

**CONTACT LIST**

**DEVELOPER**

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PHONE: 303.537.8020  
CONTACT: TROY BALES

**SURVEYOR**

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CONTACT: ROBERT HENNESSY

**PARKER PUBLIC WORKS**

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PARKER, CO. 80138  
PHONE: 303.840.9546  
STREETS - MIKE WAUGH  
STORM WATER - JACOB JAMES

**TOWN OF PARKER POLICE DEPARTMENT**

19600 E. PARKER SQUARE DR.  
PARKER, CO. 80134  
PHONE: 303.841.9800

**PARKER WATER AND SANITATION DISTRICT**

18100 E. WOODMAN DR.  
PARKER, CO. 80134  
PHONE: 303.841.4627

**FIRE & LIFE SAFETY**

20120 E. MAINSTREET  
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PHONE: 303.205.3169  
CONTACT: RANDALL CAPRA

**UTILITY NOTIFICATION COMPANY OF COLORADO**

2801 SOUTH YOUNGFIELD ST, SUITE 301  
GOLDEN, CO 80401  
PHONE: 800.922.1987  
LOCAL CALLS: (811)

**XCEL ENERGY**

5909 E. 38TH AVE.  
DENVER, CO 80207  
PHONE: 303.329.1618  
CONTACT: MICHELLE O'NAN

**COMCAST**

6850 S. TUCSON WAY  
ENGLEWOOD, CO 80112  
PHONE: 720.490.3867  
CONTACT: KEVIN YOUNG

**LUMEN**

9750 E. COSTILLA AVE.  
ENGLEWOOD, CO 80220  
PHONE: 303.792.6069  
CONTACT: WILLIAM BENSON

**COLORADO DEPARTMENT OF HEALTH**

4210 E. 11TH AVE.  
DENVER, CO  
PHONE: 303.320.8333

**INTERMOUNTAIN RURAL ELECTRIC ASSOCIATION**

5496 NORTH US HWY 85  
P.O. BOX DRAWER A  
SEDALIA, CO 80135  
PHONE: 303.688.3100  
CONTACT: JASON JENKS

**MILE HIGH FLOOD CONTROL DISTRICT (MHFCD)**

2480 W. 26TH AVE.  
SUITE 156-B  
DENVER, CO 80211  
PHONE: 303.455.6277  
CONTACT: MIKE SARMENTO

**SITE BENCHMARK & BASIS OF BEARINGS**

THE PRIMARY BENCHMARK USED TO DETERMINE THE BASIS OF ELEVATIONS FOR THIS MAP IS BY GPS OBSERVATION NAVD88. A SITE BENCHMARK HAS BEEN SET AT THE NORTHWEST CORNER OF A DRAIN INLET ON CHAMBERS ROAD, APPROXIMATELY 200'± NORTH OF HESS ROAD. ELEVATION = 6075.31

THE BASIS OF BEARINGS IS THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 29 TOWNSHIP 6 SOUTH, RANGE 66 WEST, 6TH PRINCIPAL MERIDIAN, BEARING SOUTH 89°15'13" WEST AS SHOWN ON FINAL PLAT DOUGLAS 234 FILING NO. 1.

**FLOOD PLAIN NOTE**

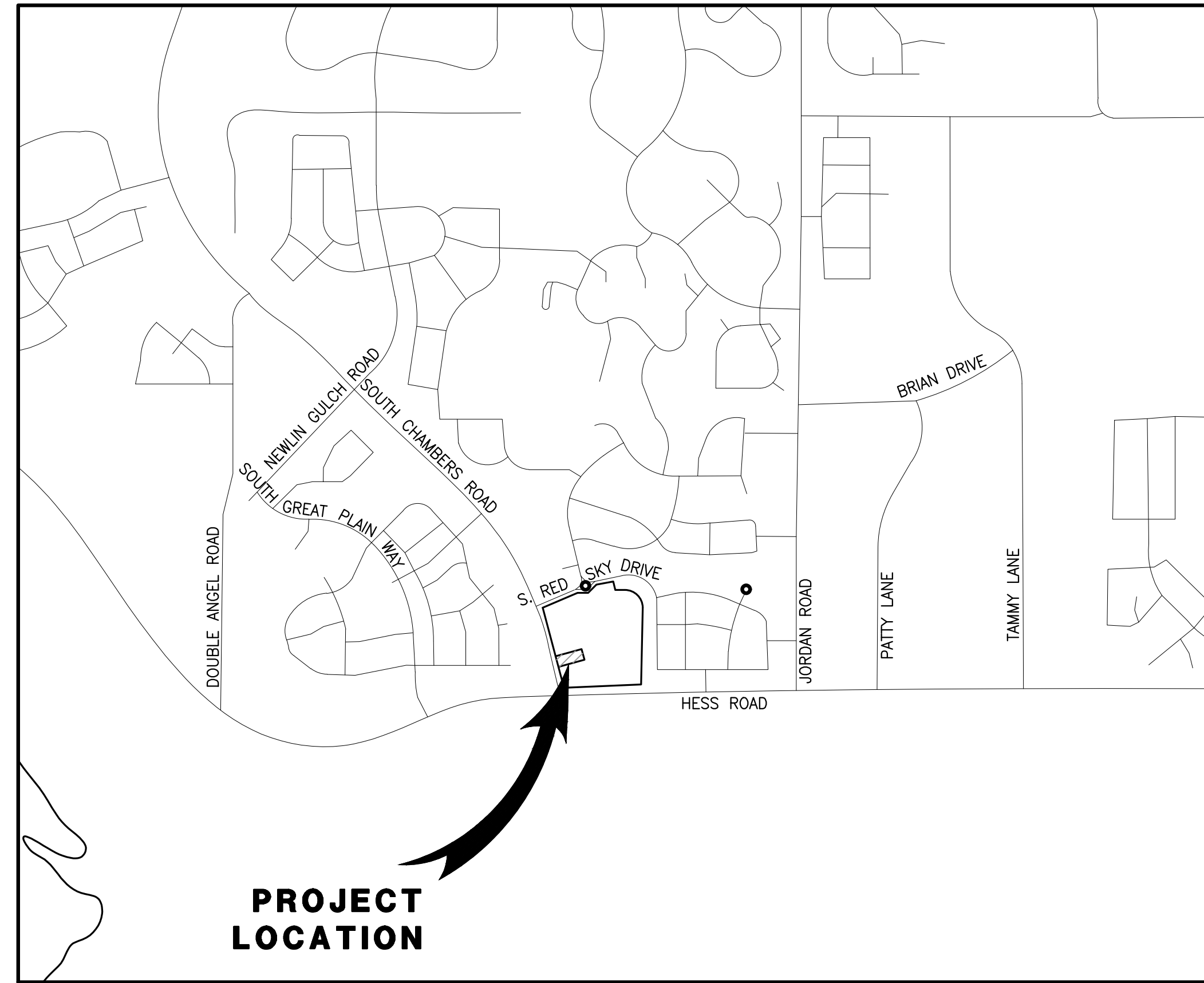
BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 08035C0181G AND DATED MARCH 16, 2016 - SUBJECT PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA.

**LEGAL DESCRIPTION**

LOT 4, DOUGLAS 234, FILING NO. 6, AMENDMENT 1

**SITE PLAN FOR  
DUNKIN' DONUTS  
DOUGLAS 234, FILING NO. 6,  
AMENDMENT 1, LOT 4**

A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 6 SOUTH, RANGE 66 WEST, 6TH PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO 0.901 ACRES, 1 COMMERCIAL LOT



**VICINITY MAP**

SCALE 1" = 1000'

1000 500 0 1000  
GRAPHIC SCALE: 1" = 1000'

SHEET INDEX	
NO.	TITLE
1	COVER SHEET
2	EXISTING CONDITIONS & DEMOLITION PLAN
3	SITE PLAN
4	PRELIMINARY UTILITY PLAN
5	FIRE TRUCK ACCESS PLAN
6	LANDSCAPE PLAN & DETAILS
7	LANDSCAPE PLAN & DETAILS
8	LANDSCAPE IRRIGATION & DETAILS
9	LANDSCAPE IRRIGATION & DETAILS
10	LANDSCAPE IRRIGATION & DETAILS
11	LANDSCAPE IRRIGATION & DETAILS
12	EXTERIOR ELEVATIONS
13	EXTERIOR ELEVATIONS
14	PHOTOMETRIC PLAN

SETBACKS		
COMMERCIAL DEVELOPMENT STANDARDS	REQUIRED SETBACKS	PROVIDED SETBACK
FRONT	10'	161.35'
SIDE	8'	34.32'/63.02'
REAR	0'	66.57'

DEVELOPMENT STANDARDS		
COMMERCIAL DEVELOPMENT STANDARDS	TOWN OF PARKER LAND DEVELOPMENT CODE REQ.	PROVIDED
MINIMUM LANDSCAPE AREA	0.14 AC (15%)	0.378 ACRES (42%)
MAXIMUM BUILDING HEIGHT	35 FEET	1 STORY/ 22'-10"
MINIMUM OFF-STREET PARKING	21 (PER NLA)	26 ON-SITE SPACES (2 ADA SPACES)
MAXIMUM FLOOR AREA RATIO (FAR)	0.35	0.06

**LEGEND**

	EXISTING	PROPOSED
PROPERTY BOUNDARY	---	---
PROPERTY LINE	---	---
RIGHT-OF-WAY	---	---
CENTERLINE	---	---
CURB	---	---
CURB & GUTTER	---	---
EASEMENT	---	---
CONTOURS	---	---
WATER LINE	W	W
SANITARY SEWER LINE	S	S
STORM DRAIN LINE	---	---
GAS LINE	G	G
ELECTRIC LINE	E	E
TYPICAL LATERALS	---	---
SANITARY SEWER MANHOLE	(S)	(S)
STORM DRAIN MANHOLE	(D)	(D)
STORM DRAIN INLET	---	---
FIRE HYDRANT	---	---
AC PAVING	---	---
CONCRETE	---	---
LANDSCAPE	---	---

**ABBREVIATIONS**

BLDG	BUILDING
CL	CENTERLINE
DIA.	DIAMETER
DIST.	DISTRICT
E	EASTING
EG	EXISTING GRADE
EX.	EXISTING
FG	FINISHED GRADE
FL	FLOW LINE
FS	FINISHED SURFACE
INV	INVERT
MIN.	MINIMUM
N	NORTHING
NLA	NET LEASABLE AREA
NO.	NUMBER
PL	PROPERTY LINE
PROP.	PROPOSED
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
R.O.W.	RIGHT OF WAY
REC.	RECEPTION
REQ.	REQUIRED
SAN	SANITARY SEWER
SF	SQUARE FOOT
STD	STANDARD

**SITE DATA**

PROPERTY ACREAGE	0.901 ACRES (39,244 SF)
PERVIOUS AREA	0.378 ACRES
IMPERVIOUS AREA	0.523 ACRES
MAXIMUM IMPERVIOUS AREA	0.766 ACRES, 85% OF TOTAL LAND AREA
BUILDING DENSITY	2,178 SF (BLDG) = 5.55% 39,244 SF (LOT)
MAX BUILDING DENSITY	NONE
PARKING AREA	16,341 SF
PARKING REQUIRED	21 SPACES (1 PER 100 NLA)
PARKING PROVIDED	26 ON-SITE SPACES (2 ADA SPACES)
BICYCLE PARKING REQUIRED	2 (2 PER 10,000 SF)
BICYCLE PARKING PROVIDED	2

**LAND USE DATA**

EXISTING ZONING	PLANNED DEVELOPMENT
GROSS SITE AREA	0.901 ACRES
NUMBER OF BUILDINGS	1 BUILDING
BUILDING GROSS FLOOR AREA	2,178 SF
NET LEASABLE AREA	2,053 SF

SEAL:

PROJECT NO:

DATE:

NO. BY:

REVISION

2243

3/29/2022

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SITE PLAN PREPARED FOR:  
**DOUGLAS 234, FILING NO. 6,  
AMENDMENT 1, LOT 4**  
DOUGLAS COUNTY, COLORADO



DRAWING NO.

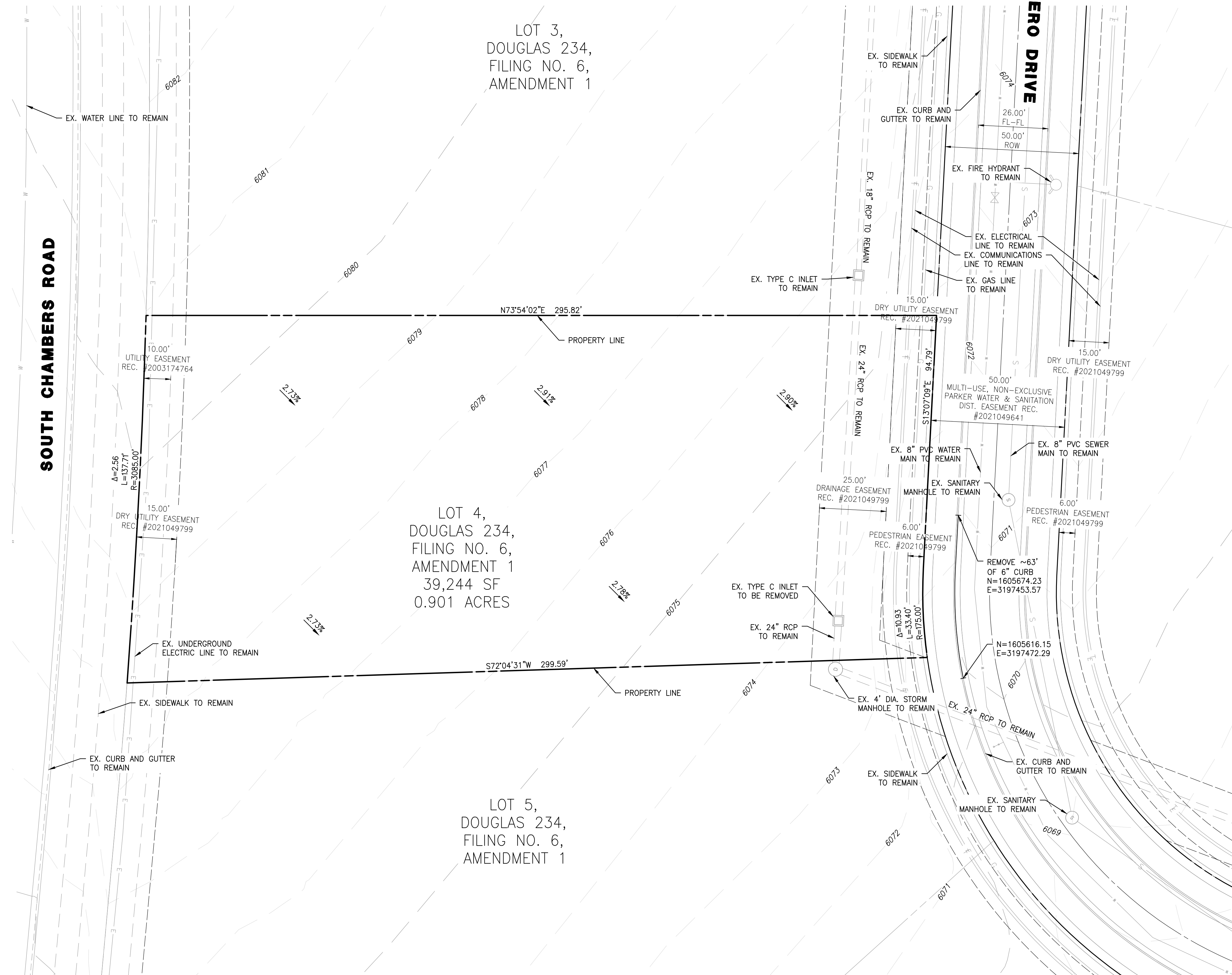
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1ST SUBMITTAL

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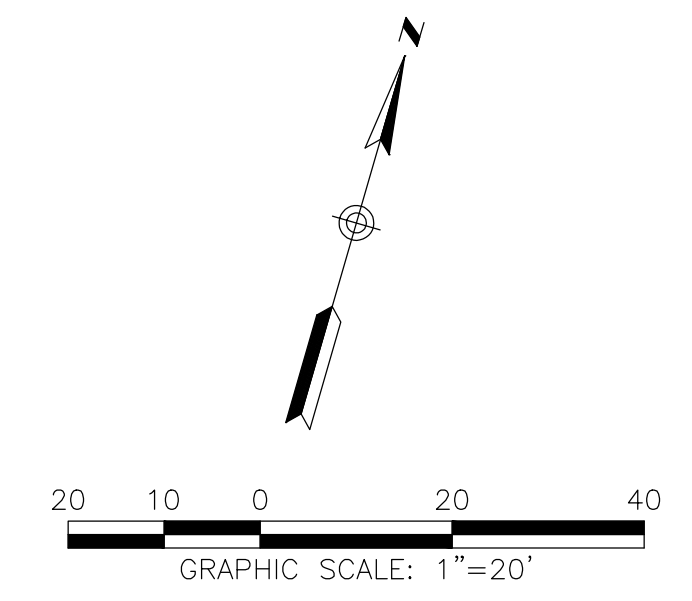
# SITE PLAN FOR DUNKIN' DONUTS DOUGLAS 234, FILING NO. 6, AMENDMENT 1, LOT 4

A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29,  
TOWNSHIP 6 SOUTH, RANGE 66 WEST, 6TH PRINCIPAL MERIDIAN,  
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO  
0.901 ACRES, 1 COMMERCIAL LOT



### NOTES

1. ALL EXISTING UTILITIES ARE TO REMAIN UNLESS OTHERWISE NOTED.
2. ALL EXISTING IMPROVEMENTS TO BE PROTECTED IN PLACE, UNLESS SPECIFICALLY CALLED AS "TO BE REMOVED".



NO.	BY	DATE	REVISION

SEAL:

**8678 CONCORD CENTER DR, UNIT 200**  
ENGLEWOOD, CO 80112  
303.537.8020  
rickengineering.com

San Diego - Riverside - Sacramento - Orange - Turson - Phoenix - Las Vegas - Denver

PROJECT NO: 2243 | DRAWN/DESIGNED BY: KA/JS  
DATE: 3/29/2022 | CHECKED BY: JS

SITE PLAN PREPARED FOR:  
**DOUGLAS 234, FILING NO. 6,  
AMENDMENT 1, LOT 4**  
DOUGLAS COUNTY, COLORADO

**EXISTING CONDITIONS & DEMOLITION PLAN**

Know what's below.  
Call before you dig.

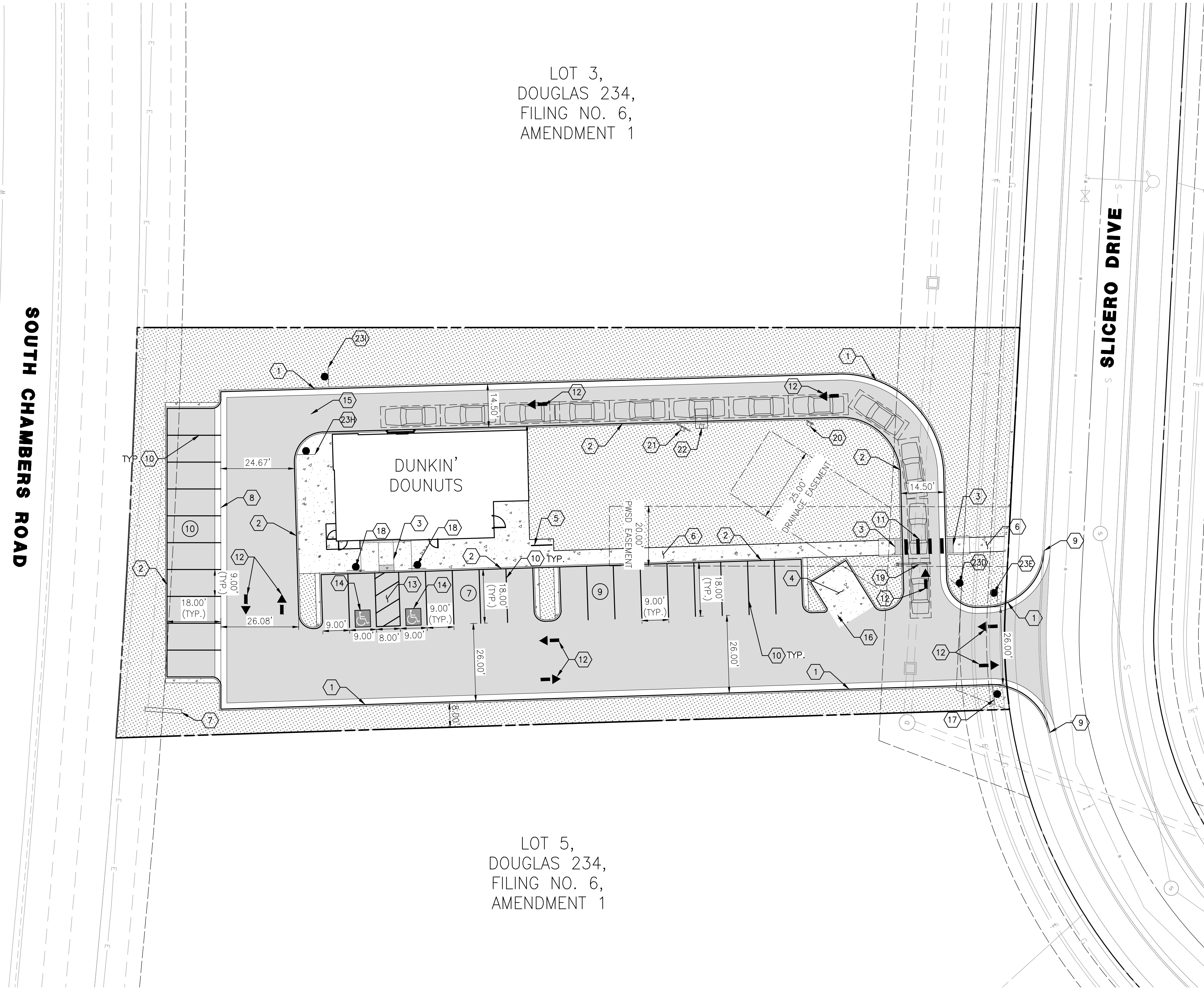
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# SITE PLAN FOR DUNKIN' DOUNUTS DOUGLAS 234, FILING NO. 6, AMENDMENT 1, LOT 4

A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29,  
TOWNSHIP 6 SOUTH, RANGE 66 WEST, 6TH PRINCIPAL MERIDIAN,  
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO  
0.901 ACRES, 1 COMMERCIAL LOT



LOT 3,  
DOUGLAS 234,  
FILING NO. 6,  
AMENDMENT 1

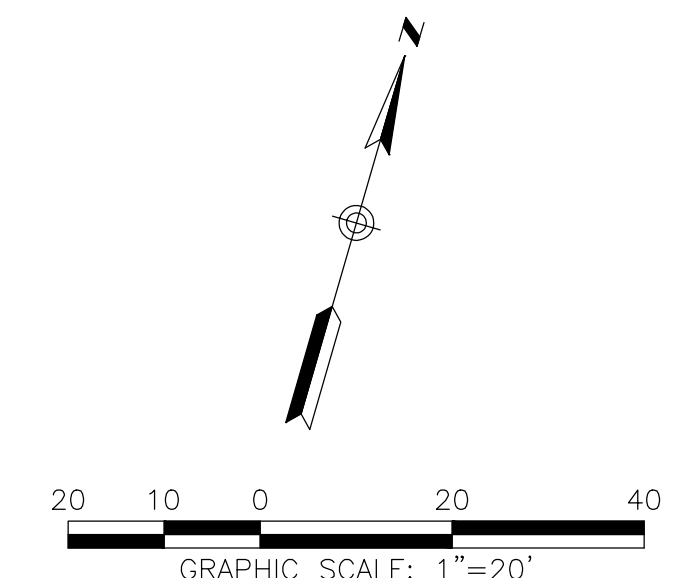
LOT 5,  
DOUGLAS 234,  
FILING NO. 6,  
AMENDMENT 1

### LEGEND

PROPERTY LINE	---
RIGHT-OF-WAY CENTERLINE	---
EASEMENT	---
AC PAVING	[Pattern]
CONCRETE	[Pattern]
LANDSCAPE	[Pattern]

### CONSTRUCTION NOTES

- 1 PROPOSED VERTICAL CURB AND GUTTER
- 2 PROPOSED CURB TYPE 2 (SECTION B) 6" BARRIER
- 3 PROPOSED MIDBLOCK CURB RAMP
- 4 PROPOSED TRASH ENCLOSURE PROPOSED
- 5 BIKE PARKING (2 SPACES)
- 6 PROPOSED SIDEWALK
- 7 PROPOSED MONUMENT SIGN (ALL SIGNS ARE REVIEWED UNDER SEPARATE PERMIT)
- 8 4' GUTTER TYPE 2
- 9 TIE INTO EXISTING
- 10 4" WIDE, WHITE PARKING SPACE MARKING
- 11 WHITE CROSSWALK MARKINGS
- 12 DIRECTIONAL ARROW
- 13 4" WIDE, WHITE, SOLID DIAGONAL MARKINGS AT 5' SPACING ANGLED AT 30 DEGREES
- 14 INTERNATIONAL SYMBOL OF ACCESSIBILITY PARKING SPACE MARKING
- 15 "DO NOT ENTER" PAVEMENT LEGEND
- 16 "NO PARKING" PAVEMENT LEGEND
- 17 R1-1 SIGN
- 18 "HANDICAP PARKING ONLY" SIGN AND "VAN ACCESSIBLE" SIGN
- 19 SINGLE VEHICLE CLEARANCE BAR
- 20 DIGITAL PREVIEW BOARD
- 21 DIGITAL MENU BOARD
- 22 ORDER CANOPY
- 23 DIRECTIONAL SIGN

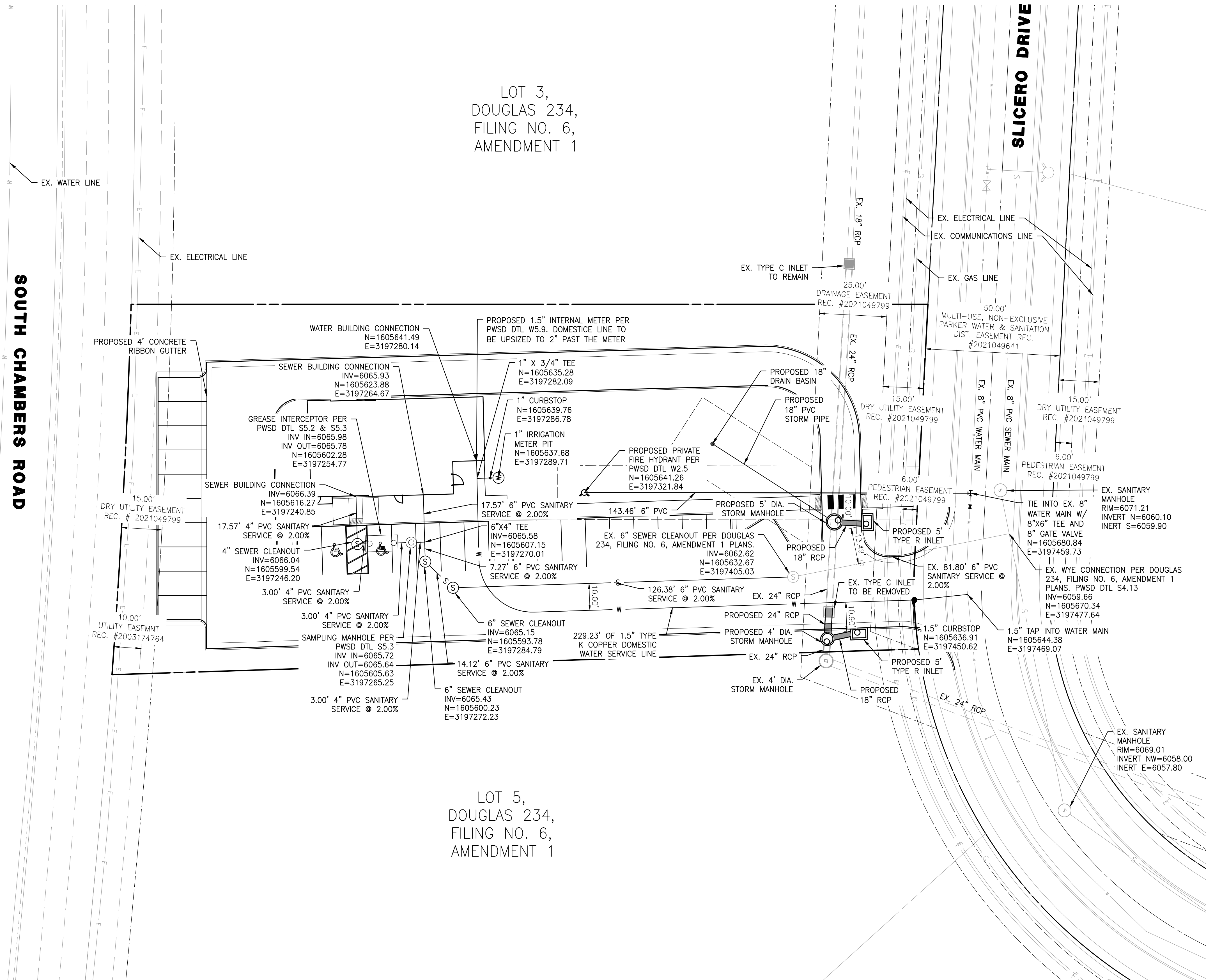


<p>SEAL:</p> <p>8678 CONCORD CENTER DR, UNIT 200 ENGLEWOOD, CO 80112 rickengineering.com 303.537.8020</p> <p><b>RICK</b> ENGINEERING COMPANY</p> <p>San Diego - Riverside - Sacramento - Orange - Tucson - Phoenix - Las Vegas - Denver</p>	<p>PROJECT NO: 2243   DRAWN/DESIGNED BY: KA/JS   CHECKED BY: JS   DATE: 3/29/2022</p> <p>SITE PLAN PREPARED FOR: <b>DOUGLAS 234, FILING NO. 6, AMENDMENT 1, LOT 4</b> DOUGLAS COUNTY, COLORADO</p> <p><b>SITE PLAN</b></p>
<p>811 Know what's below. Call before you dig.</p>	
<p>DRAWING NO. <b>3</b></p>	
<p>TST SUBMITTAL</p>	

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# SITE PLAN FOR DUNKIN' DONUTS DOUGLAS 234, FILING NO. 6, AMENDMENT 1, LOT 4

A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29,  
TOWNSHIP 6 SOUTH, RANGE 66 WEST, 6TH PRINCIPAL MERIDIAN,  
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO  
0.901 ACRES, 1 COMMERCIAL LOT



### LEGEND

PROPERTY LINE	---
EASEMENT	- - - -
EX. WATER LINE	---
EX. SANITARY SEWER LINE	---
EX. STORM DRAIN LINE	---
EX. GAS LINE	---
EX. ELECTRICAL LINE	---
EX. COMMUNICATIONS LINE	---
WATER LINE	---
SANITARY SEWER LINE	---
STORM DRAIN LINE	---
TYPICAL LATERALS	⊗

NO.	BY	DATE	REVISION

SEAL:

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8678 CONCORD CENTER DR, UNIT 200  
ENGLEWOOD, CO 80112  
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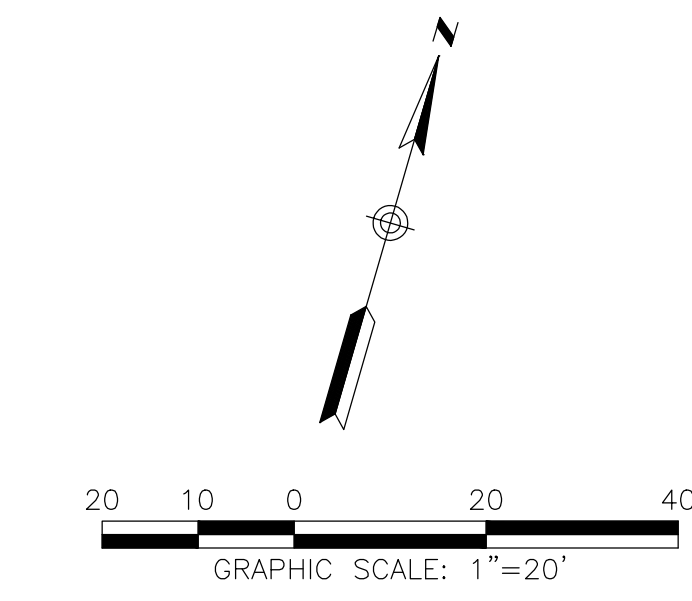
PROJECT NO: 2243 | DRAWN/DESIGNED BY: KA/JS  
DATE: 3/29/2022 | CHECKED BY: JS

SITE PLAN PREPARED FOR:  
**DOUGLAS 234, FILING NO. 6,  
AMENDMENT 1, LOT 4**  
DOUGLAS COUNTY, COLORADO

**PRELIMINARY UTILITY PLAN**

**811**  
Know what's below.  
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DRAWING NO.  
**4**

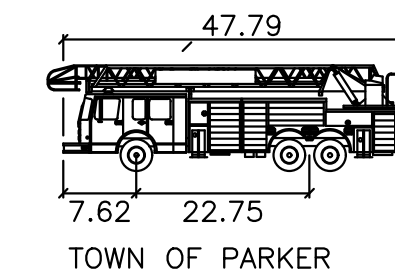
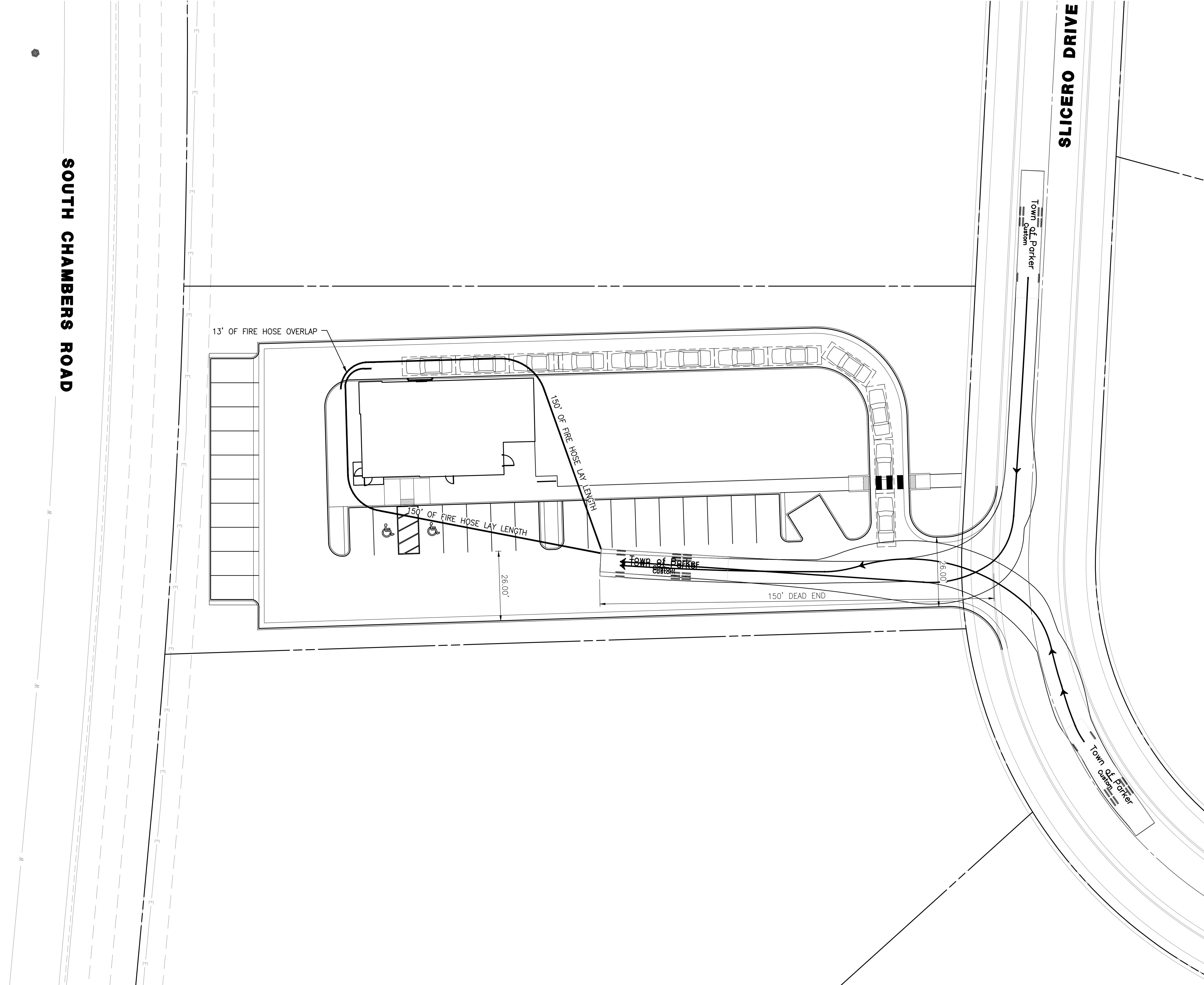


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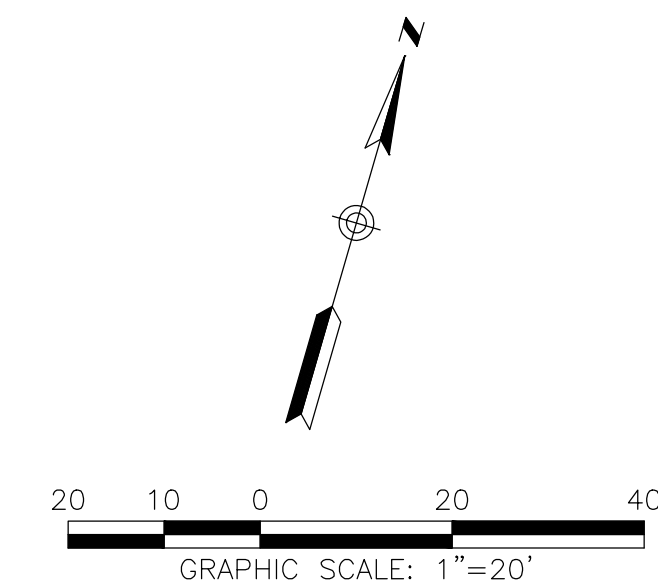
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**SITE PLAN FOR  
DUNKIN' DOUNUTS  
DOUGLAS 234, FILING NO. 6,  
AMENDMENT 1, LOT 4**

A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29,  
TOWNSHIP 6 SOUTH, RANGE 66 WEST, 6TH PRINCIPAL MERIDIAN,  
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO  
0.901 ACRES, 1 COMMERCIAL LOT



LENGTH: 47.79'  
WIDTH: 8.50'  
HEIGHT: 10.925'  
MIN GROUND CLEARANCE: 1.55'  
TRACK WIDTH : 8.925'  
LOCK TO LOCK TIME : 5.0sec  
WALL TO WALL TURNING RADIUS : 46.67'



SEAL:

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PROJECT NO: 2243 | DRAWN/DESIGNED BY: KA/JS  
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SITE PLAN PREPARED FOR:  
**DOUGLAS 234, FILING NO. 6,  
AMENDMENT 1, LOT 4**  
DOUGLAS COUNTY, COLORADO  
**FIRE TRUCK ACCESS PLAN**

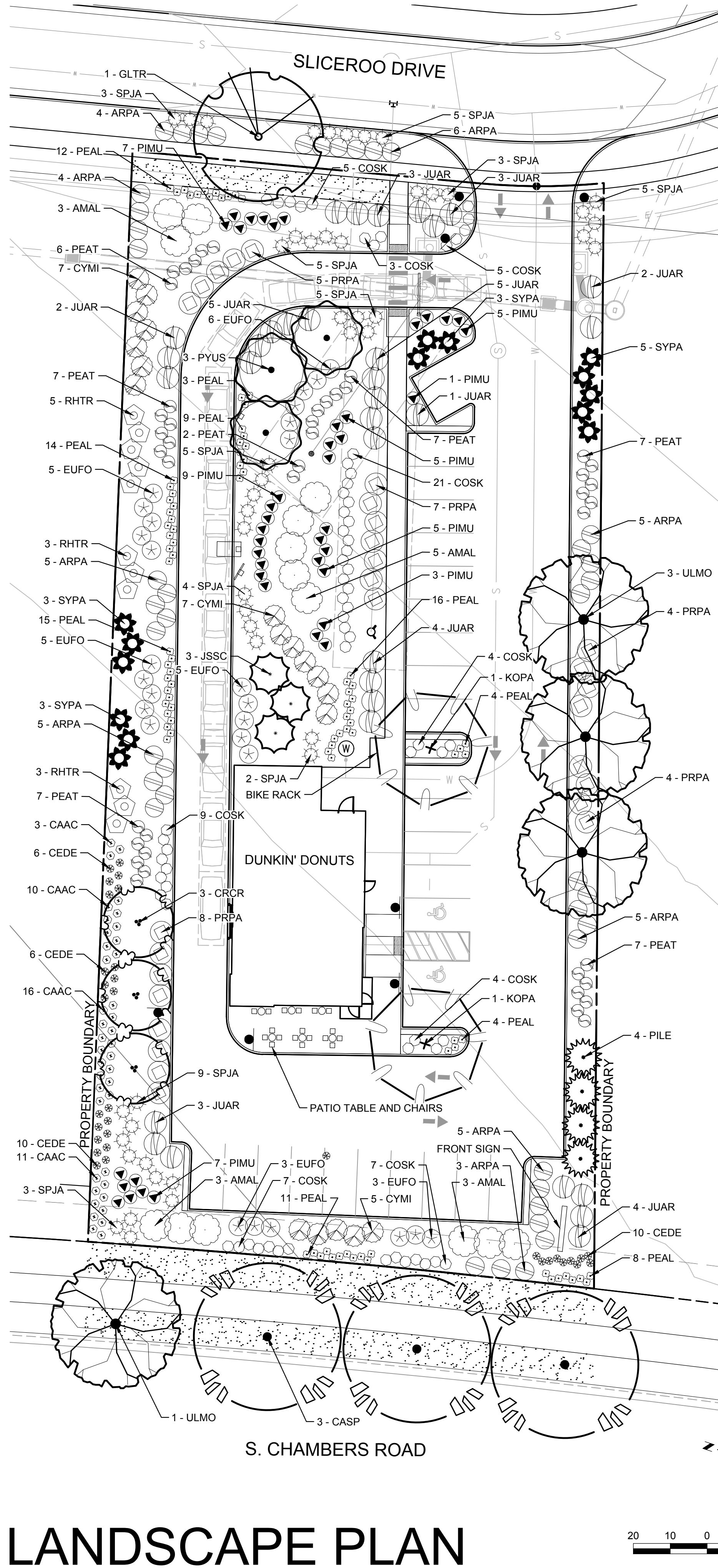


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1ST SUBMITTAL

# SITE PLAN FOR DUNKIN' DONUTS DOUGLAS 234, FILING NO. 6, AMENDMENT 1, LOT 4

A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29,  
TOWNSHIP 6 SOUTH, RANGE 66 WEST, 6TH PRINCIPAL MERIDIAN,  
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO  
0.901 ACRES, 1 COMMERCIAL LOT



## LANDSCAPE PLAN

### GENERAL LANDSCAPE NOTES

1. THE CONTRACTOR SHALL FOLLOW THE LANDSCAPE PLANS AND SPECIFICATIONS AS CLOSELY AS POSSIBLE. ANY SUBSTITUTION OR ALTERATION SHALL NOT BE ALLOWED WITHOUT APPROVAL OF THE OWNER'S REPRESENTATIVE. OVERALL PLANT QUANTITY AND QUALITY SHALL BE CONSISTENT WITH THE PLANS.
2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES.
3. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND TAG ALL PLANT MATERIAL PRIOR TO SHIPPING TO THE SITE. IN ALL CASES, THE OWNER'S REPRESENTATIVE MAY REJECT PLANT MATERIAL AT THE SITE IF MATERIAL IS DAMAGED, DISEASED, OR DECLINING IN HEALTH AT THE TIME OF ONSITE INSPECTIONS OR IF THE PLANT MATERIAL DOES NOT MEET THE MINIMUM SPECIFIED STANDARD IDENTIFIED ON THE PLANS AND IN THE SPECIFICATIONS. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER'S REPRESENTATIVE FOR INSPECTION AND APPROVAL OF ALL MATERIALS AND PRODUCTS PRIOR TO INSTALLATION.
4. THE CONTRACTOR SHALL WARRANTY ALL CONTRACTED WORK AND MATERIALS FOR A PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION HAS BEEN ISSUED BY THE OWNER'S REPRESENTATIVE FOR THE ENTIRE PROJECT UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS OR SPECIFICATIONS.
5. ALL WEEDS TO BE REMOVED AND DISPOSED OF.
6. TREES SHALL NOT BE LOCATED IN DRAINAGE SWALES, DRAINAGE AREAS, OR UTILITY EASEMENTS. CONTACT OWNER'S REPRESENTATIVE FOR RELOCATION OF PLANTS IN QUESTIONABLE AREAS PRIOR TO INSTALLATION.
7. ALL ROCK MULCH PLANTER BEDS TO HAVE 1 1/2" RIVER ROCK AT A MINIMUM 3" DEPTH OVER MIRAFI WEED BARRIER FABRIC AND SHALL BE REGULARLY REPLENISHED.
8. ALL PLANTING SHALL BE MAINTAINED IN A HEALTH AND ATTRACTIVE MANNER AS DETERMINED BY THE TOWN. MAINTENANCE SHALL BE CONDUCTED BY THE PROPERTY OWNER OF RECORD, THE PROPERTY EXPERT OWNER'S AGENT OR TENANT WHICH HAS ASSUMED LANDSCAPE MAINTENANCE RESPONSIBILITY.

### TREE PLANTING NOTES

1. EXCAVATE PLANTING HOLES WITH SLOPING SIDES. MAKE EXCAVATIONS AT LEAST THREE TIMES AS WIDE AS THE ROOT BALL DIAMETER AND NO DEEPER THAN THE DISTANCE FROM THE TOP MOST ROOTS IN THE ROOT BALL TO THE BOTTOM OF THE ROOT BALL TO ALLOW FOR SETTLING. DO NOT DISTURB SOIL AT BOTTOM OF PLANTING HOLES, BUT DO SCORE THE SIDES OF THE PLANTING HOLE. THE PLANTING AREA SHALL BE LOOSENEED AND AERATED AT LEAST THREE TIMES THE DIAMETER OF THE ROOT BALL. BACKFILL SHALL CONSIST OF EXISTING ON SITE TOPSOIL - NO AMENDMENTS SHALL BE USED UNLESS OTHERWISE SPECIFIED.
2. TREES SHALL BE PLANTED WITH THE ROOT COLLAR/FLARE VISIBLE ABOVE GRADE AND TWO OR MORE STRUCTURAL ROOTS LOCATED WITHIN THE TOP 1" TO 2" OF THE ROOT BALL/FINISHED GRADE MEASURED 3" TO 4" FROM TRUNK. THIS INCLUDES TREES THAT ARE SET ON SLOPES (SEE SLOPE PLANTING DETAIL). TREES THAT DO NOT HAVE A VISIBLE ROOT COLLAR SHALL BE REJECTED. DO NOT COVER THE ROOT BALL WITH SOIL.
3. WHEN ROOT BALL WILL REMAIN INTACT, CUT OFF BOTTOM 1/4 OF WIRE BASKET BEFORE PLACING TREE IN HOLE, CUT OFF REMAINDER OF BASKET AFTER TREE IS SET IN HOLE, REMOVE BASKET COMPLETELY. AT A MINIMUM, THE TOP 2/3 OF THE BURLAP AND BASKET SHALL BE REMOVED FROM THE ROOT BALL ON ALL TREES. REMOVE ALL NYLON TIES, TWINE, ROPE AND BURLAP. REMOVE UNNECESSARY PACKING MATERIAL.
4. FORM SOIL INTO A 3" TO 5" TALL WATERING RING (SAUCER) AROUND PLANTING AREA. THIS IS NOT NECESSARY IN IRRIGATED TURF AREAS. APPLY 2" TO 4" DEPTH OF SPECIFIED MULCH OVER PLANTING AREA AND INSIDE SAUCERS, AWAY FROM TRUNK.
5. STAKING AND GUYING OF TREES IS OPTIONAL IN MOST PLANTING SITUATIONS. IN AREAS OF EXTREME WINDS, OR ON STEEP SLOPES, STAKING MAY BE REQUIRED TO STABILIZE TREES. STAKING AND GUYING MUST BE REMOVED WITHIN 1 YEAR OF PLANTING DATE.
6. TREE WRAP IS NOT TO BE USED ON ANY NEW PLANTINGS, EXCEPT IN LATE FALL PLANTING SITUATIONS, AND ONLY THEN AFTER CONSULTATION WITH THE TOWN ARBORIST.
7. RESETTING OF IMPROPERLY PLANTED TREES WILL ONLY BE ALLOWED IF IT IS DETERMINED THAT DOING SO WILL IN NO WAY COMPROMISE THE ROOT BALL, AND SHALL ONLY BE DONE WITH APPROVAL OF THE TOWN ARBORIST.

PLANT LEGEND						
SYMBOL	QTY	ABBREV	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT
<b>DECIDUOUS TREES</b>						
	3	CASP	CATALPA SPECIOSA	CATALPA	2" CAL.	50'
	1	GLTR	GLEDTISIA TRICANTHOS INERMIS 'IMPCOLE'	IMPERIAL HONEYLOCUST	2" CAL.	35'
	4	ULMO	ULMUS 'ACCOLADE'	AMERICAN ELM	2" CAL.	60'
<b>ORNAMENTAL TREES</b>						
	3	CRCR	CRATAEGUS CRUS-GALLI VAR. INERMIS	COCKSPUR THORNLESS HAWTHORN	1 1/2" CAL.	20'
	2	KOPA	KOELREUTERIA PANICULATA	GOLDENRAIN TREE	1 1/2" CAL.	30'
	3	PYUS	PYRUS USSURIENSIS 'PRAIRIE GEM PEAR'	PRAIRIE GEM PEAR	1 1/2" CAL.	25'
<b>EVERGREEN TREES</b>						
	3	JSSC	JUNIPERUS SCOPULORUM	ROCKY MOUNTAIN JUNIPER	6' TALL	30'
	4	PILE	PINUS LEUCODERMIS 'EMERALD ARROW'	EMERALD ARROW PINE	6' TALL	50'
<b>DECIDUOUS SHRUBS</b>						
	14	AMAL	AMELANCHIER ALNIFOLIA	SASKATOON SERVICEBERRY	5 GAL.	12'
	65	COSK	CORNUS SERICEA 'KELSEY'	KELSEY DOGWOOD	5 GAL.	2.5'
	43	PEAT	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	5 GAL.	4'
	28	PRBE	PRUNUS BESSEYI 'PAWNEE BUTTES'	SANDCHERRY PAWNEE BUTTES	5 GAL.	1.5'
	11	RHTR	RHUS TRILOBATA	THREELAF SUMAC	5 GAL.	6'
	49	SPJA	SPIREA JAPONICA 'ALPINA'	DAPHNE SPIREA	5 GAL.	2'
	14	SYPA	SYRINGA PATULA 'MISS KIM'	MISS KIM DWARF LILAC	5 GAL.	7'
<b>EVERGREEN SHRUBS</b>						
	42	ARPA	ARCTOSTAPHYLOS 'PANCHITO'	PANCHITO MANZANITA	5 GAL.	2'
	19	CYMI	CYTISUS X 'MINSTEAD'	MINSTEAD BROOM	5 GAL.	4'
	27	EUFO	EUONYMUS FORTUNEI 'EMERALD GAIEY'	EMERALD GAIEY EUONYMUS	5 GAL.	4'
	33	JUAR	JUNIPERUS SABINA 'ARCADIA'	ARCADIA JUNIPER	5 GAL.	2'
	42	PIMU	PINUS MUGO 'MOPS'	MOPS MUGO PINE	5 GAL.	4'
<b>ORNAMENTAL GRASSES</b>						
	41	CAAC	CALAMAGROSTIS X ACUTIFLORA 'KARL FORESTER'	KARL FORESTER FEATHER REED GRASS	1 GAL.	1'
	96	PEAL	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	LITTLE BUNNY FOUNTAIN GRASS	1 GAL.	1'
<b>PERENNIAL</b>						
	34	CEDE	CENTAUREA DEALBATA	PERSIAN CORNFLOWER	1 GAL.	1'
<b>GROUNDCOVERS</b>						
	2,900 SF		TURF	EXISTING TURF AND IRRIGATION		
	13,472 SF		ROCK MULCH	1 1/2" RIVER ROCK DECORATIVE ROCK MULCH		
	227 LF		STEEL EDGER			

GENERAL LANDSCAPE REQUIREMENTS					
VEGETATION REQUIRED BASED ON LOT PERMEABLE AREA (ROW, STREETSCAPE & PARKING LOT REQUIREMENTS NOT INCLUDED)					
	CALCULATION	# REQUIRED	# PROVIDED	EVERGREEN REQ. AT 25%-50%	# EVERGREEN PROVIDED
ONE (1) TREE / 1,500 SF OF PERMEABLE AREA	16,372 SF / 1,500 SF	11	16	4 - 8	7
FIVE (5) SHRUBS / 1,500 SF OF PERMEABLE AREA	16,372 SF / 1,500 SF x 5	55	362	91 - 181	154
75% MATURE VEGETATIVE GROUND COVER	16,372 SF x .75	12,279 SF	13,483 SF	NA	NA

SITE PERIMETER LANDSCAPE REQUIREMENTS			
VEGETATION REQUIREMENTS BETWEEN COMMERCIAL & COMMERCIAL PROPERTY LINE BOUNDARY			
	CALCULATION	# REQUIRED	# PROVIDED
ONE (1) TREE / 40 LF OF EDGE - NORTH SIDE	294 LF / 40 LF	7	3
FIVE (5) SHRUBS / 40 LF OF EDGE - NORTH SIDE	294 LF / 40 LF x 5	37	107
ONE (1) TREE / 40 LF OF EDGE - SOUTH SIDE	298 LF / 40 LF	7	7
FIVE (5) SHRUBS / 40 LF OF EDGE - SOUTH SIDE	298 LF / 40 LF x 5	37	48

\* TEN (10) SHRUBS MAY BE SUBSTITUTED FOR ONE (1) TREE

PARKING LANDSCAPE REQUIREMENTS				
VEGETATION REQUIREMENTS BASED ON LARGEST PARKING ISLAND AREA				
	CALCULATION	# REQUIRED	# PARKING ISLANDS	# PROVIDED
ONE (1) TREE / INCREMENTAL 162 SF	136 SF / 162 SF	1 / ISLAND	2	2
FIVE (5) SHRUBS / INCREMENTAL 162 SF	136 SF / 162 SF x 5	5 / ISLAND	2	10

\* THREE (3) ORNAMENTAL GRASSES MAY BE SUBSTITUTED FOR ONE (1) SHRUB

SEAL:

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DOUGLAS 234, FILING NO. 6,  
AMENDMENT 1, LOT 4  
DOUGLAS COUNTY, COLORADO  
LANDSCAPE PLAN & DETAILS



DRAWING NO.

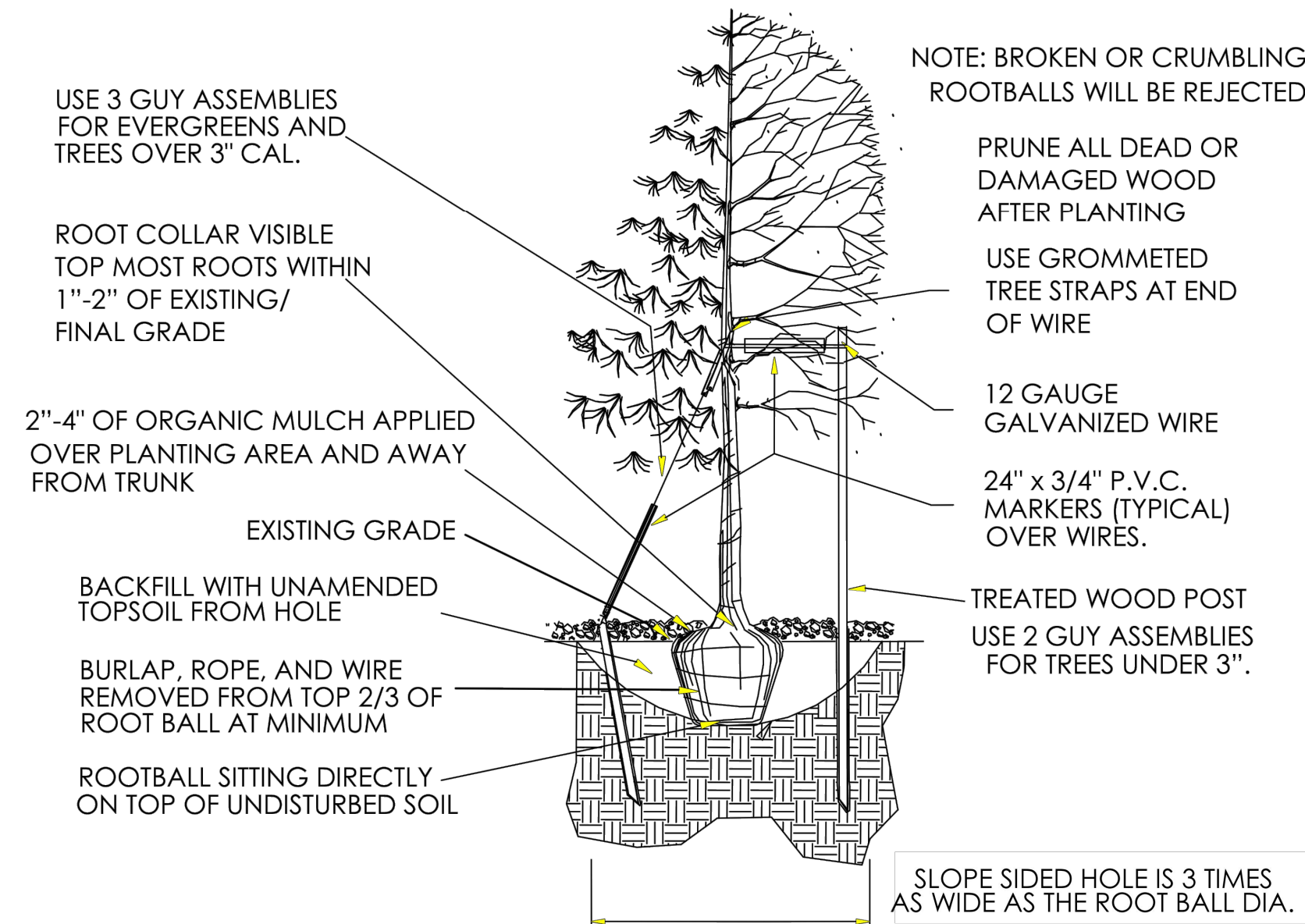
6

1ST SUBMITTAL

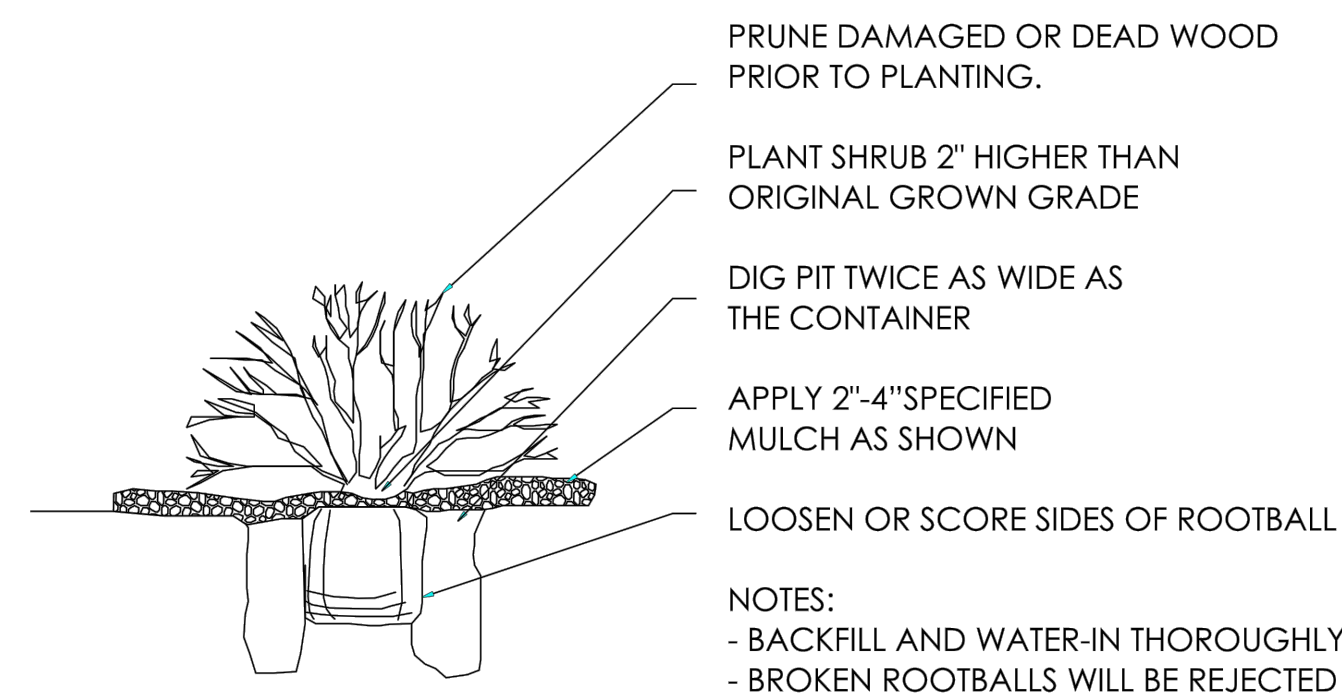
# SITE PLAN FOR DUNKIN' DOUNUTS DOUGLAS 234, FILING NO. 6, AMENDMENT 1, LOT 4

A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SE  
TOWNSHIP 6 SOUTH, RANGE 66 WEST, 6TH PRINCIPAL MERIDIAN,  
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO  
0.901 ACRES, 1 COMMERCIAL LOT

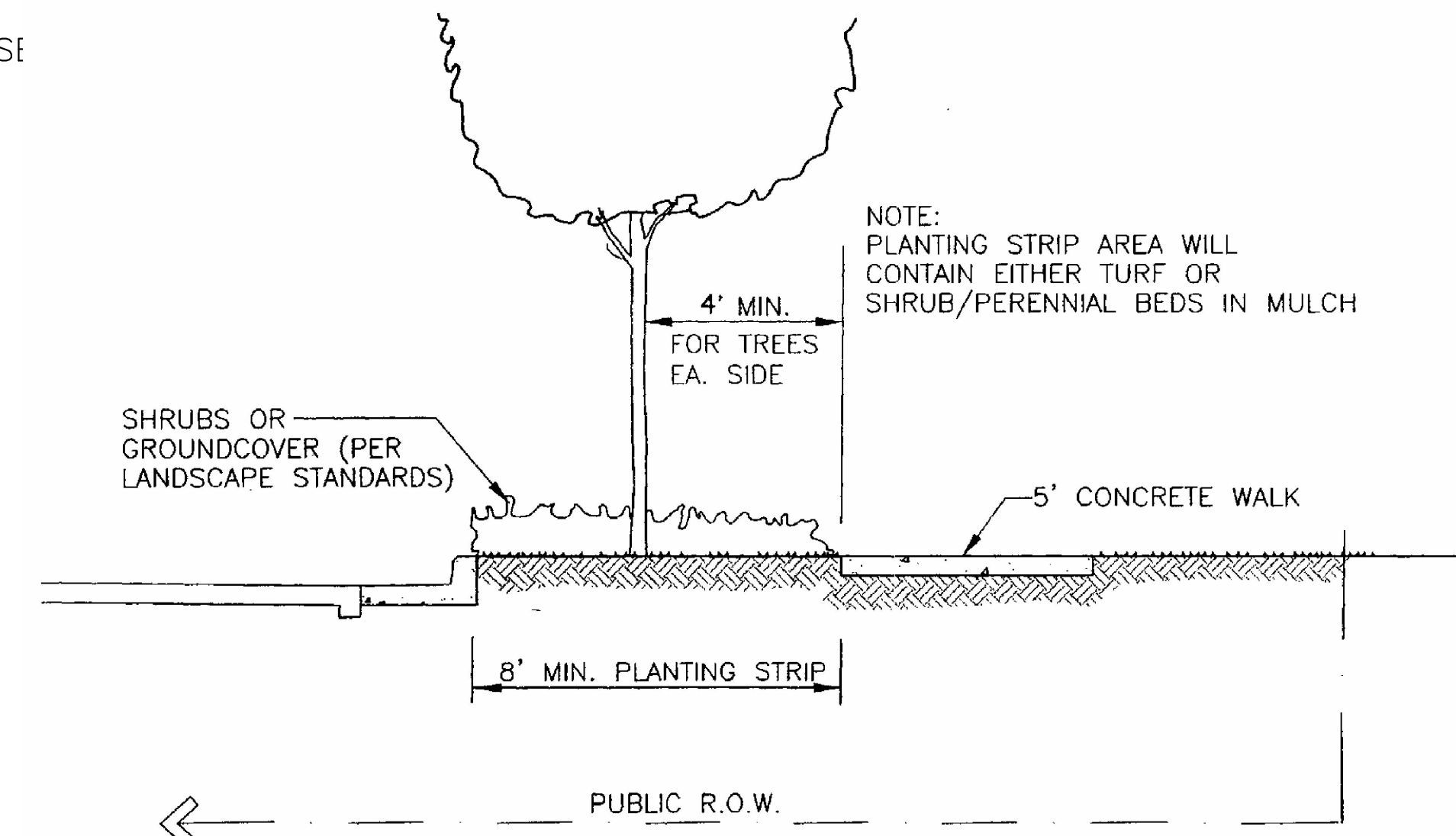
## TOWN OF PARKER PLANTING STANDARDS



**A TREE PLANTING**  
SCALE: N.T.S.

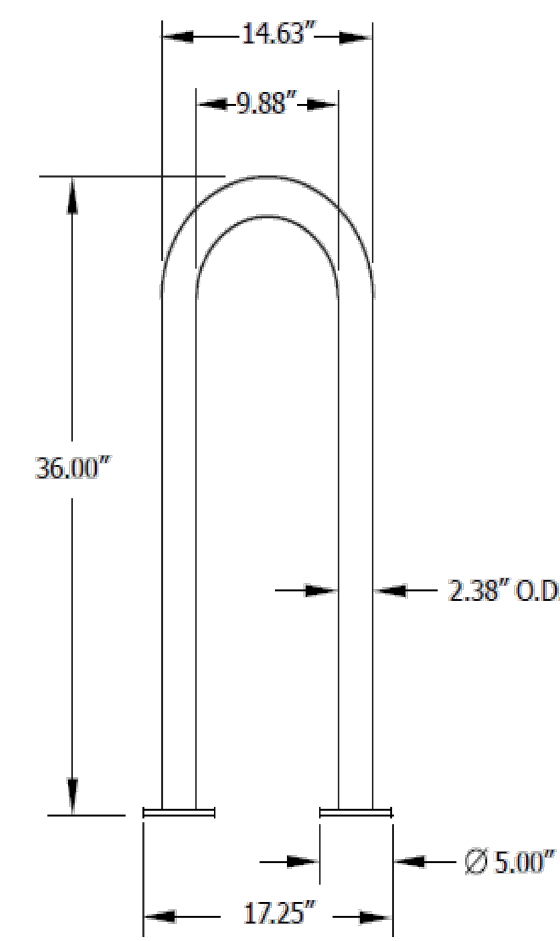


**B SHRUB PLANTING**  
SCALE: N.T.S.



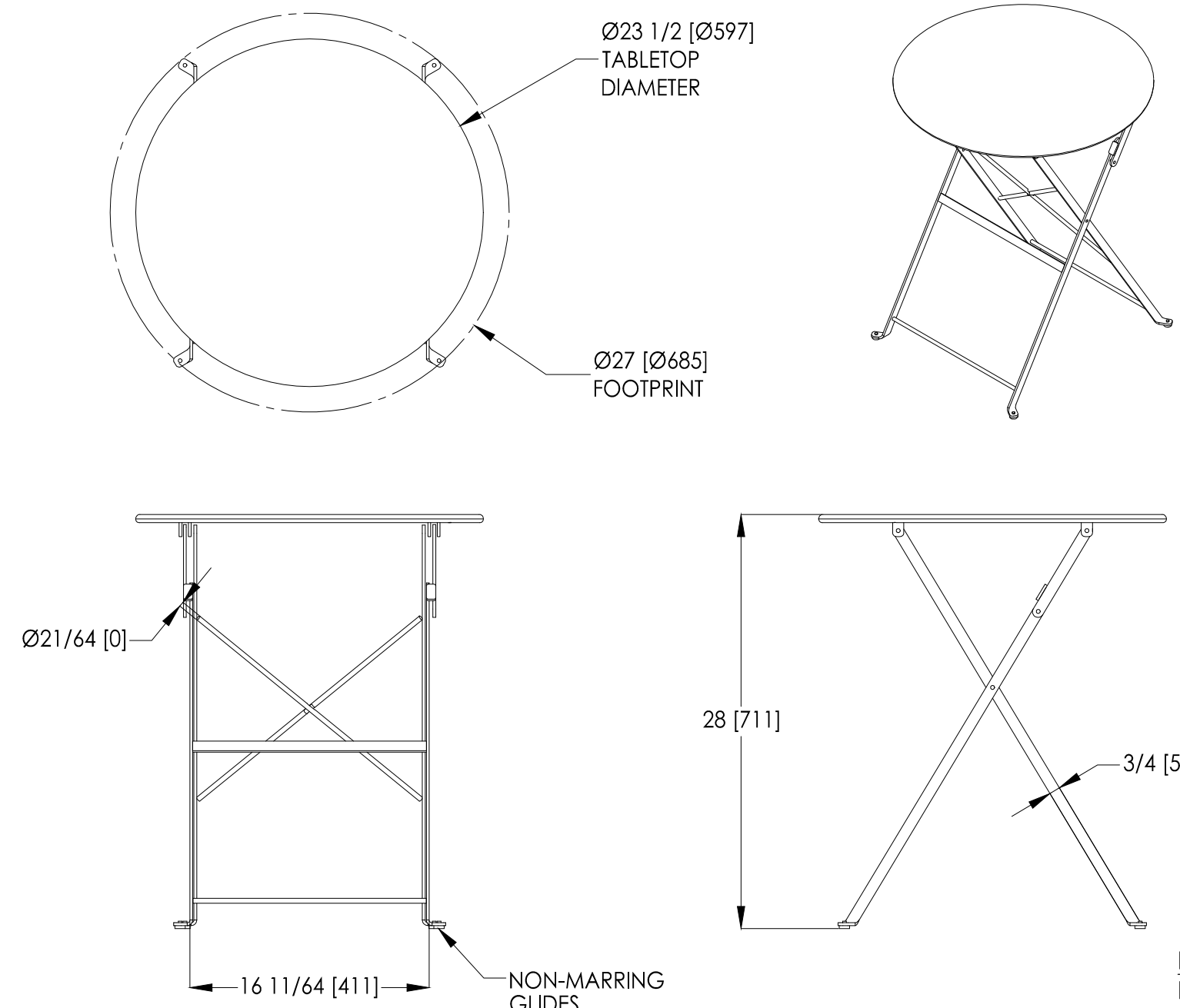
\* SEE ROADWAY DESIGN AND CONSTRUCTION CRITERIA MANUAL FOR TRENCH DRAIN DETAIL (REQUIRED ON VERTICAL CURB & GUTTER ALONG ARTERIALS)

**C STREET SECTION WITH DETACHED WALK**  
SCALE: N.T.S.



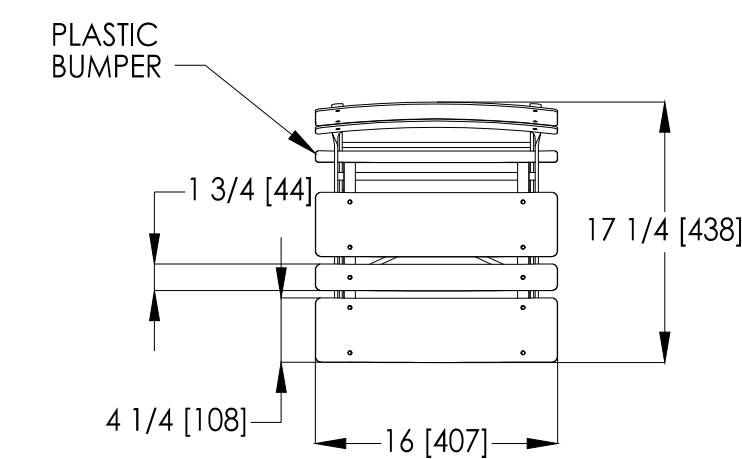
**D BIKE RACK**  
SCALE: N.T.S.

STIDESTEET 1-LOOP RACK,  
SURFACE MOUNT  
MANUFACTURER: ANOVA  
MODEL NUMBER: LBR3PSURF  
COLOR: TEXTURED BRONZE  
DIMENSIONS: 36"H x 17"W

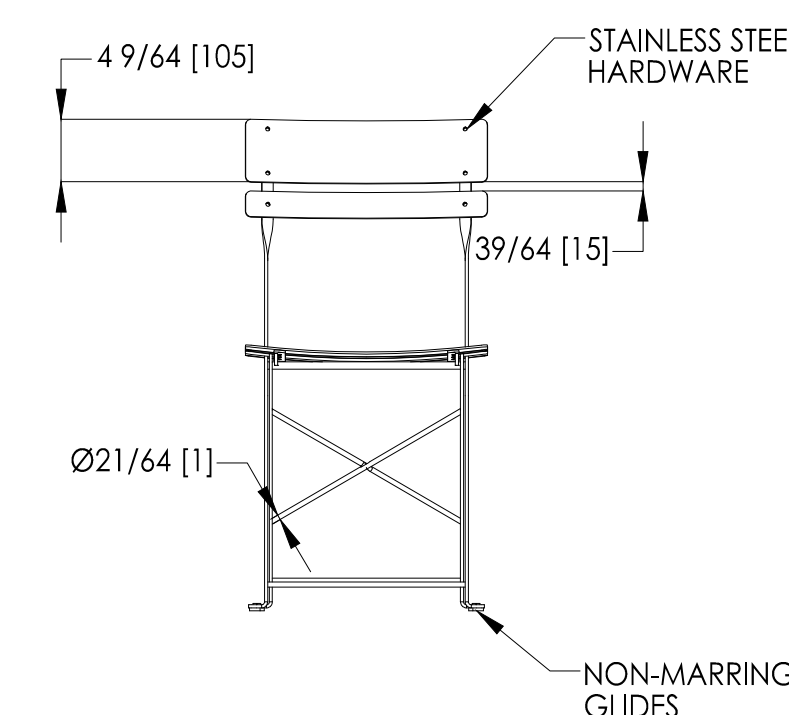


**E PATIO TABLES**  
SCALE: N.T.S.

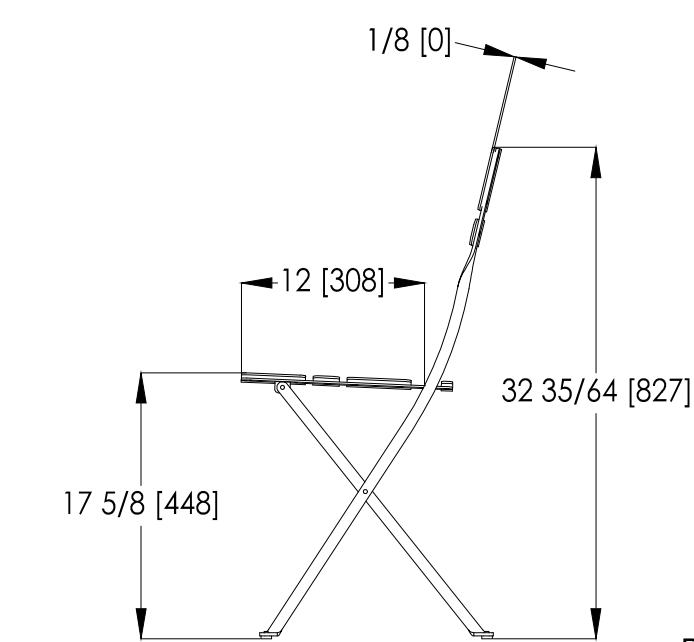
BRAVO BISTRO TABLE  
MANUFACTURER: LANDSCAPE FORMS  
MODEL NUMBER: CS201-01  
COLOR: CADMIUM  
CONTACT: 1.800.521.2546



**F PATIO CHAIRS**  
SCALE: N.T.S.



BRAVO BISTRO CHAIR  
MANUFACTURER: LANDSCAPE FORMS  
MODEL NUMBER: CS101-01  
COLOR: CADMIUM  
CONTACT: 1.800.521.2546



NO.	BY	DATE	REVISION

SEAL: \_\_\_\_\_

PROJECT NO: 2243 | DRAWN/DESIGNED BY: KAJS | CHECKED BY: JS

DATE: 3/29/2022

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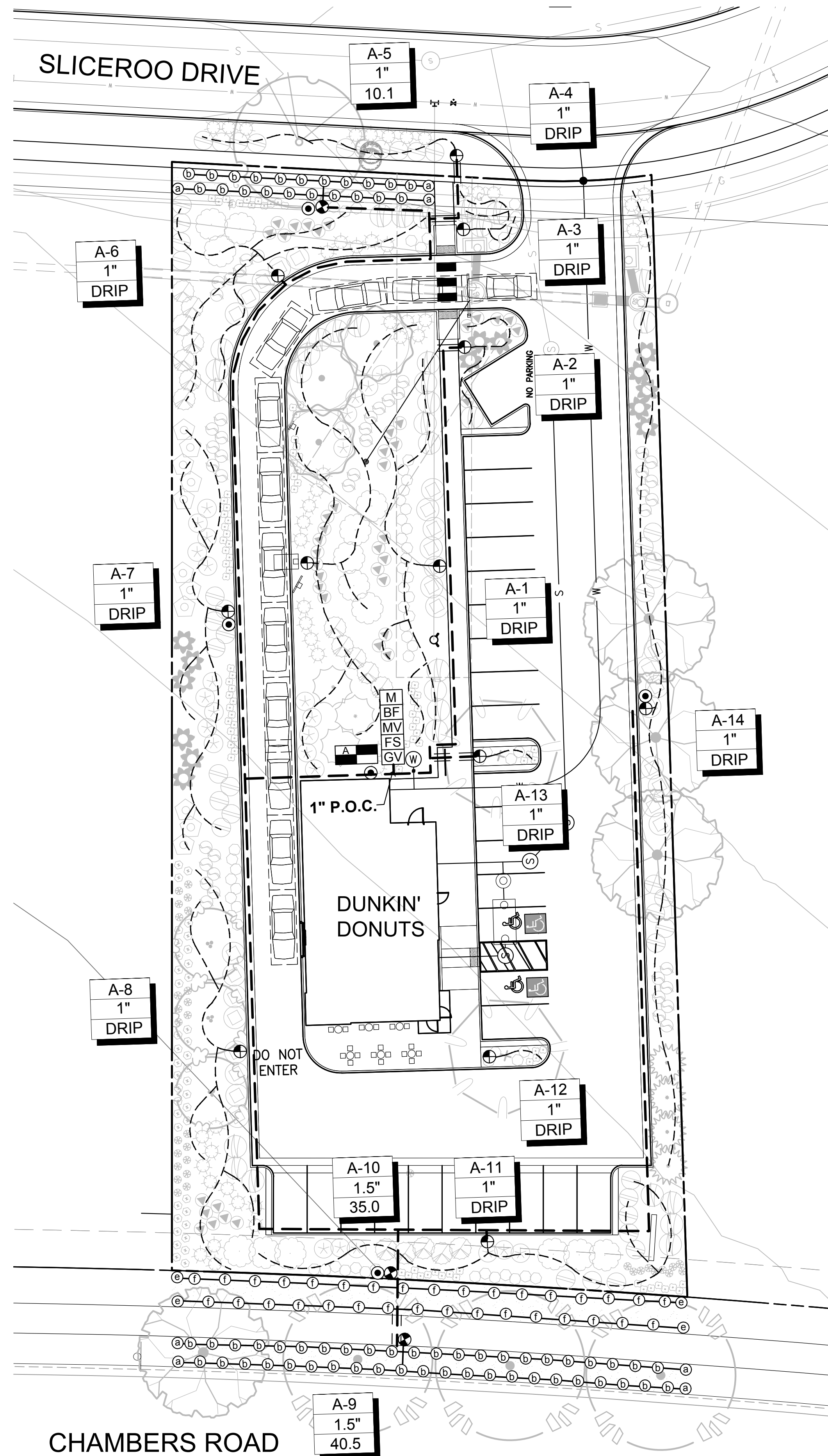
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SITE PLAN PREPARED FOR:  
**DOUGLAS 234, FILING NO. 6,  
AMENDMENT 1, LOT 4**  
DOUGLAS COUNTY, COLORADO

**LANDSCAPE PLAN & DETAILS**

# SITE PLAN FOR DUNKIN' DONUTS DOUGLAS 234, FILING NO. 6, AMENDMENT 1, LOT 4

A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29,  
TOWNSHIP 6 SOUTH, RANGE 66 WEST, 6TH PRINCIPAL MERIDIAN,  
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO  
0.901 ACRES, 1 COMMERCIAL LOT



### IRRIGATION NOTES

#### IRRIGATION - GENERAL

ALL WORK SHALL CONFORM TO TOWN OF PARKER STANDARDS AND SPECIFICATIONS AND WITH THE ACCEPTED PLANS. REFER TO THESE STANDARDS FOR ADDITIONAL INFORMATION AS NEEDED. A COPY OF THESE SPECIFICATIONS SHALL BE AVAILABLE ON THE WORK SITE AT ALL TIMES.

THIS SYSTEM DESIGN ASSUMES A STATIC PRESSURE OF 70 GPM AT THE POINT OF CONNECTION. CONTRACTOR RESPONSIBLE FOR VERIFYING PRESSURE AND FLOW. CONTRACTOR RESPONSIBLE FOR COORDINATION OF ELECTRICAL INSTALLATION OF CONTROLLER.

INSTALL CONTROLLER ON PEDESTAL AT APPROXIMATE LOCATION SHOWN ON PLANS, COORDINATE LOCATION WITH OWNER.

INSTALL ALL ELECTRICAL IN ACCORDANCE WITH NATIONAL ELECTRICAL CODE AND ALL APPLICABLE LOCAL CODES.

DO NOT PROCEED WITH THE INSTALLATION OF THE IRRIGATION SYSTEM WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS OR GRADE DIFFERENCES EXIST THAT WILL AFFECT THE EFFICIENCY OF THE IRRIGATION SYSTEM. CONTACT OWNERS REPRESENTATIVE FOR CLARIFICATION. IF DISCREPANCIES IN NOTES, DETAILS OR SPECIFICATIONS EXIST CONTACT OWNER'S REPRESENTATIVE TO CLARIFY.

DRAWINGS ARE DIAGRAMMATIC, IRRIGATION SYSTEM IS TO BE INSTALLED IN LANDSCAPE AREAS.

CONTRACTOR RESPONSIBLE FOR INSTALLATION OF ALL IRRIGATION SLEEVING. COORDINATE ALL SLEEVE INSTALLATION WITH OTHER TRADES.

ALL DRIP LINES TO BE INSTALLED BELOW GRADE AND BROUGHT TO THE BASE OF PLANTS.

THE CONTRACTOR SHALL CERTIFY THAT THE GRADE IS WITHIN PLUS OR MINUS ONE-TENTH (1/10TH) OF THE FINAL GRADING PRIOR TO COMMENCEMENT OF ANY LANDSCAPE OR IRRIGATION WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS, FEES, AND LICENSES ASSOCIATED WITH THE WORK AS SHOWN ON THE PLANS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION.

ANY REVISION TO THE IRRIGATION PLAN SHALL BE REVIEWED AND APPROVED BY THE TOWN OF PARKER PRIOR TO IMPLEMENTATION.

THE CONTRACTOR SHALL HAVE ACCEPTED SET OF PLANS AND MUST HAVE HELD A PRE-CONSTRUCTION MEETING WITH OWNERS REPRESENTATIVE PRIOR TO COMMENCEMENT OF ANY AND ALL WORK.

THE CONTRACTOR SHALL WARRANT THE WORKMANSHIP AND IRRIGATION SYSTEM FOR A PERIOD OF TWO YEARS.

DO NOT DISTURB PAVING, LIGHTING, LANDSCAPE OR IRRIGATION THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLANS.

THE CONTRACTOR SHALL IDENTIFY, VERIFY AND PROTECT CONTROL POINT. CONTRACTOR SHALL VERIFY LOCATION OF CONTROL POINT WEEKLY AND THE ORIGINAL CONDITION OF CONTROL POINT PIN SHALL BE MAINTAINED THROUGHOUT ENTIRE PROJECT. LOCATION AND G.P.S. COORDINATES OF THE CONTROL POINT SHALL BE IDENTIFIED ON ALL PLANS AND AS-BUILTS.

THE IRRIGATION SYSTEM SHALL BE INSTALLED AFTER SOIL PREPARATION AND PRIOR TO PLANT MATERIALS.

#### IRRIGATION - INSPECTIONS

CONTRACTOR SHALL BE RESPONSIBLE FOR THE SCHEDULING AND COORDINATION OF ALL REQUIRED INSPECTIONS WITH OWNERS REPRESENTATIVE AND THE TOWN OF PARKER. REFER TO TOWN OF PARKER STANDARDS AND SPECIFICATIONS FOR ALL REQUIRED INSPECTIONS.

THE IRRIGATION SYSTEM SHALL PASS A MAINLINE PRESSURE TEST AND COVERAGE TEST AND A WATERING SCHEDULE WITH RUN TIMES AND APPLICATION RATES SHALL BE SUBMITTED PRIOR TO SODDING, SEEDING, OR PLANTING.

CONTRACTOR SHALL SCHEDULE PRESSURE TEST AT COMPLETION OF MAINLINE, MAINLINE SHALL HOLD AT SEVENTY (70) P.S.I. FOR TWO (2) HOURS.

#### IRRIGATION - AS-BUILTS

APPROVED CONSTRUCTION DRAWINGS SHALL BE ON SITE AND UPDATED DAILY WITH AS-BUILT MARKUPS. CONTRACTOR SHALL MAKE AS-BUILTS AVAILABLE ON SITE TO TOWN STAFF AND OWNERS REPRESENTATIVE FOR REVIEW AND INSPECTION IMMEDIATELY UPON REQUEST.

RECORD ALL CHANGES WHICH ARE MADE FROM THE CONTRACT DRAWINGS. RECORD ALL REQUIRED INFORMATION ON AS-BUILT DRAWINGS. DO NOT USE THESE PRINTS FOR ANY OTHER PURPOSE.

### IRRIGATION MATERIAL LEGEND

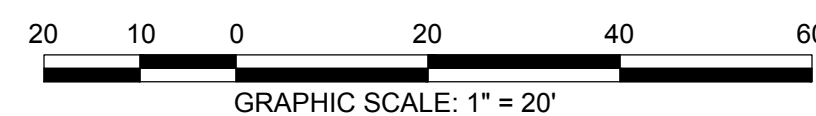
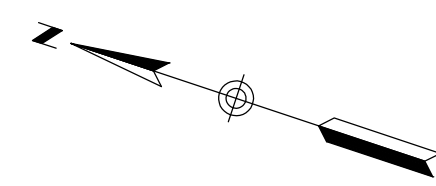
SYMBOL	MANUFACT.	MODEL NO. / DESCRIPTION	
[Symbol]	HUNTER	X2-1400, IRRIGATION CONTROLLER WITH HYDRAWISE 'A' 14 STATION CONTROLLER, 14 STATIONS USED	ALID-1
[Symbol]	P.O.C. 'A'	METER, P.O.C. 'A' - 1" POTABLE TAP. STATIC WATER PRESSURE IS ASSUMED TO BE 70 PSI. CONTRACTOR TO FIELD VERIFY AND NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY IF DIFFERENT	BLID-1
[Symbol]	FEBCO	BACKFLOW PREVENTION ASSEMBLY 825-YA SPARKERS W/MODEL 650 WYE STRAINER SIZE OF P.O.C. (1"). IN STRONG BOX ENCLOSURE. ALL PIPING BETWEEN METER AND BACKFLOW DEVICE SHALL BE 'K' COPPER OR RED BRASS.	B&CLID-1
[Symbol]	RAINBIRD	BRASS MASTER VALVE, EFB-CP-PRS-D, SIZE OF P.O.C. NORMALLY CLOSED WITH PRESSURE REGULATING MODULE. MASTER VALVE SHALL BE INSTALLED IN A 'JUMBO' SIZED VALVE BOX WITH LOCKING COVER AND 'MCV' HEAT BRANDED ON COVER	B&DLID-1
[Symbol]	HUNTER	RAIN-CLICK FLOW SENSOR. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.	CLID-2
[Symbol]	RAINBIRD	QUICK COUPLER VALVE 44RC WITH LOCKING RUBBER COVER, INSTALLED IN 10" ROUND VALVE BOX WITH 'QCV' HEAT BRANDED ON COVER INSTALL QCV ON A 1" STUB-OUT OFF MAINLINE.	ELID-2
[Symbol]	RAINBIRD	PEB, REMOTE CONTROL VALVE. BOX WITH LOCKING VALVE COVER AND 'RCV' HEAT BRANDED ON COVER.	ALID-3
[Symbol]	RAINBIRD	XCZ-150-PRB-COM, 1" REMOTE CONTROL DRIP VALVE KIT. BOX WITH LOCKING VALVE COVER AND 'RCV' HEAT BRANDED ON COVER.	CLID-3
[Symbol]	AS APPROVED	MAINLINE, CLASS 200 PVC SOLVENT WELD FITTINGS	ILID-2
[Symbol]	AS APPROVED	LATERAL LINE, CLASS 200 PVC SOLVENT WELD FITTINGS	ILID-2
[Symbol]	AS APPROVED	HUNTER HDL-CV DRIP TUBING WITH EMITTERS TO BASE OF PLANTS	ELID-1
[Symbol]	AS APPROVED	SLEEVING, SCH. 40 PVC PIPE, MINIMUM 4" DIAMETER FOR PIPING, LARGER WHERE APPROPRIATE. A SEPARATE 2" SLEEVE, FOR WIRE UNDER ALL PAVED SURFACES.	HLID-3
[Symbol]	RAINBIRD	SHRUBS - POINT SOURCE DRIP ZONE, XERIBUG DRIP EMITTERS ON A STAKE CONNECTED TO POLY DRIP TUBING PER DETAIL.	ELID-2
[Symbol]	AS APPROVED	WIRE SPLICES ALLOWED ONLY WHERE RUNS EXCEED 2500'. PULL BOXES FOR WIRE SPLICES. PULL BOXES SHALL BE 12" RECTANGULAR WITH LOCKING LID.	JLID-2
[Symbol]	NETAFIM	DRIP END FLUSH, NETAFIM TL050MFV-1, INSTALL ON PVC EXHAUST MANIFOLD WITHIN VALVE BOX AT LOWEST ELEVATION AND ALL END RUN(S) IN SYSTEM. INSTALL MIN. TYP AS REQUIRED.	

### IRRIGATION MATERIAL LEGEND (HEADS):

SYMBOL	Q	H	F	MANF.	MODEL NO. / DESCRIPTION	GPM	PRECIP	PSI	RADIUS FT.	DETAIL
[Symbol]	①	②	③	HUNTER	PROS-04-PRS30-8A 4" HIGH POP-UP W/ 8A BROWN NOZZLE	.44, .88, 1.76	3.06	30	8	B/LID-3
[Symbol]	①	②	③	HUNTER	PROS-04-PRS30-10A 4" HIGH POP-UP W/ 10A RED NOZZLE	.50, 1.00, 2.00	2.22	30	10	B/LID-3

### LATERAL PIPE SIZING CHART:

CLASS 200 PIPE	GPM	PIPE SIZE	SLEEVE SIZE
3/4"	0-10	1/2"	2"
1"	11-16	3/4"	2"
1-1/4"	17-26	1"	2"
1-1/2"	27-36	1-1/4"	3"
2"	37-55	1-1/2"	3"
2-1/2"	56-80	2"	4"
		2-1/2"	6"
		3"	6"



NO.	DATE	BY	REVISION

SEAL:

PROJECT NO: 2243 | DRAWN/DESIGNED BY: KN/TM  
DATE: 3/29/2022 | CHECKED BY: KN

**RICK**  
ENGINEERING COMPANY  
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SITE PLAN PREPARED FOR:  
**DOUGLAS 234, FILING NO. 6,  
AMENDMENT 1, LOT 4**  
DOUGLAS COUNTY, COLORADO

**LANDSCAPE IRRIGATION & DETAILS**

Know what's below.  
Call before you dig.

DRAWING NO.  
**8**

1ST SUBMITTAL

# SITE PLAN FOR DUNKIN' DOUNUTS DOUGLAS 234, FILING NO. 6, AMENDMENT 1, LOT 4

A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29,  
TOWNSHIP 6 SOUTH, RANGE 66 WEST, 6TH PRINCIPAL MERIDIAN,  
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO  
0.901 ACRES, 1 COMMERCIAL LOT



## Landscape/Irrigation Worksheet

Project Name: Dunkin Donuts

Landscape/Irrigation Tap address (physical location of tap) \_\_\_\_\_

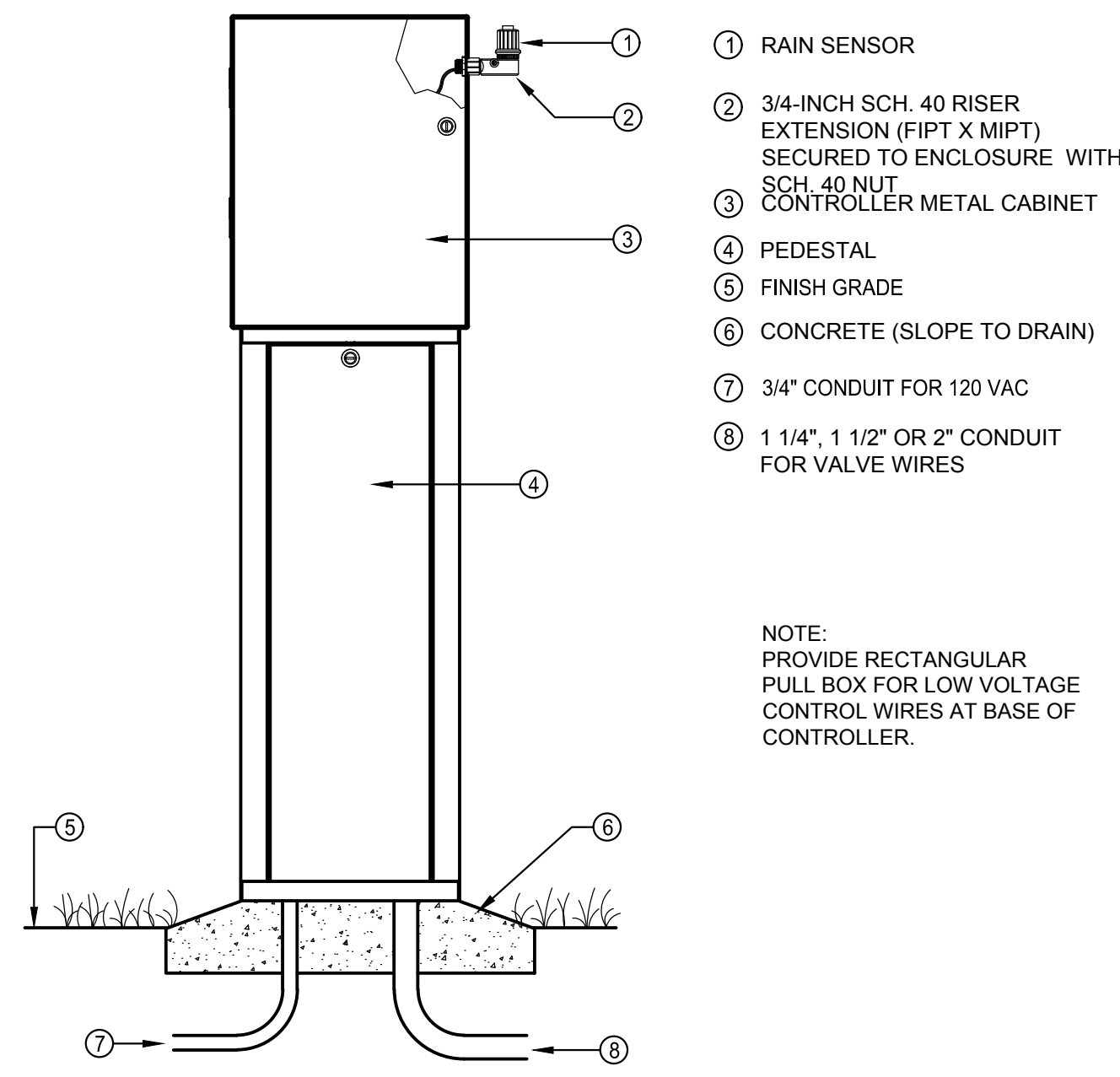
Landscape Area	High Water TURF (6,000sf = 1 SFE)	Low Water Native Grass and Perennials (10,000sf = 1 SFE)	Drip Irrigated area (20,000sf = 1 SFE)	Sub-Total of Non-Irrigated area (calculated)	PWSD one SFE per 6000	SFE Requirement (Sub-Total Calculation divided by 6000 = requirement)
Area #1	2,880 sf x 1 = 2,880	0 sf x .6 = 0	16,740 sf x .3 = 5,022	0 sf x 0 = 0	7,902 sf	6,000
						1,317 SFE's

Worksheet Completed by: Kim Nelson  
Company: RICK Engineering  
Address: 5690 Webster St., Arvada, CO 80002  
Phone #: 303-423-6036

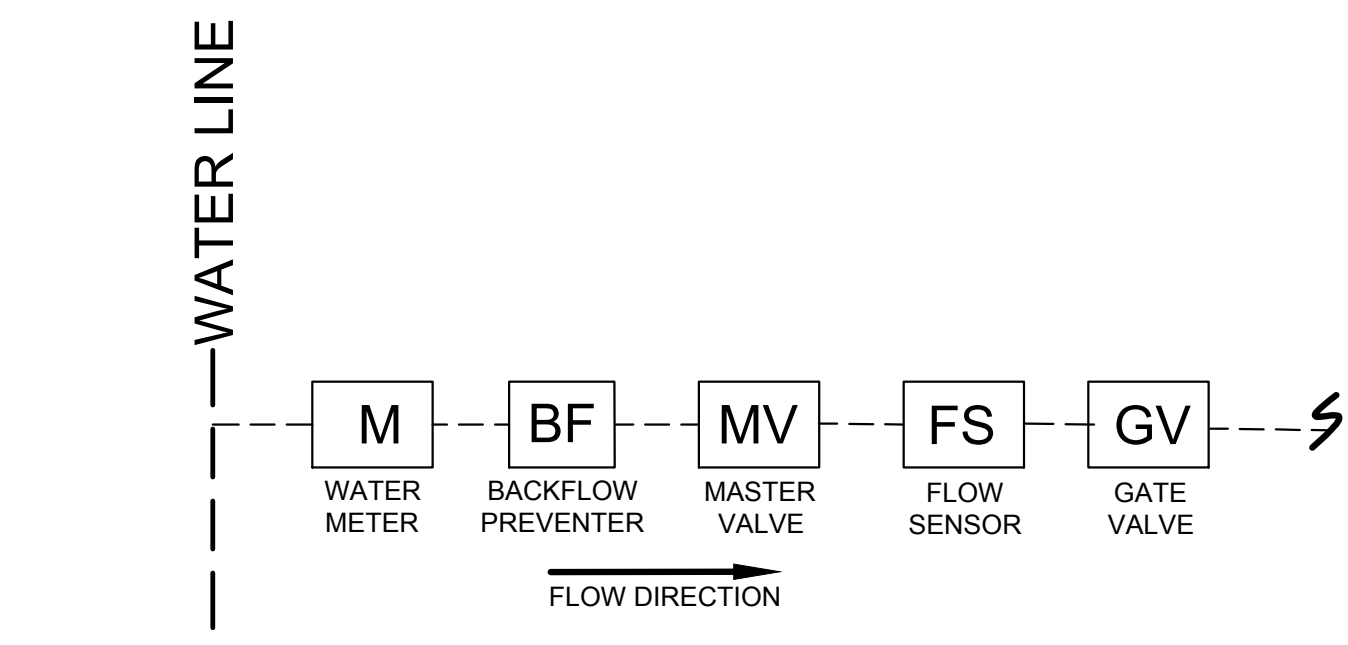
Owner/Developer: First Cup Dunkin' Donuts, LLC  
Attn: Brian Zurek  
Billing Address: 106 S. Kyrene Rd, Ste 2, Chandler, AZ 85226  
Phone #: 480-313-2724

ET Controller (with Rain Sensor)	
Manufacturer	<u>Hunter</u>
Model number	<u>Rain Click</u>

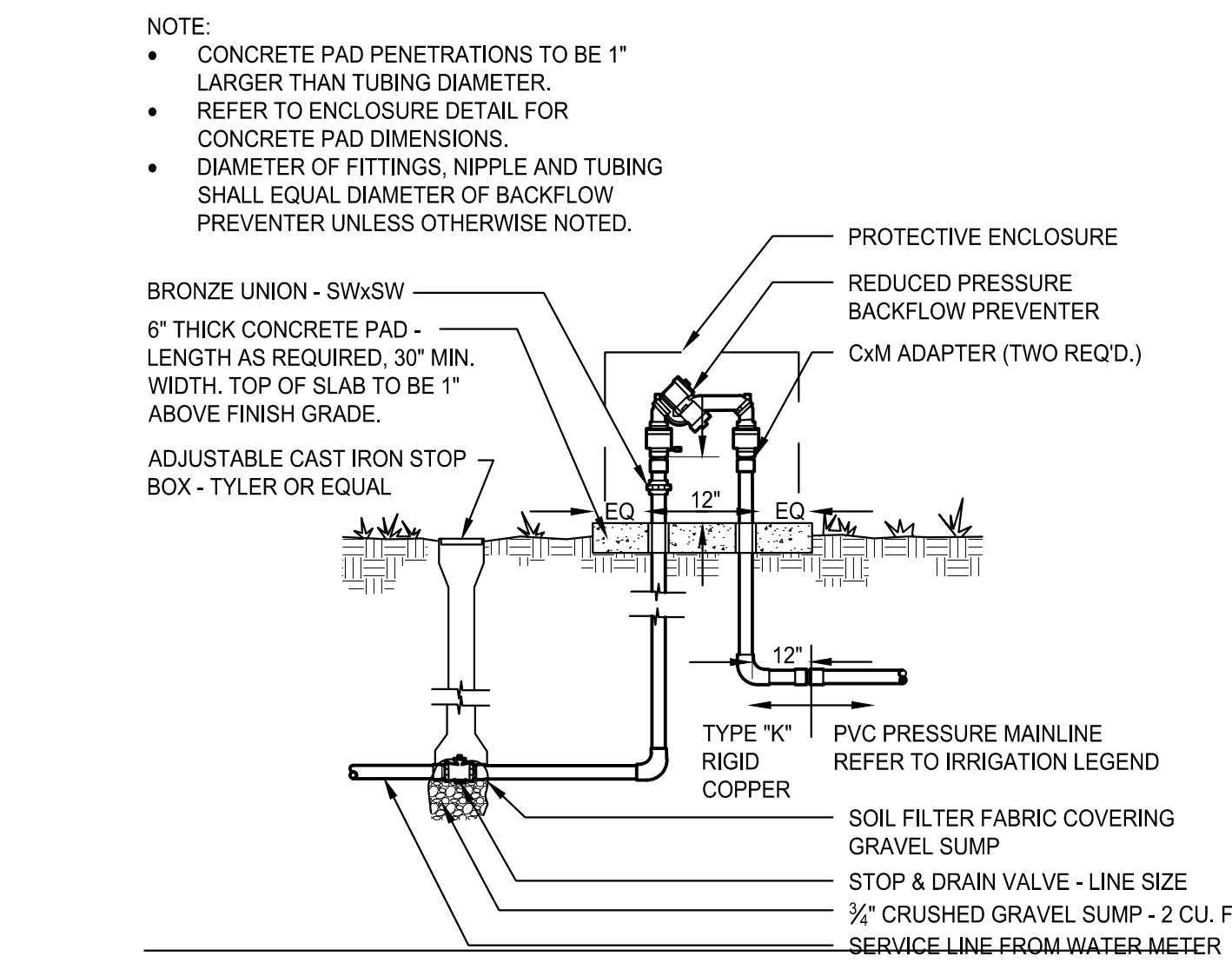
**Tap Size Requirements:**  
 0 - 1 SFE's requires a 3/4-inch tap  
 1.1 - 2.0 SFE's requires a 1-inch tap  
 2.1 - 4.0 SFE's requires a 1 1/2-inch tap  
 4.1 - 7.0 SFE's requires a 2-inch tap  
 7.1 - 16.0 SFE's requires a 3-inch tap



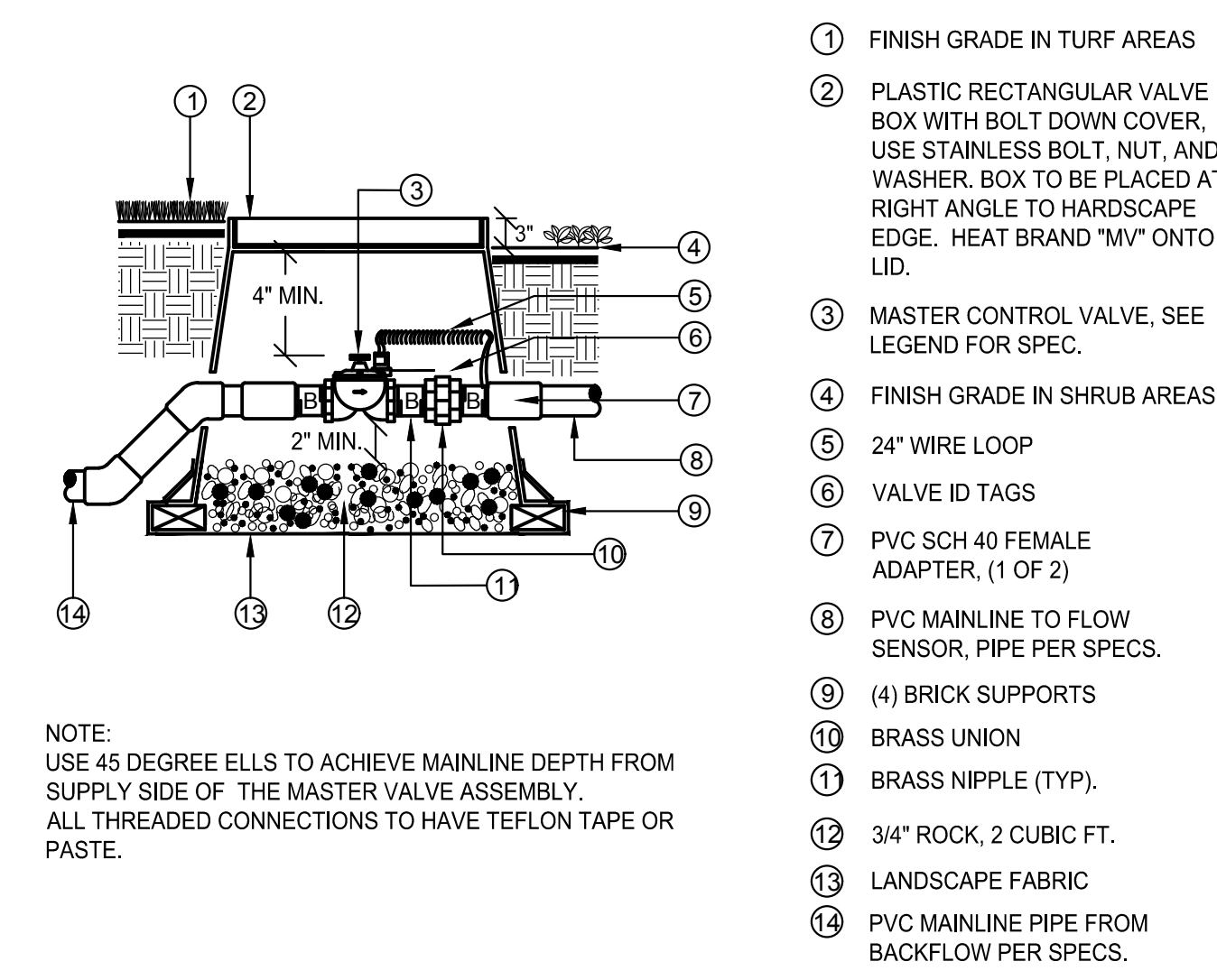
**A** CONTROLLER PEDESTAL MOUNT  
SCALE: N.T.S.



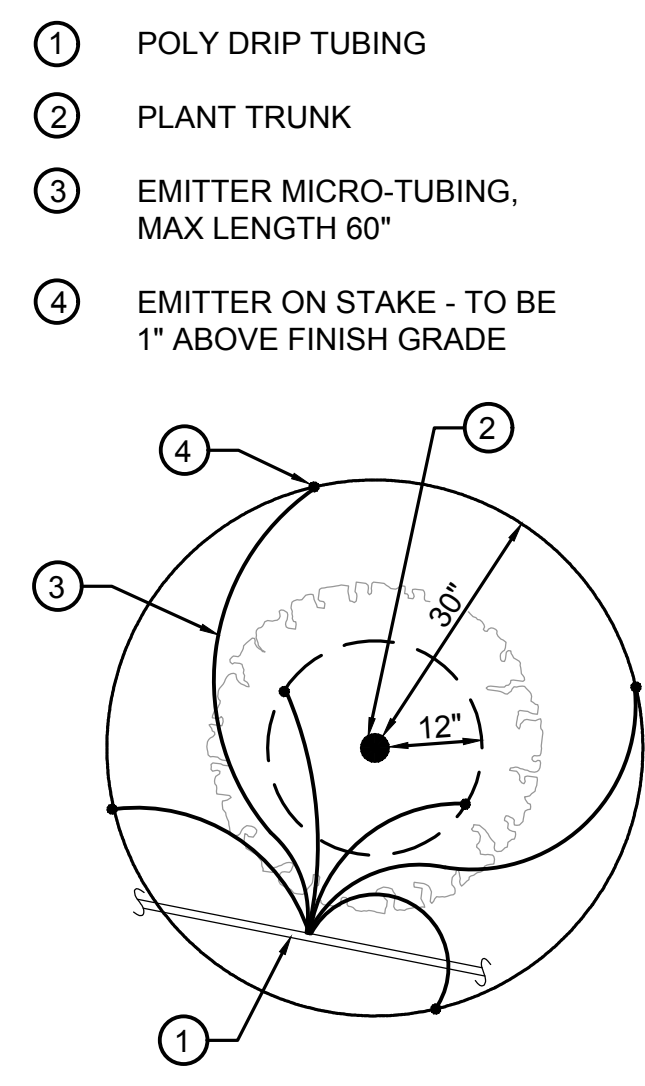
**B** POINT OF CONNECTION (P.O.C.)  
SCALE: N.T.S.



**C** BACKFLOW PREVENTER  
SCALE: N.T.S.



**D** MASTER VALVE  
SCALE: N.T.S.



**E** DRIP EMITTER  
SCALE: N.T.S.

PLANT SIZE	EMITTER FLOW RATE	EMITTER QTY. AT MULCHED BED LOCATIONS	EMITTER QTY. AT NATIVE SEED LOCATIONS
1-2 GALLON MATERIAL	0.5 GPH	ONE EACH	ONE EACH
5 GALLON MATERIAL	0.5 GPH	TWO EACH	TWO EACH
1-1/2" CALIPER TREE	1 GPH	THREE EACH	FOUR EACH
2" CALIPER TREE	1 GPH	FOUR EACH	SIX EACH
2-1/2" CALIPER TREE	1 GPH	SIX EACH	EIGHT EACH
3" CALIPER TREE	1 GPH	EIGHT EACH	TEN EACH
3-1/2" CALIPER TREE	1 GPH	NINE EACH	ELEVEN EACH
4" CALIPER TREE	1 GPH	TEN EACH	TWELVE EACH
6 FT. CONIFEROUS TREE	1 GPH	FOUR EACH	SIX EACH
8 FT. CONIFEROUS TREE	1 GPH	SIX EACH	NINE EACH
10 FT. CONIFEROUS TREE	1 GPH	EIGHT EACH	TWELVE EACH
12 FT. CONIFEROUS TREE	1 GPH	TEN EACH	FOURTEEN EACH

NO.	BY	DATE	REVISION

SEAL: \_\_\_\_\_

PROJECT NO: 2243 | DRAWN/DESIGNED BY: KN/TM | KN/TM  
DATE: 3/29/2022 | CHECKED BY: KN | KN

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DOUGLAS 234, FILING NO. 6,  
AMENDMENT 1, LOT 4

DOUGLAS COUNTY, COLORADO

LANDSCAPE IRRIGATION & DETAILS

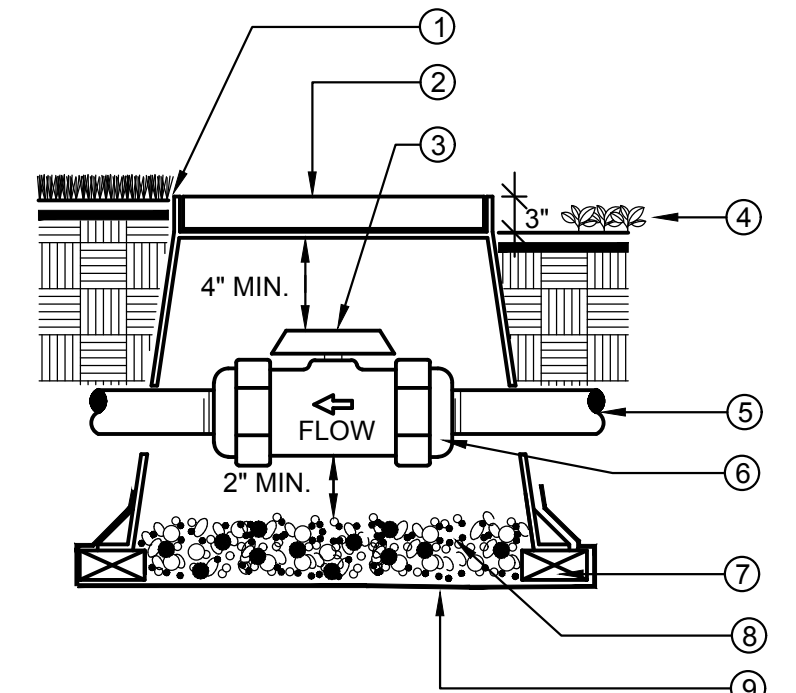
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DRAWING NO. **9**

1ST SUBMITTAL

# SITE PLAN FOR DUNKIN' DOUNUTS DOUGLAS 234, FILING NO. 6, AMENDMENT 1, LOT 4

A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29,  
TOWNSHIP 6 SOUTH, RANGE 66 WEST, 6TH PRINCIPAL MERIDIAN,  
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO  
0.901 ACRES, 1 COMMERCIAL LOT



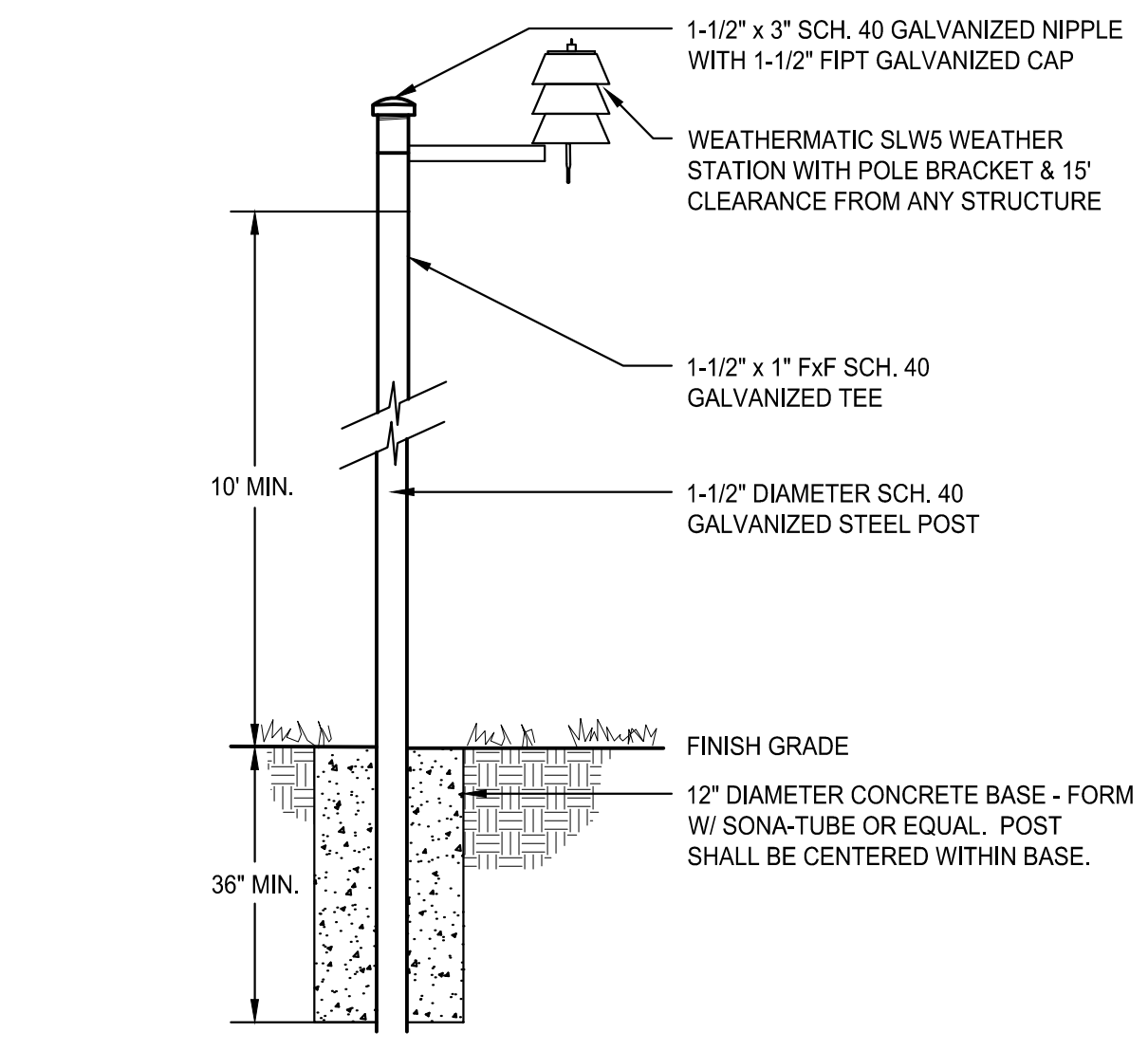
- 1 FINISH GRADE IN TURF AREAS
- 2 PLASTIC RECTANGULAR VALVE BOX WITH BOLT DOWN COVER. USE STAINLESS BOLT, NUT, AND WASHER. BOX TO BE PLACED AT RIGHT ANGLE TO HARDSCAPE EDGE. HEAT BRAND "BV" ONTO LID.
- 3 PVC BALL VALVE. SEE LEGEND FOR SPECIFICATION
- 4 FINISH GRADE IN SHRUB AREAS
- 5 MAINLINE, DEPTH AS PER SPECS.
- 6 DUAL UNION CONNECTIONS AS PART OF BALL VALVE. THREADED IF SPECIFIED IN LEGEND
- 7 (4) BRICK SUPPORTS
- 8 3/4" ROCK, 2 CUBIC FT.
- 9 LANDSCAPE FABRIC

NOTE:  
BOX TO BE INSTALLED TO ALLOW FOR PROPER OPERATION OF BALL VALVE HANDLE. INSTALL AT RIGHT ANGLE TO HARDSCAPE EDGE.

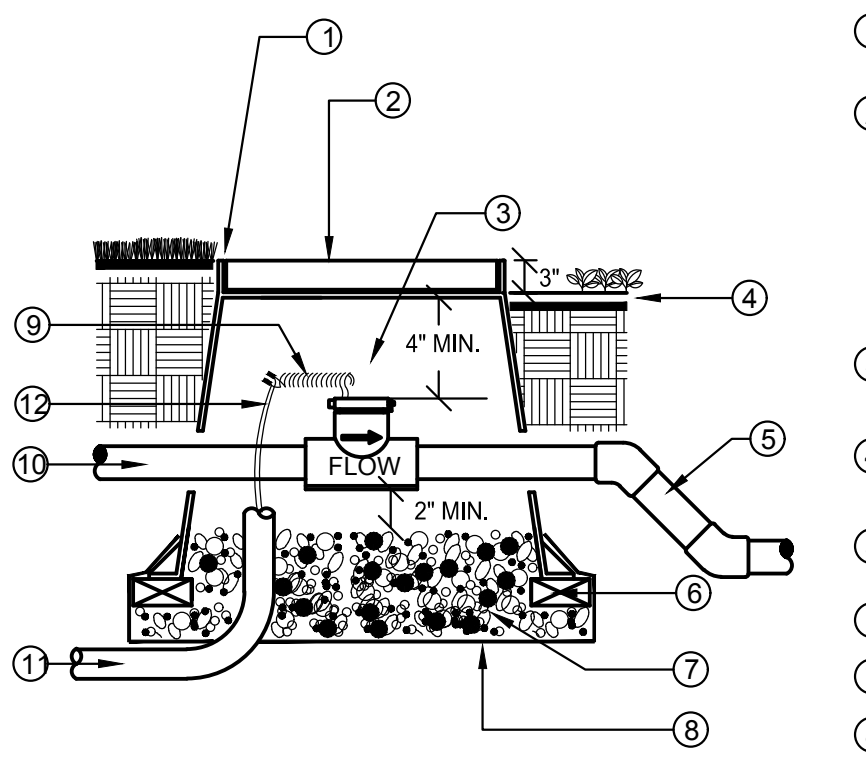
INSTALL VALVE BOX EXTENSIONS AS REQUIRED TO ACHIEVE PROPER VALVE INSTALLATION AT MAINLINE DEPTH.

ALL THREADED CONNECTIONS SHALL HAVE TEFLON TAPE OR PASTE.

**A BALL VALVE, TRU-UNION**  
SCALE: N.T.S.



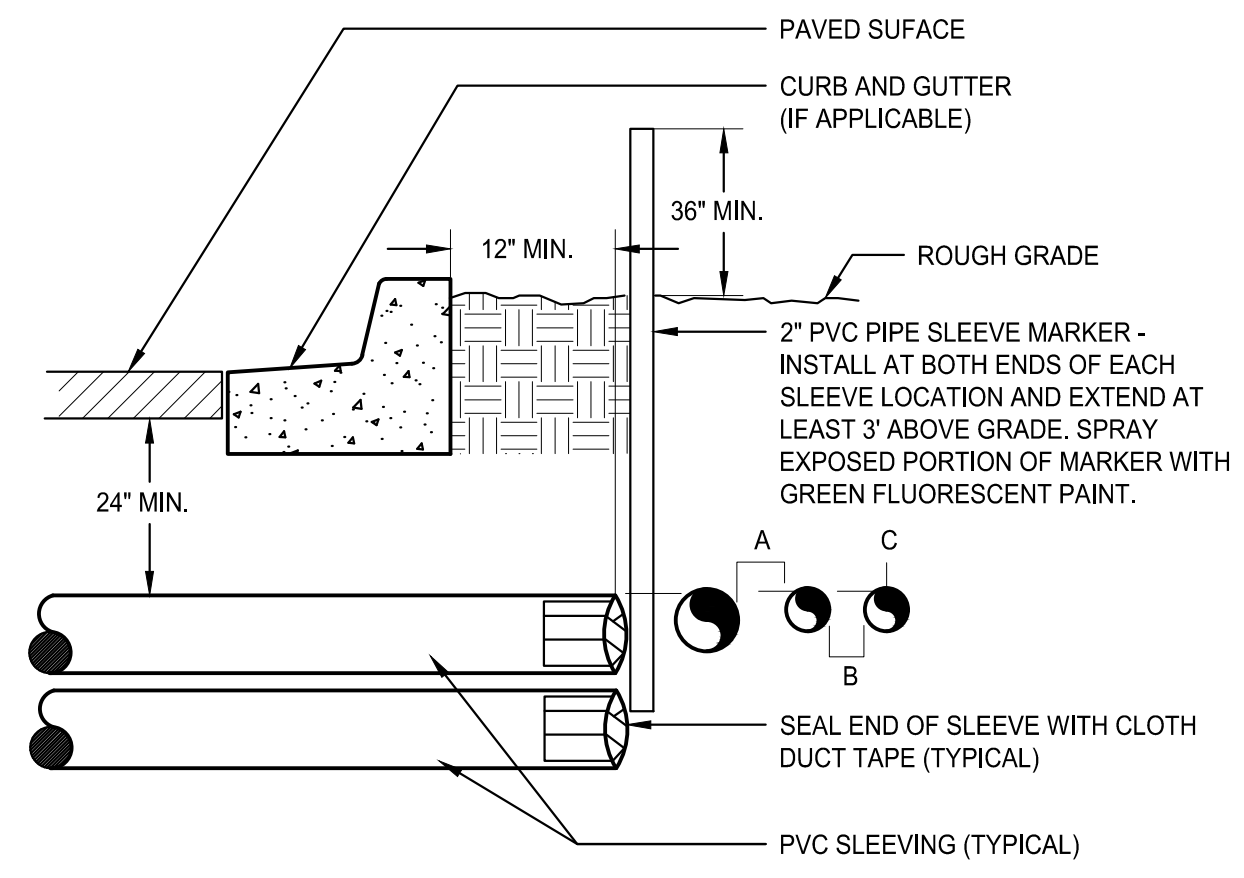
**B WEATHER STATION**  
SCALE: N.T.S.



- 1 FLUSH W/ FINISH GRADE IN TURF AREAS TYP.
- 2 CONCRETE RECTANGULAR VALVE BOX WITH CAST IRON LOCKING LID. BOX TO BE PLACED AT RIGHT ANGLE TO HARDSCAPE EDGE. PAINT "FS" ONTO LID.
- 3 FLOW SENSOR. SEE LEGEND FOR SPECIFICATION
- 4 FINISH GRADE IN SHRUB MULCH AREAS
- 5 PVC MAINLINE TO SYSTEM, PIPE PER SPECIFICATION
- 6 (4) BRICK SUPPORTS
- 7 3/4" ROCK, 2 CUBIC FEET
- 8 LANDSCAPE FABRIC
- 9 24" WIRE LOOP
- 10 PVC MAINLINE FROM MASTER VALVE
- 11 1" ELECTRICAL CONDUIT TO CONTROLLER
- 12 SHIELDED CABLE

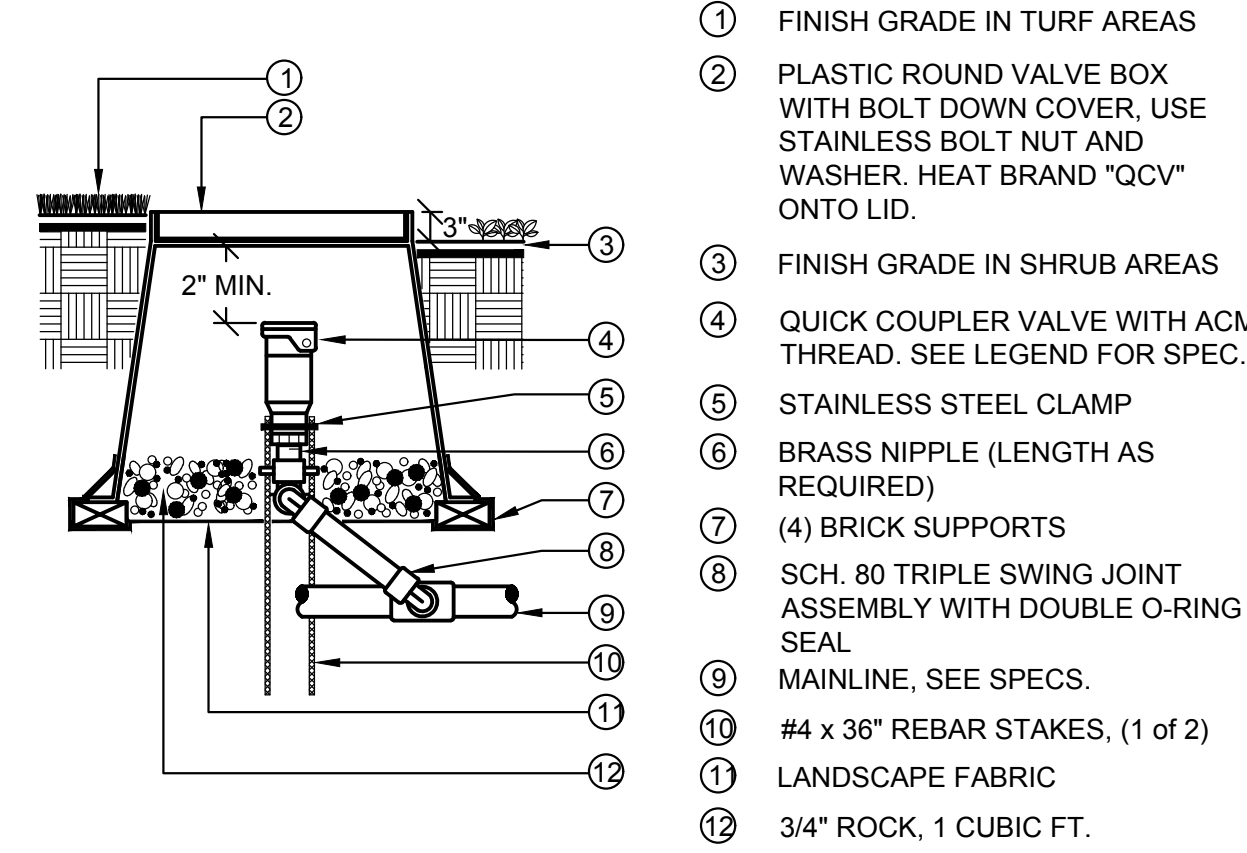
NOTE:  
NO FITTINGS 10x PIPE O.D. UPSTREAM OF SENSOR, NO FITTINGS 5x PIPE O.D. DOWNSTREAM OF SENSOR.  
INSTALL FLOW SENSOR PER THE MANUFACTURER'S RECOMMENDATIONS. ROUTE WIRES THROUGH CONDUIT TO IRRIGATION CONTROLLER.  
USE 45 DEGREE ELLS TO ACHIEVE MAINLINE DEPTH ON THE DOWNSTREAM SIDE OF THE FLOW SENSOR.

**C FLOW SENSOR**  
SCALE: N.T.S.



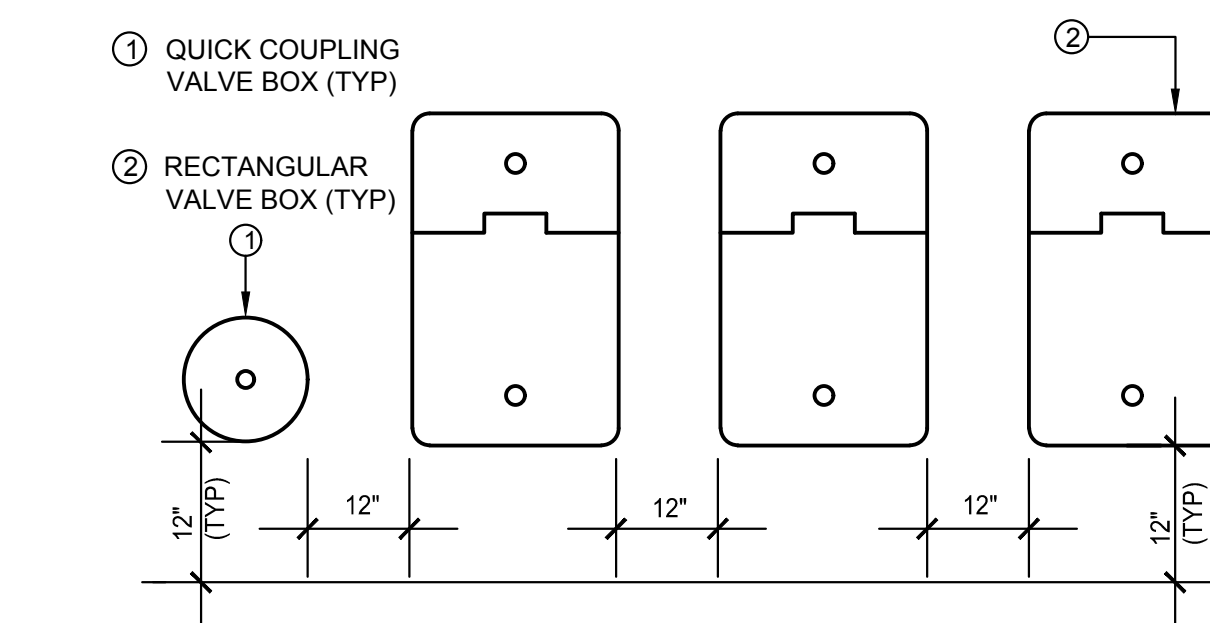
NOTE:  
• ALL SLEEVE MATERIAL PER IRRIGATION SCHEDULE. SIZE AS NOTED ON PLAN.  
• INSTALL SLEEVES IN SIDE-BY-SIDE CONFIGURATION WHERE MULTIPLE SLEEVES ARE TO BE INSTALLED. SPACE SLEEVES 4" TO 6" APART. DO NOT STACK SLEEVES VERTICALLY.  
• CONTRACTOR TO COORDINATE WITH FLATWORK INSTALLER TO BRAND A "V" IN SIDEWALK OR CURB AT BOTH ENDS OF SLEEVE CROSSING.

**D IRRIGATION SLEEVING**  
SCALE: N.T.S.



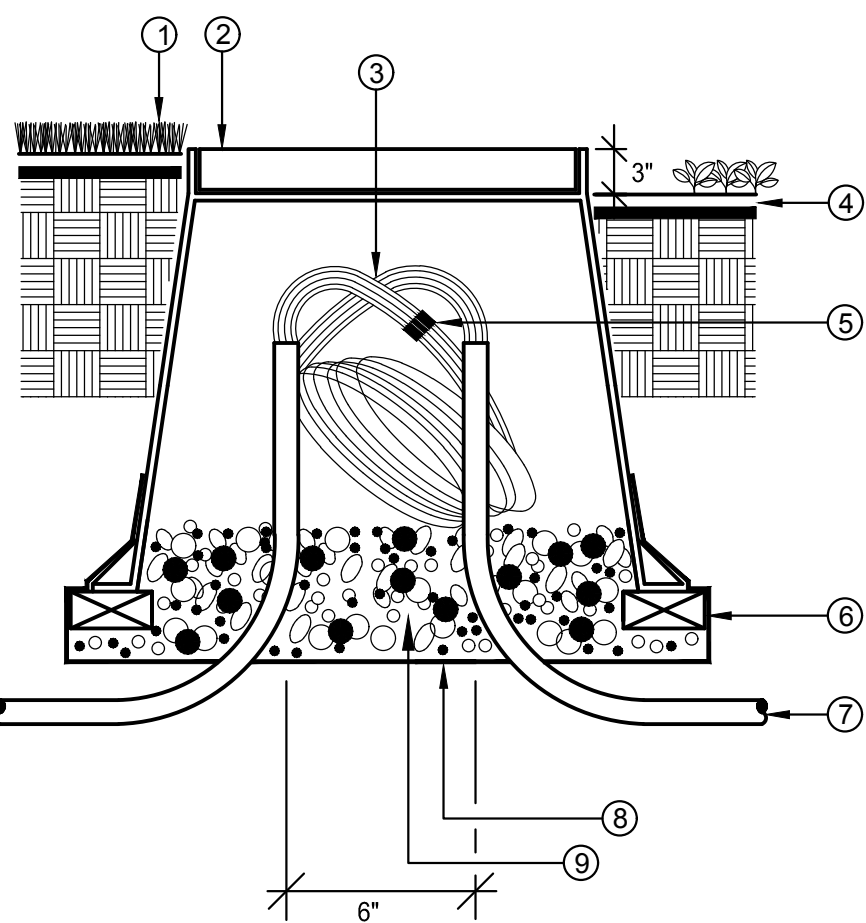
NOTE:  
ALL THREADED CONNECTIONS TO HAVE TEFLON TAPE OR PASTE.  
QUICK COUPLER VALVE KEY MUST SWIVEL FREELY WHEN INSERTED INTO LUG TRACK.

**E QUICK COUPLER VALVE**  
SCALE: N.T.S.



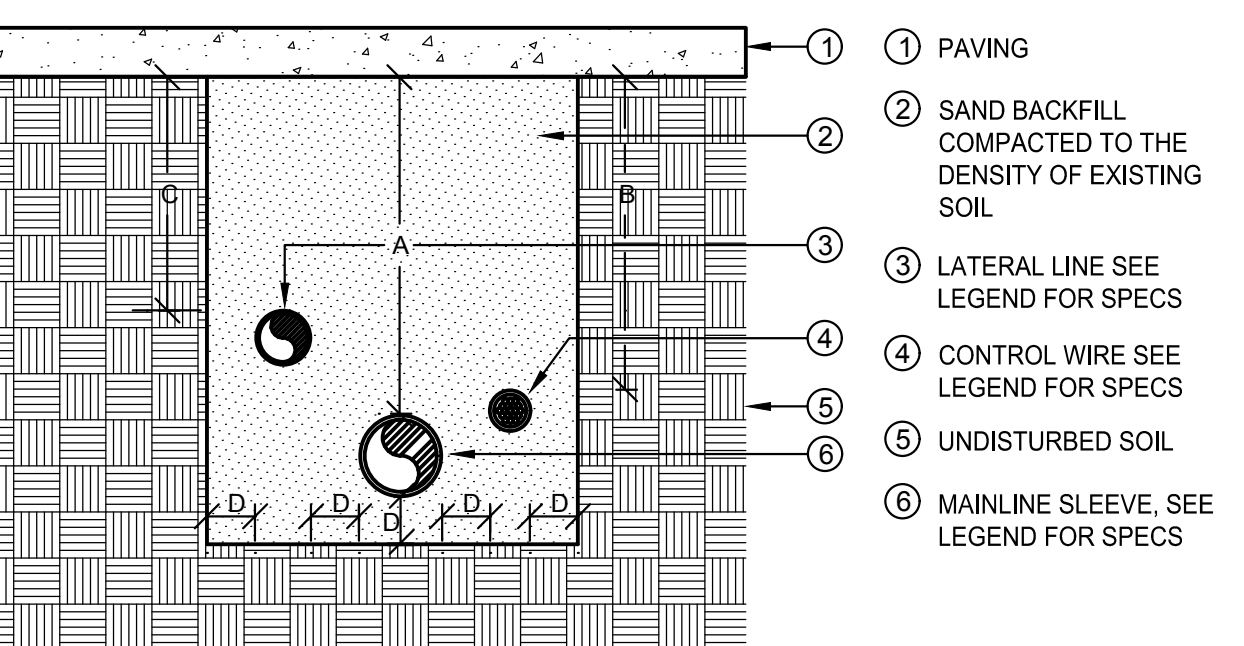
NOTES:  
1. VALVE BOXES SHALL BE LABELED BY HOT IRON BRANDING OR ALUMINUM ASPHALT BASED WATERPROOF PAINT.  
2. CONTROL VALVES SHALL BE INSTALLED TO ALLOW ORDERLY ARRANGEMENT OF VALVE BOXES.  
3. LOCATE VALVE ASSEMBLIES IN SHRUB OR GROUND COVER AREAS WHEN POSSIBLE.  
4. LOCATION OF VALVE ASSEMBLIES SHALL BE STAKED FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.  
5. CENTER VALVE BOXES OVER VALVE ASSEMBLY TO FACILITATE ACCESS AND MAINTENANCE.  
6. SET VALVE BOXES AT EQUAL ELEVATIONS WITH TOPS AT FINISH GRADE IN TURF AREAS OR 3" ABOVE FINISH GRADE IN SHRUB/GROUND COVER AREAS.  
7. VALVE BOXES SHALL BE SET PARALLEL TO EACH OTHER AND PERPENDICULAR TO EDGE OF AREA.  
8. DO NOT DEFORM OR COLLAPSE VALVE BOX BY EXCESSIVE SOIL COMPACTING AROUND BOX.  
9. ON RECYCLED SYSTEMS ALL VALVE BOXES AND QUICK COUPLER VALVES SHALL BE CLEARLY COLORED PURPLE.

**F VALVE BOX LAYOUT**  
SCALE: N.T.S.



- 1 FINISHED GRADE IN TURF AREAS
- 2 10" ROUND PLASTIC VALVE BOX WITH BOLT DOWN COVER, USE STAINLESS BOLT, NUT, AND WASHER. HEAT BRAND "PB" ONTO LID.
- 3 24" WIRE EXPANSION LOOP (TYP.)
- 4 FINISH GRADE IN SHRUB AREAS
- 5 WATER PROOF WIRE CONNECTORS
- 6 (4) BRICK SUPPORTS
- 7 PVC ELECTRICAL SWEEP (IF INSTALLED IN CONDUIT)
- 8 LANDSCAPE FABRIC
- 9 3/4" ROCK, 1 CUBIC FT.

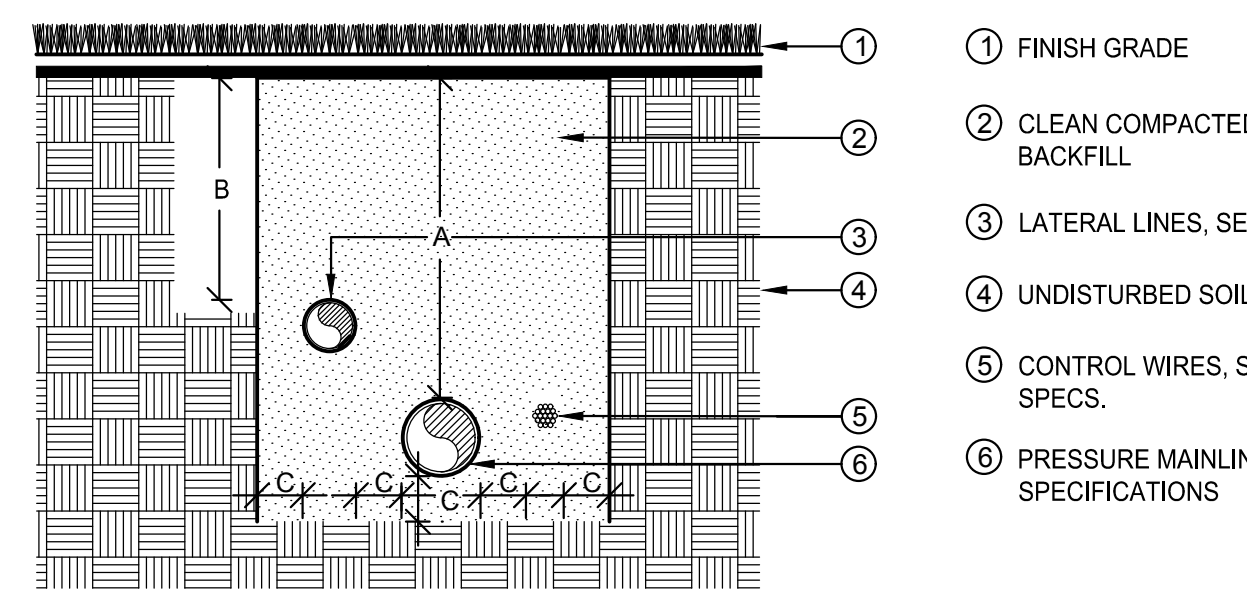
**G ROUND PULL BOX**  
SCALE: N.T.S.



PVC SLEEVES TO BE TWICE THE DIAMETER OF THE PIPE OR WIRE BUNDLE CARRIED.

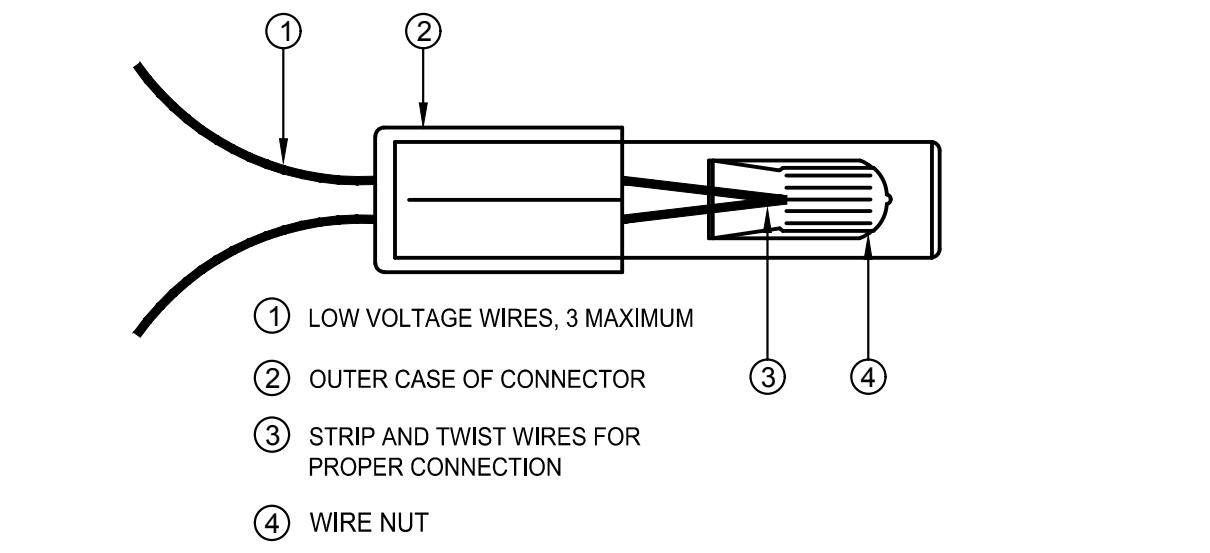
DIMENSION- PEDESTRIAN	A	B	C	D
2" TO 12" SIZE	30"	24"	18"	4"
DIMENSION- VEHICLE	A	B	C	D
2" TO 12" SIZE	36"	30"	24"	4"

**H SLEEVE INSTALLATION**  
SCALE: N.T.S.



DIMENSION	A	B	C
1/2" TO 2-1/2" IN SIZE	24"	18"	4"
3" IN SIZE	24"	X	4"
4" AND LARGER	36"	X	4"

**I PIPE INSTALLATION**  
SCALE: N.T.S.



NOTE:  
INSPECT, TEST, AND VERIFY PROPER SYSTEM CONNECTION BEFORE INSERTION INTO SEALANT CARTRIDGE. DO NOT REUSE SEALANT CARTRIDGES.

**J WIRE CONNECTIONS**  
SCALE: N.T.S.

NO.	BY	DATE	REVISION

SEAL:

PROJECT NO: 2243  
DATE: 3/29/2022  
DRAWN/DESIGNED BY: KN/TM  
CHECKED BY: KN

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ENGLEWOOD, CO 80112  
rickengineering.com  
303.537.8020

**RICK**  
ENGINEERING COMPANY

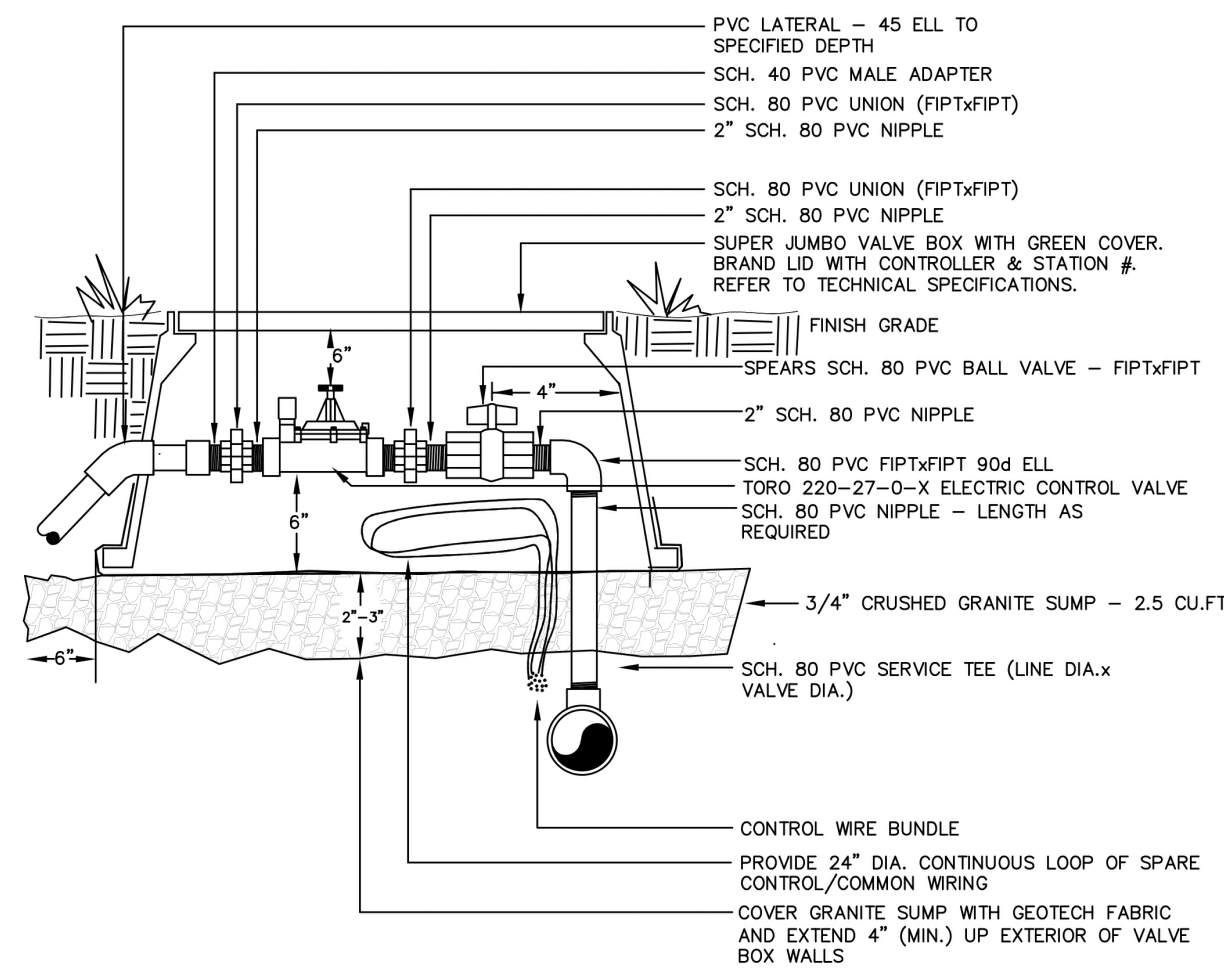
San Diego - Riverside - Sacramento - Orange - Tucson - Phoenix - Las Vegas - Denver

SITE PLAN PREPARED FOR:  
**DOUGLAS 234, FILING NO. 6,  
AMENDMENT 1, LOT 4**  
DOUGLAS COUNTY, COLORADO

**LANDSCAPE IRRIGATION & DETAILS**

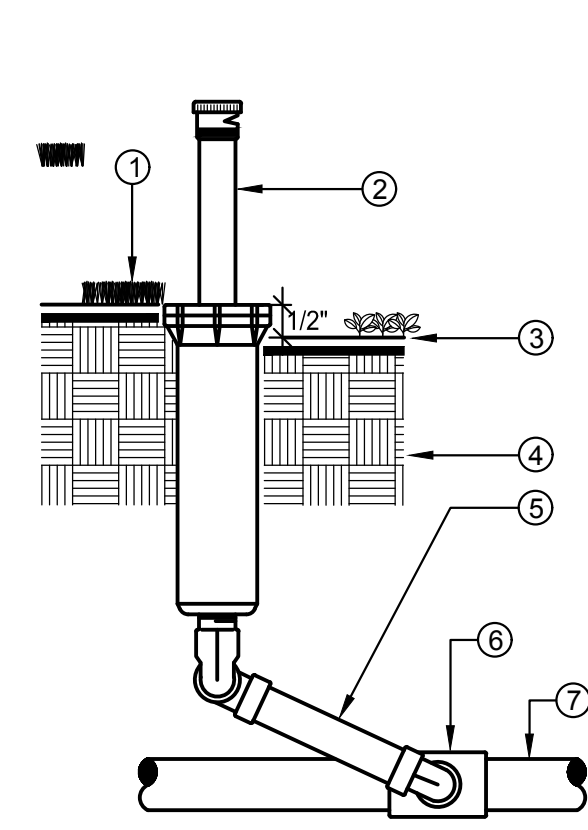
# SITE PLAN FOR DUNKIN' DOUNUTS DOUGLAS 234, FILING NO. 6, AMENDMENT 1, LOT 4

A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29,  
TOWNSHIP 6 SOUTH, RANGE 66 WEST, 6TH PRINCIPAL MERIDIAN,  
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO  
0.901 ACRES, 1 COMMERCIAL LOT



- NOTES:
1. DIAMETERS OF BALL VALVES, PVC FITTINGS, AND NIPPLES SHALL EQUAL ELECTRIC CONTROL VALVE DIAMETER
  2. VALVE BOXES SHALL BE INSTALLED PARALLEL OR PERPENDICULAR TO ADJACENT SIDEWALKS AND HARD SURFACES WHERE APPLICABLE
  3. USE BRAND NAMES SPECIFIED OR APPROVED EQUAL
  4. BALL VALVE IN SEPARATE BOX FOR VALVES THAT ARE 3" OR GREATER

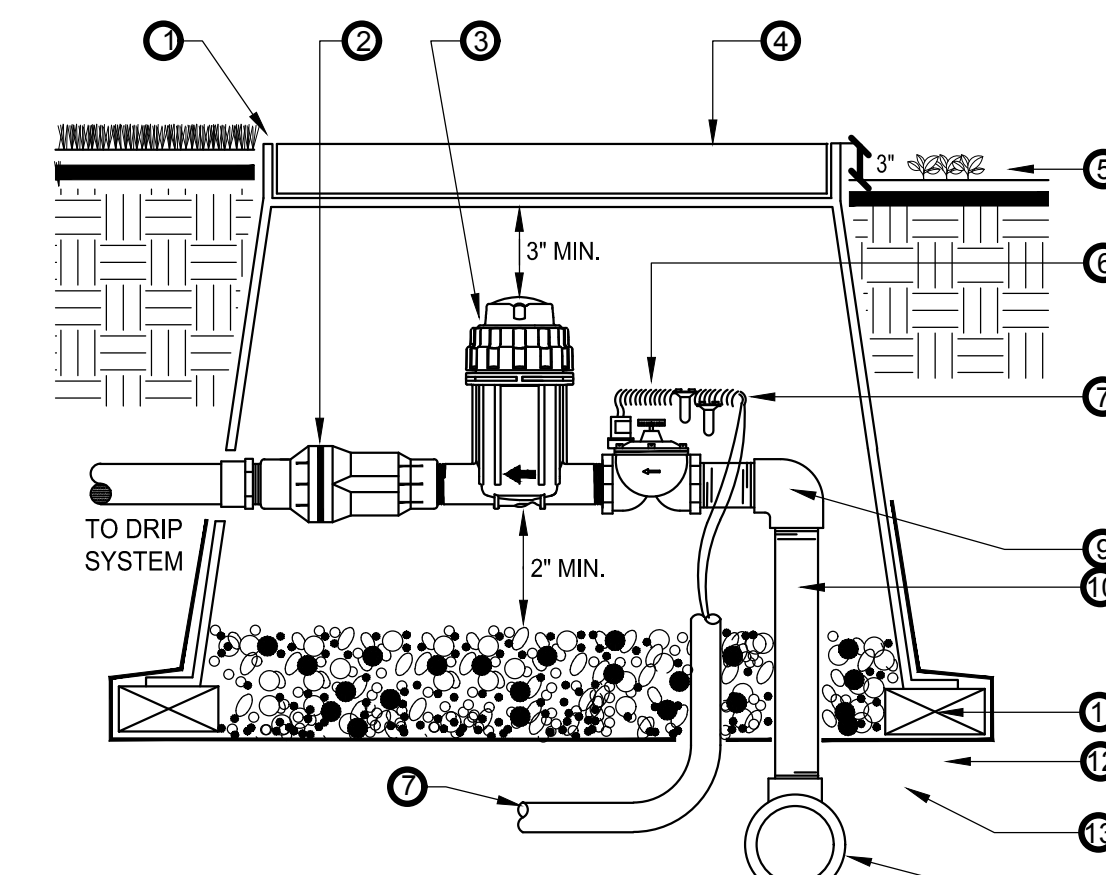
**A** AUTOMATIC CONTROL VALE  
NTS



- NOTE:
- INSTALL SPRINKLER HEADS 24" FROM PAVING EDGE. INSTALL SPRINKLER HEADS PLUMB. ADJUST SPRAYS OR NOZZLE STREAM TO COVER LANDSCAPE AREA WITHOUT OVERSPRAY ONTO PAVING, FENCES, WALLS OR BUILDINGS. ALL THREADED CONNECTIONS TO HAVE TEFLON TAPE OR PASTE.
- WHERE INSTALLED AT TREES, INSTALL BUBBLERS 3" FROM TRUNK TO ENSURE PROPER WATERING AS TREE GROWS

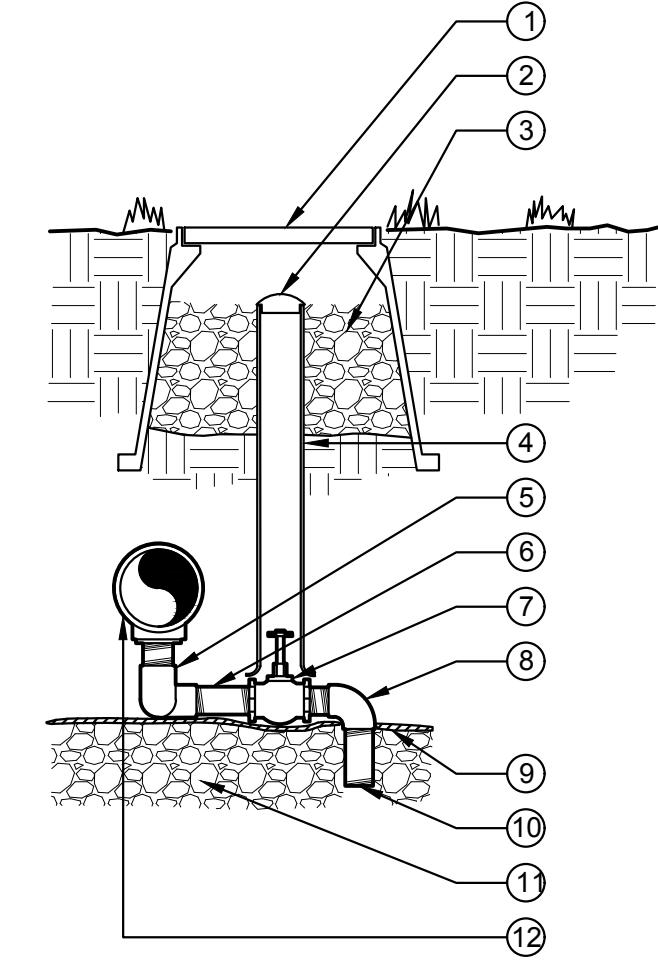
**B** POP-UP SPRINKLER  
NTS

1. INSTALL SPRINKLER HEAD FLUSH WITH FINISH GRADE IN TURF AREAS
2. POP-UP SPRINKLER HEAD, SPRAY OR ROTOR SEE LEGEND FOR SPECIFICATION
3. INSTALL SPRINKLER HEAD 1/2" ABOVE FINISH GRADE IN SHRUB AND GROUND COVERS AREAS
4. UNDISTURBED SOIL
5. TRIPLE SWING JOINT ASSEMBLY
6. SCH 40 PVC SxSXT TEE FITTING LATERAL x SPRINKLER INLET SIZE
7. LATERAL LINE, SEE SPECIFICATIONS FOR TYPE AND DEPTH REQUIRED



- NOTE:
- INSTALL VALVE BOX EXTENSIONS AS REQUIRED TO ACHIEVE PROPER VALVE INSTALLATION AT MAIN LINE DEPTH. ALL THREADED CONNECTIONS TO HAVE TEFLON TAPE OR PASTE.

**C** DRIP CONTROL ZONE KIT  
SCALE: N.T.S.



- NOTE: APPLY TEFLON TAPE TO ALL MALE THREADED PVC FITTINGS AND ALL NIPPLES.

**D** MANUAL DRAIN VALVE  
SCALE: N.T.S.

NO.	DATE	REVISION

SEAL:

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303.537.8020  
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PROJECT NO: 2243 | DRAWN/DESIGNED BY: KN/TM  
DATE: 3/29/2022 | CHECKED BY: KN

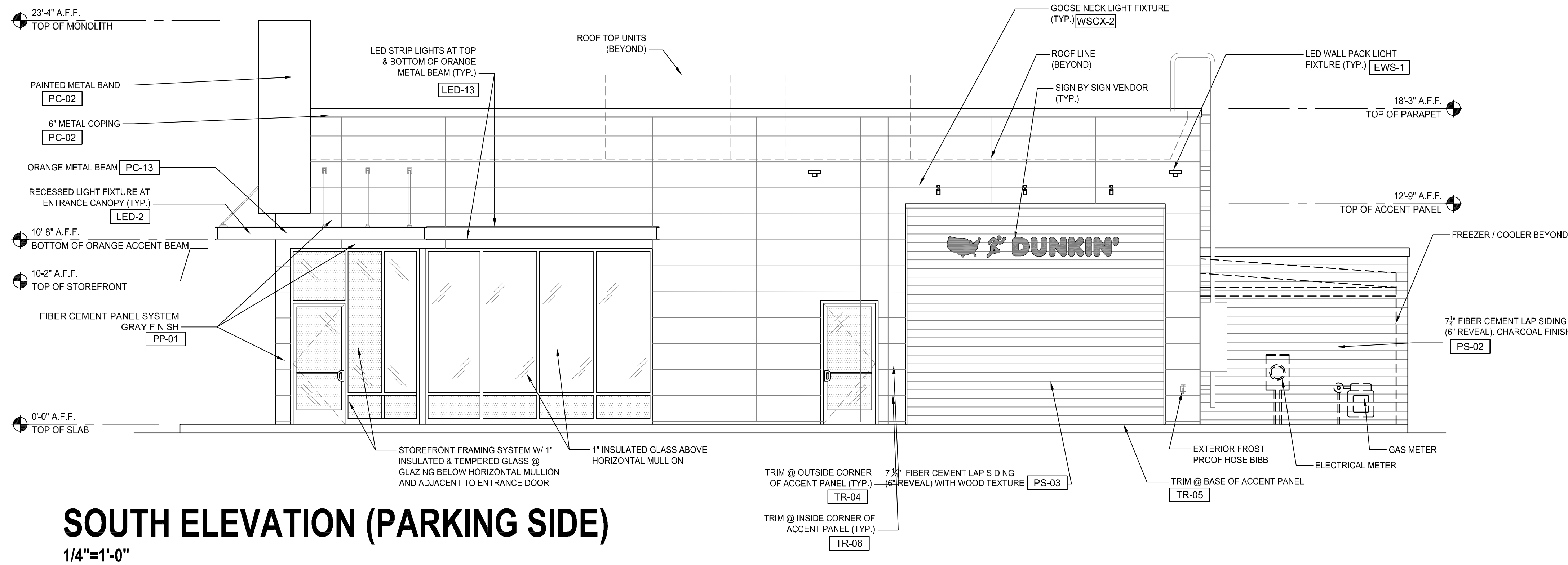
RICK ENGINEERING COMPANY  
San Diego - Riverside - San Luis Obispo - Sacramento - Orange - Tucson - Phoenix - Las Vegas - Denver

SITE PLAN PREPARED FOR:  
**DOUGLAS 234, FILING NO. 6,  
AMENDMENT 1, LOT 4**  
DOUGLAS COUNTY, COLORADO

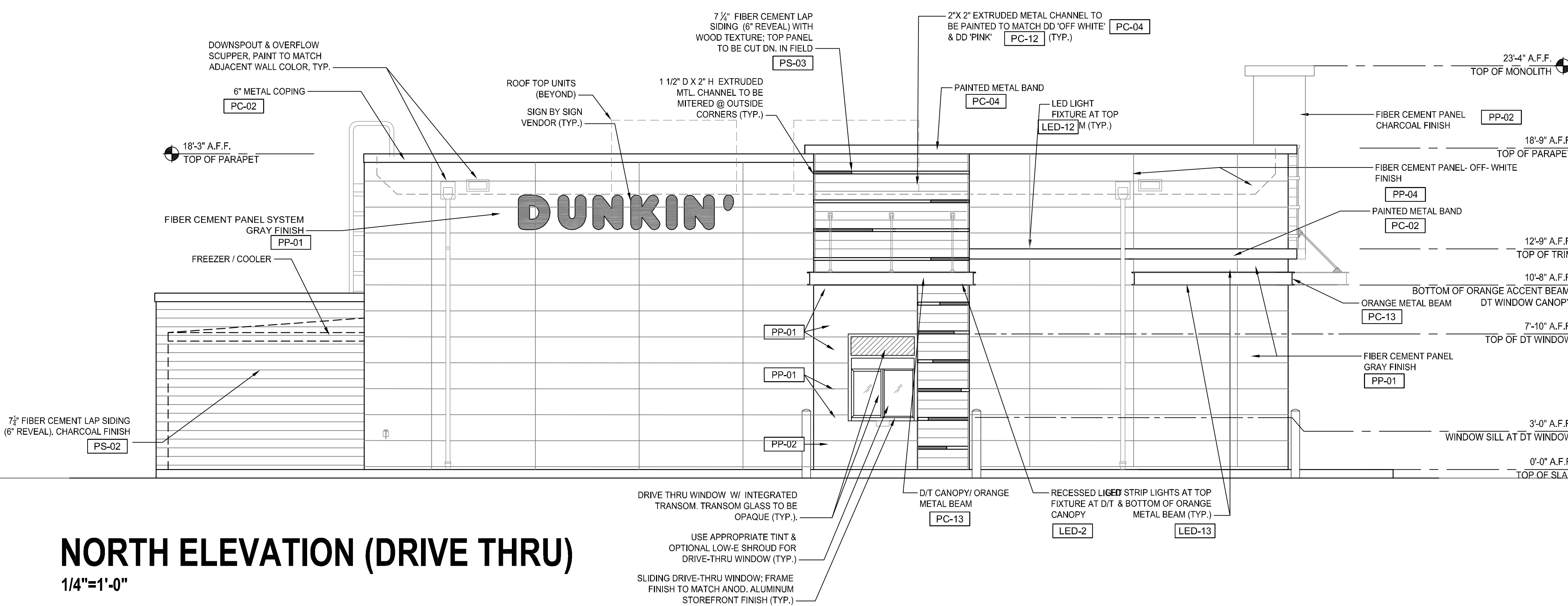
**LANDSCAPE IRRIGATION & DETAILS**

SITE PLAN  
DUNKIN' DONUTS

# DOUGLAS 234, FILING NO. 6, AMENDMENT 1, LOT 4

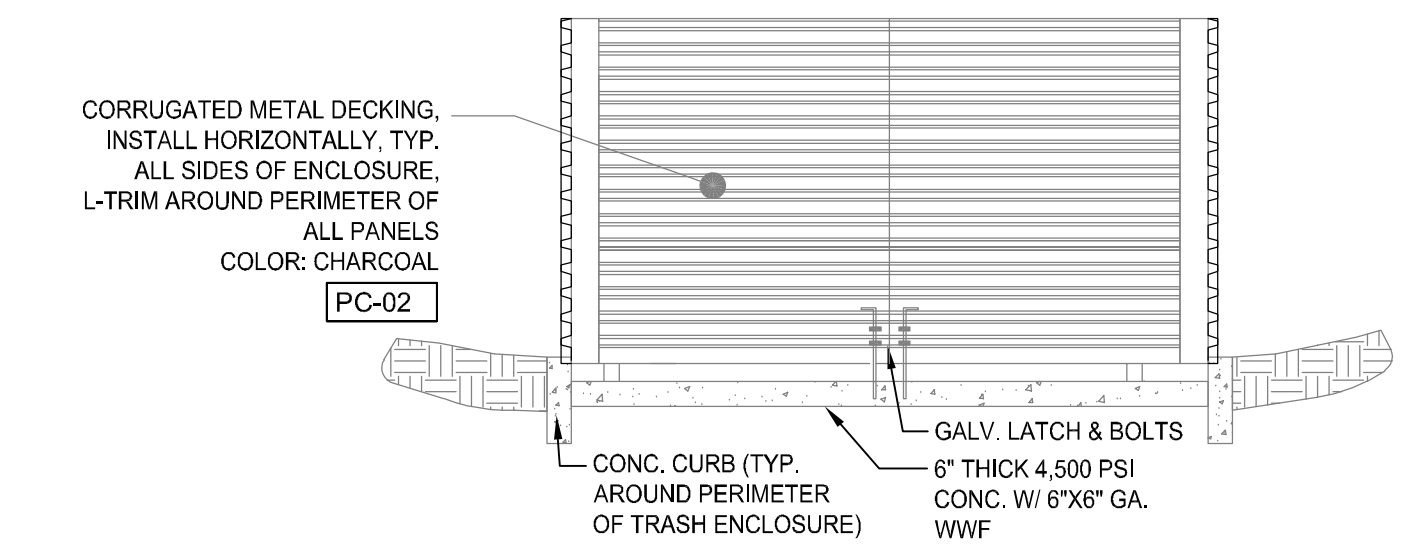


**SOUTH ELEVATION (PARKING SIDE)**  
1/4"=1'-0"



**NORTH ELEVATION (DRIVE THRU)**  
1/4"=1'-0"

MATERIAL SCHEDULE			
CODE	MATERIAL	MANUFACTURER	PRODUCT #
PP-01	FIBER-CEMENT CLADDING	NICHIHA	GRAY FINISH TUFFBLOCK "PEWTER" EPF641F
PP-02	FIBER-CEMENT CLADDING	NICHIHA	CHARCOAL FINISH TUFFBLOCK "STEEL" EPF644F
PP-04	FIBER-CEMENT CLADDING	NICHIHA	OFF WHITE FINISH MIRAIA SNOW - EDM1014SUS AWP 18X18 SMOOTH
PS-02	FIBER CEMENT SIDING	JAMES HARDIE	CHARCOAL FINISH WOOD FINISH RUSTIC SERIES WOODTONE
PS-03	FIBER CEMENT SIDING	WOODTONE	CHARCOAL FINISH SW 7069 "IRON ORE"
PC-02	PAINTED COATING	SHERWIN WILLIAMS	OFF WHITE FINISH SW 7063 "NEBULOUS WHITE"
PC-04	PAINTED COATING	POWDER COAT	DD PINK FINISH-COLOR MATCH PMS 219 C
PC-12	PAINTED COATING	SHERWIN WILLIAMS	DD PINK FINISH-COLOR MATCH PMS 219 C
PC-13	PAINTED COATING	SHERWIN WILLIAMS	DD ORANGE FINISH COLOR # 5059990



**TRASH ENCLOSURE (FRONT)**  
1/4"=1'-0"

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PROJECT NO:  
DATE:

DRAWN/DESIGNED BY:  
CHECKED BY:

NO. BY DATE REVISION

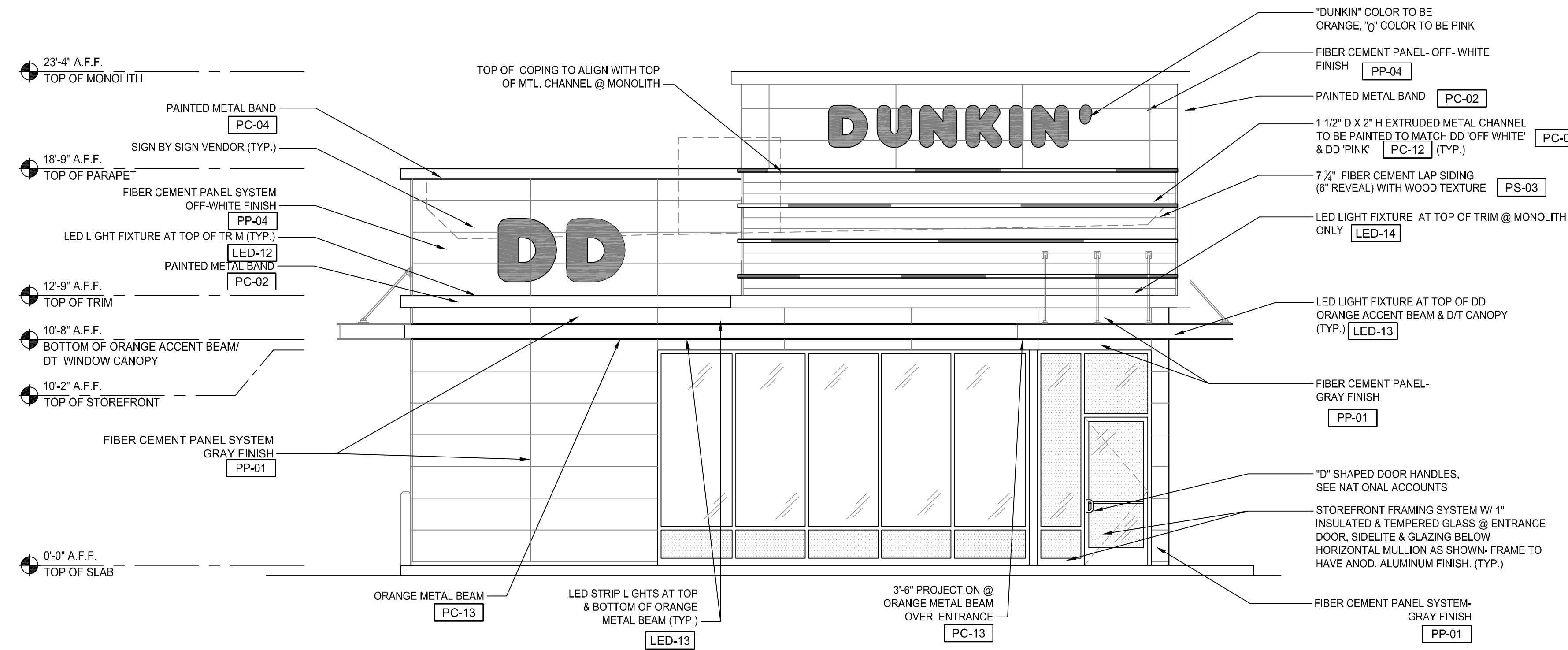
DOUGLAS 234, FILING NO. 6,  
AMENDMENT 1, LOT 4

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

DRAWING NO.  
12  
SHEET NO. OF

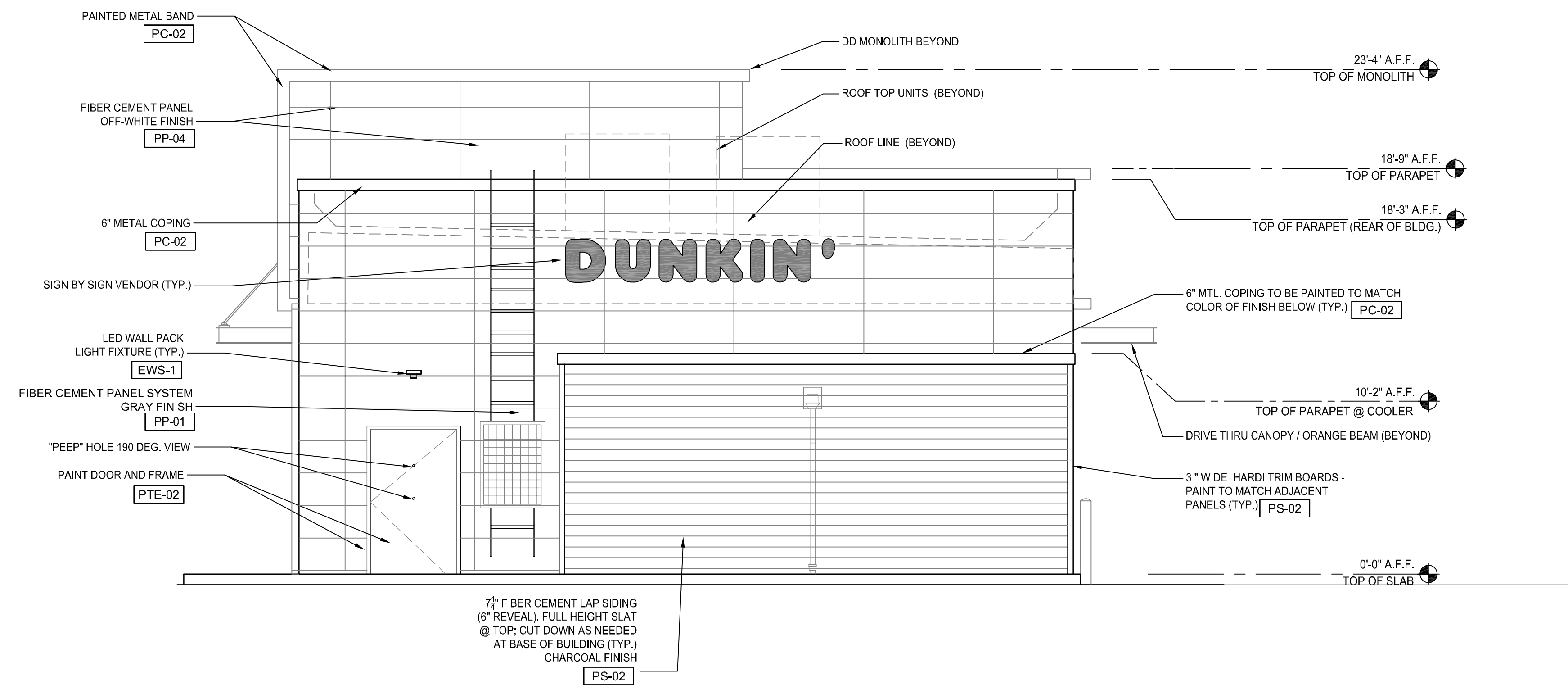
SITE PLAN  
DUNKIN' DONUTS

# DOUGLAS 234, FILING NO. 6, AMENDMENT 1, LOT 4



MATERIAL SCHEDULE			
CODE	MATERIAL	MANUFACTURER	PRODUCT #
PP-01	FIBER-CEMENT CLADDING	NICHIHA	GRAY FINISH TUFFBLOCK "PEWTER" EPF641F
PP-02	FIBER-CEMENT CLADDING	NICHIHA	CHARCOAL FINISH TUFFBLOCK "STEEL" EPF644F
PP-04	FIBER-CEMENT CLADDING	NICHIHA	OFF WHITE FINISH MRAIA SNOW - EDM1014SUS AWP 18X18 SMOOTH
PS-02	FIBER CEMENT SIDING	JAMES HARDIE	CHARCOAL FINISH WOOD FINISH
PS-03	FIBER CEMENT SIDING	WOODTONE	RUSTIC SERIES WOODTONE
PC-02	PAINTED COATING	SHERWIN WILLIAMS	CHARCOAL FINISH SW 7069 "IRON ORE"
PC-04	PAINTED COATING	POWDER COAT	OFF WHITE FINISH SW 7063 "NEBULOUS WHITE"
PC-12	PAINTED COATING	SHERWIN WILLIAMS	DD PINK FINISH-COLOR MATCH PMS 219 C
PC-13	PAINTED COATING	SHERWIN WILLIAMS	DD ORANGE FINISH COLOR # 5059990

**WEST ELEVATION (PARKING/ CHAMBERS)**  
1/4"=1'-0"



**EAST ELEVATION (BACK)**  
1/4"=1'-0"

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**DOUGLAS 234, FILING NO. 6,  
AMENDMENT 1, LOT 4**



NO.	BY	DATE	REVISION

PROJECT NO: \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 DRAWN/DESIGNED BY: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_

