

**CONTACT LIST**

**DEVELOPER**

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STORM WATER - JACOB JAMES

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PARKER, CO. 80134  
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PARKER, CO. 80134  
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**FIRE & LIFE SAFETY**

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**COMCAST**

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CONTACT: KEVIN YOUNG

**LUMEN**

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ENGLEWOOD, CO 80220  
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**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**

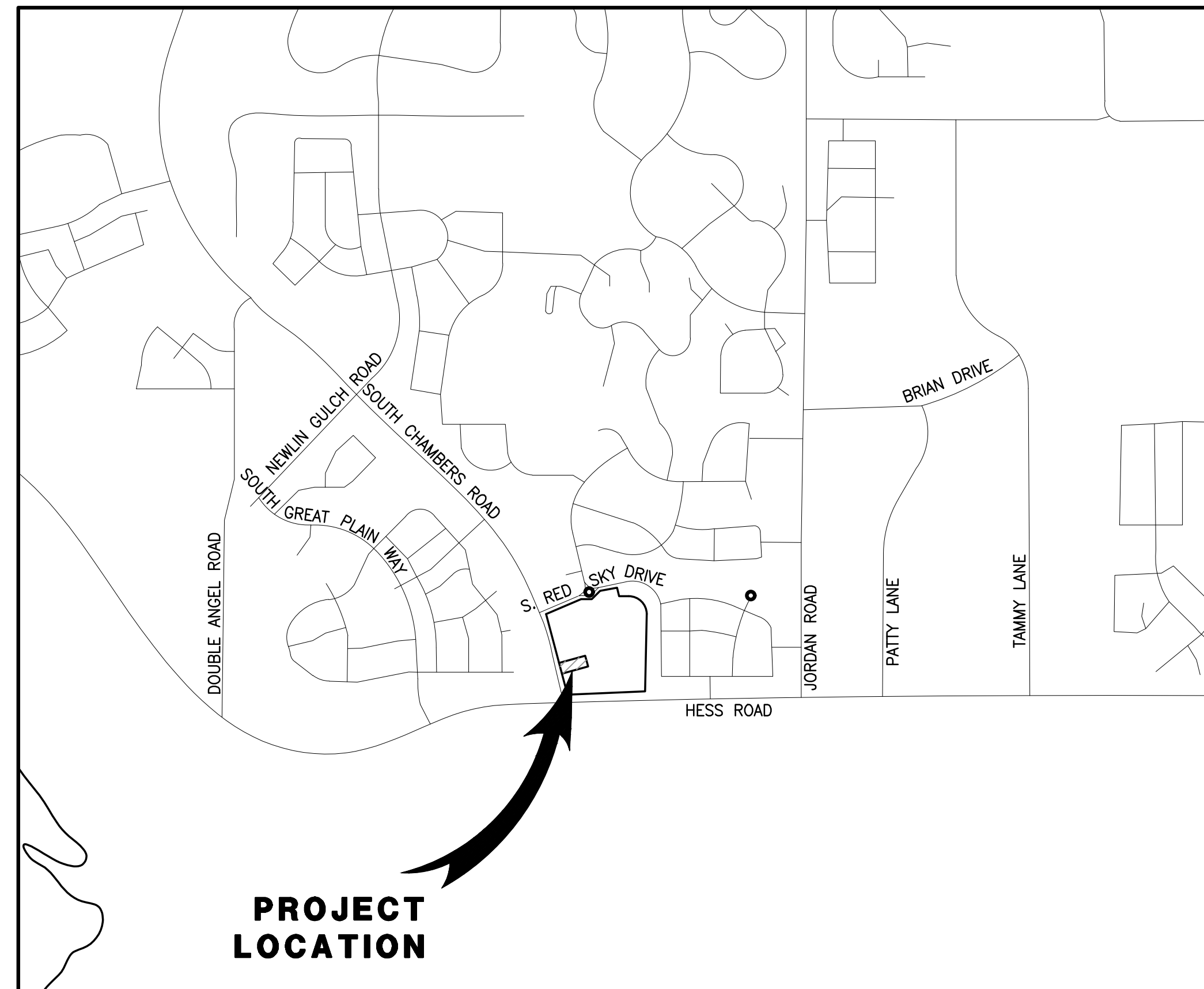
BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 08035C0181G AND DATED MARCH 16, 2016 - SUBJECT PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA.

**LEGAL DESCRIPTION**

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

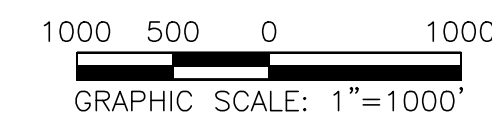
**SITE PLAN FOR  
DUNKIN' DONUTS  
DOUGLAS 234, FILING NO. 6,  
AMENDMENT 1, LOT 4**

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'



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	PHOTOMETRIC PLAN
13	PHOTOMETRIC DETAILS
14	BUILDING ELEVATIONS
15	BUILDING ELEVATIONS

SETBACKS		
COMMERCIAL DEVELOPMENT STANDARDS	REQUIRED SETBACKS	PROVIDED SETBACK
FRONT	10'	143.91'
SIDE	8'	47.59'/62.32'
REAR	0'	64.40'

DEVELOPMENT STANDARDS		
COMMERCIAL DEVELOPMENT STANDARDS	TOWN OF PARKER LAND DEVELOPMENT CODE REQ.	PROVIDED
MINIMUM LANDSCAPE AREA	0.14 AC (15%)	0.305 ACRES (34%)
MAXIMUM BUILDING HEIGHT	35 FEET	1 STORY/ 22'-10"
MINIMUM OFF-STREET PARKING	18 (PER NLA)	18 ON-SITE SPACES (2 ADA SPACES)
MAXIMUM FLOOR AREA RATIO (FAR)	0.35	0.05

**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
ESMT	EASEMENT
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	0.305 ACRES
IMPERVIOUS AREA	0.596 ACRES
MAXIMUM IMPERVIOUS AREA	0.766 ACRES, 85% OF TOTAL LAND AREA
BUILDING DENSITY	1,959 SF (BLDG) = 4.99% 39,244 SF (LOT)
MAX BUILDING DENSITY	NONE
PARKING AREA	3,083 SF
PARKING REQUIRED	18 SPACES/12 SPACES (1 PER 100 NLA/1 PER EACH 3 PERSONS OF RATED CAPACITY)
PARKING PROVIDED	18 ON-SITE SPACES (2 ADA SPACES)
BICYCLE PARKING REQUIRED	4
BICYCLE PARKING PROVIDED	4

**LAND USE DATA**

EXISTING ZONING	PLANNED DEVELOPMENT
GROSS SITE AREA	0.901 ACRES
NUMBER OF BUILDINGS	1 BUILDING
BUILDING GROSS FLOOR AREA	1,959 SF
NET LEASABLE AREA	1,811 SF
BUILDING OCCUPANCY	35 PEOPLE

NO.	BY	DATE	REVISION

SEAL:

**RICK ENGINEERING COMPANY**  
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ENGLEWOOD, CO 80112  
303.537.8020  
rickengineering.com

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

PROJECT NO: 2243 | DRAWN/DESIGNED BY: KA/JS  
DATE: 8/28/2023 | CHECKED BY: JS

SITE PLAN PREPARED FOR:

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

DOUGLAS COUNTY, COLORADO

**COVER SHEET**

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

DRAWING NO.  
**1**

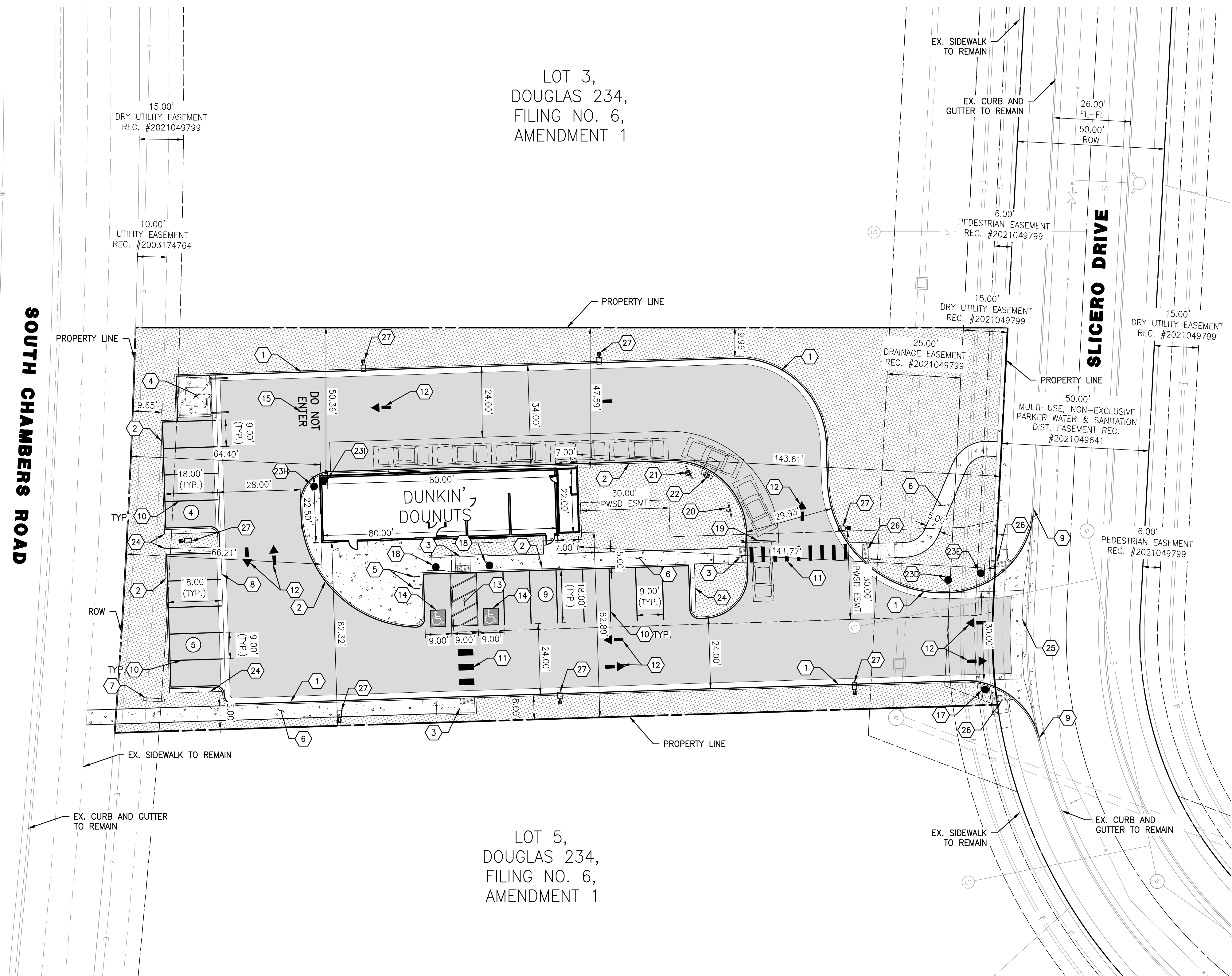
2ND SUBMITTAL

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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

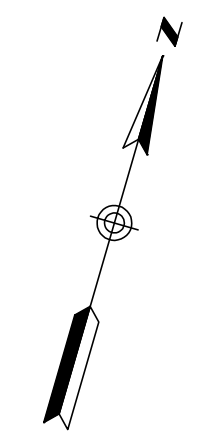


### LEGEND

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 (4 SPACES)
- 6 PROPOSED SIDEWALK
- 7 PROPOSED MONUMENT SIGN (ALL SIGNS ARE REVIEWED UNDER SEPARATE PERMIT)
- 8 3' 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
- 24 PROPOSED 18" CONCRETE LANDING
- 25 PROPOSED 8' CROSS PAN
- 26 PROPOSED DIRECTIONAL CURB RAMP
- 27 PROPOSED LIGHTING



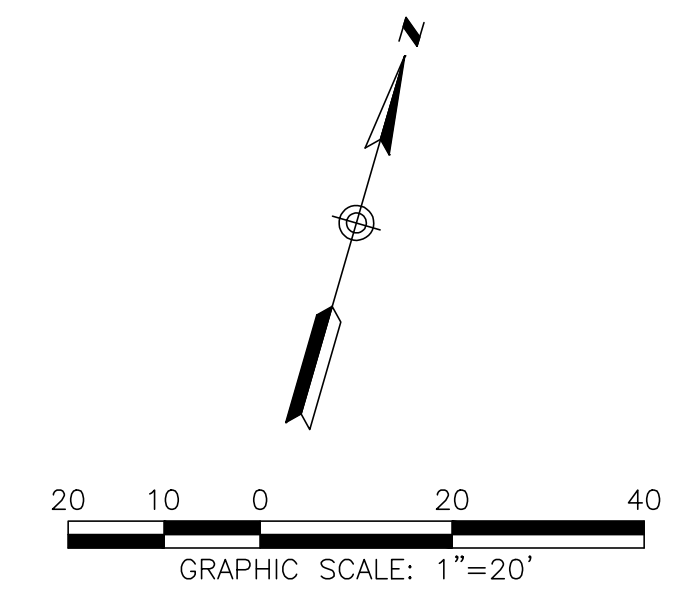
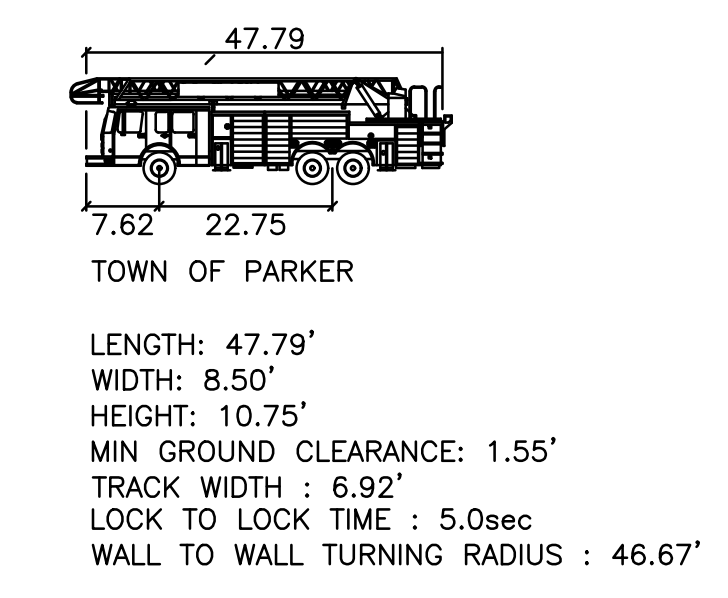
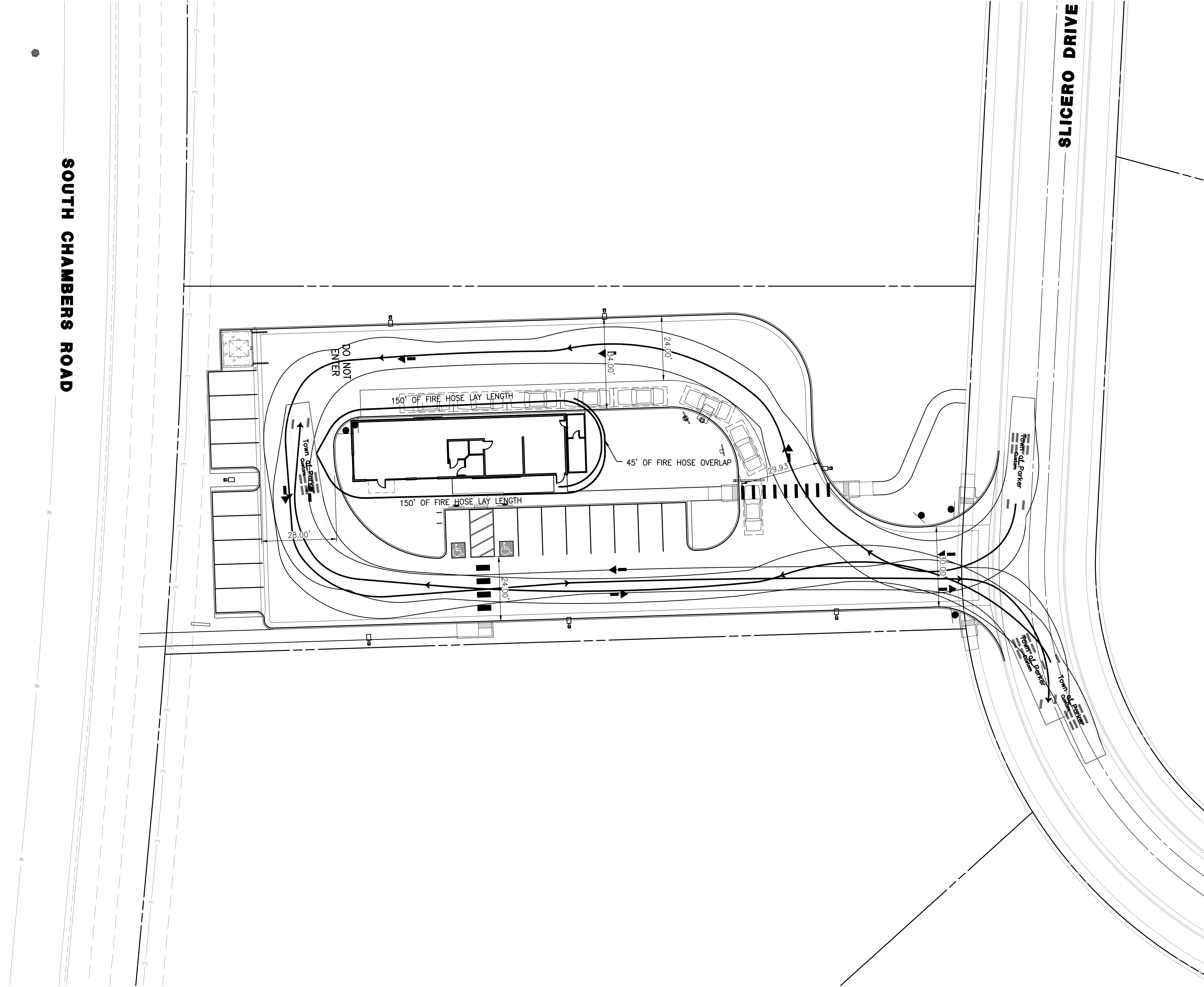
NO.	BY	DATE	REVISION						
SEAL:									
<div style="display: flex; justify-content: space-between;"> <div style="width: 40%;"> <p style="font-size: small;">PROJECT NO: 2243   DRAWN/DESIGNED BY: KA/JS DATE: 8/25/2023   CHECKED BY: JS</p> </div> <div style="width: 50%; text-align: right;"> <p style="font-size: small;">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</p> </div> </div>									
<p style="font-size: small;">SITE PLAN PREPARED FOR: <b>DOUGLAS 234, FILING NO. 6, AMENDMENT 1, LOT 4</b> DOUGLAS COUNTY, COLORADO</p>									
<p style="font-size: small;">811 Know what's below. Call before you dig.</p>									
<p style="font-size: small;">DRAWING NO. 3</p>									
<p style="font-size: small;">2ND 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



NO.	BY	DATE	REVISION

SEAL:

**RICK ENGINEERING COMPANY**  
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PROJECT NO: 2243 | DRAWN/DESIGNED BY: KA/JS  
DATE: 8/24/2023 | CHECKED BY: JS

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

**FIRE TRUCK ACCESS PLAN**

**811**  
Know what's below.  
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**5**

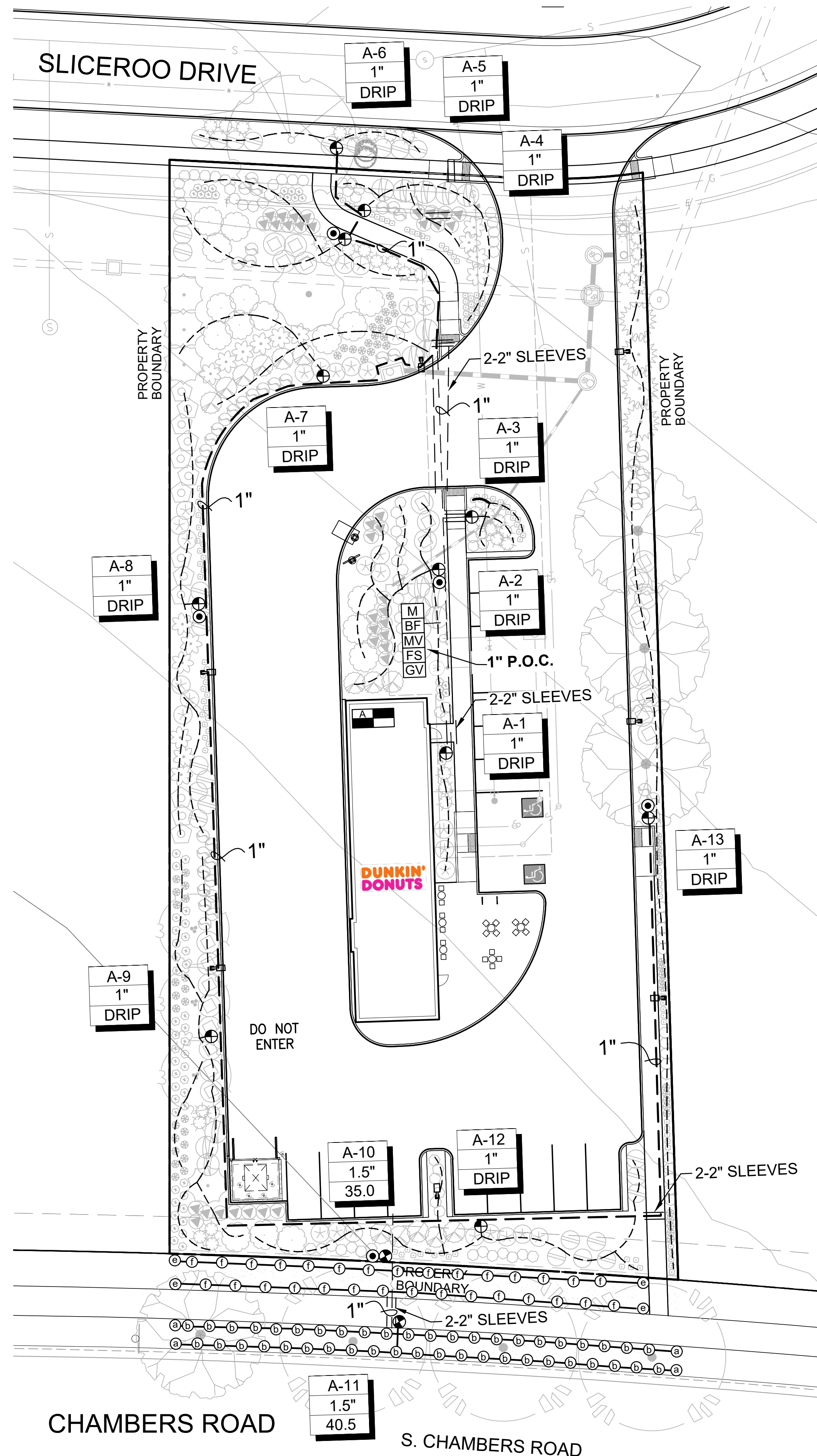
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# SITE PLAN FOR DUNKIN' DONUTS DOUGLAS 234, FILING NO. 6, AMENDMENT 1, LOT 4

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



### 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 PSI 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 PLAN 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	HYDRAWISE X2-1400, IRRIGATION CONTROLLER 'A' 14 STATION CONTROLLER, 13 STATIONS USED	A/9
	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	B/9
	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 & C/9
	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 & D/9
	HUNTER	RAIN-CLIK FLOW SENSOR. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.	B/9, B/10
	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.	D/10
	RAINBIRD	PEB, REMOTE CONTROL VALVE. BOX WITH LOCKING VALVE COVER AND 'RCV' HEAT BRANDED ON COVER.	A/11
	RAINBIRD	XCZ-150-PRB-COM, 1" REMOTE CONTROL DRIP VALVE KIT. BOX WITH LOCKING VALVE COVER AND 'RCV' HEAT BRANDED ON COVER.	C/11
	AS APPROVED	MAINLINE, CLASS 200 PVC SOLVENT WELD FITTINGS	H/10
	AS APPROVED	LATERAL LINE, CLASS 200 PVC SOLVENT WELD FITTINGS	H/10
	AS APPROVED	HUNTER HDL-CV DRIP TUBING WITH EMITTERS TO BASE OF PLANTS	E/9
	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.	D, H/11
	RAINBIRD	SHRUBS - POINT SOURCE DRIP ZONE, XERIBUG DRIP EMITTERS ON A STAKE CONNECTED TO POLY DRIP TUBING PER DETAIL.	E/9
NOT SHOWN	AS APPROVED	WIRE SPLICES ALLOWED ONLY WHERE RUNS EXCEED 2500'. PULL BOXES FOR WIRE SPLICES. PULL BOXES SHALL BE 12" RECTANGULAR WITH LOCKING LID.	I/10
NOT SHOWN	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):

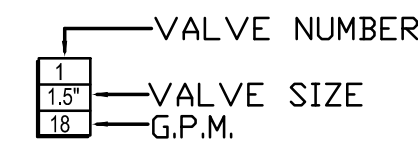
SYMBOL	Q	H	F	MANF.	MODEL NO. / DESCRIPTION	GPM	PRECIP	PSI	RADIUS FT.	DETAIL
	①	②	③	HUNTER	PROS-04-PRS30-8A 4" HIGH POP-UP W/ 8A BROWN NOZZLE	.44, .88, 1.76	3.06	30	8	B/11
	④	⑤	⑥	HUNTER	PROS-04-PRS30-10A 4" HIGH POP-UP W/ 10A RED NOZZLE	.50, 1.00, 2.00	2.22	30	10	B/11

#### LATERAL PIPE SIZING CHART:

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

#### SLEEVING SCHEDULE

PIPE SIZE	SLEEVE SIZE
3/4"	2"
1"	2"
1-1/4"	3"
1-1/2"	3"
2"	4"
2-1/2"	6"
3"	6"



NO.	DATE	BY	REVISION

**RICK**  
ENGINEERING COMPANY  
303.537.8020  
rickengineering.com

8678 CONCORD CENTER DR, UNIT 200  
ENGLEWOOD, CO 80112

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

2243 DRAWN/DESIGNED BY: KN/TM  
9/5/2023 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.  
Call before you dig.

DRAWING NO.  
**8**

2ND 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/Irrigation Worksheet

Project Name: Dunkin' Donuts

Landscape/Irrigation Tap address (physical location of tap) 12211 Sliceroo Drive, Parker, CO

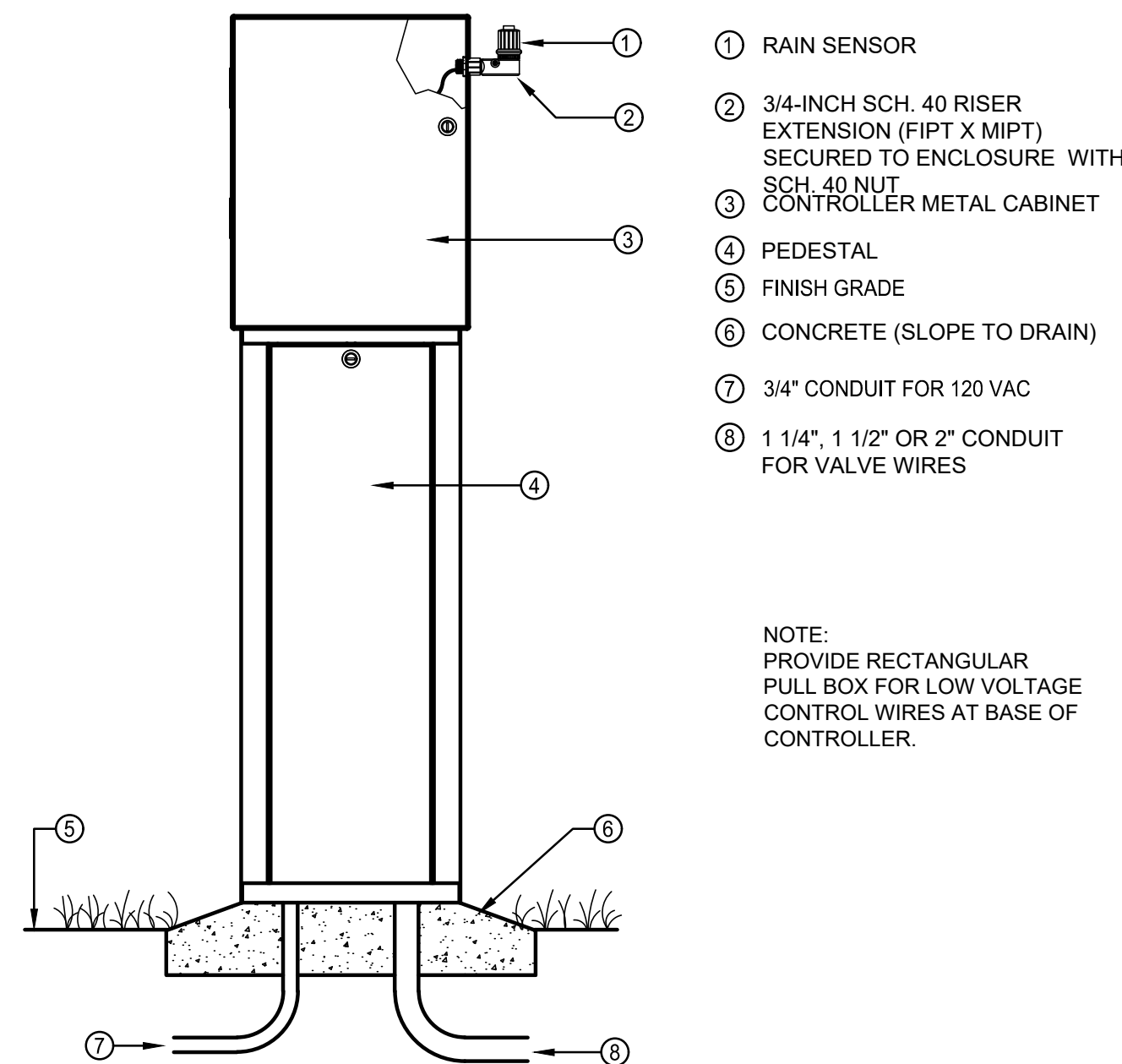
Landscape Area	High Water TURF (6,000sf = 1 SFE)	Low Water Native Grass and Perennials (10,000sf = 1 SFE)	Spray Shrubs & Drip Irrigated area (20,000sf = 1 SFE)	Sub-Total of Non-Irrigated area (calculated) Areas	PWSD one SFE per 6000	SFE Requirement (Sub-Total Calculation divided by 6000 = requirement)
Area #1	2,330 sf x 1 = 2,330	0 sf x .6 = 0	13,830 sf x .3 = 4,149	0 sf x 0 = 0	6,479 sf	6,000
						1,079 SFE's

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

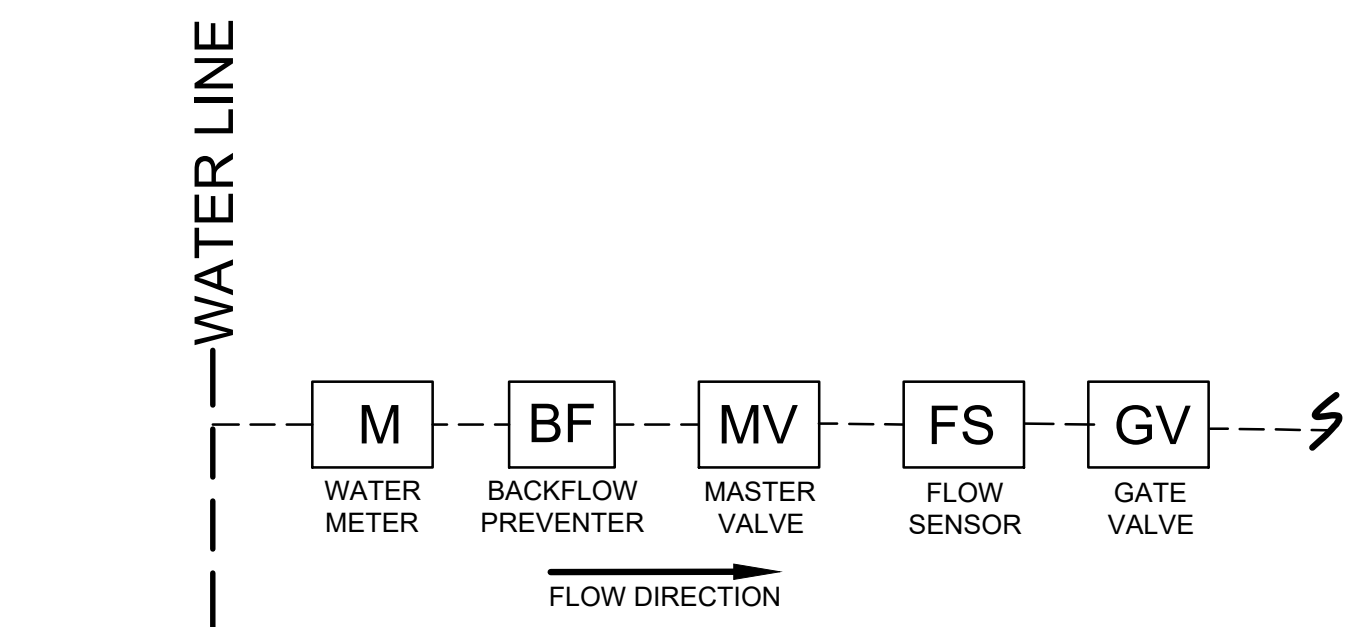
Owner/Developer: First Cup Dunkin' Donuts, LLC  
Attn: Brian Zurek  
Billing Address: 106 S. Kyrene Rd, Ste 2, Chandler, AZ 85226  
Phone #: 480-313-2724

ET Controller (with Rain Sensor)	
Manufacturer	Hunter
Model number	Hydrawise X2-1400

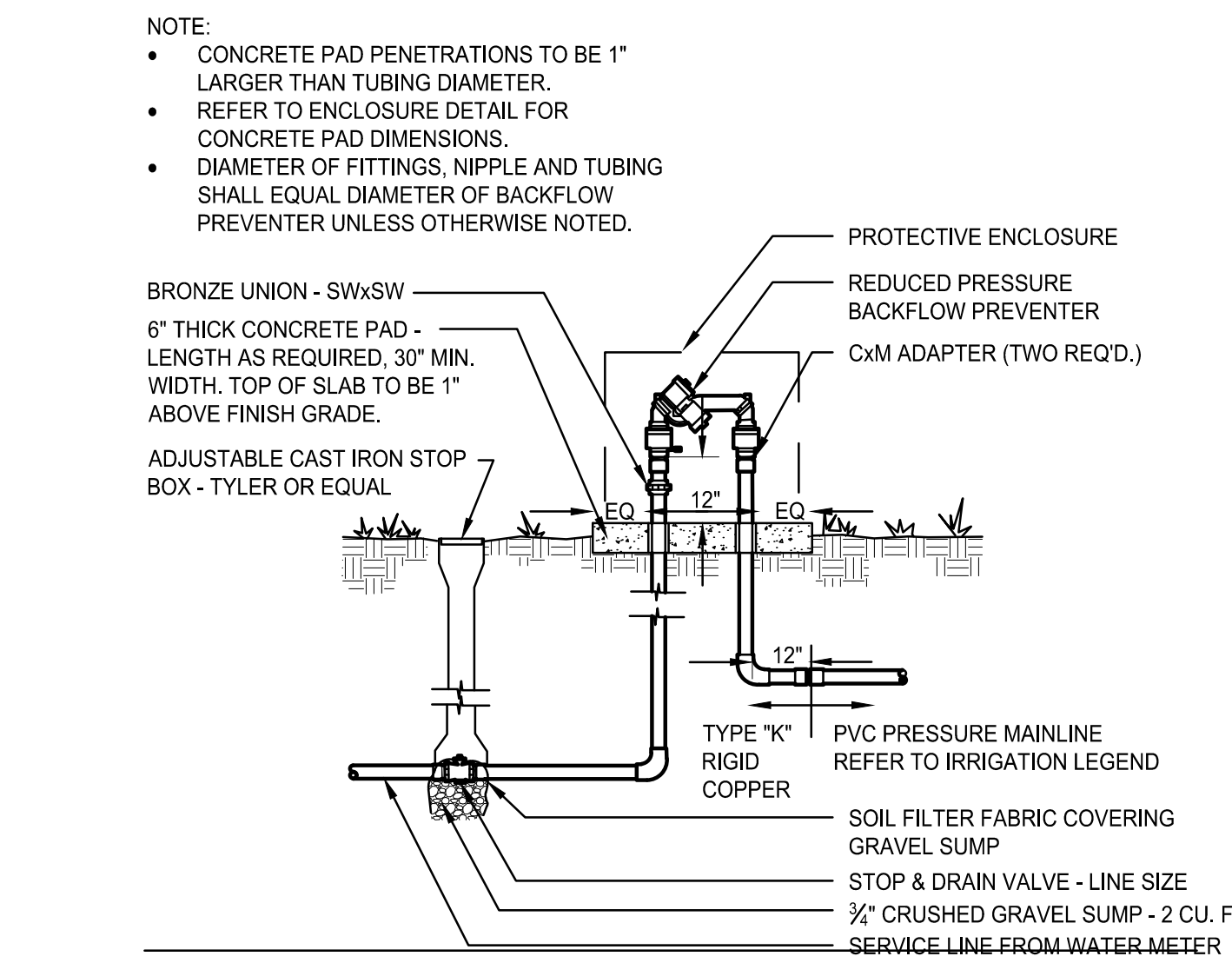
Tap Size Requirements:	
0 - 1 SFE's	requires a 3/4-inch tap
1.1 - 2.0 SFE's	requires a 1-inch tap
2.1 - 4.0 SFE's	requires a 1 1/2-inch tap
4.1 - 7.0 SFE's	requires a 2-inch tap
7.1 - 16.0 SFE's	requires a 3-inch tap



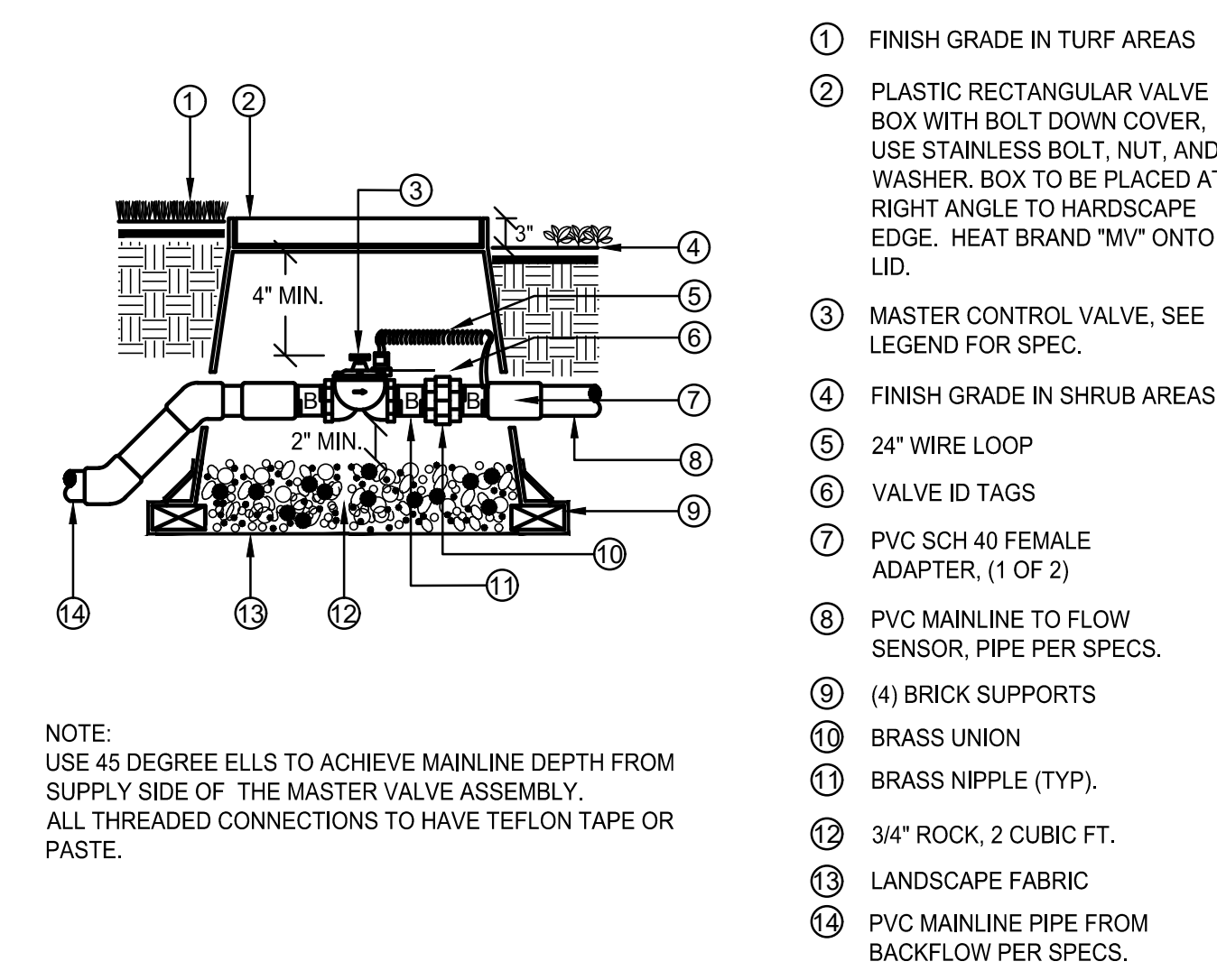
**A** CONTROLLER PEDESTAL MOUNT  
SCALE: N.T.S.



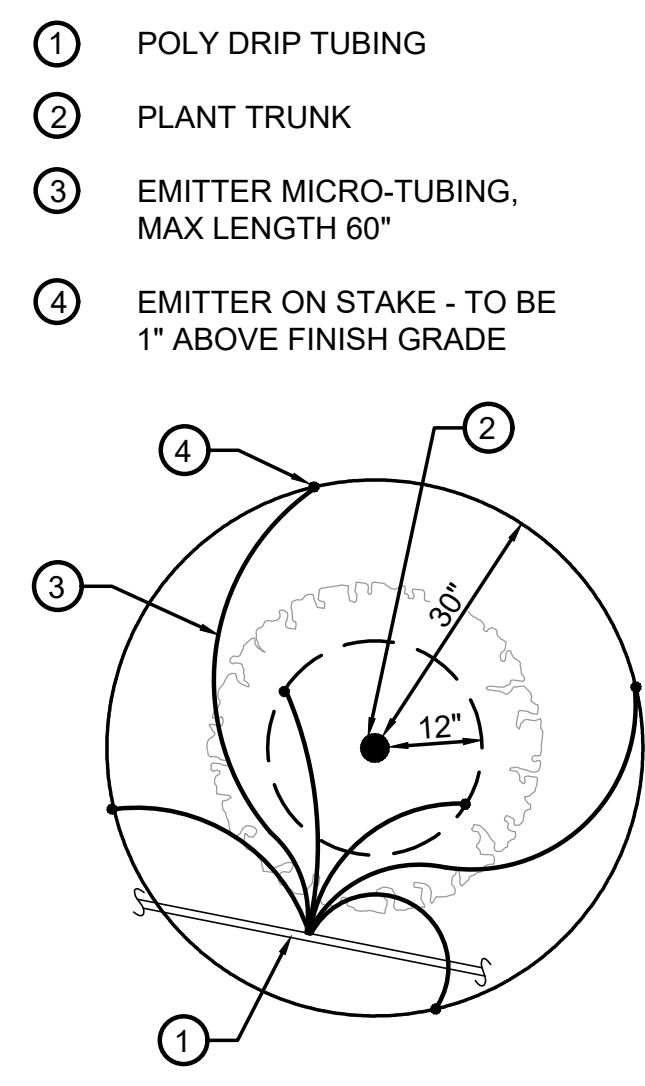
**B** POINT OF CONNECTION (P.O.C.)  
SCALE: N.T.S.



**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  
DATE: 9/5/2023

DRAWN/DESIGNED BY: [Signature]  
CHECKED BY: [Signature]

KN/TM  
KN

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rickengineering.com

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

**LANDSCAPE IRRIGATION & DETAILS**

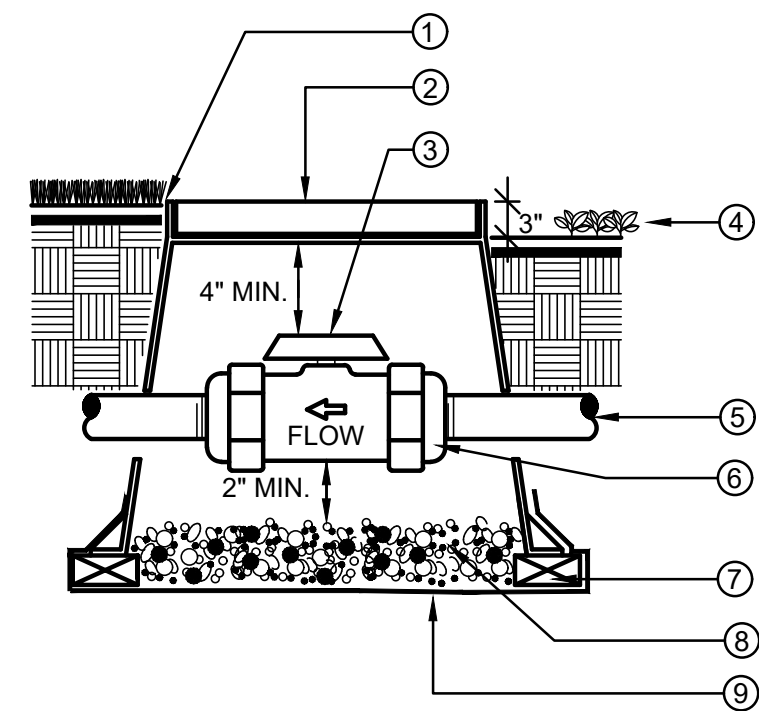
Know what's below.  
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DRAWING NO. 9

2ND 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



- 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

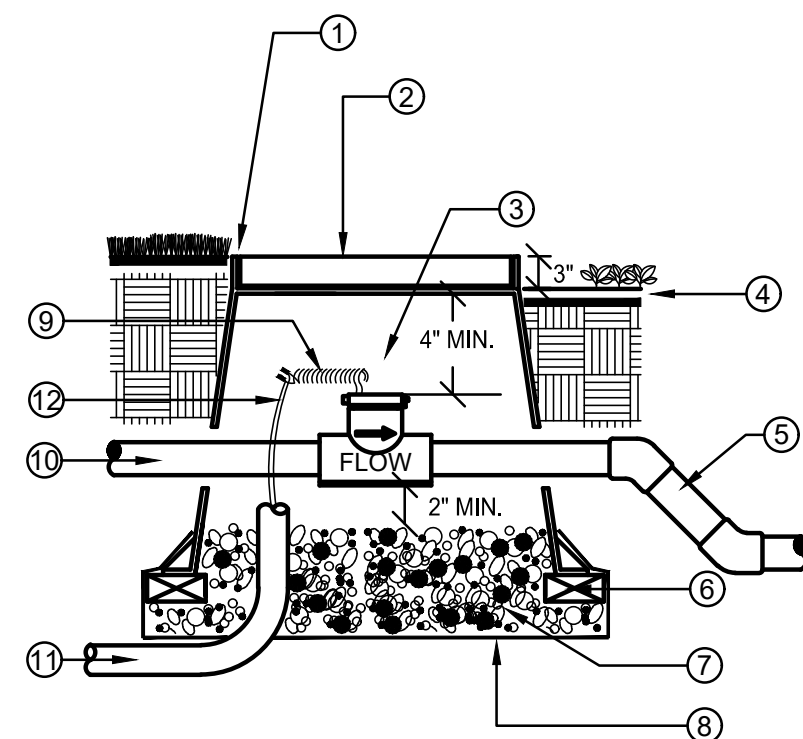
NOTE:  
BOX TO BE INSTALLED TO ALLOW FOR PROPER OPERATION OF BALL VALVE HANDLE. INSTALL AT RIGHT ANGLE TO HARDSCAPE EDGE.

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.

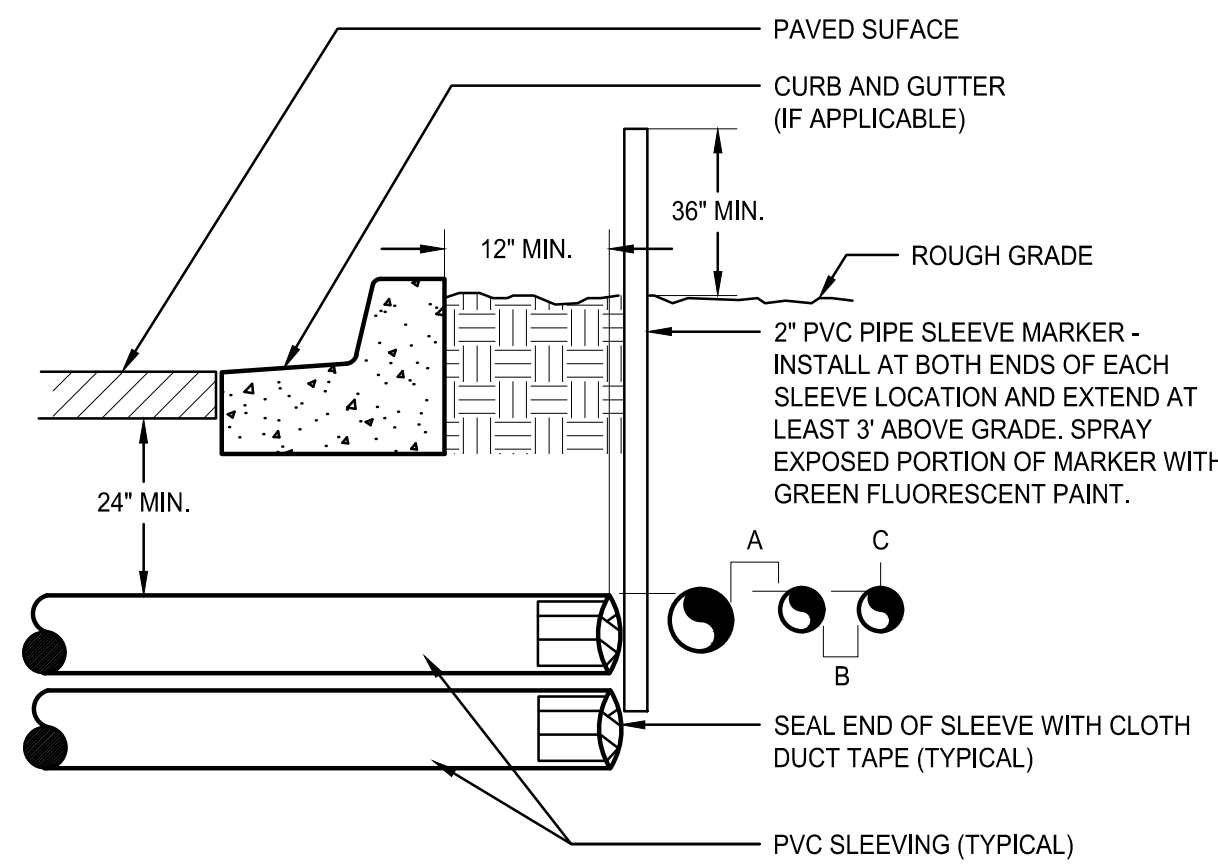


- ① FLUSH W/ FINISH GRADE IN TURF AREAS TYP.
- ② CONCRETE RECTANGULAR VALVE BOX WITH CAST IRON LOCKING LID. BOX TO BE PLACED AT RIGHT ANGLE TO HARDSCAPE EDGE. PAINT "FS" ONTO LID.
- ③ FLOW SENSOR. SEE LEGEND FOR SPECIFICATION
- ④ FINISH GRADE IN SHRUB MULCH AREAS
- ⑤ PVC MAINLINE TO SYSTEM, PIPE PER 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.

## B FLOW SENSOR

SCALE: N.T.S.

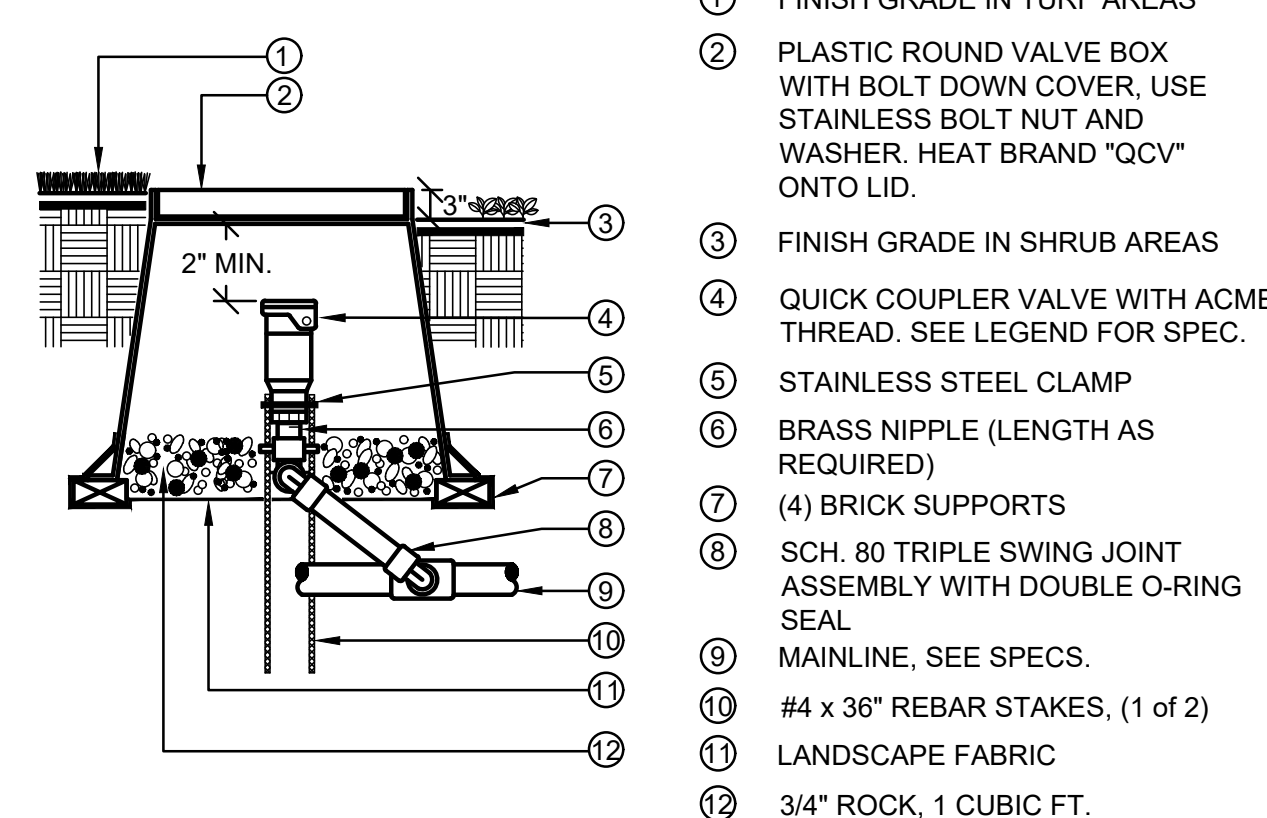


- PAVED SURFACE
- CURB AND GUTTER (IF APPLICABLE)
- ROUGH GRADE
- 2" PVC PIPE SLEEVE MARKER - INSTALL AT BOTH ENDS OF EACH SLEEVE LOCATION AND EXTEND AT LEAST 3' ABOVE GRADE. SPRAY EXPOSED PORTION OF MARKER WITH GREEN FLUORESCENT PAINT.
- SEAL END OF SLEEVE WITH CLOTH DUCT TAPE (TYPICAL)
- PVC SLEEVING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

## C IRRIGATION SLEEVING

SCALE: N.T.S.

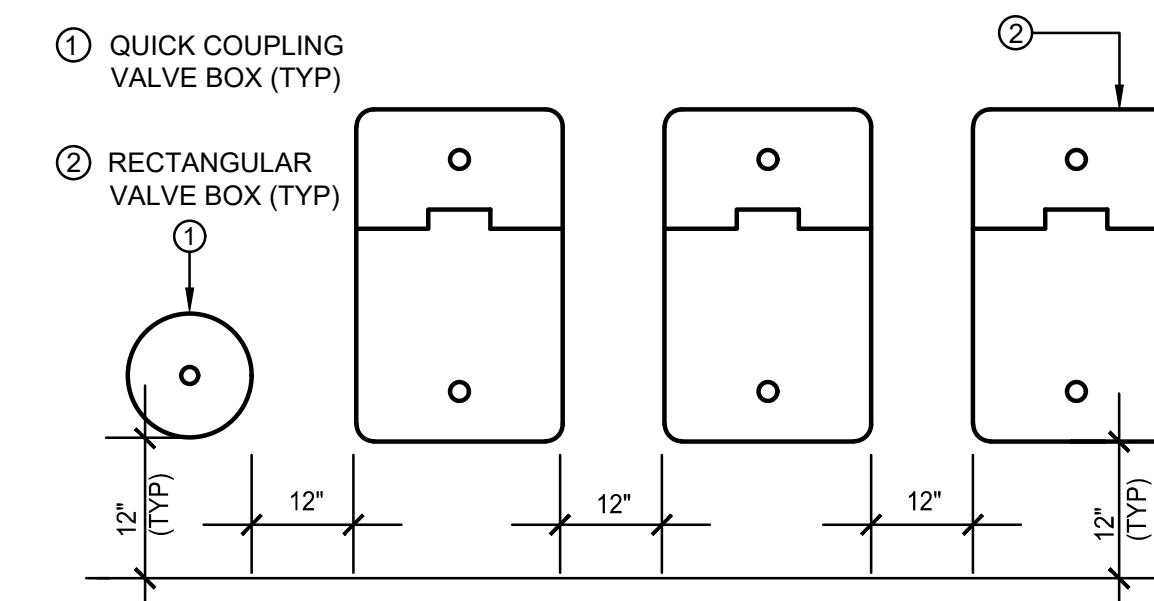


- ① FINISH GRADE IN TURF AREAS
- ② PLASTIC ROUND VALVE BOX WITH BOLT-DOWN COVER, USE STAINLESS BOLT NUT AND WASHER. HEAT BRAND "QCV" ONTO LID.
- ③ FINISH GRADE IN SHRUB AREAS
- ④ QUICK COUPLER VALVE WITH ACME THREAD. SEE LEGEND FOR SPEC.
- ⑤ STAINLESS STEEL CLAMP
- ⑥ BRASS NIPPLE (LENGTH AS REQUIRED)
- 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.

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

## D QUICK COUPLER VALVE

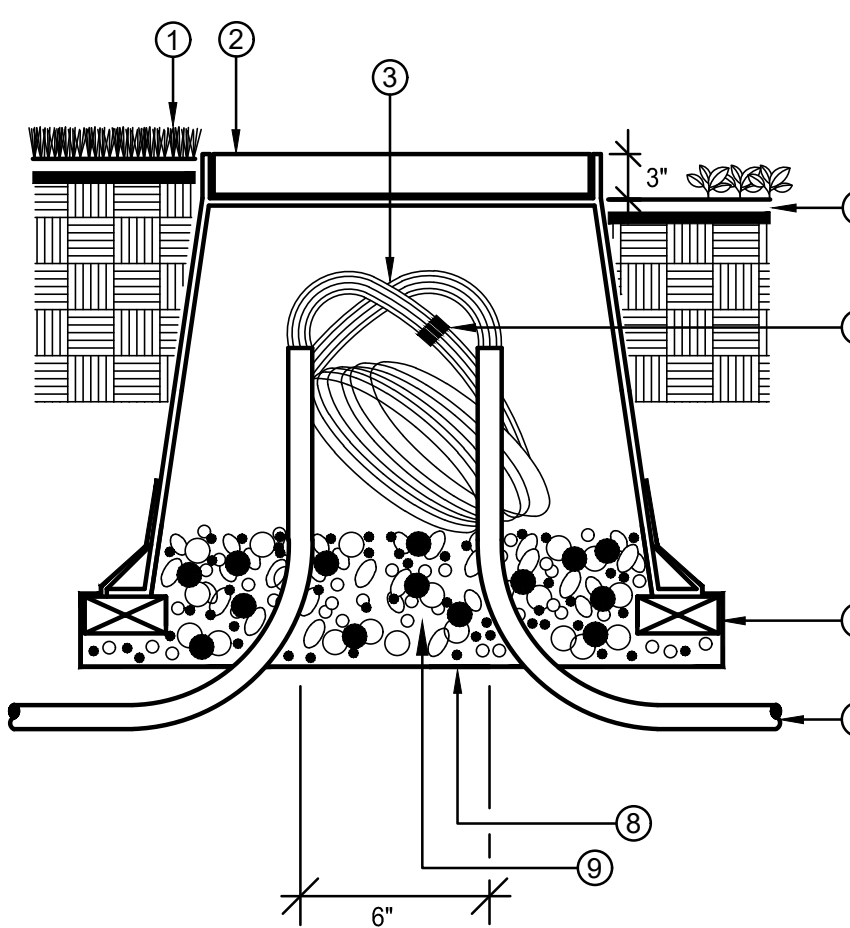
SCALE: N.T.S.



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

## E VALVE BOX LAYOUT

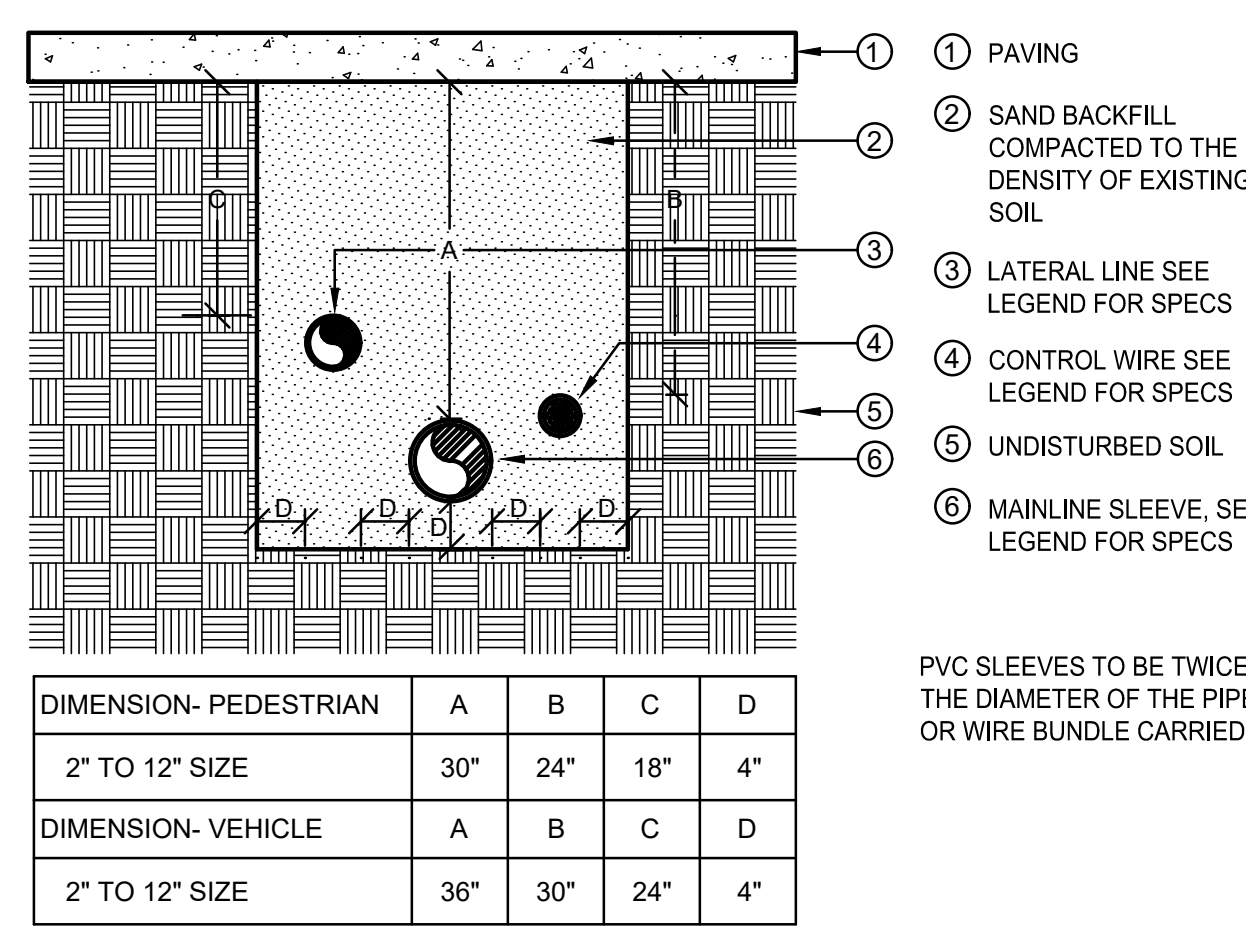
SCALE: N.T.S.



- 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.

## F ROUND PULL BOX

SCALE: N.T.S.

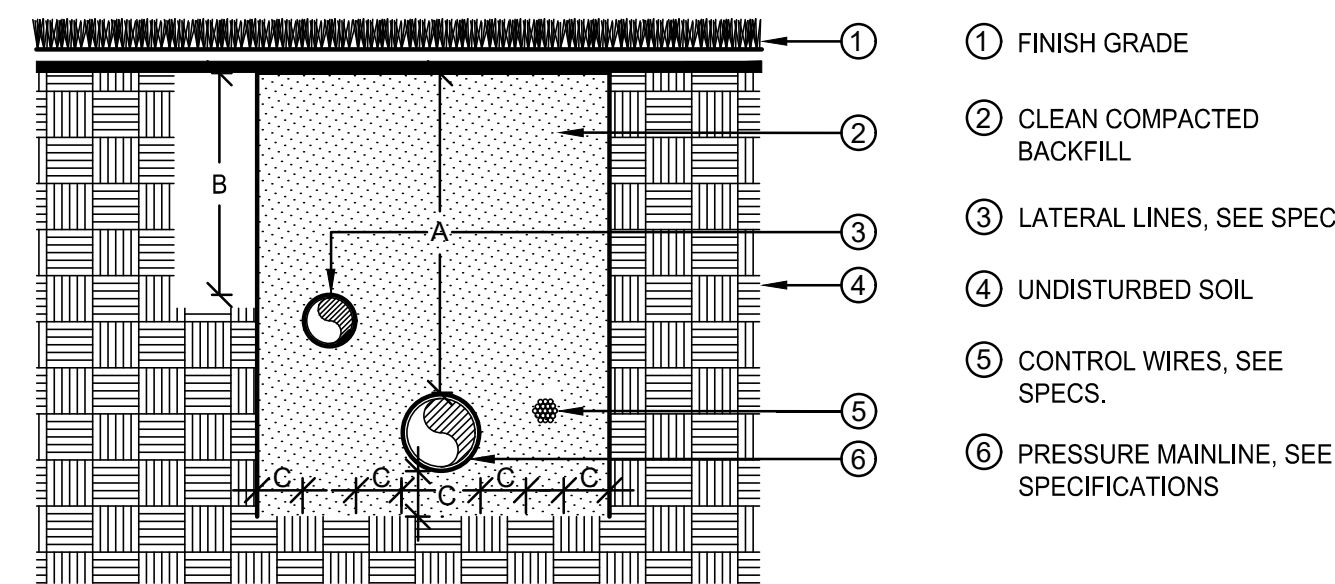


- ① PAVING
- ② SAND BACKFILL COMPACTED TO THE DENSITY OF EXISTING SOIL
- ③ LATERAL LINE SEE LEGEND FOR SPECS
- ④ CONTROL WIRE SEE LEGEND FOR SPECS
- ⑤ UNDISTURBED SOIL
- ⑥ MAINLINE SLEEVE, SEE LEGEND FOR SPECS

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

## G SLEEVE INSTALLATION

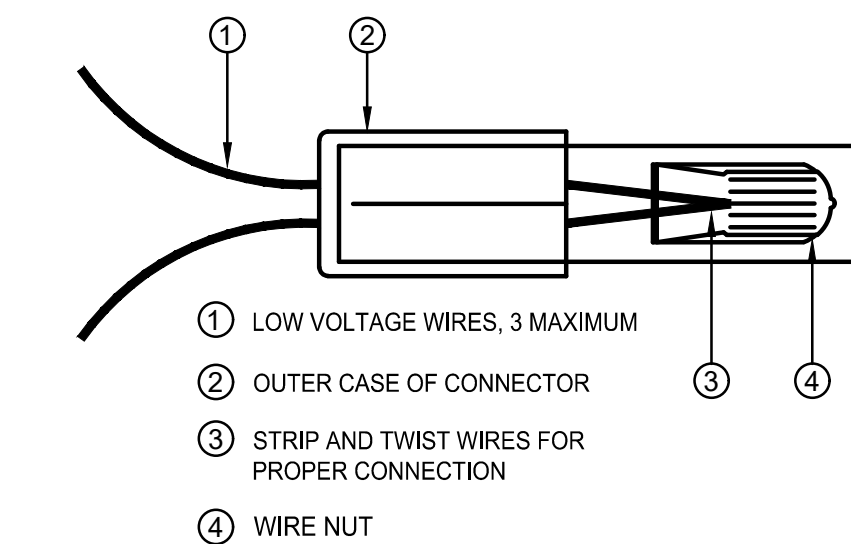
SCALE: N.T.S.



- ① FINISH GRADE
- ② CLEAN COMPACTED BACKFILL
- ③ LATERAL LINES, SEE SPECS.
- ④ UNDISTURBED SOIL
- ⑤ CONTROL WIRES, SEE SPECS.
- ⑥ PRESSURE MAINLINE, SEE SPECIFICATIONS

## H PIPE INSTALLATION

SCALE: N.T.S.



- ① LOW VOLTAGE WIRES, 3 MAXIMUM
- ② OUTER CASE OF CONNECTOR
- ③ STRIP AND TWIST WIRES FOR PROPER CONNECTION
- ④ WIRE NUT

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

## I WIRE CONNECTIONS

SCALE: N.T.S.

SEAL:

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ENGLEWOOD, CO 80112  
rickengineering.com  
303.537.8020  
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PROJECT NO:

DATE:

2243 DRAWN/DESIGNED BY:

9/5/2023 CHECKED BY:

KN/TM

REVISION

DATE

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BY

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

LANDSCAPE IRRIGATION & DETAILS

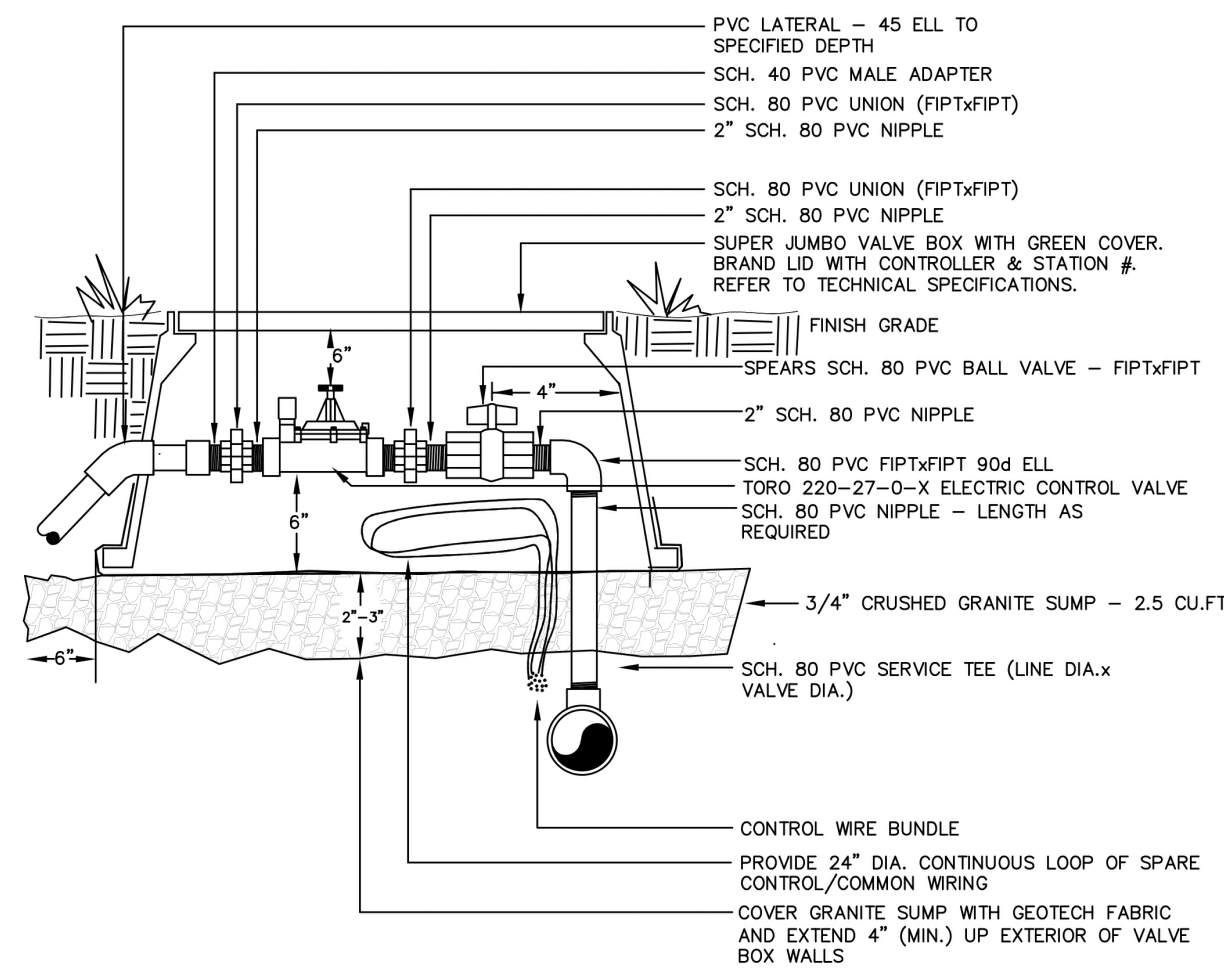


DRAWING NO.  
10

2ND SUBMITTAL

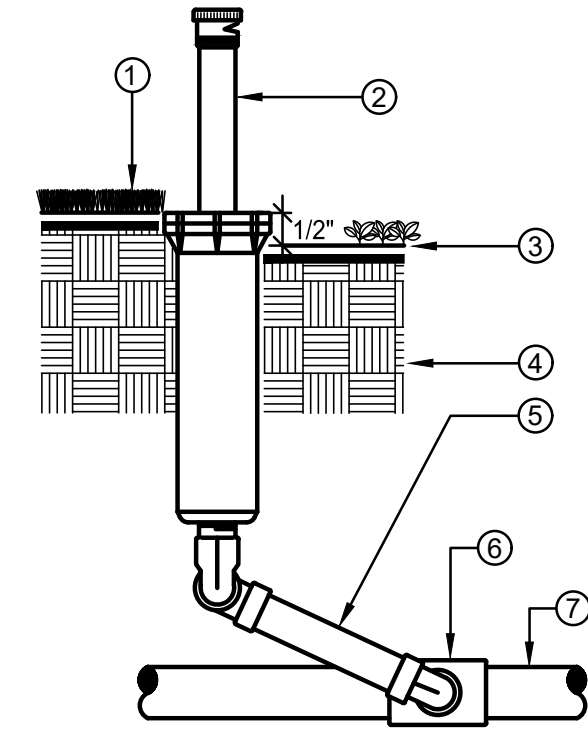
# SITE PLAN FOR DUNKIN' DONUTS DOUGLAS 234, FILING NO. 6, AMENDMENT 1, LOT 4

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. 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

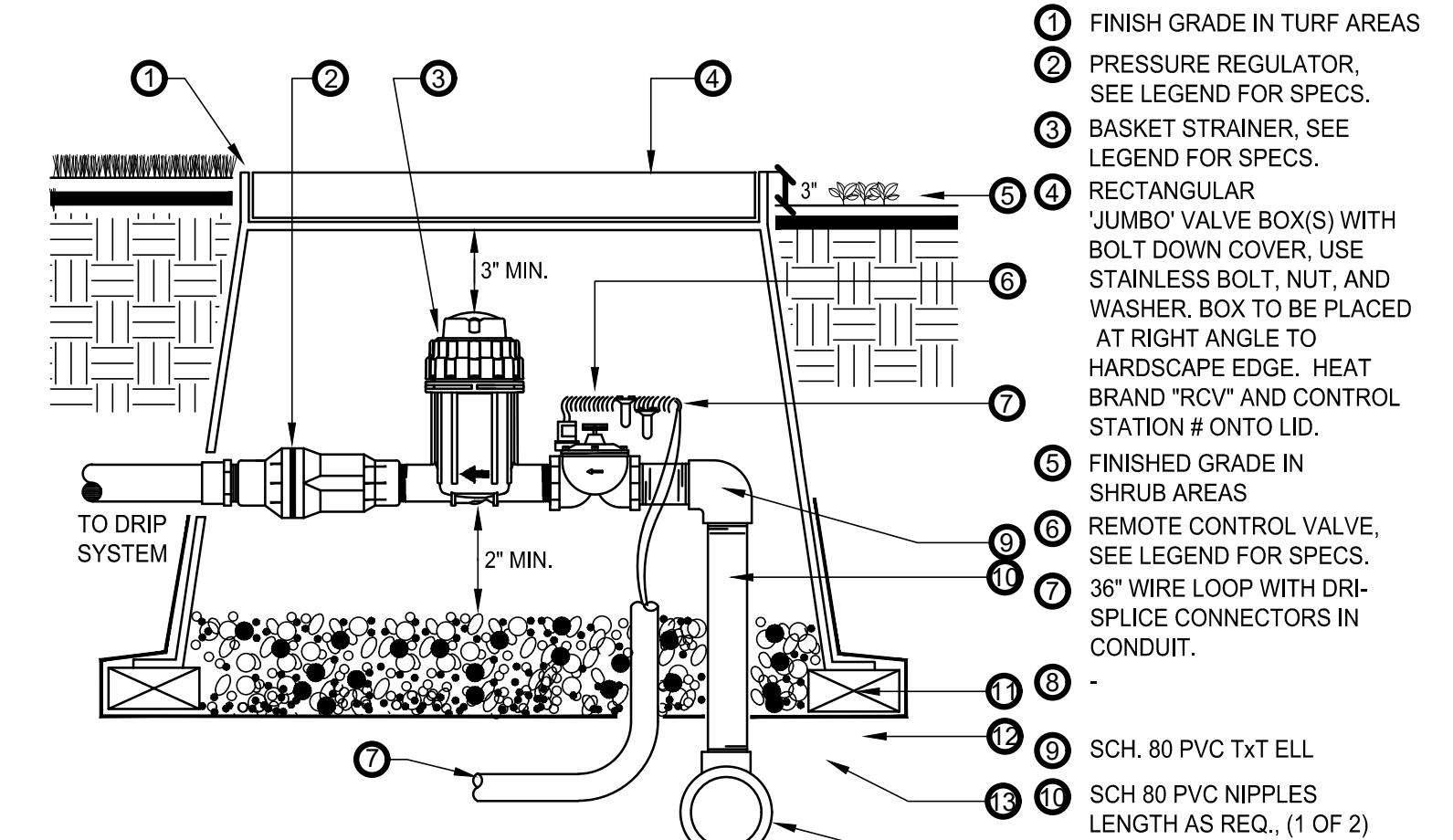
**A** AUTOMATIC CONTROL VALE  
NTS



- 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

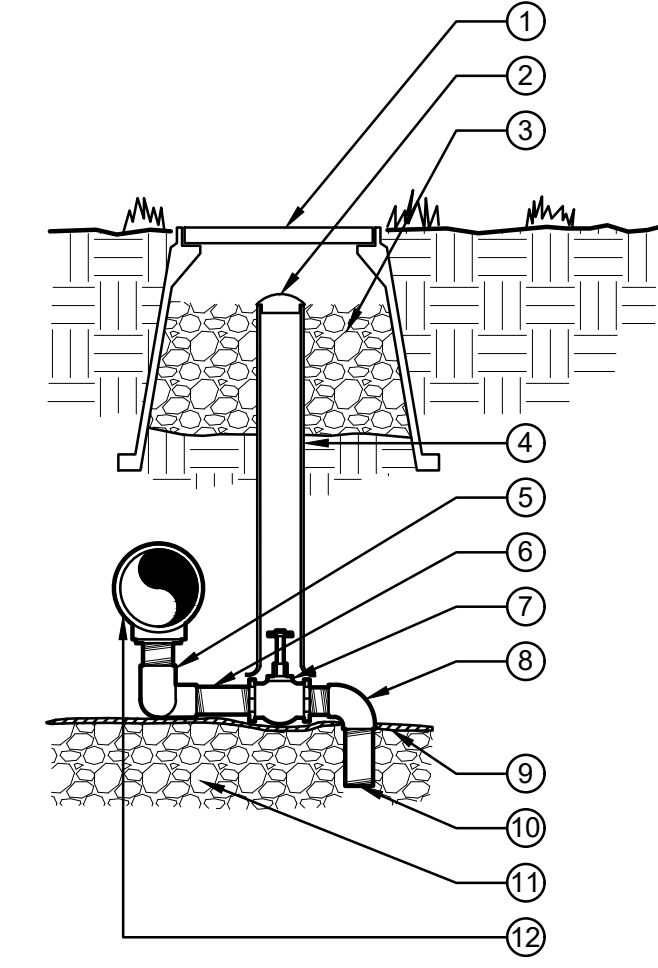
**B** POP-UP SPRINKLER  
NTS

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.



1. 10" ROUND VALVE BOX - BRAND THE LETTER 'D' ON LID. SEE SPECS.
  2. 2" VALVE MARKER
  3. 3/4" CRUSHED GRAVEL SUMP 1 CU. FT.
  4. 2" CL 180 PVC ACCESS SLEEVE - LENGTH AS REQUIRED.
  5. 1/2" Fx F SCH. 80 PVC 90 ELL (2)
  6. 1/2" xCL PVC NIPPLE SCH. 80 (2)
  7. 1/2" x 6" SCH. 80 GALV. STEEL NIPPLE
  8. 1/2" BRASS GLOBE VALVE
  9. 1/2" Mx F SCH. 40 PVC 90 ELL
  10. SOIL BLANKET COVERING SUMP
  11. 1/2" x 4" PVC NIPPLE SCH. 80
  12. 1/2" CRUSHED GRAVEL SUMP. SEE SPECIFICATIONS FOR SUMP SIZE.
  13. PVC PRESSURE MAINLINE
- NOTE: APPLY TEFLON TAPE TO ALL MALE THREADED PVC FITTINGS AND ALL NIPPLES.

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

NO.	BY	DATE	REVISION

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rickengineering.com

PROJECT NO: 2243 | DRAWN/DESIGNED BY: KN/TM  
DATE: 9/5/2023 | 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**

**811**  
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**SITE PLAN FOR  
DUNKIN' DONUTS  
DOUGLAS 234, FILING NO. 6,  
AMENDMENT 1, LOT 4**

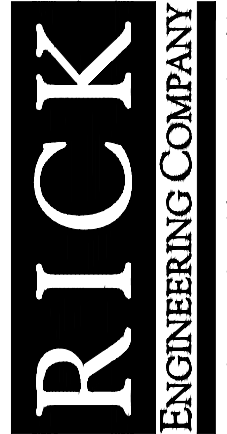
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TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO  
0.901 ACRES, 1 COMMERCIAL LOT

PER DISCUSSION WITH TOWN OF PARKER STAFF  
ON AUGUST 30TH, 2023, BUILDING ELEVATIONS  
ARE IN PROCESS AND WILL BE SUBMITTED FOR  
TOWN REVIEW ONCE COMPLETED.



DRAWING NO.  
**14**

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



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303.537.8020**  
rickengineering.com

PROJECT NO: 2243 | DRAWN/DESIGNED BY: KA/JS  
DATE: 8/31/2023 | CHECKED BY: JS

SEAL:

NO.	BY	DATE	REVISION

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

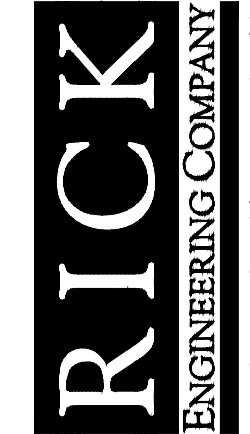
A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29,  
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0.901 ACRES, 1 COMMERCIAL LOT

PER DISCUSSION WITH TOWN OF PARKER STAFF  
ON AUGUST 30TH, 2023, BUILDING ELEVATIONS  
ARE IN PROCESS AND WILL BE SUBMITTED FOR  
TOWN REVIEW ONCE COMPLETED.



DRAWING NO.  
**15**

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



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PROJECT NO: **2243** | DRAWN/DESIGNED BY: **KA/JS**  
DATE: **8/31/2023** | CHECKED BY: **JS**

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