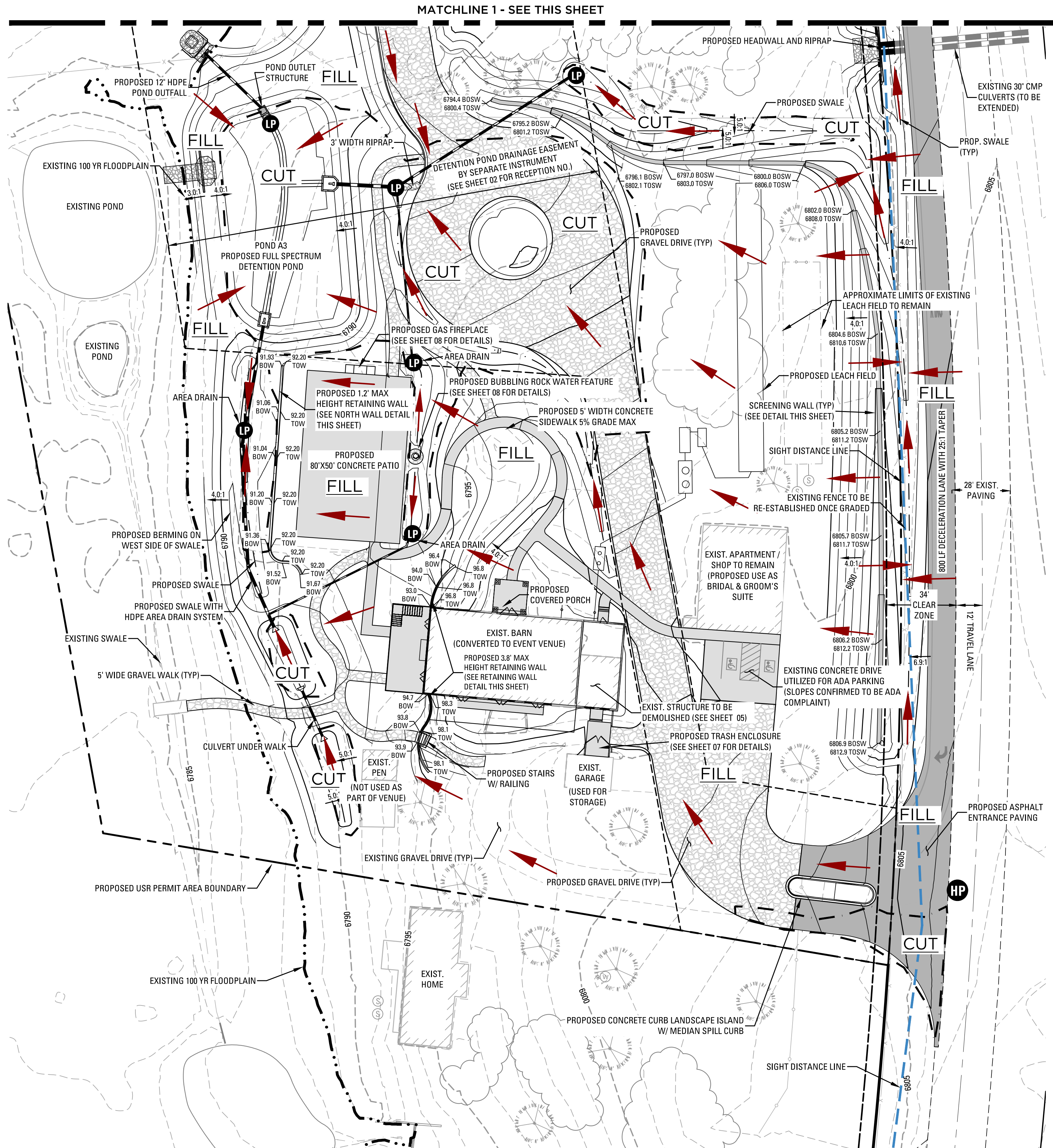
HIGH POINT

LP

LOW POINT

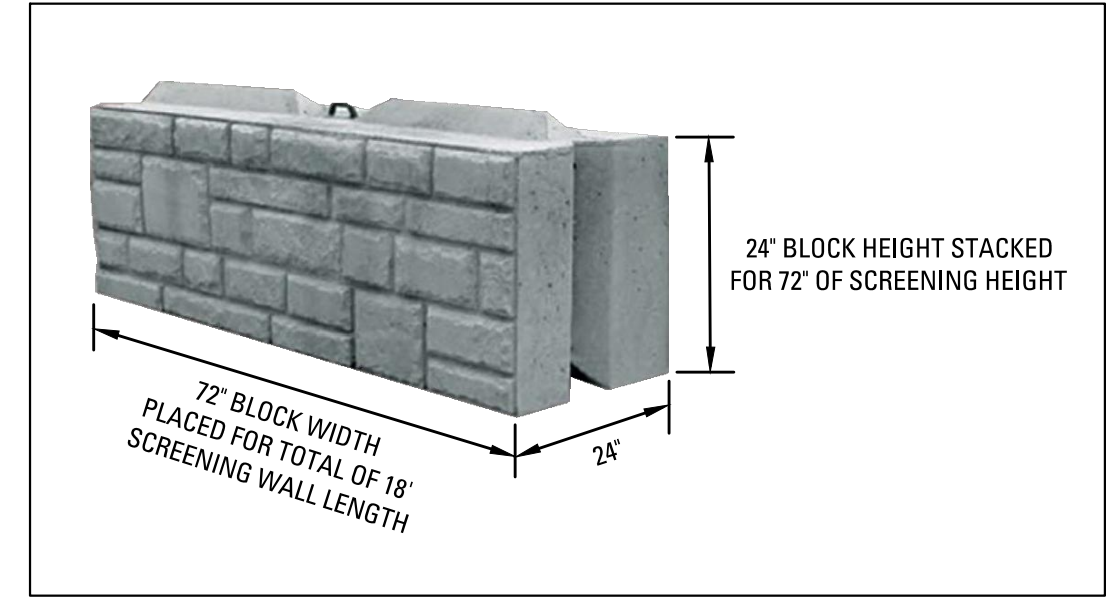
→

FLOW ARROW



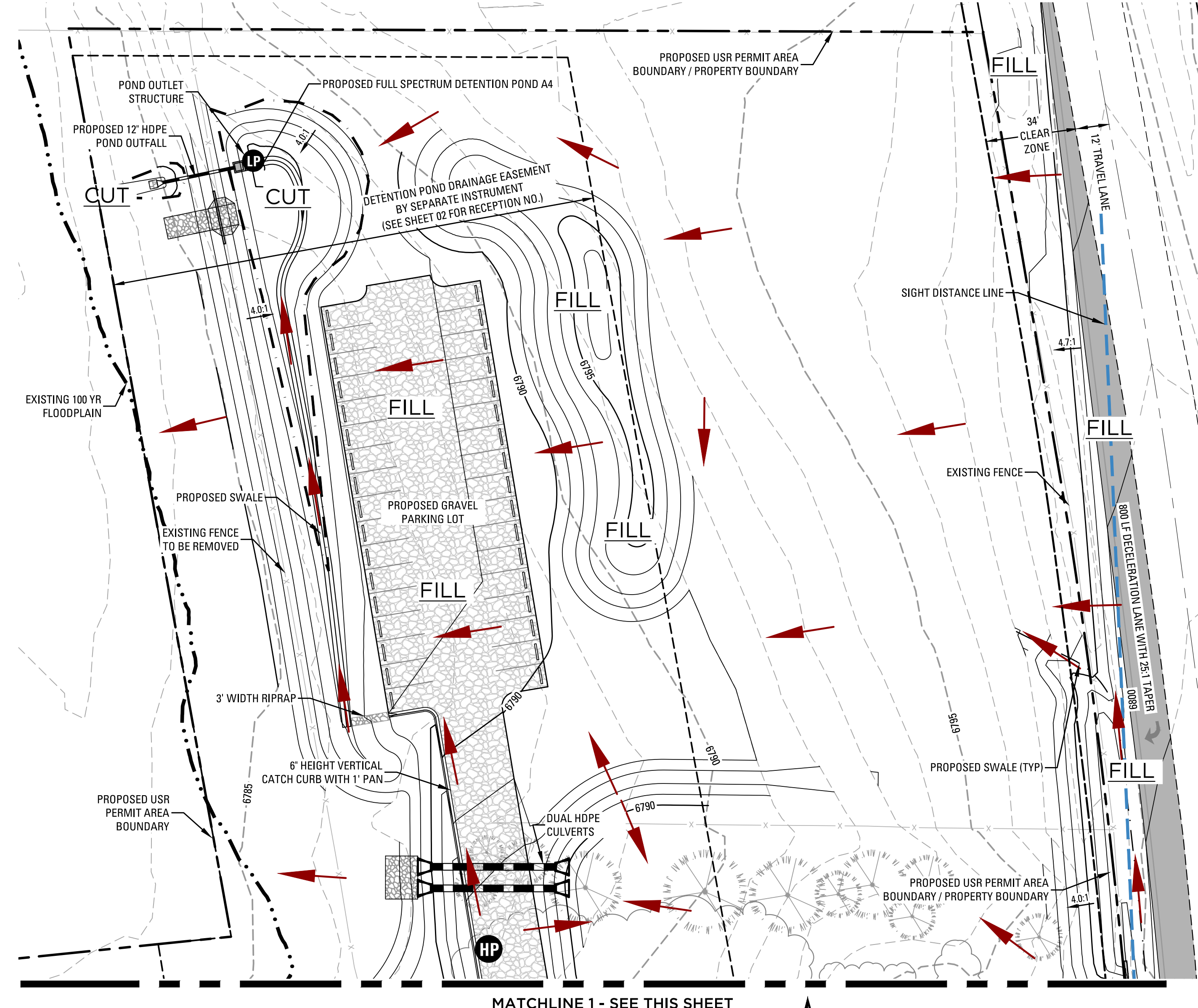
RETAINING WALL DETAIL

KEYSTONE STONEGATE STANDARD BLOCK
IN COLOR: STEAMBOAT BLEND



SCREENING WALL DETAIL

LEONARD MARR INC., PATTERN TYPE LN-500 ASHLER
IN GREY TONES
TOTAL SCREENING WALL HEIGHT = 72"



APPROVAL CERTIFICATE

PLANNING _____ INITIALS/DATE

OWNER _____ INITIALS/DATE



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CHERRY VALLEY EVENT VENUE

GRADING & DRAINAGE PLAN

PROJECT NO:
0087-2013

DRAWN BY:

BSS

DESIGNED BY:

BSS

SCALE:

1" = 30'

SUBMITTED ON:

5.09.2021



03
OF 09

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PERENNIALS				
KEY	QTY	COMMON NAME	SIZE	HIGH WATER USAGE
ASD	6	ALASKA SHASTA DAISY	1 GAL	NO
PDS	3	PECKY MIX BLACK EYED SUSAN	1 GAL	NO
MNS	5	MAY NIGHT SALVIA	1 GAL	NO
MSY	18	MOONSHINE YARROW	1 GAL	NO
PPP	5	PIKES PEAK PURPLE PENSTEMON	1 GAL	NO
		* LAVENDER PLANTING BED		NO

KEY:

-  ACCENT BOULDER
-  STONE STEP
-  NATIVE GRASS
-
-  EXISTING TREE

APPROVAL CERTIFICATE	
PLANNING	_____ INITIALS/DATE
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04
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8635 SOUTH STATE HIGHWAY 83

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NORTH ELEVATION
SOUTH ELEVATION

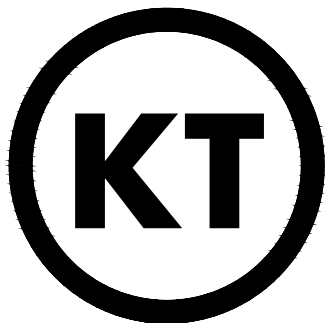


EAST ELEVATION
WEST ELEVATION



NOTE:
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CHERRY VALLEY EVENT VENUE

BUILDING ELEVATIONS 1 OF 4

PROJECT NO:
0087-2013

DRAWN BY:
BSS

DESIGNED BY:
BSS

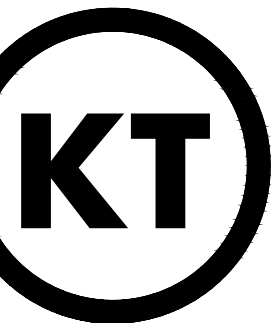
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CHERRY VALLEY EVENT VENUE

BUILDING ELEVATIONS 2 OF 4

PROJECT NO:
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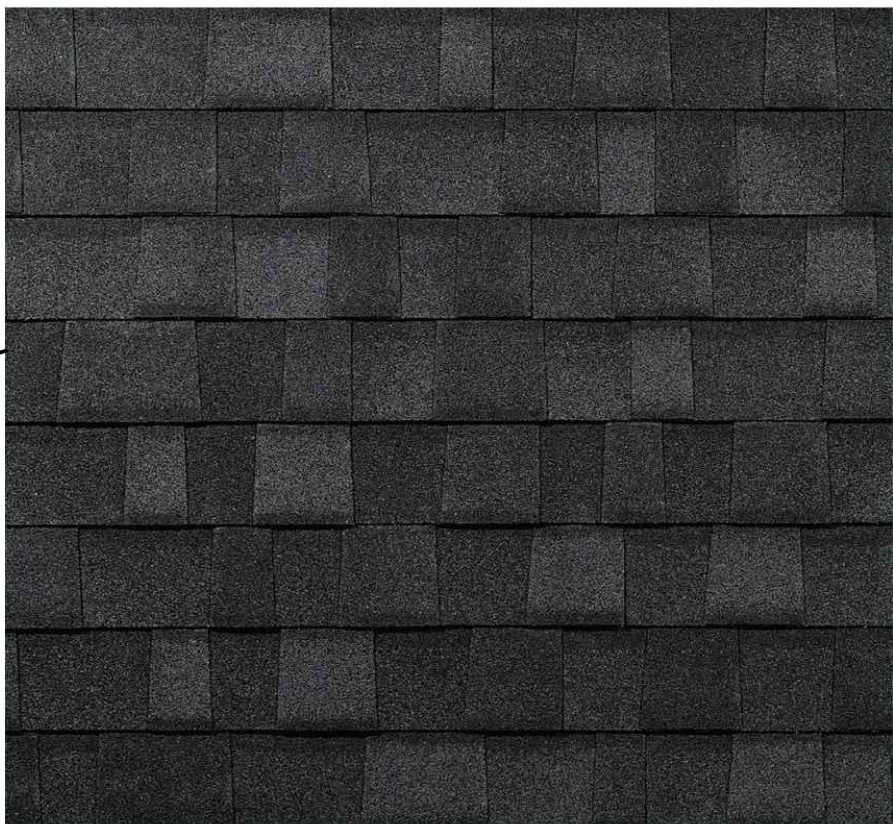
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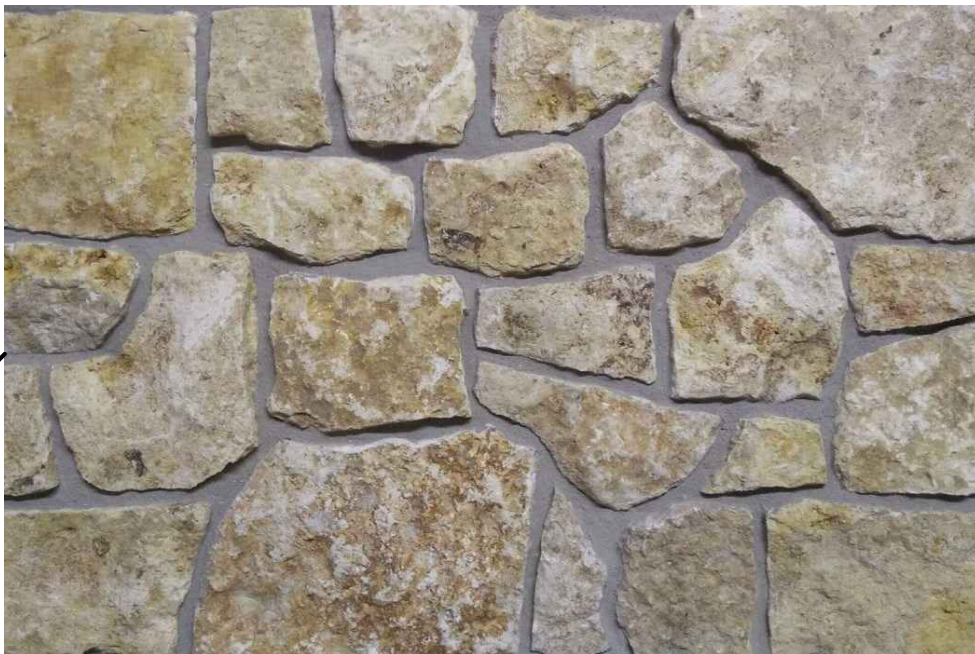
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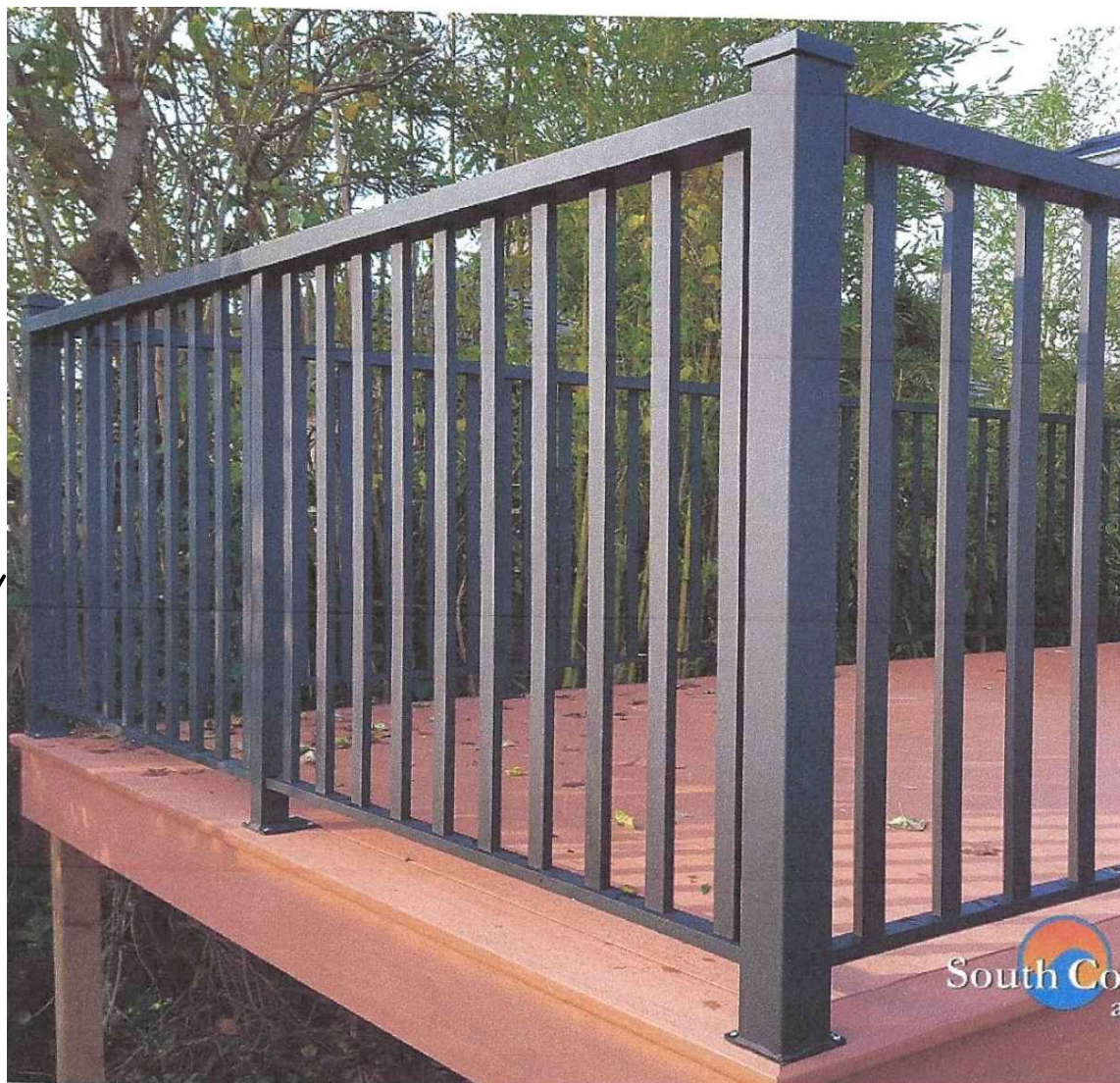
06
OF 09



ARCHITECTURAL SHINGLES



STONE VENEER



DECK RAILING

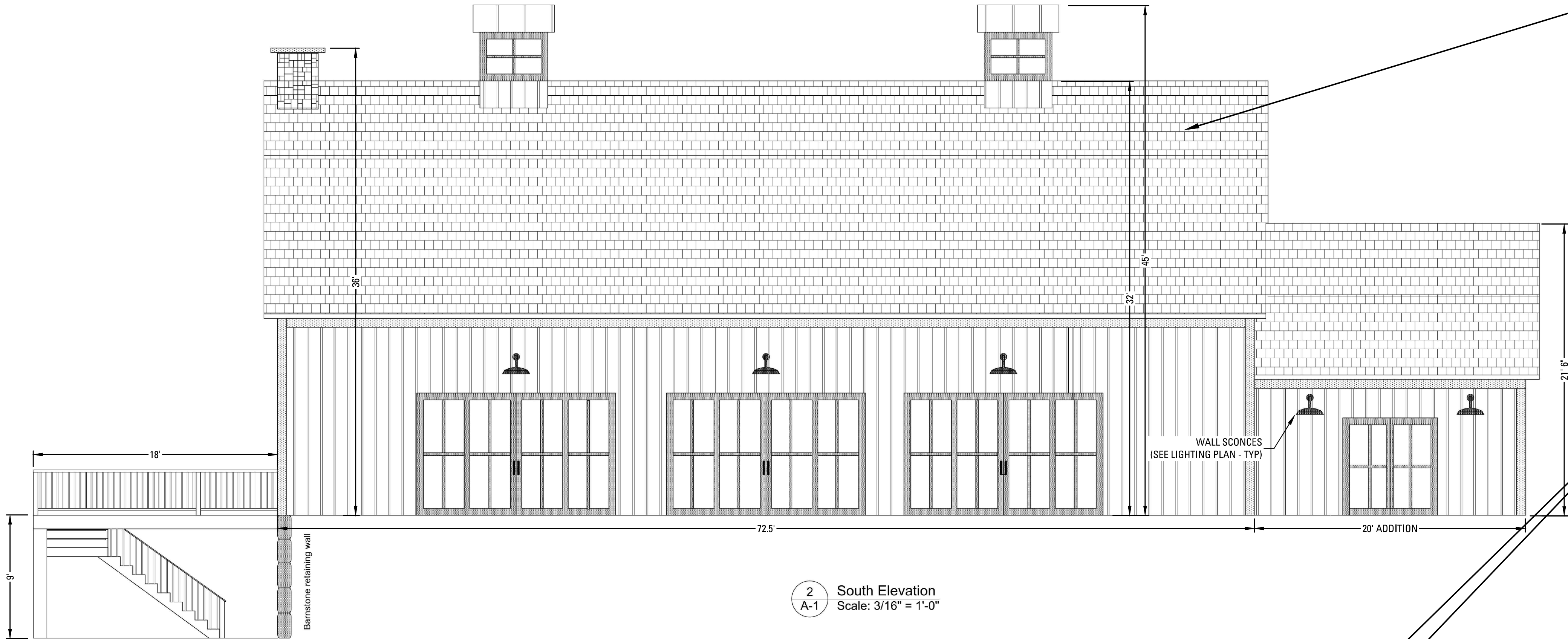
Design Notes:

- 1.) Windows - Anderson 400 series (fixed glass)
- 2.) Doors - Anderson 400 series (French doors, single man door)
- 3.) Siding - Cedar, 8" wide, shiplap vertical siding, cow-hide stain (White siding, black trim boards & black window/door casings)
- 4.) Deck railing - Extruded black aluminum, 1 1/2" square, 4.5" on center, 4" x 4" white aluminum posts, white Trex-type slip-resistant treads & decking
- 5.) Stone veneer - Culture Stone, Monaco natural stone veneer
- 6.) Exterior light fixtures - Hinkley Lighting, black, 16.5" wide barn sconces
- 7.) Architectural dimensional shingles - Owens Corning Oakridge onyx black
- 8.) Retaining walls - Re-purposed barn stone, approx. 1'x1'x 3/4" long
- 9.) Trash enclosure - 4" x 4" treaded posts, cedar siding and double doors

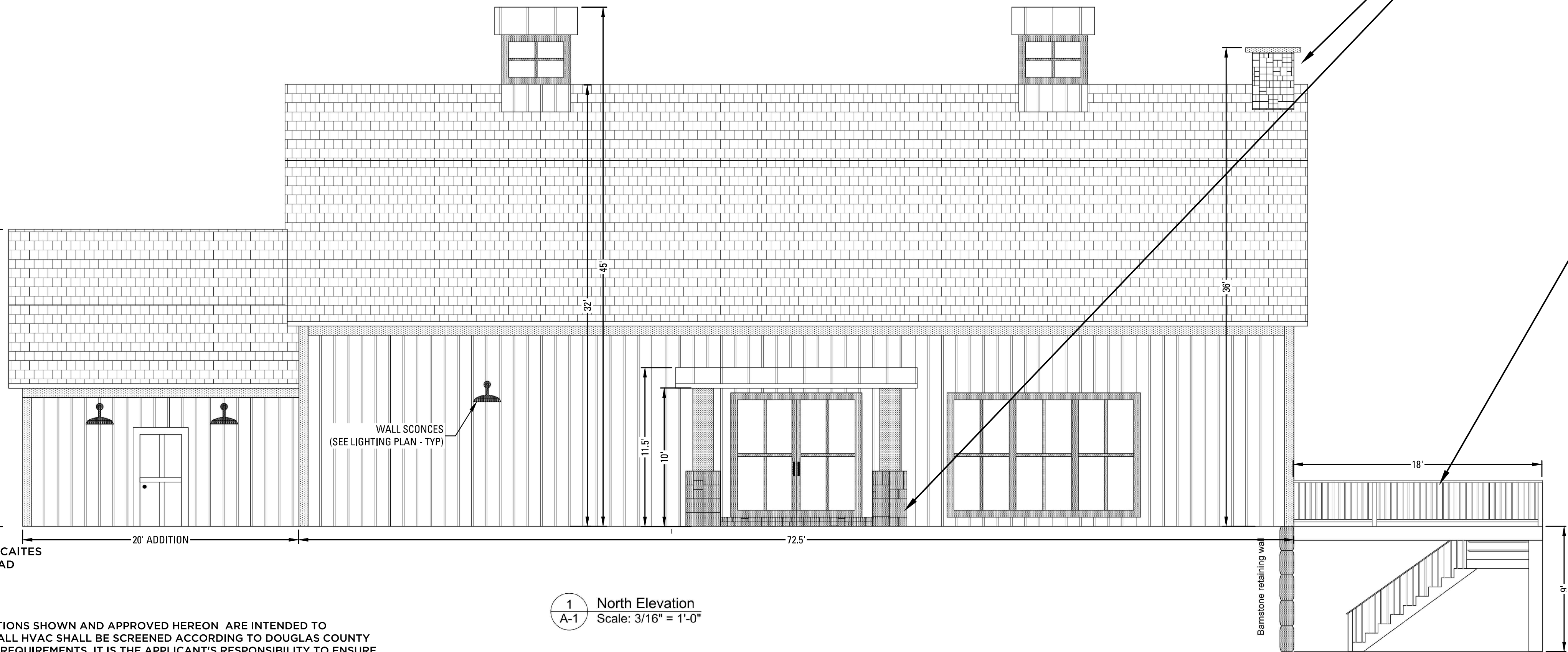
APPROVAL CERTIFICATE

PLANNING _____ INITIALS/DATE

OWNER _____ INITIALS/DATE



2 South Elevation
Scale: 3/16" = 1'-0"



1 North Elevation
Scale: 3/16" = 1'-0"

ARCHITECTURE BY:—

FRANKLIN AND ASSOCAITES
3433 WEST BATH ROAD
AKRON, OHIO 44333
303.665.9097

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USR - SITE IMPROVEMENT PLAN US2021-003



NORTH ELEVATION



EAST ELEVATION

EXISTING APARTMENT ELEVATIONS

(CONVERTED FOR PROPOSED USE OF BRIDAL & GROOM'S SUITE)



SOUTH ELEVATION



WEST ELEVATION

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PROPOSED EVENT TENT



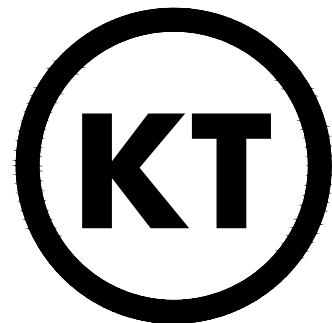
PROPOSED BUBBLING
ROCK WATER FEATURE



PROPOSED
GAS FIREPLACE
AT PATIO

APPROVAL CERTIFICATE

PLANNING	INITIALS/DATE
OWNER	INITIALS/DATE



KT ENGINEERING

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STAMP:

SHEET INFO:

CHERRY VALLEY EVENT VENUE
BUILDING ELEVATIONS 4 OF 4

PROJECT NO:
0087-2013

DRAWN BY:
BSS
DESIGNED BY:
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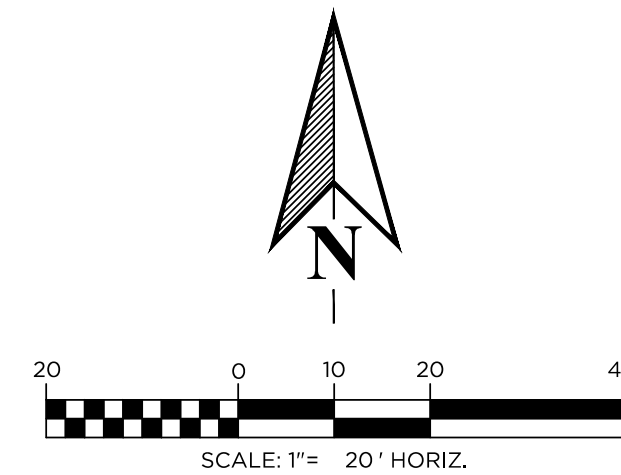
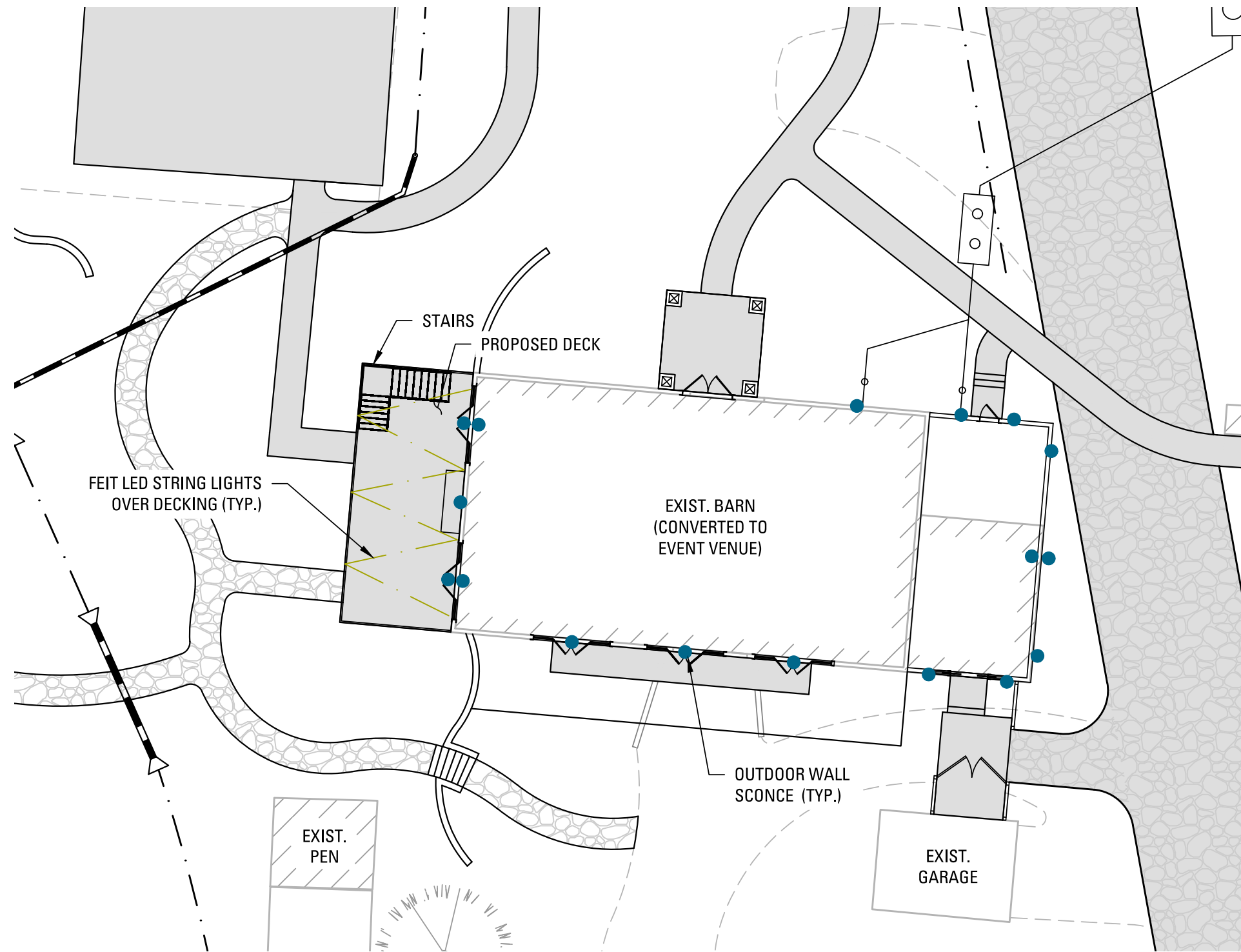
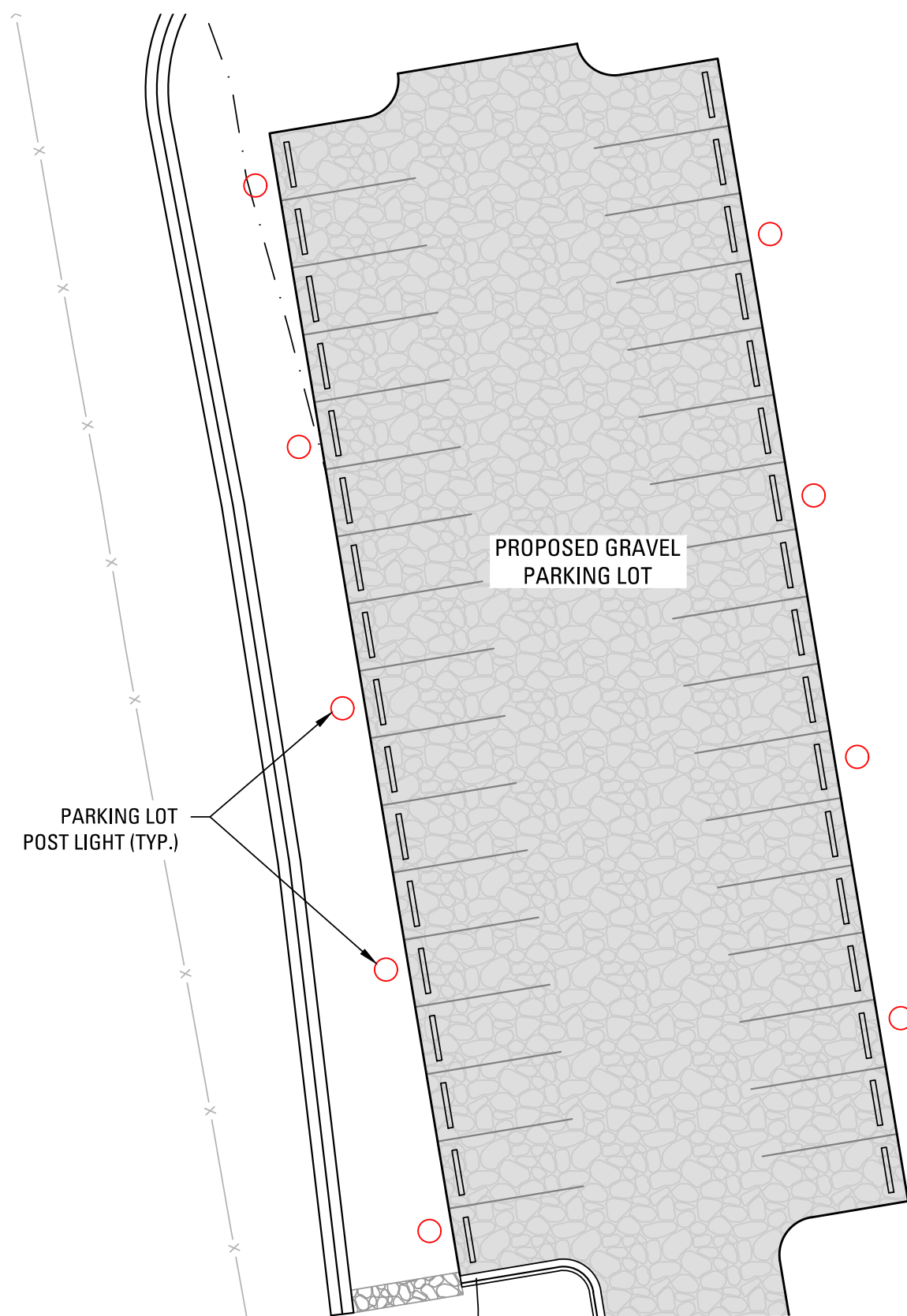
SCALE:
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SUBMITTED ON:
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08
OF 09

8635 SOUTH STATE HIGHWAY 83

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USR - SITE IMPROVEMENT PLAN US2021-003



LEGEND

- PARKING LOT POST LIGHT
- OUTDOOR WALL SCONCE
- FEIT LED STRING LIGHTS

LUMINAIRE SCHEDULE						
QTY	LAMP TYPE	MOUNTING HEIGHT	LUMENS	LLF	COLOR	DESCRIPTION
9 EA	28 W LED	10.0'	1710	1.0	BLACK	STERNBERG E350 LED EURO POST LIGHT
17 EA	10 W LED	8.0'	900 PER BULB	1.0	BLACK	HINKLEY LIGHTING - FORGE OUTDOOR WALL SCONCE
170 LF	1 W BULB /24 W	10'-12'	60 PER BULB	1.0	BLACK	FEIT 48' LEDSTRING LIGHT SET

Mounting Configuration

(Click here to view mounting configuration sheet)

- W = Wall Mount PT = Post Top APT = Post Top Arm Mid-Mount A = Arm Mount AM = Arm Mid-Mount PB = Pier Base
- 2A • 3A90 • 1AM
- 2A90 • 3APT • 2AM
- 1A • 2APT • 4A • 450PB
- 1APT • 3A • 4APT

Fixture

- E350LED • E350LED

Filter

- SF (Standard Filter) • UF (Utility Filter)

LED

- 16L • 12L

CCT - Color Temperature (K)

- 2700K • 3500K • 4500K

Type

- T2 • T3 • T4 • T5

Driver

- MDL07 (120V-277V, 700mA)
- MDH07 (347V-480V, 700mA)
- MDL10 (120V-277V, 1000mA)
- MDH10 (347V-480V, 1000mA)
- MDL14 (120V-277V, 1400mA)
- MDH14 (347V-480V, 1400mA)

¹ For use with 12L system only.

² For use with 16L system only.

Lens

- CA³ (Clear Acrylic)
- FA² (Frosted Acrylic)
- FL² (Flat Acrylic Lens)
- SC² (Sag Glass)
- FSC² (Frosted Sag Glass)
- SV1² (Flat Soft Vue Medium Diffused Acrylic)
- SV2² (Flat Soft Vue Heavy Diffused Acrylic)

³ For use with E350LED only.

⁴ For use with E350LED only.

Options (Click here to view accessories sheet)

- R7² 7-Pin control receptacle only
- PE² Twist-Lock Photocontrol (120V-277V)
- PE4² Twist-Lock Photocontrol (347V-480V)
- SC² Shorting Cap
- PEC² Electronic Button Photocontrol (120V-277V)
- PEC4² Electronic Button Photocontrol (480V)
- FHD² Double Fuse and Holder
- TB² Terminal Block
- HSS 120" House Side Shield

² For use with "UF" utility filter only.

³ Requires control receptacle.

⁴ For use with "UF" utility filter, or remote mount on pole.

⁵ Slips loose for installation in base.

Arm (Click here to view arm website page)

See Arms & Wall Brackets specification sheets.

- EU1 • HMS • OLS • OMS • VCS • VFS • VLS

Pole (Click here to view pole website page)

See Pole specification sheets.

Finish (Click here to view paint finish sheet)

Standard Finishes²

- BKT Black Textured
- WHT White Textured
- PCT Park Green Textured
- ADZT Architectural Medium Bronze Textured
- DBT Dark Bronze Textured

² Smooth finishes are available upon request.

Custom Finishes²

- CM Custom Match
- OI Old Iron
- RT Rust
- WBR Weathered Brown
- CD Cedar
- WBK Weathered Black
- TT Two Tone

² Custom colors require upcharge.

Sternberg Select Finishes

- VG Verde Green
- SI Swedish Iron
- OWGT Old World Gray Textured

Specifications

Fixture

This medium scale contemporary fixture includes a permanent mold aluminum roof, fitter and (4) sweeping support legs. The unit is provided with an acrylic tapered cylindrical molded lens matching the profile of the support legs (E360LED), or a flat acrylic lens allowing for an open body (E350LED). The top mounted ballast mounting plate shall be cast aluminum and provide tool-less removal from the housing. The Luminaire shall be UL listed in US and Canada.

Fitter - Standard

Cast aluminum fitter slips a 3" OD x 3" tall tenon or pole.

Fitter - Utility

The utility fitter shall be heavy wall cast aluminum for high tensile strength. It shall slip a 3" OD x 3" tall tenon or pole. It shall have an entry door that provides open access to all of the components, secured with stainless steel hardware. The fitter shall have an optional terminal block for ease of wiring and an optional Twist-Lock Photocontrol receptacle or button photocell.

LED's

The luminaire shall use high output, high brightness LED's. They shall be mounted in arrays, on printed circuit boards designed to maximize heat transfer to the heat sink surface. The arrays shall be downward facing to minimize up-light. The LED's and printed circuit boards shall be 100% recyclable; they shall also be protected from moisture and corrosion by a conformal coating of 1 to 3 mils. They shall not contain lead, mercury or any other hazardous substances and shall be RoHS compliant. The LED life rating data shall be determined in accordance with IESNA LM-80. The High Performance white LED's will have a life expectancy of approximately 50,000 hours with not less than 70% of original brightness

COASTAL ELEMENTS[®] collection



PRODUCT DETAILS:

- Suitable for use in wet (outdoor direct rain or sprinkler) locations as defined by NEC and CEC. Meets United States UL Underwriters Laboratories & CSA Canadian Standards Association Product Safety Standards
- Fixture is Dark Sky compliant and engineered to minimize light glare upward into the night sky
- 5 year finish warranty
- The Coastal Elements Collection offers versatile designs, constructed of composite materials and coated with anti-fading finishes, for maximum durability in harsh climates.
- Angular lines, a bold finish and robust details create an industrial edge to add flair to any type of façade
- Striking black finish enhances design

FORGE

12070BK MEDIUM WALL MOUNT LANTERN

Inspired by a lighting industry staple barn light, Forge features a practical outdoor lighting solution to withstand the elements. Whether it is enduring harsh sunrays, extreme cold or continuous salt air, Forge is built to last with an industrial chic flair. Forge is available in a Black and Antique Brushed Aluminum finish resistant to rust and corrosion with a 5-year warranty.

DETAILS	
FINISH:	Black
MATERIAL:	Composite

DIMENSIONS	
WIDTH:	16"
HEIGHT:	16.5"
WEIGHT:	3lb
BACK PLATE:	6" Dia.
EXTENSION:	17"
TOP TO OUTLET:	9.5"

LIGHT SOURCE	
LIGHT SOURCE:	Socket
VOLTAGE:	1-100w Med.
VOLTAGE:	120v

SHIPPING	
CARTON LENGTH:	16.9
CARTON WIDTH:	17.3
CARTON HEIGHT:	16.5
CARTON WEIGHT:	6.2

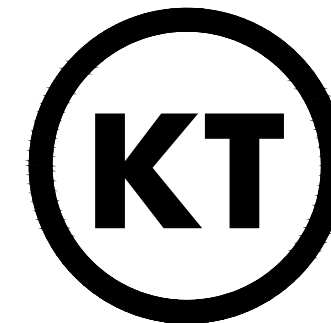


FEIT STRING LIGHTS

PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY OR CONDUCTING FINAL INSPECTIONS, DOUGLAS COUNTY SHALL CONDUCT AN EVENING SITE VISIT TO ENSURE: ILLUMINATION LEVELS GENERATED BY THE LIGHTING MEET ALL COUNTY CRITERIA AS WELL AS THOSE INDICATED ON THE APPROVED SITE IMPROVEMENT PLAN; DO NOT CREATE DISABILITY GLARE ON ADJACENT PROPERTIES; AND THAT ALL FIXTURES ARE FULL CUTOFF AS DEFINED BY THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA. IN THE EVENT LIGHTING LEVELS DO NOT MEET THESE CRITERIA, REMEDIAL ACTION MAY INCLUDE RE-LAMPING WITH LOWER WATTAGE BULBS, RELOCATING FIXTURES, SHIELDING FIXTURES, REMOVING FIXTURES, OR REPLACING FIXTURES. IT SHALL BE THE RESPONSIBILITY OF THE APPLICANT TO ENSURE ALL SITE LIGHTING COMPLIES WITH LIGHTING STANDARDS SECTION OF THE DOUGLAS COUNTY ZONING RESOLUTION PRIOR TO REQUESTING ISSUANCE OF A CERTIFICATE OF OCCUPANCY AND/OR FINAL INSPECTIONS.

APPROVAL CERTIFICATE

PLANNING _____ INITIALS/DATE
OWNER _____ INITIALS/DATE



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DESIGNED BY:

BSS

SCALE:

1" = 20'

SUBMITTED ON:

5.09.2021

09
OF 09

LIGHTING PLAN