REC Response - 02/29/24
Troy Bales - 619-540-6848

PARKER
COLORADO

Development Review Division

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

M E M O R A N D U M

TO: **Brynhildr Halsten, Galloway & Company**

FROM: **Ashley Chasez, Planner I**

DATE: **January 4, 2024**

SUBJECT: **Douglas 234 F6 AMD 1 L4 - Dunkin Donuts**
Review Comments 03

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

TOWN OF PARKER PLANNING DEPARTMENT CASE PLANNER: Ashley Chasez
EMAIL: achasez@parkeronline.org
PHONE: 303.805.3331

GENERAL PROJECT COMMENTS:

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

2. The Planning Division has made every effort to make this comment letter as comprehensive as possible. However, additional comments that have not been provided as part of this comment letter may be identified as part of future submittals, based on revisions to the project.

3. Please contact the referral agencies if you have questions regarding their review comment(s).

4. A redlined plan is included with this memorandum and is intended to supplement and clarify the review comments of this memorandum.

5. Final Plans submitted to the Building Department, Engineering Department and Parker Water and Sanitation District **must be exactly the same as the approved Site Plan set**.

6. The Town of Parker has implemented a naming convention for all applications. For all future documents that are uploaded to TRAKiT please ensure the submittal round is first, the name of the document is second and the name of the project is third. Staff will not refer the application out with this naming convention.
   Example: "02" or "Second Submittal"

7. **Prairie Dog Management:** The Town's current land development ordinance section 13.10.250 - Prairie Dog Management requires applicants/developers to make a good faith effort to have any prairie dogs on site relocated. Documentation of this effort will be a condition of the land use application approval/site development and a certificate of compliance will be required prior to issuance of the grading permit. If relocation of the prairie dogs is not available, humane extermination may be considered. Prairie Dog management should begin as early as possible during the review process. Please coordinate with staff.

8. **Utility transformers:** Pursuant to section 13.10.090- Utilities of the Town of Parker Land Development Ordinance all on-site utilities serving a single use shall be placed underground. On-site utilities for the provision of service to nonresidential use(s) such as pedestals, transformers or other equipment may be placed above ground in a rear-yard or side-yard utility easement only. Transformers and other utility equipment associated with the application shall be shown on the approved Site Plan. Please work with staff to determine the correct placement for this equipment.

Site Plan and Project Details

1. **Please see the attached redlines for additional information.**

Comment Addressed: [X] Yes [ ] No
Response:

RICK RESPONSE: NOTED.

OUTSIDE REFERRAL AGENCY COMMENTS

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

- Town of Parker – Traffic Impact Study
- Parker Water and Sanitation District

Attached to the Planning comments is a printout of all review comments on the project. These comments include all comments from the first submittal to the most recent. They are organized from oldest to most recent. Therefore, the comments from this referral can be found at the end of the document.

Comment(s) Addressed: [X] Yes [ ] No
Response:

RICK RESPONSE: NOTED. WE HAVE ADDRESSED ALL OUTSIDE REFERRAL COMMENTS AND HAVE PROVIDED SEPARATE WRITTEN RESPONSES.

_____ _____
Property Owner Date

_____ _____
Project Representative Date

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

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

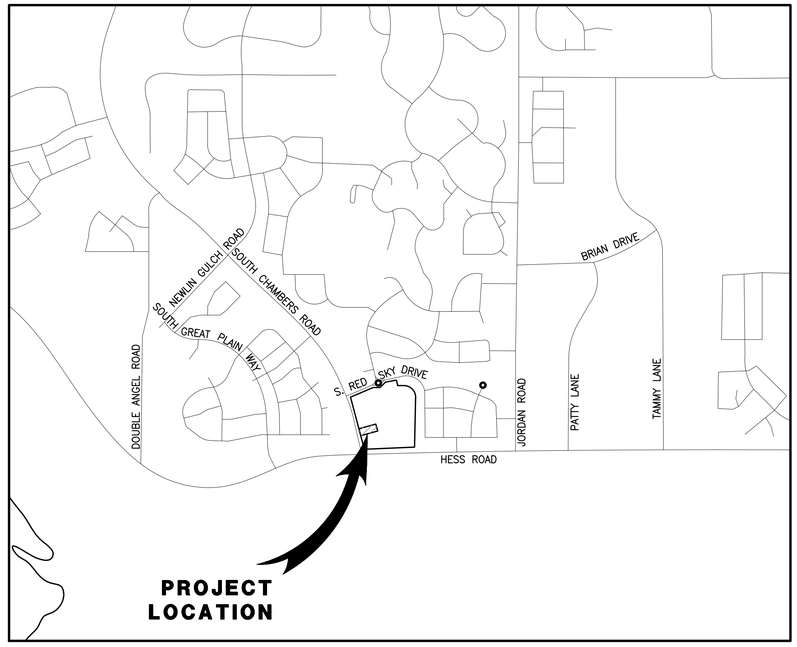
COMCAST
6850 S. TUCSON WAY
ENGLEWOOD, CO 80112
PHONE: 720.490.3867
CONTACT: KEVIN YOUNG

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



VICINITY MAP
SCALE 1"= 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	BUIDLING 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

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 GRPAHIC 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

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	
ELECTRIC LINE	E	
TYPICAL LATERALS		XX
SANITARY SEWER MANHOLE	S	
STORM DRAIN MANHOLE	D	SD
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
BULDING DENSITY	1,959 SF (BLDG) / 39,244 SF (LOT) = 4.99%
MAX BUILDING DENSITY	NONE
PARKING AREA	3,083 SF
PARKING REQUIRED	18 SPACES/12 SPACES (1 PER 100 NLA/1 PER EACH 3 PERSONS OF RATED CAPACITY)
PARKING PROVIDED	18 ON–SITE SPACES (2 ADA SPACES)
BICYCLE PARKING REQUIRED	4
BICYCLE PARKING PROVIDED	4

LAND USE DATA

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

NO.	BY	DATE	REVISION

SEAL:

RICK ENGINEERING COMPANY
8678 CONCORD CENTER DR, UNIT 200
ENGLEWOOD, CO 80112
303.537.8020
rickengineering.com
San Diego - Riverside - San Luis Obispo - Sacramento - Orange - Tucson - Phoenix - Las Vegas - Denver

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

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

COVER SHEET

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

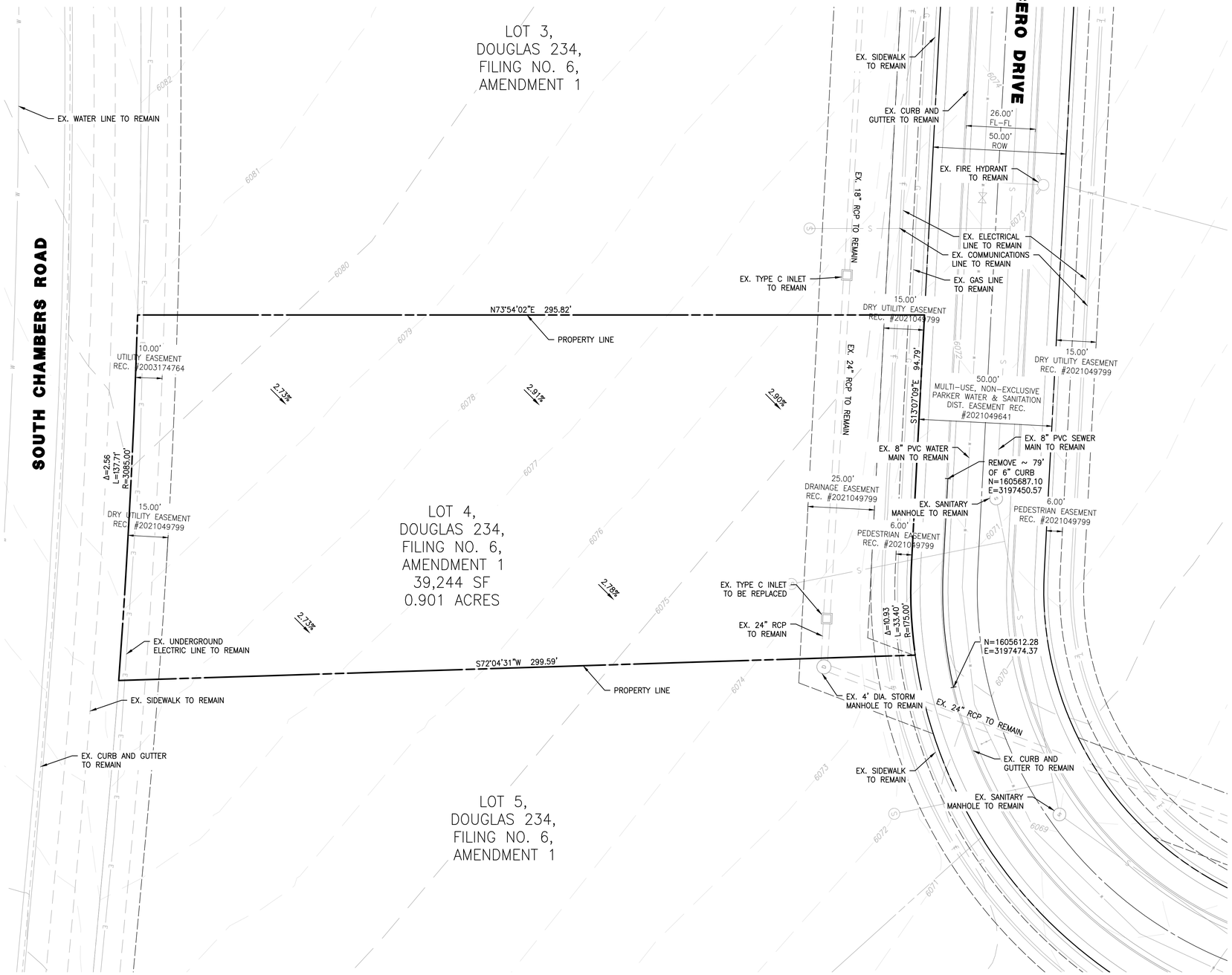
DRAWING NO. 1

3RD SUBMITTAL

C:\RICK\Projects\002000\2243_DunkinDonuts\Civil\PlanSets\Site Plan\2243-C-TITL01.dwg – plotted by: kalazard ON 2023-11-27 @ 09:15 – ctb:rec_ncs.ctb – ©2023 Rick Engineering Company

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".

20 10 0 20 40
GRAPHIC SCALE: 1"=20'

NO.	BY	DATE	REVISION

SEAL:

8678 CONCORD CENTER DR, UNIT 200
ENGLEWOOD, CO 80112
303.537.8020
rickengineering.com
RICK ENGINEERING COMPANY
San Diego - Riverside - San Luis Obispo - Sacramento - Orange - Tucson - Phoenix - Las Vegas - Denver

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

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

EXISTING CONDITIONS & DEMOLITION PLAN

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

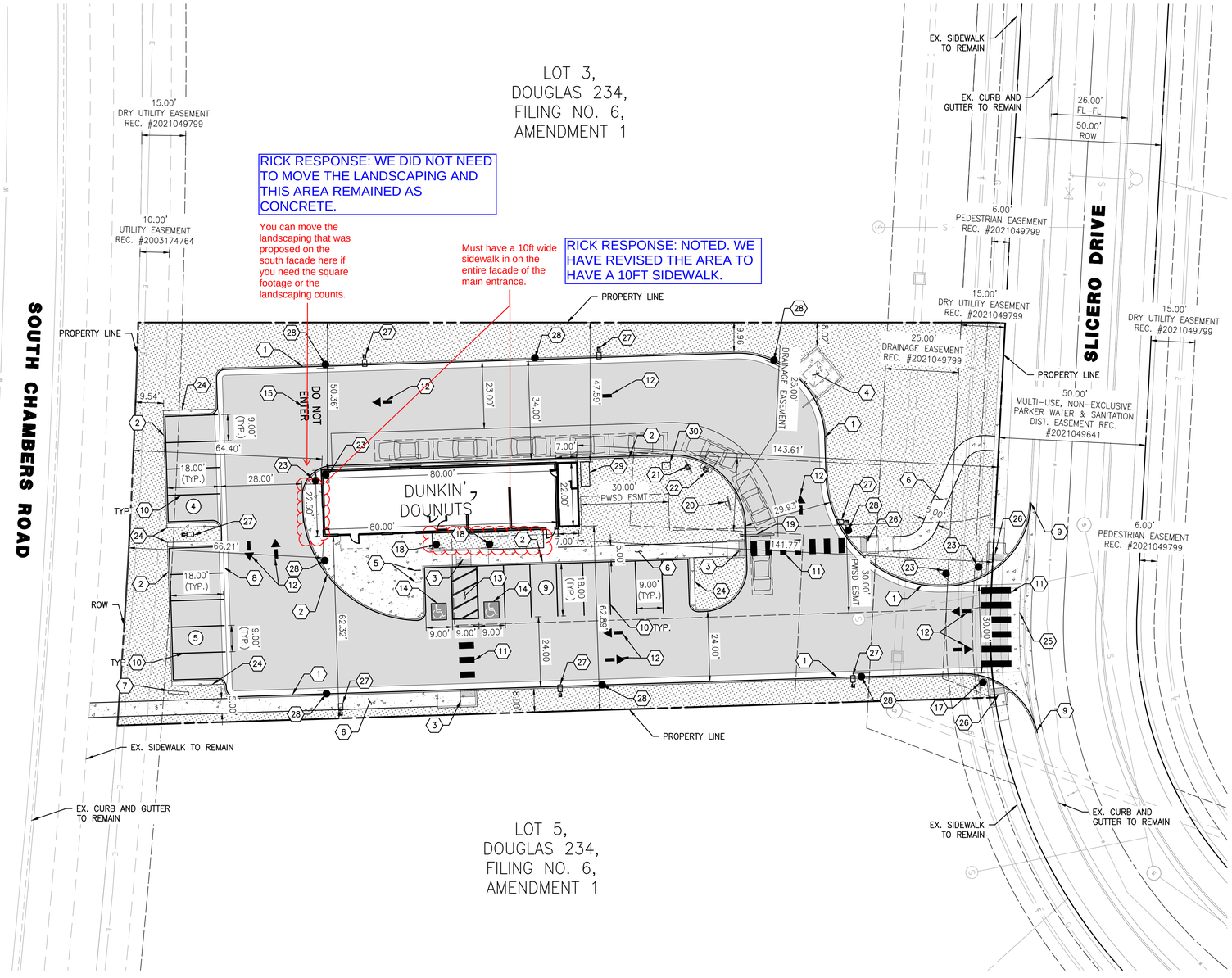
DRAWING NO.
2

3RD SUBMITTAL

C:\RICK\Projects\D02000\2243_DunkinDonuts\Civil\PlanSets\Site Plan\2243-C-DEM001.dwg — plotted by: kalozard ON 2023-11-27 @ 09:15 — ctb:rec_ncs.ctb — © 2022 Rick Engineering Company

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

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



LEGEND

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

CONSTRUCTION NOTES

1. PROPOSED VERTICAL CURB AND GUTTER
2. PROPOSED CURB TYPE 2 (SECTION B) 6" BARRIER
3. PROPOSED MIDBLOCK CURB RAMP
4. PROPOSED TRASH ENCLOSURE
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

GRAPHIC SCALE: 1"=20'

NO.	BY	DATE	REVISION

SEAL:

RICK ENGINEERING COMPANY
San Diego - Riverside - San Luis Obispo - Sacramento - Orange - Tucson - Phoenix - Las Vegas - Denver
8678 CONCORD CENTER DR, UNIT 200
ENGLEWOOD, CO 80112
303.537.8020
rickengineering.com

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

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

SITE PLAN

Know what's below. Call before you dig.

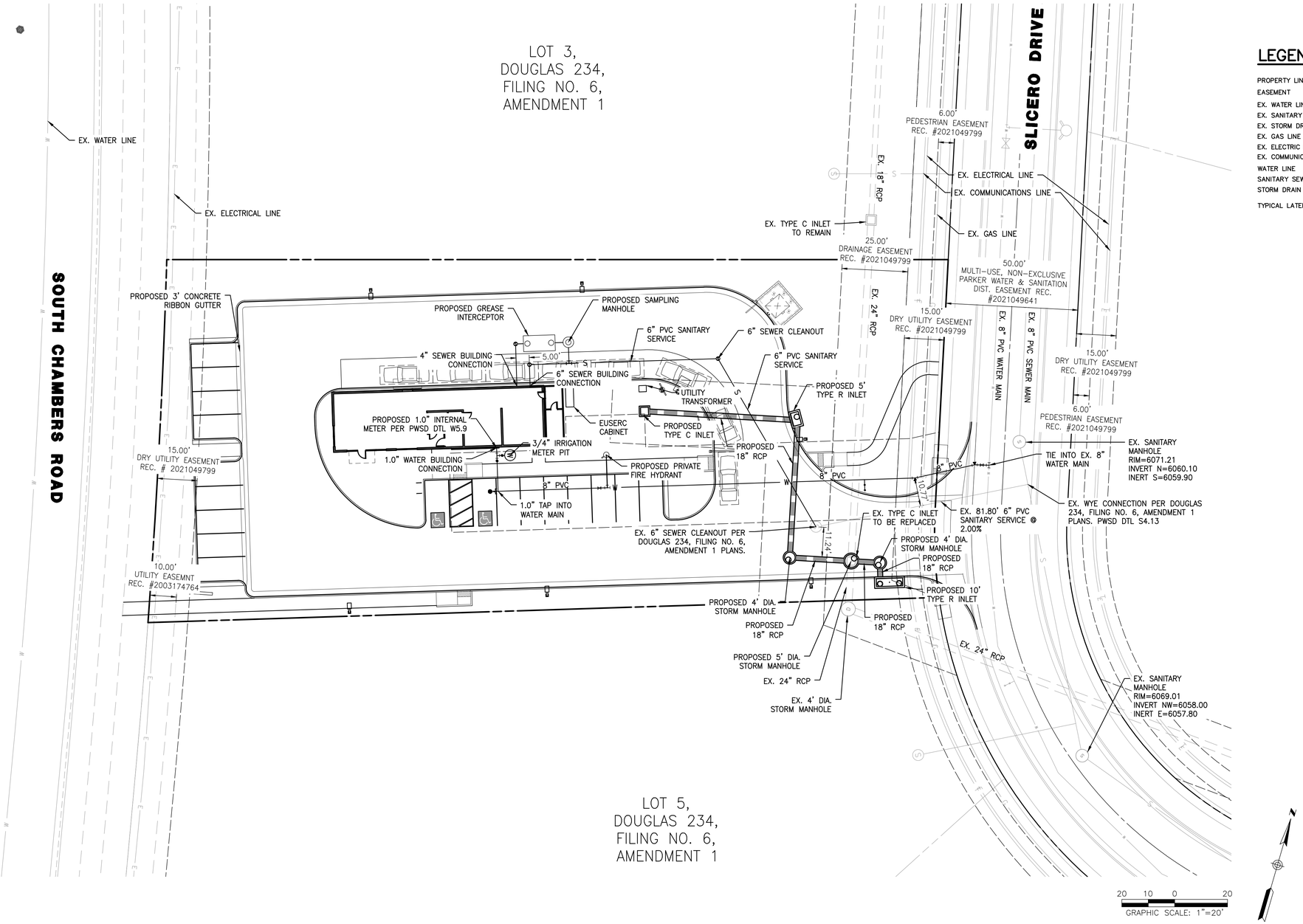
DRAWING NO.
3

3RD SUBMITTAL

C:\RICK\Projects\D02000\2243_DunkinDonuts\Civil\PlanSets\Site Plan\2243-C-SP01.dwg – plotted by: kalozard ON 2023-11-27 @ 09:15 – ctb:rec_rncs.ctb – ©2023 Rick Engineering Company

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

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



LEGEND

PROPERTY LINE	
EASEMENT	
EX. WATER LINE	W
EX. SANITARY SEWER LINE	S
EX. STORM DRAIN LINE	
EX. GAS LINE	G
EX. ELECTRIC LINE	E
EX. COMMUNICATIONS LINE	T
WATER LINE	W
SANITARY SEWER LINE	S
STORM DRAIN LINE	
TYPICAL LATERALS	XX

NO.	BY	DATE	REVISION

SEAL:

RICK ENGINEERING COMPANY
San Diego - Riverside - San Luis Obispo - Sacramento - Orange - Tucson - Phoenix - Las Vegas - Denver
8678 CONCORD CENTER DR, UNIT 200
ENGLEWOOD, CO 80112
303.537.8020
rickengineering.com

PROJECT NO:	2243
DATE:	11/30/2023
DRAWN/DESIGNED BY:	KA/TWB
CHECKED BY:	TWB

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

PRELIMINARY UTILITY PLAN

Know what's below. Call before you dig.

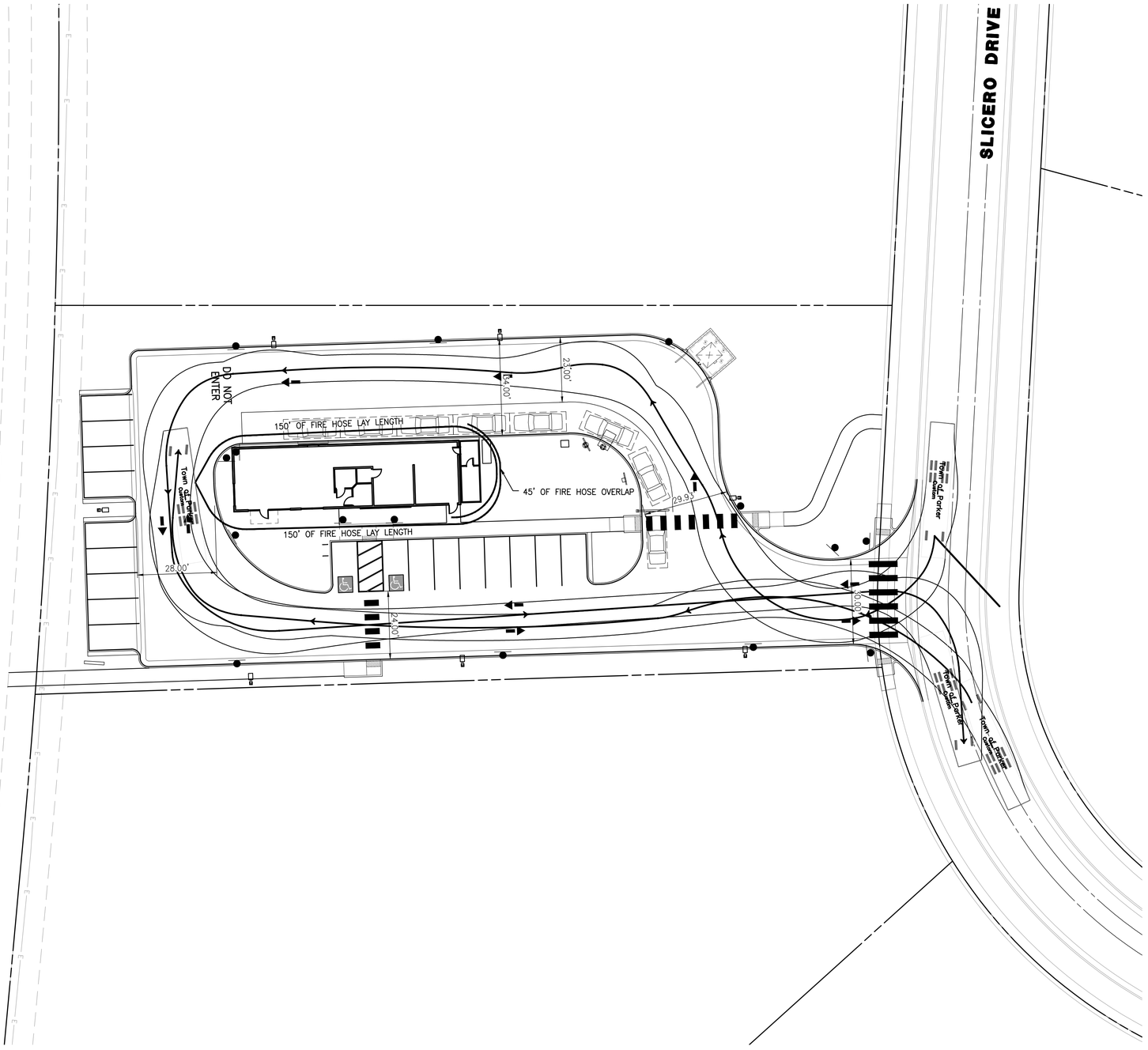
DRAWING NO.
4

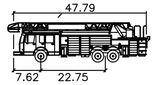
3RD SUBMITTAL

C:\RICK\Projects\002000\2243_DunkinDonuts\Civil\PlanSets\Site Plan\2243-C-UTL01.dwg – plotted by: kalozard ON 2023-11-30 @ 11:25 – ctb:rec_ncs.ctb – ©2023 Rick Engineering Company

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

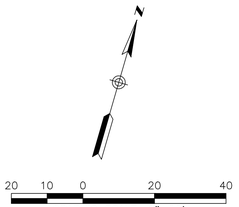
A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29,
TOWNSHIP 6 SOUTH, RANGE 66 WEST, 6TH PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
0.901 ACRES, 1 COMMERCIAL LOT





TOWN OF PARKER

LENGTH: 47.79'
WIDTH: 8.50'
HEIGHT: 10.75'
MIN GROUND CLEARANCE: 1.55'
TRACK WIDTH : 6.92'
LOCK TO LOCK TIME : 5.0sec
WALL TO WALL TURNING RADIUS : 46.67'



NO.	BY	DATE	REVISION

SEAL:

RICK ENGINEERING COMPANY
San Diego - Riverside - San Luis Obispo - Sacramento - Orange - Tucson - Phoenix - Las Vegas - Denver
8678 CONCORD CENTER DR, UNIT 200
ENGLEWOOD, CO 80112
303.537.8020
rickengineering.com

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

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

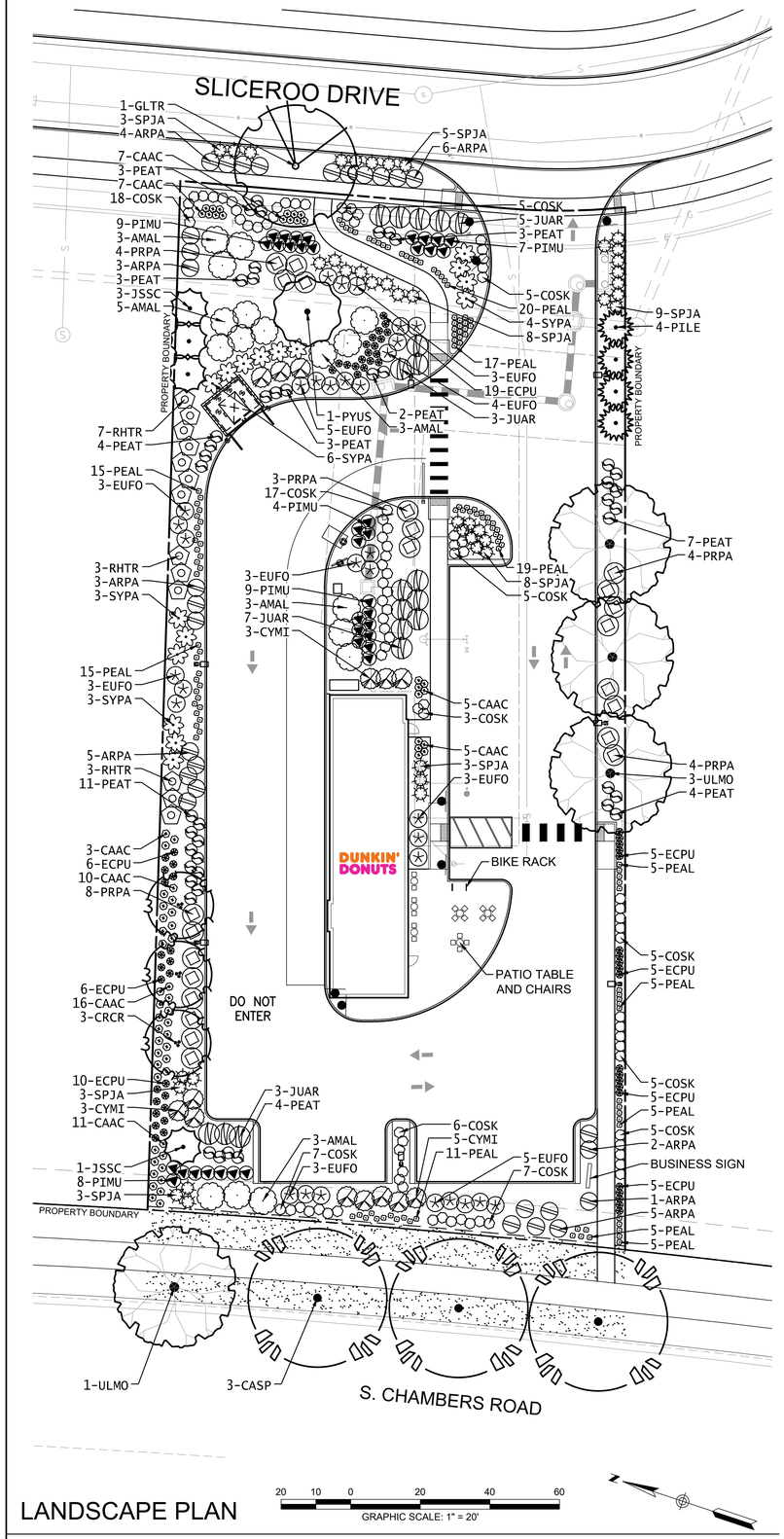
FIRE TRUCK ACCESS PLAN

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

DRAWING NO.
5

3RD SUBMITTAL

C:\RICK\Projects\D02000\2243_DunkinDonuts\Civil\PlanSets\Site Plan\2243-C-AUTOTURN01.dwg — plotted by: kalozard ON 2023-11-27 @ 09:16 — ctb:rec_ncs.ctb — ©2023 Rick Engineering Company



LANDSCAPE PLAN

20 10 0 20 40 60

GRAPHIC SCALE: 1" = 20'

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

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 'KELSEYI'	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 GAIETY'	EMERALD GAIETY 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	ECHINACAE 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

GENERAL LANDSCAPE NOTES

1. THE CONTRACTOR SHALL FOLLOW THE LANDSCAPE PLANS AND SPECIFICATIONS AS CLOSELY AS POSSIBLE. ANY SUBSTITUTION OR ALTERATION SHALL NOT BE ALLOWED WITHOUT APPROVAL OF THE OWNER'S REPRESENTATIVE. OVERALL PLANT QUANTITY AND QUALITY SHALL BE CONSISTENT WITH THE PLANS.
2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES.
3. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND TAG ALL PLANT MATERIAL PRIOR TO SHIPPING TO THE SITE. IN ALL CASES, THE OWNER'S REPRESENTATIVE MAY REJECT PLANT MATERIAL AT THE SITE IF MATERIAL IS DAMAGED, DISEASED, OR DECLINING IN HEALTH AT THE TIME OF ONSITE INSPECTIONS OR IF THE PLANT MATERIAL DOES NOT MEET THE MINIMUM SPECIFIED STANDARD IDENTIFIED ON THE PLANS AND IN THE SPECIFICATIONS. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER'S REPRESENTATIVE FOR INSPECTION AND APPROVAL OF ALL MATERIALS AND PRODUCTS PRIOR TO INSTALLATION.
4. THE CONTRACTOR SHALL WARRANTY ALL CONTRACTED WORK AND MATERIALS FOR A PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION HAS BEEN ISSUED BY THE OWNER'S REPRESENTATIVE FOR THE ENTIRE PROJECT UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS OR SPECIFICATIONS.
5. ALL WEEDS TO BE REMOVED AND DISPOSED OF.
6. TREES SHALL NOT BE LOCATED IN DRAINAGE SWALES, DRAINAGE AREAS, OR UTILITY EASEMENTS. CONTACT OWNER'S REPRESENTATIVE FOR RELOCATION OF PLANTS IN QUESTIONABLE AREAS PRIOR TO INSTALLATION.
7. ALL ROCK MULCH PLANTER BEDS TO HAVE 1 ½" 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

NO.	BY	DATE	REVISION

SEAL:

RICK ENGINEERING COMPANY
San Diego - Riverside - San Luis Obispo - Sacramento - Orange - Tucson - Phoenix - Las Vegas - Denver
8678 CONCORD CENTER DR, UNIT 200
ENGLEWOOD, CO 80112
303.537.8020
rickengineering.com

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

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

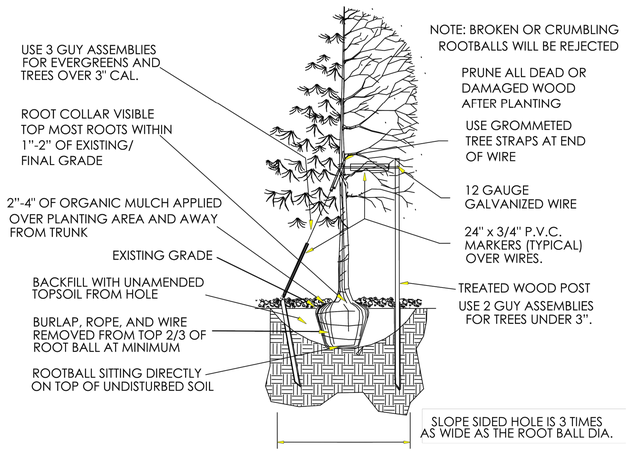
DRAWING NO. 6

3RD SUBMITTAL

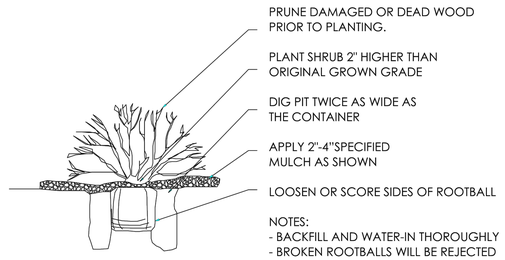
SITE PLAN FOR
DUNKIN' DONUTS
DOUGLAS 234, FILING NO. 6, AMENDMENT 1, LOT 4

A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF 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

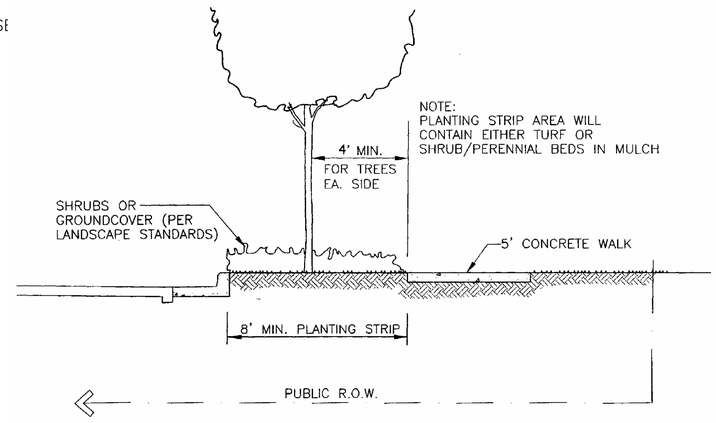
TOWN OF PARKER PLANTING STANDARDS



A TREE PLANTING
SCALE: N.T.S.

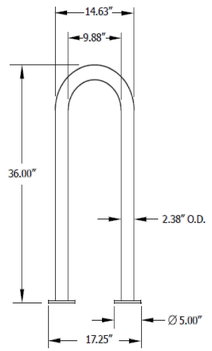


B SHRUB PLANTING
SCALE: N.T.S.



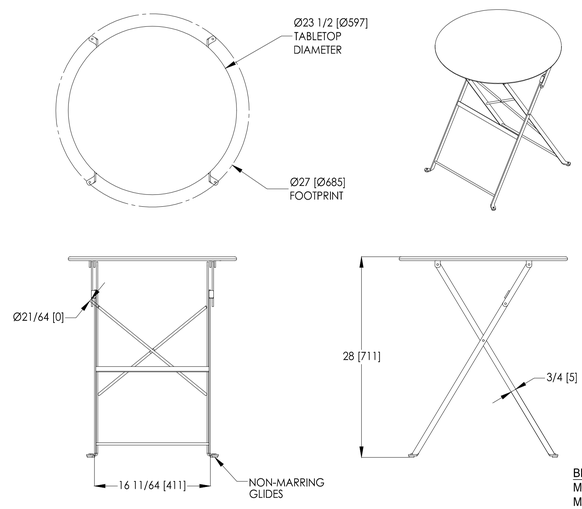
* SEE ROADWAY DESIGN AND CONSTRUCTION CIRTERIA MANUAL FOR TRENCH DRAIN DETAIL (REQUIRED ON VERTICAL CURB & GUTTER ALONG ARTERIALS)

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



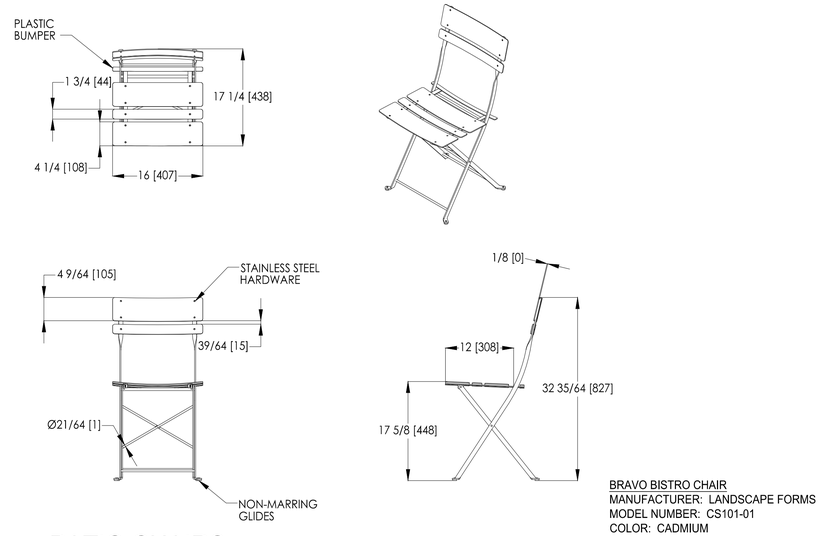
STIDESTEET 1-LOOP RACK, SURFACE MOUNT
MANUFACTURER: ANOVA
MODEL NUMBER: LBR3PSURF
COLOR: TEXTURED BRONZE
DIMENSIONS: 36"H x 17"W

D BIKE RACK
SCALE: N.T.S.



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

E PATIO TABLES
SCALE: N.T.S.



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

F PATIO CHAIRS
SCALE: N.T.S.

NO.	BY	DATE	REVISION

SEAL:

RICK ENGINEERING COMPANY
San Diego - Riverside - San Luis Obispo - Sacramento - Orange - Tucson - Phoenix - Las Vegas - Denver
8678 CONCORD CENTER DR, UNIT 200
ENGLEWOOD, CO 80112
303.537.8020
rickengineering.com

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

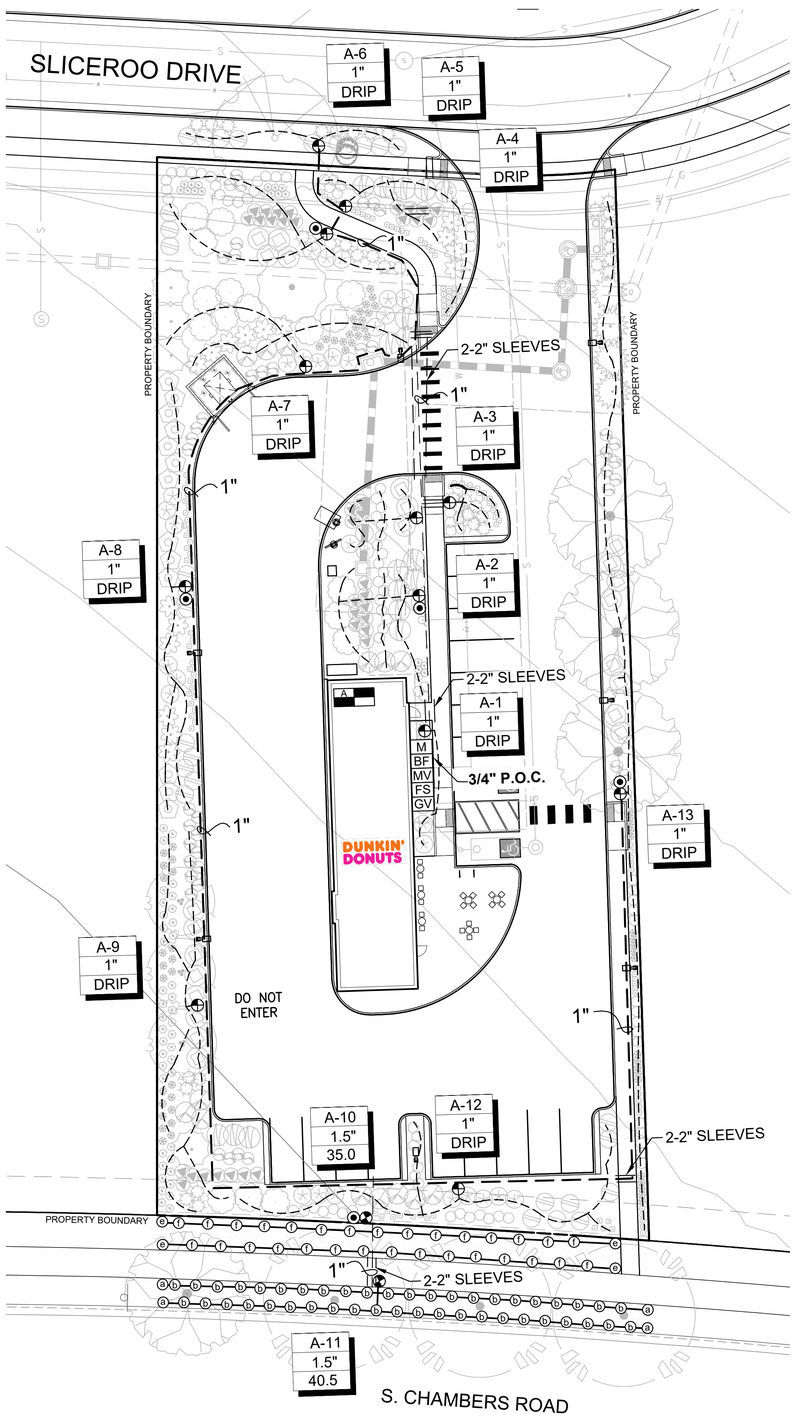
811 Know what's below. Call before you dig.

DRAWING NO.
7

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



20 10 0 20 40 60
GRAPHIC SCALE: 1" = 20'

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 WARRANTY 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	
A	HUNTER	HYDRAWISE X2-1400, IRRIGATION CONTROLLER 'A' 14 STATION CONTROLLER, 13 STATIONS USED	A/9
M	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
BF	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
MV	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
FS	HUNTER	RAIN-CLIK FLOW SENSOR. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.	B/9, B10
	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
a	b	d	HUNTER	PROS-04-PRS30-8A 4" HIGH POP-UP W/ 8A BROWN NOZZLE	.44, .88, 1.76	3.06	30	8	B/11
e	f	g	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
1/2"	2"
3/4"	2"
1"	2"
1-1/4"	3"
1-1/2"	3"
2"	4"
2-1/2"	6"
3"	6"

VALVE NUMBER
1
1.5" VALVE SIZE
18 G.P.M.

NO.	BY	DATE	REVISION

SEAL:

RICK ENGINEERING COMPANY
San Diego - Riverside - San Luis Obispo - Sacramento - Orange - Tucson - Phoenix - Las Vegas - Denver
8678 CONCORD CENTER DR, UNIT 200
ENGLEWOOD, CO 80112
303.537.8020
rickengineering.com

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

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

LANDSCAPE IRRIGATION & DETAILS

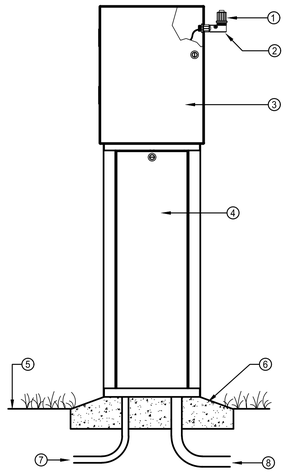
811 Know what's below. Call before you dig.

DRAWING NO.
8

3RD SUBMITTAL

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

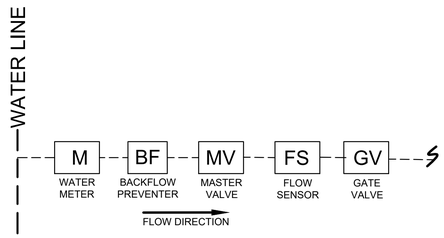
A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29,
TOWNSHIP 6 SOUTH, RANGE 66 WEST, 6TH PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
0.901 ACRES, 1 COMMERCIAL LOT



1. RAIN SENSOR
2. 3/4-INCH SCH. 40 RISER EXTENSION (FIPT 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

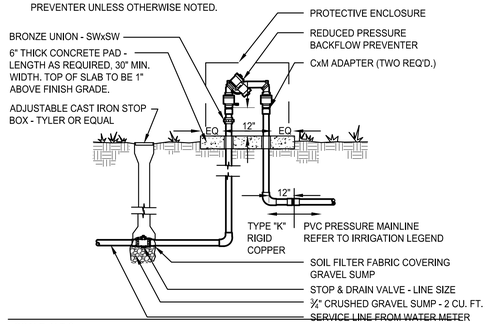
NOTE:
PROVIDE RECTANGULAR PULL BOX FOR LOW VOLTAGE CONTROL WIRES AT BASE OF CONTROLLER.

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



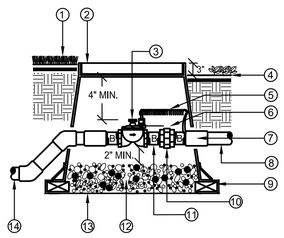
B POINT OF CONNECTION (P.O.C.)
SCALE: N.T.S.

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.



SCALE: N.T.S.

C BACKFLOW PREVENTER

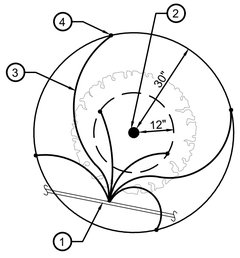


NOTE:
USE 45 DEGREE ELLS TO ACHIEVE MAINLINE DEPTH FROM SUPPLY SIDE OF THE MASTER VALVE ASSEMBLY. ALL THREADED CONNECTIONS TO HAVE TEFLON TAPE OR PASTE.

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

ParkerWater & SANITATION DISTRICT

LANDSCAPE/IRRIGATION WORKSHEET
Tap sizing for dedicated irrigation taps

Yellow fields require user input

Irrigation Water Requirement = (ETo 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

*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

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

NO.	BY	DATE	REVISION

SEAL:

8678 CONCORD CENTER DR, UNIT 200
ENGLEWOOD, CO 80112
303.537.8020
rickengineering.com
RICK ENGINEERING COMPANY
San Diego - Riverside - San Luis Obispo - Sacramento - Orange - Tucson - Phoenix - Las Vegas - Denver

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

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

LANDSCAPE IRRIGATION & DETAILS

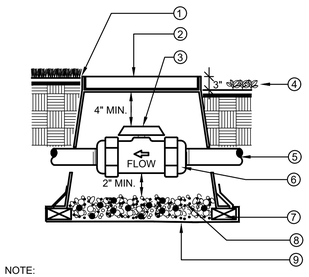
811 Know what's below. Call before you dig.

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



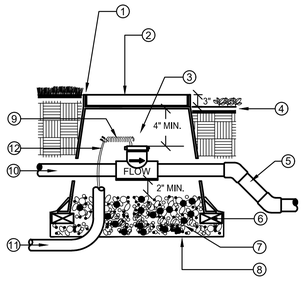
1. FINISH GRADE IN TURF AREAS
2. PLASTIC RECTANGULAR VALVE BOX WITH BOLT DOWN COVER, USE STAINLESS BOLT, NUT, AND WASHER. BOX TO BE PLACED AT RIGHT ANGLE TO HARDSCAPE EDGE. HEAT BRAND "BV" ONTO LID.
3. PVC BALL VALVE, SEE LEGEND FOR SPECIFICATION
4. FINISH GRADE IN SHRUB AREAS
5. MAINLINE, DEPTH AS PER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

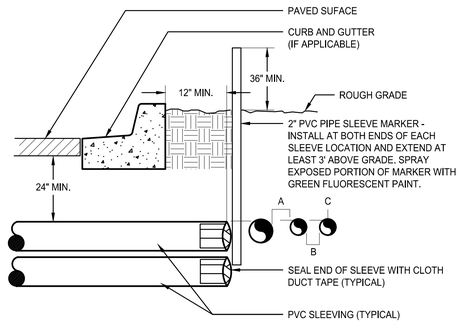
A BALL VALVE, TRU-UNION
SCALE: N.T.S.



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

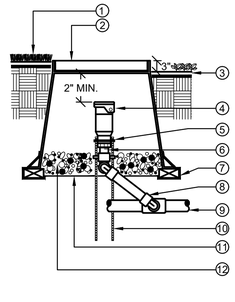
NOTE:
NO FITTINGS 10x PIPE O.D. UPSTREAM OF SENSOR, NO FITTINGS 5x PIPE O.D. DOWNSTREAM OF SENSOR. INSTALL FLOW SENSOR PER THE MANUFACTURER'S RECOMMENDATIONS, ROUTE WIRES THROUGH CONDUIT TO IRRIGATION CONTROLLER.
USE 45 DEGREE ELLS TO ACHIEVE MAINLINE DEPTH ON THE DOWNSTREAM SIDE OF THE FLOW SENSOR.

B FLOW SENSOR
SCALE: N.T.S.



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.

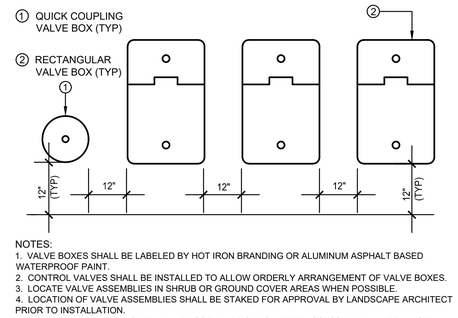
C IRRIGATION SLEEVING
SCALE: N.T.S.



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.

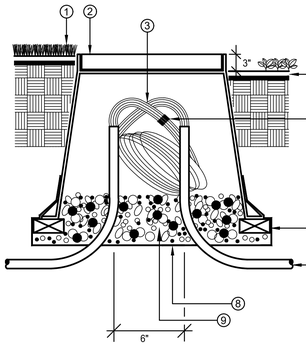
D QUICK COUPLER VALVE
SCALE: N.T.S.



1. QUICK COUPLING VALVE BOX (TYP)
2. RECTANGULAR VALVE BOX (TYP)

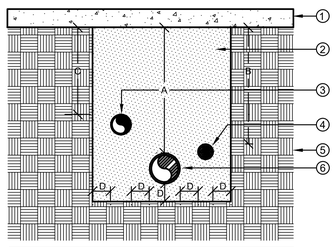
NOTES:
1. VALVE BOXES SHALL BE LABELED BY HOT IRON BRANDING OR ALUMINUM ASPHALT BASED WATERPROOF PAINT.
2. CONTROL VALVES SHALL BE INSTALLED TO ALLOW ORDERLY ARRANGEMENT OF VALVE BOXES.
3. LOCATE VALVE ASSEMBLIES IN SHRUB OR GROUND COVER AREAS WHEN POSSIBLE.
4. LOCATION OF VALVE ASSEMBLIES SHALL BE STAKED FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
5. CENTER VALVE BOXES OVER VALVE ASSEMBLE 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.

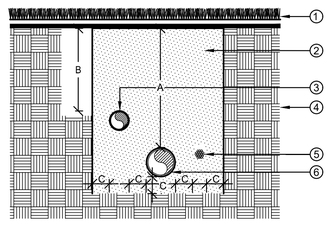


1. PAVING
2. SAND BACKFILL COMPACTED TO THE DENSITY OF EXISTING SOIL
3. LATERAL LINE SEE LEGEND FOR SPECS
4. CONTROL WIRE SEE LEGEND FOR SPECS
5. UNDISTURBED SOIL
6. MAINLINE SLEEVE, SEE LEGEND FOR SPECS

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

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

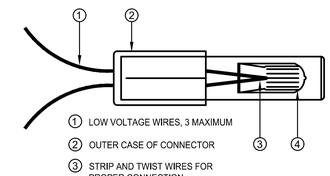
G SLEEVE INSTALLATION
SCALE: N.T.S.



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

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"

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 RESUSE SEALANT CARTRIDGES.

I WIRE CONNECTIONS
SCALE: N.T.S.

NO.	BY	DATE	REVISION

SEAL:

8678 CONCORD CENTER DR, UNIT 200
ENGLEWOOD, CO 80112
303.537.8020
rickengineering.com
RICK ENGINEERING COMPANY
San Diego - Riverside - San Luis Obispo - Sacramento - Orange - Tucson - Phoenix - Las Vegas - Denver

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

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

LANDSCAPE IRRIGATION & DETAILS

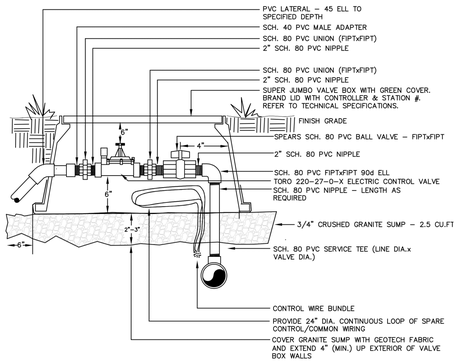
811 Know what's below. Call before you dig.

DRAWING NO.
10

3RD SUBMITTAL

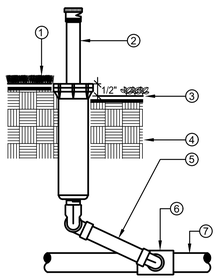
SITE PLAN FOR
DUNKIN' DONUTS
DOUGLAS 234, FILING NO. 6, AMENDMENT 1, LOT 4

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



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

A AUTOMATIC CONTROL VALE
NTS

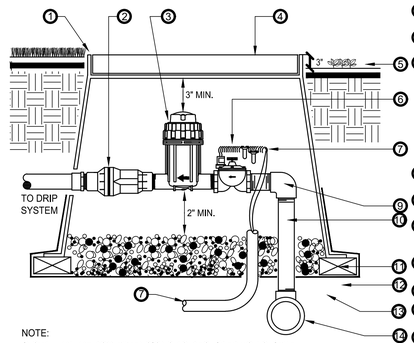


1. INSTALL SPRINKLER HEAD FLUSH WITH FINISH GRADE IN TURF AREAS
2. POP-UP SPRINKLER HEAD, SPRAY OR ROTOR SEE LEGEND FOR SPECIFICATION
3. INSTALL SPRINKLER HEAD 1/2" ABOVE FINISH GRADE IN SHRUB AND GROUND COVERS AREAS
4. UNDISTURBED SOIL
5. TRIPLE SWING JOINT ASSEMBLY
6. SCH 40 PVC SxSxT TEE FITTING LATERAL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

NOTE:
INSTALL SPRINKLER HEADS 24" FROM PAVING EDGE. INSTALL SPRINKLER HEADS PLUMB. ADJUST SPRAYS OR NOZZLE STREAM TO COVER LANDSCAPE AREA WITHOUT OVERSPRAY ONTO PAVING, FENCES, WALLS OR BUILDINGS. ALL THREADED CONNECTIONS TO HAVE TEFLON TAPE OR PASTE.

WHERE INSTALLED AT TREES, INSTALL BUBBLERS 3' FROM TRUNK TO ENSURE PROPER WATERING AS TREE GROWS

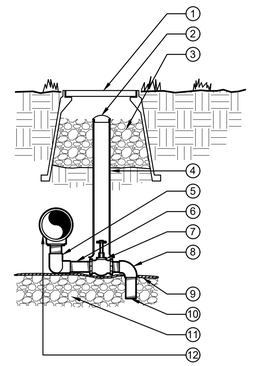
B POP-UP SPRINKLER
NTS



1. FINISH GRADE IN TURF AREAS
2. PRESSURE REGULATOR, SEE LEGEND FOR SPECS.
3. BASKET STRAINER, SEE LEGEND FOR SPECS.
4. 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.
5. FINISHED GRADE IN SHRUB AREAS
6. REMOTE CONTROL VALVE. SEE LEGEND FOR SPECS.
7. 36" WIRE LOOP WITH DRI-SPLICE CONNECTORS IN CONDUIT.
8. -
9. SCH. 80 PVC TxT ELL
10. SCH 80 PVC NIPPLES LENGTH AS REQ., (1 OF 2)
11. (4) BRICK SUPPORTS
12. 3/4" ROCK, 2 CUBIC FEET
13. LANDSCAPE FABRIC w/ 1/4" GALV. MESH TYP.
14. IRRIGATION MAINLINE OR MANIFOLD SUPPLY

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

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



1. 10" ROUND VALVE BOX - BRAND THE LETTER "D" ON LID. SEE SPECS.
2. 2" VALVE MARKER
3. ¾" CRUSHED GRAVEL SUMP 1 CU. FT.
4. 2" CL 160 PVC ACCESS SLEEVE - LENGTH AS REQUIRED.
5. ¾" FxF SCH. 80 PVC 90 ELL (2) ¾" xCL PVC NIPPLE SCH. 80 (2)
6. ¾" x 6" SCH. 80 GALV. STEEL NIPPLE
7. ¾" BRASS GLOBE VALVE
8. ¾" MxF SCH. 40 PVC 90 ELL
9. SOIL BLANKET COVERING SUMP
10. ¾" x 4" PVC NIPPLE SCH. 80
11. ¾" CRUSHED GRAVEL SUMP. SEE SPECIFICATIONS FOR SUMP SIZE.
12. 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:

RICK ENGINEERING COMPANY
San Diego - Riverside - San Luis Obispo - Sacramento - Orange - Tucson - Phoenix - Las Vegas - Denver
8678 CONCORD CENTER DR, UNIT 200
ENGLEWOOD, CO 80112
303.537.8020
rickengineering.com

2243	DRAWN/DESIGNED BY: KN/TM
11/16/2023	CHECKED BY: KN

PROJECT NO:
DATE:

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.

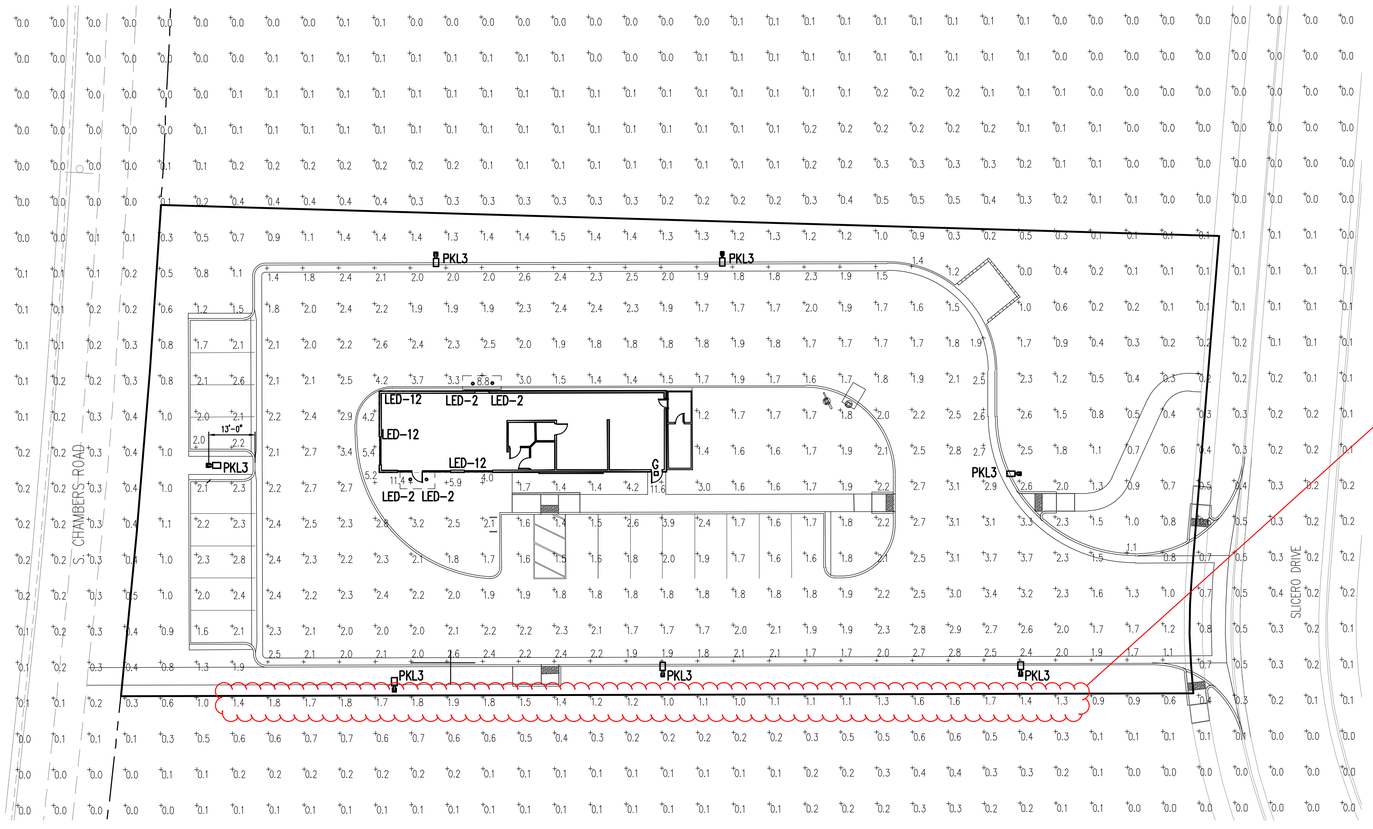
DRAWING NO.
11

3RD SUBMITTAL

SITE PLAN

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

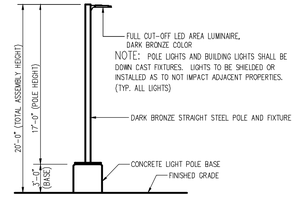
A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29,
TOWNSHIP 6 SOUTH, RANGE 66 WEST, 6TH PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
13.80 ACRES, 11 COMMERCIAL LOTS



1 PHOTOMETRIC SITE PLAN
SCALE: 1"=20'-0"

Foot candles must be under 1.0 at the property line

RICK RESPONSE: GALLOWAY LOWERED THE WATTAGE PACKAGE ON ALL SITE FIXTURES TO LIMIT THE LIGHT SPILL AS NOTED.



2 AREA LIGHT DETAIL
SCALE: NOT TO SCALE

NOTES:

PLAN WAS BASED ON THE INFORMATION PROVIDED. ALL DIMENSIONS, LUMINAIRE LOCATIONS SHOWN REPRESENT RECOMMENDED POSITIONS. THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING OR FUTURE FIELD CONDITIONS.

THE STUDY IS BASED ON REQUESTED ILLUMINATION LEVELS, LUMINAIRE LOCATIONS, OR ADDITIONAL CRITERIA BY THE AUTHORITIES HAVING JURISDICTION.

THE CALCULATED PHOTOMETRIC LEVELS MAY OR MAY NOT MEET CERTAIN STANDARDS OR RECOMMENDED PRACTICES OF IESNA.

THE PHOTOMETRIC PLAN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS UTILIZING CURRENT INDUSTRY STANDARD LAMP RATINGS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY (IES) APPROVED METHODS. LABORATORY TESTS ARE MADE UNDER OPTIMUM CONDITION, WITH LAMP OUTPUT AT RATED VALUE, AND IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS.

ACTUAL ILLUMINANCE LEVELS MAY DIFFER DUE TO VARIABLE FIELD CONDITIONS SUCH AS (BUT NOT LIMITED TO): VARIANCE IN LAMP LUMEN OUTPUT; LAMP TILT FACTOR; BALLAST WATTAGE OUTPUT; LINE VOLTAGE AT BALLAST; REFLECTOR SPECULARITY; LAMP LUMEN DEPRECIATION; AND LUMINAIRE DIRT DEPRECIATION.

THE 20'-0" MOUNTING HEIGHT IS THE ACTUAL ASSEMBLY (POLE, BASE, AND FIXTURE) AND MAY DIFFER FROM THE FROM THE LUMINAIRE'S LUMINOUS APERTURE.

THIS PLAN IS FOR RELATIVE LAYOUT AND SCOPE OF WORK PURPOSES ONLY. REFER TO SITE PLAN PREPARED BY LOCAL CONSULTANT FOR RELATIONSHIP OF THESE LUMINAIRES AND THEIR LOCATIONS TO EXISTING STRUCTURES AND REFERENCE.

CALCULATION SUMMARY

LABEL	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
ILLUMINATED AREAS	FC	2.38	11.6	1.4	1.70:1	8.29:1

LUMINAIRE SCHEDULE

MARK	SYMBOL	QTY	LAMP	HEIGHT	LLF	LUMENS	WATTS	MODEL #	DESCRIPTION
PKL3		7	LED	20'-0" POLE	1.0	11,933	96	PRV-C25-D-UNV-T4-SA-BZ-HSS	COOPER LIGHTING, PREVAIL SITE LUMINAIRE, C25 LIGHT ENGINE, 4000K, TYPE VI DISTRIBUTION, STANDARD ARM, BRONZE COLOR WITH REAR SHIELD
G		1	LED	9'-0" WALL	1.0	2,135	18.2	XTOR2B	COOPER LIGHTING, CROSSTOUR WALL LUMINAIRE, 18 WATTS, 5000K, BRONZE COLOR
LED-2		4	LED	10'-8" RECESSED	1.0	814	11.8	DRDH-R-4/DRD2M-1D-9-40/DRD2T-R-4-S-W	ATTAINLED/DMF LIGHTING, 4" ROUND CANOPY DOWNLIGHT, 4000K, WHITE FINISH
LED-12		TBD	LED	10'-8" RECESSED	1.0	308/ft	3.7/ft	DI-120V-INFBSC3-35-LENGTH-MTCH	DIODE LED 120v LED STRIP LIGHT, 3500K, RECESSED MOUNTED UN CHANNEL UNDERNEATH STEAL CHANNEL, TOTAL LENGTH TO BE DETERMINED

CONTRACTOR TO VERIFY ALL EQUIPMENT WITH OWNER AND ARCHITECT BEFORE PROCEEDING
FIXTURES PKL3 MOUNTED ON 17'-0" POLE ON 3'-0" CONCRETE BASE. TOTAL ASSEMBLY HEIGHT 20'-0"

CAUTION – NOTICE TO CONTRACTOR

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIESTO THE ENGINEER PRIOR TO CONSTRUCTION.

2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

Galloway
5500 Greenwood Plaza Blvd., Suite 200
Greenwood Village, CO 80111
303.770.8884
GallowayUS.com

PRELIMINARY
NOT FOR BIDDING
NOT FOR CONSTRUCTION

COPYRIGHT
THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF GALLOWAY, AND MAY NOT BE DUPLICATED, DISCLOSED, OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF GALLOWAY. COPYRIGHTS AND INFRINGEMENTS WILL BE ENFORCED AND PROSECUTED.

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	JMG

Project No:	QBG02
Drawn By:	JG
Checked By:	JG
Date:	August 25, 2023

PHOTOMETRIC PLAN

12

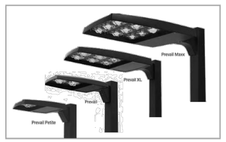
N:\QBG\Quality Brand Group, LLC\02\1 Parker (DRC, Chambers & Hess)\05\10 Plan\SM\SM02_PP1 (Lot Ave Apts - Jim Galloway - 11/8/2023

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		Catalog #		Type	PKL3
Prepared by		Notes		Date	



Lumark

Prevail LED

Area / Site Luminaire

Product Features

LumeGen Technology | BAA

Product Certifications

ISTM | cULus | DLC 5.1 | DLC Premium | FC CONTAINS IC 4466A-NIC

RoHS | IP66 | ida DarkSky Approved | 5 YEAR

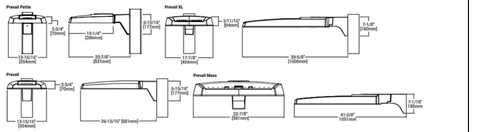
Interactive Menu

- Ordering Information page 2
- Mounting Details page 3, 4
- Optical Configurations page 5
- Product Specifications page 5
- Energy and Performance Data page 6, 7
- Control Options page 8

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



NOTES:
1. Visit http://www.designlights.org/qpl/search/ to confirm qualification. Not all product variations on DLC-qualified.
2. 3/4 Certified for 3000K CCT and warmer only.

COOPER Lighting Solutions

P8500001EN page 1
June 28, 2022 12:47 PM

Lumark **Prevail LED**

Ordering Information

SAMPLE NUMBER: **PRV-XL-C75-D-UNV-T4-SA-BZ**

Product Family [1,7]	Light Engine [4]	Color Temperature	Driver	Voltage	Distribution	Mounting	Color
PRV-P=Prevail Petite **SAA-PRV-P**=Prevail Petite SAA Compliant [8] **TAA-PRV-P**=Prevail Petite TAA Compliant [8]	**C10**=(1 LED) 4,500 Nominal Lumens **C20**=(1 LED) 6,000 Nominal Lumens **C30**=(1 LED) 8,000 Nominal Lumens **C40**=(1 LED) 11,000 Nominal Lumens	**40K**=4000K CCT **50K**=5000K CCT **730**=70CRI, 3000K **740**=70CRI, 4000K **750**=70CRI, 5000K **8540**=85CRI, 4000K	[Blank]=Standard (0-10V)	**UNV**=Universal (120-277V) **HVOLT**=Multiple Voltage, 347-480V **120**=120V **277**=277V **SVR**=Shorted (277-480V) [1,2]	**T2**=Type II **T3**=Type III **T4**=Type IV **T5**=Type V	**SA**=Standard Arm Mounting Kit [9] **PAMA**=Mast Arm Mounting Kit [9] **PAWA**=Wall Mount Kit [9] **PRV-AS-XX**=Adjustable Arm - Pole Mount [9] **PRV-AS-WM-XX**=Adjustable Arm - Wall Mount [9] **PRVXL-SA**=Standard Arm Mounting Kit [9] **PRVXLWM-XX**=Wall Mount Kit [9] **PRV-XL-AS-XX**=Adjustable Arm - Pole Mount [9] **PRV-XL-AS-WM-XX**=Adjustable Arm - Wall Mount [9] **PRV-M-AS-XX**=Adjustable Arm - Pole Mount [9] **PRV-M-AS-WM-XX**=Adjustable Arm - Wall Mount [9]	**BZ**=Bronze **BK**=Black **DP**=Dark Platinum **GM**=Graphite Metallic **WH**=White

Options (Add as Suffix)	Accessories (Order Separately) [10]
7030=30 CRI / 3000K CCT† **7050**=70 CRI / 5000K CCT† **CC**=Coastal Construction finish [8] **VG2**=House Side Shield [11] **VG**=Vertical Glare Shield [11] **SRO**=Optics Rotated 90° Right **10K**=10kV/10kA UL 1449 Fused Surge Protective Device **20MOP**=20kV MOV Surge Protective Device **20K**=20kV UL 1449 Fused Surge Protective Device **HA**=50°C High Ambient Temperature [8] **PR**=NEMA 3 PR Twistlock Photocontrol Receptacle [8] **MSDIM**=Dimming Motion and Daylight Sensor, 8' Mounting Height [12,13] **MSDIM-LR**=Dimming Motion and Daylight Sensor, 20' Remote Programmable, +8' Mounting Height [12,13,14] **MSDIM-HR**=Dimming Motion and Daylight Sensor, 30'-40' Remote Programmable, 30'-40' Mounting Height [12,13,14] **MSDIM-LRF**=Dimming Motion and Daylight Sensor, 90 Remote Programmable, 20'-40' Mounting [12,13,14]	**SPM**=Dimming Motion and Daylight Sensor, Bluetooth Programmable, +8' Mounting Height [12,13,14] **SPMD**=Dimming Motion and Daylight Sensor, Bluetooth Programmable, 20'-40' Mounting Height [12,13,14] **SPMR**=Dimming Motion and Daylight Sensor, Bluetooth Programmable, 20'-40' Mounting Height [12,13,14] **ZM**=Wireless-enabled 4-PIN Twistlock Receptacle [15] **ZMPD**=Wireless-enabled 7-PIN Twistlock Receptacle [15] **ZM-EMPD/EX5**=PrevailLite Pro, Dimming Motion and Daylight, WAC Programmable, 7' - 15' Mounting [16,17] **ZD-EMPD/EX5**=PrevailLite Pro, 5ft Driver, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting [16,17] **ZD-EMPD/EX8**=PrevailLite Pro, 8ft Driver, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting [16,17] **(See Table Below)**=LumenSafe Integrated Network Security Camera [18]

NOTES:
1. Design Lights Consortium® Qualified. Refer to www.designlights.org and Qualified Products List under Family Models for details.
2. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to installation instructions for additional information. Not for use with Emergency Battery Backup.
3. Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to SOMBRERO PREFERENCES website for more information. Components shipped separately may be separately analyzed under domestic preference requirements.
4. Standard 4000K CCT and 70CRI.
5. Not for use with inductive transformer or impedance-grounded systems.
6. Dust-off fixtures feature additional protection from power quality issues such as loss of neutral, transients and voltage fluctuations. Visit www.intelliled.com/dust-off for more information.
7. Not available with Emergency Battery Backup or Bluetooth DCTs.
8. House Side Shield not available with T5 distribution. Not available with PRV-CSO luminaire.
9. Not available with PRV-CSO lumen package. Not available with PRV-P-C20 lumen package.
10. Coastal construction finish will survive beyond a minimum 5,000 hours per ASTM B117, with a scribe rating of 9 per ASTM D1654.
11. If Shielded (SHI) is specified, use a photocontrol that matches the input voltage used.
12. Must order one per luminaire. Requires an external photocontrol receptacle (PR4, PR7, or another common system (NEMA, ANSI, etc.) or 3PD. Option not available with Shielded (SHI) voltage options.
13. Utilizes the Wattstopper sensor FSP-211. Sensor color white unless specified otherwise via PDR. To field configure, order FSP-211 sensor separately.
14. Utilizes the Wattstopper sensor FSP-300 series. Sensor color determined by product finish. See Sensor Color Reference Table. Field configures via mobile application. See Controls section for details.
15. Sensor passive infrared (PIR) may be overly sensitive when operating below -20°C (-4°F).
16. For the device to be field-configurable, requires WAC Gateway components WAC-PoE and WPOE-128 in appropriate quantities. Only compatible with AreaLink system and software and requires system components to be installed for operation. Refer to AreaLink catalog for additional system requirements.
17. Replace EX with sensor color (BK, BZ, or WH).
18. Only available in PRV-XL configurations C75, C100, C125, C150, or C175.
19. Not available with 347V, 480V, DS, or PA options. Consult LumaCloud® system product pages for additional details and compatibility information.
20. Replace EX with paint color.
21. For WA or TAA requirements. Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information.
22. Only for use with PRV-XL fixtures with SPM, SPMD, or SPMR.
23. Only for use with PRV. Not applicable to PRV-M, PRV-XL, or PRV-P.
24. Must order one per optical LED when ordering as a field-installable accessory (1, 2, 4, 6 or 12).
25. This tool enables adjustment to Motion Sensor (MS) parameters including high and low levels, sensitivity, time-delay, and photocell. Download your lighting system's configuration to the device.
26. Wireless Gateway - SmartCloud lighting control (WPOE-128) or (WPOE-256).
27. Requires 3-PIN NEMA twistlock photocontrol receptacle (PR3 & PR7) options. The WSLG-7 cannot be used in conjunction with other controls systems (MS, ZD, ZM or LMS). Operates on 120-347V input voltages.
28. Not for use with PRV-M fixtures.
29. Only for use with PRV-XL configurations.
30. Fixed for PRV-M.

LumenSafe Integrated Network Security Camera Technology Options (Add as Suffix)

Product Family	Camera Type	Data Backhaul
L=LumenSafe Technology	**H**=Dome Camera, High Res **Z**=Dome Camera, Remote PTZ	**C**=Cellular, Customer Installed SIM Card **A**=Cellular, Factory Installed AT&T SIM Card **V**=Cellular, Factory Installed Verizon SIM Card **S**=Cellular, Factory Installed Sprint SIM Card **E**=Ethernet Networking

Stock Ordering Information

Product Family [1]	Light Engine	Voltage	Distribution
PRV=Prevail	**C10**=(1 LED) 7,200 Nominal Lumens **C20**=(1 LED) 10,100 Nominal Lumens **C40**=(2 LEDs) 17,500 Nominal Lumens **C60**=(2 LEDs) 20,000 Nominal Lumens	**UNV**=Universal (120-277V) **347-UCLV**†	**T2**=Type II **T4**=Type IV
PRV-XL=Prevail XL	**C25**=(4 LED) 26,100 Nominal Lumens **C50**=(4 LED) 34,200 Nominal Lumens **C75**=(4 LED) 39,000 Nominal Lumens **C100**=(6 LED) 41,700 Nominal Lumens **C175**=(6 LED) 48,600 Nominal Lumens		

NOTES:
1. Only stock configurations are standard 4000K/70CRI, bronze finish, and include the standard versatile mounting arm.
2. Only available in PRV5 configurations C10, C25, C40 or C60.

COOPER Lighting Solutions

P8500001EN page 2
June 28, 2022 12:47 PM

Lumark

DESCRIPTION

The patented Lumark Crosstour™ LED Wall Pack Series of luminaries provides an architectural style with super bright, energy efficient LEDs. The low-profile, rugged die-cast aluminum construction, universal back box, stainless steel hardware along with a sealed and gasketed optical compartment make the Crosstour impervious to contaminants. The Crosstour wall luminaire is ideal for wall/surface, inverted mount for façade/accessory illumination, post/pedestal, site lighting, floodlight and low level pathway illumination including stairs. Typical applications include building entrances, multi-use facilities, apartment buildings, institutions, schools, stairways and loading docks test.

SPECIFICATION FEATURES

Construction

Slim, low-profile LED design with rugged one-piece, die-cast aluminum hinged removable door and back box. Matching housing styles incorporate both a small and medium design. The small housing is available in 12W, 18W and 26W. The medium housing is available in the 38W model. Patented secure lock hinge feature allows for safe and easy tool-less electrical connections with the supplied push-in connectors. Back box includes three half-inch, NPT threaded conduit entry points. The universal back box supports both the small and medium forms and mounts to standard 3-1/2" to 4" round and octagonal, 4" square, single gang and masonry junction boxes. Key hole gasket allows for adaptation to junction box or wall. External fin design extracts heat from the fixture surface. One-piece silicone gasket seals door and back box. Minimum 5" wide pole for site lighting application. Not recommended for coastal applications.

Optical

Silicone sealed optical LED chamber incorporates a custom engineered mirrored anodized reflector providing high-efficiency illumination. Optical assembly includes impact-resistant tempered glass and meets IESNA requirements for full cutoff compliance. Available in seven lumen packages; 5000K, 4000K and 3000K CCT.

Electrical

LED driver is mounted to the die-cast housing for optimal heat sinking. LED thermal management system incorporates both conduction and natural convection to transfer heat rapidly away from the LED source. 12W, 18W, 26W and 38W series operate in -40°C to 40°C [-40°F to 104°F]. High ambient 50°C models available. Crosstour luminaires maintain greater than 89% of initial light output after 72,000 hours of operation. Three half-inch NPT threaded conduit entry points allow for thru-branch wiring. Back box is an authorized electrical wiring compartment. Integral LED electronic driver is standard 0-10V dimming. 120-277V 50/60Hz or 347V 60Hz models.

Finish

Crosstour is protected with a Super durable TGIC carbon bronze or summit white polyester powder coat paint. Super durable TGIC powder coat paint finishes withstand extreme climate conditions while providing optimal color and gloss retention of the installed life. Options to meet Buy American and other domestic preference requirements.

Warranty

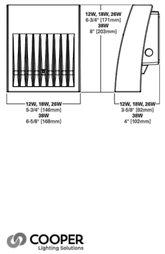
Five-year warranty.

Catalog #	
Project	
Comments	
Prepared by	
Type	G
Date	

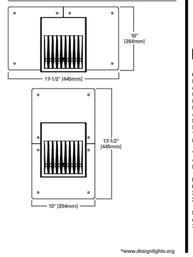
XTOR
CROSSTOUR LED

APPLICATIONS:
WALL / SURFACE
POST / BOLLARD
LOW LEVEL
FLOODLIGHT
INVERTED
SITE LIGHTING

DIMENSIONS



ESCUTCHEON PLATES



CERTIFICATION DATA
Dark Sky Approved (Fixed mount, Full cutoff, and 3000K CCT only)
UL/cUL Wet Location Listed
LM79 / LM80 Compliant
ROHS Compliant
ADA Compliant
NOM Compliant Models
IP66 Ingressed Protection Rated
Title 24 Compliant
DesignLights Consortium® Qualified*

TECHNICAL DATA
50°C Maximum Ambient Temperature
External Supply Wiring 90°C Minimum

EPA
Effective Projected Area (Sq. Ft.): **XTOR1B, XTOR2B, XTOR3B**=0.34 **XTOR4B**=0.49

SHIPPING DATA:
Approximate Net Weight:
5.7 – 5.25 lbs. [1.7 – 2.4 kgs.]

*www.designlights.org

COOPER Lighting Solutions

TDS14E013EN
December 14, 2021 5:27 PM

page 3 **XTOR** CROSSTOUR LED

ORDERING INFORMATION

Sample Number: XTOR2B-W-WT-PC1

Series [1]	LED Kelvin Color	Housing Color	Options (Add as Suffix)	Accessories (Order Separately) [4]
XTOR1B=Small Door, 12W **XTOR2B**=Small Door, 18W **XTOR3B**=Small Door, 26W **XTOR4B**=Medium Door, 38W **BAA-XTOR1B**=Small Door, 12W, Buy American Act Compliant [3] **TAA-XTOR1B**=Small Door, 12W Trade Agreements Act Compliant [3] **BAA-XTOR2B**=Small Door, 18W, Buy American Act Compliant [3] **TAA-XTOR2B**=Small Door, 18W, Trade Agreements Act Compliant [3] **BAA-XTOR3B**=Small Door, 26W, Buy American Act Compliant [3] **TAA-XTOR3B**=Small Door, 26W, Trade Agreements Act Compliant [3] **BAA-XTOR4B**=Medium Door, 38W, Buy American Act Compliant [3] **TAA-XTOR4B**=Medium Door, 38W, Trade Agreements Act Compliant [3]	[Blank]=Bright White (Standard), 5000K **W**=Neutral White, 4000K **Y**=Warm White, 3000K	[Blank]=Copper Bronze (Standard) **WT**=Summit White **BK**=Black **BZ**=Bronze **AP**=Grey **GM**=Graphite Metallic **DP**=Dark Platinum	**PC1**=Photocontrol 120V [4] **PC2**=Photocontrol 208-277V [4] **347V-347V** [4] **HA**=50°C High Ambient [4]	**WG/XTOR**=Wire Guard [4] **XTORFLD-KNC**=Knuckle Floodlight Kit [4] **XTORFLD-TRN**=Trunnion Floodlight Kit [4] **XTORFLD-KNC-WT**=Knuckle Floodlight Kit, Summit White [4] **XTORFLD-TRN-WT**=Trunnion Floodlight Kit, Summit White [4] **EWP/XTOR**=Escutcheon Wall Plate, Carbon Bronze **EWP/XTOR-WT**=Escutcheon Wall Plate, Summit White

NOTES:
1. Design Lights Consortium® Qualified and classified for both DLC Standard and DLC Premium, refer to www.designlights.org for details.
2. Photocontrols are factory installed.
3. Order PC2 for 347V models.
4. This branch wiring not available with HA option or with 347V. XTOR2B not available with HA and 347V or 120V combination.
5. Wire guard for wall/surface mount. Not for use with floodlight kit accessory.
6. Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to SOMBRERO PREFERENCES website for more information. Components shipped separately may be separately analyzed under domestic preference requirements.
7. Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information.

STOCK ORDERING INFORMATION

Domestic Preferences [6]	12W Series	18W Series	26W Series	38W Series
[Blank]=Standard	**XTOR1B**=12W, 5000K, Carbon Bronze	**XTOR2B**=18W, 5000K, Carbon Bronze	**XTOR3B**=26W, 5000K, Carbon Bronze	**XTOR4B**=38W, 5000K, Carbon Bronze
BAA=Buy American Act	**XTOR1B-WT**=12W, 5000K, Summit White	**XTOR2B-W**=18W, 4000K, Carbon Bronze	**XTOR3B-W**=26W, 4000K, Carbon Bronze	**XTOR4B-W**=38W, 4000K, Carbon Bronze
TAA=Trade Agreements Act	**XTOR1B-PC1**=12W, 5000K, 120V PC, Carbon Bronze	**XTOR2B-WT**=18W, 5000K, Summit White	**XTOR3B-WT**=26W, 5000K, Summit White	**XTOR4B-WT**=38W, 5000K, Summit White
	XTOR1B-W=12W, 4000K, Carbon Bronze	**XTOR2B-PC1**=18W, 5000K, 120V PC, Carbon Bronze	**XTOR3B-PC1**=26W, 5000K, 120V PC, Carbon Bronze	**XTOR4B-PC1**=38W, 5000K, 120V PC, Carbon Bronze
		XTOR2B-W-PC1=18W, 4000K, 120V PC, Carbon Bronze	**XTOR3B-W-PC1**=26W, 4000K, 120V PC,Carbon Bronze	**XTOR4B-W-PC1**=38W, 4000K, 120V PC, Carbon Bronze
		XTOR2B-347V=18W, 5000K, Carbon Bronze, 347V	**XTOR3B-347V**=26W, 5000K, Carbon Bronze, 347V	**XTOR4B-347V**=38W, 5000K, Carbon Bronze, 347V
		XTOR2B-WT-PC1=18W, 5000K, 120V PC,Summit White	**XTOR3B-PC2**=26W, 5000K, 208-277V PC, Carbon Bronze	

NOTES:
1. Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to SOMBRERO PREFERENCES website for more information. Components shipped separately may be separately analyzed under domestic preference requirements.

Type LED-2

dmf

DRD2

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

PRODUCT SPECIFICATIONS

4" application shown

- Maximum installation compatibility
- Twist & Lock feature for easy trim installation
- 750 & 1000 lumen outputs
- 2700K, 3000K, 3500K, 4000K CCT
- Flicker-free TRIAC/ELV, 0-10V, or EcoSystem® dimming
- 50,000 hr lifetime at 70% lumen maintenance
- 5 year limited warranty

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 (5" 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) ½" and (1) ¾" knockouts with pryout 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.

MOUNTING: Pre-installed adjustable bar hangers engineered to accommodate lumber, laminated beams and T-bar.

CEILING: ¼" up to 1".

CUTOUT: 4 ⅝" (4" frame-in kit, 4" shallow frame-in kit), 5 ⅝" (5" frame-in kit), 6 ⅝" (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: 11.8W (750 lm module), 14.7W (1000 lm 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 ISSNA LM 80-2008 standards (L70, B50).

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

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

WARRANTY: 5 year limited warranty.

Trim

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

Product Code:	Type:
Project:	Contact: Date:

dmf Lighting 1118 E. 223rd St. Carson, CA 90745 T: 1.800.441.4422

© 2015 DMF Lighting. All Rights Reserved. Specifications subject to change without notice.

www.dmflighting.com
Page 1 of 9 | V-12.18.15

dmf

DRD2

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

PRODUCT SELECTION GUIDE

FRAME-IN KIT

Product Code Example: DRDHNIC4

PRODUCT CODE	APPLICATION	IC/NON-IC		APERTURE		OPTION	
DRDH Housing	N New Construction	IC	Insulation Contact	4	4" Aperture	[Blank]	TRIAC Dimming (Standard)
				4S	4" Shallow	7O	0-10V Dimming 750 lm
		[Blank]	Non-Insulation Contact. Only available in 4" aperture	5	5" Aperture	10O	0-10V Dimming 1000 lm
				6	6" Aperture	7C	EcoSystem® Dimming 750 lm
				6S	6" Shallow	10C	EcoSystem® Dimming 1000 lm
						7TEM	TRIAC Dimming w/ Emergency Battery 750 lm
						10TEM	TRIAC Dimming w/ Emergency Battery 1000 lm
						7EM	0-10V Dimming w/ Emergency Battery 750 lm
						10EM	0-10V Dimming w/ Emergency Battery 1000 lm
						7CEM	EcoSystem® Dimming w/ Emergency Battery 750 lm
						10CEM	EcoSystem® Dimming w/ Emergency Battery 1000 lm

LIGHT ENGINE

Product Code Example: DRD2M79I27

PRODUCT CODE	LUMENS (WATTS)	CRI	CCT	OPTION	
DRD2M Module	7 750 lm (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 lm (14.7W)		30 3000K		
			35 3500K		
			40 4000K		

TRIM

Product Code Example: DRD2TR4SWH

PRODUCT CODE	SHAPE		APERTURE		STYLE		FINISH	
DRD2T Trim	R	Round	4	4" Aperture	S	Smooth	WH	White
	S	Square Only available in 4" aperture; smooth style; white, black or custom finish	5	5" Aperture	B	Baffle	BK	Black
			6	6" Aperture	W	Wall Wash Only available in white finish	SW	Silver Reflector, White Flange
	D	Deep Only available in 6" aperture; smooth or baffle style; white, low iridescent or custom finish					AZ	Low Iridescent Reflector, White Flange Only available in deep shape
							CC	Custom Color

dmf Lighting 1118 E. 223rd St. Carson, CA 90745 T: 1.800.441.4422

© 2015 DMF Lighting. All Rights Reserved. Specifications subject to change without notice.

www.dmflighting.com
Page 2 of 9 | V-12.18.15

Type LED-12

diode led
a division of elemental LED

INFINILINE® 120V LED Strip Light

SPECIFICATION SHEET

UL LISTED E470197 | UL LISTED E503268 | intertek | IP65 | 120V AC | cULus

Item #
Project

INFINILINE®		
Voltage/Wattage		120VAC / 3.7W/ft.
Lumens[1]	**2700K**	289 Lm/ft.
	3000K	300 Lm/ft.
	3500K	308 Lm/ft.
	4200K	351 Lm/ft.
Max. Run[2]		164 feet
Custom Produced		See Page 2
LED Chips		21/foot
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, NTELV-300, or NTF-10 Dimmers
Warranty		5-Year Standard, 2-Year Deep Cold[3]

SPECIFICATIONS

- LED Chip Type: 2835
- LED Chip Beam Angle: 120°
- Luminous Efficacy* (lm/w): ~80-90
- Mounting: Mounting Clips / Mounting Channel
- Connections**: 60 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[3]
- **UV Resistance: Yes but may still degrade over time**
- **Jacket Material: PVC, UL94 5VA Rated**

COMPLIANCE & REGULATORY APPROVALS

Safety

- UL Listed 2388 Flexible Lighting Products. File # E470197
- UL Listed 1598 Surface Mount Luminaires. File # E503268
- ETL Certified, Canada – UL std. 1598 Surface Mount Luminaires (Hardwired only)

SKU Builder

DI	-	120V	-	INFBSC3		-	TBD	-	TBD	-	
		Voltage		Model	Color Temp		Connection		SKU Length		Mounting

Color Temp	Connection	SKU Length	Mounting
27 (2700K)	**-** (Plug-In)	**SEE PAGE 2**	**MTCL** (Mounting Clips)
30 (3000K)	**H** (Hardwire)		**RTCL*** (Rotating Mounting Clips)
35 (3500K)			**MTCH** (Channel)
42 (4200K)			

Example: DI-120V-INFBSC335-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.*

© 2021 Elemental LED Inc. All rights reserved.
Specifications are subject to change without notice.

Toll Free: 877.817.6028 | Fax: 415.592.1596 | www.DiodeLED.com | info@DiodeLED.com

SPEC SHEET | INFINILINE® 120V LED Strip Light | SS060121-6.0 | 1 OF 5

INFINILINE® 120V LED Strip Light

SPECIFICATION SHEET

ADDITIONAL ACCESSORIES

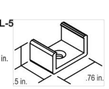
Accessories listed below fully support our Tape Light product line. Further information on these products and more accessories can be found in our latest catalog or online at www.DiodeLED.com.

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

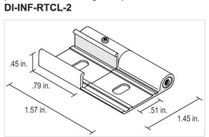
SKU	DESCRIPTION
DI-INF-MTCL-5	**MOUNTING CLIP (5 PACK)** Small clip used to secure INFINILINE® LED Strip Light. Includes 5 clips and 5 screws. *(Sold Separately)*
DI-INF-RTCL-2	**MOUNTING CLIP (2 PACK)** Small clip used to secure INFINILINE® LED Strip Light for post-installation adjustability. Includes 2 clips and 2 screws. *(Must be utilized with mounting channel). (Sold Separately)*
DI-INF-MTCH	**MOUNTING CHANNEL** Cuttable channel used to secure INFINILINE® LED Strip Light. *(Sold Separately)*

MECHANICAL DIAGRAMS

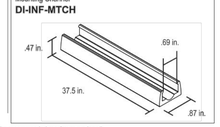
INFINILINE®
Mounting Clip
DI-INF-MTCL-5



INFINILINE®
Rotating Mounting Clip
(Included with Hardwired Infiniline orders)
(Must be utilized with mounting channel)
DI-INF-RTCL-2



INFINILINE®
Mounting Channel
DI-INF-MTCH



1. LED chips have a luminous flux range with a tolerance of +/- 5%.
2. Each maximum run requires a dedicated power feed. Do not extend beyond the recommended maximum run length.
3. Deep Cold applications are warranted for 2 years. Out of warranty condition is a greater than 25% loss of light output from initial installation.
4. Actual efficacy value is dependent on specified LED driver (power supply). An estimated efficacy value can be calculated as follows: Lumen value divided by average power consumption per foot.
5. Wire leads and accessories are not rated for in-wall installation unless otherwise noted.
6. Do not install product in an environment outside the listed ambient temperature. Exceeding the maximum ambient temperature may damage LED chips, reduce the total lamp life, lumen output, and/or adversely impact color consistency.
7. Operating temperature is measured according to the minimum and maximum ambient temperature environment.
8. Do not install in environment where LED chips are exposed to direct sunlight as damage to the phosphor will occur.

SPEC SHEET | INFINILINE® 120V LED Strip Light | SS060121-6.0 | 4 OF 5

Galloway
5500 Greenwood Plaza Blvd., Suite 200
Greenwood Village, CO 80111
303.770.8884
GallowayUS.com

PRELIMINARY
NOT FOR BIDDING
NOT FOR CONSTRUCTION

COPYRIGHT
THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF GALLOWAY, AND MAY NOT BE DUPLICATED, DISCLOSED, OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF GALLOWAY. COPYRIGHTS AND INFRINGEMENTS WILL BE ENFORCED AND PROSECUTED.

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	JMG

Project No: QBG02
Drawn By: JG
Checked By: JG
Date: August 25, 2023

PHOTOMETRIC DETAILS

13

COLOR LEGEND

- 01 GRAY
- 02 CHARCOAL
- 03 WOOD PATTERN
- 04 OFF WHITE
- 05 STONE
- 12 DD PINK
- 13 DD ORANGE

MATERIAL LEGEND

FCB	FIBER CEMENT BOARD
MT	METAL TRIM / COPING CAP
SC	STEEL CHANEL
EMC	EXTRUDED METAL CHANEL
PT	PAINT
STN	MANUFACTURED STONE
CMU	CONCRETE MASONRY UNIT - PAINTED

2 EXTERIOR ELEVATION - FRONT (WEST)
SCALE: 1/4" = 1'-0"

1 EXTERIOR ELEVATION - RIGHT SIDE (SOUTH)
SCALE: 1/4" = 1'-0"

Galloway
5500 Greenwood Plaza Blvd., Suite 200
Greenwood Village, CO 80111
303.770.8884
GallowayUS.com

STAMP

PRELIMINARY
NOT FOR BIDDING
NOT FOR CONSTRUCTION

COPYRIGHT
THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF GALLOWAY, AND MAY NOT BE DUPLICATED, DISCLOSED, OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF GALLOWAY. COPYRIGHTS AND INFRINGEMENTS WILL BE ENFORCED AND PROSECUTED.

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

CHAMBERS & HESS
PARKER, CO

#	Date	Issue/Description
	11.10.2023	RESUBMITTAL

Project No:	XXX######
Drawn By:	Author
Checked By:	Checker

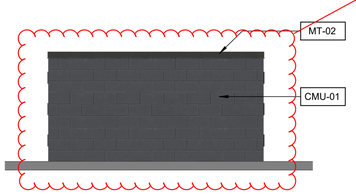
BUILDING ELEVATIONS

14

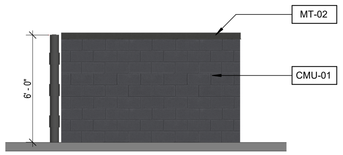
Autodesk Docs://Quality Brand Group (420)/280_2.31_Dunkin Chambers & Hess, Parker CO_R23_Arch.rvt
11/8/2023 2:21:45 PM

Trash enclosures must have the same materials as the main building. No CMU.

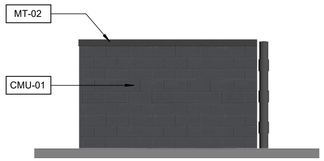
RICK RESPONSE: REVISED.



6 TRASH ENCLOSURE - REAR (NORTH)
SCALE: 1/4" = 1'-0"



5 TRASH ENCLOSURE - RIGHT SIDE (EAST)
SCALE: 1/4" = 1'-0"



4 TRASH ENCLOSURE - LEFT SIDE (WEST)
SCALE: 1/4" = 1'-0"

3 TRASH ENCLOSURE - FRONT (SOUTH)
SCALE: 1/4" = 1'-0"

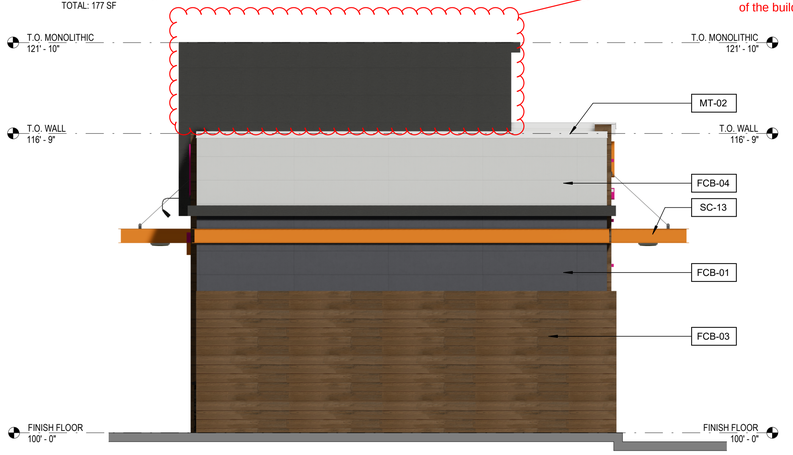
RICK RESPONSE: REVISED.

WINDOW CALCULATIONS:

FACADE: 382 SF
40% WINDOW OR DESIGN ELEMENT: 153 SF

WINDOW: 00 SF
DESIGN ELEMENT: 177 SF
TOTAL: 177 SF

What material is on the back of the tower element? This will be visible so it should be covered by the same materials as the rest of the building.

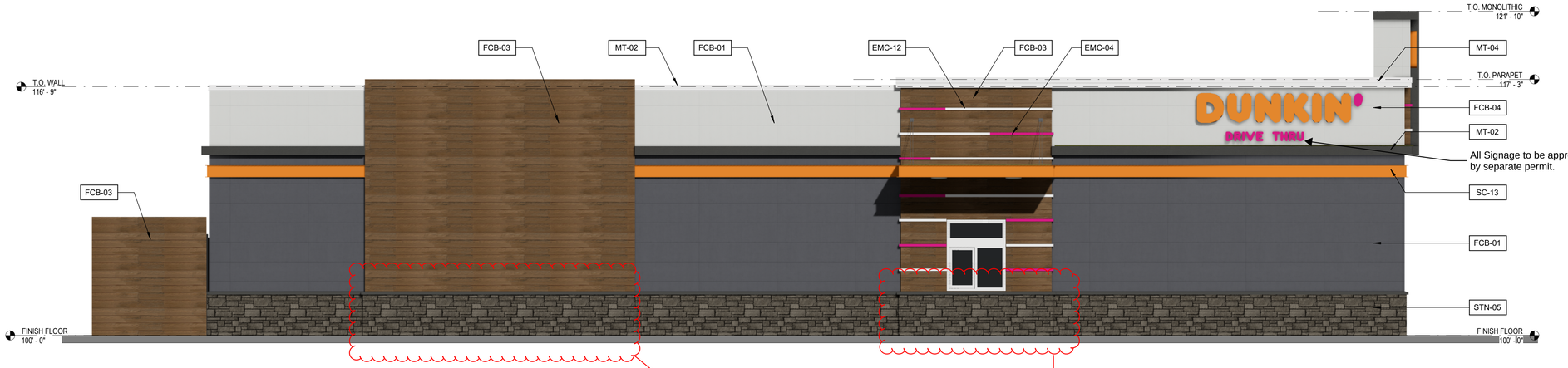


2 EXTERIOR ELEVATION - REAR (EAST)
SCALE: 1/4" = 1'-0"

WINDOW CALCULATIONS:

FACADE: 1,334 SF
25% WINDOW OR DESIGN ELEMENT: 333 SF

WINDOW: 20 SF
DESIGN ELEMENT: 363 SF
TOTAL: 383 SF



All Signage to be approved by separate permit.

Make sure that this element is consistent across all elevations. on the south elevation the wood section does not contain the rocks around the base of the building. It does not matter which way you go, just be consistent

RICK RESPONSE: REVISED.

1 EXTERIOR ELEVATION - LEFT SIDE (NORTH)
SCALE: 1/4" = 1'-0"

Galloway
5500 Greenwood Plaza Blvd., Suite 200
Greenwood Village, CO 80111
303.770.8884
GallowayUS.com

STAMP

PRELIMINARY
NOT FOR BIDDING
NOT FOR CONSTRUCTION

COPYRIGHT
THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF GALLOWAY, AND MAY NOT BE DUPLICATED, DISCLOSED, OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF GALLOWAY. COPYRIGHTS AND INFRINGEMENTS WILL BE ENFORCED AND PROSECUTED.

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

CHAMBERS & HESS
PARKER, CO

#	Date	Issue/Description
	11.10.2023	RESUBMITTAL

Project No:	XXX######
Drawn By:	Author
Checked By:	Checker

BUILDING ELEVATIONS

15

Autodesk Docs://Quality Brand Group (v23)/QBG_2.31_Dunkin Chambers & Hess_Parker CO_R23_Arch.rvt
11/8/2023 2:20:20 PM

Project Number: SP22-041

Description: **Douglas 234 F6 AMD 1 L4 - Dunkin Donuts**

Applied: **4/4/2022**

Approved:

Site Address:

Closed:

Expired:

City, State Zip Code: **,**

Status: **UNDER REVIEW 3**

Applicant: **Brynhildr Halsten**

Parent Project: **SUB21-022**

Owner: **bert hayenga**

Contractor: **Bert Hayenga**

Details:

The applicant, Ethos Architecture, is proposing a 2,108 sq. ft. drive through donut store. The site is located northeast of Hess Road and Chambers Road.

LIST OF REVIEWS						
SENT DATE	**RETURNED DATE**	**DUE DATE**	**TYPE**	**CONTACT**	**STATUS**	**REMARKS**

Review Group: ALL

4/22/2022	5/10/2022	5/2/2022	COMPLETENESS REVIEW	Carson Byerhof	REVISIONS REQUIRED	Notes

Notes:

MISSING
- Exhibit A – Legal Description – please make sure this document reflects the location information as portrayed with the County Assessor's Office (example attached)
- Exhibit B – Title (must be current to 30 days)
- Exhibit E – Vicinity Map – showing the relationship of the site to the surrounding area within a ½-mile radius
- Executed Charge Back Agreement (attached)
- Public Notice Requirements – momentarily, I will start a new email thread connecting you to our third-party vendor requesting the public sign installations
- Project narrative – a brief description of what is being proposed to send out to all agencies. Include the following:
o Applicant's name and contact information
o Description of the general proposal
o Present zoning
o General development schedule and phasing plan
- Fees have been added to TRACKiT
- Please send a physical materials board to Town Hall addressed to Carson Byerhof

REQUIRED REVISIONS
- Application
o Property Information
? Revise information for name, general location, PLSS, and plat information to match the County Assessor's Office
o Property Owner of Record
? This information needs to match the name given in the title (note, exhibits C & D also need to match the name given in the title)
o Utility Providers
? Water – Parker Water and Sanitation District
? Sanitary Sewer – Parker Water and Sanitation District
? Fire – South Metro Fire Rescue
o Current Property and Zoning Use
? Zoning – PD – Douglas 234
? Specify – Commercial
? Current Use – Vacant
? Subdivision – Douglas 234
- Site Plan Exhibits
o Missing colored elevations and perspectives
o Include a sheet with digital materials board

6/1/2022	6/14/2022	6/3/2022	COMPLETENESS REVIEW	Carson Byerhof	REVISIONS REQUIRED	02 review | notes

Notes:

need following items before comments can be returned
- rough perspective
- physical materials board
- updated charge back, resigned

6/14/2022	7/22/2022	7/13/2022	COMPLETENESS REVIEW	Carson Byerhof	REVISIONS REQUIRED	03 review | notes

Notes:

need following items before comments can be returned
- rough perspective
- physical materials board
- updated charge back, resigned

Still missing physical materials board and updated charge back agreement

Review Group: AUTO						
4/4/2022			ENGINEERING ADMINISTRATIVE	Tom Williams		
Notes:						
4/4/2022	4/27/2022	4/18/2022	LAND USE COMPLETENESS REVIEW	Alex Mestdagh	COMPLETED	
Notes:						
Review Group: SP 1ST 20						
6/13/2022	7/8/2022	7/13/2022	BUILDING 20	Randy Sale	APPROVED	01 review

Notes:

We highly encourage a Building pre-application meeting before applying for the permit to discuss construction type, occupancy, allowable areas, MEP's, energy, structural, fire, etc… Please visit our website for all plan submittal requirements: Plan Review | Town of Parker - Official Website (parkeronline.org), and our most current code adoptions.
Building and/or Fire Life Safety permit application will not be accepted/reviewed until the associated site plan is approved or otherwise discussed. All plans submitted for Building's review must meet the 2021 I-Codes, ICC A117.1-2017 for accessibility, the 2020 NEC, and the referenced NFPA editions noted in the applicable codes (i.e., 2021 IFC references the 2019 edition of NFPA 72) if received by December 31, 2024. NFRC certificates, interior/exterior lighting along with the mechanical and envelope compliance path must be included with the original submittal. All Fire Permit applications and inspections will be handled through the Parker Building Division. All land use applications and the associated Grading Permit must be approved/issued per Planning and Public Works prior to the Building Permit being approved/issued.
Retaining walls greater than 4' from base of footing or bottom course requires separate building permits and plans must be stamped by qualified professional. Tiered/staggered/stepped back retaining walls all require permits no matter the height of individual wall.

Please know the Town's Charge Back Agreement may be required for this project, specific to the building permit application. The form will be emailed to the applicant prior to the Building Pre-App meeting or upon receiving the permit application submittal. Once all required documents have been accepted and the charge back agreement form has been returned signed to the Building Division, then full plan review process may be able to begin.

Please contact us with any questions, 303.841.1970.

6/13/2022	7/4/2022	7/13/2022	CENTURYLINK COMMUNICATIONS 20	CenturyLink	NO COMMENT	01 review

Notes:

From: PlatReview <PlatReview@lumen.com>
Sent: Monday, July 4, 2022 9:41 AM
To: Byerhof, Carson <cbyerhof@parkeronline.org>
Cc: Benson, William <William.Benson2@lumen.com>
Subject: RE: Referral Agency Response Request

Requester,

Our engineer has reviewed this plat and their comments are: "I have reviewed this project and have no objections or comments."
If you require signatures, you can contact the engineer CC'd on this email and if you have any further questions, please don't hesitate to reach out.

Thank you!
Lumen Plat Review

-----Original Message-----
From: cbyerhof@parkeronline.org <cbyerhof@parkeronline.org>
Sent: Monday, June 13, 2022 5:29 PM
To: PlatReview <PlatReview@lumen.com>
Subject: Referral Agency Response Request

CAUTION: This email originated outside of Lumen Technologies. Do not click links or open attachments unless you recognize the sender and know the content is safe.

6/13/2022	6/24/2022	7/13/2022	CHERRY CREEK BASIN WATER QUALITY AUTHORITY 20	Rich Borchardt	ADVISORY COMMENTS	See Comments

Notes:

l1.The Authority''s Control Regulation 72 requires construction and post-construction Best Management Practices (BMPs).
2. No exceptions taken with the construction BMP plan
3. Provide description of post construction BMPs (permanent water quality) for the site.
4. The Authority reserves the right to review and comment on future referrals for the project.

6/13/2022		7/13/2022	COMCAST 20	Butch Buster		01 review

Notes:

6/13/2022	7/15/2022	7/13/2022	CONST PLANS - ENVIRONMENTAL	Michael Walton	REVISIONS REQUIRED	See Stormwater Memo

Notes:

6/13/2022	7/15/2022	7/13/2022	CONST PLANS - STORMWATER	Michael Walton	REVISIONS REQUIRED	See Stormwater Memo

Notes:

6/13/2022	8/8/2022	7/13/2022	CONSTRUCTION PLANS - CIVIL	Michael Walton	ADVISORY COMMENTS	See Notes
Notes: Please consider routing Inlet SDI-02 directly to SDI-01. As proposed, SDMH-02 will require closure of the drive thru for any maintenance activities which could have a significant impact on business during maintenance activities. This configuration would also eliminate the need for the additional manhole structure potentially providing some savings in construction costs.						
6/13/2022	7/6/2022	7/13/2022	DOUGLAS COUNTY ASSESSORS OFFICE 20	Marian Woodward	NO COMMENT	01 review
Notes:						
6/13/2022		7/13/2022	DOUGLAS COUNTY ENGINEERING DIVISION 20	DC Referrals		01 review
Notes:						
6/13/2022	7/12/2022	7/13/2022	DOUGLAS COUNTY PLANNING SERVICES DIVISION 20	DC Referrals	ADVISORY COMMENTS	01 review
Notes: Addressing Comments: The proposed address is 12211 SLICEROO DRIVE. This address is not to be used for any purpose other than for plan review until after this project is approved. Proposed addresses are subject to changes as necessary for 911 dispatch and life safety purposes. Addresses are recorded by Douglas County following all necessary approvals. Send confirmation of project approval to this office by email. Contact DCAddressing@douglas.co.us or 303.660.7411 with questions.						
6/13/2022		7/13/2022	DOUGLAS COUNTY SCHOOL DISTRICT RE1 20	Shavon Caldwell		01 review
Notes:						
6/13/2022	7/29/2022	7/13/2022	DRAINAGE REPORT - CIVIL	Alex Mestdagh	NO COMMENT	01 review
Notes:						
6/13/2022	7/15/2022	7/13/2022	DRAINAGE REPORT - STORMWATER	Michael Walton	REVISIONS REQUIRED	See Stormwater Memo
Notes: Provide a drainage conformance letter specific to this site plan application.						
6/13/2022		7/13/2022	ECONOMIC DEVELOPMENT 20	Bo Martinez		01 review
Notes:						

6/13/2022	6/27/2022	7/13/2022	FIRE LIFE SAFETY 20	Randy Capra	REVISIONS REQUIRED	See Notes
Notes: The site plan does not work with regard to emergency access; the long dead end... at approximately 260 feet must be addressed. See response letter named "SP22-041 Douglas 234 F6 AMD1 L4 Dunkin Donuts Fire Life Safety Response Ltr [1] Submittal 062722" for comments.						
6/13/2022	7/29/2022	7/13/2022	FLOODPLAIN DEVELOPMENT PLAN	Alex Mestdagh	NOT APPLICABLE	01 review
Notes:						
6/13/2022	7/13/2022	7/13/2022	IREA 20	Brooks Kaufman	REVISIONS REQUIRED	01 review
Notes: The applicant will be required to provide transformer and EUSERC Cabinet locations. The applicant will be required to meet clearance requirements per the attached CORE Builder Handbook.						
6/13/2022	7/29/2022	7/13/2022	PLAT - CIVIL	Alex Mestdagh	NOT APPLICABLE	01 review
Notes:						
6/13/2022	7/11/2022	7/13/2022	POLICE 20	Greg Epp	NO COMMENT	01 review
Notes:						
6/13/2022	7/12/2022	7/13/2022	PUBLIC SERVICE COMPANY OF COLORADO 20	Donna George	ADVISORY COMMENTS	see New Notes
Notes: The property owner/developer/contractor must complete the application process for any new natural gas service via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design d						
6/13/2022	8/8/2022	7/13/2022	SITE PLAN - CIVIL	Michael Walton	APPROVED	01 review
Notes:						
6/13/2022	7/15/2022	7/13/2022	SITE PLAN - STORMWATER	Michael Walton	APPROVED	01 review
Notes:						
6/13/2022	7/28/2022	7/28/2022	SITE PLAN 20	Carson Byerhof	REVISIONS REQUIRED	01 review
Notes: Cannot return comments until outstanding items from completeness review have been submitted. Pushing review out until July 28th See attached, "STAFFcomments...Review01"						

6/13/2022		7/13/2022	SOUTH METRO FIRE 20	South Metro Fire		01 review

Notes:

6/13/2022	8/8/2022	7/13/2022	TRAFFIC IMPACT STUDY - CIVIL	Michael Walton	REVISIONS REQUIRED	See Notes

Notes:

Please note that traffic from the proposed development cannot queue on to the adjacent shared access road or impact adjacent properties. Should traffic issues arise the developer will be required to re-analyze and make any necessary improvements to mitigate the issue. Please add text in the narrative acknowledging this within the TIS.

6/13/2022	7/13/2022	7/13/2022	URBAN DRAINAGE AND FLOOD CONTROL 20	UDFCD	NO COMMENT	01 review

Notes:

Good Morning,

We have no comment on Referral Response Request: Douglas 234 F6 AMD 1 L4 - Dunkin Donuts (SP22-041). We appreciate the opportunity to review. Please let me know if you have any questions or concerns.

Thank you,
Pieter van Leeuwen

Pieter Van Leeuwen
Student Intern | (He, Him, His)
MILE HIGH FLOOD DISTRICT
2480 W. 26th Ave. Suite 156-B | Denver, Colorado 80211
Office: 303-455-6277 | | www.udfcd.org

Comment letter attached

Review Group: SP 1ST 20 ADD

6/13/2022	7/12/2022	7/13/2022	PARKER WATER AND SANITATION DISTRICT 20	Robert Ramsey	REVISIONS REQUIRED	01 review

Notes:

Please see the uploaded documents.
Please note PWSD requires all documents to have original signatures.
Please feel free to contact me with any questions.
Robert

6/13/2022		7/13/2022	DOUG 234 HORSE CREEK HOA 20	Lauren Hill		01 review

Notes:

Project Reviews
Town of Parker

Review Group: SP 2ND 15						
9/20/2023	10/12/2023	10/11/2023	BUILDING 15	Randy Sale	APPROVED	No response required, See notes

Notes:

We highly encourage a Building pre-application meeting before applying for the permit to discuss access requirements during construction, construction type, occupancy, allowable areas, MEP's, energy, structural, fire, etc… Please visit our website for all plan submittal requirements: Plan Review | Town of Parker - Official Website (parkeronline.org), and our most current code adoptions.
Please know the Town's Charge Back Agreement may be required for this project, specific to the building permit application. The form will be emailed to the applicant prior to the Building Pre-App meeting or upon receiving the permit application submittal. Once all required documents have been accepted and the charge back agreement form has been returned signed to the Building Division, then the full plan review process will begin.

General Comments to be aware of:
Building and/or Fire Life Safety permit application will not be accepted/reviewed until the associated site plan is approved or otherwise discussed. All plans submitted for Building's review must meet the 2021 I-Codes, ICC A117.1-2017 for accessibility, the 2020 NEC, and the referenced NFPA editions noted in the applicable codes (i.e., 2021 IFC references the 2019 edition of NFPA 72) if received by December 31, 2024. NFRC certificates, interior/exterior lighting along with the mechanical and envelope compliance path must be included with the original submittal. All Fire Permit applications and inspections will be handled through the Parker Building Division. All land use applications and the associated Grading Permit must be approved/issued per Planning and Public Works prior to the Building Permit being approved/issued.
Retaining walls greater than 4' from base of footing or bottom course requires separate building permits and plans must be stamped by a qualified professional. Tiered, staggered, stepped back retaining walls all require permits no matter the height of individual wall.

9/20/2023	9/22/2023	10/11/2023	CHERRY CREEK BASIN WATER QUALITY AUTHORITY 15	Val Endyk	ADVISORY COMMENTS	See Notes

Notes:

The Cherry Creek Basin Water Quality Authority (Authority) acknowledges notification from the Town of Parker that the proposed development plans for SP22-041, Douglas 234 F6 AMD 1 L4 - Dunkin Donuts have been or will be reviewed by the Town of Parker for compliance with the applicable Regulation 72 construction and post-construction requirements. Based on the Authority's current policy, the Authority will no longer routinely conduct a technical review and instead the Authority will defer to the Town of Parker''s review and ultimate determination that the proposed development plans comply with Regulation 72.
If a technical review of the proposed development plan is needed, please contact LandUseReferral@ccbwqa.org. The review may include consultation with the Authority's Technical Manager to address specific questions or to conduct a more detailed Land Use Review, if warranted.

9/20/2023	10/11/2023	10/11/2023	CONST PLANS - ENVIRONMENTAL 15	Robert Seacat	REVISIONS REQUIRED	See Engineering Memo and Comments

Notes:

SP22-041 – Douglas 234 F6 AMD 1 L4 - Dunkin Donuts, 2nd, 10-11-23

GENERAL COMMENTS for ALL Erosion Control Plan Sheets

Please note that a CBMP Estimate will be required and reviewed with the Grading Permit after all CBMP comments have been addressed and the final site plan is near approval.

1. Please add a note stating – "THE TRUE LOCATION OF THE VTC, CWA, and PTs MAY BE DETERMINED BY THE TOWN AND THE ECS".
2. Please add a note stating – "MASONRY WORK PROTECTION IS REQUIRED FOR CONSTRUCTION OF BUILDINGS".
3. Please add a note stating – "ANY ONSITE BULK FUEL STORAGE REQUIRES A FIRE LIFE SAFETY PERMIT FROM THE TOWN OF PARKER PRIOR TO INSTALLATION". Contact Randy Capra at 303-805-3136 or rcapra@parkeronline.org for FLS Permit questions.
4. Please show multiple Portable Toilet Protections (PTP), a site this size must have at least 2 at initial phase. Addition PTPs may be needed in the interim and final phases.
5. Please provide and identify in curb line rock sock protection (4) on Slicero Drive to the southeast, down gradient of site. Follow the Inlet Protection Curb on Grade detail for installation.

INITIAL CBMP PLANS

6. Please consider moving the Vehicle Tracking Control (VTC) to the north end of Slicero Drive. This configuration helps limit the amount of Stormwater Sheet Flow washing over the VTC and flowing off-site during a rain event. Please provide and identify construction fence along the sides of the VTC to assure use of the entire 50-foot pad.

INTERIM/FINAL CBMP PLANS

7. Provide and identify Masonry Work Protection (MWP) on the plans in two locations for Construction of the building.
8. Please remove ALL Traffic Striping Arrows from the CBMP Drawings to avoid confusion with the stormwater flow arrows.

9/20/2023	10/11/2023	10/11/2023	CONSTRUCTION PLANS - CIVIL 15	Michael Walton	REVISIONS REQUIRED	See Engineering Memo

Notes:

9/20/2023	10/11/2023	10/11/2023	DRAINAGE REPORT - CIVIL 15	Michael Walton	REVISIONS REQUIRED	See Engineering Memo

Notes:

9/20/2023	9/26/2023	10/11/2023	FIRE LIFE SAFETY 15	Randy Capra	REVISIONS REQUIRED	See latest response letter and provide a written response

Notes:

9/20/2023	10/3/2023	10/11/2023	IREA 15	Brooks Kaufman	REVISIONS REQUIRED	Provide transformer and EUSERC Cabinet locations

Notes:

The applicant will be required to provide transformer and EUSERC Cabinet locations and meet CORE''s requirements per the attached builder handbook. In addition, the proposed trash enclosure and sign may not encroach into the 15-foot utility easement.

9/20/2023	10/11/2023	10/11/2023	SITE PLAN - CIVIL 15	Michael Walton	APPROVED	
Notes:						
9/20/2023	10/16/2023	10/11/2023	SITE PLAN 15	Ashley Chasez	REVISIONS REQUIRED	See notes
Notes: Only one minor change, all rock has to be 2" or larger. Will need to review again changes are made to address other reviewer's comments and once the color elevations are submitted.						
9/20/2023	10/11/2023	10/11/2023	TRAFFIC IMPACT STUDY - CIVIL 15	Michael Walton	REVISIONS REQUIRED	See Engineering Memo
Notes:						
Review Group: SP 2ND 15 ADD						
9/20/2023	10/11/2023	10/11/2023	PARKER WATER AND SANITATION DISTRICT 15	Robert Ramsey	REVISIONS REQUIRED	See Notes
Notes: Please see uploaded red lined plans and comment letter.						
Review Group: SP GRP 10						
12/11/2023	12/18/2023	12/27/2023	CONST PLANS - ENVIRONMENTAL 10	Robert Seacat	APPROVED	03 Review 10
Notes: Corrections Completed.						
12/11/2023	12/21/2023	12/27/2023	CONSTRUCTION PLANS - CIVIL 10	Michael Walton	APPROVED	03 Review 10
Notes:						
12/11/2023	12/21/2023	12/27/2023	DRAINAGE REPORT - CIVIL 10	Michael Walton	APPROVED	03 Review 10
Notes:						
12/11/2023	12/13/2023	12/27/2023	FIRE LIFE SAFETY 10	Randy Capra	APPROVED	03 Review 10
Notes:						
12/11/2023		12/27/2023	SITE PLAN 10	Ashley Chasez		03 Review 10
Notes:						

12/11/2023	12/22/2023	12/27/2023	TRAFFIC IMPACT STUDY - CIVIL 10	Michael Walton	REVISIONS REQUIRED	See Notes

Notes: RICK RESPONSE: COMMENT ADDRESSED, PLEASE SEE REVISED TIS.

1. Revise the developer acknowledgement provided at the end of the site circulation/queuing section to reflect the owner instead of developer and to note they will be required to mitigate the issue immediately at their cost.

Review Group: SP GRP 10 ADD

12/11/2023	12/27/2023	12/27/2023	PARKER WATER AND SANITATION DISTRICT 10	Robert Ramsey	REVISIONS REQUIRED	03 Review 10

Notes: RICK RESPONSE: PLEASE SEE PROVIDED RESPONSE LETTER AND REVISED PLANS IN THE RESUBMITTAL PACKAGE FOR THE ADDRESSED REDLINES.

Please see uploaded documents.
Please feel free to reach out with any questions.