



Project Information Summary

Project Name: Millenium East 23rd Sub SDP CCP **Last Update:** 06/23/26

Project Number: PZ-26-00103&104

General Location: Northeast intersection of Kinston Parkway and Union Creek Drive

Project Description:

Amenity building with pool in the Millennium East development within the Centerra Master Development Plan.

Existing Zoning: PUD-Planned Unit Development

Acreage of Site: 3.97

Existing Use: Agricultural

Application Type:

Site Development Plan

Civil Construction Plans

Choose Type

☐ Neighborhood Notice and Comment Period Required

***Public Review Required:** ☒ None

☐ Variance ☐ Neighborhood Meeting ☐ Planning Commission Hearing ☐ City Council Hearing

** Contact the City Planner for specific hearing dates, times and locations if public review is required*

Use Type

☒ Use by Right (R)

☐ Limited Use (L)

☐ Adaptable Use (A)

☐ Conditional Use (C)

Contact Information:

Applicant

Name: Erik Robinson w/ Realberry

Phone:

Email:

Attachment (s): Site Plan

City Planner

Name: Jason Bradford

Phone: 970-962-2522

Email: Jason.Bradford@cityofloveland.org

The above information was current at the time of initial project submittal and is subject to change

DESIGN DEVELOPMENT

**CENTERRA PARKWAY & KENDALL PARKWAY
LOVELAND, CO 80538**

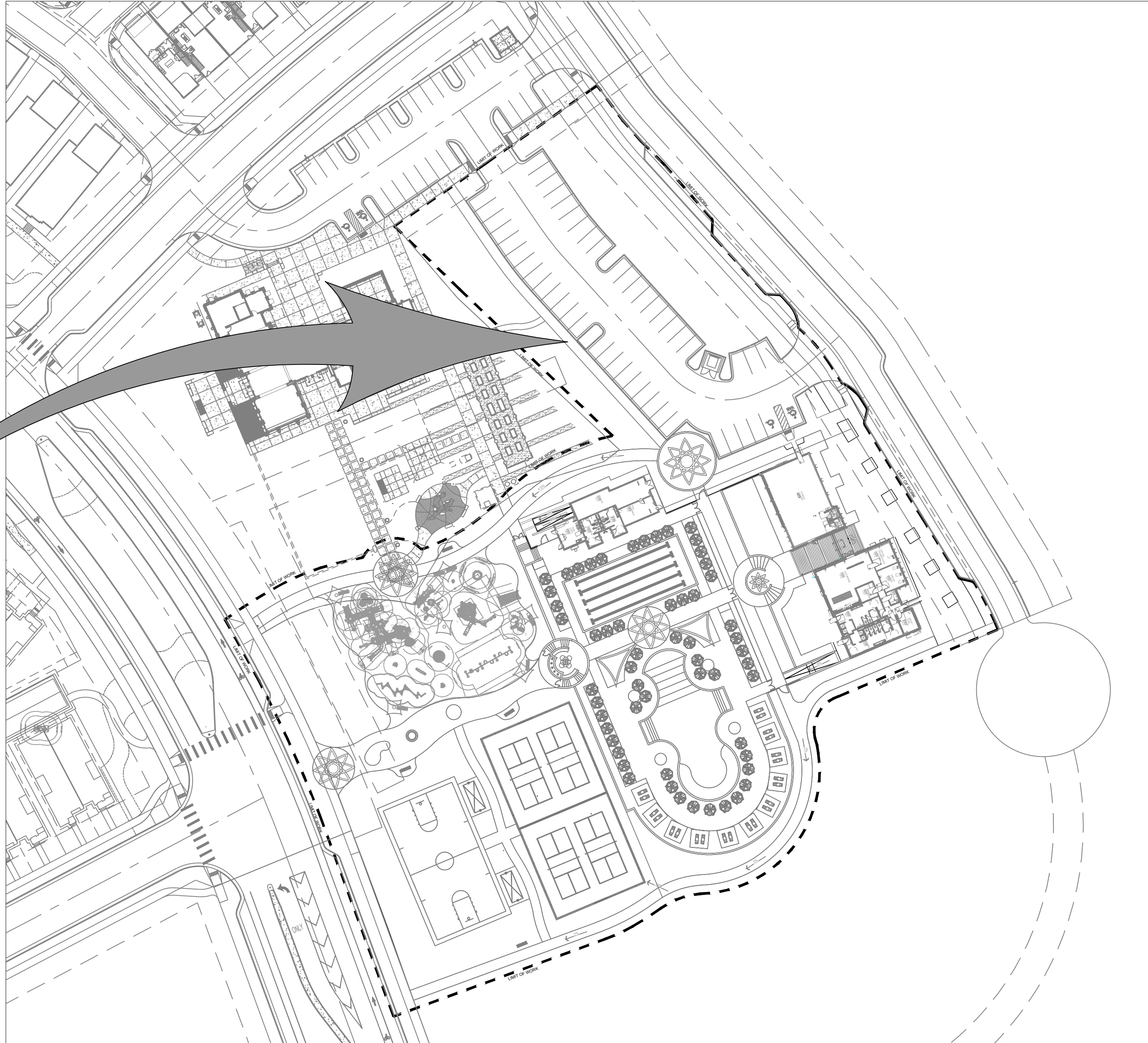
PREPARED FOR:

REALBERRY, LLC

ADDRESS:
2725 ROCKY MOUNTAIN AVE., SUITE 200
LOVELAND CO, 80538
CONTACT: KYLE HARRIS
CENTERRA EAST DEVELOPMENT, INC



**LOCATION MAP
(NOT TO SCALE)**



SITE MAP (NOT TO SCALE)

June 2026

PREPARED BY:

ARCHITECT:
CSHQA
ADDRESS
2696 S COLORADO BLVD
SUITE 525
DENVER, CO 80222
Phone: (303) 962-9164

AQUATIC ENGINEER:
UAD-ENG
ADDRESS
2020 W BEAVER ST.
JACKSONVILLE, FL 32209
Phone: (904) 356-4003

**LANDSCAPE ARCHITECT
OASIS AMENITIES**
ADDRESS
2801 WEST BUSCH BLVD
SUITE 101
TAMPA, FL 33618
Phone: (954) 495-1665

IRRIGATION CONSULTANT:
JK CONSULTING
JJENSEN@JKCONSULTINGANDDESIGN.COM
Phone: (346) 527-1111

ELECTRICAL ENGINEER:
GULF COAST ELECTRICAL
ADDRESS
2150 RANGE ROAD
CLEARWATER, FL 33765
Phone: (727) 243-7043

**STRUCTURAL ENGINEER
BORN ENGINEERS**
ADDRESS
1522 MYRTLE OAKS TRAIL
OVIEDO, FL 32765
Phone: (704) 578-7213

Sheet List Table		Drawings Issued			
Sheet Number	Sheet Title	30%	60%	90%	
L-100	COVER SHEET	x	x	x	
L-101	SITE PLAN	x	x	x	
L-200	POOL DECK & DRAINAGE PLAN	x	x	x	
L-201	POOL DECK & DRAINAGE PLAN				x
L-202	POOL DECK & DRAINAGE PLAN			x	
L-203	DECK & DRAINAGE DETAILS			x	
L-300	OVERALL HARDSCAPE PLAN			x	
L-301	HARDSCAPE PLAN	x	x	x	
L-302	HARDSCAPE PLAN			x	
L-330	HARDSCAPE SCHEDULE	x	x	x	
L-360	HARDSCAPE DETAILS	x	x	x	
L-361	HARDSCAPE DETAILS	x	x	x	
L-362	HARDSCAPE DETAILS	x	x	x	
L-363	HARDSCAPE DETAILS	x	x	x	
L-380	HARDSCAPE NOTES			x	
L-400	OVERALL LANDSCAPE PLAN	x	x	x	
L-401	LANDSCAPE PLAN	x	x	x	
L-402	LANDSCAPE PLAN				
L-430	LANDSCAPE SCHEDULE	x	x	x	
L-460	LANDSCAPE DETAILS	x	x	x	
L-461	LANDSCAPE DETAILS	x	x	x	
L-480	LANDSCAPE NOTES	x	x	x	
IR-1	IRRIGATION PLAN	x	x	x	
IR-2	IRRIGATION PLAN	x	x	x	
IR-3	IRRIGATION PLAN	x	x	x	
LAP POOL					
SP-1	SITE LOCATION		x	x	
SP-1.1	NOTES-POOL RULES SIGN		x	x	
SP-2	LIFE SAFETY & RESTROOMS		x	x	
SP-3	POOL LAYOUT & EQUIPMENT LIST		x	x	
SP-4	POOL PIPING		x	x	
SP-4.1	BONDING - LIGHTING - SECTIONS		x	x	
SP-5	EQUIPMENT AREA		x	x	
SP-5.1	PIPING SCHEMATIC		x	x	
SP-5.2	EQUIPMENT LIST		x	x	
SP-6	ELECTRICAL SCHEMATIC		x	x	
SP-6.1	ELECTRICAL SCHEMATIC CONT.		x	x	
SP-6.2	RISER DIAGRAM & KVA CHART		x	x	
LOUNGE POOL					
SP-1	SITE LOCATION		x	x	
SP-1.1	NOTES-POOL RULES SIGN		x	x	
SP-2	LIFE SAFETY & RESTROOMS		x	x	
SP-3	POOL LAYOUT & EQUIPMENT LIST		x	x	
SP3.1	POOL LAYOUT CONT.		x	x	
SP-4	POOL PIPING		x	x	
SP-4.1	BONDING - LIGHTING - SECTIONS		x	x	
SP-4.2	SECTIONS		x	x	
SP-5	EQUIPMENT AREA		x	x	
SP-5.1	PIPE SCHEMATIC		x	x	
SP-5.2	EQUIPMENT LIST		x	x	
SP-6	ELECTRICAL SCHEMATIC		x	x	
SP-6.1	ELECTRICAL SCHEMATIC CONT.		x	x	
SP-6.2	RISER DIAGRAM & KVA CHART		x	x	
PM	PHOTOMETRICS SITE PLAN		x	x	
L-700	OVERALL SITE FURNISHINGS PLAN		x	x	
L-701	SITE FURNISHINGS PLAN		x	x	
L-702	SITE FURNISHINGS PLAN			x	
L-730	FURNITURE SCHEDULE		x	x	
L-731	SITE FURNITURE DETAILS		x	x	



CALL 48 HOURS BEFORE YOU DIG

2801 W. Busch Blvd. Suite 101
Tampa, FL 33618
Ph: (813) 441-4946
www.OasisAmenities.com

KINSTON AMENITY

COVER SHEET

REALBERRY, LLC

FOR:

[illegible]

RAWN
DLY

CHECKED
JLR

JOB NO.
DA24-013

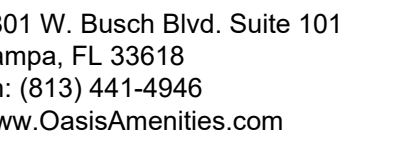


STIN RIETEMA

DATE: 05/28/2026
REGISTRATION NO. LA6667055

SHEET NUMBER

-001



KINSLTON AMENITY

ENLARGEMENT PLAN

FOR:

REALBERRY, LLC

C:\USERS\DAKNA YOUNG\AMENITIES DROPBOX\QUASIS AMENITY PROJECT\SKINSTON - REALBERRY\DESIGN FILES\NEW DESIGN FILES\CD SHEETS\SITE PLAN - E-101.DWG-E-101 2026/06/02 10:25 AM DAKNA YOUNG

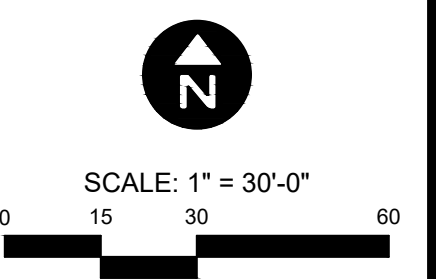
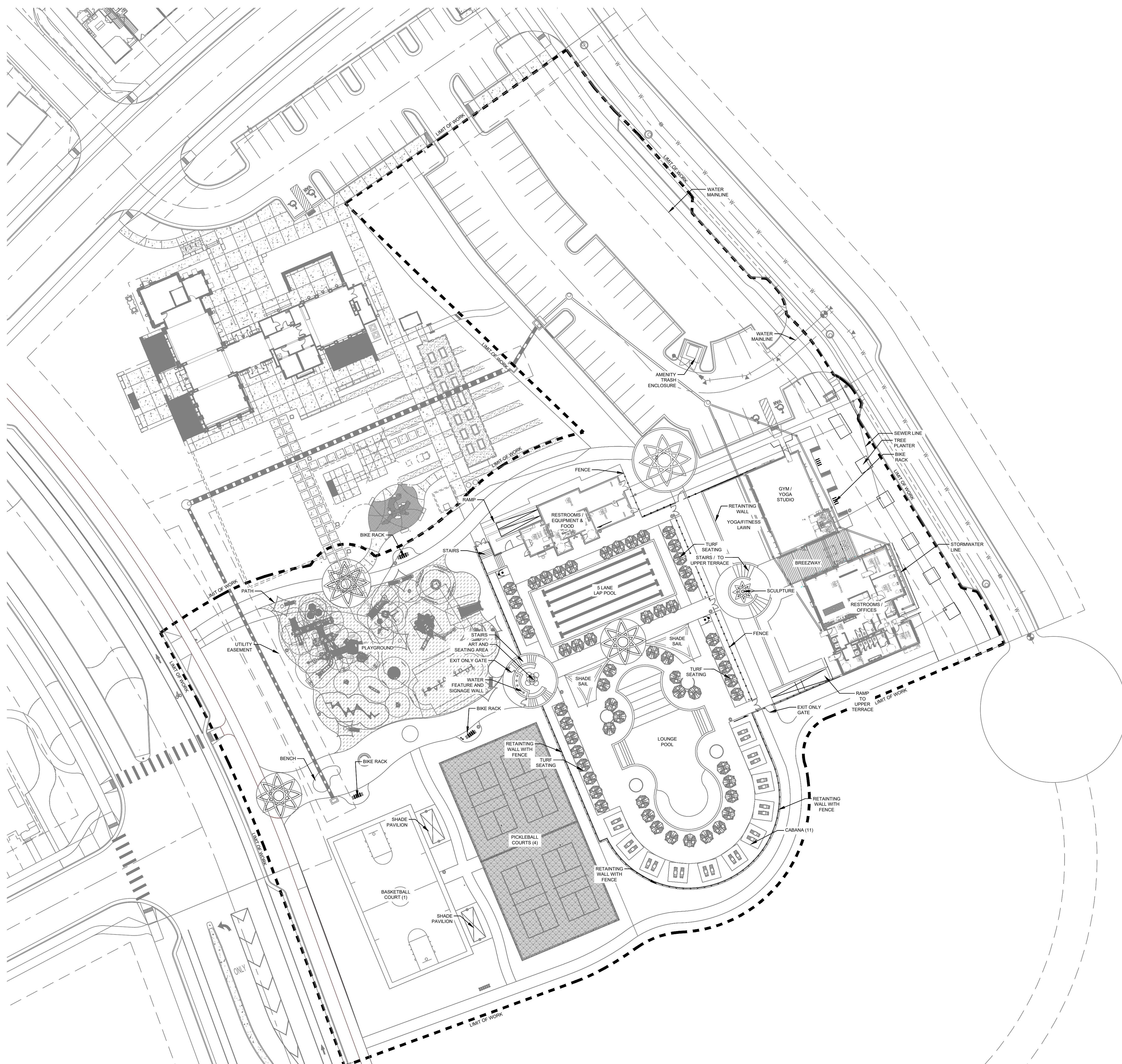
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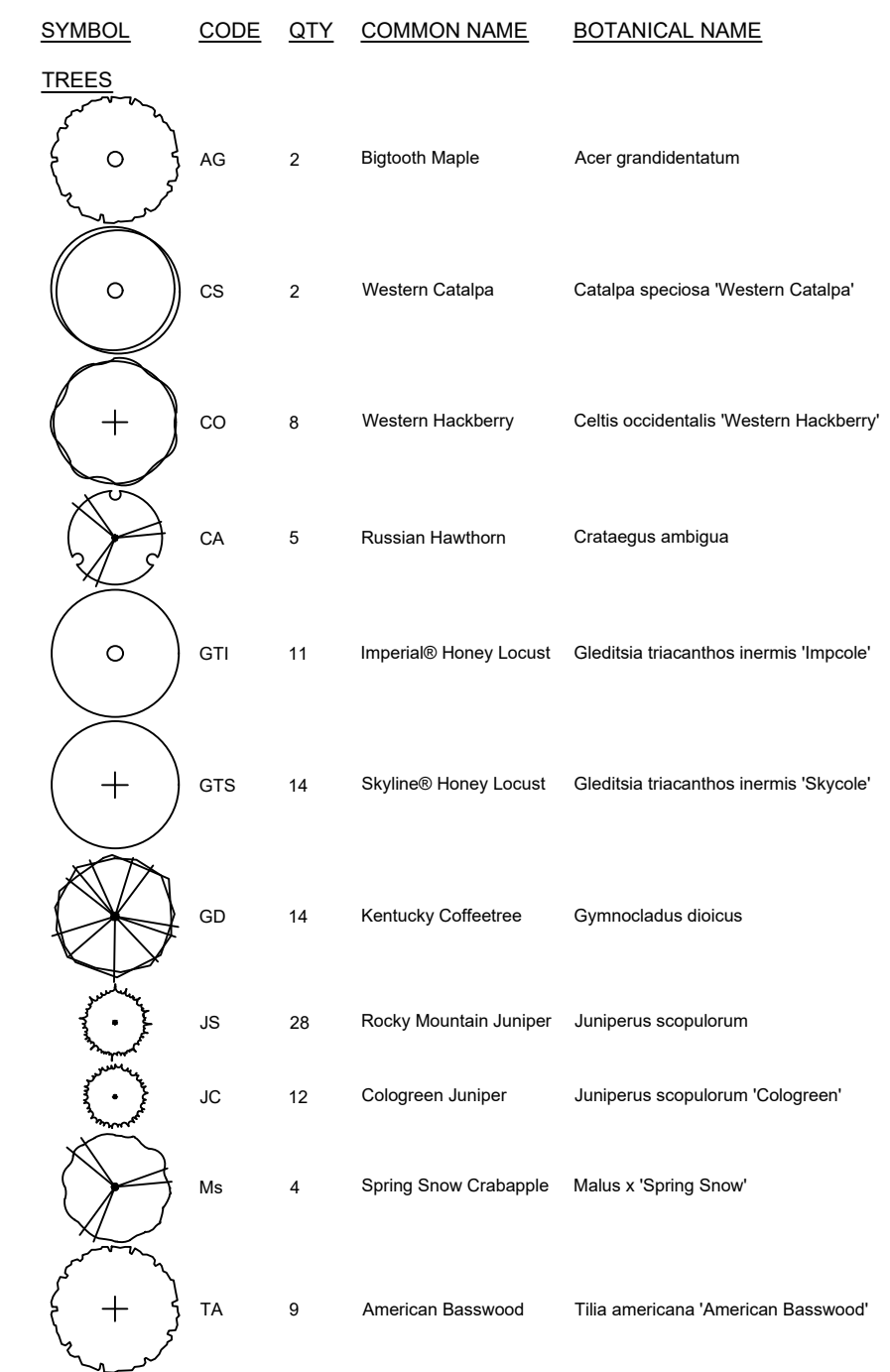
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OB NO.
24-013



JUSTIN RIETEMA
DATE: 05/28/2026
REGISTRATION NO. LA6667055
SHEET NUMBER

-101





MATRIX PLANT SCHEDULE	
	MATRIX 1A 4,206 sf
	MATRIX 1B 8,139 sf
	MATRIX 2 9,479 sf
	MATRIX 3 3,501 sf
	MATRIX 4 14,428 sf
	MATRIX TYPE 4 314 sf
	BUFFALO GRASS BLENDS 4,808 sf
	SEASONAL BULBS 349 sf

NOTE: SEE FULL PLANT SCHEDULE ON SHEET L-460
REFER TO HARDSCAPE PLAN FOR LANDSCAPE
BOULDER SPECIFICATIONS

