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DENVER, CO
PHONE: 303.320.8333

INTERMOUNTAIN RURAL ELECTRIC ASSOCIATION

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P.O. BOX DRAWER A
SEDALIA, CO 80135
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MILE HIGH FLOOD CONTROL DISTRICT (MHFCD)

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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

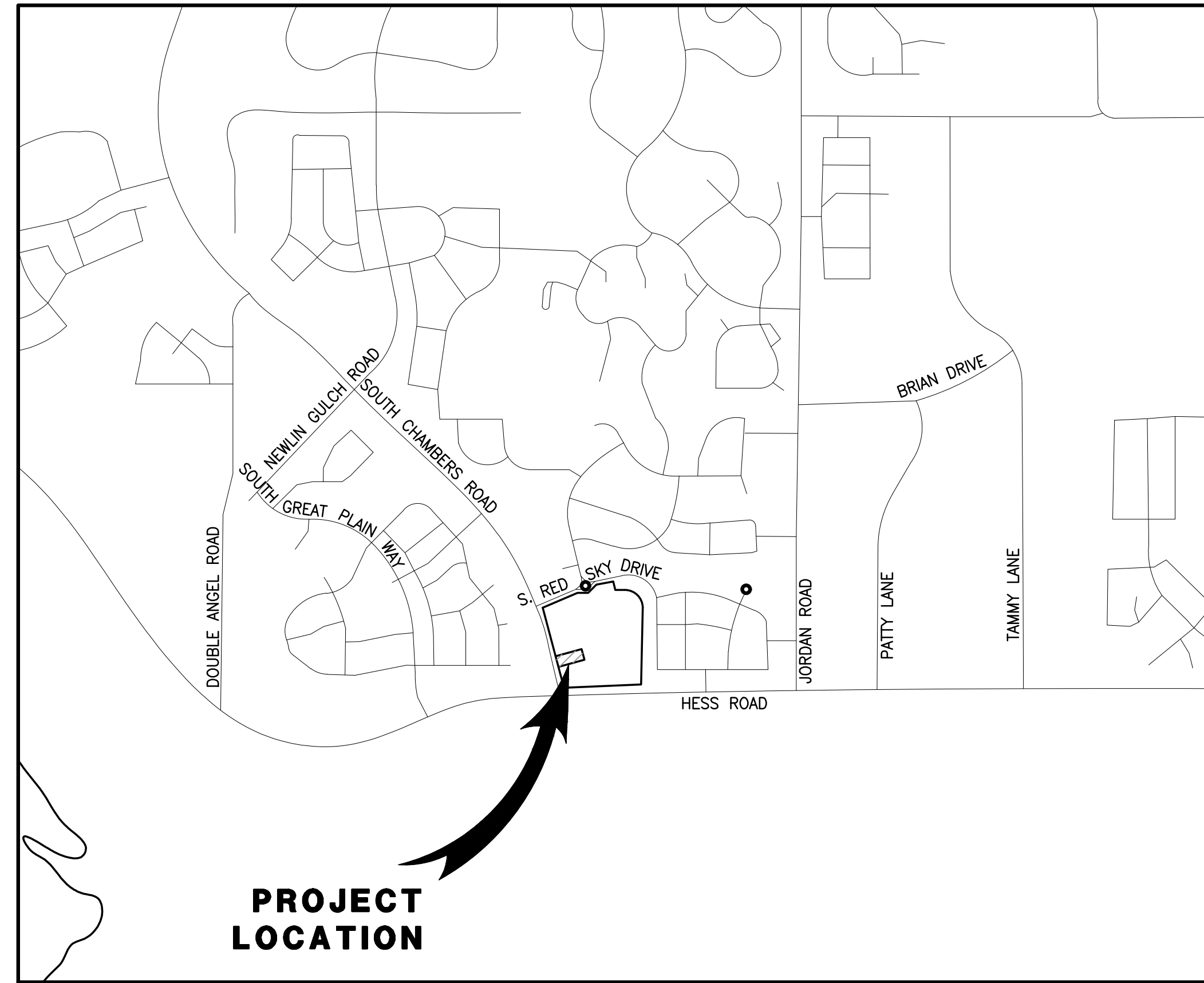
BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 08035C0181G AND DATED MARCH 16, 2016 - SUBJECT PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA.

LEGAL DESCRIPTION

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

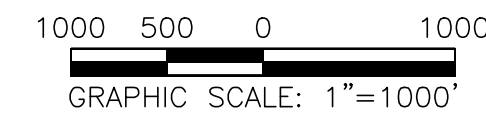
**SITE PLAN FOR
DUNKIN' DONUTS
DOUGLAS 234, FILING NO. 6,
AMENDMENT 1, LOT 4**

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

SEAL:

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



DRAWING NO.
1

NO.	BY	DATE	REVISION

PROJECT NO: 2243
DRAWN/DESIGNED BY: KA/TWB
CHECKED BY: TWB
DATE: 2/12/2024

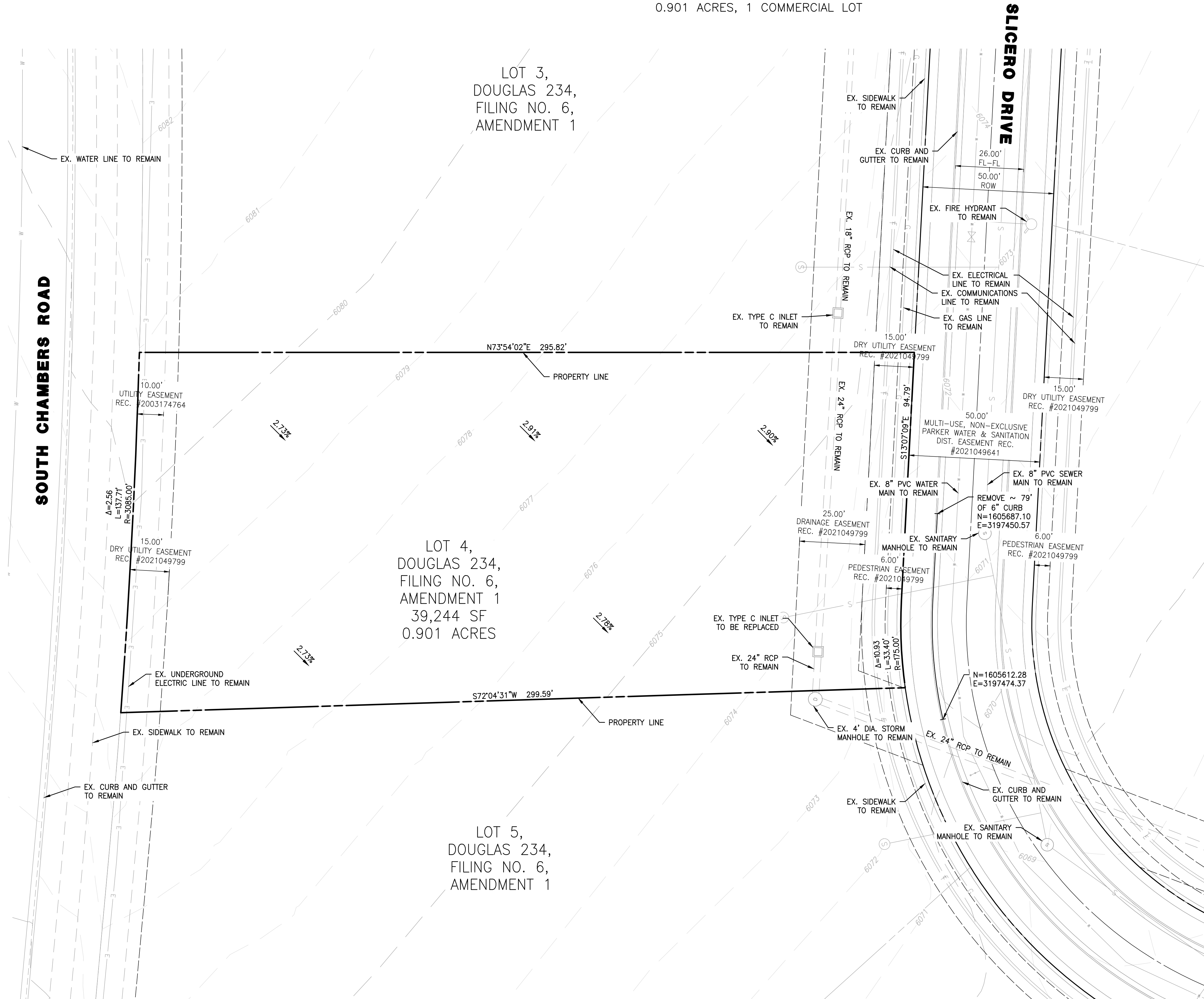
COVER SHEET

FINAL SUBMITTAL

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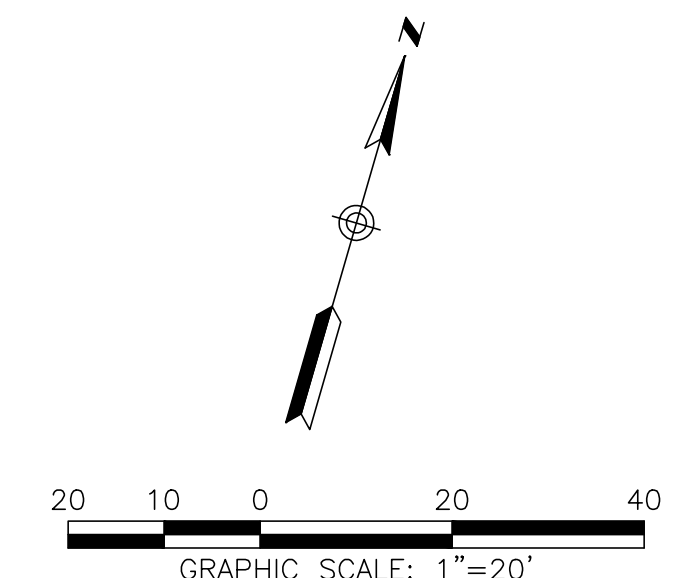
SITE PLAN FOR DUNKIN' DONUTS DOUGLAS 234, FILING NO. 6, AMENDMENT 1, LOT 4

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



NOTES

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



NO.	BY	DATE	REVISION

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ENGLEWOOD, CO 80112
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PROJECT NO: 2243 | DRAWN/DESIGNED BY: KA/TWB | CHECKED BY: TWB | DATE: 2/12/2024

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.

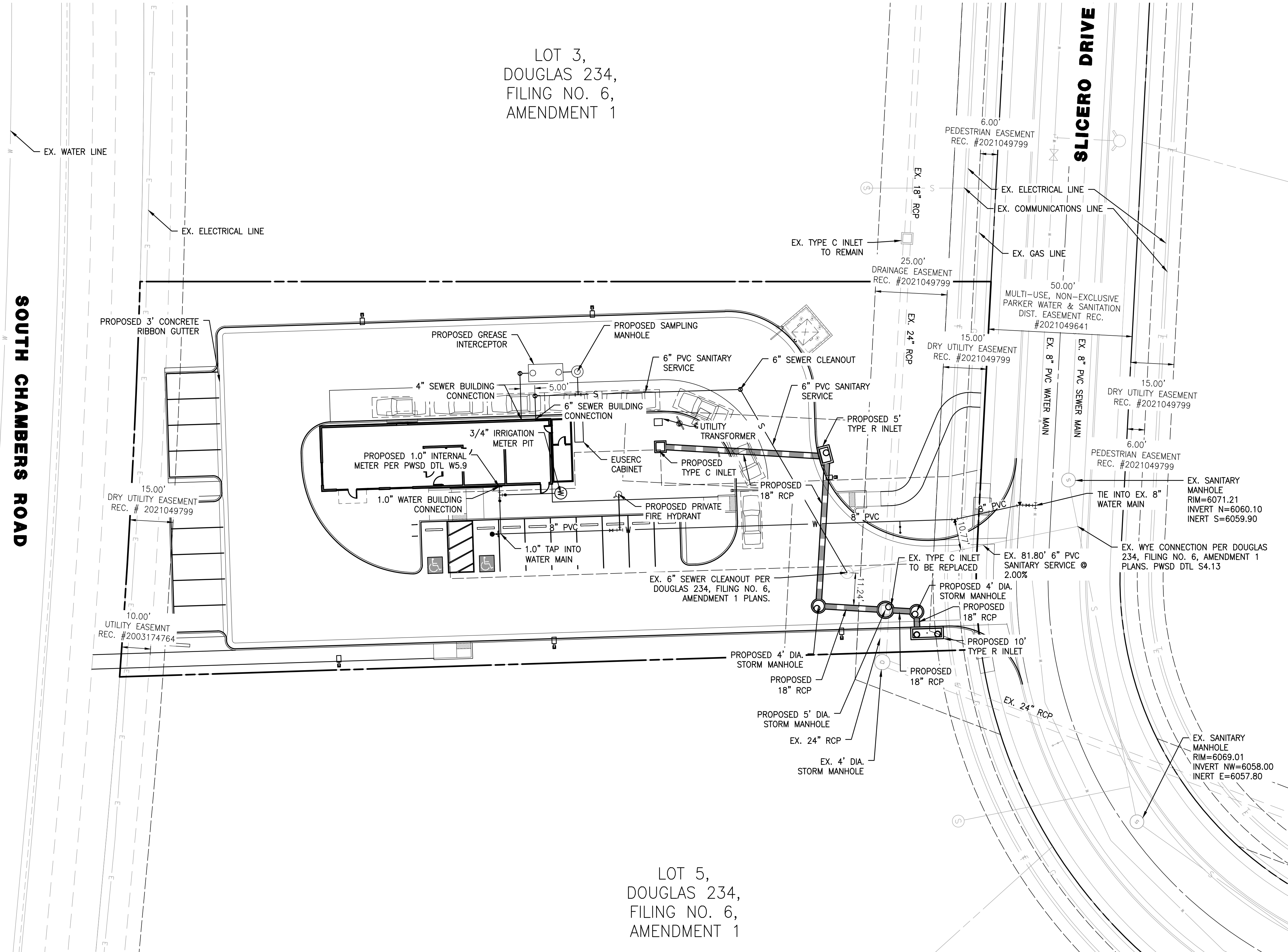
DRAWING NO. **2**

FINAL SUBMITTAL

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

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LEGEND

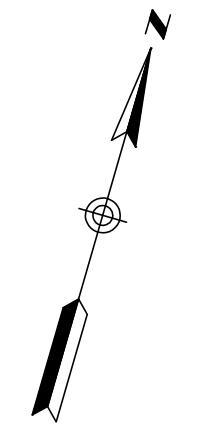
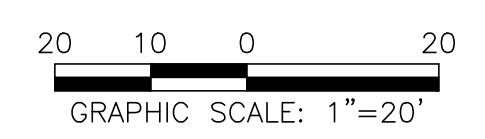
PROPERTY LINE	---
EASEMENT	- - - -
EX. WATER LINE	— W —
EX. SANITARY SEWER LINE	— S —
EX. STORM DRAIN LINE	— G —
EX. GAS LINE	— G —
EX. ELECTRICAL LINE	— E —
EX. COMMUNICATIONS LINE	— T —
WATER LINE	— W —
SANITARY SEWER LINE	— S —
STORM DRAIN LINE	— G —
TYPICAL LATERALS	⊗

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

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

SOUTH CHAMBERS ROAD

SLICERO DRIVE



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SITE PLAN PREPARED FOR: DOUGLAS 234, FILING NO. 6, AMENDMENT 1, LOT 4 <small>DOUGLAS COUNTY, COLORADO</small>		PRELIMINARY UTILITY PLAN						
 <small>Know what's below. Call before you dig.</small>		DRAWING NO. 4						
FINAL SUBMITTAL								

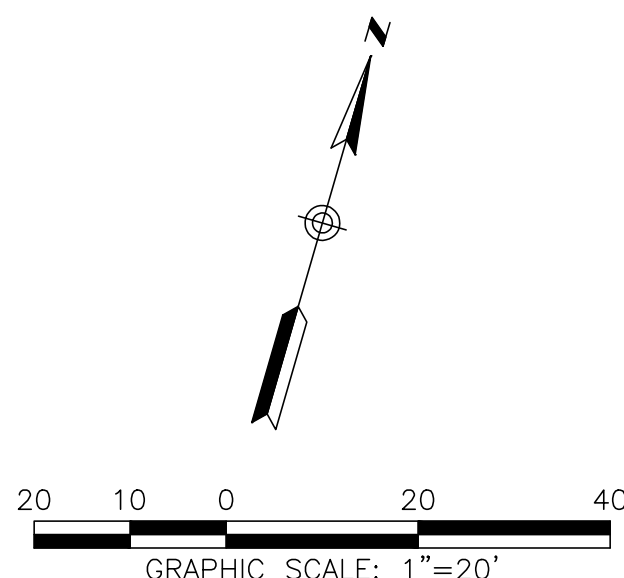
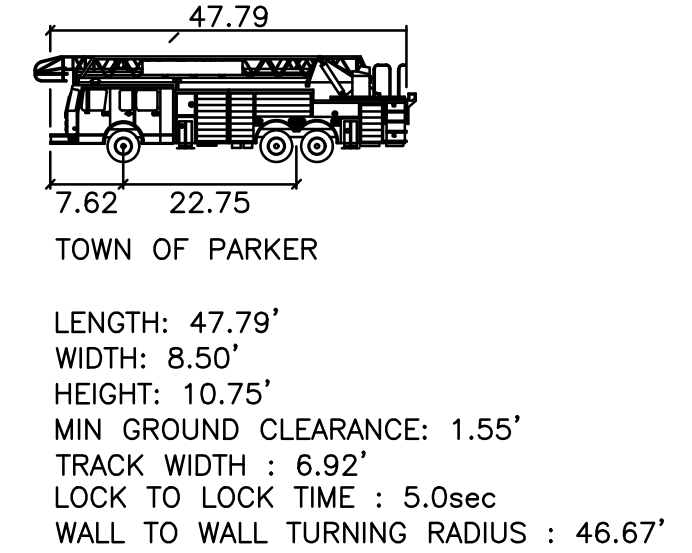
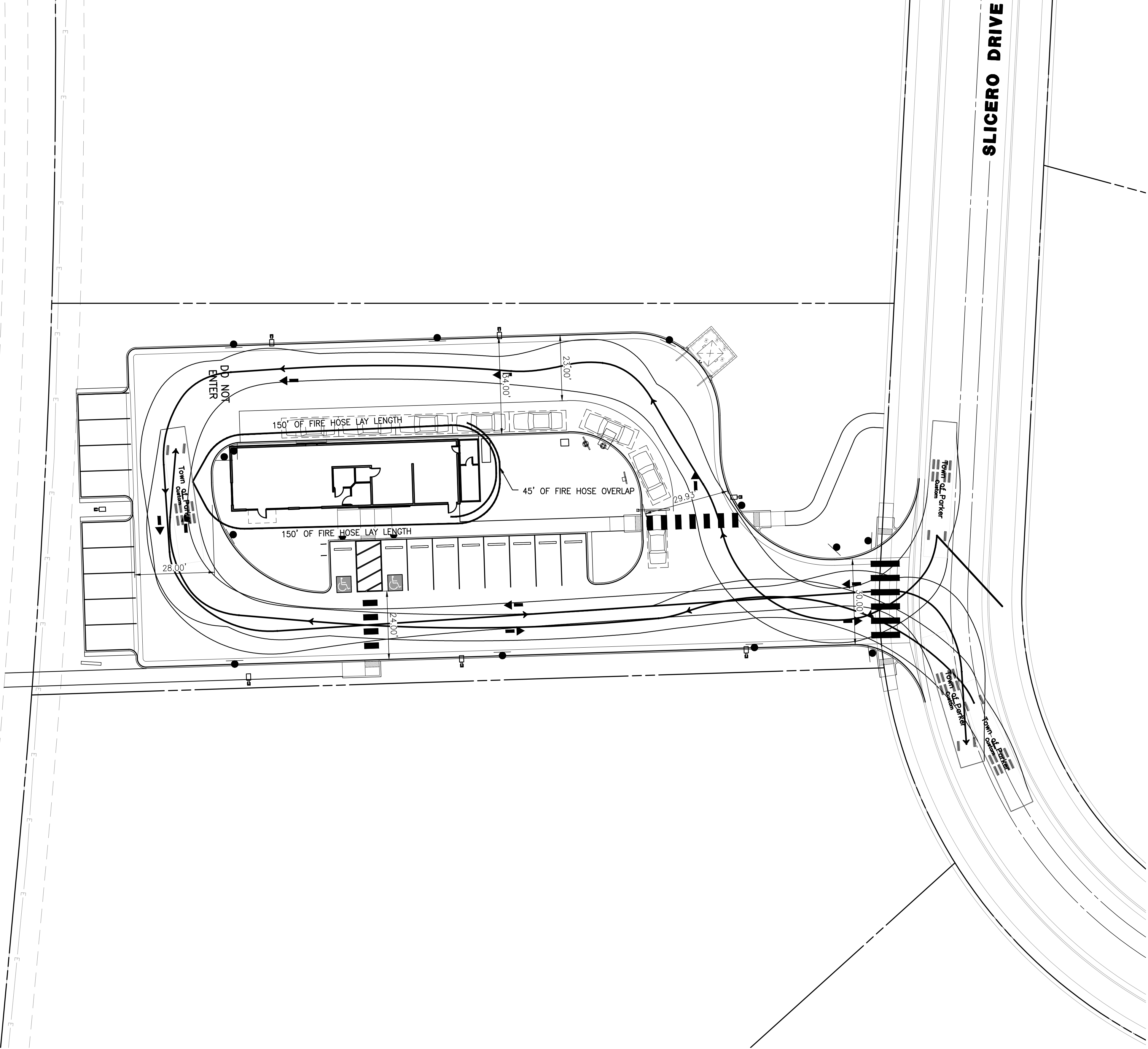
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0.901 ACRES, 1 COMMERCIAL LOT

SOUTH CHAMBERS ROAD

SLICERO DRIVE



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**DOUGLAS 234, FILING NO. 6,
AMENDMENT 1, LOT 4**
DOUGLAS COUNTY, COLORADO
FIRE TRUCK ACCESS PLAN



DRAWING NO. 5

NO.	BY	DATE	REVISION

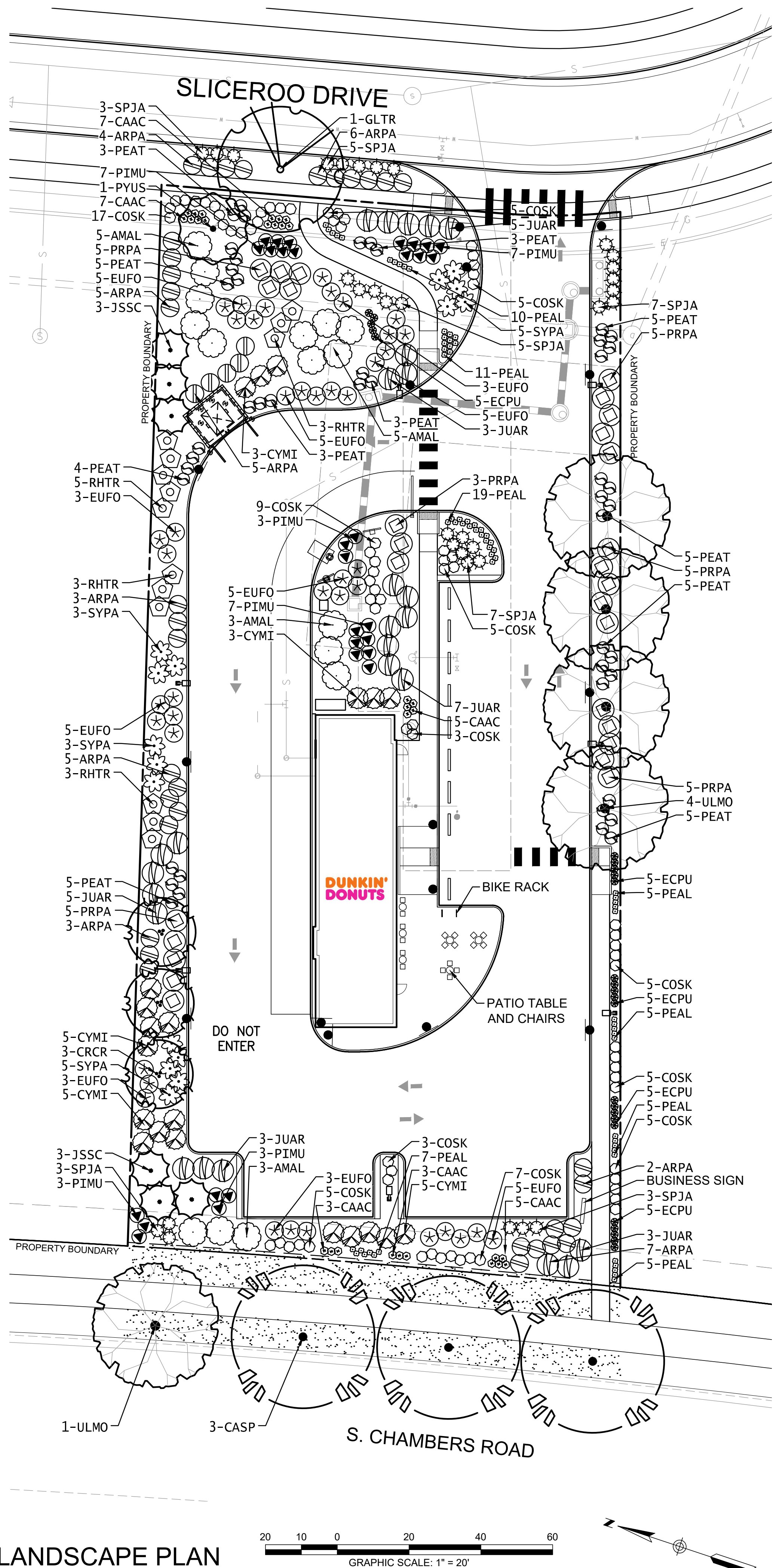
PROJECT NO: 2243 | DRAWN/DESIGNED BY: KA/TWB
DATE: 2/12/2024 | CHECKED BY: TWB

FINAL SUBMITTAL

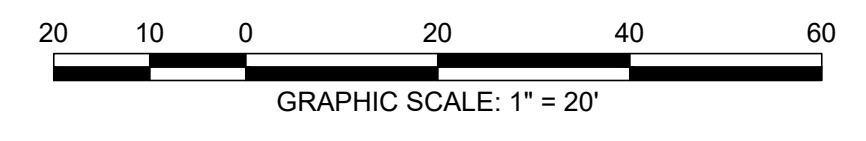
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SITE PLAN FOR DUNKIN' DONUTS DOUGLAS 234, FILING NO. 6, AMENDMENT 1, LOT 4

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



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	8
FIVE (5) SHRUBS / 40 LF OF EDGE - NORTH SIDE	294 LF / 40 LF x 5	37	92
ONE (1) TREE / 40 LF OF EDGE - SOUTH SIDE	298 LF / 40 LF	7	4 + (30 SHRUB SUBSTITUTES)
FIVE (5) SHRUBS / 40 LF OF EDGE - SOUTH SIDE	298 LF / 40 LF x 5	37	99

* 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	266 SF / 162 SF	1 / ISLAND	2	2
FIVE (5) SHRUBS / INCREMENTAL 162 SF	266 SF / 162 SF x 5	10 / 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	5	ULMUS X 'MORTON'	ACCOLADE ELM	2" CAL.	50'
EVERGREEN TREES						
	JSSC	5	JUNIPERUS SCOPULORUM	ROCKY MOUNTAIN JUNIPER	5 GAL.	30'
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	16	AMELANCHIER ALNIFOLIA	SASKATOON SERVICEBERRY	5 GAL.	10'
	COSK	74	CORNUS SERICEA 'KELSEY'	KELSEY'S DWARF RED TWIG DOGWOOD	5 GAL.	8'
	PEAT	46	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	5 GAL.	4'
	PRPA	28	PRUNUS BESSEYI 'PAWNEE BUTTES'	PAWNEE BUTTES SANDCHERRY	5 GAL.	1.5'
	RHTR	14	RHUS TRILOBATA	THREE LEAF SUMAC	5 GAL.	6'
	SPJA	33	SPIRAEA JAPONICA 'ALPINA'	DAPHNE SPIREA	5 GAL.	2'
	SYPA	16	SYRINGA PATULA 'MISS KIM'	MISS KIM DWARF LILAC	5 GAL.	5'
EVERGREEN SHRUBS						
	ARPA	40	ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO'	PANCHITO MANZANITA	5 GAL.	2'
	CYMI	16	CYTISUS X 'MINSTEAD'	MINSTEAD BROOM	5 GAL.	4'
	EUFO	36	EUONYMUS FORTUNEI 'EMERALD GAIETY'	EMERALD GAIETY WINTERCREPER	5 GAL.	3'
	JUAR	18	JUNIPERUS SABINA 'ARCADIA'	ARCADIA JUNIPER	5 GAL.	2'
	PIMU	27	PINUS MUGO 'PALOUSE'	PALOUSE MUGO PINE	5 GAL.	4'
PERENNIALS & ORNAMENTAL GRASSES						
	CAAC	60	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	1 GAL.	5'
	ECPU	40	ECHINACEA PURPUREA	PURPE CONEFLOWER	1 GAL.	3'
	PEAL	77	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	12,607 SF / 1,500 SF	8	15	40%	6
FIVE (5) SHRUBS / 1,500 SF OF PERMEABLE AREA	12,607 SF / 1,500 SF x 5	42	509	31%	159
75% MATURE VEGETATIVE GROUND COVER	12,607 SF x .75	9,455 SF	9,584 SF	NA	NA
15% MINIMUM OVERALL SITE LIVE COVERAGE	39,244 SF x .15	5,887 SF	9,900 SF	NA	NA

SEAL:

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

PROJECT NO:

DATE:

11/10/2023

DRAWN/DESIGNED BY:

CHECKED BY:

KN/JG

KN

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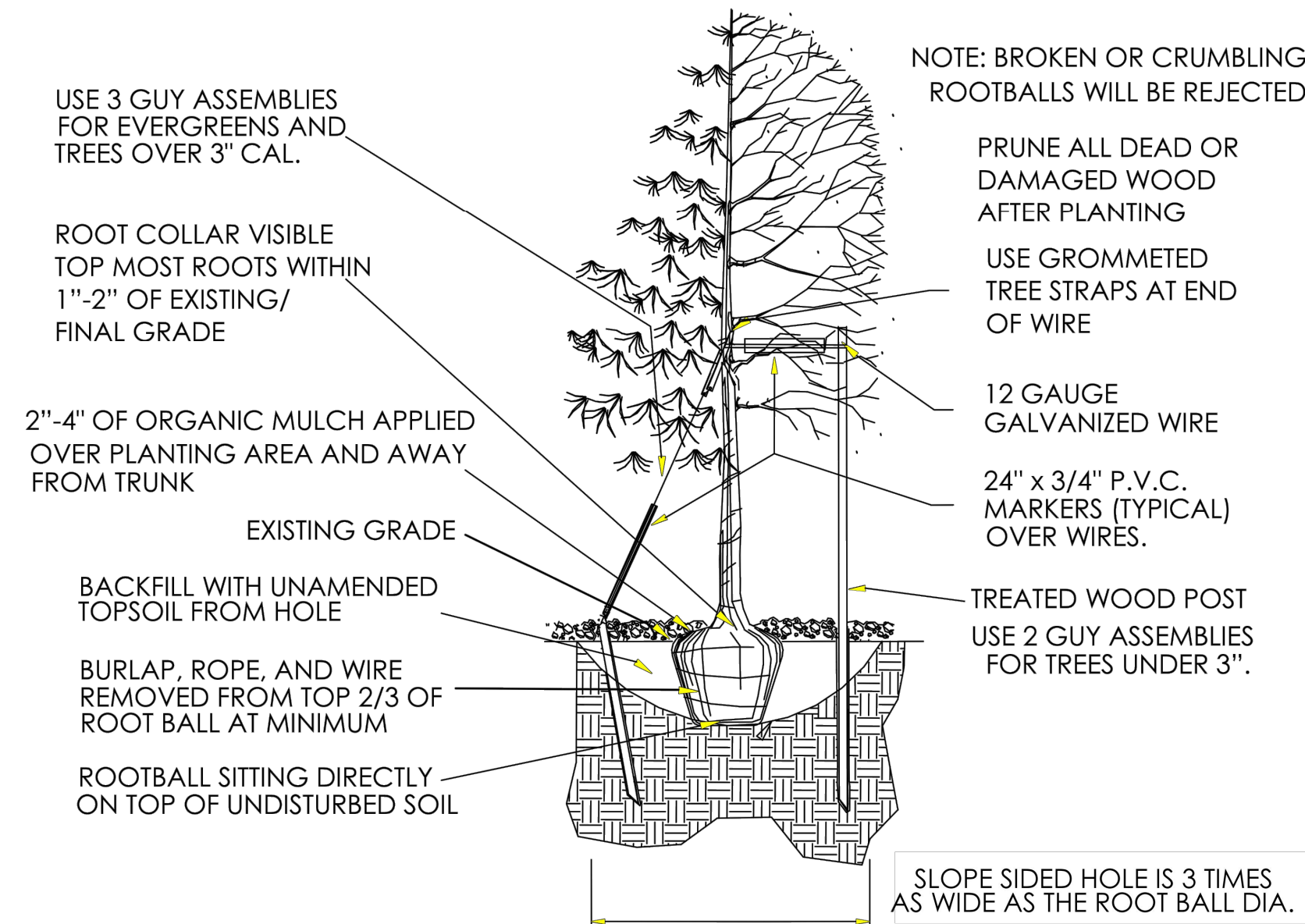
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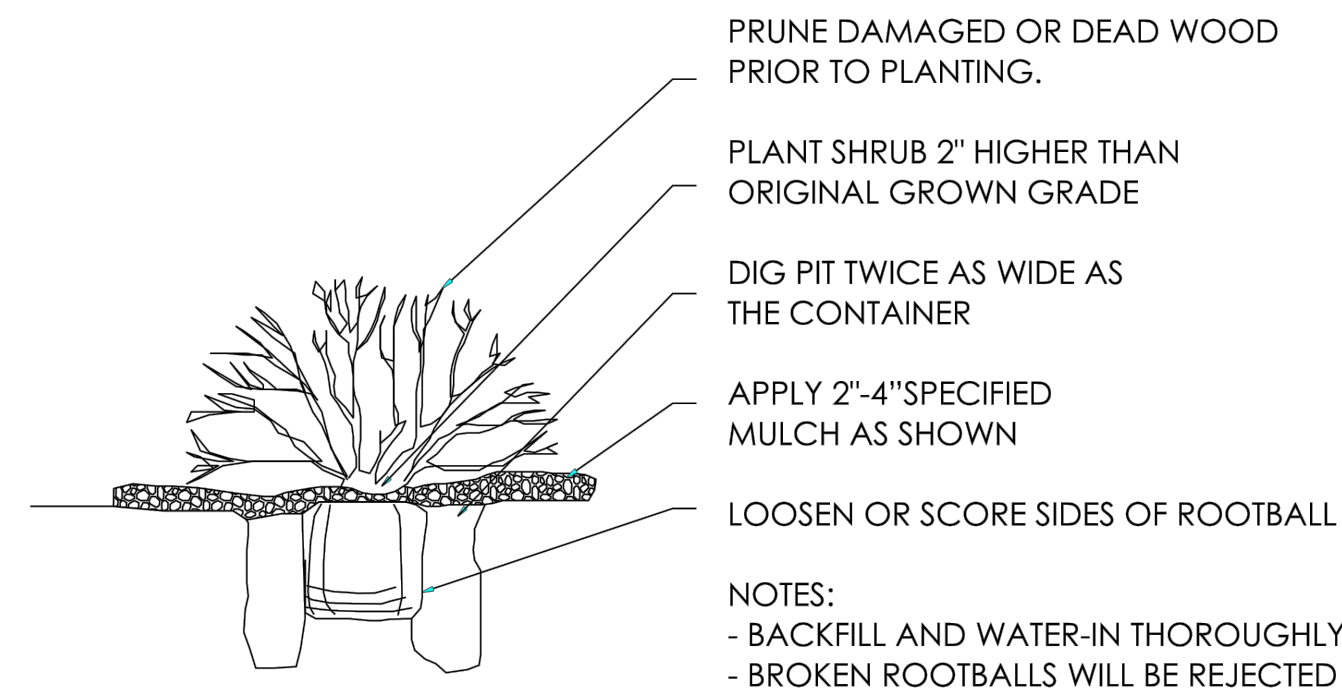
SITE PLAN FOR DUNKIN' DONUTS DOUGLAS 234, FILING NO. 6, AMENDMENT 1, LOT 4

A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF 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

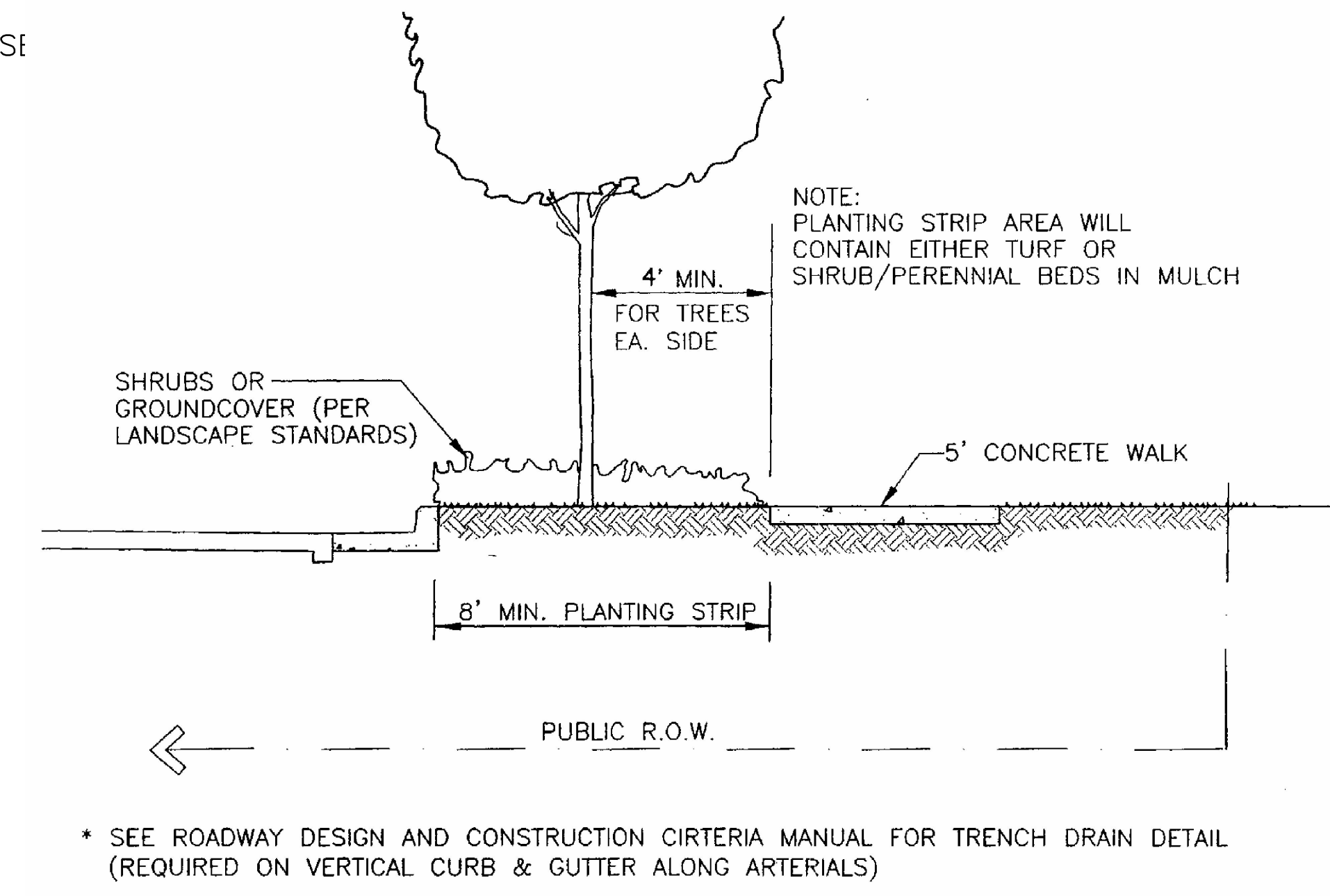
TOWN OF PARKER PLANTING STANDARDS



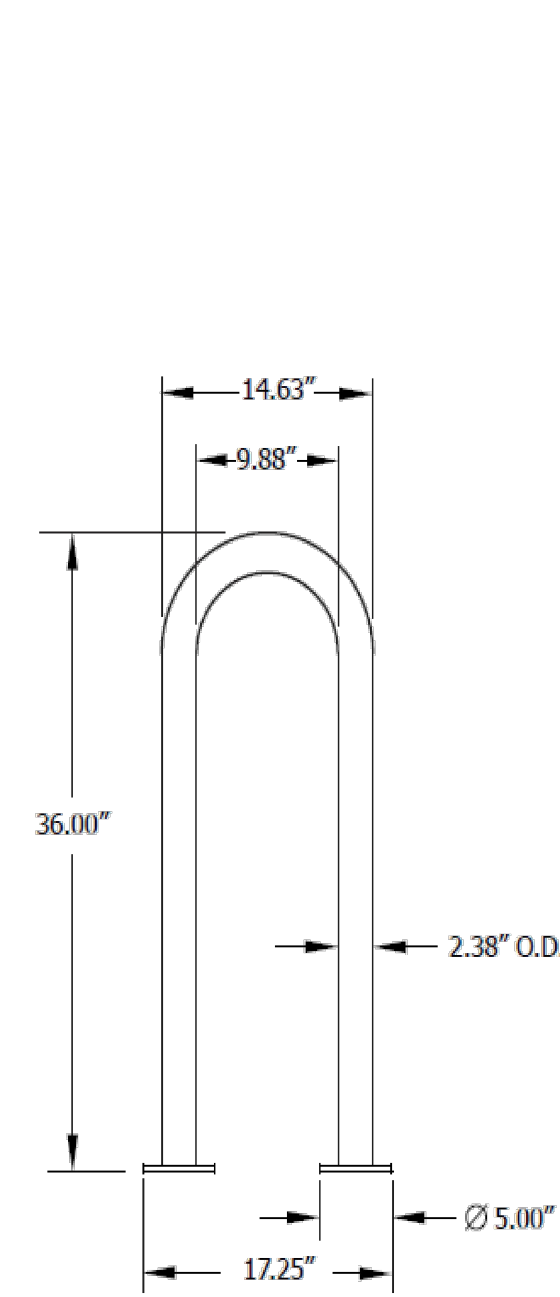
A TREE PLANTING
SCALE: N.T.S.



B SHRUB PLANTING
SCALE: N.T.S.

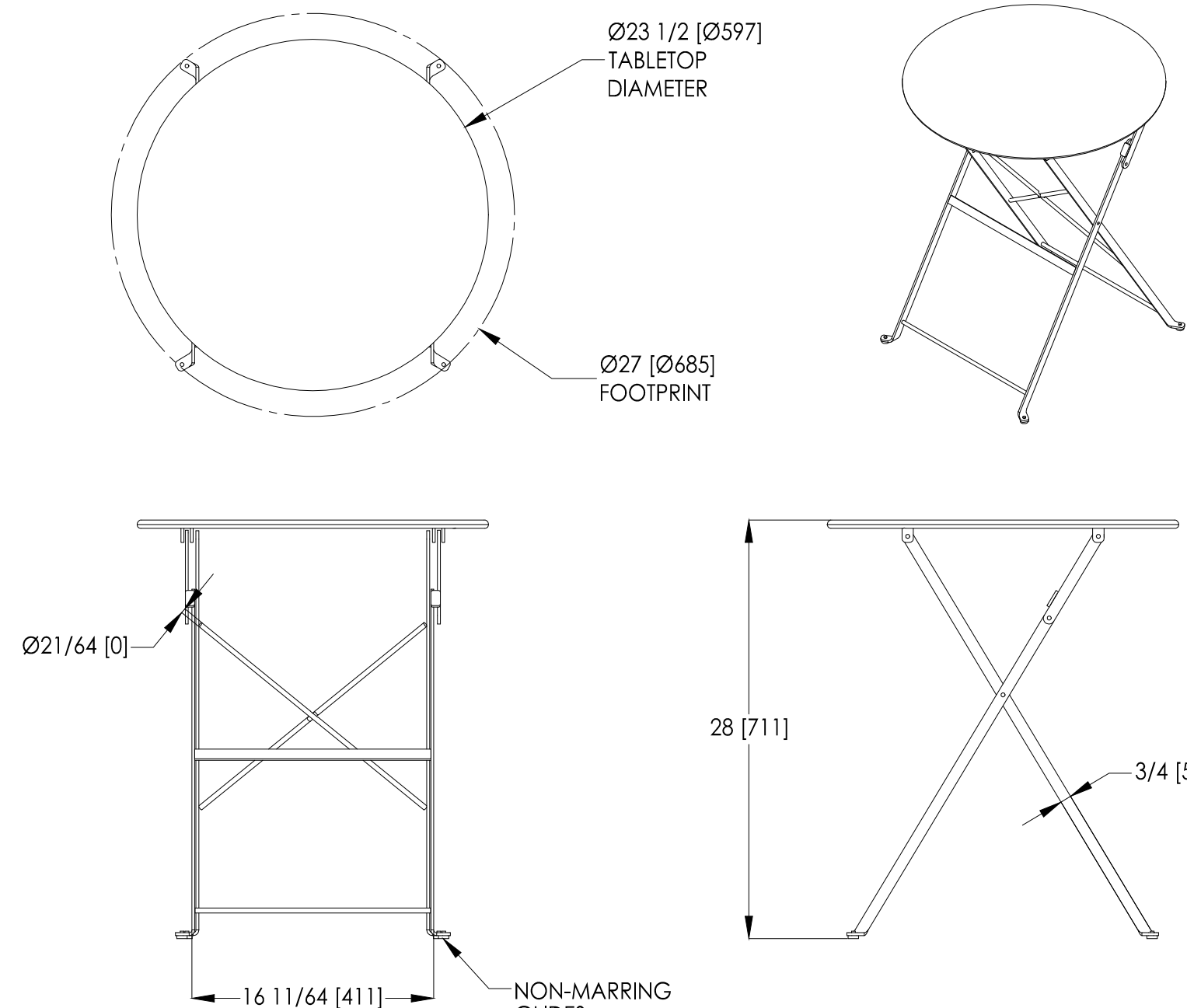


C STREET SECTION WITH DETACHED WALK
SCALE: N.T.S.



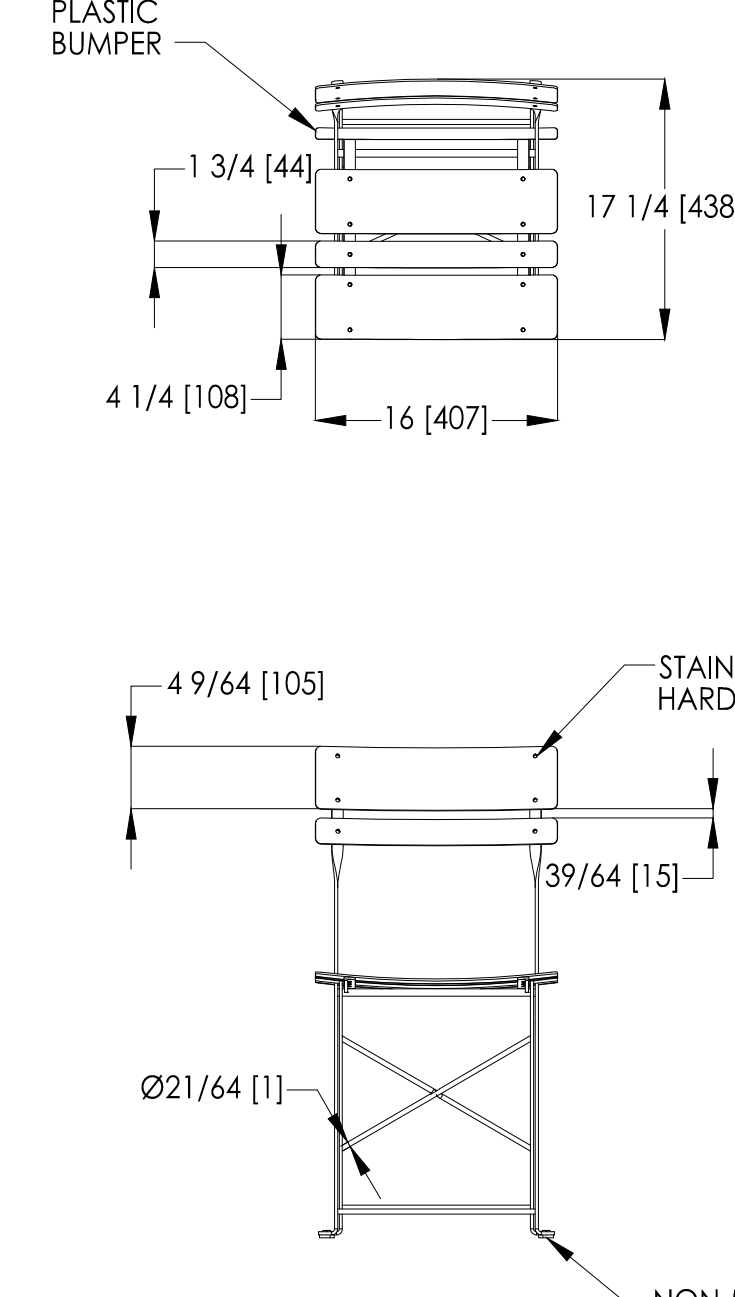
D BIKE RACK
SCALE: N.T.S.

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

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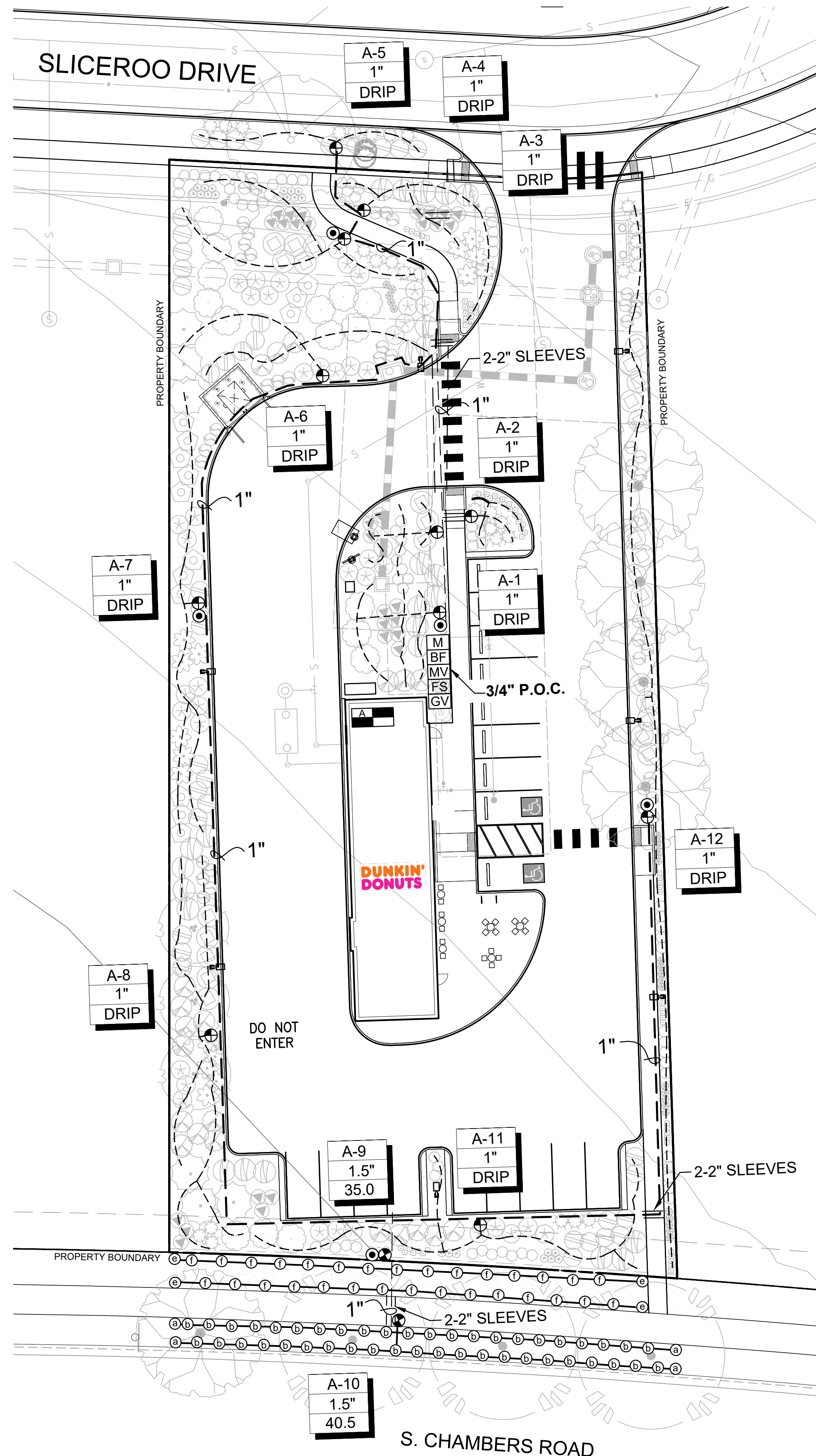
PROJECT NO: 2243 | DRAWN/DESIGNED BY: KN/JG
DATE: 11/10/2023 | CHECKED BY: KN

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, 12 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
	⊙	⊙	⊙	HUNTER	PROS-04-PRS30-8A 4" HIGH POP-UP W/ 8A BROWN NOZZLE	.44, .88, 1.76	3.06	30	8	B/11
	⊙	⊙	⊙	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	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.	BY	DATE	REVISION

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2243 | DRAWN/DESIGNED BY: KN/TM
1/28/2024 | 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

Know what's below.
Call before you dig.

DRAWING NO.
8

FINAL 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

Tap sizing for dedicated irrigation taps

Yellow fields require user input

$$\text{Irrigation Water Requirement} = (ET_o \times PF \times LA) / IE$$

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)	12607
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)	14937
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:	47950 gal
Maximum flow requirement	5.0 GPM

Hydraulic Requirements:	
Tap Size (in)	Max GPM
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

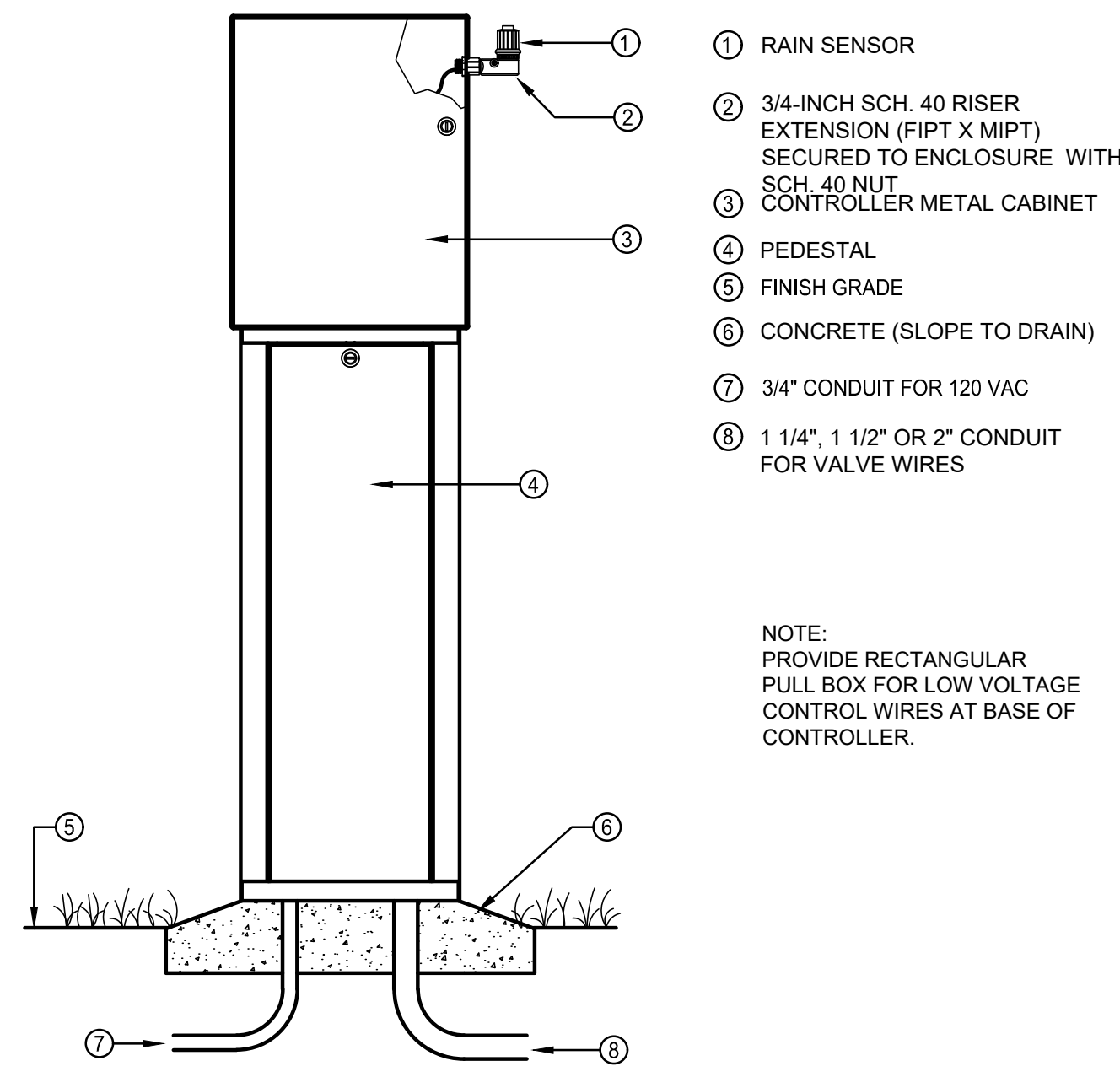
Tap Size Requirement	3/4"
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System Design Pressure: 70 PSI

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

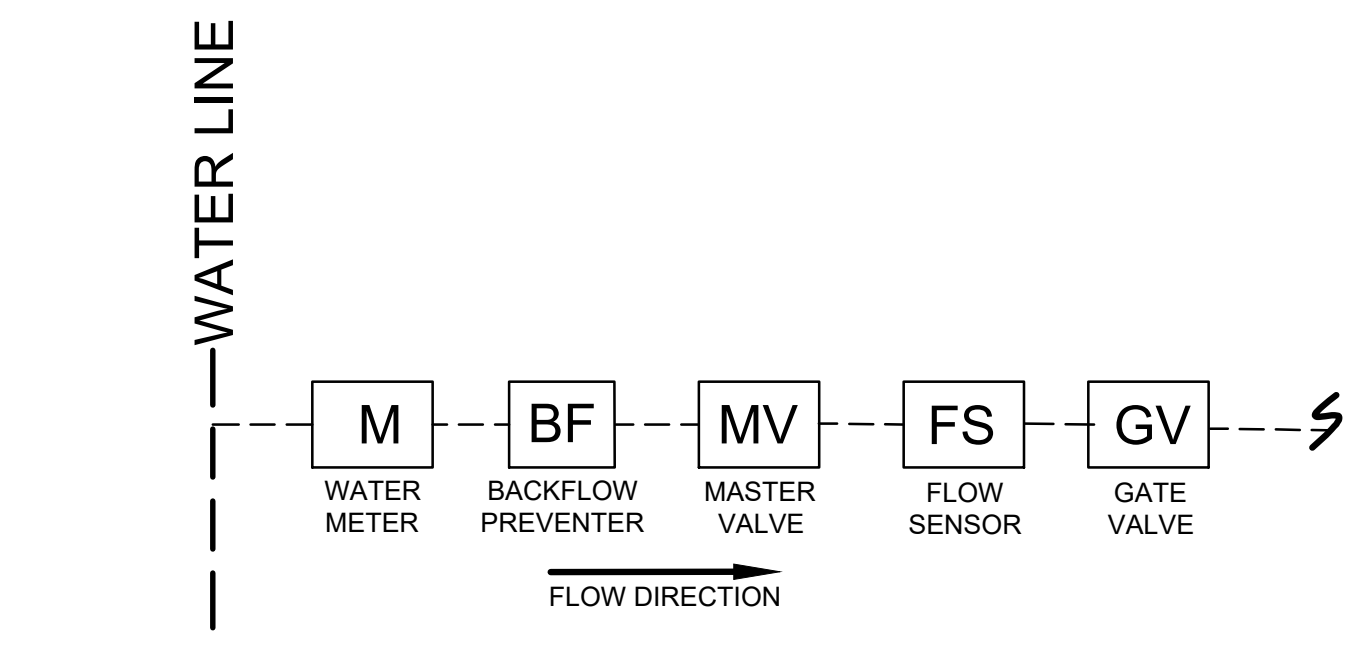
*PWSD holds final discretion for determining appropriate plant factor designations based on landscape plan submission
[Visit Appendix B of the SMWSA Model Ordinance for Plant Factor Guidelines](#)



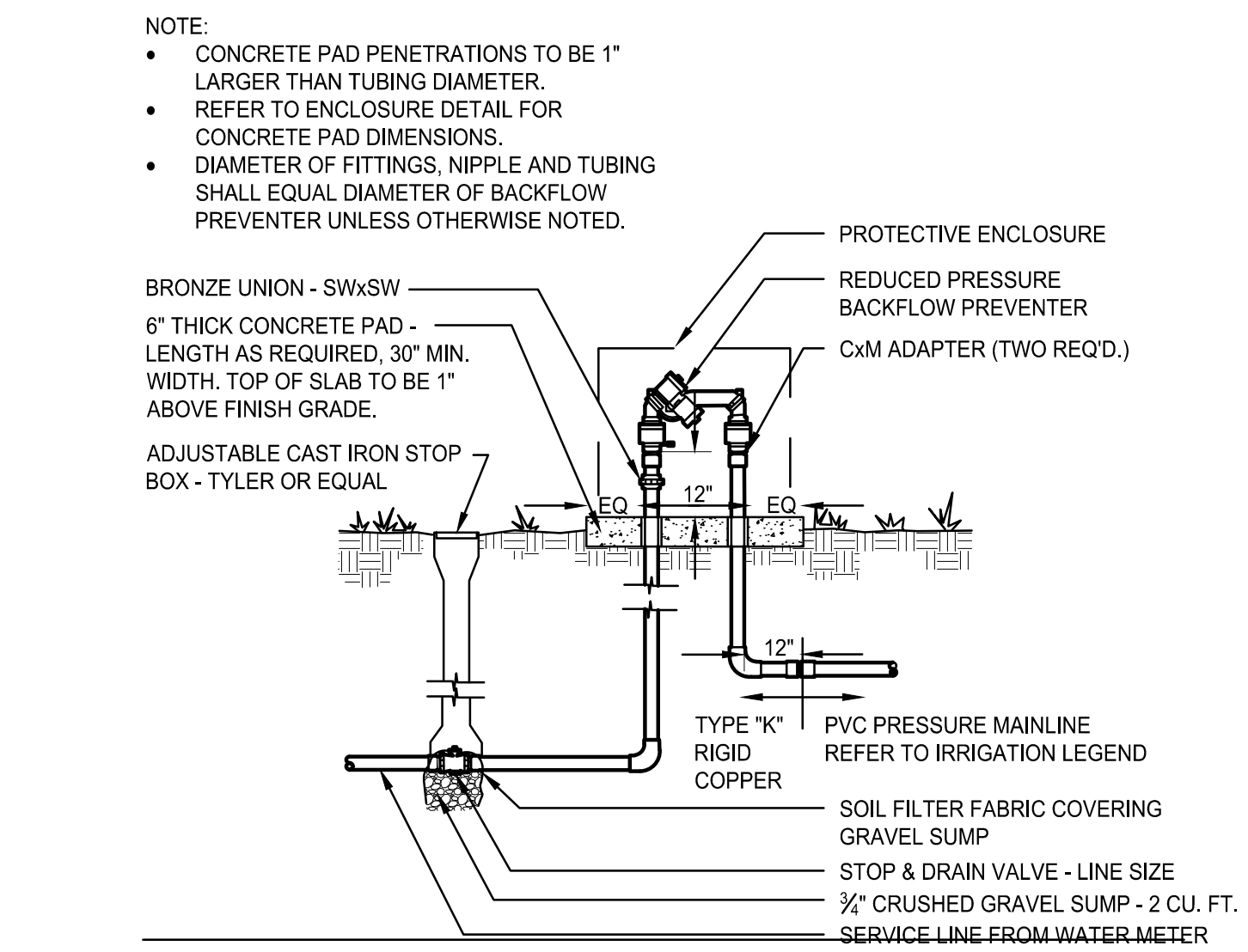
- 1 RAIN SENSOR
- 2 3/4-INCH SCH. 40 RISER EXTENSION (F1PT X MIPT) SECURED TO ENCLOSURE WITH SCH. 40 NUT
- 3 CONTROLLER METAL CABINET
- 4 PEDESTAL
- 5 FINISH GRADE
- 6 CONCRETE (SLOPE TO DRAIN)
- 7 3/4" CONDUIT FOR 120 VAC
- 8 1 1/4", 1 1/2" OR 2" CONDUIT FOR VALVE WIRES

NOTE:
PROVIDE RECTANGULAR PULL BOX FOR LOW VOLTAGE CONTROL WIRES AT BASE OF CONTROLLER.

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

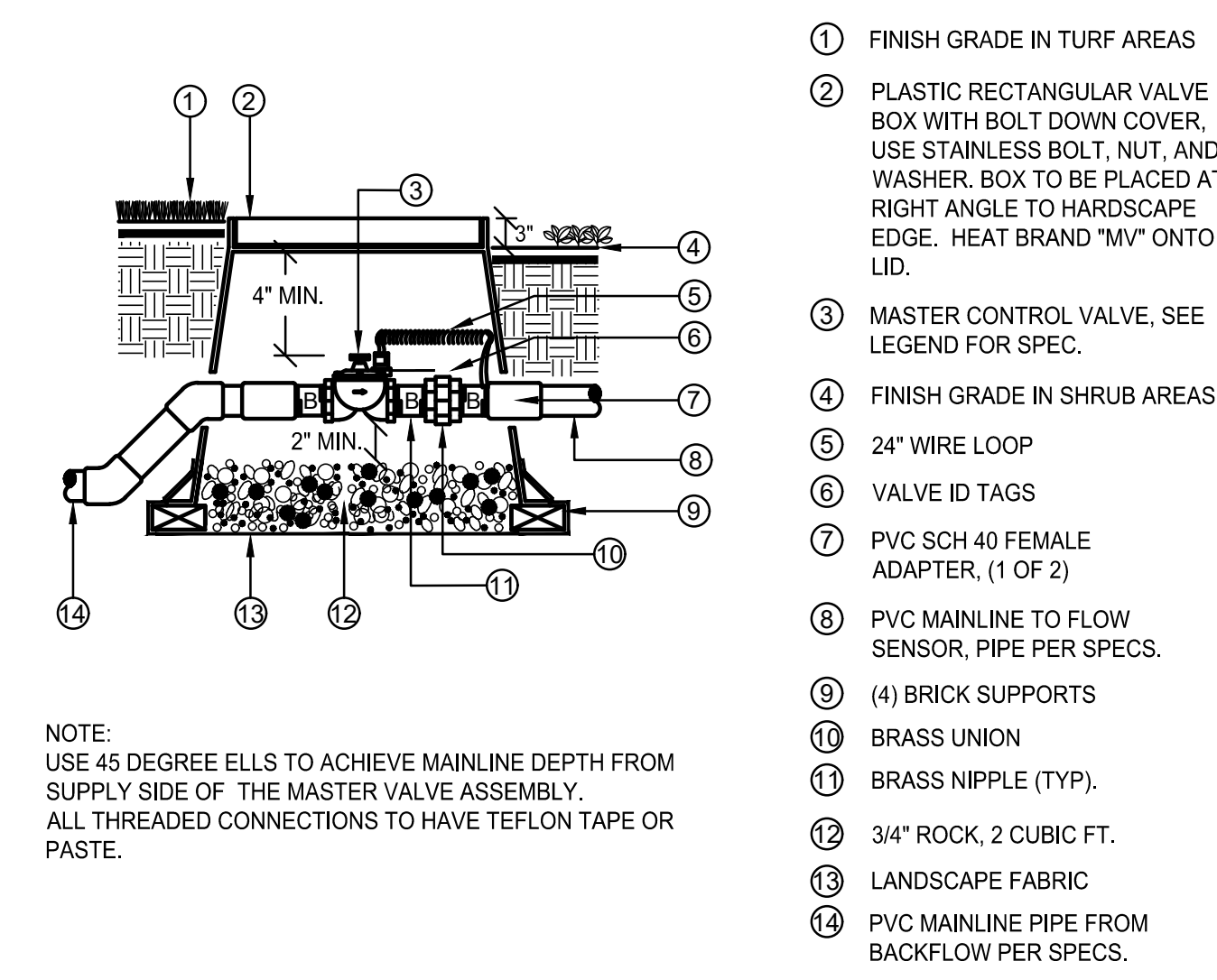


B POINT OF CONNECTION (P.O.C.)
SCALE: N.T.S.



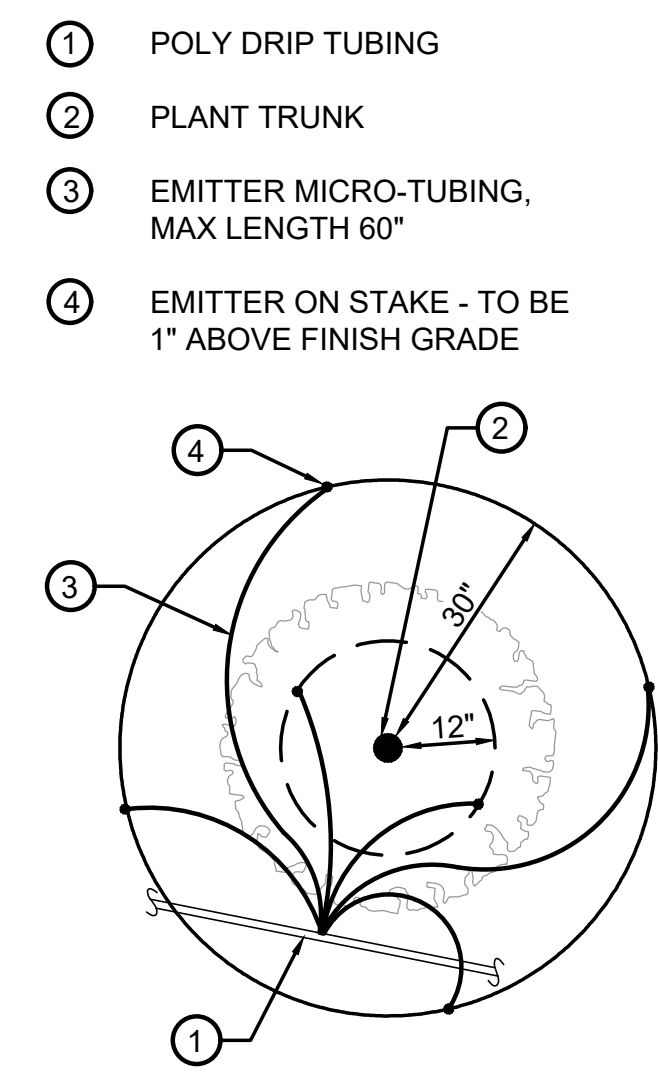
- NOTE:
• CONCRETE PAD PENETRATIONS TO BE 1" LARGER THAN TUBING DIAMETER.
• REFER TO ENCLOSURE DETAIL FOR CONCRETE PAD DIMENSIONS.
• DIAMETER OF FITTINGS, NIPPLE AND TUBING SHALL EQUAL DIAMETER OF BACKFLOW PREVENTER UNLESS OTHERWISE NOTED.
- BRONZE UNION - SWxSW
 - 6" THICK CONCRETE PAD - LENGTH AS REQUIRED, 30" MIN. WIDTH. TOP OF SLAB TO BE 1" ABOVE FINISH GRADE.
 - ADJUSTABLE CAST IRON STOP BOX - TYLER OR EQUAL
 - PROTECTIVE ENCLOSURE
 - REDUCED PRESSURE BACKFLOW PREVENTER
 - CxM ADAPTER (TWO REQ'D.)
 - TYPE "K" RIGID COPPER
 - PVC PRESSURE MAINLINE REFER TO IRRIGATION LEGEND
 - SOIL FILTER FABRIC COVERING GRAVEL SUMP
 - STOP & DRAIN VALVE - LINE SIZE
 - 3/4" CRUSHED GRAVEL SUMP - 2 CU. FT.
 - SERVICE LINE FROM WATER METER

C BACKFLOW PREVENTER
SCALE: N.T.S.



- 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 "MV" ONTO LID.
- 3 MASTER CONTROL VALVE. SEE LEGEND FOR SPEC.
- 4 FINISH GRADE IN SHRUB AREAS
- 5 24" WIRE LOOP
- 6 VALVE ID TAGS
- 7 PVC SCH 40 FEMALE ADAPTER, (1 OF 2)
- 8 PVC MAINLINE TO FLOW SENSOR, PIPE PER SPECS.
- 9 (4) BRICK SUPPORTS
- 10 BRASS UNION
- 11 BRASS NIPPLE (TYP.)
- 12 3/4" ROCK, 2 CUBIC FT.
- 13 LANDSCAPE FABRIC
- 14 PVC MAINLINE PIPE FROM BACKFLOW PER SPECS.

D MASTER VALVE
SCALE: N.T.S.



- 1 POLY DRIP TUBING
- 2 PLANT TRUNK
- 3 EMITTER MICRO-TUBING, MAX LENGTH 60"
- 4 EMITTER ON STAKE - TO BE 1" ABOVE FINISH GRADE

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

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PROJECT NO: 2243 | DRAWN/DESIGNED BY: KN/TM | CHECKED BY: KN/TM
DATE: 1/28/2024

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

LANDSCAPE IRRIGATION & DETAILS

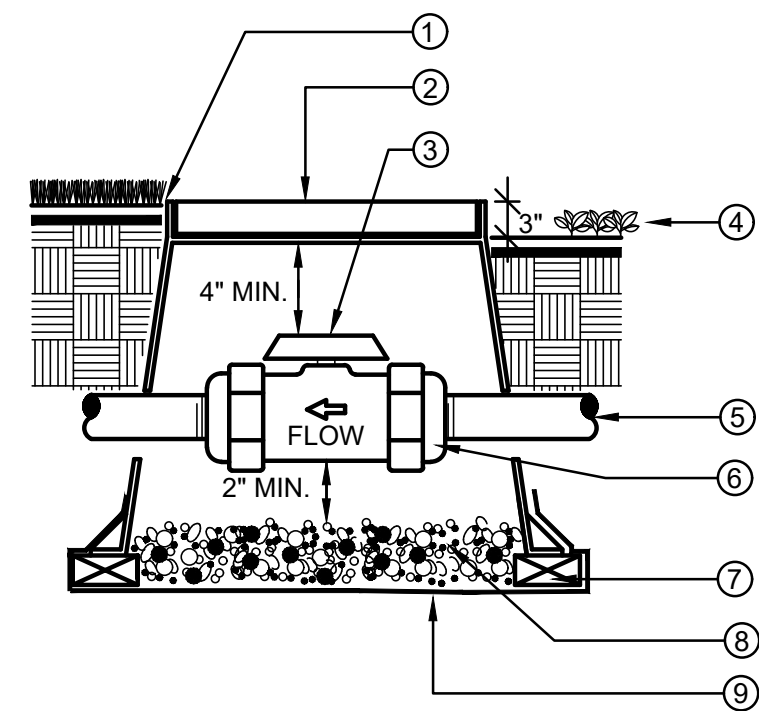
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SITE PLAN FOR DUNKIN' DONUTS DOUGLAS 234, FILING NO. 6, AMENDMENT 1, LOT 4

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



- 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

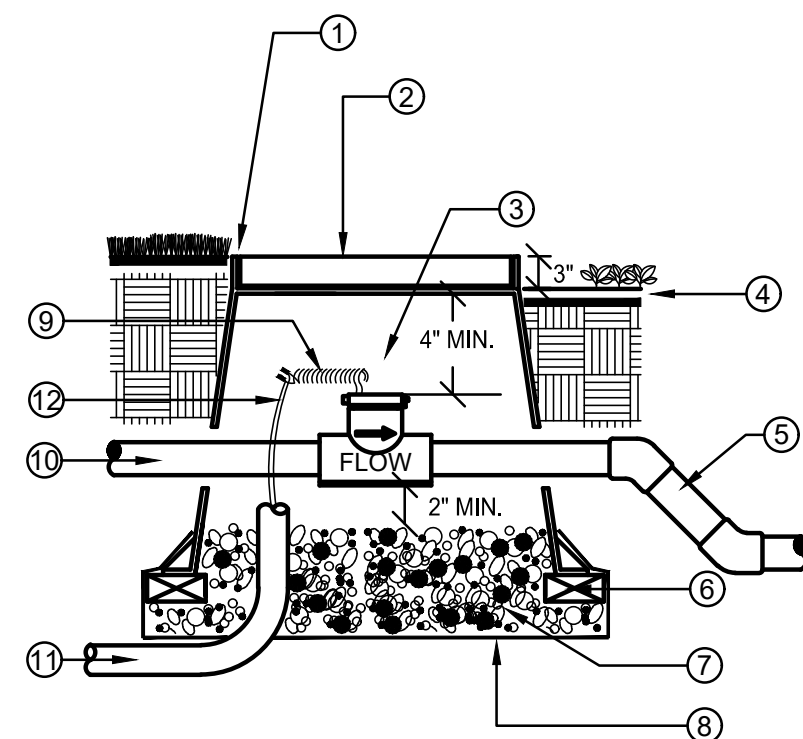
NOTE:
BOX TO BE INSTALLED TO ALLOW FOR PROPER OPERATION OF BALL VALVE HANDLE. INSTALL AT RIGHT ANGLE TO HARDSCAPE EDGE.

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.

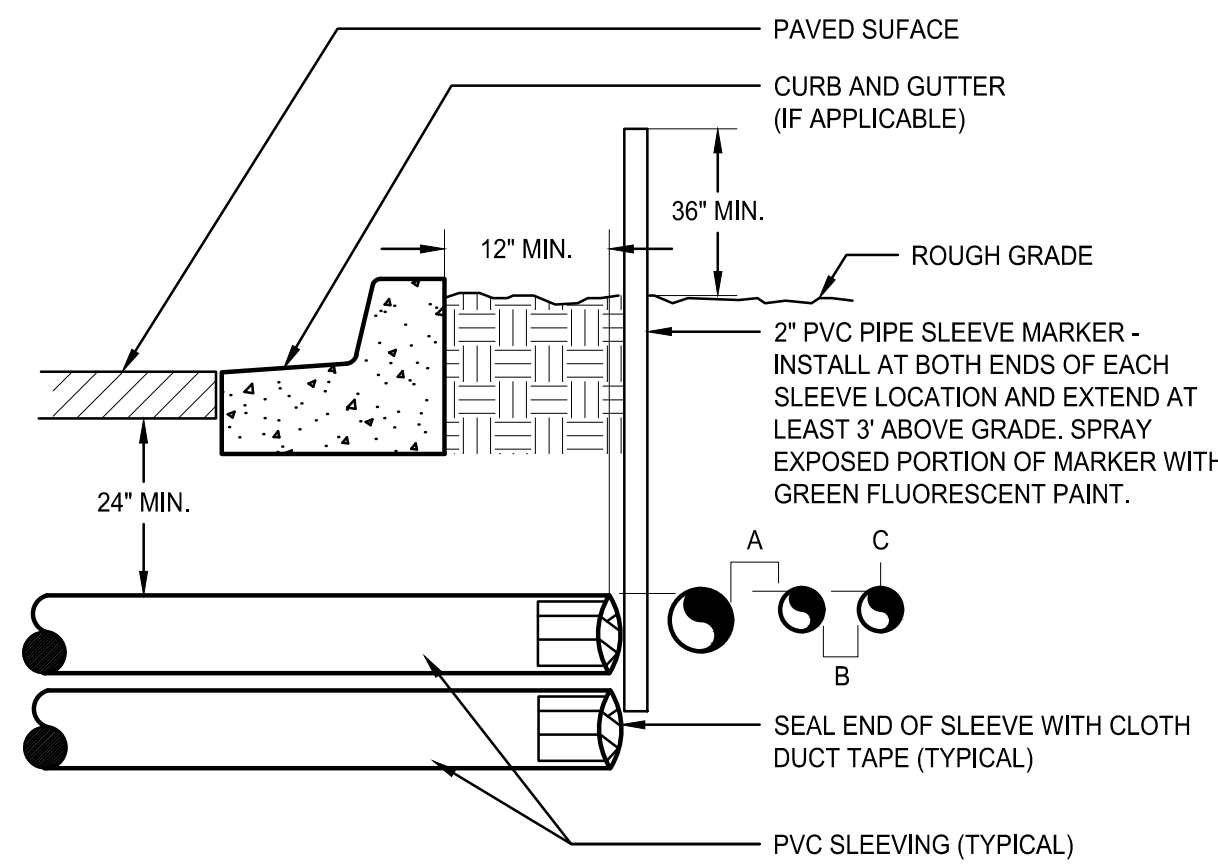


- 1 FLUSH W/ FINISH GRADE IN TURF AREAS TYP.
- 2 CONCRETE RECTANGULAR VALVE BOX WITH CAST IRON LOCKING LID. BOX TO BE PLACED AT RIGHT ANGLE TO HARDSCAPE EDGE. PAINT "FS" ONTO LID.
- 3 FLOW SENSOR. SEE LEGEND FOR SPECIFICATION
- 4 FINISH GRADE IN SHRUB MULCH AREAS
- 5 PVC MAINLINE TO SYSTEM. PIPE PER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

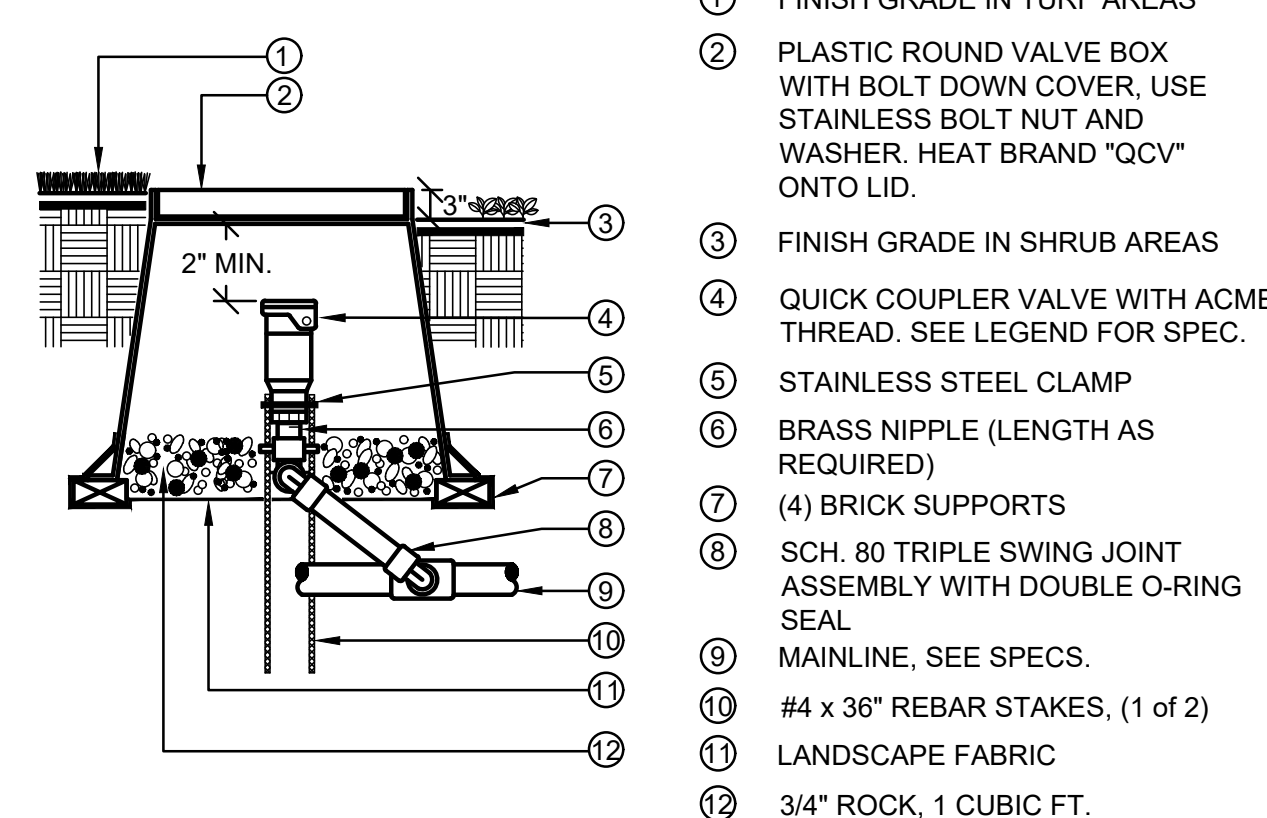


- 1 PAVED SURFACE
- 2 CURB AND GUTTER (IF APPLICABLE)
- 3 ROUGH GRADE
- 4 2" PVC PIPE SLEEVE MARKER - INSTALL AT BOTH ENDS OF EACH SLEEVE LOCATION AND EXTEND AT LEAST 3' ABOVE GRADE. SPRAY EXPOSED PORTION OF MARKER WITH GREEN FLUORESCENT PAINT.
- 5 SEAL END OF SLEEVE WITH CLOTH DUCT TAPE (TYPICAL)
-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

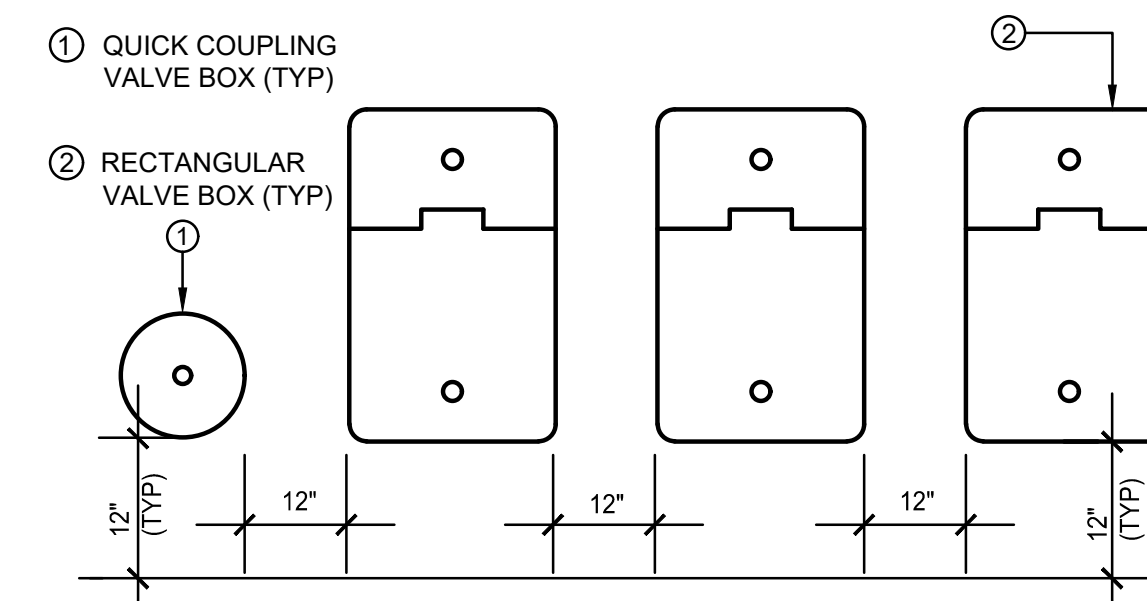


- 1 FINISH GRADE IN TURF AREAS
- 2 PLASTIC ROUND VALVE BOX WITH BOLT DOWN COVER. USE STAINLESS BOLT NUT AND WASHER. HEAT BRAND "QCV" ONTO LID.
- 3 FINISH GRADE IN SHRUB AREAS
- 4 QUICK COUPLER VALVE WITH ACME THREAD. SEE LEGEND FOR SPEC.
- 5 STAINLESS STEEL CLAMP
- 6 BRASS NIPPLE (LENGTH AS REQUIRED)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

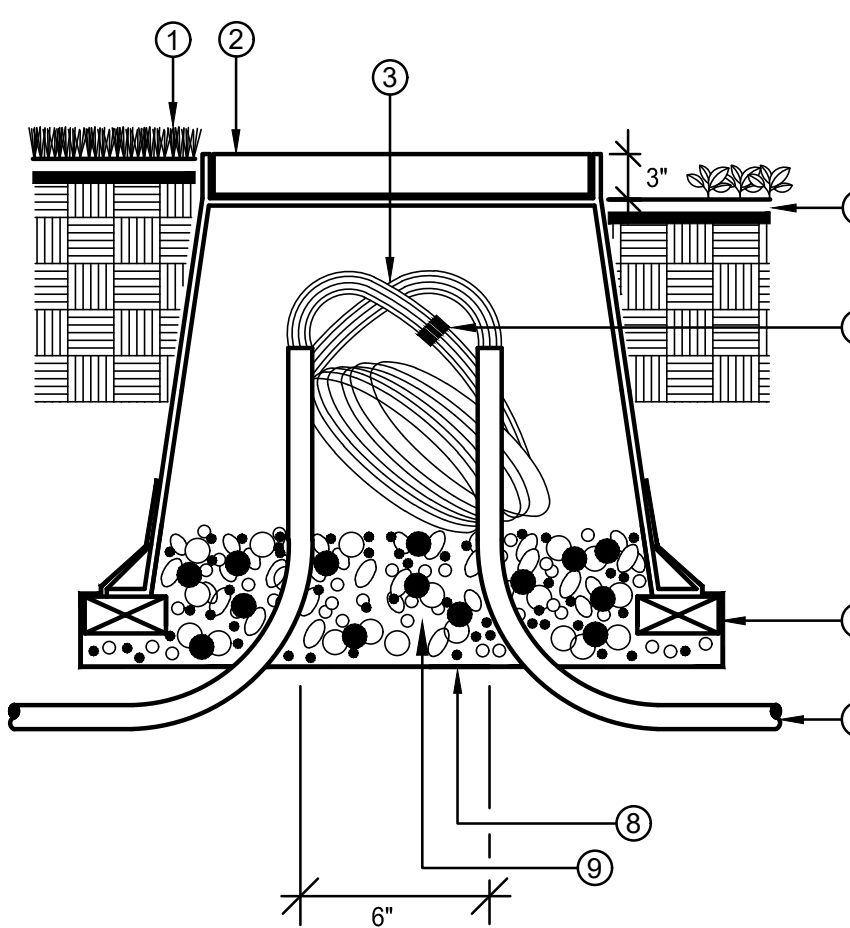


- 1 QUICK COUPLER VALVE BOX (TYP)
- 2 RECTANGULAR VALVE BOX (TYP)

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

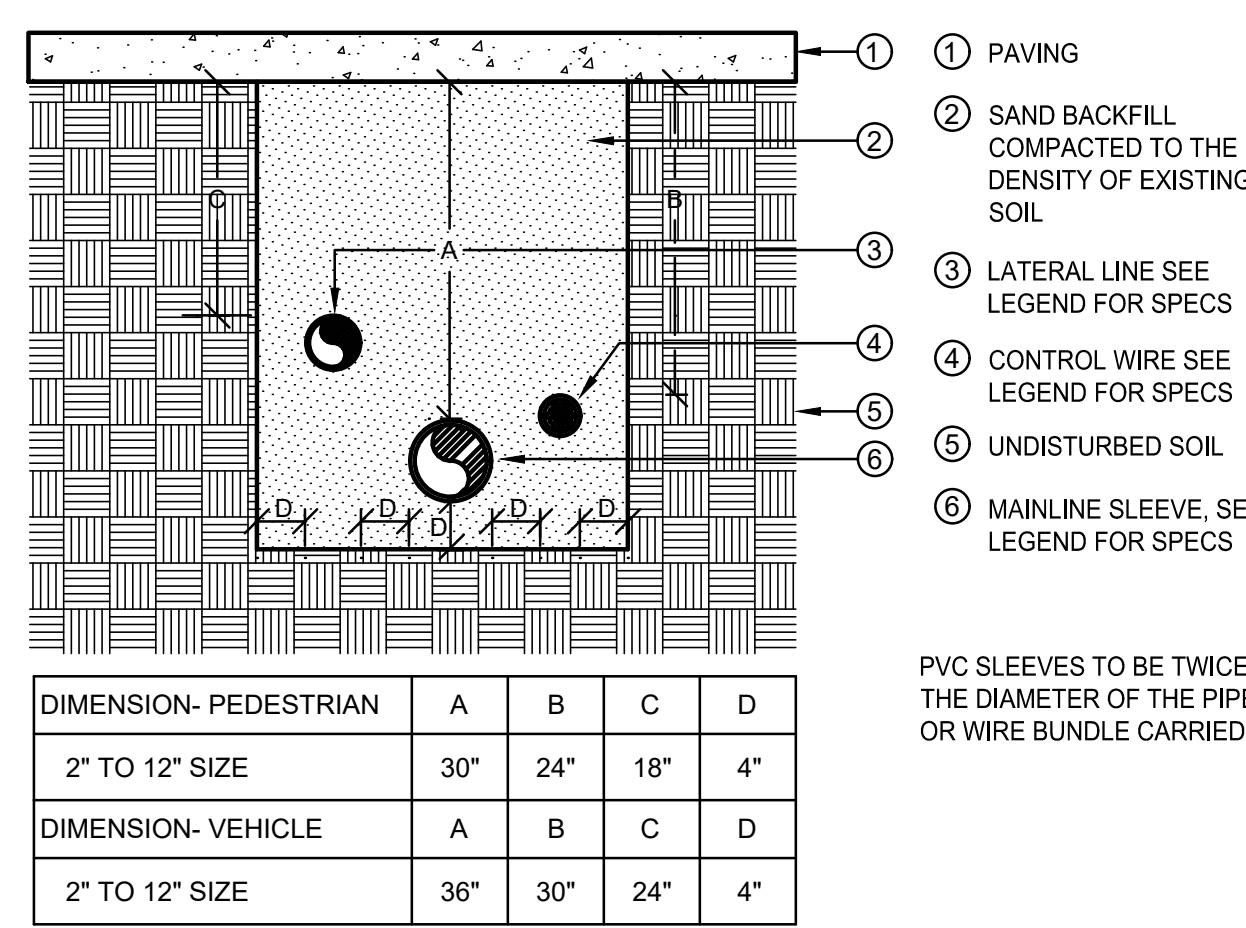
SCALE: N.T.S.



- 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.

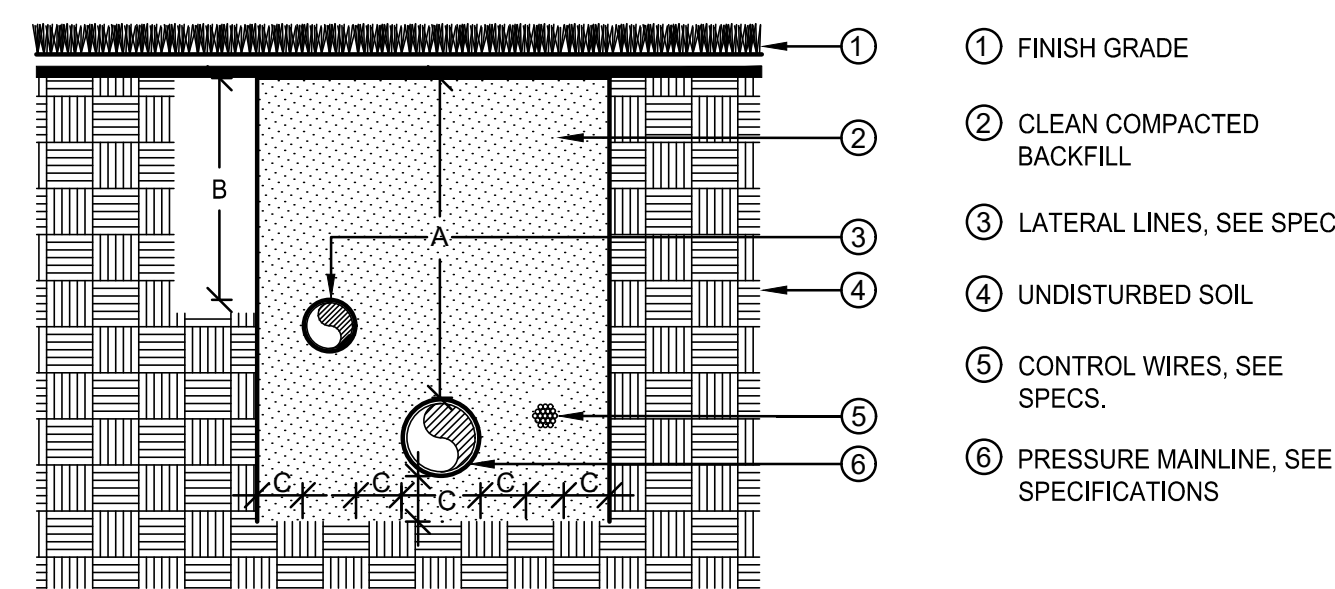


- 1 PAVING
- 2 SAND BACKFILL COMPACTED TO THE DENSITY OF EXISTING SOIL
- 3 LATERAL LINE SEE LEGEND FOR SPECS
- 4 CONTROL WIRE SEE LEGEND FOR SPECS
- 5 UNDISTURBED SOIL
- 6 MAINLINE SLEEVE. SEE LEGEND FOR SPECS

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

G SLEEVE INSTALLATION

SCALE: N.T.S.

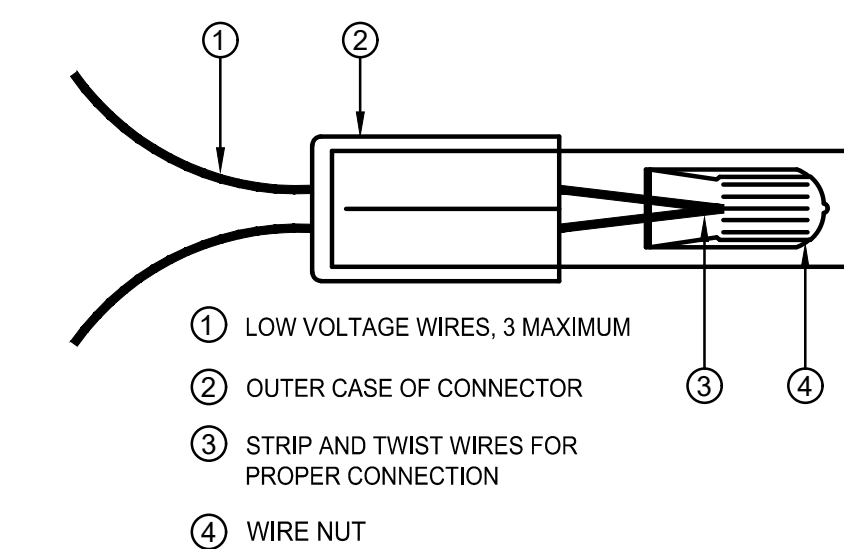


- 1 FINISH GRADE
- 2 CLEAN COMPACTED BACKFILL
- 3 LATERAL LINES. SEE SPECS.
- 4 UNDISTURBED SOIL
- 5 CONTROL WIRES. SEE SPECS.
- 6 PRESSURE MAINLINE. SEE SPECIFICATIONS

H PIPE INSTALLATION

SCALE: N.T.S.

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"



- 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
DATE: 1/28/2024
DRAWN/DESIGNED BY: KN/TM
CHECKED BY: KN

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

RICK
ENGINEERING COMPANY

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

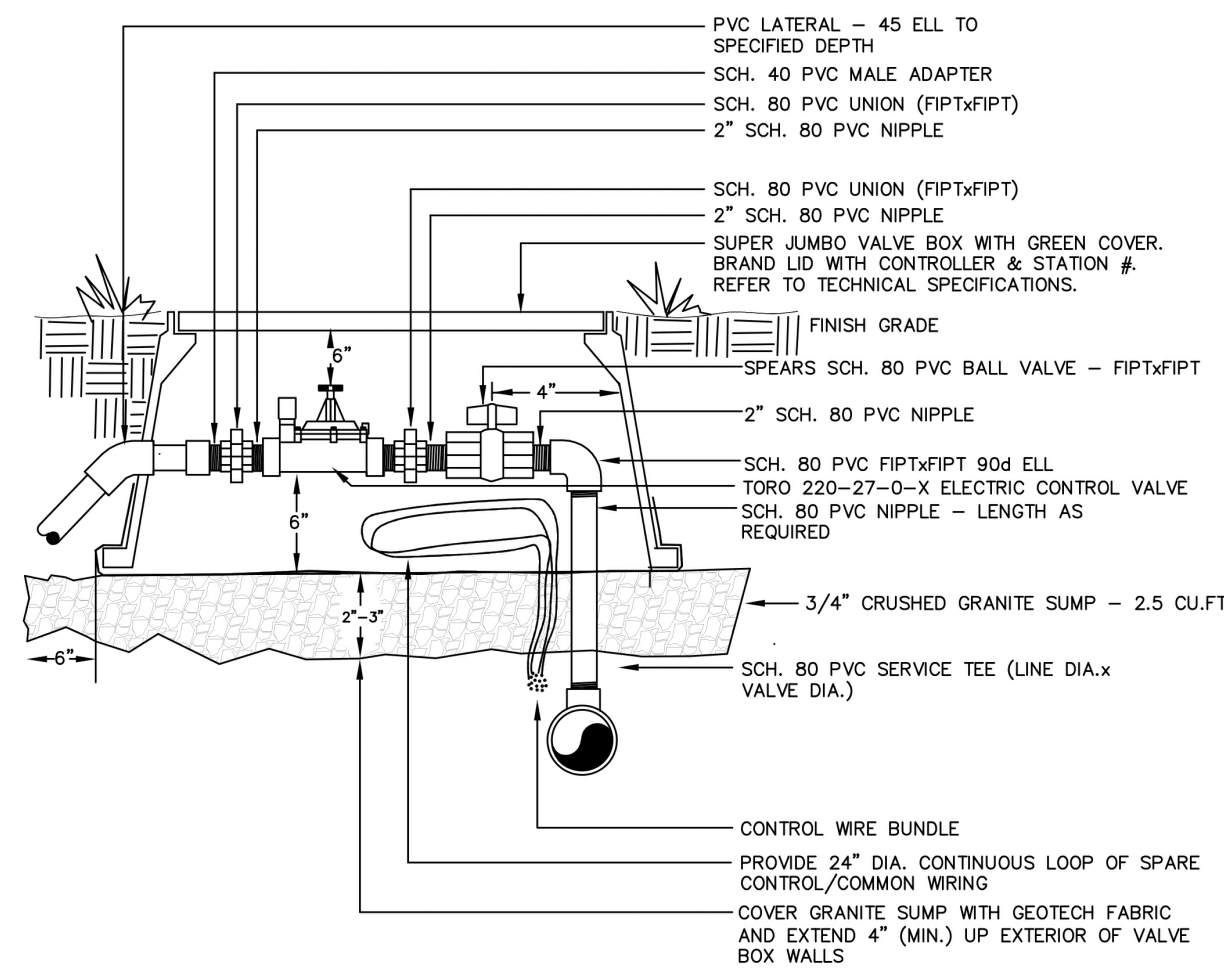
LANDSCAPE IRRIGATION & DETAILS

DRAWING NO. 10

FINAL SUBMITTAL

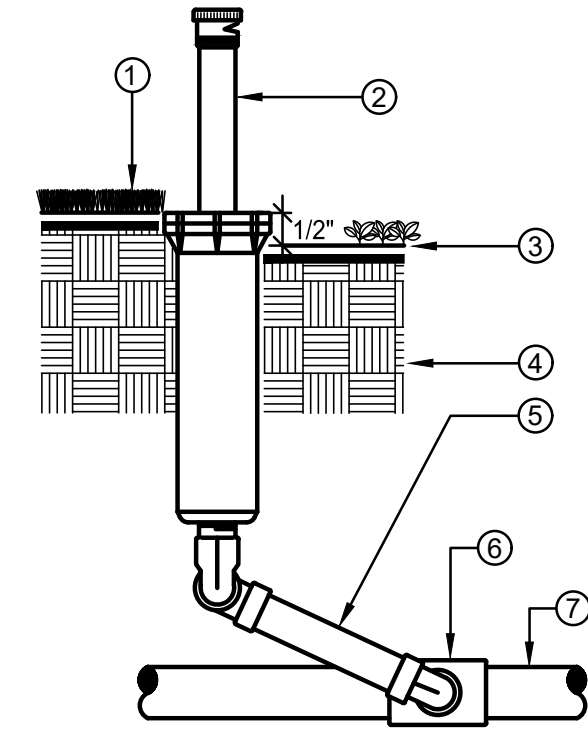
SITE PLAN FOR DUNKIN' DONUTS DOUGLAS 234, FILING NO. 6, AMENDMENT 1, LOT 4

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

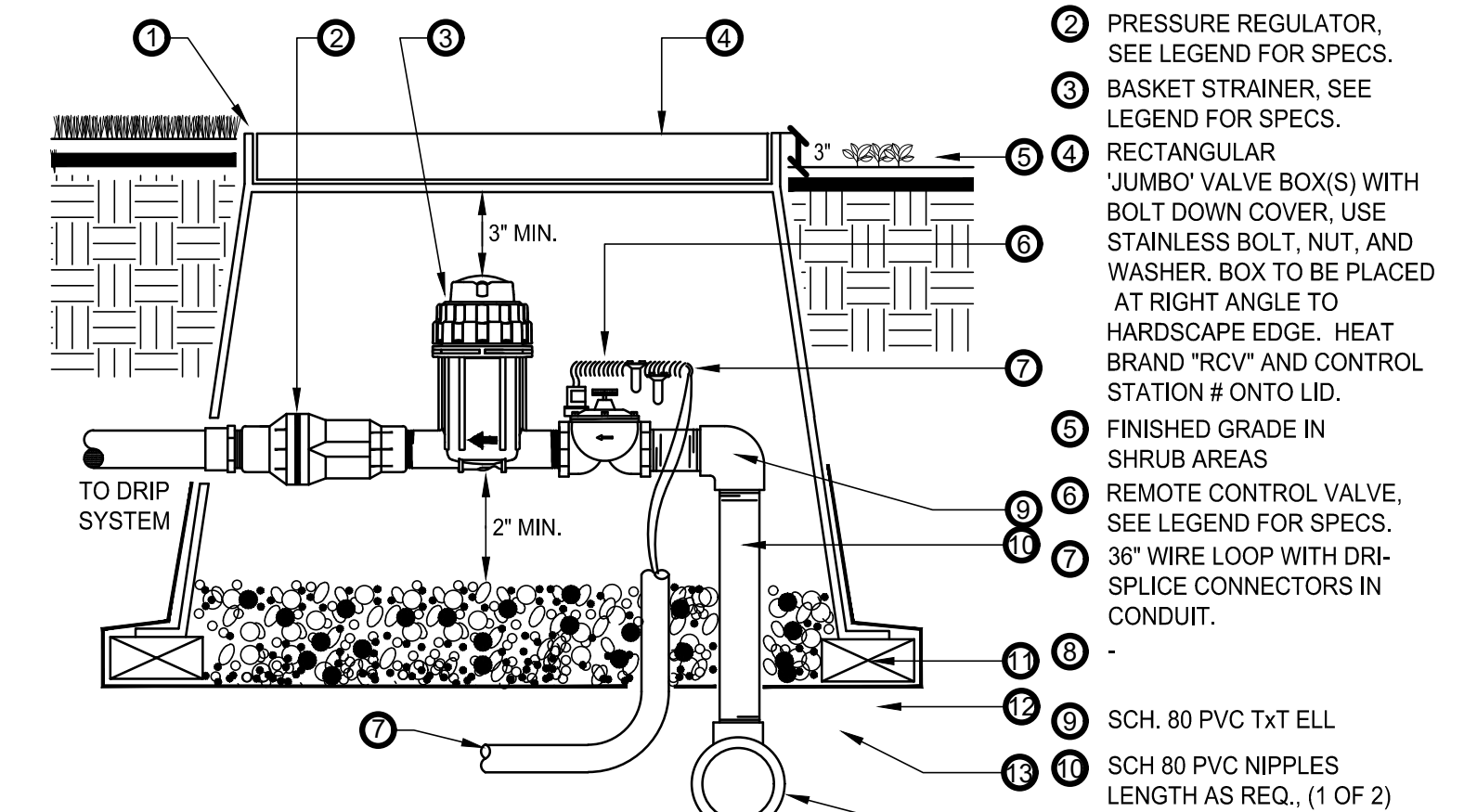
A AUTOMATIC CONTROL VALE
NTS



- 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

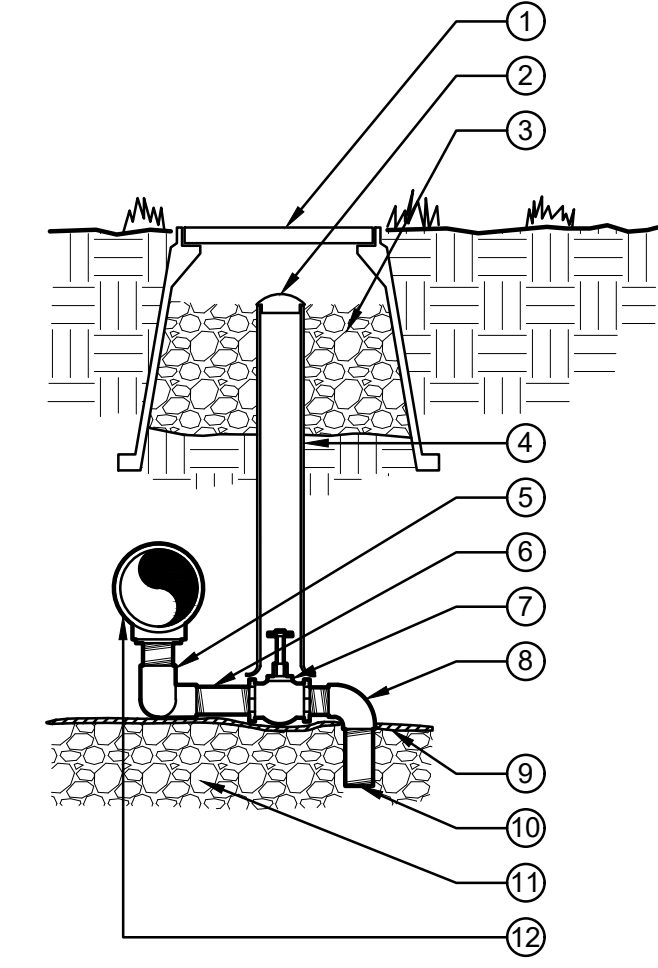
- INSTALL SPRINKLER HEAD FLUSH WITH FINISH GRADE IN TURF AREAS
- POP-UP SPRINKLER HEAD, SPRAY OR ROTOR SEE LEGEND FOR SPECIFICATION
- INSTALL SPRINKLER HEAD 1/2" ABOVE FINISH GRADE IN SHRUB AND GROUND COVERS AREAS
- UNDISTURBED SOIL
- TRIPLE SWING JOINT ASSEMBLY
- SCH 40 PVC SxSXT TEE FITTING LATERAL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

- FINISH GRADE IN TURF AREAS
- PRESSURE REGULATOR, SEE LEGEND FOR SPECS.
- BASKET STRAINER, SEE LEGEND FOR SPECS.
- RECTANGULAR 'JUMBO' VALVE BOX(S) WITH BOLT DOWN COVER, USE STAINLESS BOLT, NUT, AND WASHER. BOX TO BE PLACED AT RIGHT ANGLE TO HARDSCAPE EDGE. HEAT BRAND 'RCV' AND CONTROL STATION # ONTO LID.
- FINISHED GRADE IN SHRUB AREAS
- REMOTE CONTROL VALVE, SEE LEGEND FOR SPECS.
- 36" WIRE LOOP WITH DRI-SPLICE CONNECTORS IN CONDUIT.
- SCH. 80 PVC T x T ELL
- SCH 80 PVC NIPPLES LENGTH AS REQ., (1 OF 2)
- (4) BRICK SUPPORTS
- 3/4" ROCK, 2 CUBIC FEET
- LANDSCAPE FABRIC w/ 1/4" GALV. MESH TYP.
- IRRIGATION MAINLINE OR MANIFOLD SUPPLY



- 10" ROUND VALVE BOX - BRAND THE LETTER 'D' ON LID. SEE SPECS.
 - 2" VALVE MARKER
 - 3/4" CRUSHED GRAVEL SUMP 1 CU. FT.
 - 2" CL 180 PVC ACCESS SLEEVE - LENGTH AS REQUIRED.
 - 1/2" F x F SCH. 80 PVC 90 ELL (2)
 - 1/2" x CL PVC NIPPLE SCH. 80 (2)
 - 1/2" x 6" SCH. 80 GALV. STEEL NIPPLE
 - 3/4" BRASS GLOBE VALVE
 - 1/2" M x F SCH. 40 PVC 90 ELL
 - SOIL BLANKET COVERING SUMP
 - 1/2" x 4" PVC NIPPLE SCH. 80
 - 1/2" CRUSHED GRAVEL SUMP. SEE SPECIFICATIONS FOR SUMP SIZE.
 - 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

SEAL:

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

PROJECT NO: 2243 | DRAWN/DESIGNED BY: KN/TM
DATE: 1/28/2024 | CHECKED BY: KN

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

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

LANDSCAPE IRRIGATION & DETAILS

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

DRAWING NO.
11

FINAL SUBMITTAL

