



Development Review Division

Community Development Department: *Town Hall / 20120 East Mainstreet Parker, CO 80138* Phone: 303.841.2332 Fax: 303.841.3223

MEMORANDUM

TO: John Sponseller
FROM: Carson Byerhof, Planner I
DATE: July 28, 2022
SUBJECT: SP22-041 – Dunkin Donuts
Review Comments 01

Listed below are the Planning Division's comments related to your land use application, which must be responded to. If you wish to discuss a comment, please contact your Case Planner. Upon resubmittal, please sign and return this memo. A follow-up meeting with the reviewing agencies can be scheduled to provide additional guidance by contacting the Case Planner.

TOWN OF PARKER PLANNING DEPARTMENT CASE PLANNER: Carson Byerhof

EMAIL: cbyerhof@parkeronline.org

PHONE: 303.805.3331

GENERAL PROJECT COMMENTS:

1. The Planning Division references certain sections of the Parker 2035 Master Plan, the Land Development Ordinance (LDO) and the Development Design Standards. Copies of these documents are available at:

[Parker 2035 Master Plan](#)

[Development Design Standards](#)

[Land Development Ordinance](#)

2. The Planning Division has made every effort to make this comment letter as comprehensive as possible. However, additional comments that have not been provided as part of this comment letter may be identified as part of future submittals, based on revisions to the project.
3. Please contact the referral agencies if you have questions regarding their review comment(s).
4. A redlined plan is included with this memorandum and is intended to supplement and clarify the review comments of this memorandum.
5. Final Plans submitted to the Building Department, Engineering Department and Parker Water and Sanitation District **must be exactly the same as the approved Site Plan set.**
6. The Town of Parker has implemented a naming convention for all applications. For all future documents that are uploaded to TRAKiT please ensure the submittal round is first, the name of the document is second and the name of the project is third. Staff will not refer the application out with this naming convention.
Example: "02" or "Second Submittal"

7. **Prairie Dog Management:** The Town’s current land development ordinance section 13.10.250 - Prairie Dog Management requires applicants/developers to manage any prairie dogs on site as a condition of the land use application approval and site development. The applicant and developer will be required to acknowledge this code section and provide certification of required management efforts. Management should begin as early as possible during the review process. Please coordinate with staff.

Site Plan and Project Details

1. **More detailed review of materiality will be needed with material board. For alternative considerations to architectural requirements, please provide examples of work in other sites for review between reviews.**
2. **Please reference the redlines for additional comments/clarification.**

Comment Addressed: Yes No

Response:

OUTSIDE REFERRAL AGENCY COMMENTS

Please address all outside referral agency comments with a written response. The following agencies have provided comments for review:

- IREA/CORE
- Parker Water and Sanitation
- Town of Parker – Construction Plans (Civil)
- Town of Parker – Construction Plans (Stormwater)
- Town of Parker – Drainage Report (Stormwater)
- Town of Parker – Fire Life Safety

Please see the following advisory comments:

- Cherry Creek Basin Water Quality Authority
- Douglas County – Planning Services
- Public Service Company of Colorado

Please keep an eye out in eTRAKiT for the comment to the following reviews:

- Comcast
- Douglas 234 Horse Creek HOA
- Douglas County Engineering
- Douglas County School District
- South Metro Fire
- Town of Parker – Construction Plans (Civil)
- Town of Parker – Drainage Report (Civil)
- Town of Parker – Economic Development

Staff Comments 01
SP22-041
Dunkin Donuts
July 28, 2022

- Town of Parker – Floodplain Development Plan
- Town of Parker – Plat (Civil)
- Town of Parker – Site Plan (Civil)
- Town of Parker – Traffic Impact Study

All comments are available on eTRAKiT. Please address accordingly.

Comment(s) Addressed: Yes No

Response:

Property Owner

Date

Project Representative

Date

CONTACT LIST

DEVELOPER

FIRST CUP DUNKIN' DONUTS, LLC
106 S. KYRENE RD, SUITE 2
CHANDLER, AZ 85226
PHONE: 480.313.2724
CONTACT: BRIAN ZUREK

ARCHITECT

ETHOS ARCHITECTURE GROUP
8025 W. 25TH PLACE
LAKEWOOD, CO 80114
PHONE: 303.374.9896
CONTACT: JOHN SPONSELLER

ENGINEER

RICK ENGINEERING COMPANY
8678 CONCORD CENTER DR, UNIT 200
ENGLEWOOD, CO 80112
PHONE: 303.537.8020
CONTACT: TROY BALES

SURVEYOR

RICK ENGINEERING COMPANY
5690 WEBSTER ST.
ARVADA, CO 80002
PHONE: 303.403.2433
CONTACT: ROBERT HENNESSY

PARKER PUBLIC WORKS

20120 E. MAINSTREET
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
PARKER, CO 80138
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: 303.668.3100
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

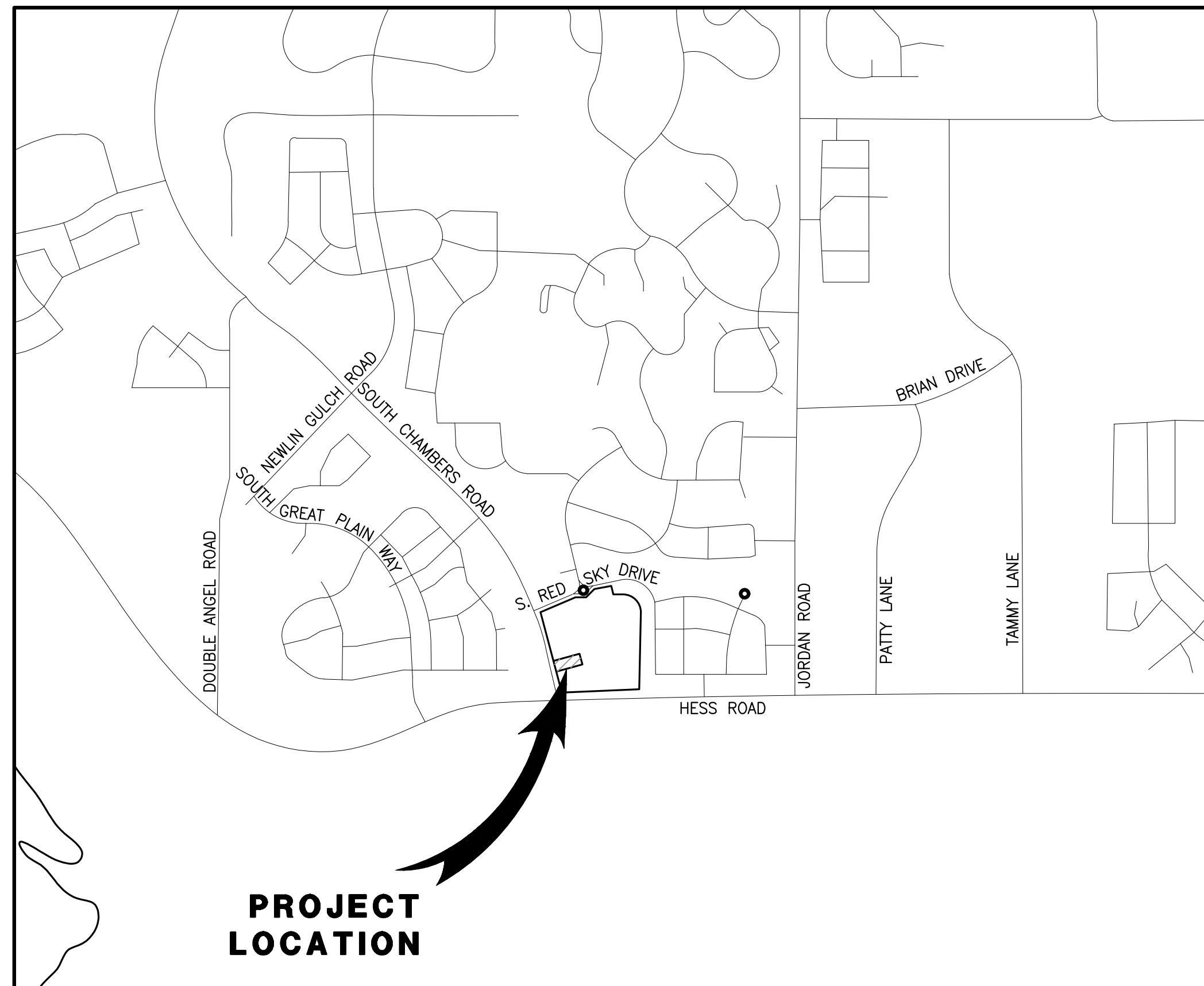
BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 08035C0181G AND DATED MARCH 16, 2016 - SUBJECT PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA.

LEGAL DESCRIPTION

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

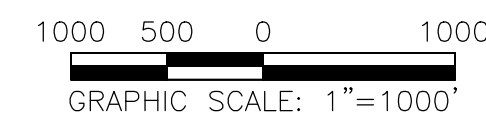
**SITE PLAN FOR
DUNKIN' DONUTS
DOUGLAS 234, FILING NO. 6,
AMENDMENT 1, LOT 4**

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'



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

Is indoor seating included with this establishment? Will need to be 1/3 person seating capacity if so
RESPONSE: WE ARE NOW PROVIDING 18 SPACES AS THE NLA IS LESS THAN PREVIOUSLY. WE ARE CALCULATING THE PARKING REQUIRED WITH THE 1 SPACE PER 100 NLA AS THIS GIVES US A GREATER NUMBER OF REQUIRED SPACES.

Stand alone eating and drinking establishments require 4

RESPONSE: UPDATED PLANS TO SHOW 4 BICYCLE PARKING SPACES AND UPDATED SITE DATA.

SEAL: _____

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

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

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

DOUGLAS COUNTY, COLORADO

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

COVER SHEET

PREPARED FOR: _____

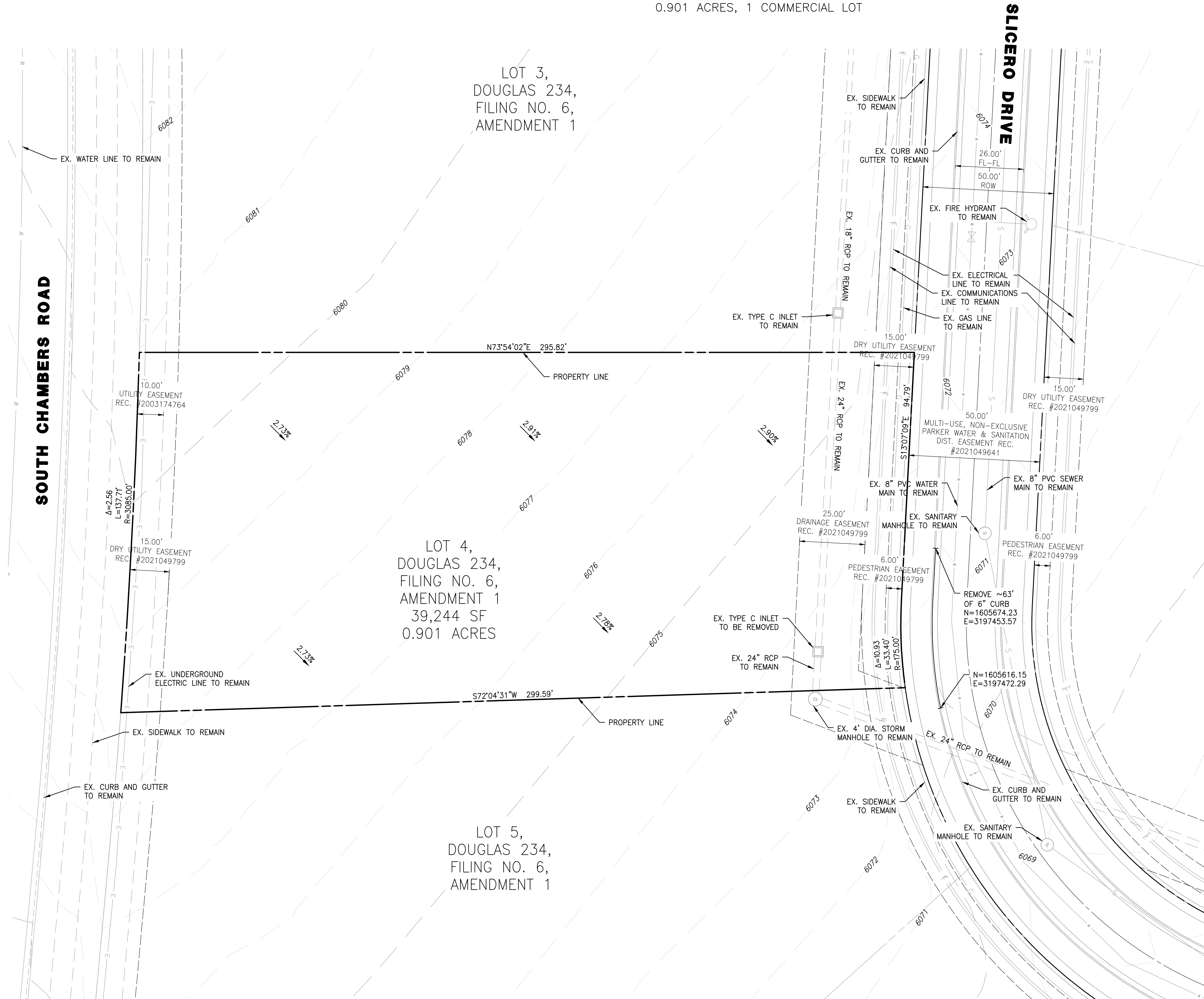
811 Know what's below. Call before you dig.

DRAWING NO. 1

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



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

RICK
ENGINEERING COMPANY

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

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

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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.

DRAWING NO. 2

C:\RICK\Projects\20220001\2243_DunkinDonuts\Civil\Plans\Site Plan\2243-C-DEM001.dwg - plotted by: kalazard on 2022-03-29 @ 07:43 - ©2022 Rick Engineering Company

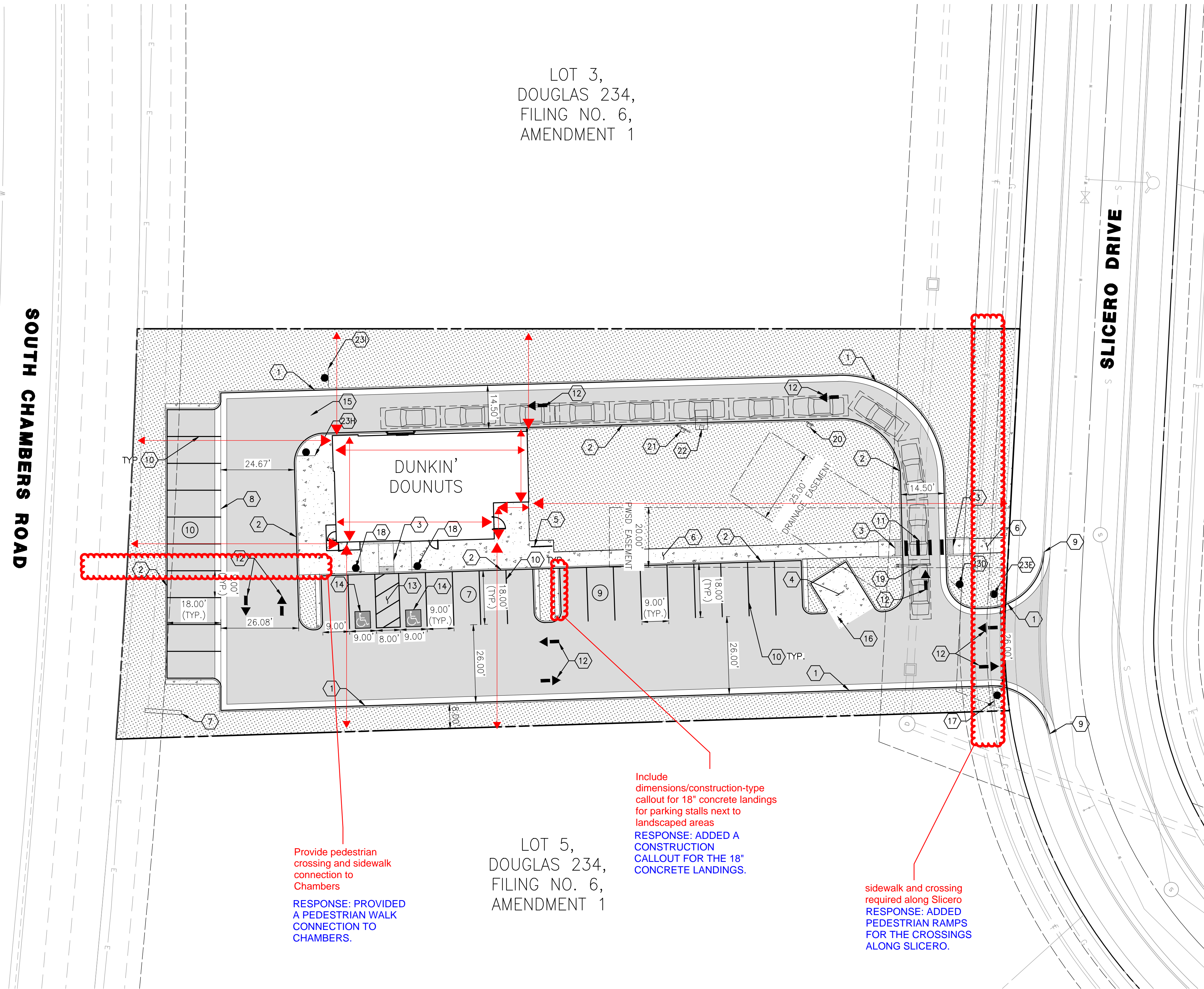
1ST SUBMITTAL

Need to show more detailed context of 50' around lot line (ROW sidewalks and streets and streetscape planting details mainly)

RESPONSE: NOTED AND UPDATED SITE PLAN TO ADD MORE DETAIL TO AROUND THE PROPERTY BOUNDARY.

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

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

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

Provide pedestrian crossing and sidewalk connection to Chambers
RESPONSE: PROVIDED A PEDESTRIAN WALK CONNECTION TO CHAMBERS.

Include dimensions/construction-type callout for 18" concrete landings for parking stalls next to landscaped areas
RESPONSE: ADDED A CONSTRUCTION CALLOUT FOR THE 18" CONCRETE LANDINGS.

sidewalk and crossing required along Slicero
RESPONSE: ADDED PEDESTRIAN RAMPS FOR THE CROSSINGS ALONG SLICERO.

↔ = add dimensions
RESPONSE: NOTED AND ADDED DIMENSIONS OF THE BUILDING AND TO THE PROPERTY BOUNDARY.

LEGEND

PROPERTY LINE	---
RIGHT-OF-WAY CENTERLINE	---
EASEMENT	---
AC PAVING	▨
CONCRETE	▨
LANDSCAPE	▨

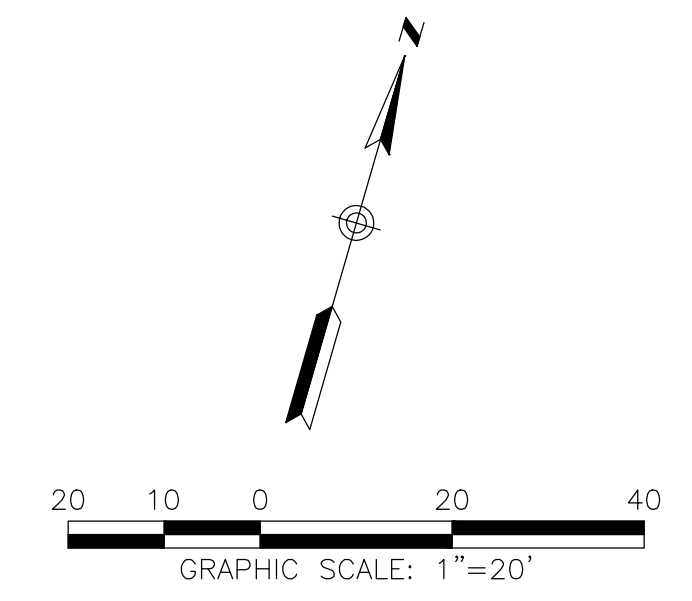
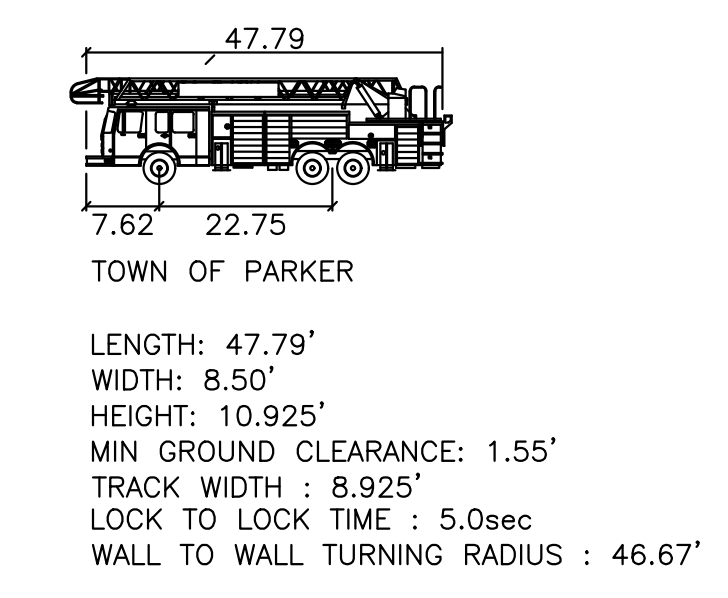
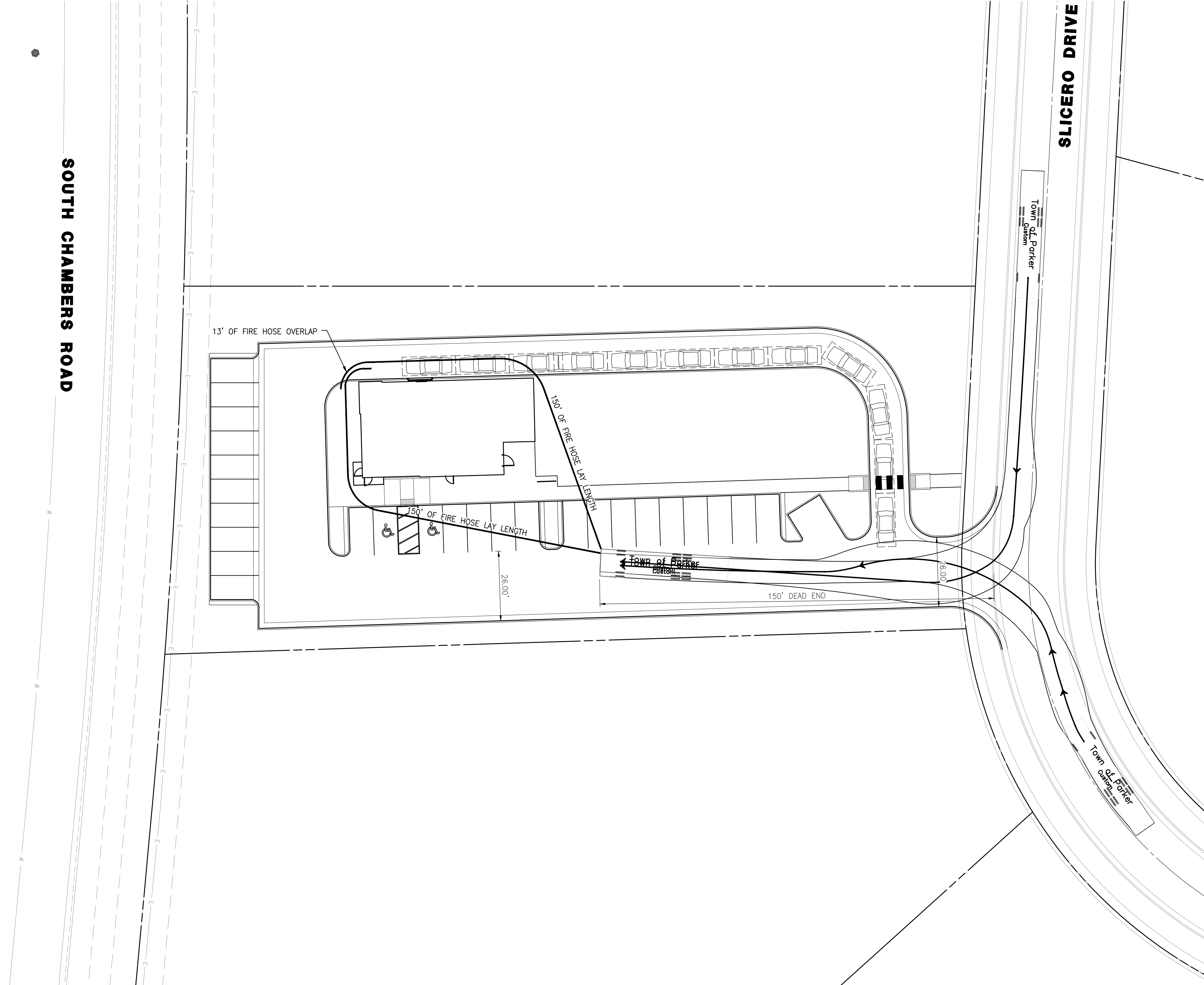
CONSTRUCTION NOTES

- 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>RICK ENGINEERING COMPANY</p> <p>San Diego - Riverside - Sacramento - Orange - Tucson - Phoenix - Las Vegas - Denver</p>	<p>PROJECT NO: 2243 DRAWN/DESIGNED BY: KA/JS DATE: 3/29/2022 CHECKED BY: JS</p> <p>SITE PLAN</p>
<p>SITE PLAN PREPARED FOR:</p> <p>DOUGLAS 234, FILING NO. 6, AMENDMENT 1, LOT 4</p> <p>DOUGLAS COUNTY, COLORADO</p>	<p>DRAWING NO. 3</p> <p>1ST SUBMITTAL</p>

**SITE PLAN FOR
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rickengineering.com

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

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

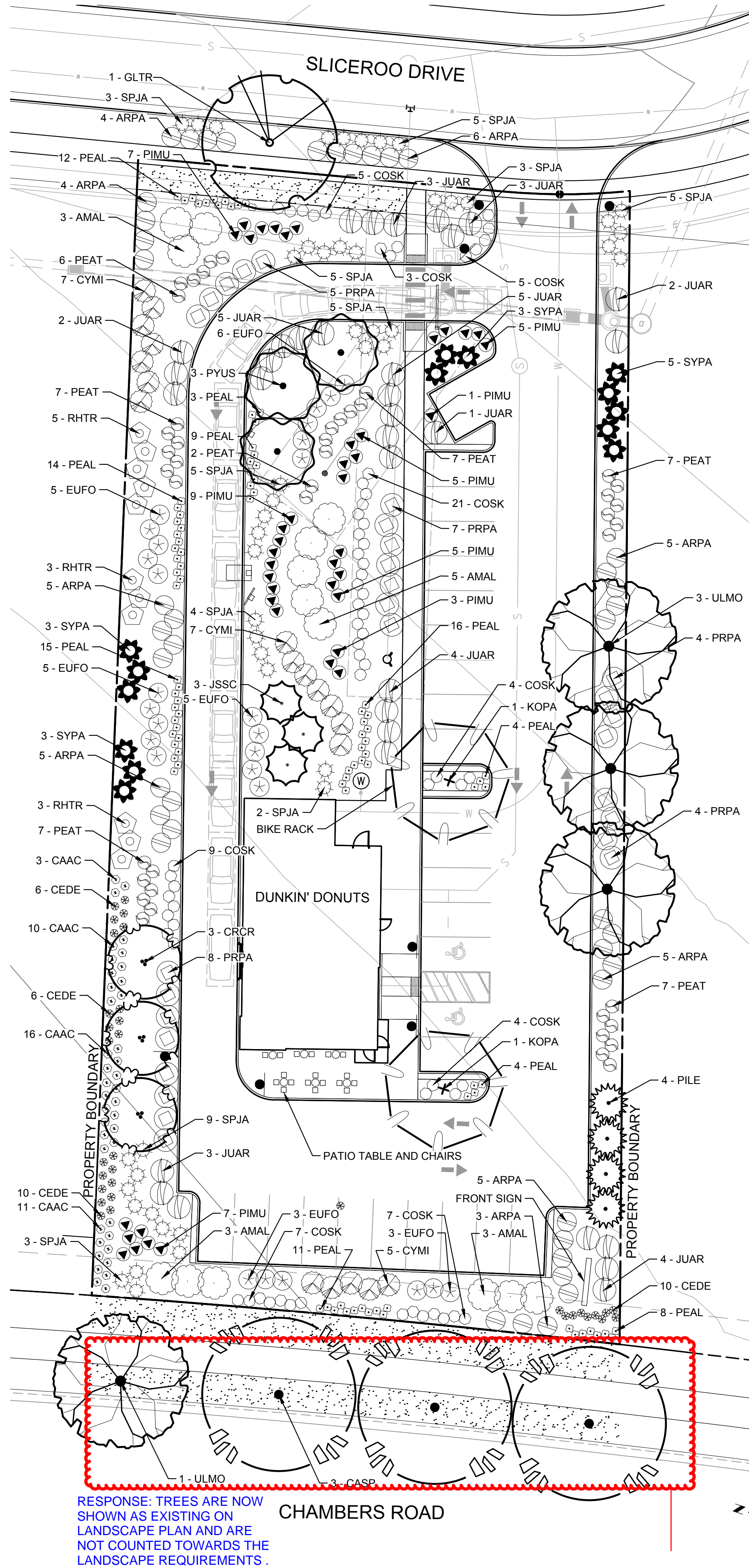
DRAWING NO.
5

C:\RICK\Projects\022000\2243_DunkinDonuts\Civil\Plansets\Site Plan\2243-C-AUTOTURN01.dwg - plotted by: kalezard on 2022-03-29 @ 07:43 - c:\rick\ncs_2022.ctb - © 2022 Rick Engineering Company.

TST SUBMITTAL

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

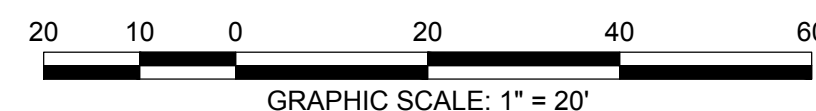
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RESPONSE: TREES ARE NOW SHOWN AS EXISTING ON LANDSCAPE PLAN AND ARE NOT COUNTED TOWARDS THE LANDSCAPE REQUIREMENTS.

CHAMBERS ROAD

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
DECIDUOUS TREES						
	3	CASP	CATALPA SPECIOSA	CATALPA	2" CAL.	50'
	1	GLTR	GLEDTISIA TRICANTHOS	IMPERIAL HONEYLOCUST	2" CAL.	35'
	4	ULMO	ULMUS 'ACCOLADE'	AMERICAN ELM	2" CAL.	60'
ORNAMENTAL TREES						
	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'
EVERGREEN TREES						
	3	JSSC	JUNIPERUS SCOPULORUM	ROCKY MOUNTAIN JUNIPER	6' TALL	30'
	4	PILE	PINUS LEUCODERMIS 'EMERALD ARROW'	EMERALD ARROW PINE	6' TALL	50'
DECIDUOUS SHRUBS						
	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'
EVERGREEN SHRUBS						
	42	ARPA	ARCTOSTAPHYLOS 'PANCHITO'	PANCHITO MANZANITA	5 GAL.	2'
	19	CYMI	CYTISUS X 'MINSTEAD'	MINSTEAD BROOM	5 GAL.	4'
	27	EUFO	EUONYMUS FORTUNEI 'EMERALD GAIETY'	EMERALD GAIETY 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'
ORNAMENTAL GRASSES						
	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'
PERENNIAL						
	34	CEDE	CENTAUREA DEALBATA	PERSIAN CORNFLOWER	1 GAL.	1'
GROUNDCOVERS						
	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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ENGINEERING COMPANY

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



Know what's below.
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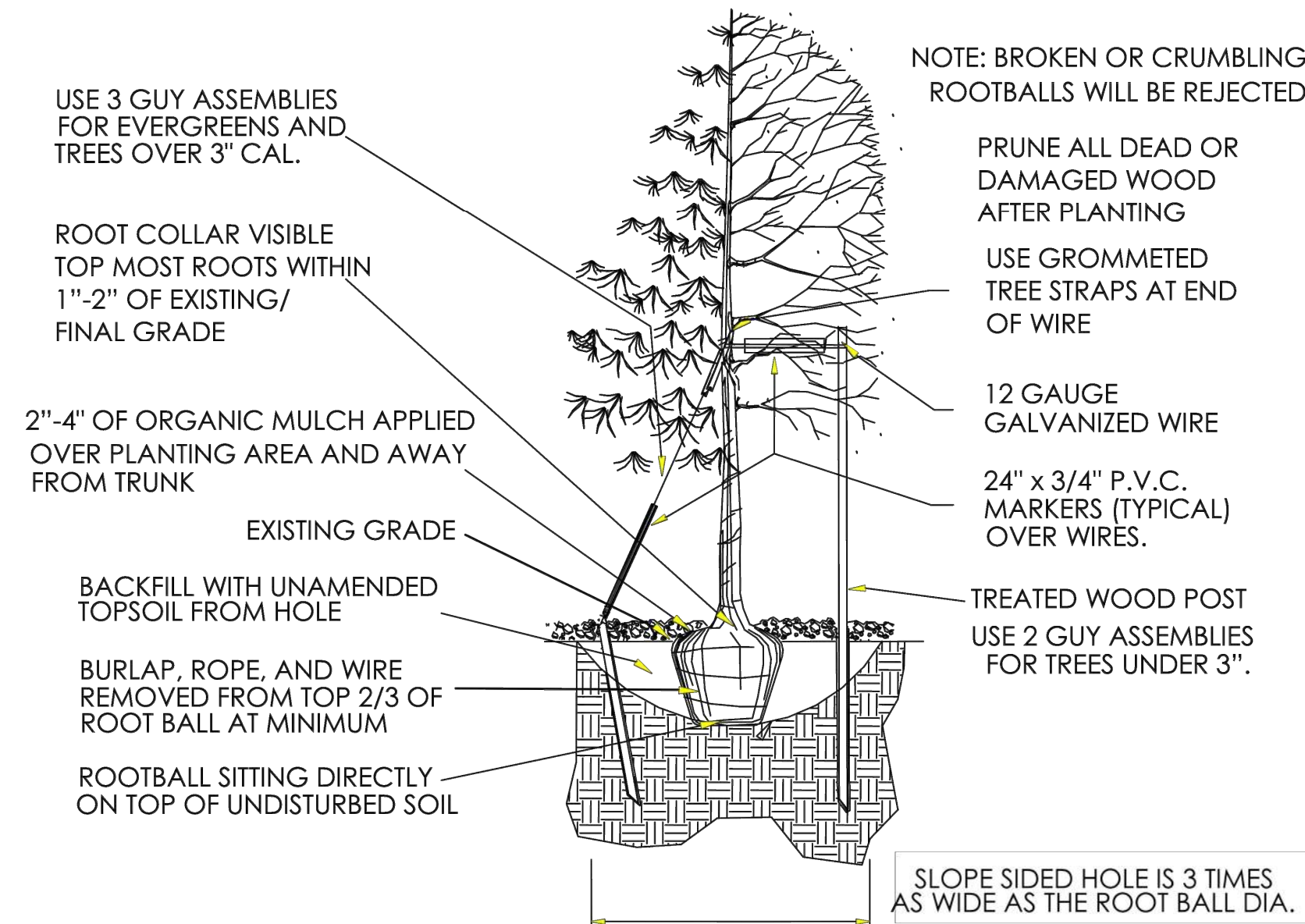
DRAWING NO. 6

1ST SUBMITTAL

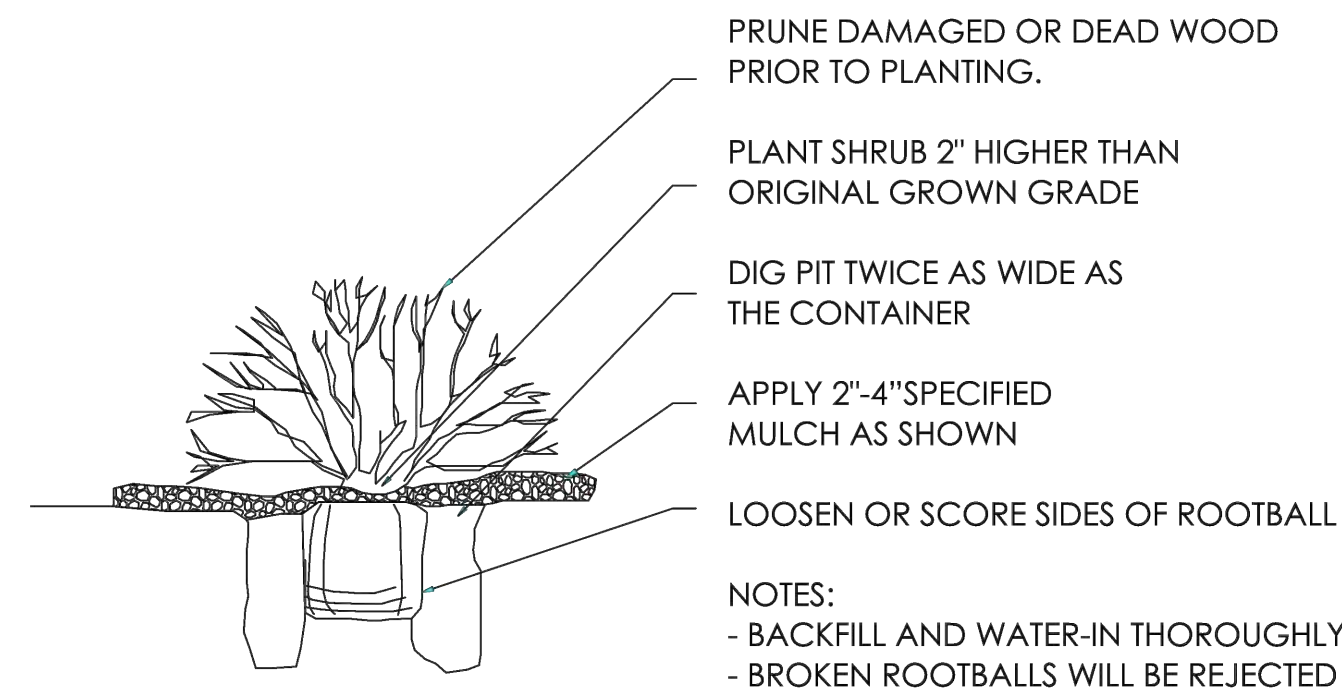
SITE PLAN FOR DUNKIN' DOUNUTS DOUGLAS 234, FILING NO. 6, AMENDMENT 1, LOT 4

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

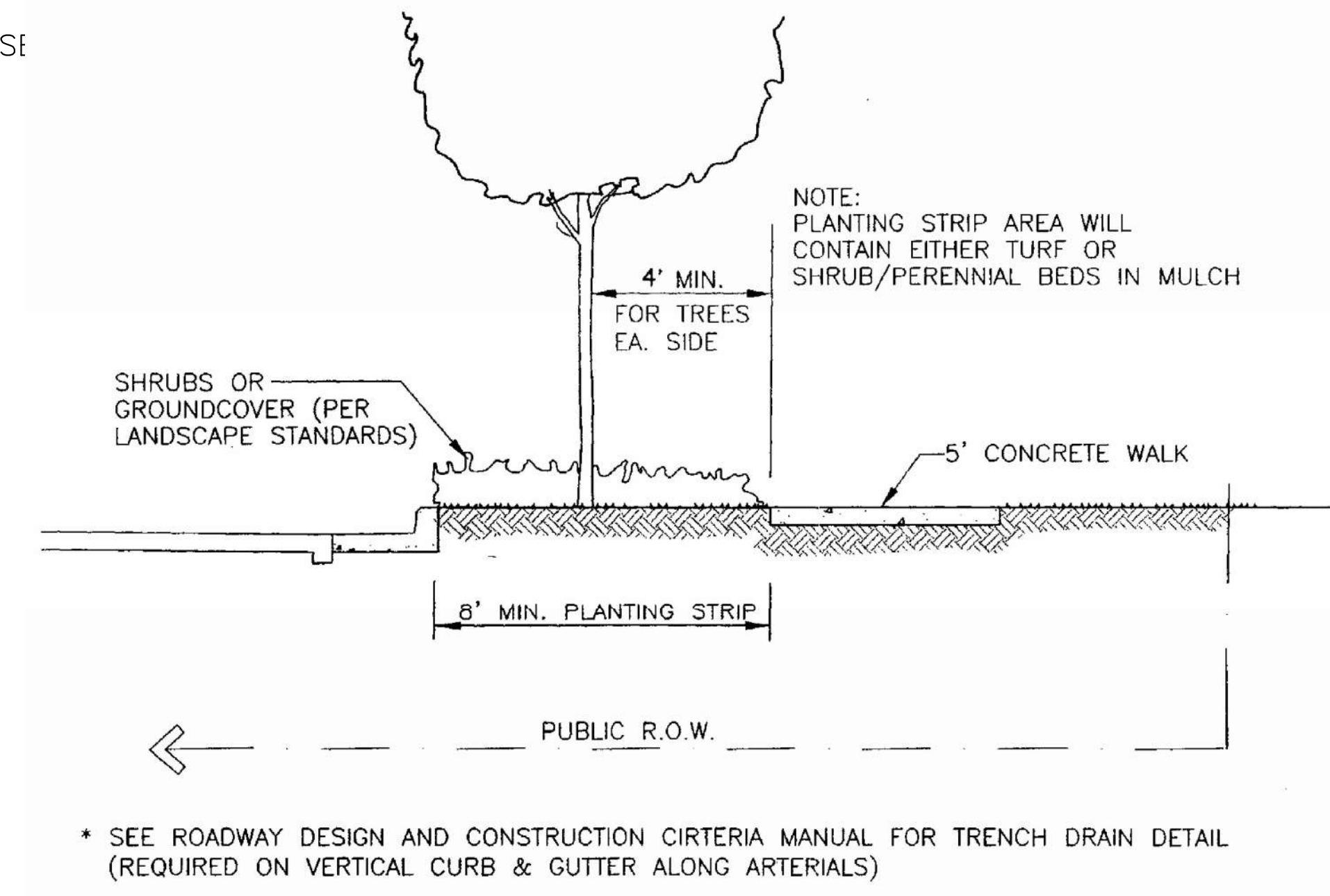
TOWN OF PARKER PLANTING STANDARDS



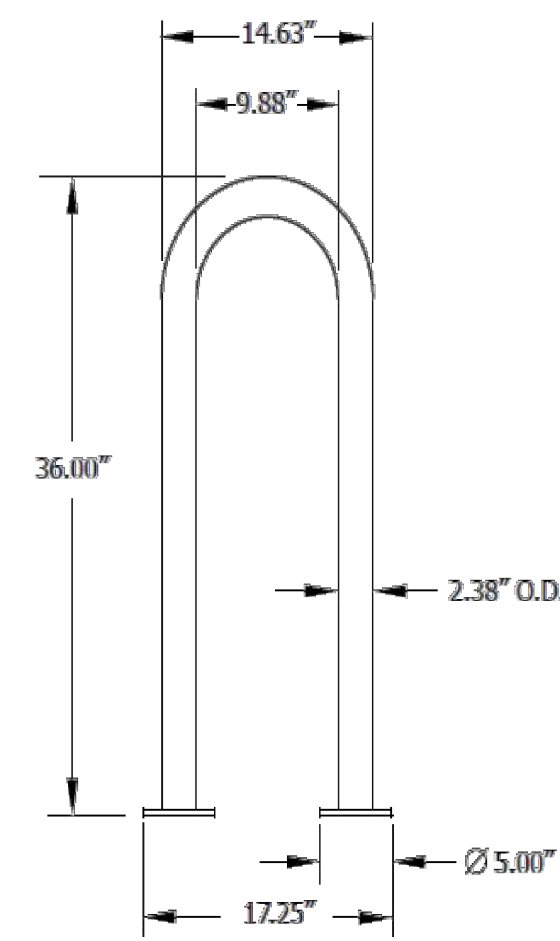
A TREE PLANTING
SCALE: N.T.S.



B SHRUB PLANTING
SCALE: N.T.S.

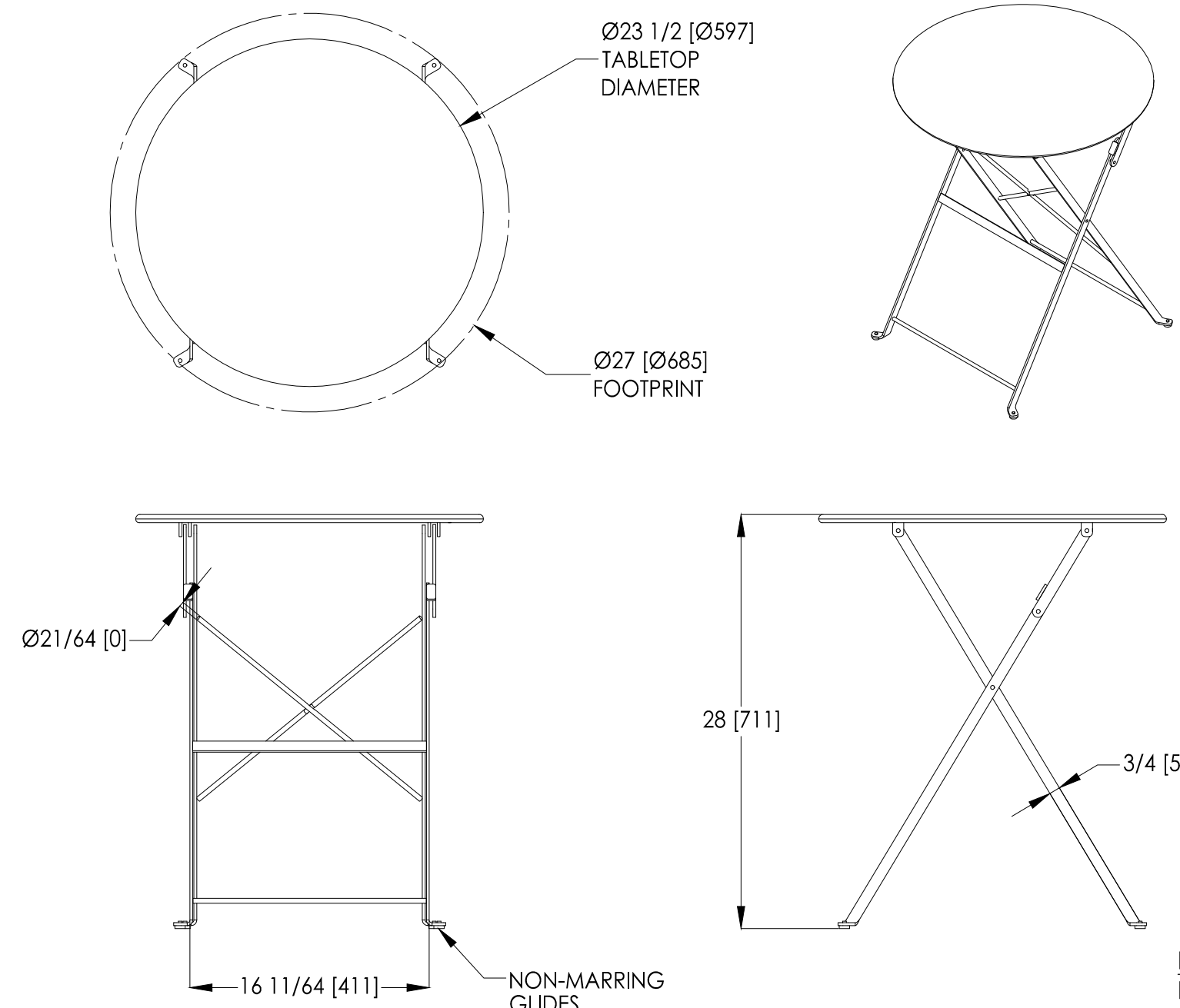


C STREET SECTION WITH DETACHED WALK
SCALE: N.T.S.



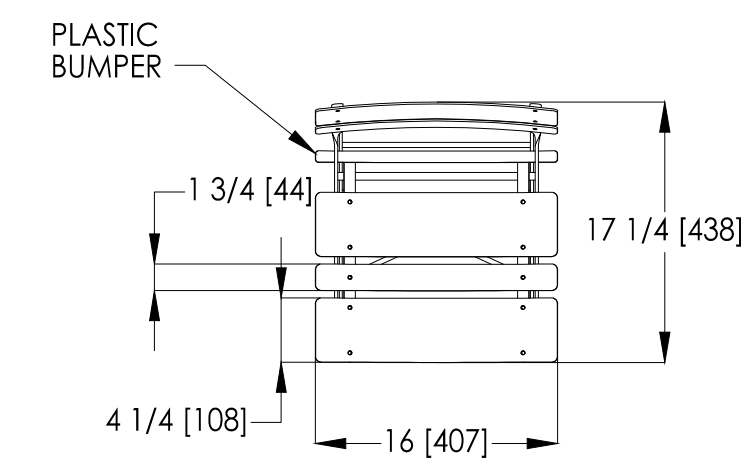
D BIKE RACK
SCALE: N.T.S.

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

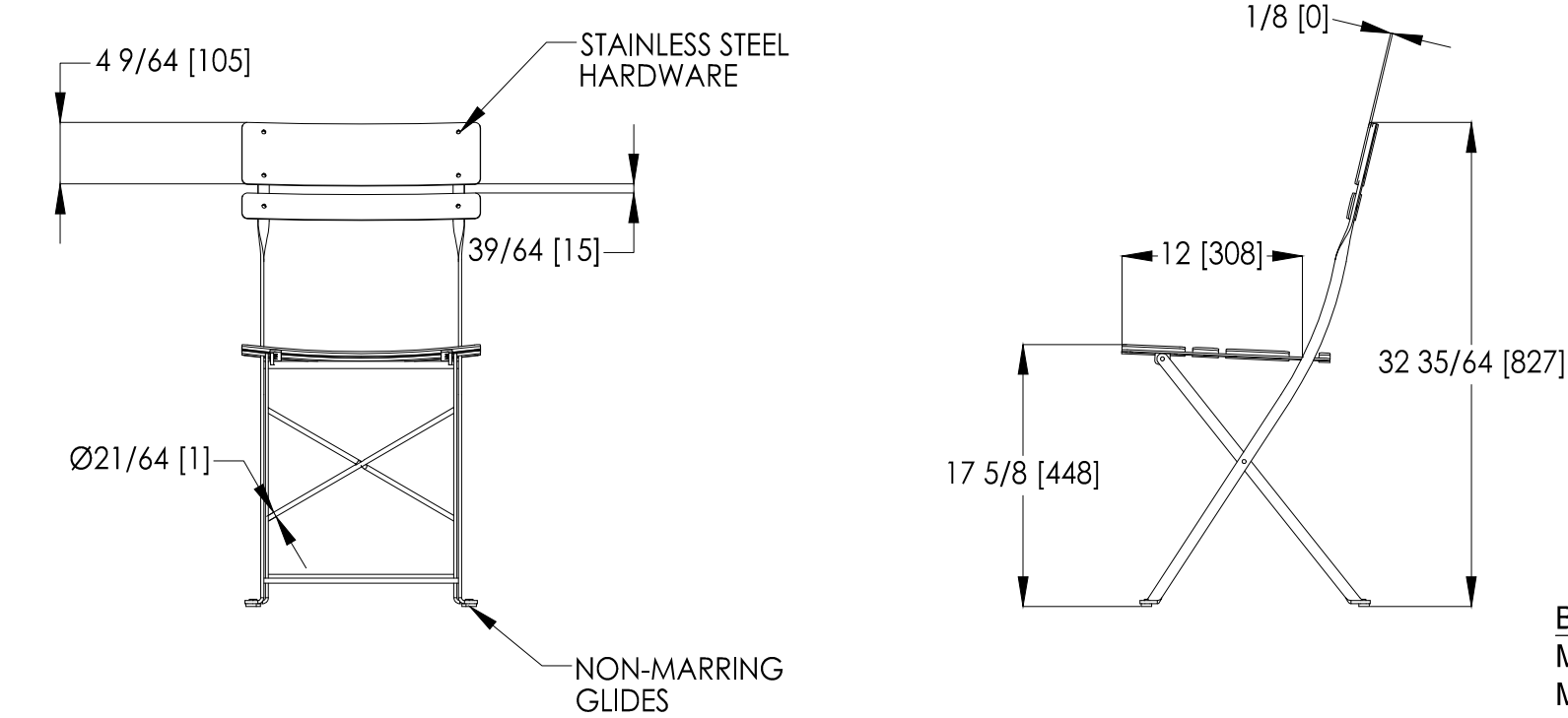


E PATIO TABLES
SCALE: N.T.S.

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: KA/JS
DATE: 3/29/2022 | CHECKED BY: JS

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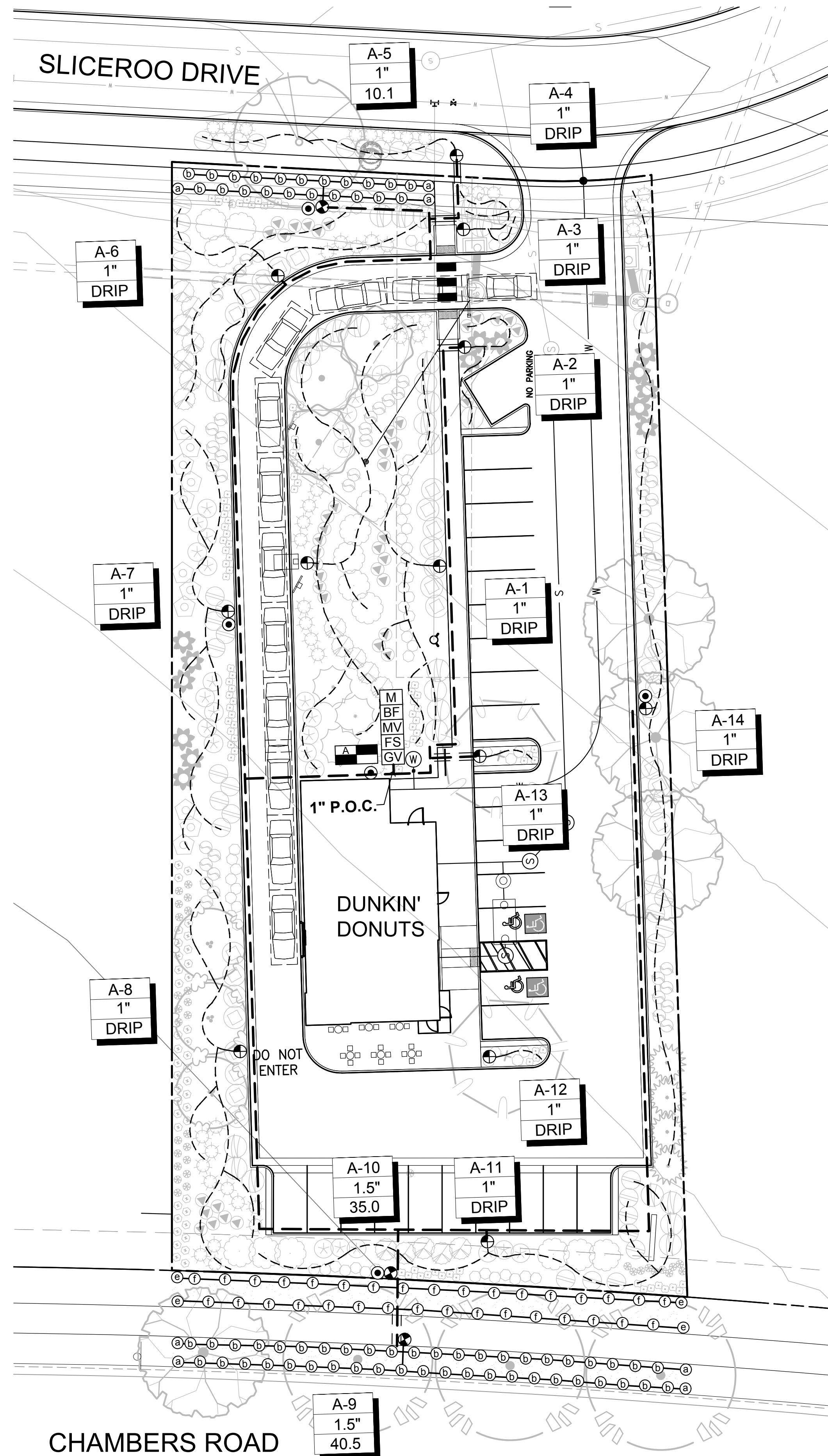
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SITE PLAN PREPARED FOR:
**DOUGLAS 234, FILING NO. 6,
AMENDMENT 1, LOT 4**
DOUGLAS COUNTY, COLORADO

LANDSCAPE PLAN & DETAILS

SITE PLAN FOR DUNKIN' 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



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	
	HUNTER	X2-1400, IRRIGATION CONTROLLER WITH HYDRAWISE 'A' 14 STATION CONTROLLER, 14 STATIONS USED	ALID-1
	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
	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
	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
	HUNTER	RAIN-CLICK FLOW SENSOR. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.	CLID-2
	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
	RAINBIRD	PEB, REMOTE CONTROL VALVE. BOX WITH LOCKING VALVE COVER AND 'RCV' HEAT BRANDED ON COVER.	ALID-3
	RAINBIRD	XCZ-150-PRB-COM, 1" REMOTE CONTROL DRIP VALVE KIT. BOX WITH LOCKING VALVE COVER AND 'RCV' HEAT BRANDED ON COVER.	CLID-3
	AS APPROVED	MAINLINE, CLASS 200 PVC SOLVENT WELD FITTINGS	ILID-2
	AS APPROVED	LATERAL LINE, CLASS 200 PVC SOLVENT WELD FITTINGS	ILID-2
	AS APPROVED	HUNTER HDL-CV DRIP TUBING WITH EMITTERS TO BASE OF PLANTS	ELID-1
	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
	RAINBIRD	SHRUBS - POINT SOURCE DRIP ZONE, XERIBUG DRIP EMITTERS ON A STAKE CONNECTED TO POLY DRIP TUBING PER DETAIL.	ELID-2
	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
	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
	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
	④	⑤	⑥	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

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

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

LANDSCAPE IRRIGATION & DETAILS

Know what's below.
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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) _____

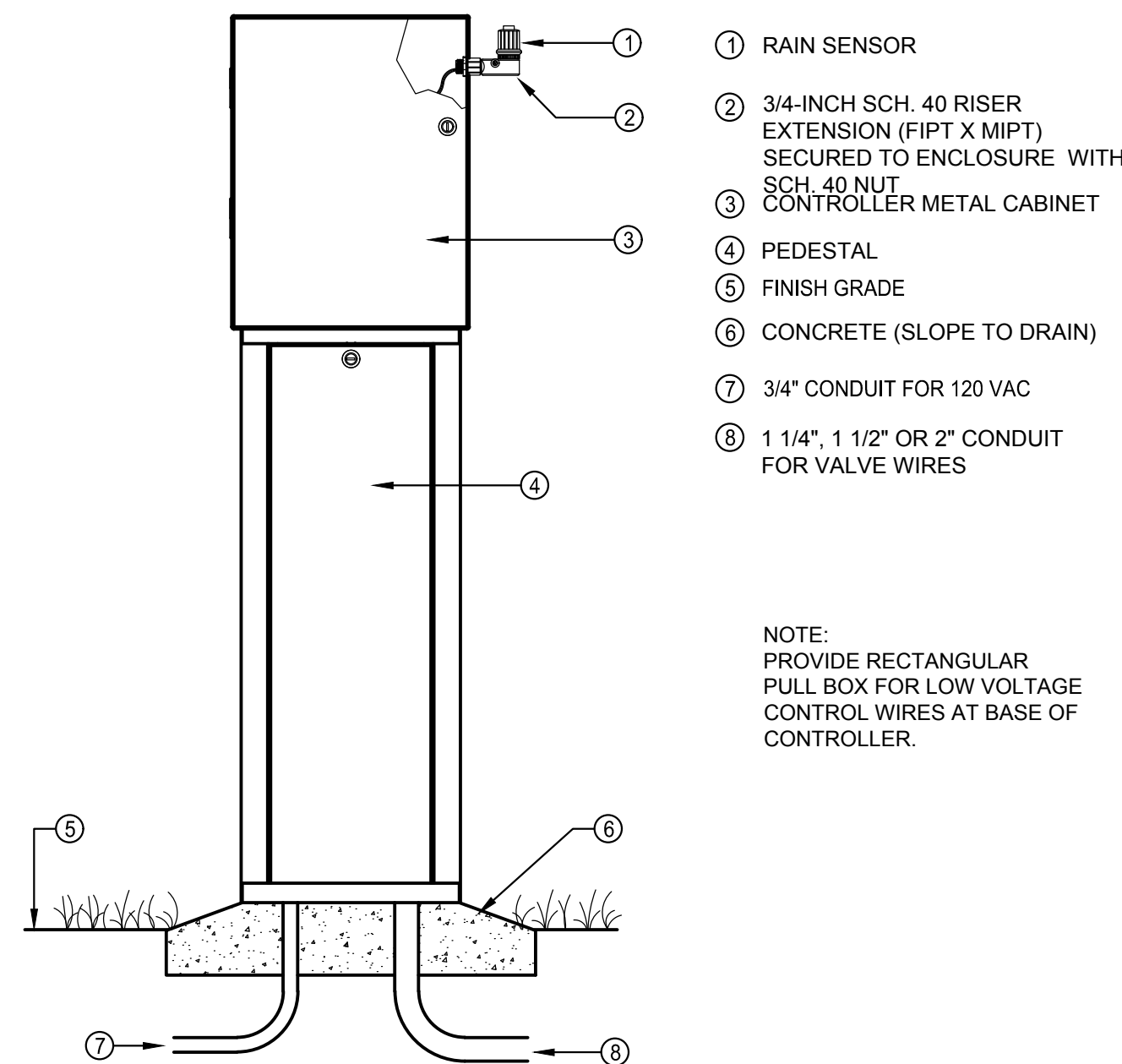
Landscape Area	High Water TURF (6,000sf = 1 SFE)	Low Water Native Grass and Perennials (10,000sf = 1 SFE)	Spray Shrubs & Drip Irrigated (20,000sf = 1 SFE)	Sub-Total of Non-Irrigated area (calculated) Areas	PWSD one SFE per 6000	SFE Requirement (Sub-Total Calculation divided by 6000 = requirement)
Area #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

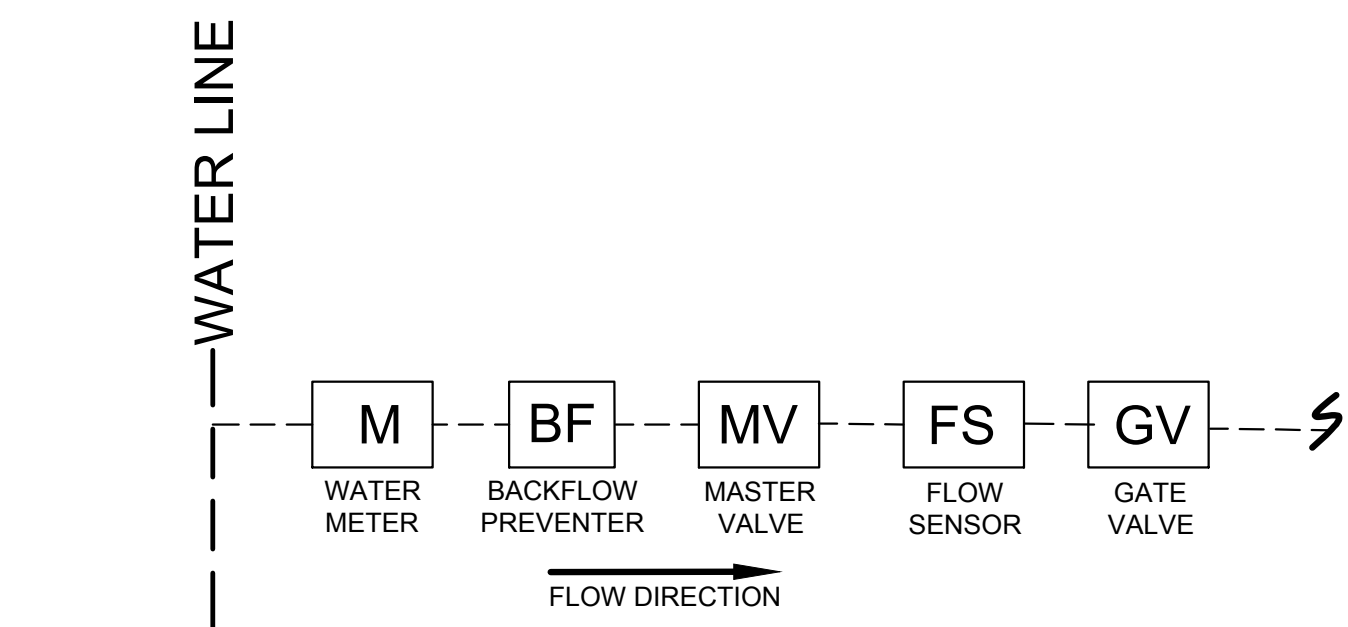
Owner/Developer: First Cup Dunkin' Donuts, LLC
Attn: Brian Zurek
Billing Address: 106 S. Kyrene Rd, Ste 2, Chandler, AZ 85226
Phone #: 480-313-2724

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

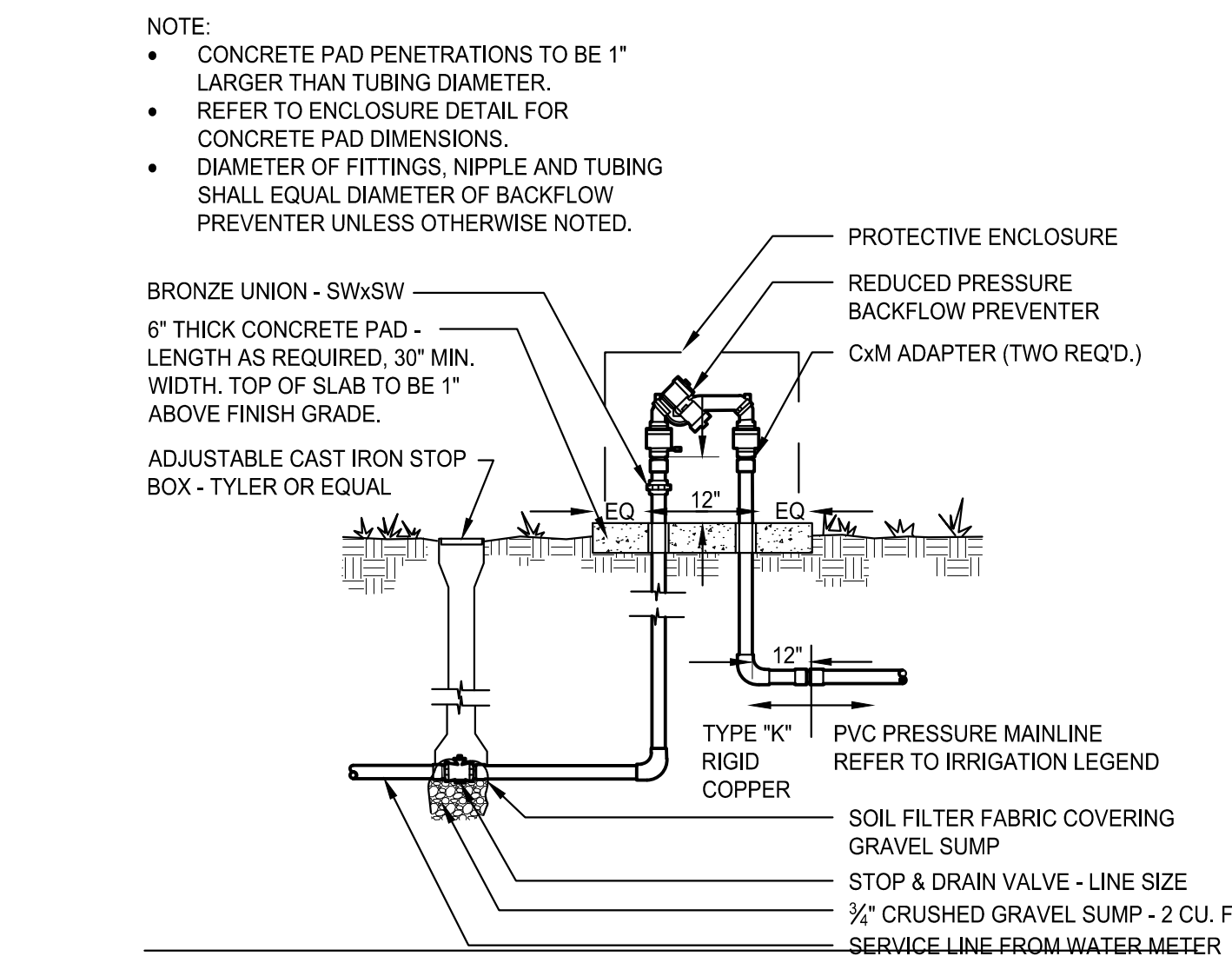
Tap Size Requirements:
0 - 1 SFE's requires a 3/4-inch tap
1.1 - 2.0 SFE's requires a 1-inch tap
2.1 - 4.0 SFE's requires a 1 1/2-inch tap
4.1 - 7.0 SFE's requires a 2-inch tap
7.1 - 16.0 SFE's requires a 3-inch tap



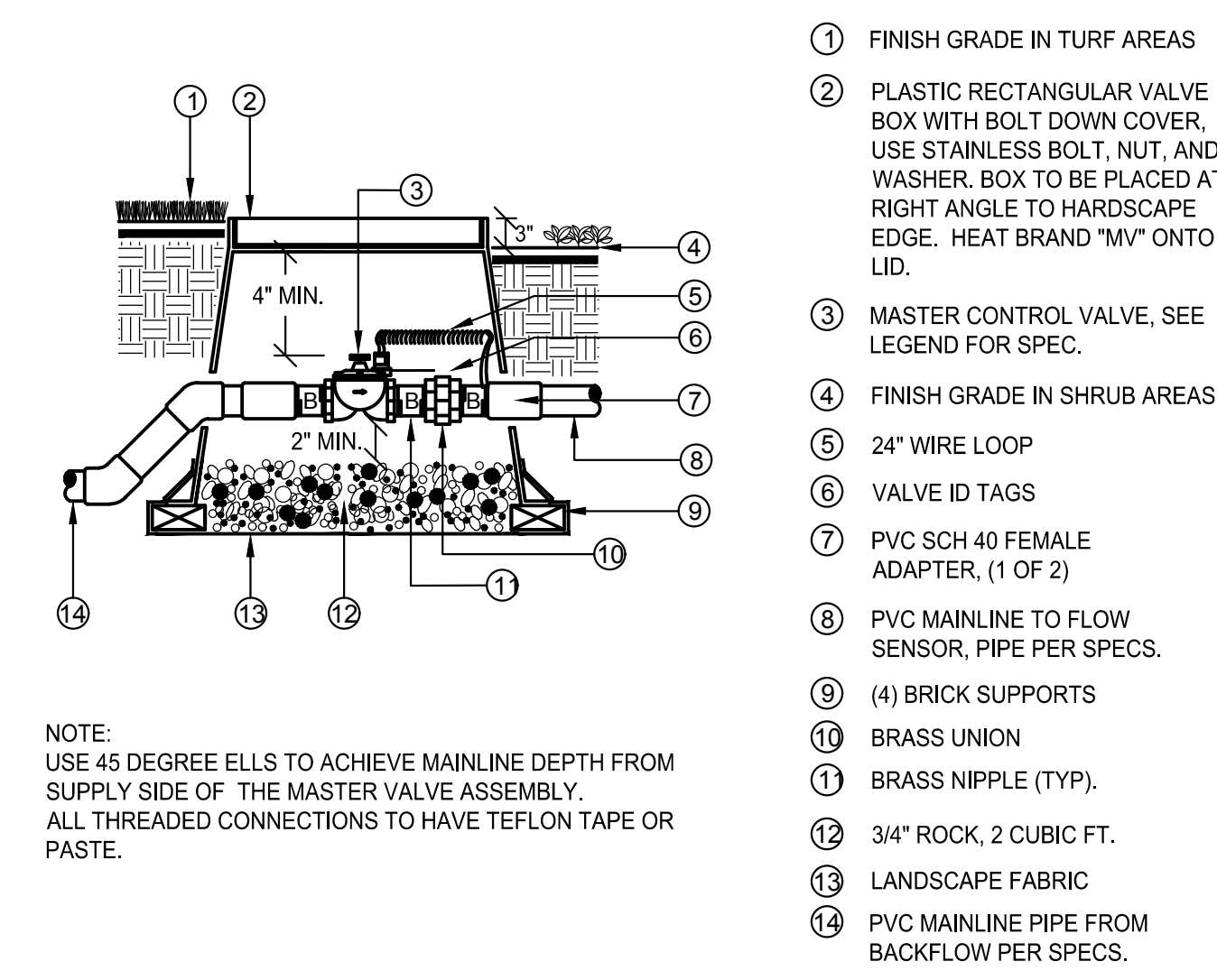
A CONTROLLER PEDESTAL MOUNT
SCALE: N.T.S.



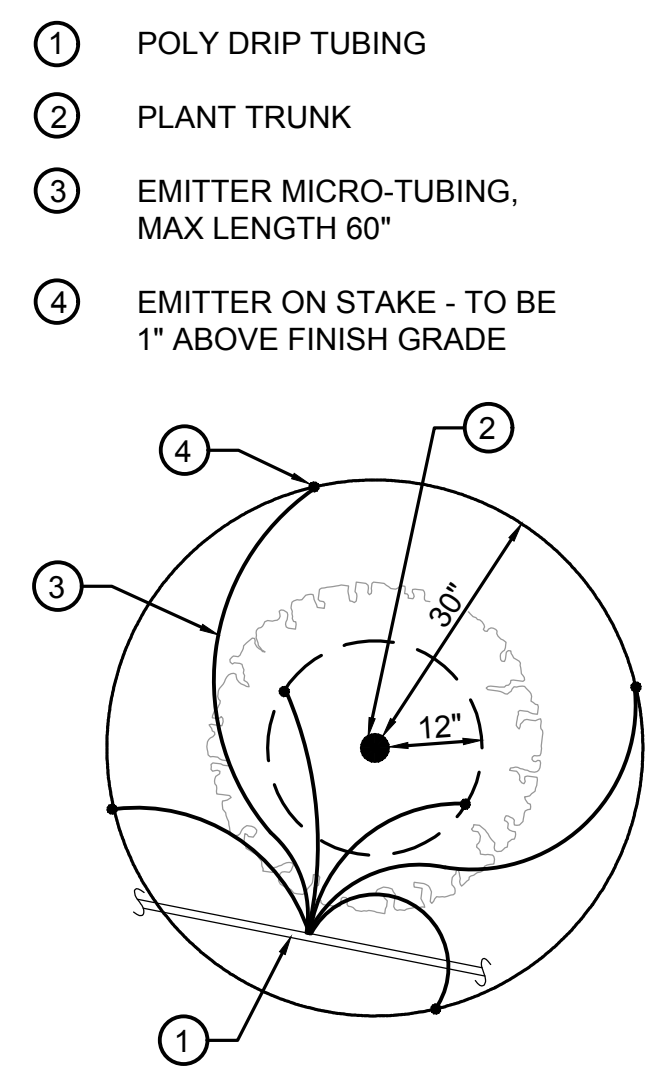
B POINT OF CONNECTION (P.O.C.)
SCALE: N.T.S.



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 | CHECKED BY: KN

DATE: 3/29/2022

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

LANDSCAPE IRRIGATION & DETAILS

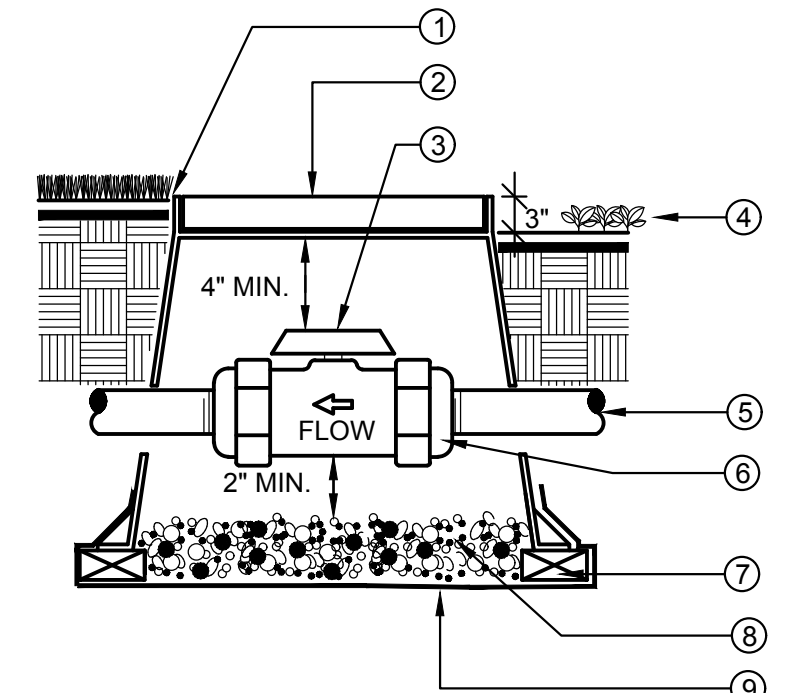
811
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1ST SUBMITTAL

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



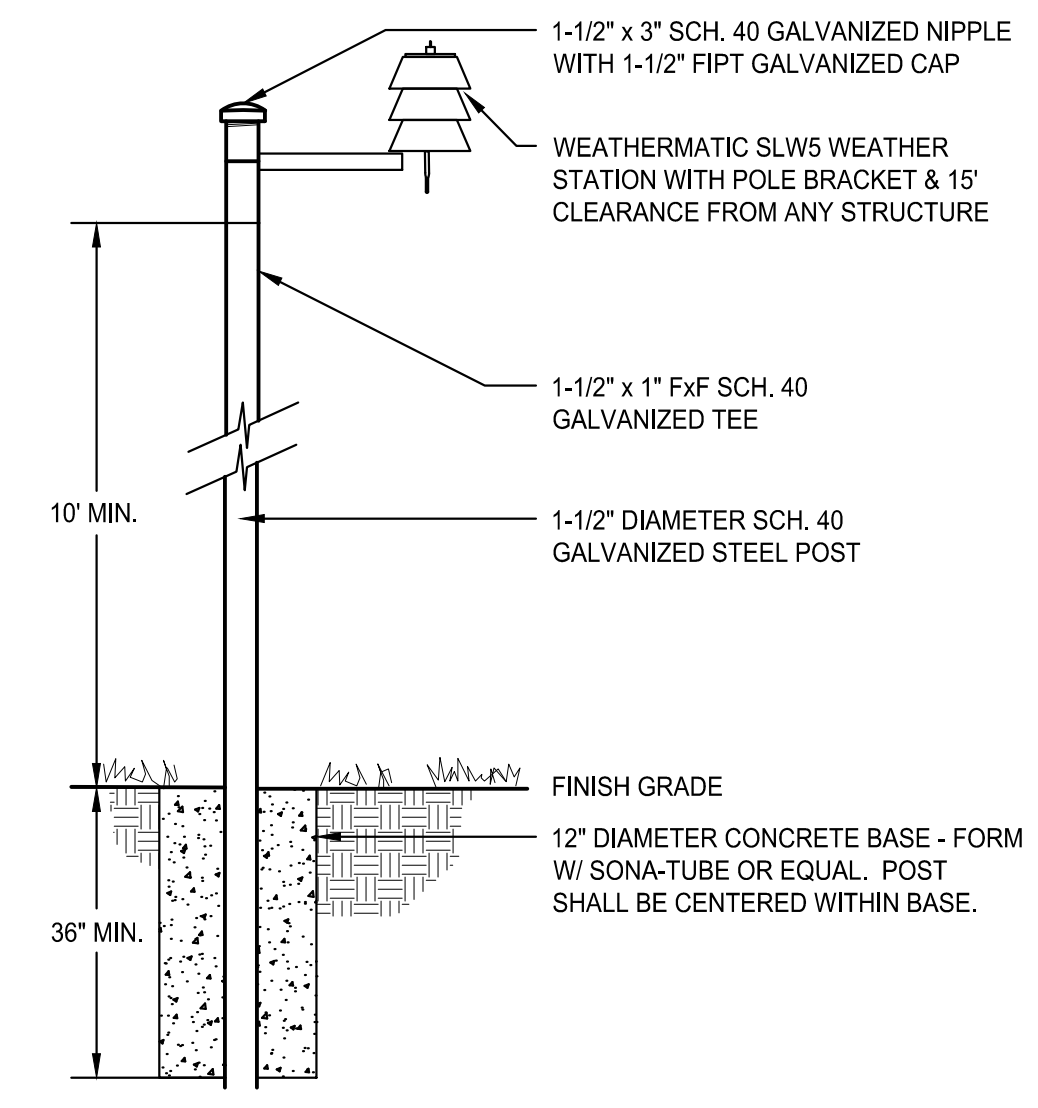
- 1 FINISH GRADE IN TURF AREAS
- 2 PLASTIC RECTANGULAR VALVE BOX WITH BOLT DOWN COVER. USE STAINLESS BOLT, NUT, AND WASHER. BOX TO BE PLACED AT RIGHT ANGLE TO HARDSCAPE EDGE. HEAT BRAND "BV" ONTO LID.
- 3 PVC BALL VALVE. SEE LEGEND FOR SPECIFICATION
- 4 FINISH GRADE IN SHRUB AREAS
- 5 MAINLINE, DEPTH 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.

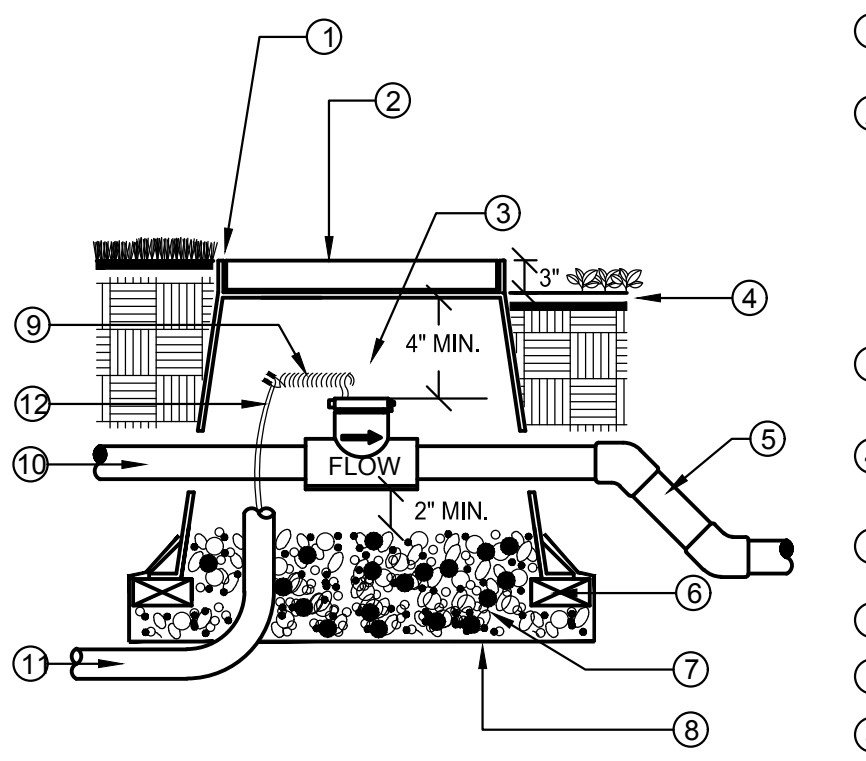
INSTALL VALVE BOX EXTENSIONS AS REQUIRED TO ACHIEVE PROPER VALVE INSTALLATION AT MAINLINE DEPTH.

ALL THREADED CONNECTIONS SHALL HAVE TEFLON TAPE OR PASTE.

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



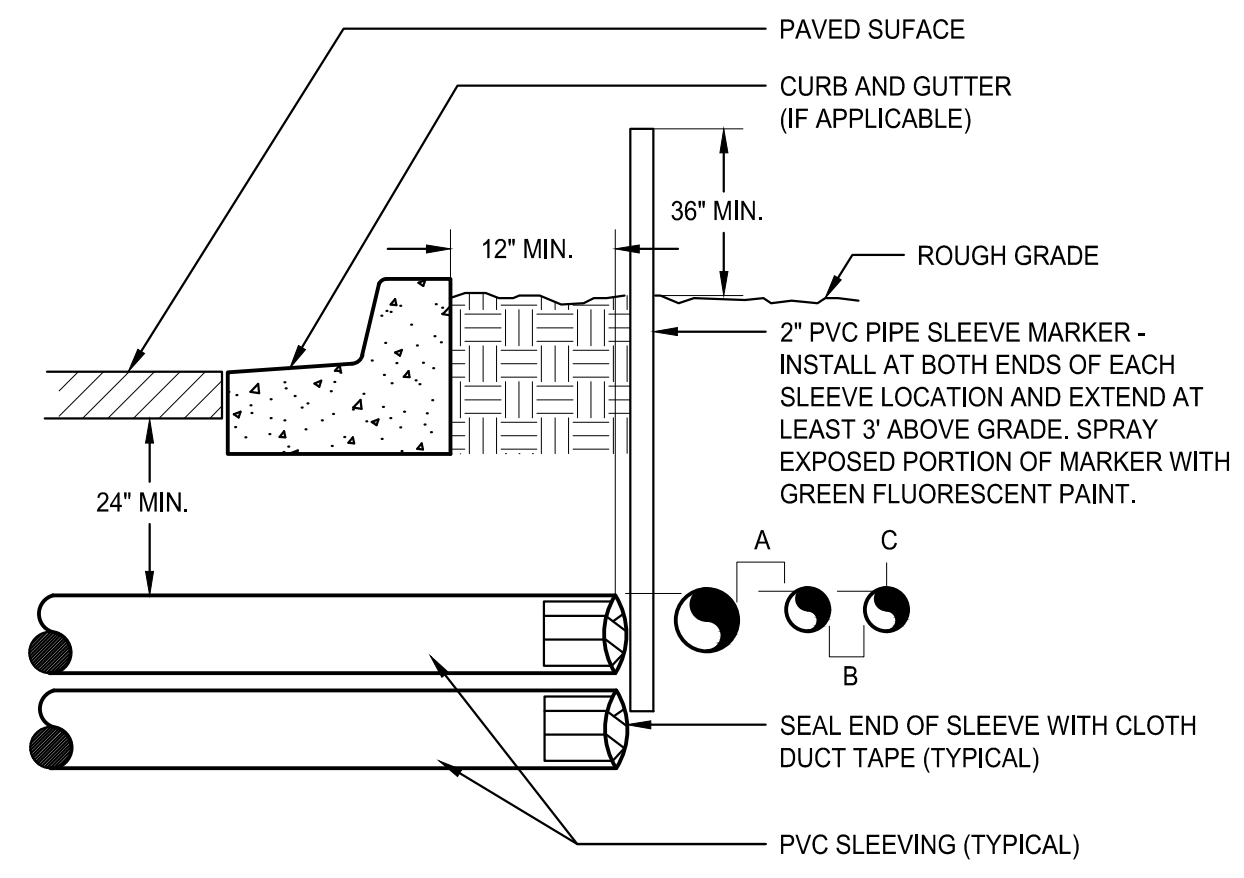
B WEATHER STATION
SCALE: N.T.S.



- 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.

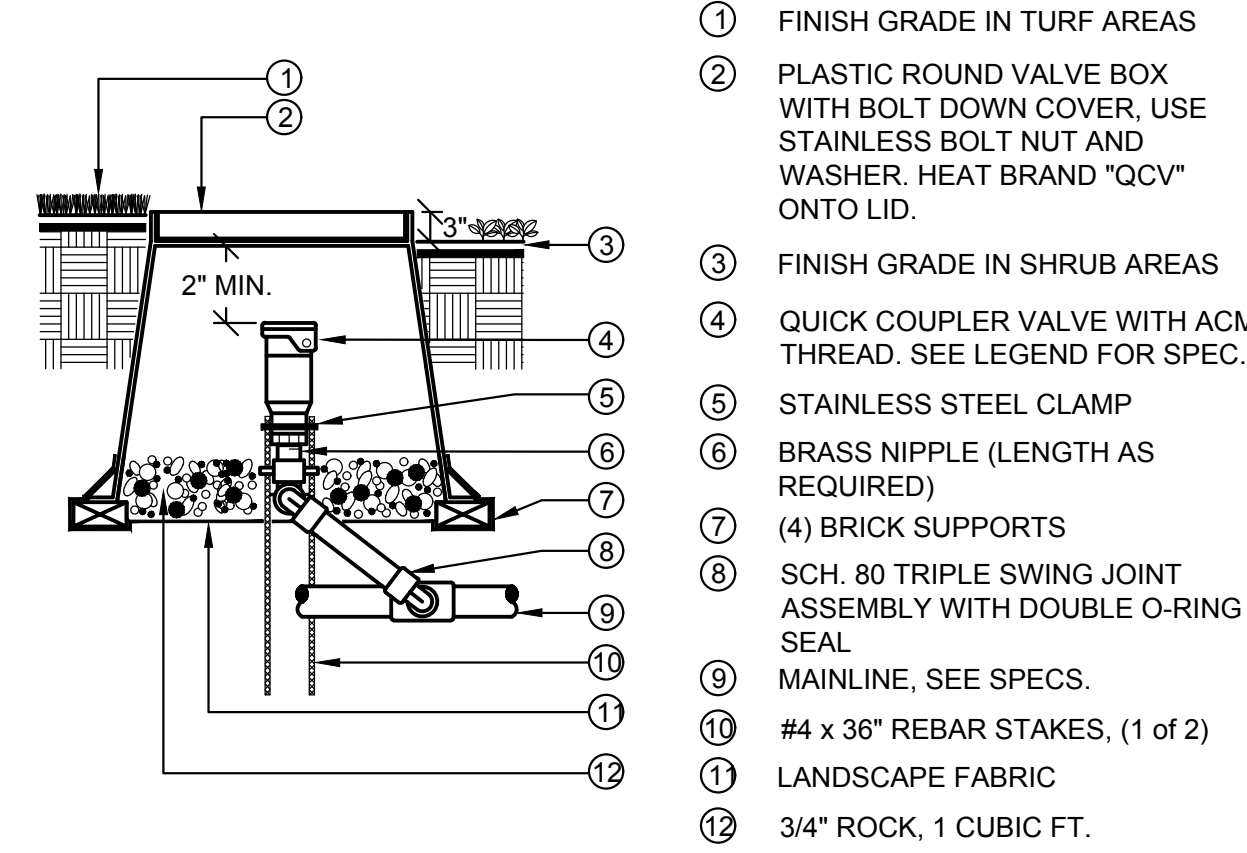
C FLOW SENSOR
SCALE: N.T.S.



- 1 PAVED SURFACE
- 2 CURB AND GUTTER (IF APPLICABLE)
- 3 ROUGH GRADE
- 4 2" PVC PIPE SLEEVE MARKER - INSTALL AT BOTH ENDS OF EACH SLEEVE LOCATION AND EXTEND AT LEAST 3" ABOVE GRADE. SPRAY EXPOSED PORTION OF MARKER WITH GREEN FLUORESCENT PAINT.
- 5 SEAL END OF SLEEVE WITH CLOTH DUCT TAPE (TYPICAL)
- 6 PVC SLEEVING (TYPICAL)

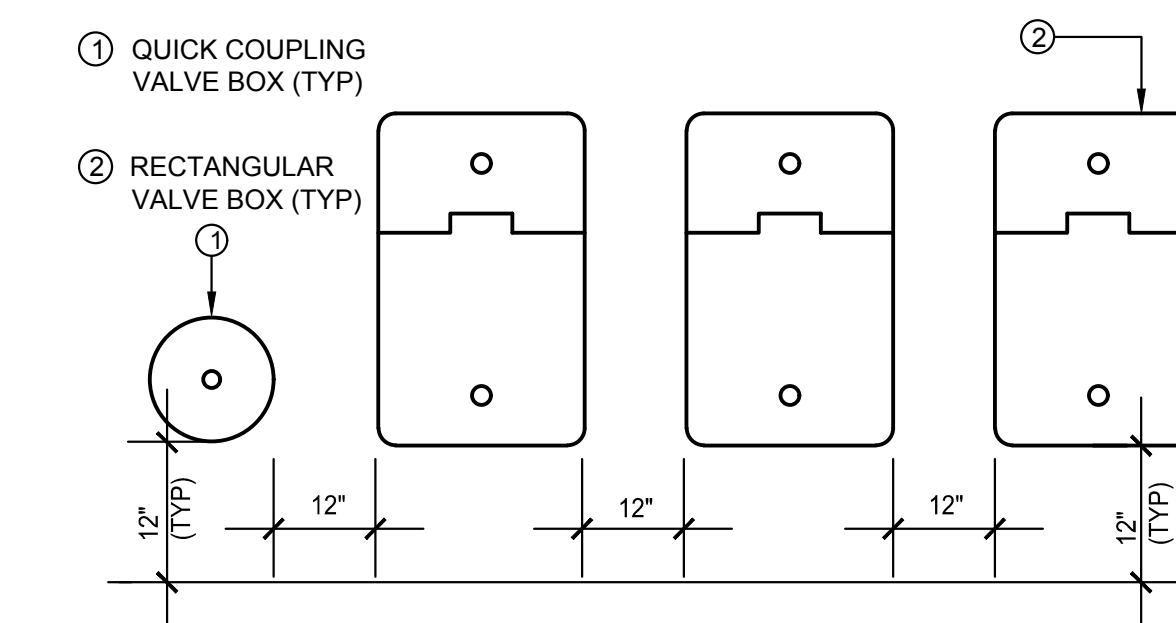
NOTE:
• ALL SLEEVE MATERIAL PER IRRIGATION SCHEDULE. SIZE AS NOTED ON PLAN.
• INSTALL SLEEVES IN SIDE-BY-SIDE CONFIGURATION WHERE MULTIPLE SLEEVES ARE TO BE INSTALLED. SPACE SLEEVES 4" TO 6" APART. DO NOT STACK SLEEVES VERTICALLY.
• CONTRACTOR TO COORDINATE WITH FLATWORK INSTALLER TO BRAND A "V" IN SIDEWALK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

D IRRIGATION SLEEVING
SCALE: N.T.S.



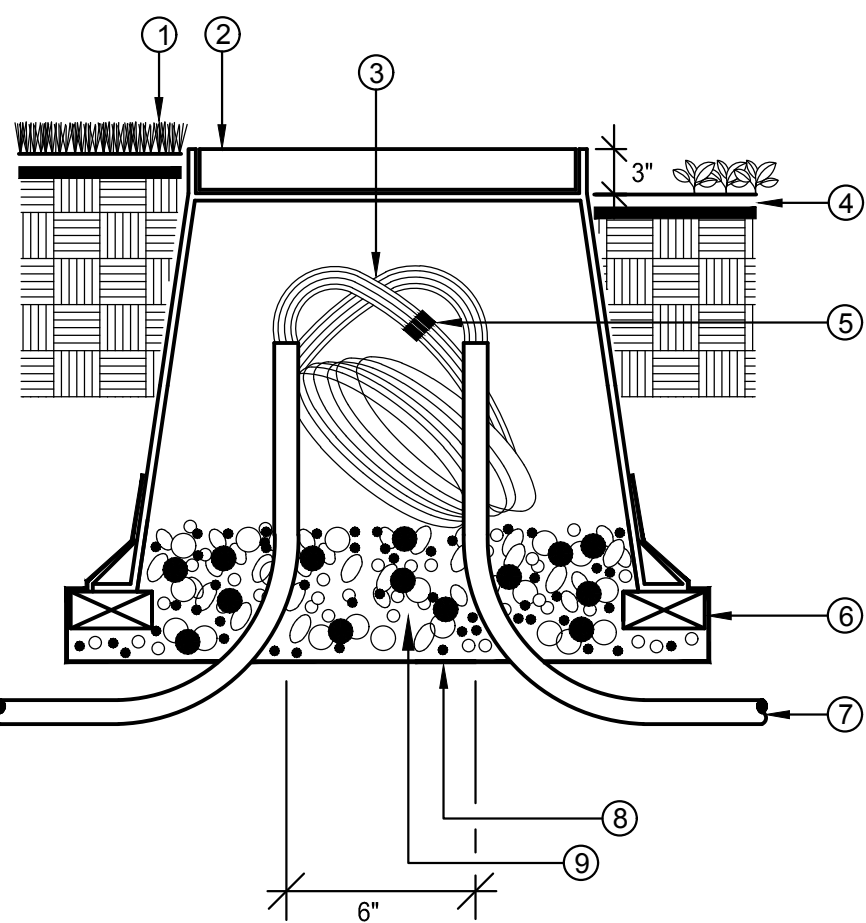
- 1 FINISH GRADE IN TURF AREAS
- 2 PLASTIC ROUND VALVE BOX WITH BOLT DOWN COVER, USE STAINLESS BOLT NUT AND WASHER. HEAT BRAND "QCV" ONTO LID.
- 3 FINISH GRADE IN SHRUB AREAS
- 4 QUICK COUPLER VALVE WITH ACME THREAD. SEE LEGEND FOR SPEC.
- 5 STAINLESS STEEL CLAMP
- 6 BRASS NIPPLE (LENGTH AS REQUIRED)
- 7 (4) BRICK SUPPORTS
- 8 SCH. 80 TRIPLE SWING JOINT ASSEMBLY WITH DOUBLE O-RING SEAL
- 9 MAINLINE, SEE SPECS.
- 10 #4 x 36" REBAR STAKES, (1 of 2)
- 11 LANDSCAPE FABRIC
- 12 3/4" ROCK, 1 CUBIC FT.

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



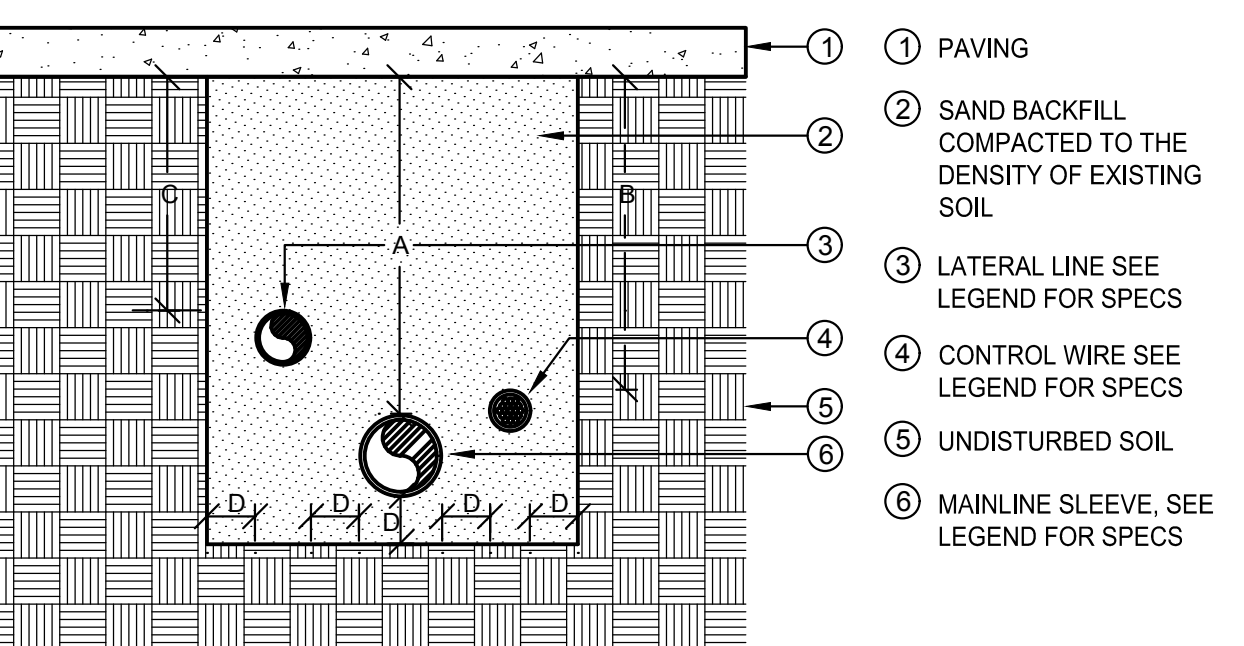
- 1 QUICK COUPLER VALVE BOX (TYP)
- 2 RECTANGULAR VALVE BOX (TYP)

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.

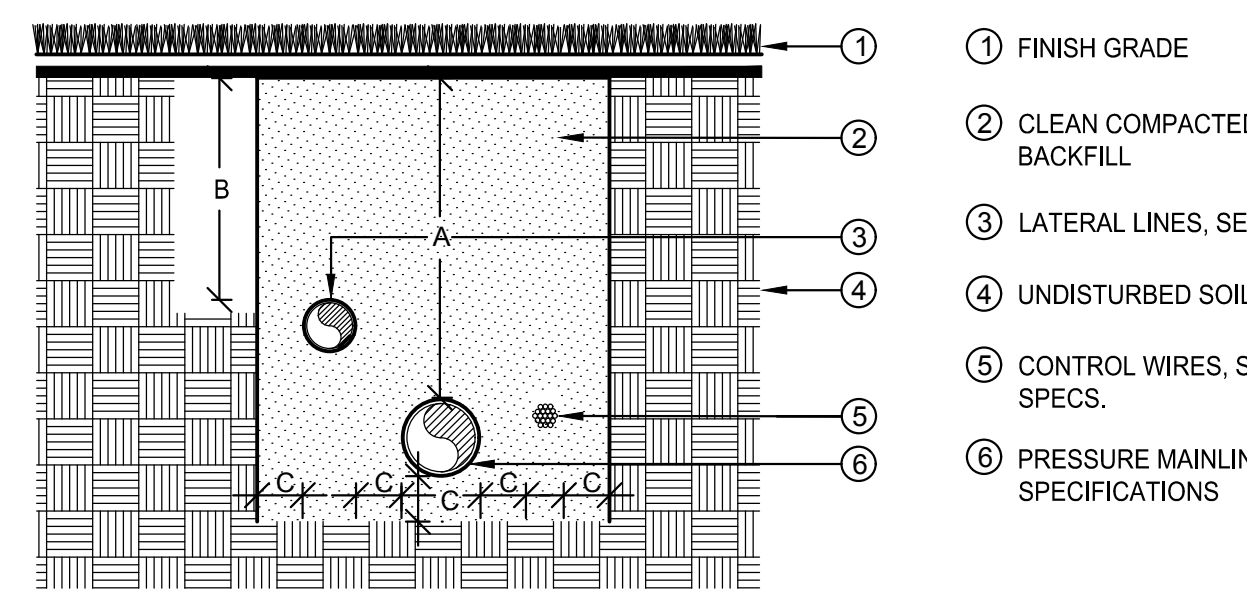
G ROUND PULL BOX
SCALE: N.T.S.



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

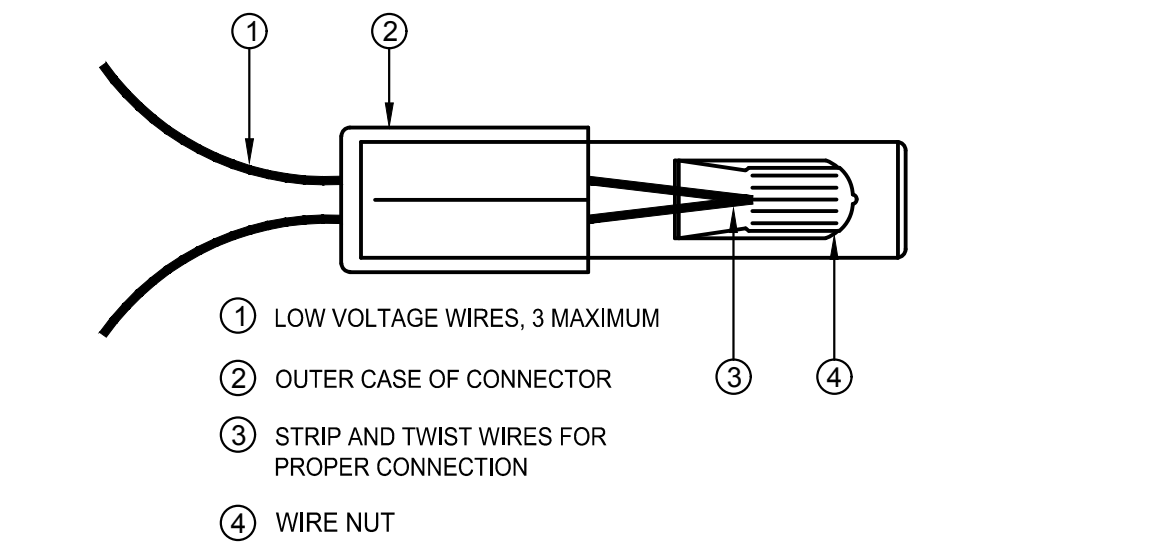
DIMENSION- PEDESTRIAN	A	B	C	D
2" TO 12" SIZE	30"	24"	18"	4"
DIMENSION- VEHICLE	A	B	C	D
2" TO 12" SIZE	36"	30"	24"	4"

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"		4"
4" AND LARGER	36"		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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SITE PLAN PREPARED FOR:
**DOUGLAS 234, FILING NO. 6,
AMENDMENT 1, LOT 4**
DOUGLAS COUNTY, COLORADO

LANDSCAPE IRRIGATION & DETAILS

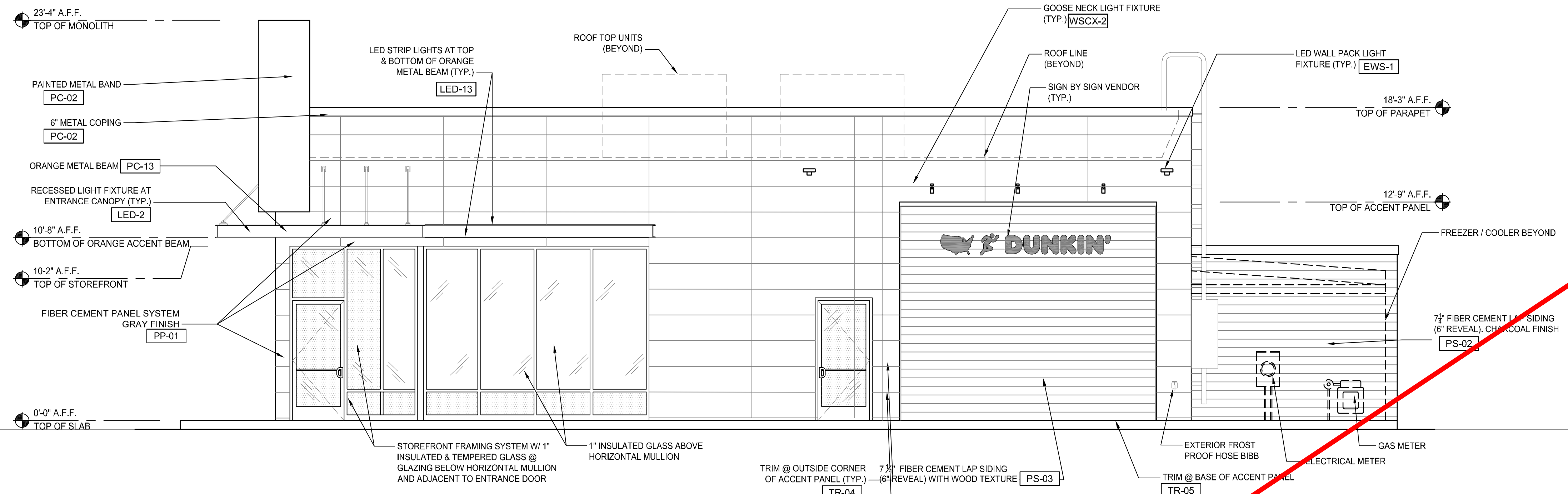
811
Know what's below.
Call before you dig.

DRAWING NO. 10
TST SUBMITTAL

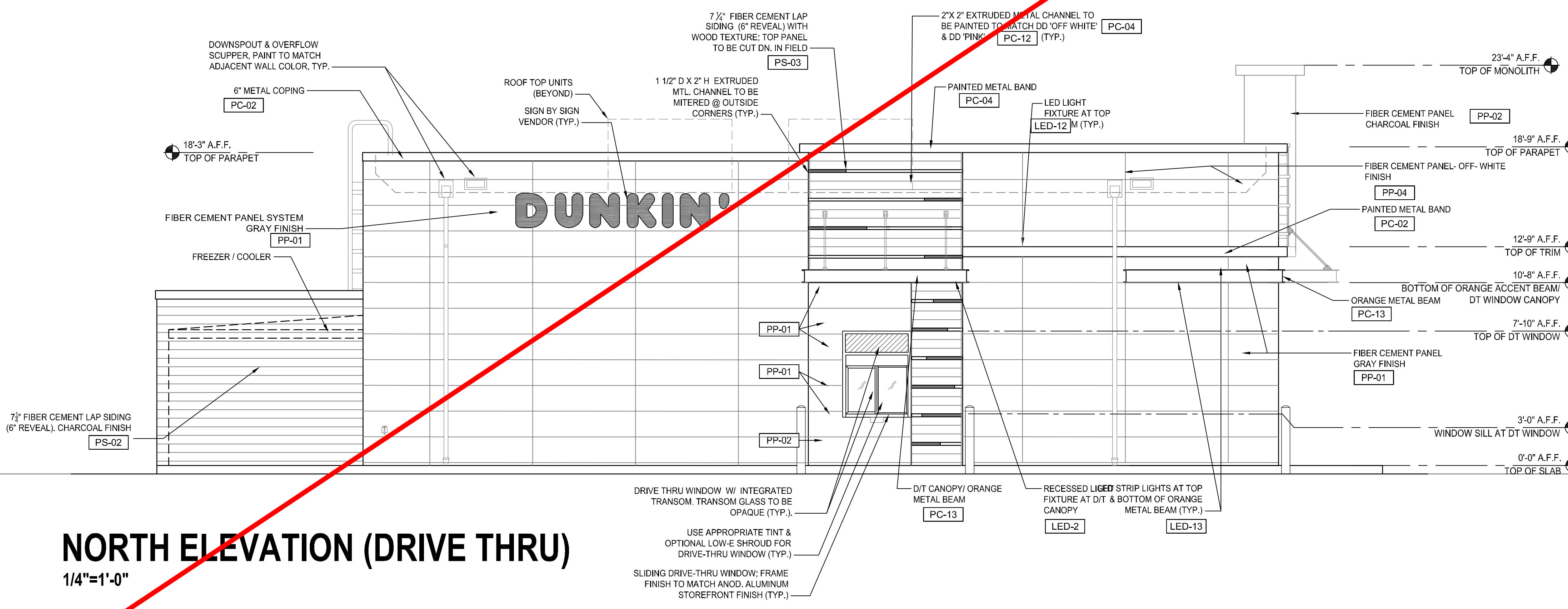
See planning reviews on colored elevations. Include colored elevation with exhibits for next submittal

SITE PLAN
DUNKIN' DONUTS

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

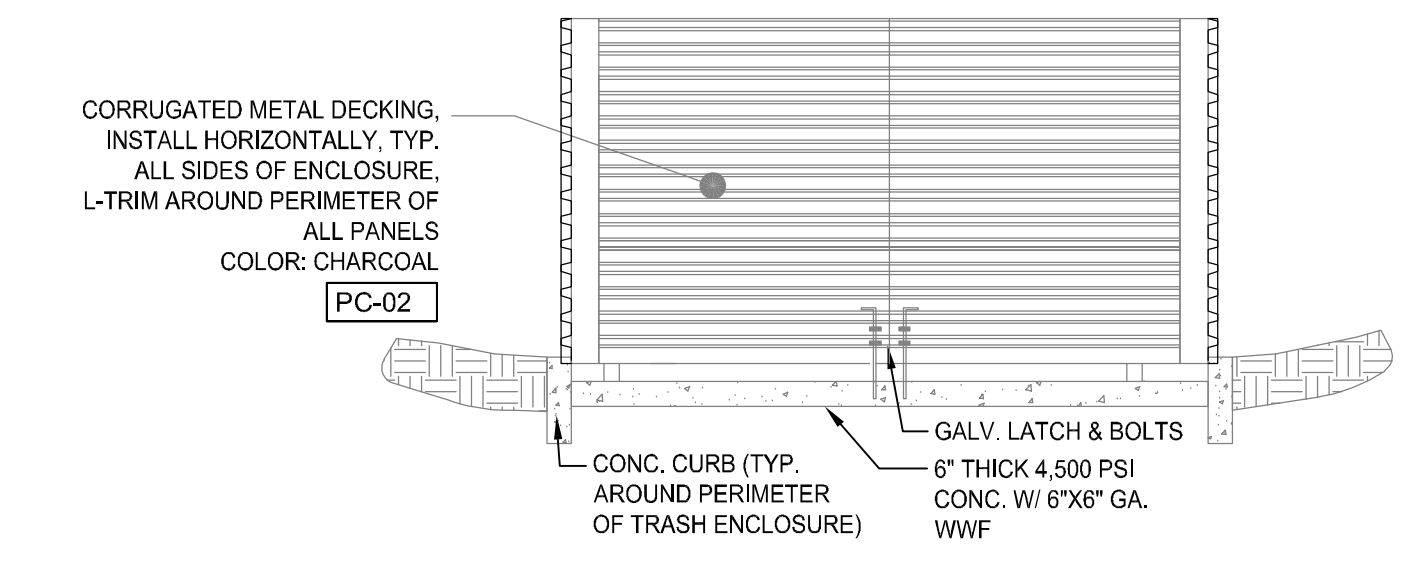


SOUTH ELEVATION (PARKING SIDE)
1/4"=1'-0"



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

PROJECT NO: _____
DATE: _____

DRAWN/DESIGNED BY: _____
CHECKED BY: _____

NO. BY DATE REVISION

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

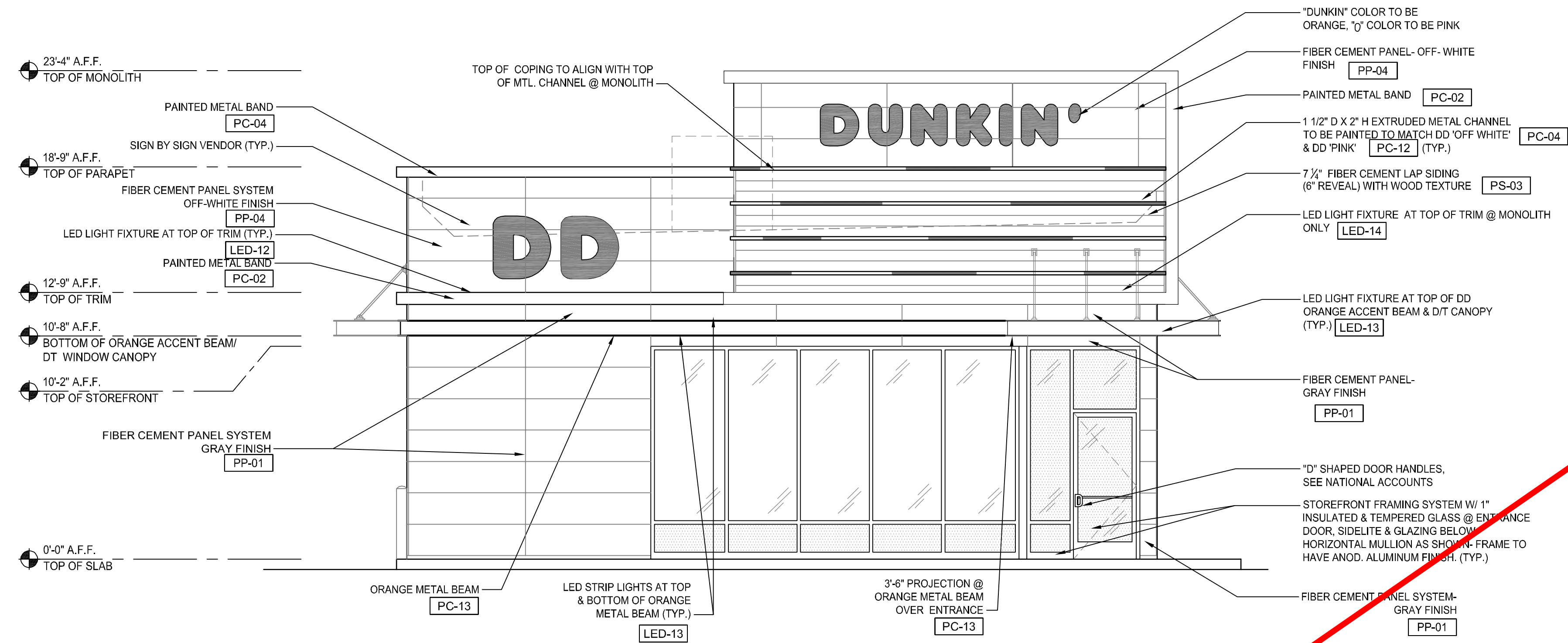
811
Know what's below.
Call before you dig.

DRAWING NO. **12**
SHEET NO. OF

See planning reviews on colored elevations. Include colored elevation with exhibits for next submittal

SITE PLAN
DUNKIN' DONUTS

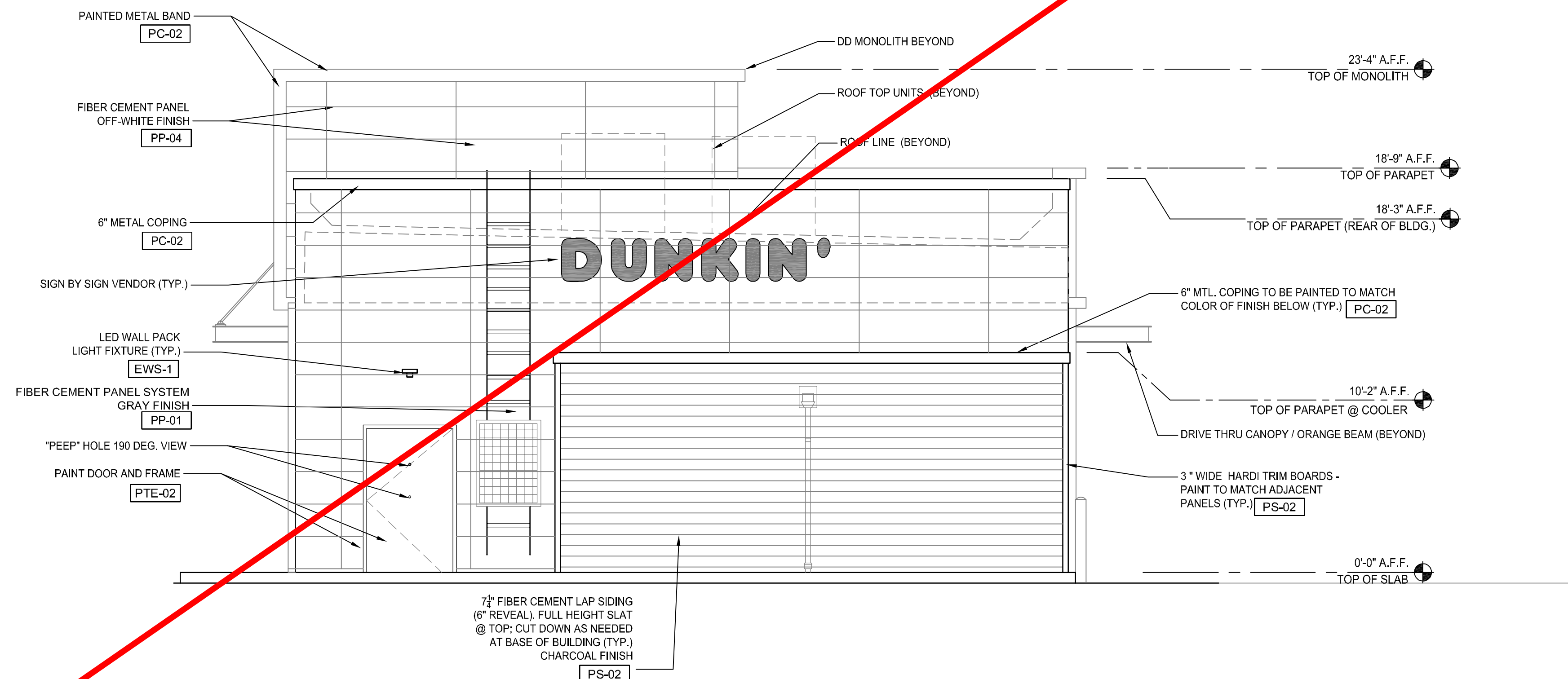
DOUGLAS 234, FILING NO. 6,
AMENDMENT 1, LOT 4



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"
PP-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)

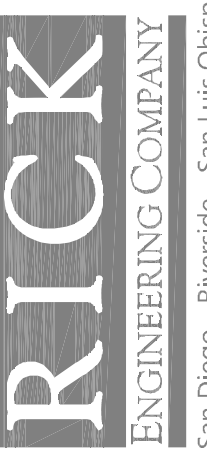
1/4"=1'-0"



EAST ELEVATION (BACK)

1/4"=1'-0"

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



DRAWING NO. 13
SHEET NO. OF

NO.	BY	DATE	REVISION

PROJECT NO. DATE:
DRAWN/DESIGNED BY: CHECKED BY:

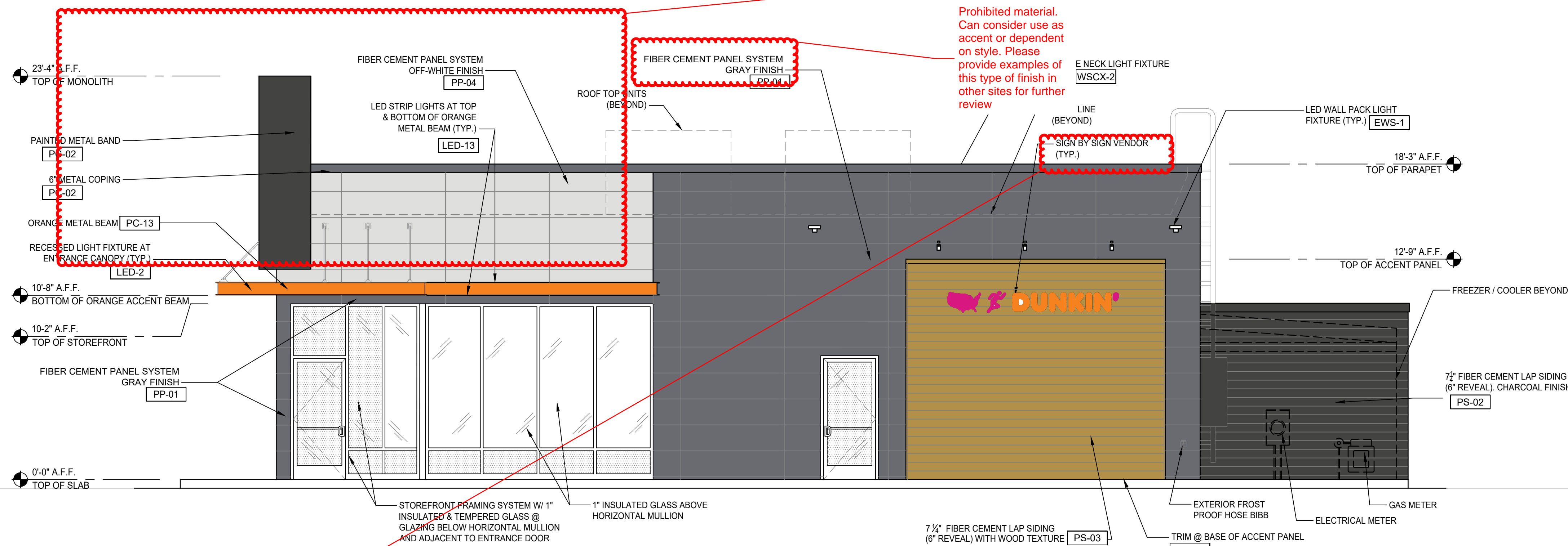
NOTE: Materiality will need to be further reviewed in next submittal with materials board

SITE PLAN
DUNKIN' DONUTS

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

Elevated corner treatment required. The proposed monolith style may work if it wraps around.

Please note that all rooftop mechanical equipment is required to be screened



SOUTH ELEVATION (PARKING SIDE)

1/4"=1'-0"

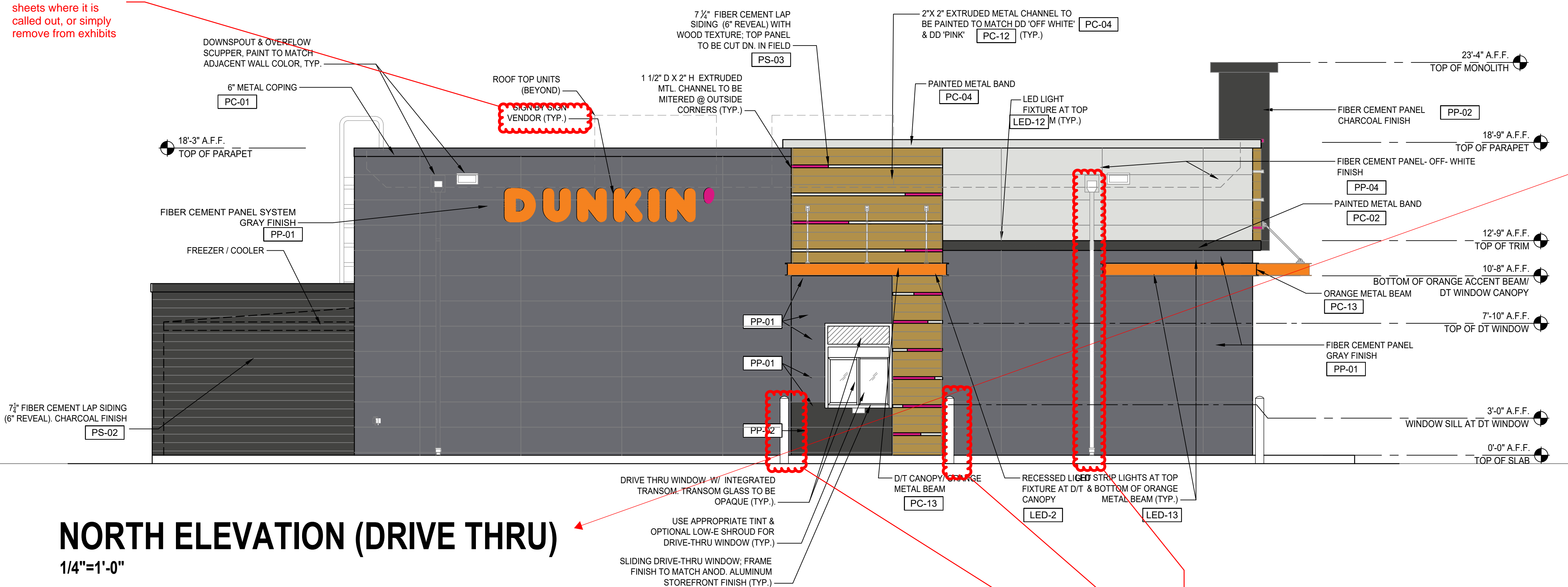
Add note that signage not included with Site Plan Review for ALL sheets where it is called out, or simply remove from exhibits

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

DATA:		
EIFS	281 S.F.	11.5%
CONCRETE BLOCK	713 S.F.	29.3%
FAUX STONE	591 S.F.	24.2%
METAL FLASHING	54 S.F.	2.2%
GLASS	800 S.F.	32.8%
TOTAL AREA:	2439 S.F.	100%

Include materials data table with each elevation

Considered front by design standards. Needs to meet transparency requirement of 40% if less than 100' or 30% if greater than 100'. Can add architectural features such as vertical slats, materiality changes, murals, etc. to use in lieu of transparency requirements. Please work out with sketch plans with planning.

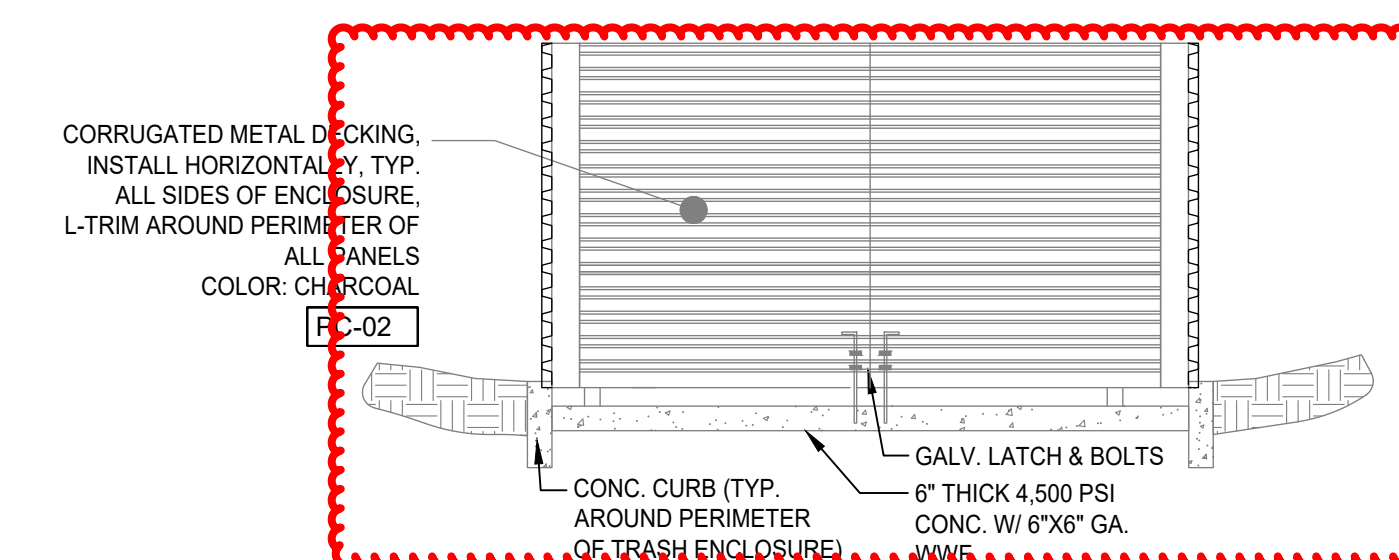


NORTH ELEVATION (DRIVE THRU)

1/4"=1'-0"

Provide color for auxiliary features. Should match or contrast with architecture of building

Considered side by design standards. Needs to meet transparency requirement of 25%. Can add architectural features such as vertical slats, materiality changes, murals, etc. to use in lieu of transparency requirements. Please work out with sketch plans with planning.



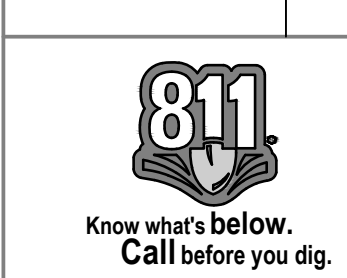
TRASH ENCLOSURE (FRONT)

1/4"=1'-0"

Provide color elevations for front and sides. Include material with materials board (should be of architectural material to match principal building)

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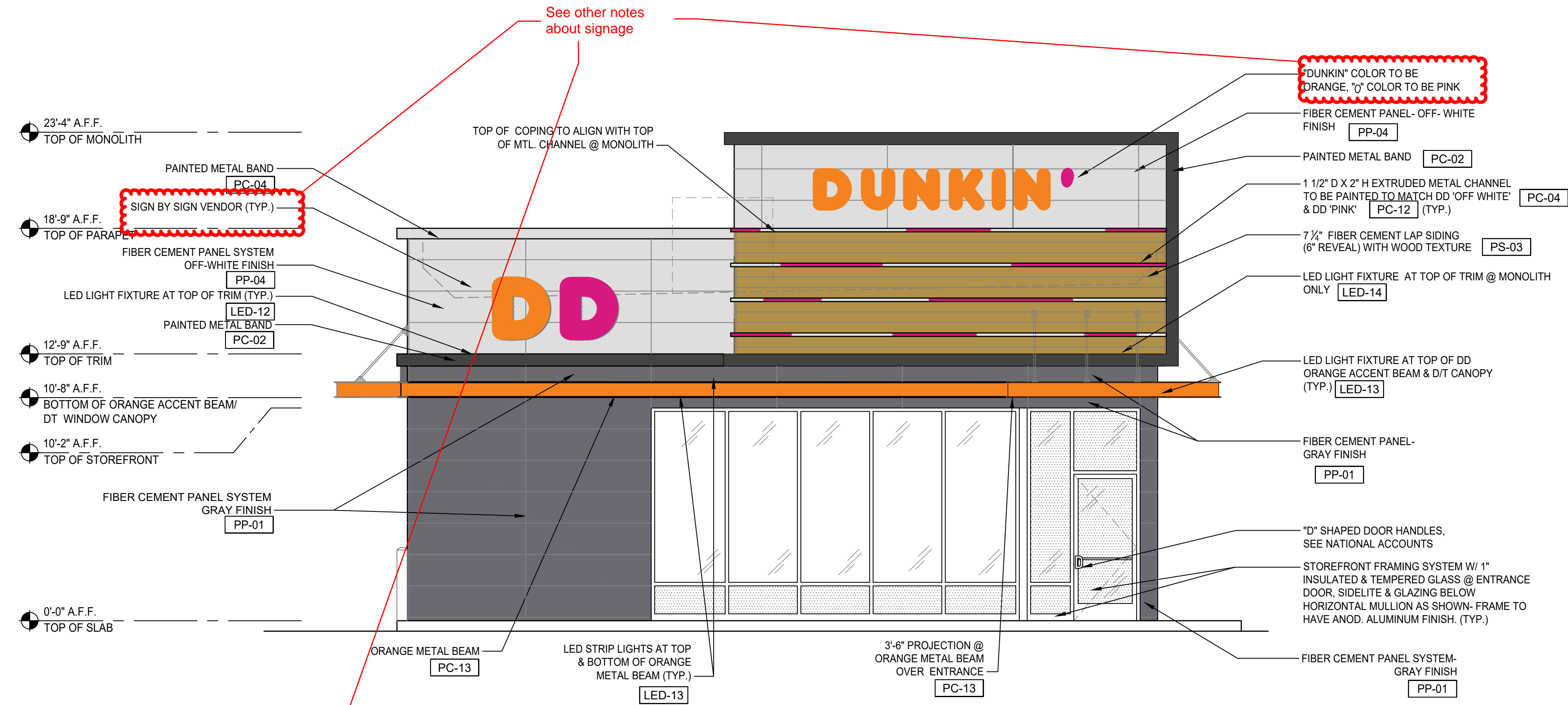
DOUGLAS 234, FILING NO. 6,
AMENDMENT 1, LOT 4



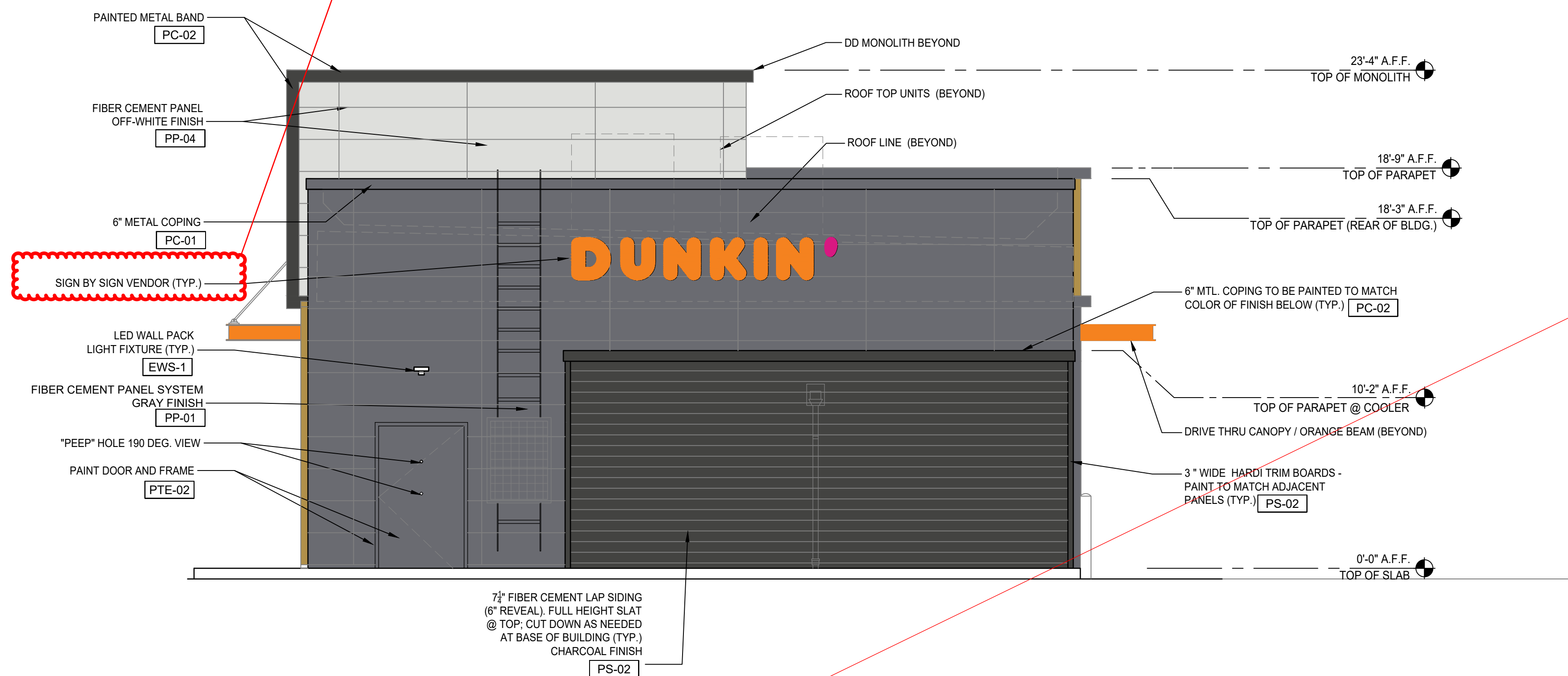
REVISION
DATE
BY
NO.
DRAWN/DESIGNED BY:
CHECKED BY:
PROJECT NO:
DATE:

SITE PLAN
DUNKIN' DONUTS

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



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



EAST ELEVATION (BACK)
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 ORANGE FINISH COLOR # 5059990
PC-13	PAINTED COATING	SHERWIN WILLIAMS	DD ORANGE FINISH COLOR # 5059990

Considered front by design standards. Needs to meet transparency requirement of 40% if less than 100' or 30% if greater than 100'. Can add architectural features such as vertical slats, materiality changes, murals, etc. to use in lieu of transparency requirements. Please work out with sketch plans with planning.

NOTE: For the back, if transparency requirements cannot be met, please work with planning for alternatives to meet intent of street facing design standards

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



DRAWING NO. 13
SHEET NO. OF

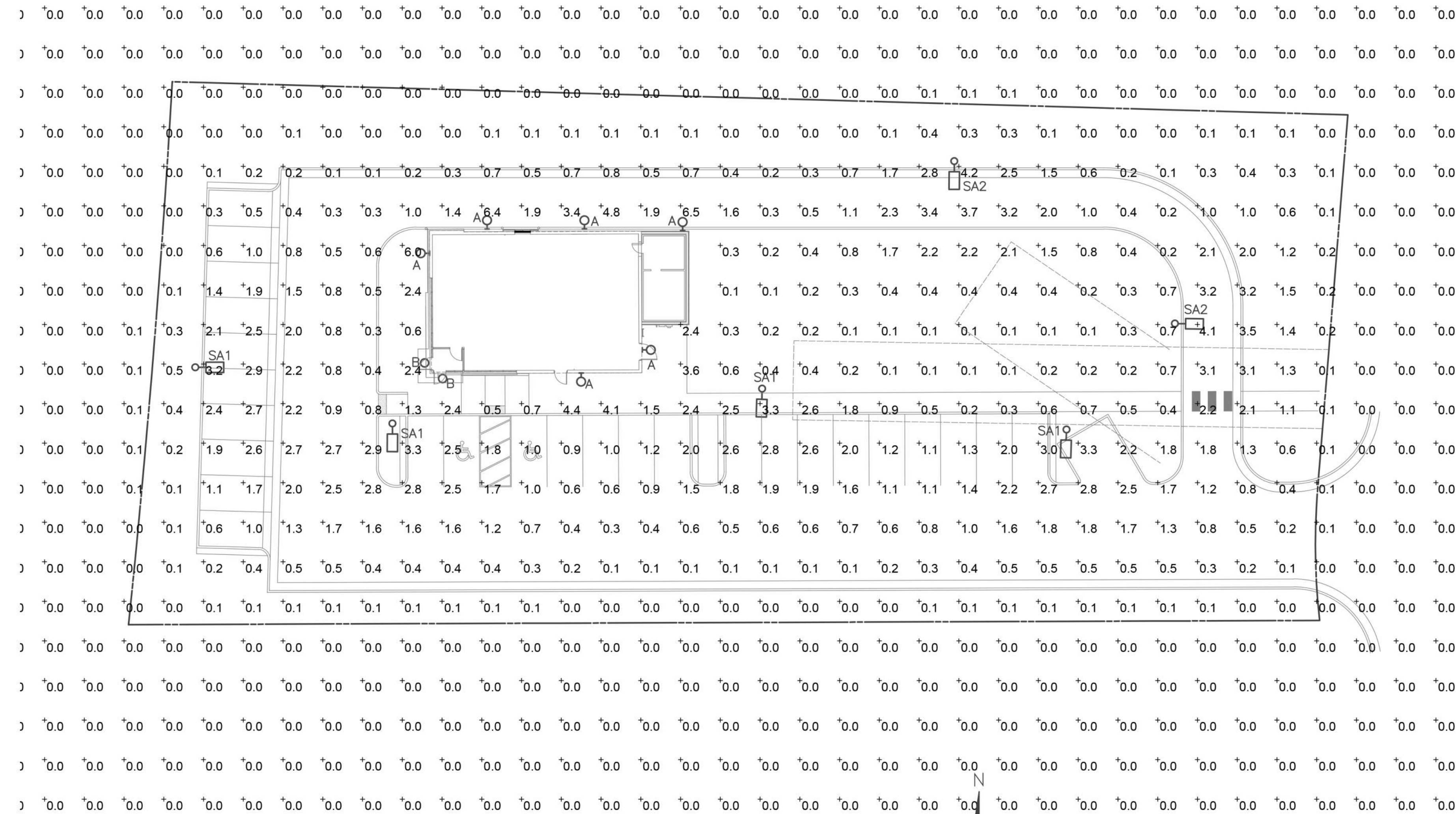
NO.	DATE	BY	REVISION

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

SITE PLAN

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
13.80 ACRES, 11 COMMERCIAL LOTS



SITE PHOTOMETRIC PLAN

Scale: 1"=20'
0 20 40
FEET

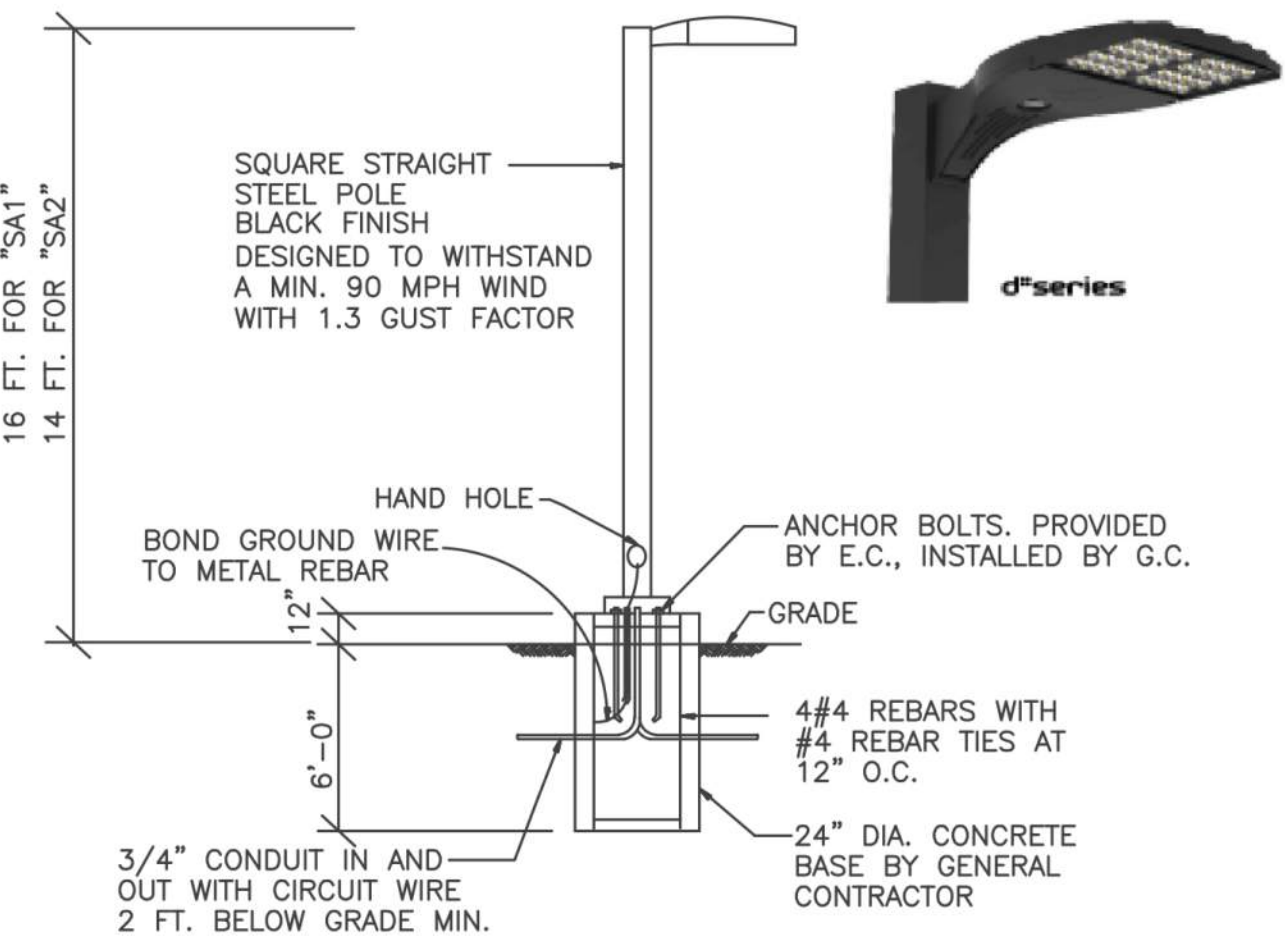
SITE PHOTOMETRIC SUMMARY

AVERAGE = 0.3 FT. CANDLE
MAXIMUM = 6.5 FT. CANDLE
MINIMUM = 0.0 FT. CANDLE

LIGHTING FIXTURE SCHEDULE						
ITEM	NO.	MANUFACTURER	CAT. NO.	LAMPS	MOUNTING	DESCRIPTION
A	3	LITHONIA LIGHTING	WDGE1 LED P1 40K VW MVOLT	11 WATT 4000K LED 1200 LUMENS	WALL +9 FT	EXTERIOR WALL MOUNTED CUT OFF LIGHT WITH COLD TEMPERATURE RATED EMERGENCY BATTERY BACK UP
B	2	LIGHTOLIER	S5R-840K-7	10 WATT 4000K LED 650 LUMENS	UNDER SOFFIT +8 FT	5" THIN SURFACE LED DOWN LIGHT
SA1	3	LITHONIA	DSX0-LED-P2-40K T3M-MVOLT-SPA	49 WATT 4000K LED 6,011 LUMENS	16 FT POLE	SINGLE HEAD FULL CUT OFF POLE LIGHT ON SQUARE POLE, MOUNTED AT 16 FT ABOVE GRADE TO TOP OF FIXTURE, TYPE III OPTICS,HOUSE SIDE SHIELD
SA2	2	LITHONIA	DSX0-LED-P2-40K T3M-MVOLT-SPA	49 WATT 4000K LED 6,011 LUMENS	14 FT POLE	SINGLE HEAD FULL CUT OFF POLE LIGHT ON SQUARE POLE, MOUNTED AT 14 FT ABOVE GRADE TO TOP OF FIXTURE, TYPE III OPTICS,HOUSE SIDE SHIELD

SITE ILLUMINANCE (FC)
AVERAGE = 2.08
MAXIMUM = 6.9
MINIMUM = 0.1
MAX/AVG RATIO = 3.32

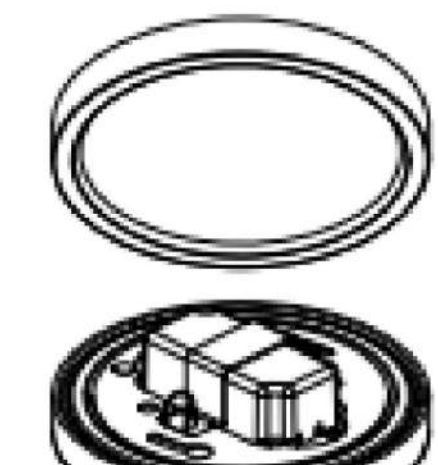
FRONT PARKING ILLUMINANCE (FC)
AVERAGE = 2.23
MAXIMUM = 3.4
MINIMUM = 1.5
AVG/MIN RATIO = 1.49
MAX/MIN RATIO = 2.27
MAX/AVG RATIO = 1.52



POLE MOUNTED FIXTURES INSTALLATION DETAIL
FOR FIXTURES "SA1" AND "SA2"
NO SCALE



FIXTURE 'A'



Include ratios for next review. Calculations should use 0.1 as minimum. Adhere to commercial lighting uniformity standards §13.10.140 - (e). See example called out

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

DOUGLAS COUNTY, COLORADO

**ENGINEERING
CONSULTANTS**
INCORPORATED
ELECTRICAL ENGINEERS

8811 E. Hampden Ave, Ste 208, Denver, CO 80231
(303) 355-5534 (tel) walter@gccinc.com

PROJECT NO: DRAWN/DESIGNED BY: CHECKED BY:

NO. BY DATE REVISION