

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 80214
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: 303.688.3100
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

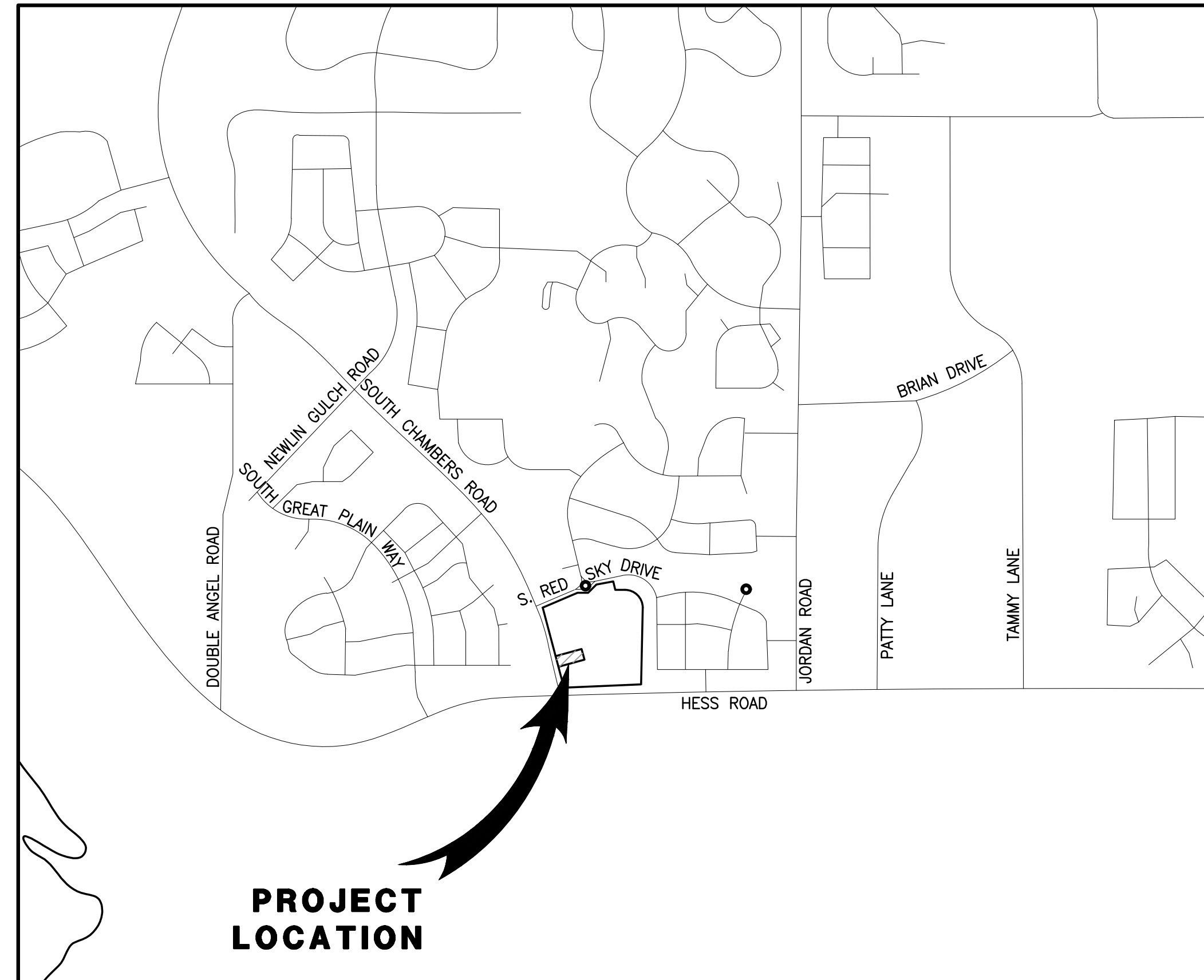
BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 08035C0181G AND DATED MARCH 16, 2016 - SUBJECT PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA.

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	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

SEAL:

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



DRAWING NO.
1

PROJECT NO: 2243 | DRAWN/DESIGNED BY: KA/TWB | CHECKED BY: TWB
DATE: 11/27/2023

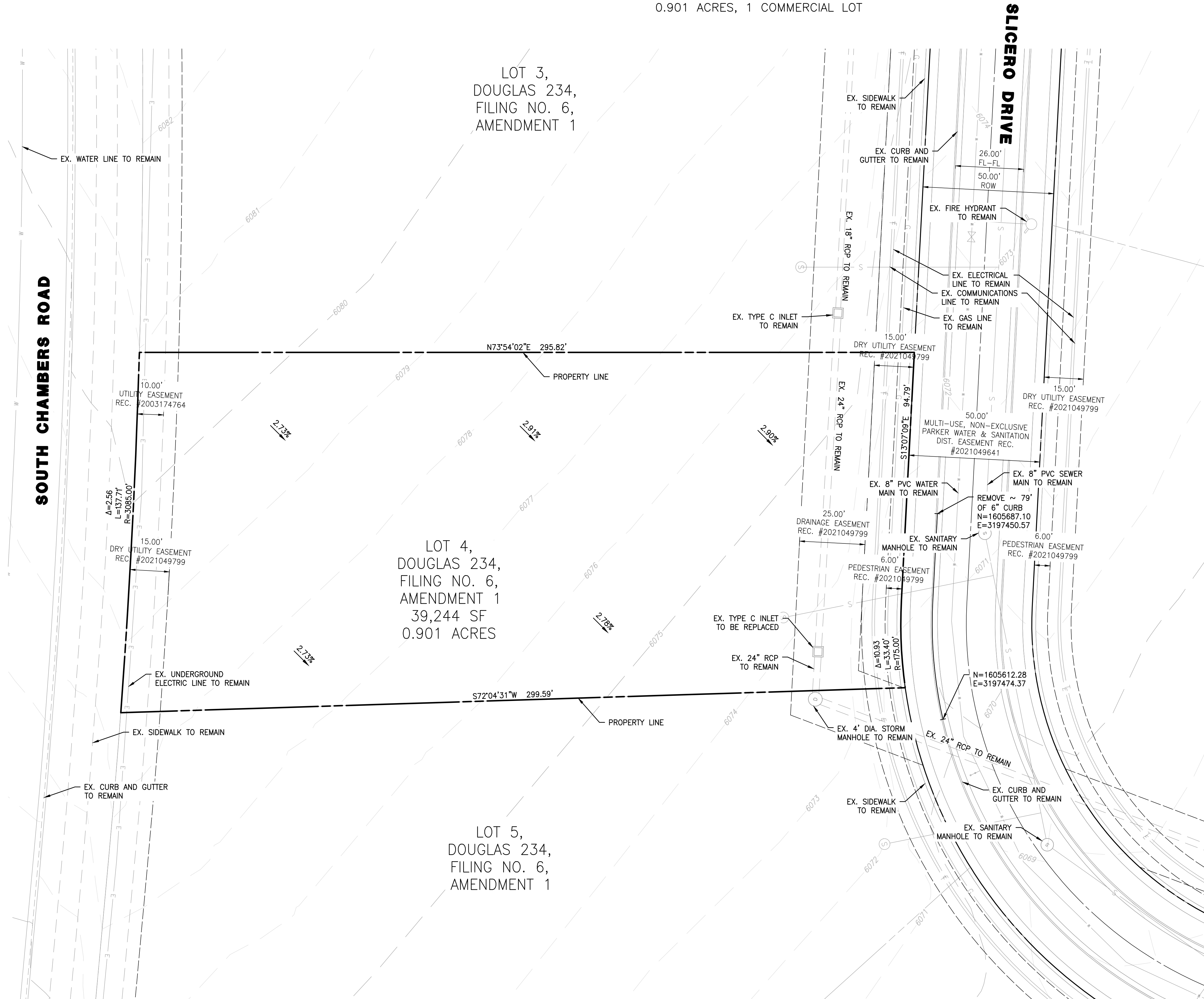
COVER SHEET

3RD SUBMITTAL

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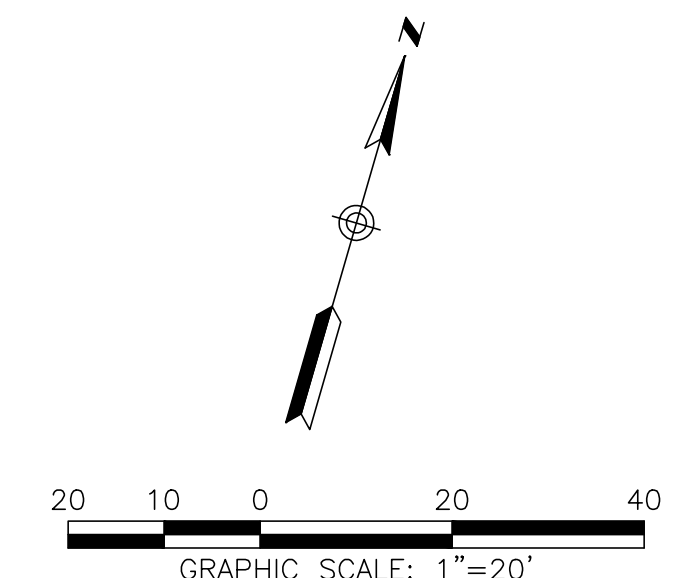
SITE PLAN FOR DUNKIN' DONUTS DOUGLAS 234, FILING NO. 6, AMENDMENT 1, LOT 4

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".



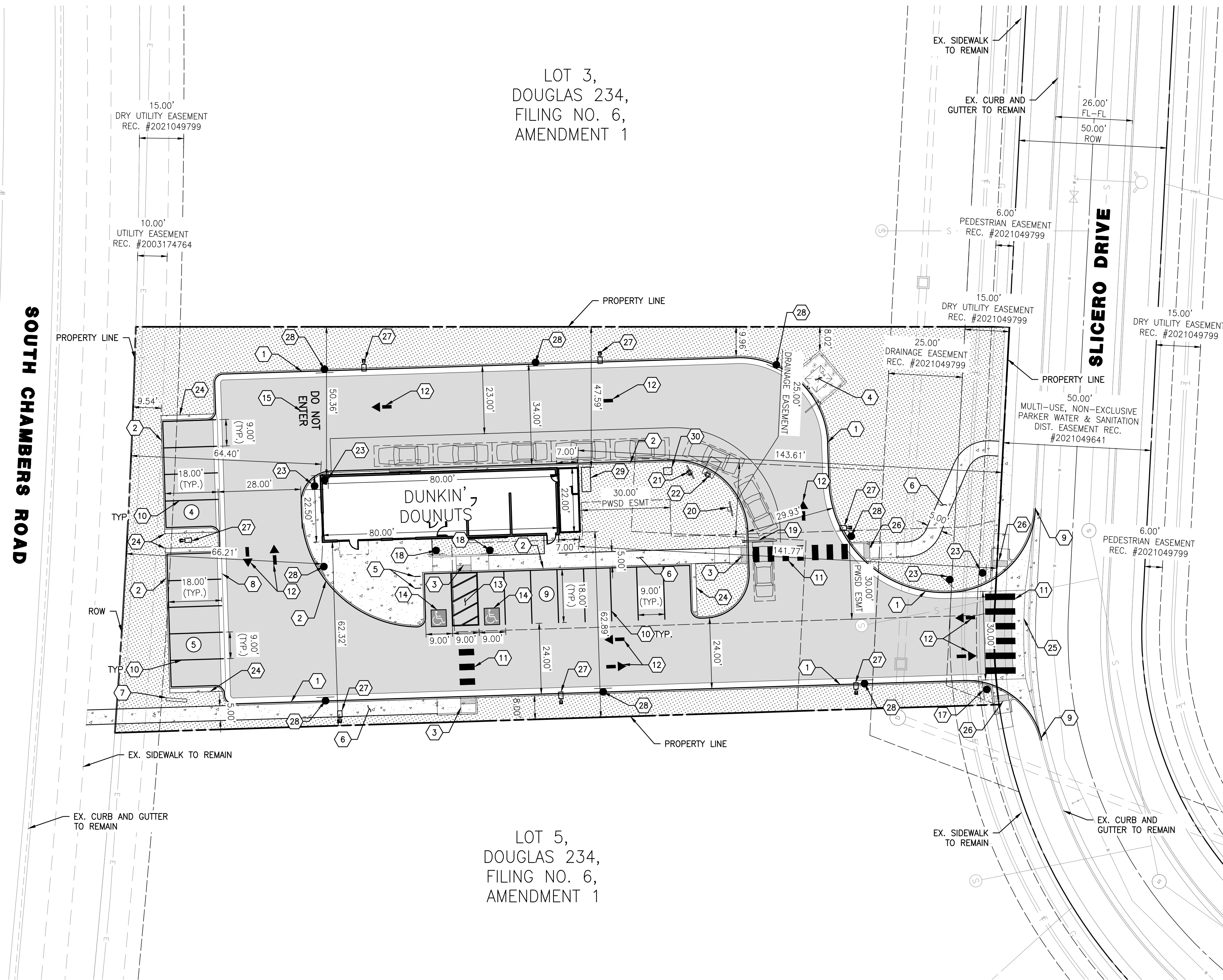
<p>SEAL:</p> <div style="text-align: center;"> <p>ENGINEERING COMPANY San Diego - Riverside - Sacramento - Orange - Tucson - Phoenix - Las Vegas - Denver</p> </div> <p>8678 CONCORD CENTER DR, UNIT 200 ENGLEWOOD, CO 80112 303.537.8020 rickengineering.com</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20%;">NO.</td> <td style="width: 20%;">BY</td> <td style="width: 20%;">DATE</td> <td style="width: 40%;">REVISION</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	BY	DATE	REVISION				
NO.	BY	DATE	REVISION						
<p>SITE PLAN PREPARED FOR:</p> <p>DOUGLAS 234, FILING NO. 6, AMENDMENT 1, LOT 4</p> <p>DOUGLAS COUNTY, COLORADO</p>	<p>PROJECT NO: 2243 DRAWN/DESIGNED BY: KA/TWB DATE: 11/27/2023 CHECKED BY: TWB</p>								
<p>EXISTING CONDITIONS & DEMOLITION PLAN</p>									
<p>Know what's below. Call before you dig.</p>									
<p>DRAWING NO. 2</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,
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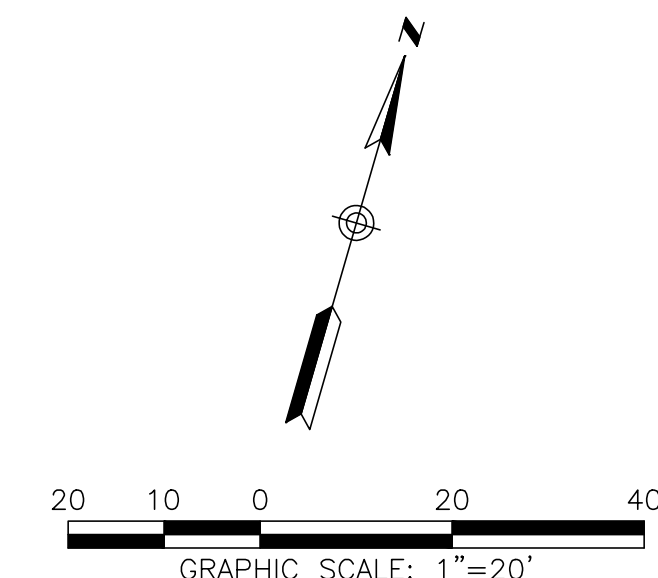


LEGEND

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
- 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 STREET LIGHT
- 28 R7-1 SIGN
- 29 EUSERC CABINET
- 30 UTILITY TRANSFORMER

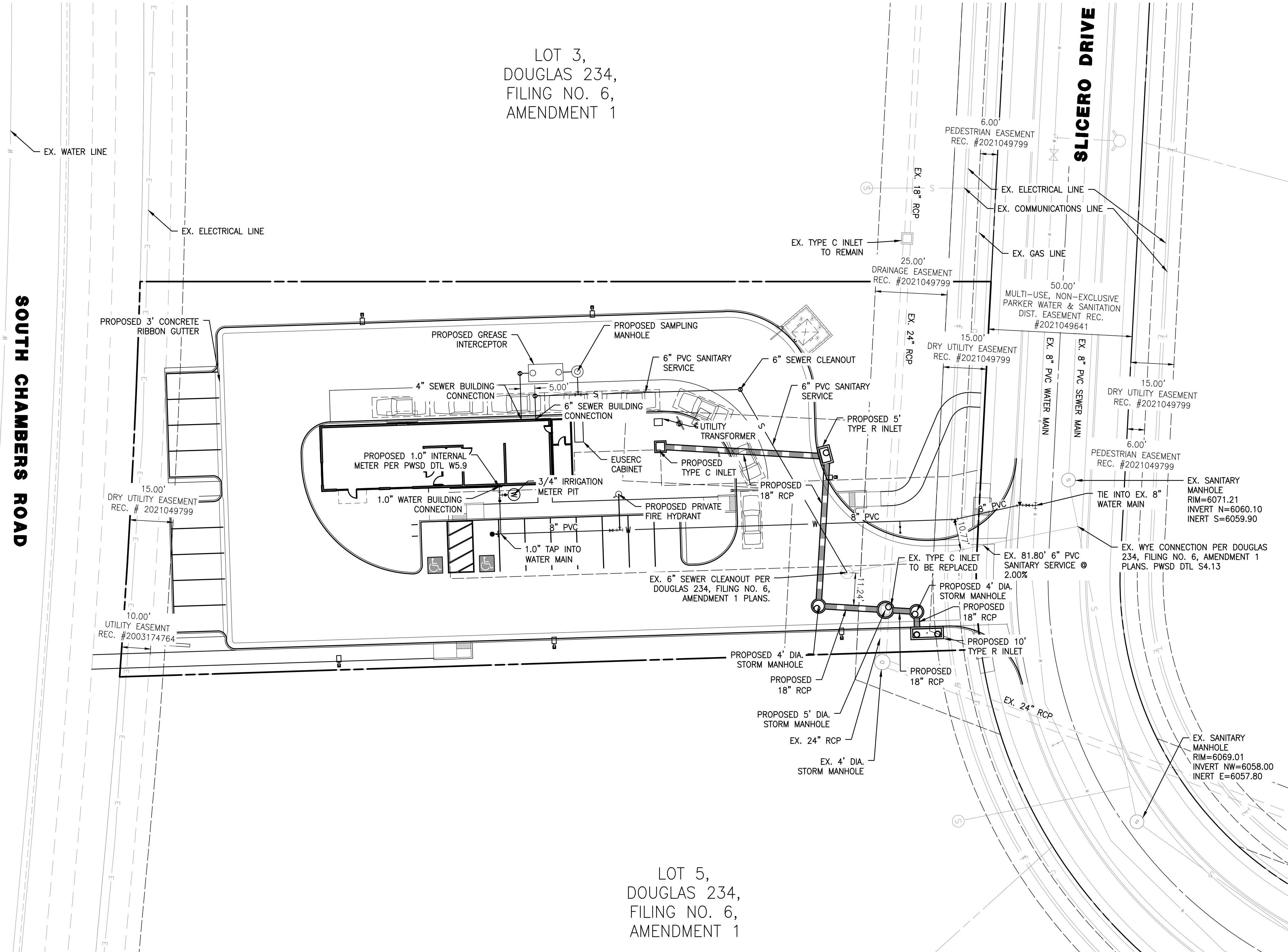


SEAL:									
PROJECT NO: 2243 DRAWN/DESIGNED BY: KA/TWB CHECKED BY: TWB DATE: 11/27/2023									
<div style="display: flex; justify-content: space-between;"> <div style="width: 40%;"> <p style="font-size: small;">8678 CONCORD CENTER DR, UNIT 200 ENGLEWOOD, CO 80112 rickengineering.com 303.537.8020</p> <p style="font-size: x-small;">San Diego - Riverside - Sacramento - Orange - Tucson - Phoenix - Las Vegas - Denver</p> </div> <div style="width: 50%; text-align: center;"> <p style="font-size: 2em; font-weight: bold; margin: 0;">RICK</p> <p style="font-size: small; margin: 0;">ENGINEERING COMPANY</p> </div> </div>									
<p style="font-size: small;">SITE PLAN PREPARED FOR: DOUGLAS 234, FILING NO. 6, AMENDMENT 1, LOT 4 DOUGLAS COUNTY, COLORADO</p> <p style="font-size: small; text-align: right;">SITE PLAN</p>									
<p style="font-size: small;">DRAWING NO. 3</p>									
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SITE PLAN FOR DUNKIN' DONUTS DOUGLAS 234, FILING NO. 6, AMENDMENT 1, LOT 4

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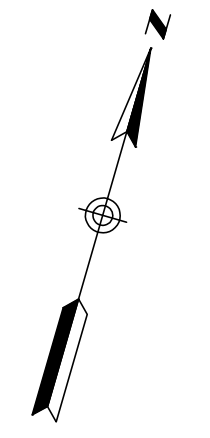
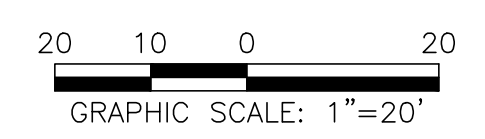


LEGEND

PROPERTY LINE	---
EASEMENT	- - - -
EX. WATER LINE	W
EX. SANITARY SEWER LINE	S
EX. STORM DRAIN LINE	G
EX. GAS LINE	E
EX. ELECTRICAL LINE	T
EX. COMMUNICATIONS LINE	C
WATER LINE	W
SANITARY SEWER LINE	S
STORM DRAIN LINE	G
TYPICAL LATERALS	⊗

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

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

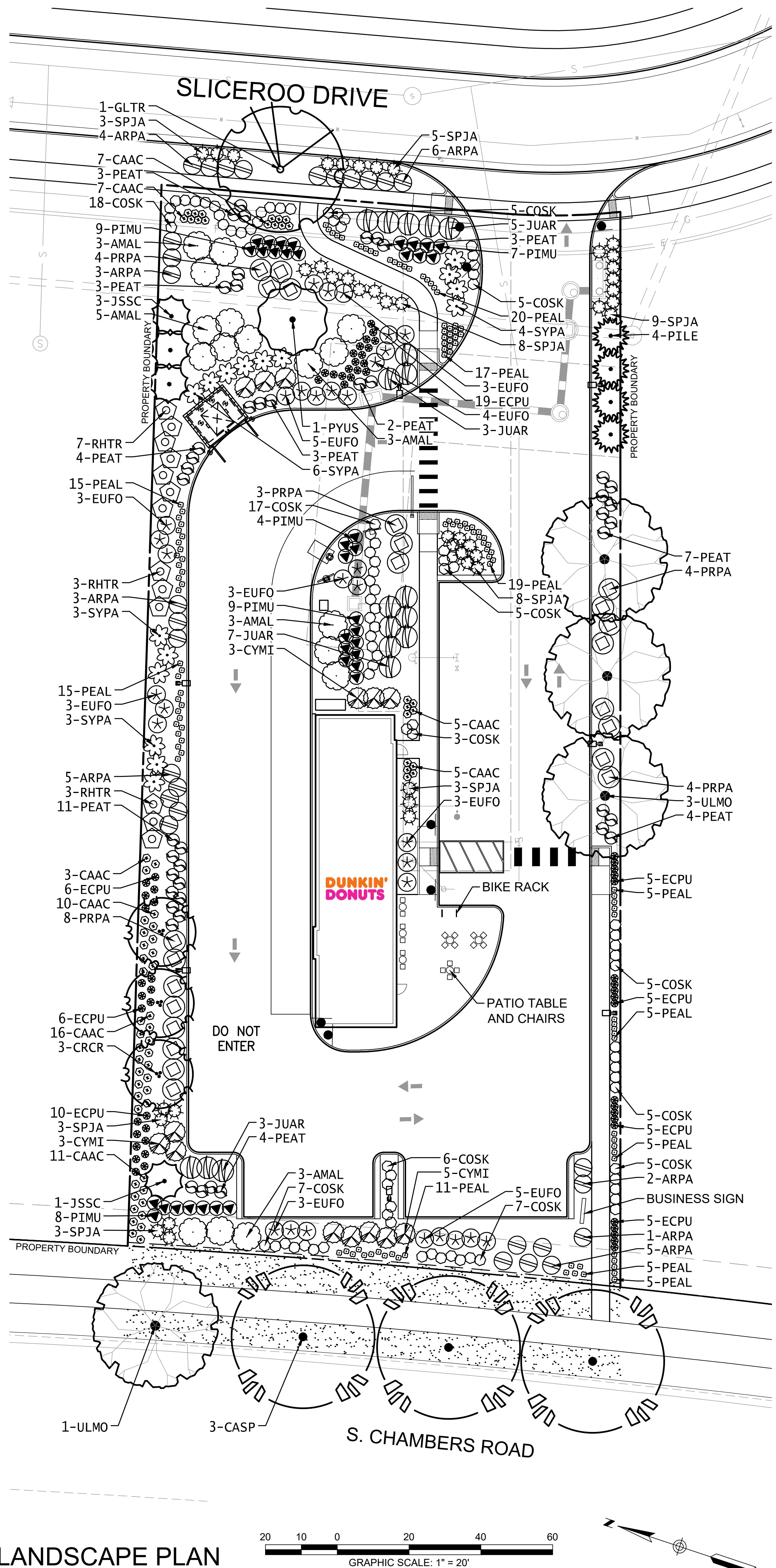


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PROJECT NO:	2243	DRAWN/DESIGNED BY:	KA/TWB	DATE:	11/30/2023
CHECKED BY:		DATE:	11/30/2023	NO.:	BY:
REVISION:		DATE:		NO.:	BY:
<p>SITE PLAN PREPARED FOR: DOUGLAS 234, FILING NO. 6, AMENDMENT 1, LOT 4 DOUGLAS COUNTY, COLORADO</p> <p>PRELIMINARY UTILITY PLAN</p>					
DRAWING NO. 4					
3RD SUBMITTAL					

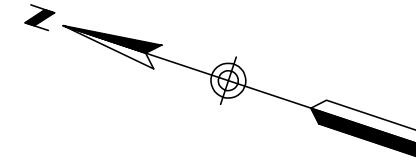
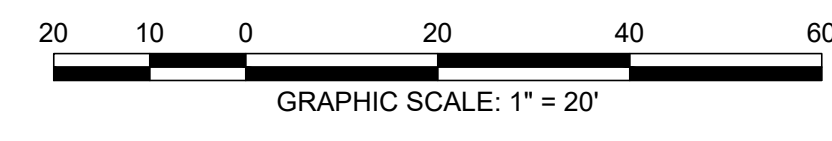
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SITE PLAN FOR DUNKIN' DONUTS DOUGLAS 234, FILING NO. 6, AMENDMENT 1, LOT 4

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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 WARRANT 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 LOOSENED 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.

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	7
FIVE (5) SHRUBS / 40 LF OF EDGE - NORTH SIDE	294 LF / 40 LF x 5	37	76
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	46

* 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	267 SF / 162 SF	1 / ISLAND	1	0
FIVE (5) SHRUBS / INCREMENTAL 162 SF	267 SF / 162 SF x 5	5 / ISLAND	1	13
THREE (3) ORNAMENTAL GRASSES SUBSTITUTED FOR ONE (1) SHRUB	2 SHRUBS x 3 GRASSES	3 / SHRUB	1	19

PLANT LEGEND

DECIDUOUS TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT
	CASP	3	CATALPA SPECIOSA	WESTERN CATALPA	2" CAL.	50'
	GLTR	1	GLEDITSIA TRIACANTHOS INERMIS 'IMPCOLE' TM	IMPERIAL HONEY LOCUST	2" CAL.	35'
	ULMO	4	ULMUS X 'MORTON'	ACCOLADE ELM	2" CAL.	50'
EVERGREEN TREES						
	JSSC	4	JUNIPERUS SCOPULORUM	ROCKY MOUNTAIN JUNIPER	5 GAL.	30'
	PILE	4	PINUS LEUCODERMIS 'EMERALD ARROW'	EMERALD ARROW BOSNIAN PINE	6' HT.	25'
ORNAMENTAL TREES						
	CRCR	3	CRATAEGUS CRUS-GALLI 'INERMIS'	COCKSPUR THORNLESS HAWTHORN	1.5" CAL.	20'
	PYUS	1	PYRUS USSURIENSIS 'MORDAK' TM	PRAIRIE GEM USSURIAN PEAR	1.5" CAL.	25'
DECIDUOUS SHRUBS						
	AMAL	17	AMELANCHIER ALNIFOLIA	SASKATOON SERVICEBERRY	5 GAL.	10'
	COSK	88	CORNUS SERICEA 'KELSEY'	KELSEY'S DWARF RED TWIG DOGWOOD	5 GAL.	8'
	PEAT	44	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	5 GAL.	4'
	PRPA	23	PRUNUS BESSEYI 'PAWNEE BUTTES'	PAWNEE BUTTES SANDCHERRY	5 GAL.	1.5'
	RHTR	13	RHUS TRILOBATA	THREE LEAF SUMAC	5 GAL.	6'
	SPJA	42	SPIRAEA JAPONICA 'ALPINA'	DAPHNE SPIREA	5 GAL.	2'
	SYPA	16	SYRINGA PATULA 'MISS KIM'	MISS KIM DWARF LILAC	5 GAL.	5'
EVERGREEN SHRUBS						
	ARPA	29	ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO'	PANCHITO MANZANITA	5 GAL.	2'
	CYMI	14	CYTISUS X 'MINSTEAD'	MINSTEAD BROOM	5 GAL.	4'
	EUFO	32	EUONYMUS FORTUNEI 'EMERALD GAITY'	EMERALD GAITY WINTERCREEPER	5 GAL.	3'
	JUAR	18	JUNIPERUS SABINA 'ARCADIA'	ARCADIA JUNIPER	5 GAL.	2'
	PIMU	37	PINUS MUGO 'PALOUSE'	PALOUSE MUGO PINE	5 GAL.	4'
PERENNIALS & ORNAMENTAL GRASSES						
	CAAC	64	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	1 GAL.	5'
	ECPU	61	ECHINACEA PURPUREA	PURPE CONEFLOWER	1 GAL.	3'
	PEAL	122	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	LITTLE BUNNY FOUNTAIN GRASS	1 GAL.	1'
GROUNDCOVERS						
		2,404 SF	TURF	90/10 FESCUE / BLUEGRASS SOD		
		13,161 SF	ROCK MULCH	2" RIVER ROCK DECORATIVE ROCK MULCH		
		133 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	13,160 SF / 1,500 SF	9	15	3 - 5	8
FIVE (5) SHRUBS / 1,500 SF OF PERMEABLE AREA	13,160 SF / 1,500 SF x 5	44	355	11 - 22	120
75% MATURE VEGETATIVE GROUND COVER	13,160 SF x .75	9,870 SF	9,900 SF	NA	NA
15% MINIMUM OVERALL SITE LIVE COVERAGE	39,244 SF x .15	5,887 SF	7,691 SF	NA	NA

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



DRAWING NO. 6

3RD SUBMITTAL

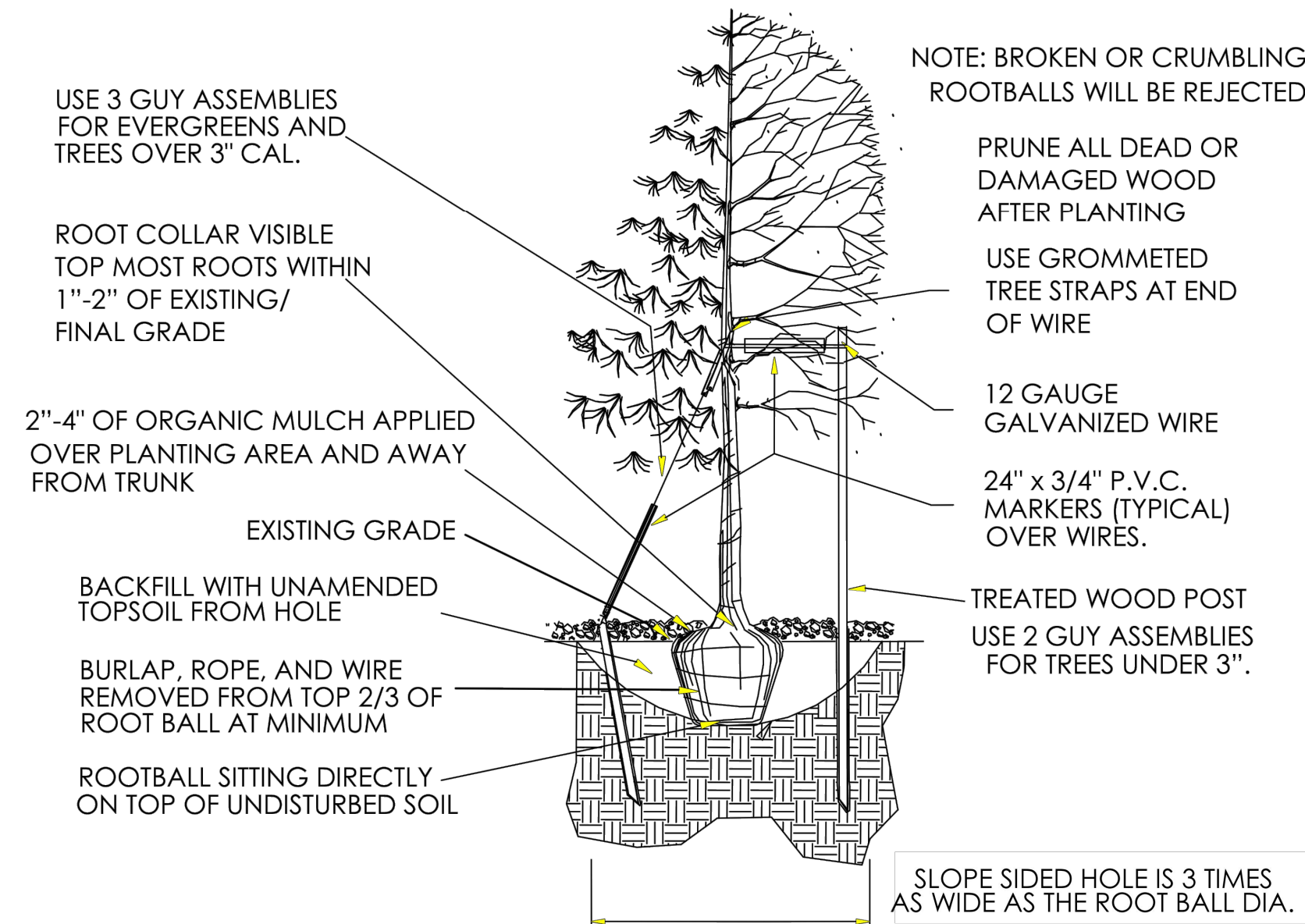
NO.	BY	DATE	REVISION

PROJECT NO.	DATE	DRAWN/DESIGNED BY	CHECKED BY
2243	11/10/2023	KN/JG	KN

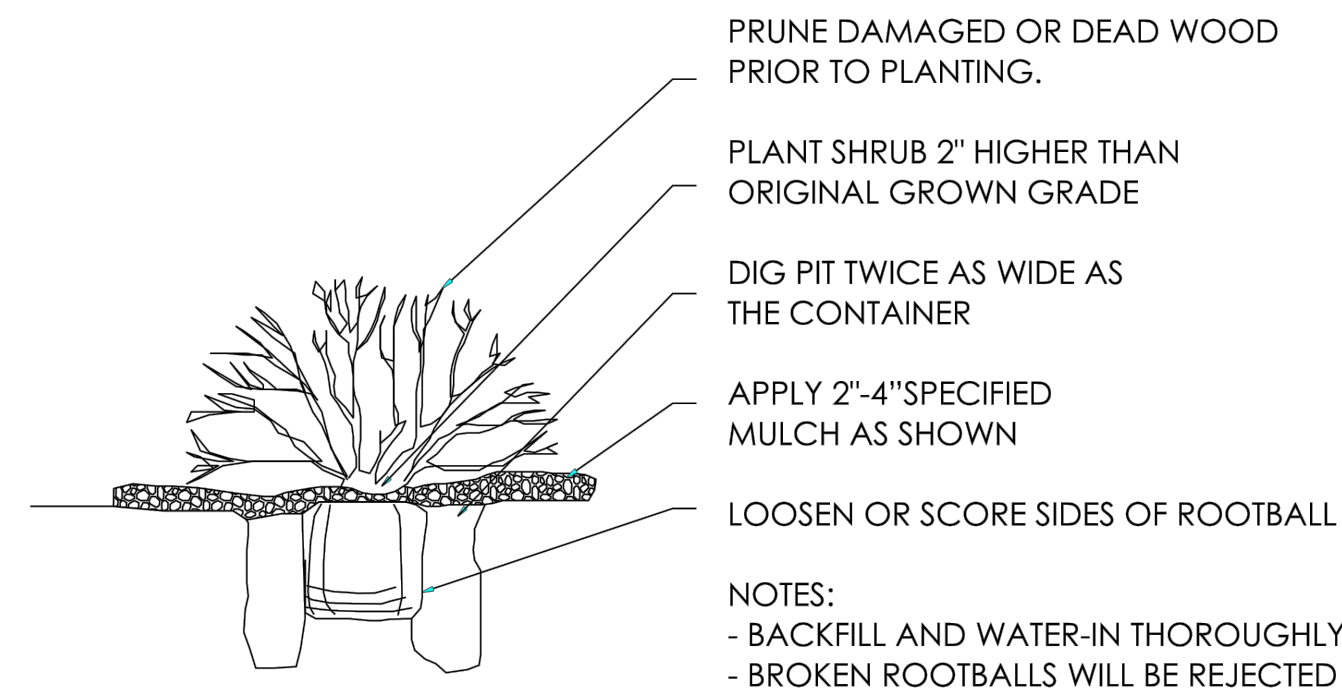
SITE PLAN FOR DUNKIN' DONUTS DOUGLAS 234, FILING NO. 6, AMENDMENT 1, LOT 4

A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF 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

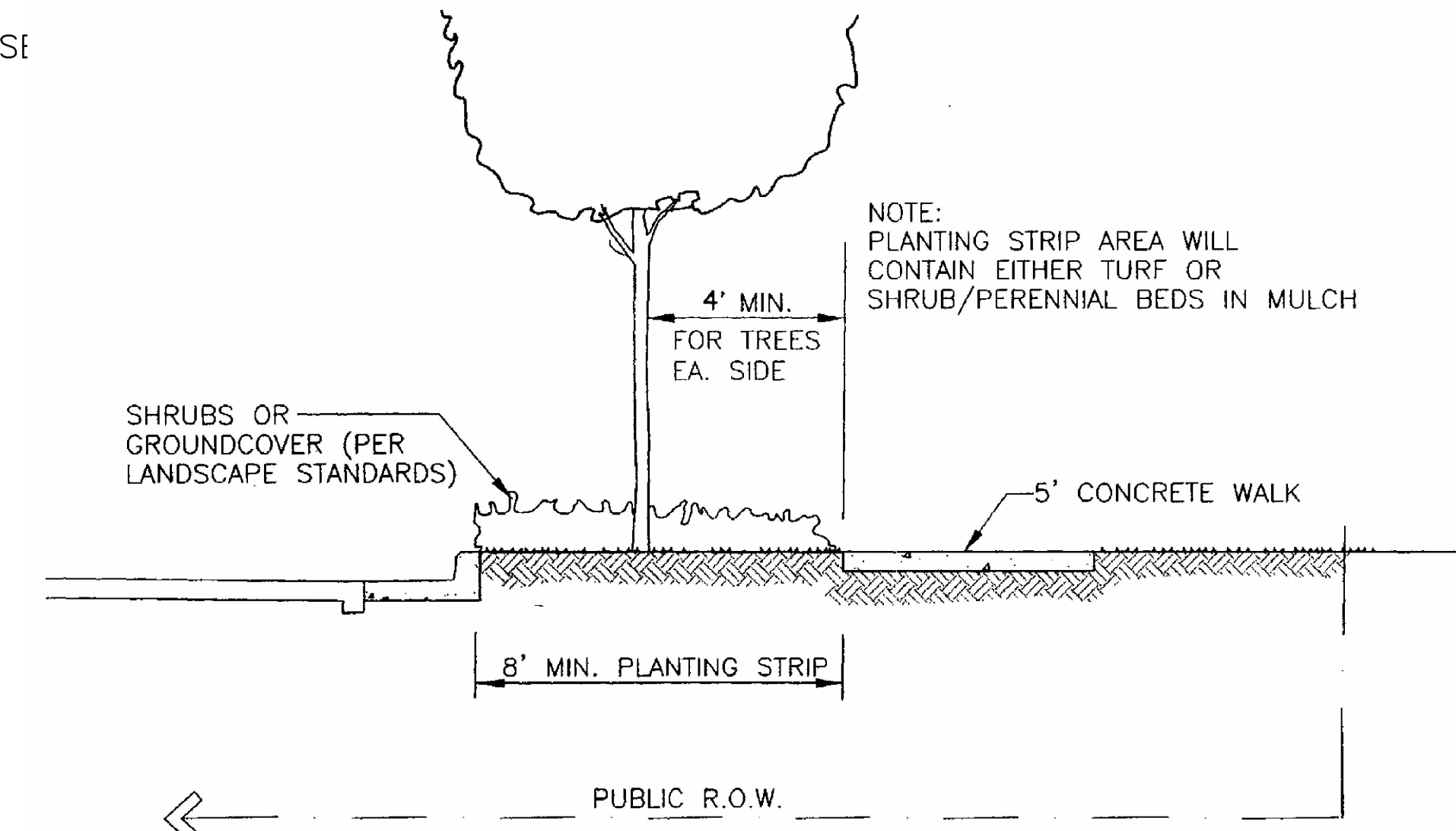
TOWN OF PARKER PLANTING STANDARDS



A TREE PLANTING
SCALE: N.T.S.

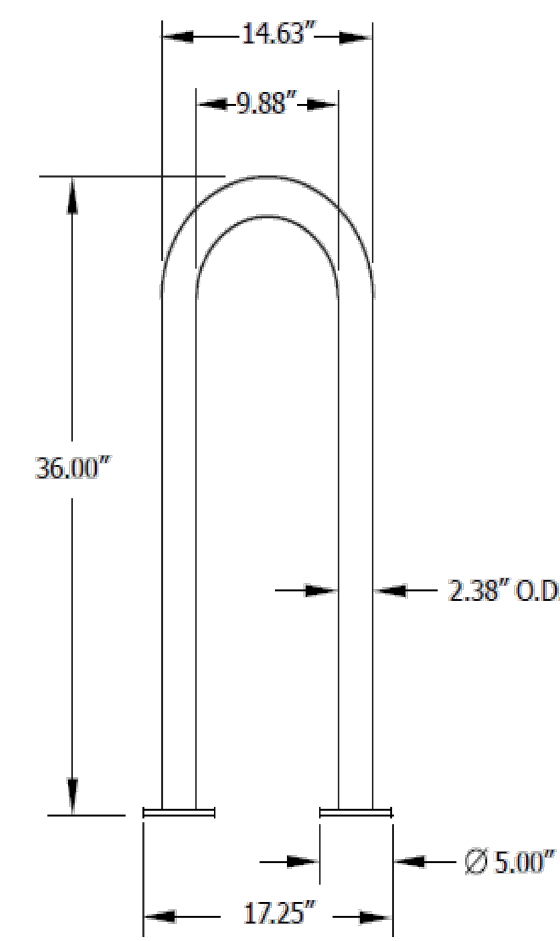


B SHRUB PLANTING
SCALE: N.T.S.



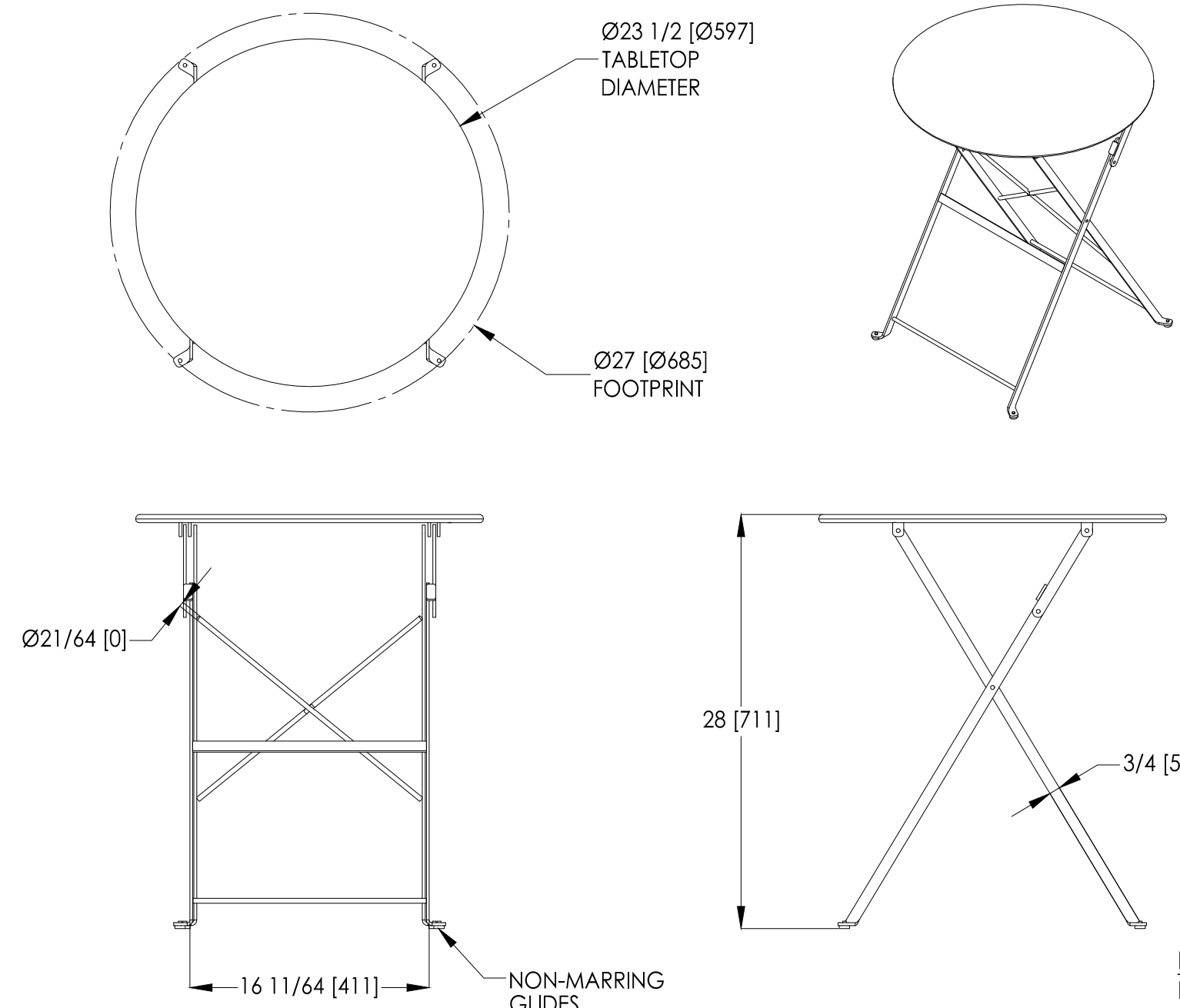
* SEE ROADWAY DESIGN AND CONSTRUCTION CRITERIA MANUAL FOR TRENCH DRAIN DETAIL (REQUIRED ON VERTICAL CURB & GUTTER ALONG ARTERIALS)

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



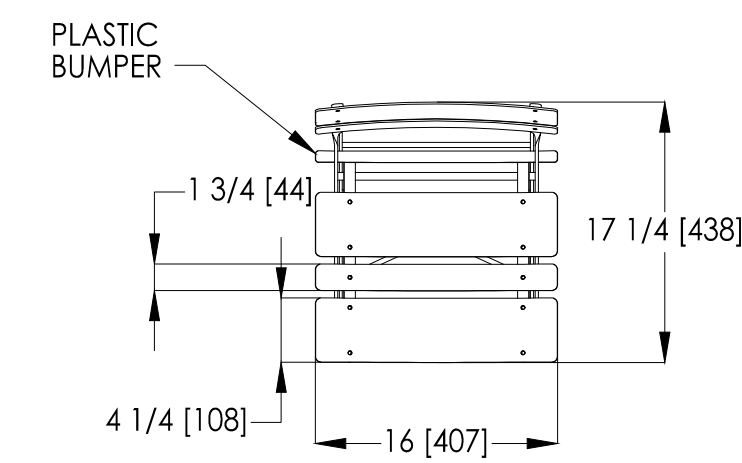
D BIKE RACK
SCALE: N.T.S.

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

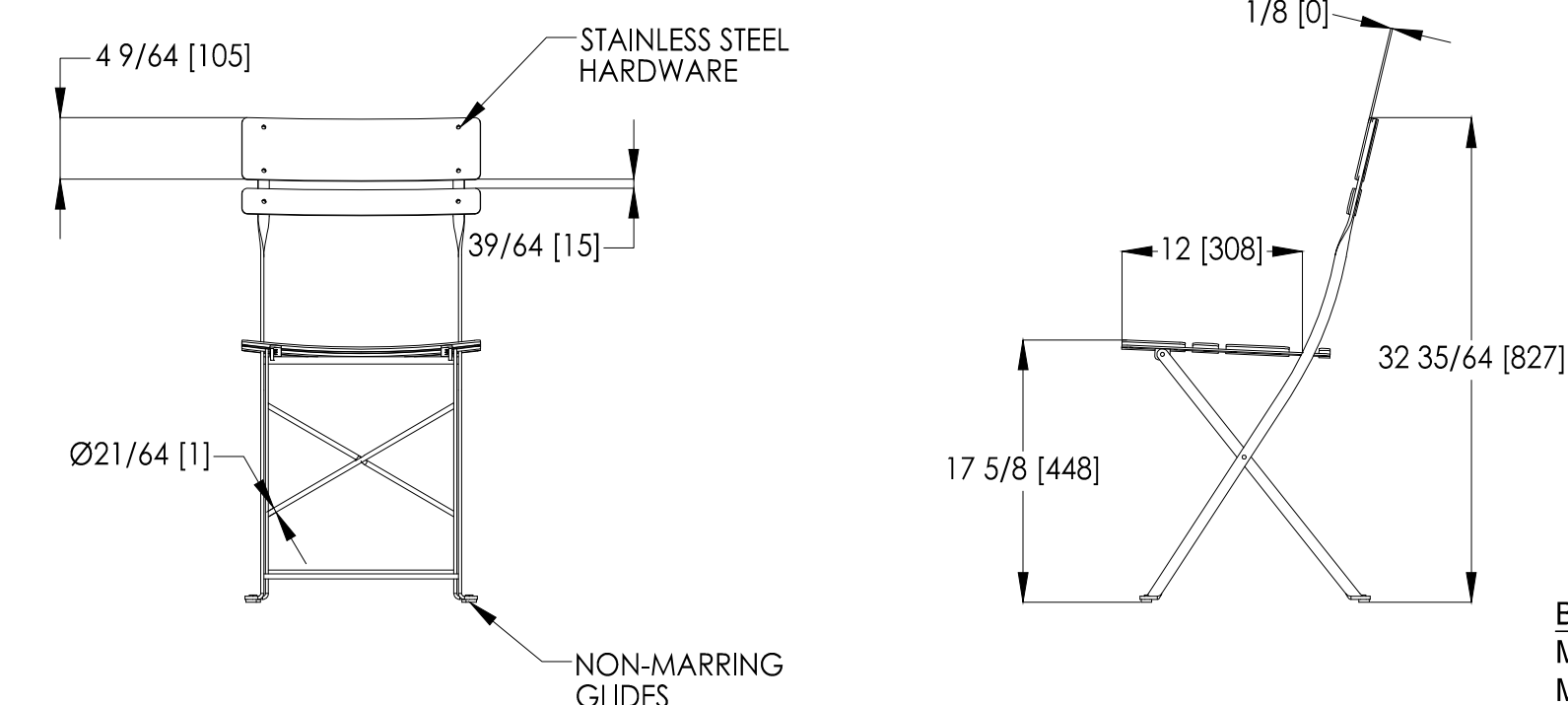


E PATIO TABLES
SCALE: N.T.S.

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: KN/JG | CHECKED BY: KN

DATE: 11/10/2023

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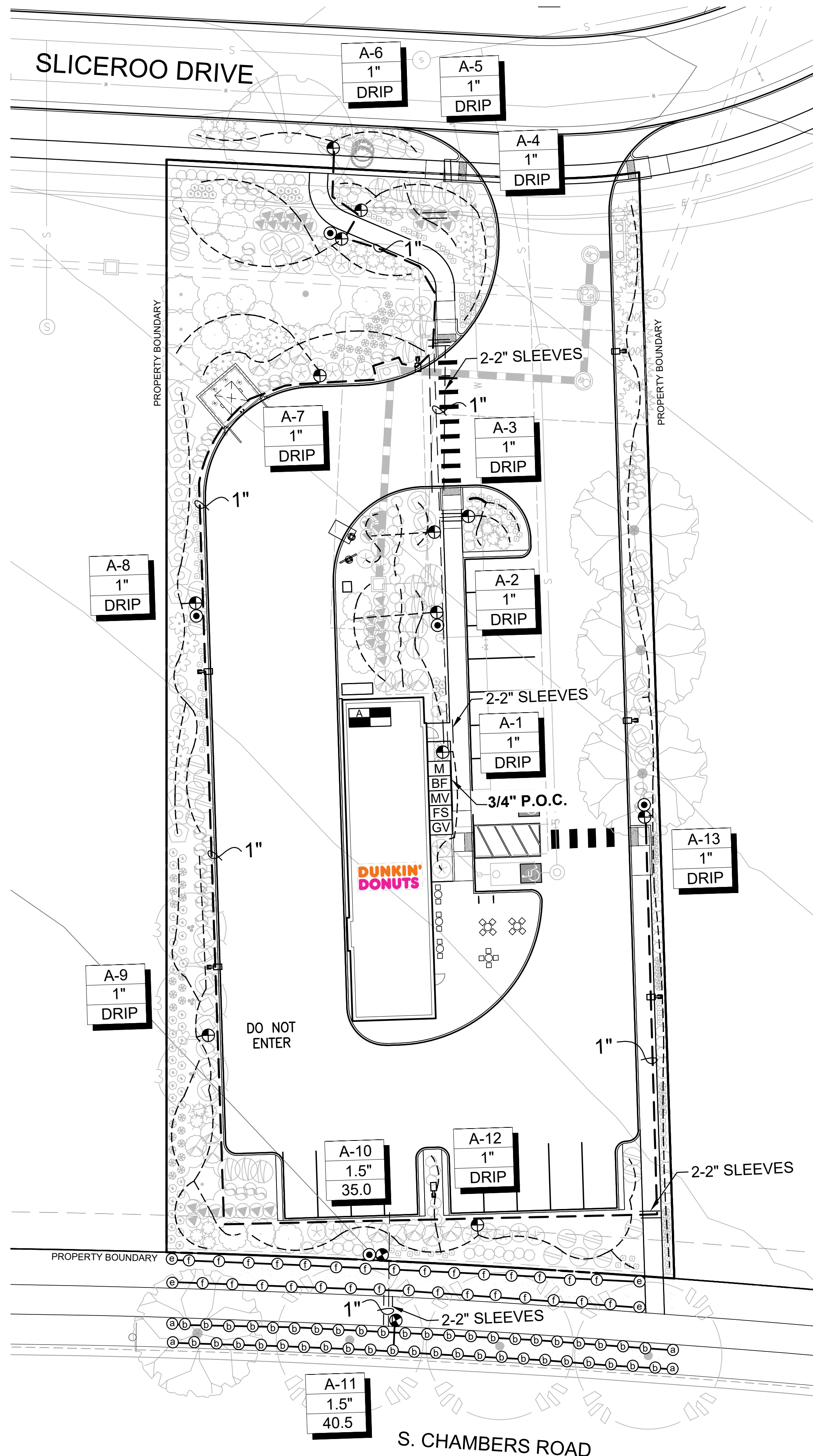
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SITE PLAN PREPARED FOR:
**DOUGLAS 234, FILING NO. 6,
AMENDMENT 1, LOT 4**
DOUGLAS COUNTY, COLORADO

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 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
	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
	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):

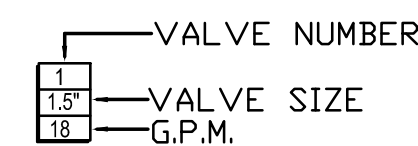
SYMBOL	Q	H	F	MANF.	MODEL NO. / DESCRIPTION	GPM	PRECIP	PSI	RADIUS FT.	DETAIL
	Q	H	F	HUNTER	PROS-04-PRS30-8A 4" HIGH POP-UP W/ 8A BROWN NOZZLE	.44, .88, 1.76	3.06	30	8	B/11
	Q	H	F	HUNTER	PROS-04-PRS30-10A 4" HIGH POP-UP W/ 10A RED NOZZLE	.50, 1.00, 2.00	2.22	30	10	B/11

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"



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PROJECT NO: 2243
DATE: 11/16/2023
DRAWN/DESIGNED BY: KN/TM
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

3RD 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

ParkerWater & SANITATION DISTRICT LANDSCAPE/IRRIGATION WORKSHEET

Tap sizing for dedicated irrigation taps

Yellow fields require user input

Irrigation Water Requirement = (ET_o x PF x LA)/IE

Define Landscape & Irrigation System:	
High Water Use Plant Material *Cool season turfgrass (Kentucky bluegrass)	
Plant Factor (PF, %)	High 0.9
Landscape Area (LA, sq ft)	2,330
Irrigation Efficiency (IE, %)	Overhead 0.65

High-Moderate Water Use Plant Material *Hybrid grass types (Texas hybrids, fescue, etc.)	
Plant Factor (PF, %)	High-Med 0.8
Landscape Area (LA, sq ft)	0
Irrigation Efficiency (IE, %)	Overhead 0.65

Moderate Water Use Plant Material *Traditional trees/shrubs/perennials, alternative grass types (buffalograss, blue grama, etc.)	
Plant Factor (PF, %)	Med 0.5
Landscape Area (LA, sq ft)	13830
Irrigation Efficiency (IE, %)	Drip 0.9

Low Water Use Plant Material *Xeric trees/shrubs/perennials, native grass mixes	
Plant Factor (PF, %)	Low 0.25
Landscape Area (LA, sq ft)	0
Irrigation Efficiency (IE, %)	Drip 0.9

Site Summary:	
Total Irrigated Area (sq ft)	16160
Avg Plant Factor (%)	0.56
Avg Irrigation Efficiency (%)	0.86

Peak monthly ET, Parker, CO:	
Peak monthly ET (July):	7.56 in

Irrigation Water Requirement (IWR):	
Peak monthly IWR:	51135 gal
Maximum flow requirement	5.3 GPM

* Max. flow requirements are based on peak monthly irrigation demands and follow PWSD's watering guidelines

Hydraulic Requirements:	
Tap Size (in)	Max GPM
	v = 7.5 fps
3/4"	10
1"	18
1 1/2"	40
2"	71
3"	189
4"	380

* 2" and smaller assumes Seamless K Copper Tube
3" and larger assumes Ductile Iron Pipe Class 350

Tap Size Requirement	3/4"
----------------------	------

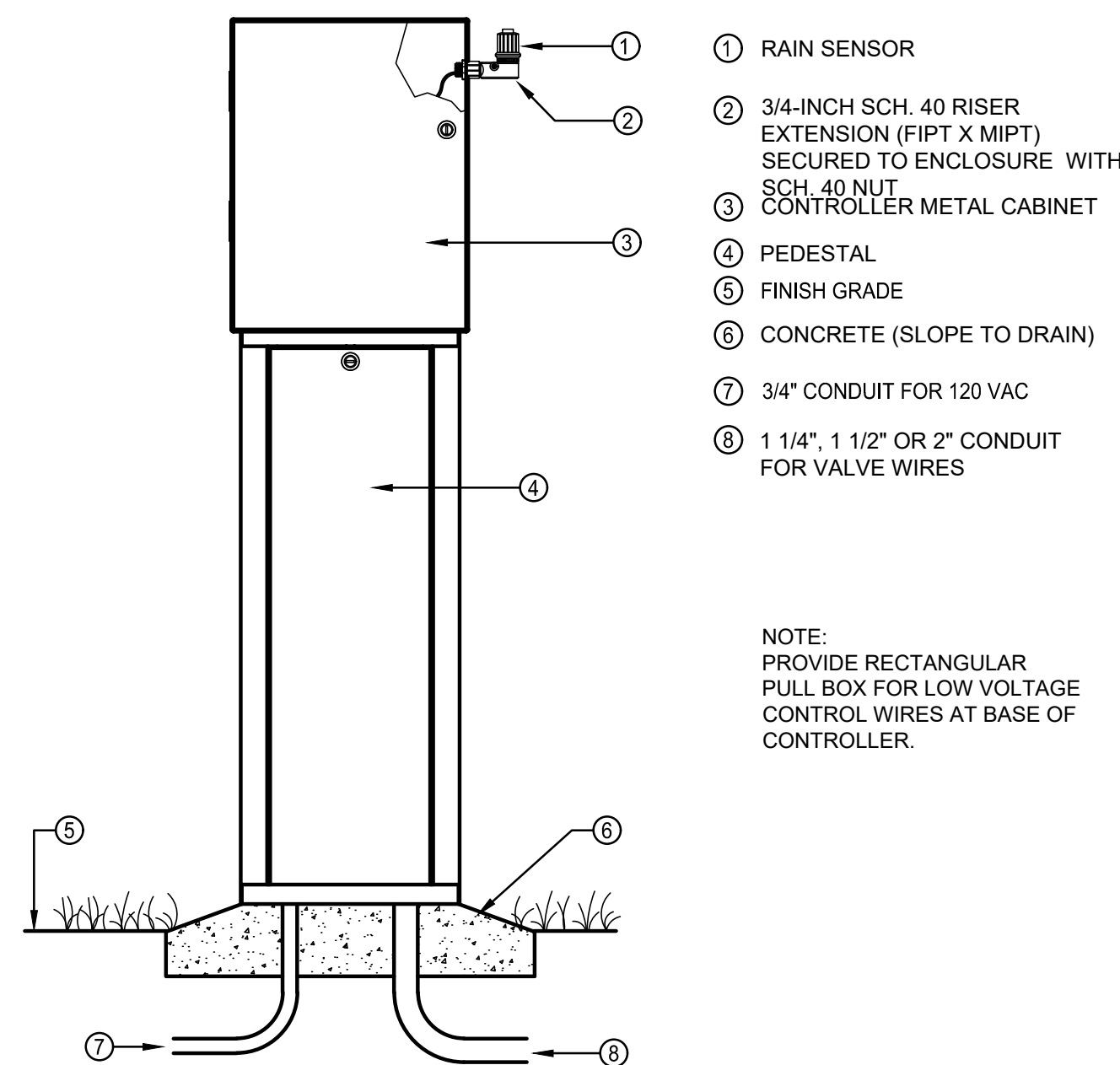
System Design Pressure: 70 PSI

Design pressure has been field tested & verified

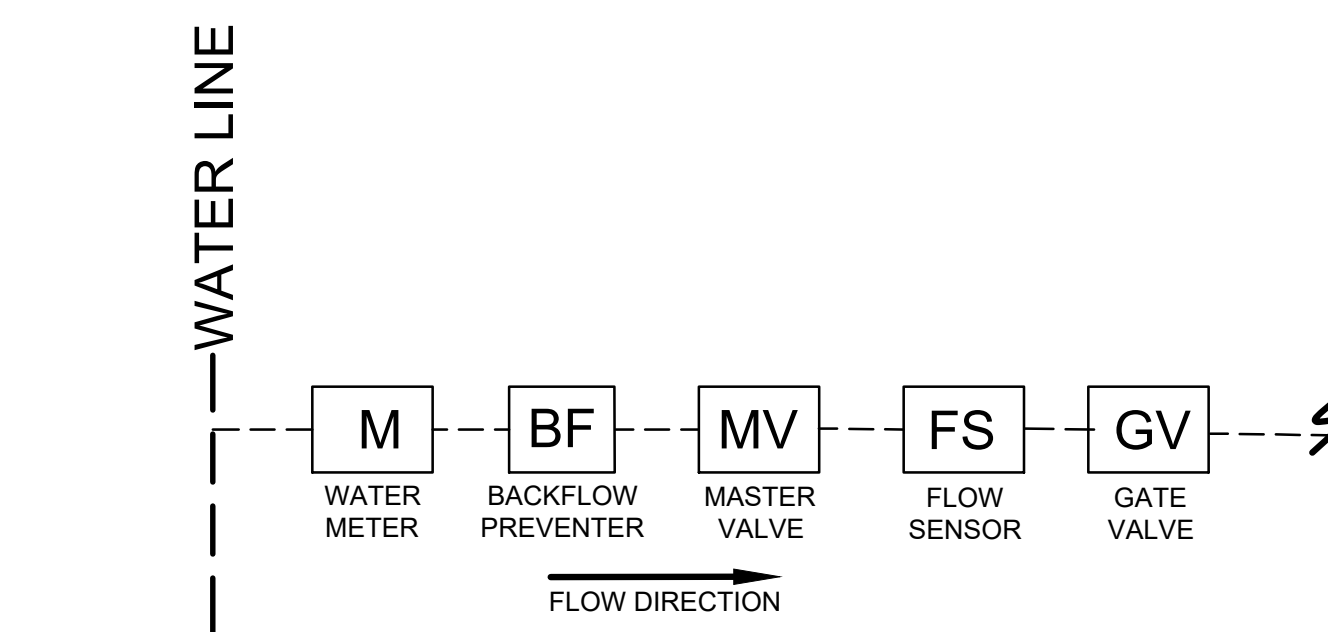
This form has been completed in compliance with PWSD's Engineering Standards & Specifications Manual regarding irrigation design specifications

*PWSD holds final discretion for determining appropriate plant factor designations based on landscape plan submission

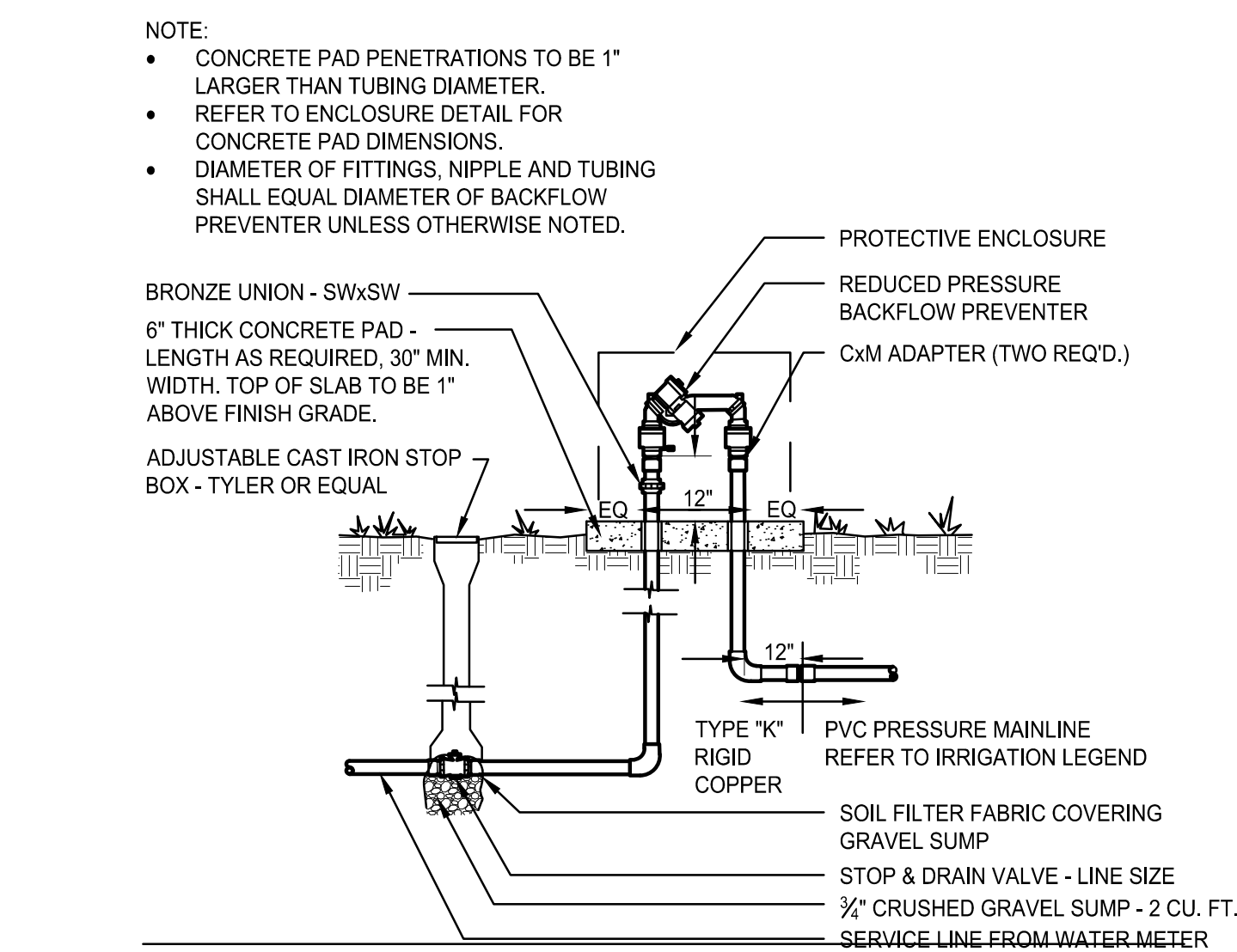
[Visit Appendix B of the SMWSA Model Ordinance for Plant Factor Guidelines](#)



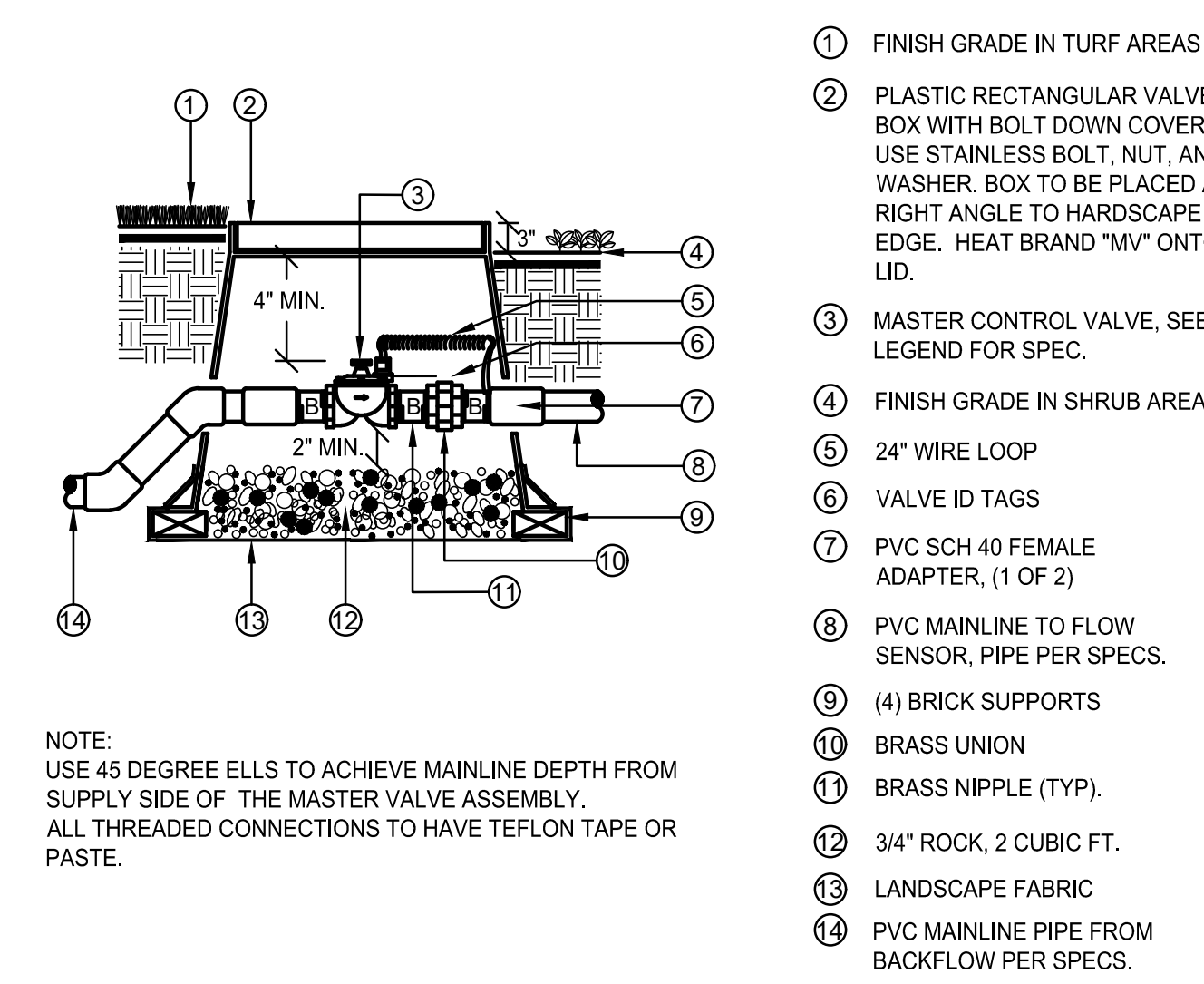
A CONTROLLER PEDESTAL MOUNT
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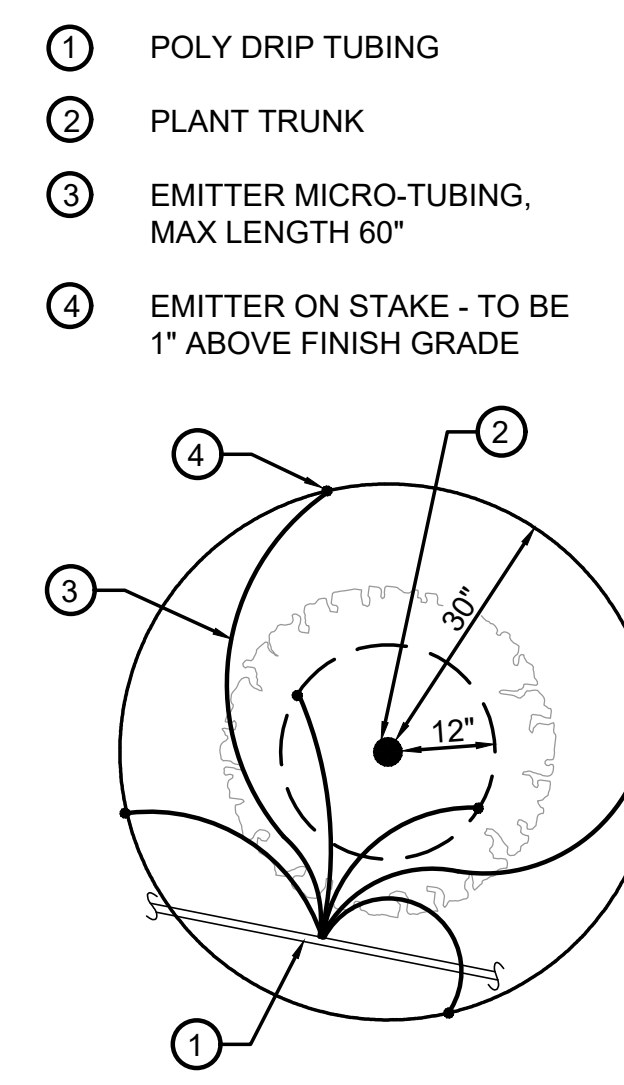
B POINT OF CONNECTION (P.O.C.)
SCALE: N.T.S.



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: 11/16/2023

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ENGLEWOOD, CO 80112
303.537.8020
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SITE PLAN PREPARED FOR:
**DOUGLAS 234, FILING NO. 6,
AMENDMENT 1, LOT 4**
DOUGLAS COUNTY, COLORADO

LANDSCAPE IRRIGATION & DETAILS

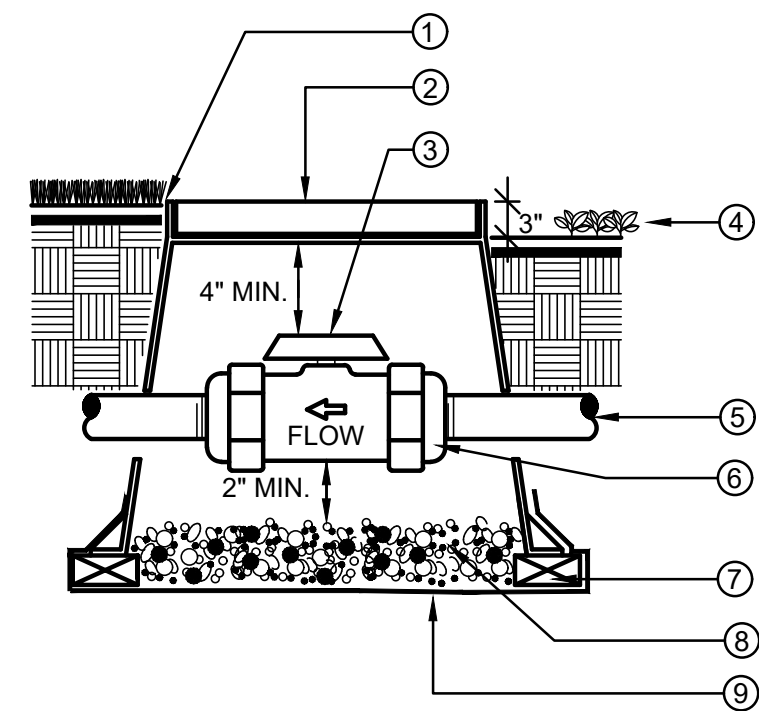
811
Know what's below.
Call before you dig.

DRAWING NO. 9

3RD 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

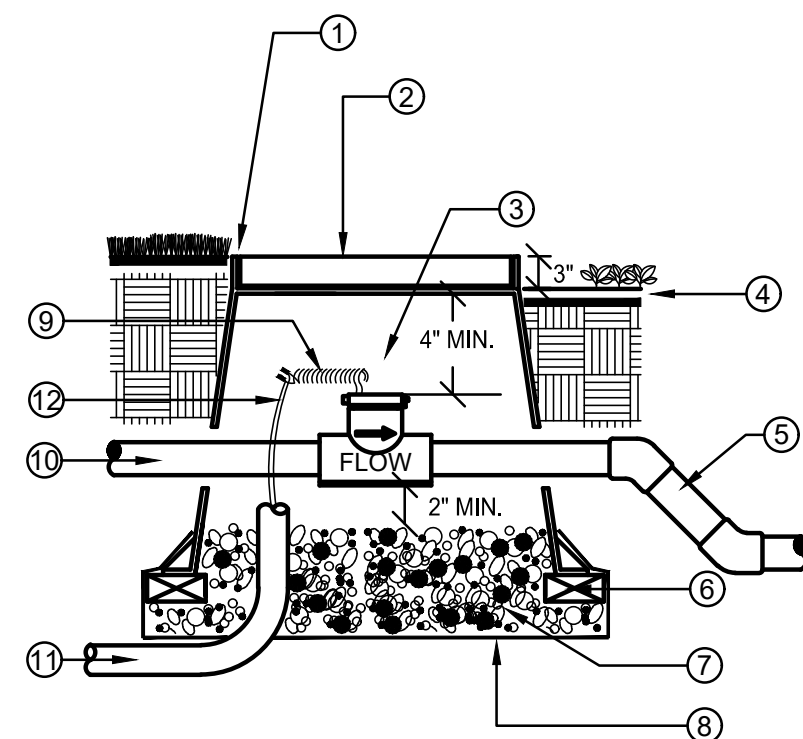
NOTE:
BOX TO BE INSTALLED TO ALLOW FOR PROPER OPERATION OF BALL VALVE HANDLE. INSTALL AT RIGHT ANGLE TO HARDSCAPE EDGE.

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.

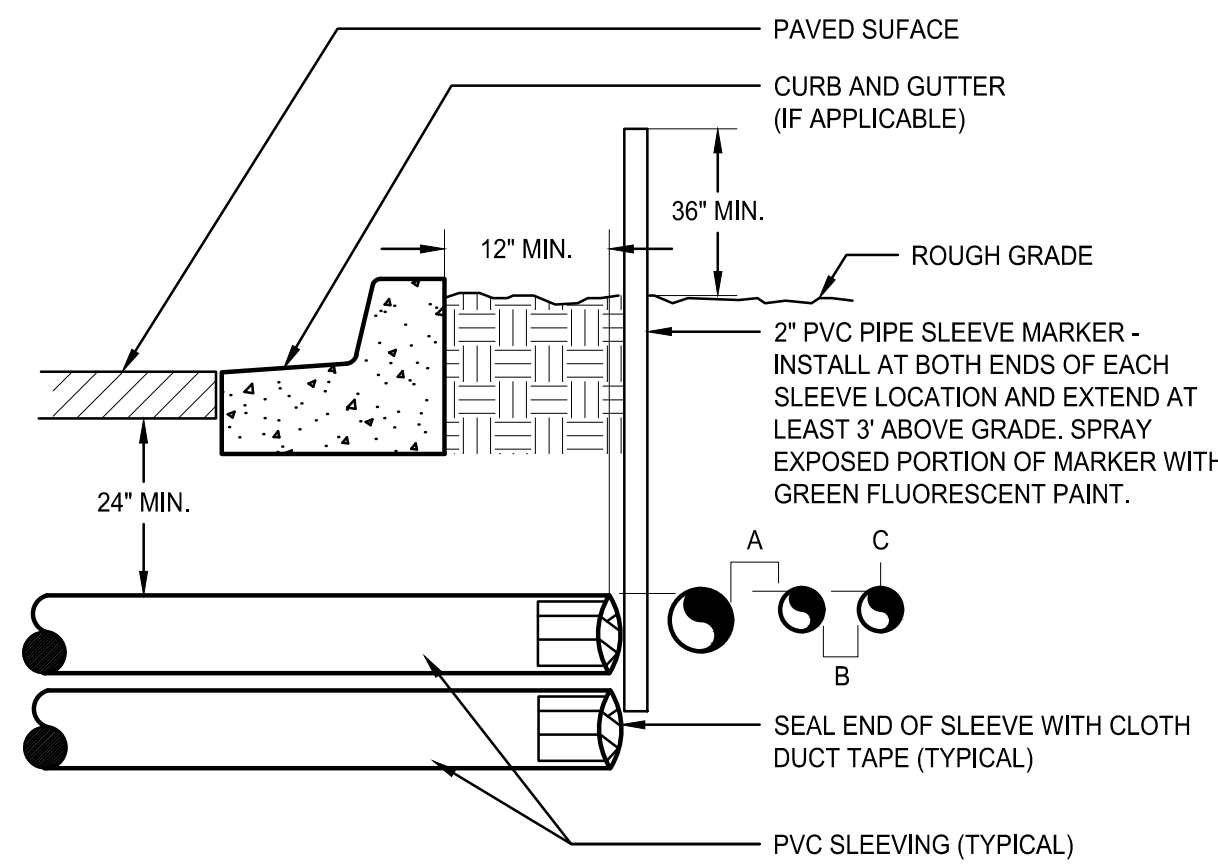


- ① FLUSH W/ FINISH GRADE IN TURF AREAS TYP.
- ② CONCRETE RECTANGULAR VALVE BOX WITH CAST IRON LOCKING LID. BOX TO BE PLACED AT RIGHT ANGLE TO HARDSCAPE EDGE. PAINT "FS" ONTO LID.
- ③ FLOW SENSOR. SEE LEGEND FOR SPECIFICATION
- ④ FINISH GRADE IN SHRUB MULCH AREAS
- ⑤ PVC MAINLINE TO SYSTEM. PIPE PER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

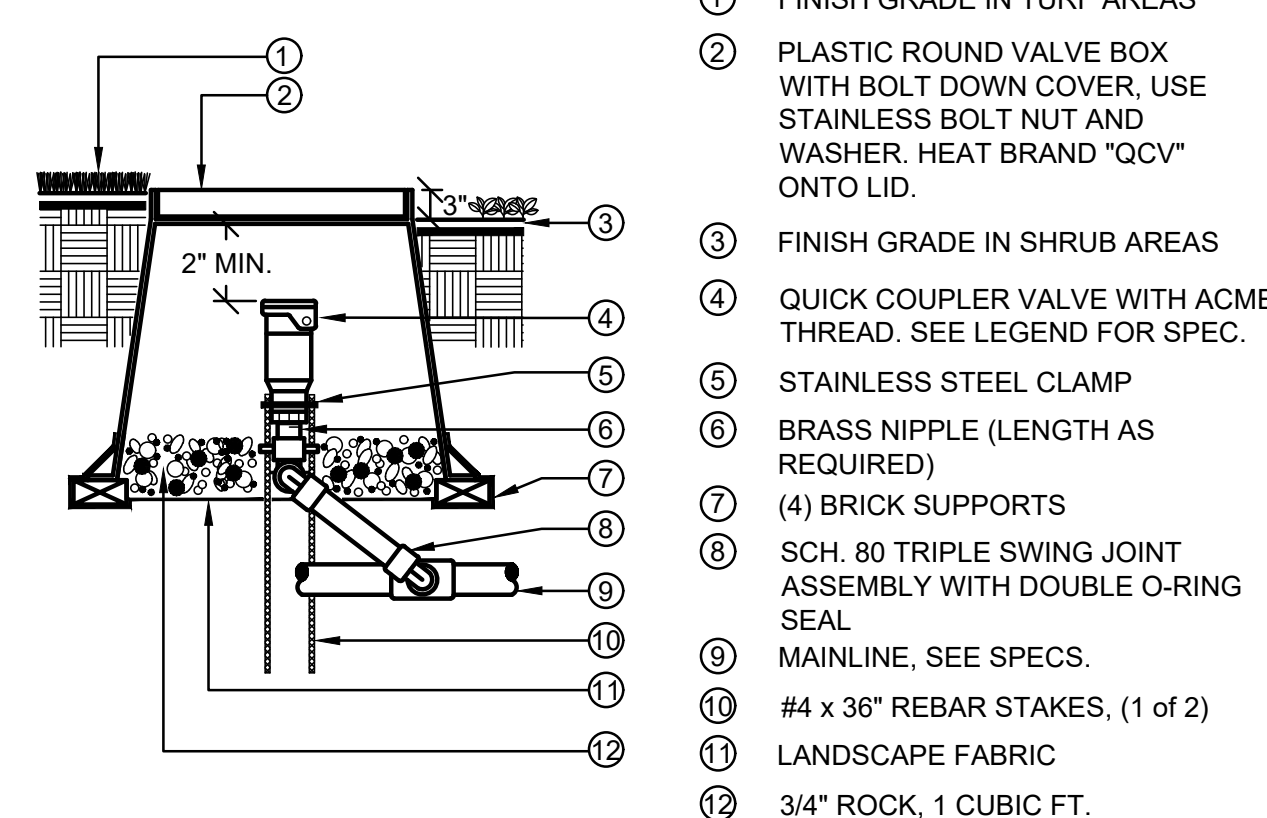


- ① PAVED SURFACE
- ② CURB AND GUTTER (IF APPLICABLE)
- ③ ROUGH GRADE
- ④ 2" PVC PIPE SLEEVE MARKER - INSTALL AT BOTH ENDS OF EACH SLEEVE LOCATION AND EXTEND AT LEAST 3" ABOVE GRADE. SPRAY EXPOSED PORTION OF MARKER WITH GREEN FLUORESCENT PAINT.
- ⑤ SEAL END OF SLEEVE WITH CLOTH DUCT TAPE (TYPICAL)
-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

C IRRIGATION SLEEVING

SCALE: N.T.S.

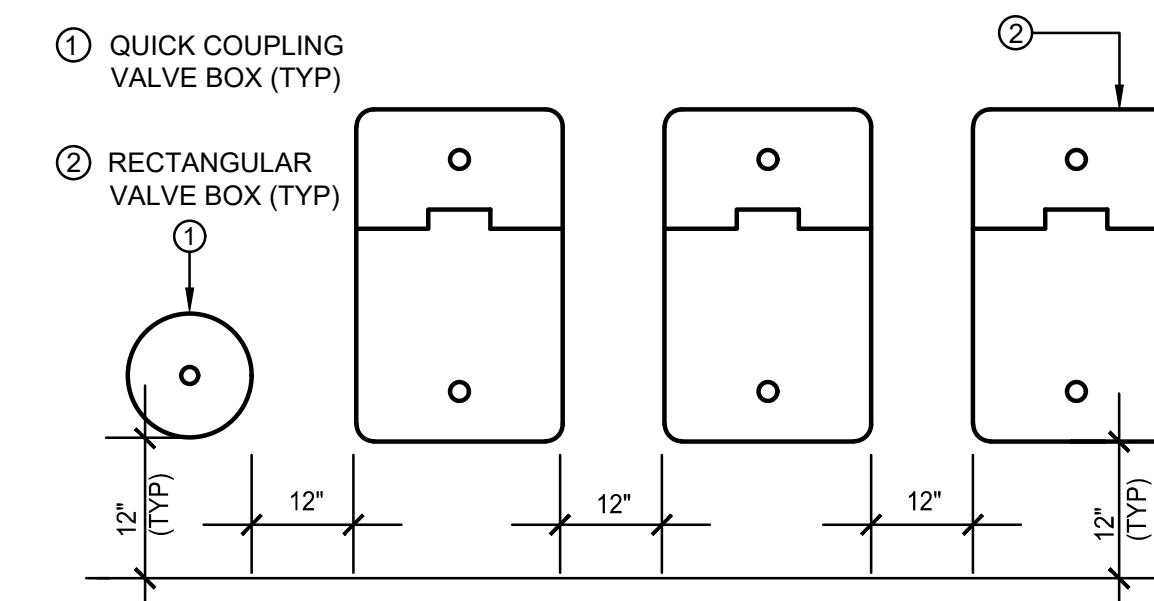


- ① FINISH GRADE IN TURF AREAS
- ② PLASTIC ROUND VALVE BOX WITH BOLT-DOWN COVER. USE STAINLESS BOLT NUT AND WASHER. HEAT BRAND "QCV" ONTO LID.
- ③ FINISH GRADE IN SHRUB AREAS
- ④ QUICK COUPLER VALVE WITH ACME THREAD. SEE LEGEND FOR SPEC.
- ⑤ STAINLESS STEEL CLAMP
- ⑥ BRASS NIPPLE (LENGTH AS REQUIRED)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

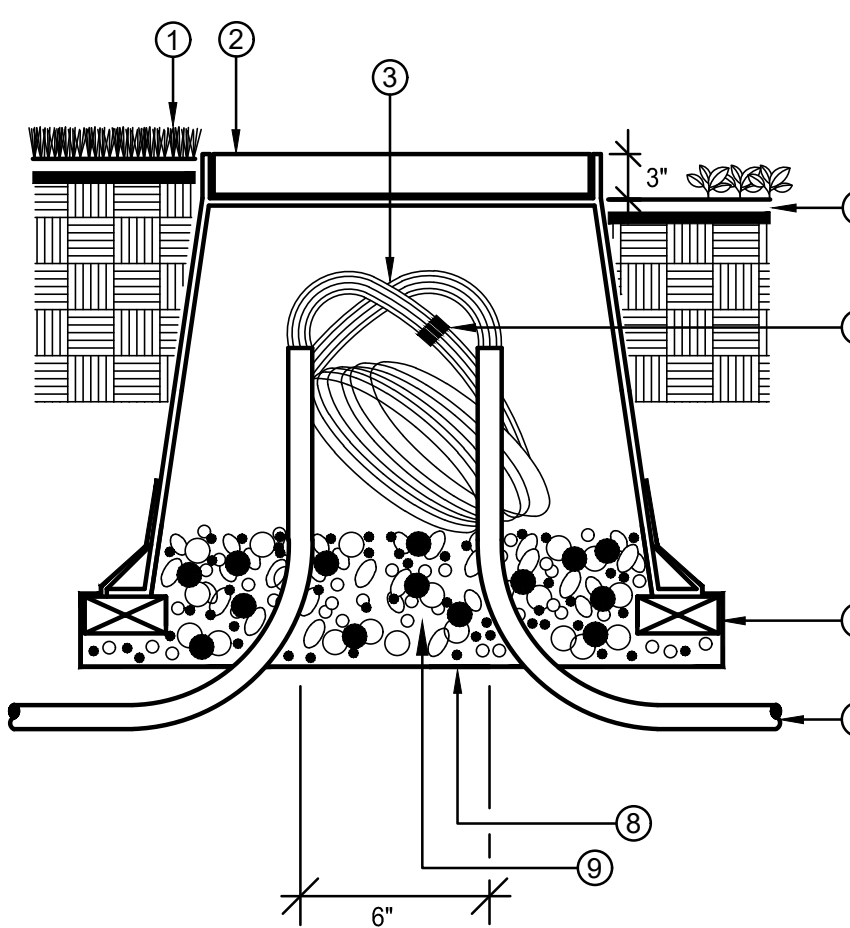
SCALE: N.T.S.



- ① QUICK COUPLING VALVE BOX (TYP)
 - ② RECTANGULAR VALVE BOX (TYP)
- NOTE:
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 COUPLING VALVES SHALL BE CLEARLY COLORED PURPLE.

E VALVE BOX LAYOUT

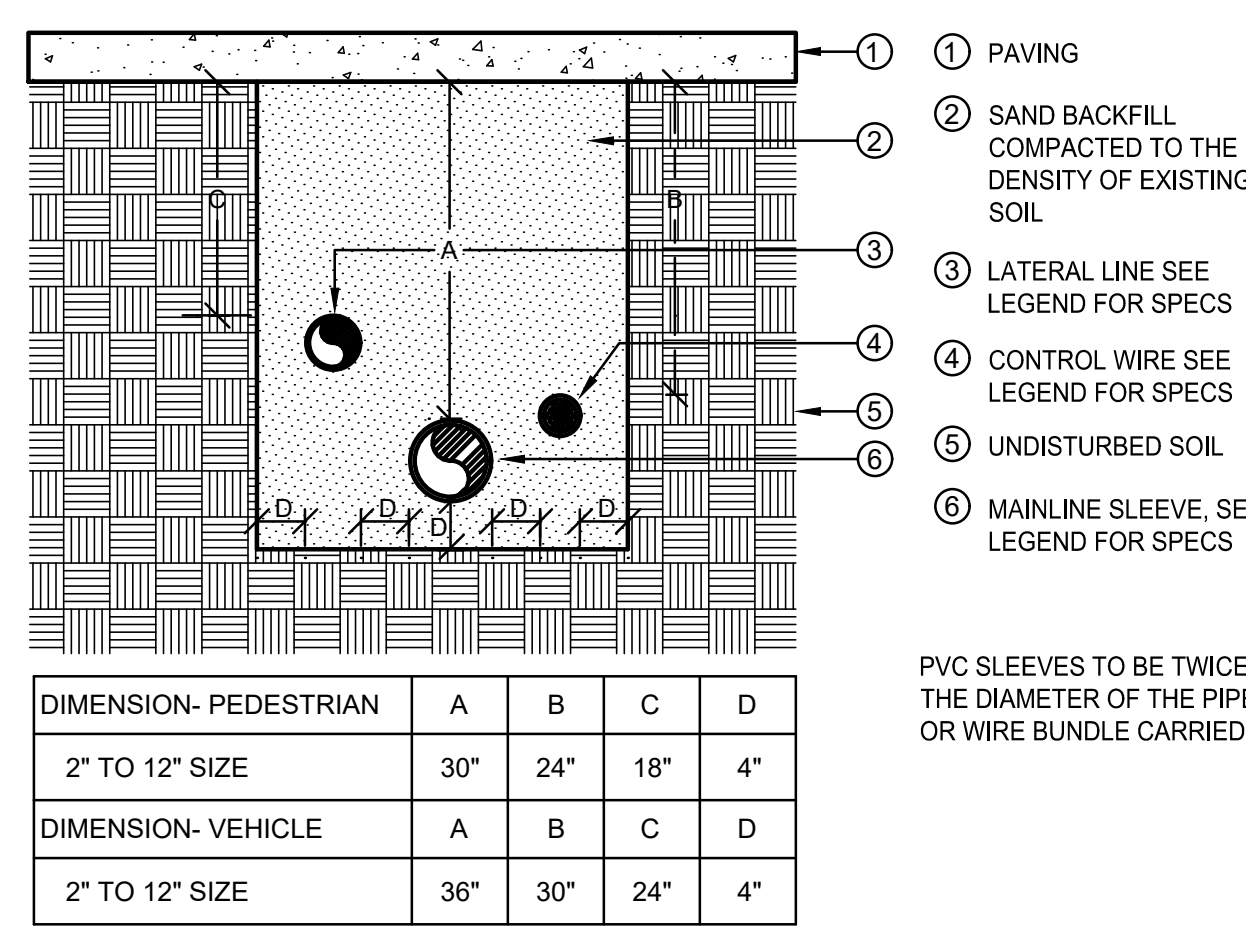
SCALE: N.T.S.



- 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.

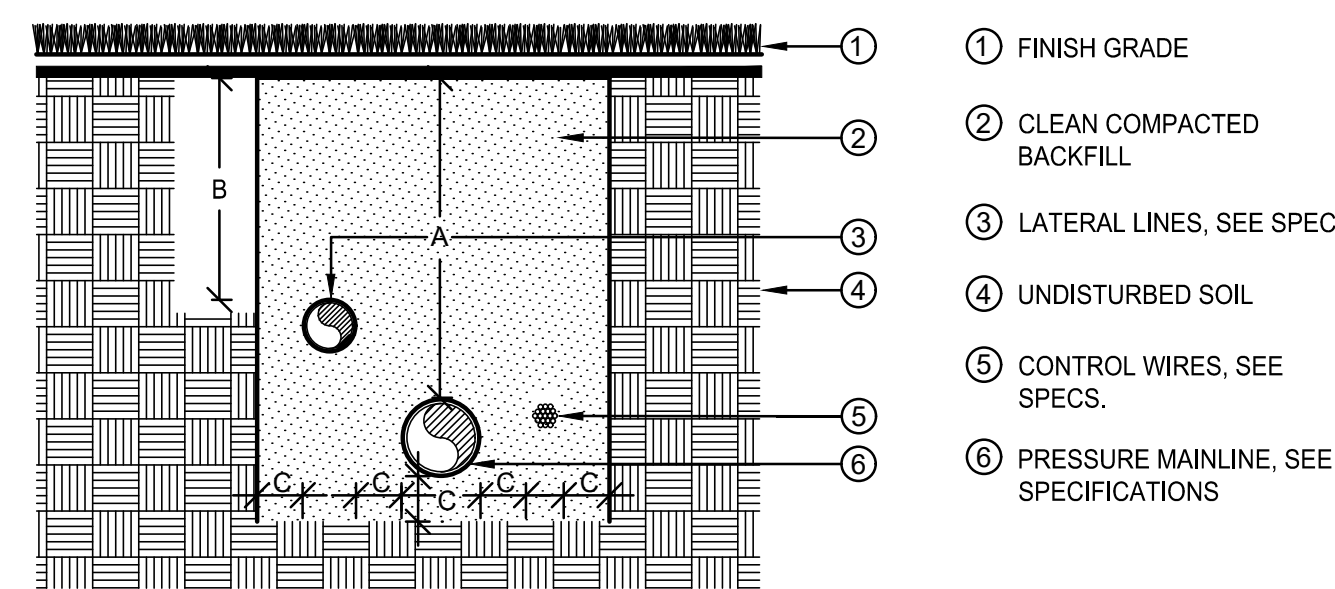


- ① PAVING
- ② SAND BACKFILL COMPACTED TO THE DENSITY OF EXISTING SOIL
- ③ LATERAL LINE SEE LEGEND FOR SPECS
- ④ CONTROL WIRE SEE LEGEND FOR SPECS
- ⑤ UNDISTURBED SOIL
- ⑥ MAINLINE SLEEVE. SEE LEGEND FOR SPECS

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

G SLEEVE INSTALLATION

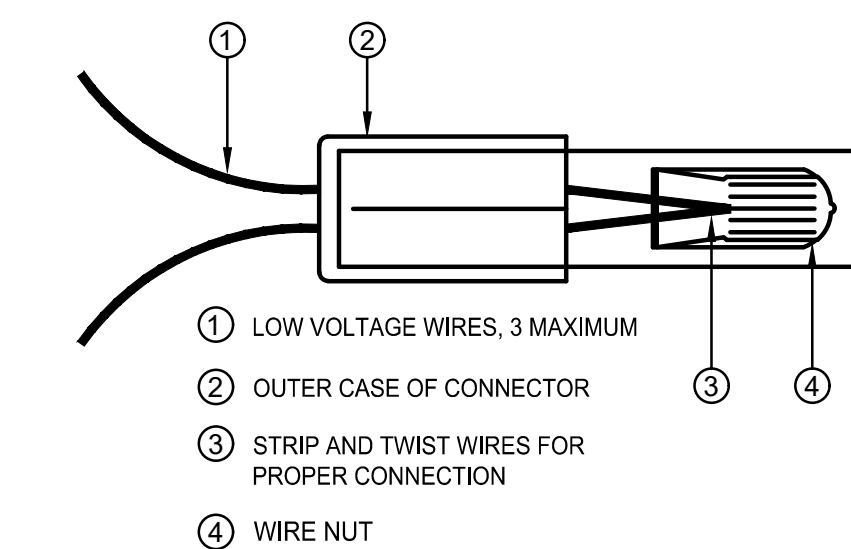
SCALE: N.T.S.



- 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:

PROJECT NO: 2243 | DRAWN/DESIGNED BY: KN/TM | CHECKED BY: KN
DATE: 11/16/2023

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

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

LANDSCAPE IRRIGATION & DETAILS

SITE PLAN PREPARED FOR:

811

Know what's below.
Call before you dig.

DRAWING NO.

10

3RD SUBMITTAL

PRELIMINARY
NOT FOR BIDDING
NOT FOR CONSTRUCTION

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SITE PLAN DOCUMENTS
DOUGLAS 234, FILING NO. 6,
AMENDMENT 1, LOT 4
QUALITY BRAND GROUP CO, LLC
CHAMBERS & HESS
PARKER, CO

#	Date	Issue / Description	Init.
1	11/10/23	Resubmittal	JG
2			
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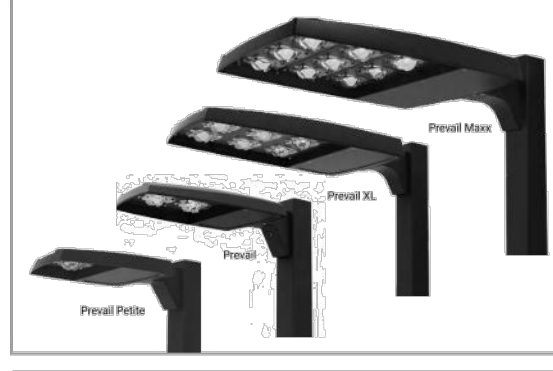
Project No: **06202**
Drawn By: **JG**
Checked By: **JG**
Date: **August 25, 2023**

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

Project: PKL3
Prepared by: [Blank]
Notes: [Blank]

Catalog # [Blank]
Type: PKL3
Date: [Blank]



Lumark
Prevail LED
Area / Site Luminaire

Product Features

- Lumen packages range from 4,800 - 84,000 lumens (35W - 588W)
- Replaces 70W up to 1,000W HID equivalents
- Efficacies up to 160 lumens per watt
- Energy and maintenance savings up to 85% versus HID solutions
- Standard universal quick mount arm with universal drill pattern

Product Certifications



Interactive Menu

- Ordering Information page 2
- Mounting Details page 3, 4
- Product Specifications page 5
- Energy and Performance Data page 7
- Control Options page 8

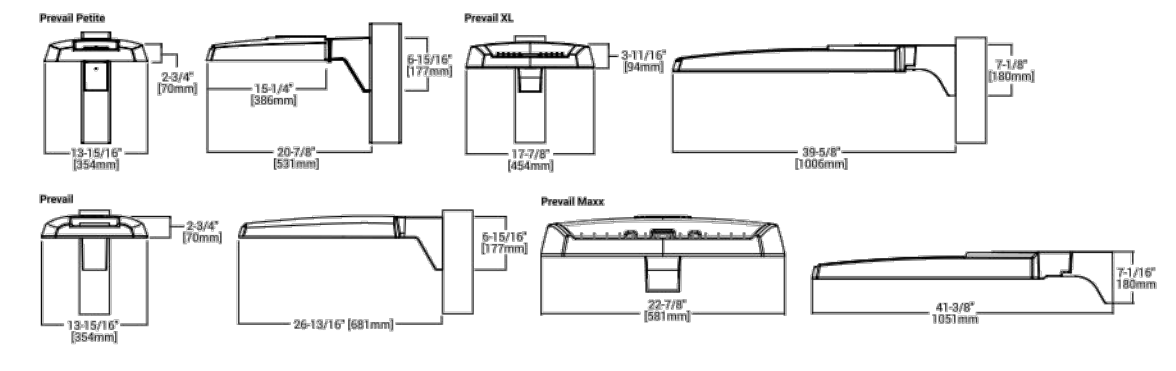
Connected Systems

- WaveLinx

Quick Facts

- Lumen packages range from 4,800 - 84,000 lumens (35W - 588W)
- Replaces 70W up to 1,000W HID equivalents
- Efficacies up to 160 lumens per watt
- Energy and maintenance savings up to 85% versus HID solutions
- Standard universal quick mount arm with universal drill pattern

Dimensional Details



Lumark
Ordering Information

Prevail LED

Product Family	Light Output	CRI	Driver	Voltage	Distribution	Mounting	Color
PPP-Prevail Pole	120-180 LED 4000K Normal Lenses 210-270 LED 4000K Normal Lenses 360-540 LED 4000K Normal Lenses	70-90 CRI 70-90 CRI 70-90 CRI	120-180 LED 4000K 210-270 LED 4000K 360-540 LED 4000K	120V 277V 480V	120° 120° 120°	120-180 LED 4000K 210-270 LED 4000K 360-540 LED 4000K	White White White
PPP-Prevail Pole	120-180 LED 4000K Normal Lenses 210-270 LED 4000K Normal Lenses 360-540 LED 4000K Normal Lenses	70-90 CRI 70-90 CRI 70-90 CRI	120-180 LED 4000K 210-270 LED 4000K 360-540 LED 4000K	120V 277V 480V	120° 120° 120°	120-180 LED 4000K 210-270 LED 4000K 360-540 LED 4000K	White White White

Ordering Information

Sample Number: **PPV-XL-C75-D-14V-2A-5A-8Z**

Product Family: **PPP-Prevail Pole**

Light Output: **120-180 LED 4000K Normal Lenses**

CRI: **70-90 CRI**

Driver: **120-180 LED 4000K**

Voltage: **120V**

Distribution: **120°**

Mounting: **120-180 LED 4000K**

Color: **White**

Ordering Information

Sample Number: **PPV-XL-C75-D-14V-2A-5A-8Z**

Product Family: **PPP-Prevail Pole**

Light Output: **120-180 LED 4000K Normal Lenses**

CRI: **70-90 CRI**

Driver: **120-180 LED 4000K**

Voltage: **120V**

Distribution: **120°**

Mounting: **120-180 LED 4000K**

Color: **White**

Lumark
Ordering Information

XTOR
CROSSTOUR LED

Product Family	Light Output	CRI	Driver	Voltage	Distribution	Mounting	Color
XTOR-Prevail Pole	120-180 LED 4000K Normal Lenses 210-270 LED 4000K Normal Lenses 360-540 LED 4000K Normal Lenses	70-90 CRI 70-90 CRI 70-90 CRI	120-180 LED 4000K 210-270 LED 4000K 360-540 LED 4000K	120V 277V 480V	120° 120° 120°	120-180 LED 4000K 210-270 LED 4000K 360-540 LED 4000K	White White White

Ordering Information

Sample Number: **XTOR-Prevail Pole**

Product Family: **XTOR-Prevail Pole**

Light Output: **120-180 LED 4000K Normal Lenses**

CRI: **70-90 CRI**

Driver: **120-180 LED 4000K**

Voltage: **120V**

Distribution: **120°**

Mounting: **120-180 LED 4000K**

Color: **White**

Ordering Information

Sample Number: **XTOR-Prevail Pole**

Product Family: **XTOR-Prevail Pole**

Light Output: **120-180 LED 4000K Normal Lenses**

CRI: **70-90 CRI**

Driver: **120-180 LED 4000K**

Voltage: **120V**

Distribution: **120°**

Mounting: **120-180 LED 4000K**

Color: **White**

Lumark
Ordering Information

XTOR
CROSSTOUR LED

Product Family	Light Output	CRI	Driver	Voltage	Distribution	Mounting	Color
XTOR-Prevail Pole	120-180 LED 4000K Normal Lenses 210-270 LED 4000K Normal Lenses 360-540 LED 4000K Normal Lenses	70-90 CRI 70-90 CRI 70-90 CRI	120-180 LED 4000K 210-270 LED 4000K 360-540 LED 4000K	120V 277V 480V	120° 120° 120°	120-180 LED 4000K 210-270 LED 4000K 360-540 LED 4000K	White White White

Ordering Information

Sample Number: **XTOR-Prevail Pole**

Product Family: **XTOR-Prevail Pole**

Light Output: **120-180 LED 4000K Normal Lenses**

CRI: **70-90 CRI**

Driver: **120-180 LED 4000K**

Voltage: **120V**

Distribution: **120°**

Mounting: **120-180 LED 4000K**

Color: **White**

Ordering Information

Sample Number: **XTOR-Prevail Pole**

Product Family: **XTOR-Prevail Pole**

Light Output: **120-180 LED 4000K Normal Lenses**

CRI: **70-90 CRI**

Driver: **120-180 LED 4000K**

Voltage: **120V**

Distribution: **120°**

Mounting: **120-180 LED 4000K**

Color: **White**

dmf
Type LED-2

DRD2
Recessed LED Downlight
General New Construction
4", 5", 6" Aperture

PRODUCT SPECIFICATIONS

Frame-in Kit

HOUSING: 18 ga. die-formed aluminum box fastened to 22 ga. steel mounting frame (4" frame-in kit, 4" shallow frame-in kit, 20 ga. die-formed aluminum (6" frame-in kit), 22 ga. die-formed aluminum (6" frame-in kit), 20 ga. die-formed aluminum (6" shallow frame-in kit).

JUNCTION BOX: Galvanized steel. Equipped with (6) 3/8" and (1) 3/8" knockouts with pre-punch slots to allow straight conduit runs. (4) knockouts for non-metallic sheathed cable installation. Junction box tension spring allows snap-in installation of plate cover for easy access to wiring.

Approved for 8 (four-in, four-out) #12 AWG 90 through wire conductors.

CEILING: "up" to 1".

CUTOUT: 4 3/4" (4" frame-in kit, 4" shallow frame-in kit), 5 1/4" (6" frame-in kit), 6 1/4" (6" frame-in kit, 6" shallow frame-in kit).

Light Engine

LED: Tightly binned, high performing white Cree® LEDs enable excellent fixture to fixture color consistency and long lifetime. Delivers 93+ CRI in all available color temperatures.

BINNING: Color variation within 2-step MacAdam ellipse.

CONNECTOR: IDEAL PowerPlug™ Luminaire Disconnect, female. Alternate module construction with 0-10V, EcoSystem™ dimming and/or Emergency Battery Backup Unit uses a IDEAL PowerPlug™ Model 102 connector.

DRIVER: Integral electronic driver for 120/277V 50/60Hz operation. Electronic driver compatible with forward and reverse phase-control dimming at 120V only.

SYSTEM POWER Consumption: 118W (80 module), 147W (1000 im module).

DIMMING: TRIAC/ELV dimming standard for 120V only, with flicker-free dimming to less than 5% of total lumen output. Optional 0-10V or EcoSystem™ dimming available for 120/277V.

EMERGENCY LIGHTING: Optional Emergency Battery Backup Units available for emergency lighting up to 120 minutes.

RATED LED LIFE: 50,000 hours at 70% lumen maintenance, based on IESNA LM-80-2008 standard (L70, B50).

PHOTOMETRIC TESTING: Tested in accordance to IESNA LM-79-2008.

LISTING: IC rated. cULus Listed. ENERGY STAR® qualified. Title 24 compliant. ASTM E283 certified Air Tight. UL Listed for Wet Location. CED listed.

WARRANTY: 5 year limited warranty.

Trim

CONSTRUCTION: Die-cast aluminum. Twist & Lock mounting allows easy field installation and trim ceiling fit.

Product Code	Type
Project:	Date:

dmf Lighting 1118 E. 223rd St. Carson, CA 90745 T: 1.800.441.4422
www.dmf-lighting.com Page 1 of 9 | V-12.18.15

dmf
Type LED-2

DRD2
Recessed LED Downlight
General New Construction
4", 5", 6" Aperture

PRODUCT SELECTION GUIDE

FRAME-IN KIT

PRODUCT CODE	APPLICATION	ICONON-IC	APERTURE	OPTION
TRD2M Housing	New Construction	IC	4" Aperture	(Blank) TRAC Dimming (Standard)
			4S 4" Shallow	70 0-10V Dimming 750 Im
			5" Aperture	100 0-10V Dimming 1000 Im
			6" Aperture	70 EcoSystem™ Dimming 750 Im
			6S 6" Aperture	100 EcoSystem™ Dimming 1000 Im
			6S 6" Shallow	100C EcoSystem™ Dimming 1000 Im
				77EM TRAC Dimming w/ Emergency Battery 750 Im
				107EM TRAC Dimming w/ Emergency Battery 1000 Im
				7EM 0-10V Dimming w/ Emergency Battery 750 Im
				10EM 0-10V Dimming w/ Emergency Battery 1000 Im
				7CEM EcoSystem™ Dimming w/ Emergency Battery 750 Im
				10CEM EcoSystem™ Dimming w/ Emergency Battery 1000 Im

LIGHT ENGINE

PRODUCT CODE	LUMENS (WATTS)	CRI	CCT	OPTION
TRD2M Module	7 750 Im (11.8W)	9 93+ CRI	27 2700K	A Alternate Construction (Uses an IDEAL Model 102 connector for alternate dimming option compatibility. Must be selected if alternate dimming option is selected for frame-in kit)
	10 1000 Im (14.7W)		30 3000K	
			35 3500K	
			40 4000K	

TRIM

PRODUCT CODE	SHAPE	APERTURE	STYLE	FINISH
TRD2T Trim	Round	4" Aperture	6 Smooth	WH White
	Square	5" Aperture	6 Barfile	BK Black
	Only available in 4" aperture smooth optic white, black or custom finish	6" Aperture	W Wall Wash	SW Silver Reflector, White Flange
	Only available in 4" aperture smooth optic white, black or custom finish	6" Aperture	W Wall Wash	Only available in white finish
	Only available in 4" aperture smooth optic white, black or custom finish	6" Aperture	AZ Low Intensity Reflector, White Flange	Only available in deep shade
	Only available in 4" aperture smooth optic white, black or custom finish	6" Aperture	CC Custom Color	

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www.dmf-lighting.com Page 2 of 9 | V-12.18.15

diode led
INFINILINE® 120V LED Strip Light

INFINILINE® 120V LED Strip Light

SPECIFICATION SHEET

Item #	Project
2700K	
3000K	
3500K	
4200K	
Max. Run*	164 feet
Custom Produced	See Page 2
LED Chips	21/not
CRI	90+
Field Cuttable	No
Dimensions	0.63 x 0.31 in. (W x H)
Environment	Outdoor / Wet Location / IP65
Certification	UL Listed (US), ETL Listed (Canada)
Dimmable	Yes (Hardwire only), down to 10% using Lutron DVELV-300P, NTEL-300, or ATE-10 Dimmers
Warranty	5-Year Standard, 2-Year Deep Cold†

SKU Builder

DI - 120V - INFBCS3 - TBD - TBD

Model: 27 (2700K), 30 (3000K), 35 (3500K), 42 (4200K)

Connection: (Plug-In), (Hardwire)

SKU Length: SEE PAGE 2

Mounting: MTCL (Mounting Clips), RTCL (Mounting Clips), MITCH (Channel)

SPECIFICATIONS

- LED Chip Type: 2835
- LED Chip Beam Angle: 120°
- Luminous Efficacy (lm/w): 80-90
- Mounting: Mounting Clips / Mounting Channel
- Connections: 50 in. Plug-In, 15 ft. Hardwired
- Ambient Temp: -43 ~ 122°F (-42 ~ 50°C) (Control system must be used to turn on lights when temperature drops below -5°F)
- Environment: Outdoor / Wet location / Indoor / Deep Cold
- UV Resistance: Yes but may still degrade over time
- Jacket Material: PVC, UL94 V-0 Rated

COMPLIANCE & REGULATORY APPROVALS

Safety

- UL Listed 2386 Flexible Lighting Products. File # E470197
- UL Listed 1598 Surface Mount Luminaires. File # E503268
- ETL Certified, Canada - UL std. 1598 Surface Mount Luminaires (Hardwire only)

Example: DI-120V-INFBCS35-H-240=Diode, 120 Volt, INFINILINE®, 4200K CCT, Hardwire lead, 20 feet custom cut.
*Rotating Mounting Clips must be used with Hardwire installations to retain UL Listing.

dmf Lighting 1118 E. 223rd St. Carson, CA 90745 T: 1.800.441.4422
www.dmf-lighting.com Page 2 of 9 | V-12.18.15

diode led
INFINILINE® 120V LED Strip Light

INFINILINE® 120V LED Strip Light

SPECIFICATION SHEET

ADDITIONAL ACCESSORIES

Accessories listed below fully support our Type Light product line. Further information on these products and more accessories can be found in our latest catalog or online at www.DiodeLED.com.

Visit the product page at www.DiodeLED.com for installation guides, AES files, voltage drop charts, and LM-79 reports.

MECHANICAL DIAGRAMS

INFINILINE® Mounting Clip DI-INF-MTCL-5

38 in. 76 in.

INFINILINE® Rotating Mounting Clip (included with Hardwire Infiline orders) (Must be utilized with mounting channel) DI-INF-RTCL-2

45 in. 79 in. 51 in. 1.45 in.

INFINILINE® Mounting Channel DI-INF-MTCH

47 in. 37.5 in. 69 in. 87 in.

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47 in. 37.5 in. 69 in. 87 in.

ADDITIONAL ACCESSORIES

Accessories listed below fully support our Type Light product line. Further information on these products and more accessories can be found in our latest catalog or online at www.DiodeLED.com.

Visit the product page at www.DiodeLED.com for installation guides, AES files, voltage drop charts, and LM-79 reports.

MECHANICAL DIAGRAMS

INFINILINE® Mounting Clip DI-INF-MTCL-5

38 in. 76 in.

INFINILINE® Rotating Mounting Clip (included with Hardwire Infiline orders) (Must be utilized with mounting channel) DI-INF-RTCL-2

45 in. 79 in. 51 in. 1.45 in.

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