



Development Review Division

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

MEMORANDUM

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: 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: 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

CONTACT LIST

DEVELOPER

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

ARCHITECT

ETHOS ARCHITECTURE GROUP
8025 W. 25TH PLACE
LAKEWOOD, CO 80214
PHONE: 303.374.9896
CONTACT: JOHN SPONSELLER

ENGINEER

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

SURVEYOR

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

PARKER PUBLIC WORKS

20120 E. MAINSTREET
PARKER, CO. 80138
PHONE: 303.840.9546
STREETS - MIKE WAUGH
STORM WATER - JACOB JAMES

TOWN OF PARKER POLICE DEPARTMENT

19600 E. PARKER SQUARE DR.
PARKER, CO. 80134
PHONE: 303.841.9800

PARKER WATER AND SANITATION DISTRICT

18100 E. WOODMAN DR.
PARKER, CO. 80134
PHONE: 303.841.4627

FIRE & LIFE SAFETY

20120 E. MAINSTREET
PARKER, CO 80138
PHONE: 303.205.3169
CONTACT: RANDALL CAPRA

UTILITY NOTIFICATION COMPANY OF COLORADO

2801 SOUTH YOUNGFIELD ST, SUITE 301
GOLDEN, CO 80401
PHONE: 800.922.1987
LOCAL CALLS: (811)

XCEL ENERGY

5909 E. 38TH AVE.
DENVER, CO 80207
PHONE: 303.329.1618
CONTACT: MICHELLE O'NAN

COMCAST

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

LUMEN

9750 E. COSTILLA AVE.
ENGLEWOOD, CO 80220
PHONE: 303.792.6069
CONTACT: WILLIAM BENSON

COLORADO DEPARTMENT OF HEALTH

4210 E. 11TH AVE.
DENVER, CO
PHONE: 303.320.8333

INTERMOUNTAIN RURAL ELECTRIC ASSOCIATION

5496 NORTH US HWY 85
P.O. BOX DRAWER A
SEDALIA, CO 80135
PHONE: 303.688.3100
CONTACT: JASON JENKS

MILE HIGH FLOOD CONTROL DISTRICT (MHFCD)

2480 W. 26TH AVE.
SUITE 156-B
DENVER, CO 80211
PHONE: 303.455.6277
CONTACT: MIKE SARMENTO

SITE BENCHMARK & BASIS OF BEARINGS

THE PRIMARY BENCHMARK USED TO DETERMINE THE BASIS OF ELEVATIONS FOR THIS MAP IS BY GPS OBSERVATION NAVD88. A SITE BENCHMARK HAS BEEN SET AT THE NORTHWEST CORNER OF A DRAIN INLET ON CHAMBERS ROAD, APPROXIMATELY 200'± NORTH OF HESS ROAD. ELEVATION = 6075.31

THE BASIS OF BEARINGS IS THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 29 TOWNSHIP 6 SOUTH, RANGE 66 WEST, 6TH PRINCIPAL MERIDIAN, BEARING SOUTH 89°15'13" WEST AS SHOWN ON FINAL PLAT DOUGLAS 234 FILING NO. 1.

FLOOD PLAIN NOTE

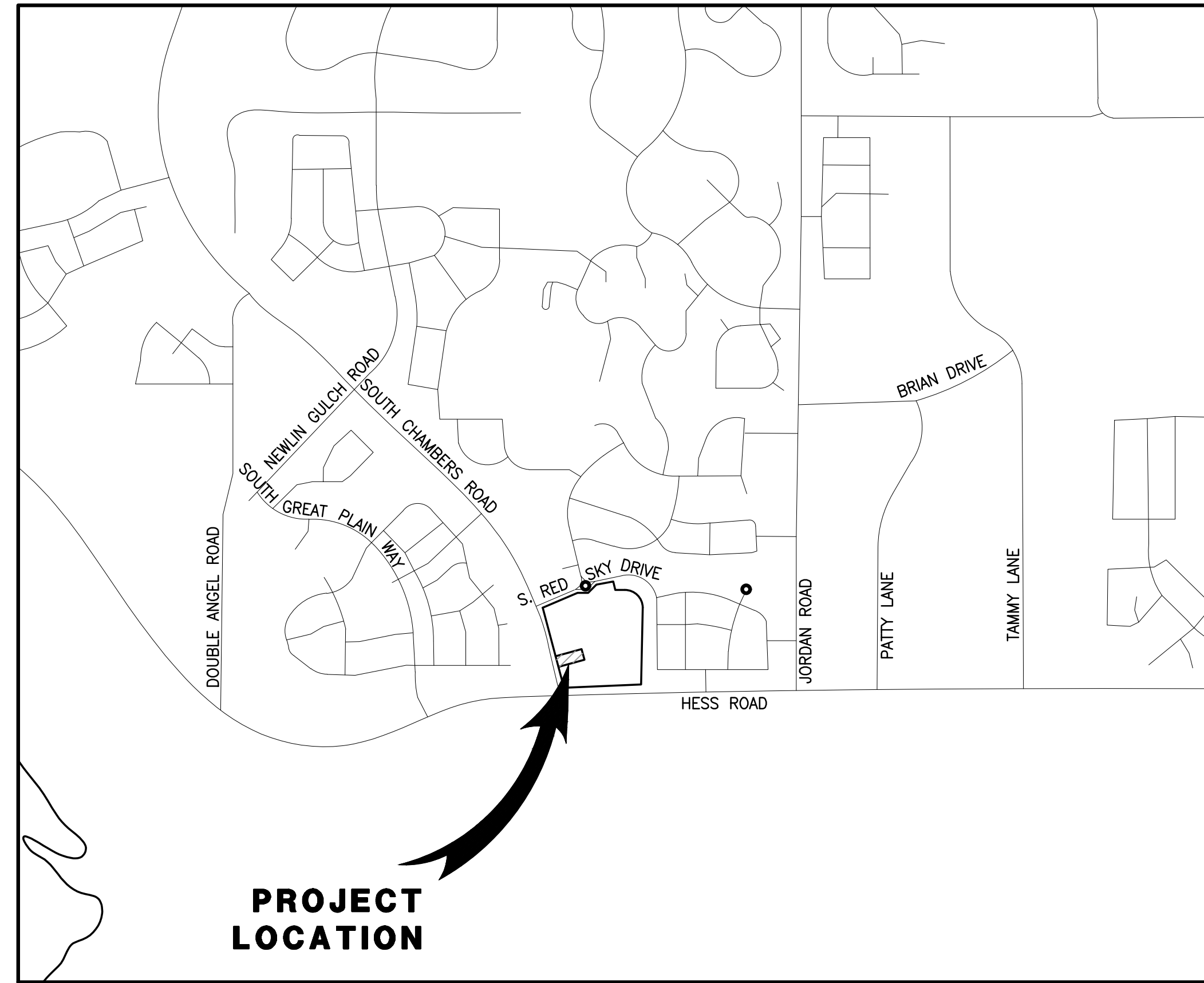
BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 08035C0181G AND DATED MARCH 16, 2016 - SUBJECT PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA.

LEGAL DESCRIPTION

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

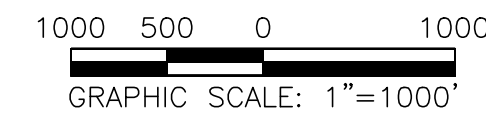
**SITE PLAN FOR
DUNKIN' DONUTS
DOUGLAS 234, FILING NO. 6,
AMENDMENT 1, LOT 4**

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



VICINITY MAP

SCALE 1" = 1000'



SHEET INDEX	
NO.	TITLE
1	COVER SHEET
2	EXISTING CONDITIONS & DEMOLITION PLAN
3	SITE PLAN
4	PRELIMINARY UTILITY PLAN
5	FIRE TRUCK ACCESS PLAN
6	LANDSCAPE PLAN & DETAILS
7	LANDSCAPE PLAN & DETAILS
8	LANDSCAPE IRRIGATION & DETAILS
9	LANDSCAPE IRRIGATION & DETAILS
10	LANDSCAPE IRRIGATION & DETAILS
11	LANDSCAPE IRRIGATION & DETAILS
12	PHOTOMETRIC PLAN
13	PHOTOMETRIC DETAILS
14	BUILDING ELEVATIONS
15	BUILDING ELEVATIONS

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

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

LEGEND

	EXISTING	PROPOSED
PROPERTY BOUNDARY	---	---
PROPERTY LINE	---	---
RIGHT-OF-WAY	---	---
CENTERLINE	---	---
CURB	---	---
CURB & GUTTER	---	---
EASEMENT	---	---
CONTOURS	---	---
WATER LINE	W	W
SANITARY SEWER LINE	S	S
STORM DRAIN LINE	---	---
GAS LINE	G	G
ELECTRIC LINE	E	E
TYPICAL LATERALS	---	---
SANITARY SEWER MANHOLE	(S)	(S)
STORM DRAIN MANHOLE	(D)	(D)
STORM DRAIN INLET	---	---
FIRE HYDRANT	---	---
AC PAVING	---	---
CONCRETE	---	---
LANDSCAPE	---	---

ABBREVIATIONS

BLDG	BUILDING
CL	CENTERLINE
DIA.	DIAMETER
DIST.	DISTRICT
E	EASTING
EG	EXISTING GRADE
ESMT	EASEMENT
EX.	EXISTING
FG	FINISHED GRADE
FL	FLOW LINE
FS	FINISHED SURFACE
INV	INVERT
MIN.	MINIMUM
N	NORTHING
NLA	NET LEASABLE AREA
NO.	NUMBER
PL	PROPERTY LINE
PROP.	PROPOSED
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
R.O.W.	RIGHT OF WAY
REC.	RECEPTION
REQ.	REQUIRED
SAN	SANITARY SEWER
SF	SQUARE FOOT
STD	STANDARD

SITE DATA

PROPERTY ACREAGE	0.901 ACRES (39,244 SF)
PERVIOUS AREA	0.305 ACRES
IMPERVIOUS AREA	0.596 ACRES
MAXIMUM IMPERVIOUS AREA	0.766 ACRES, 85% OF TOTAL LAND AREA
BUILDING DENSITY	1,959 SF (BLDG) = 4.99% 39,244 SF (LOT)
MAX BUILDING DENSITY	NONE
PARKING AREA	3,083 SF
PARKING REQUIRED	18 SPACES/12 SPACES (1 PER 100 NLA/1 PER EACH 3 PERSONS OF RATED CAPACITY)
PARKING PROVIDED	18 ON-SITE SPACES (2 ADA SPACES)
BICYCLE PARKING REQUIRED	4
BICYCLE PARKING PROVIDED	4

LAND USE DATA

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

SEAL:

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



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

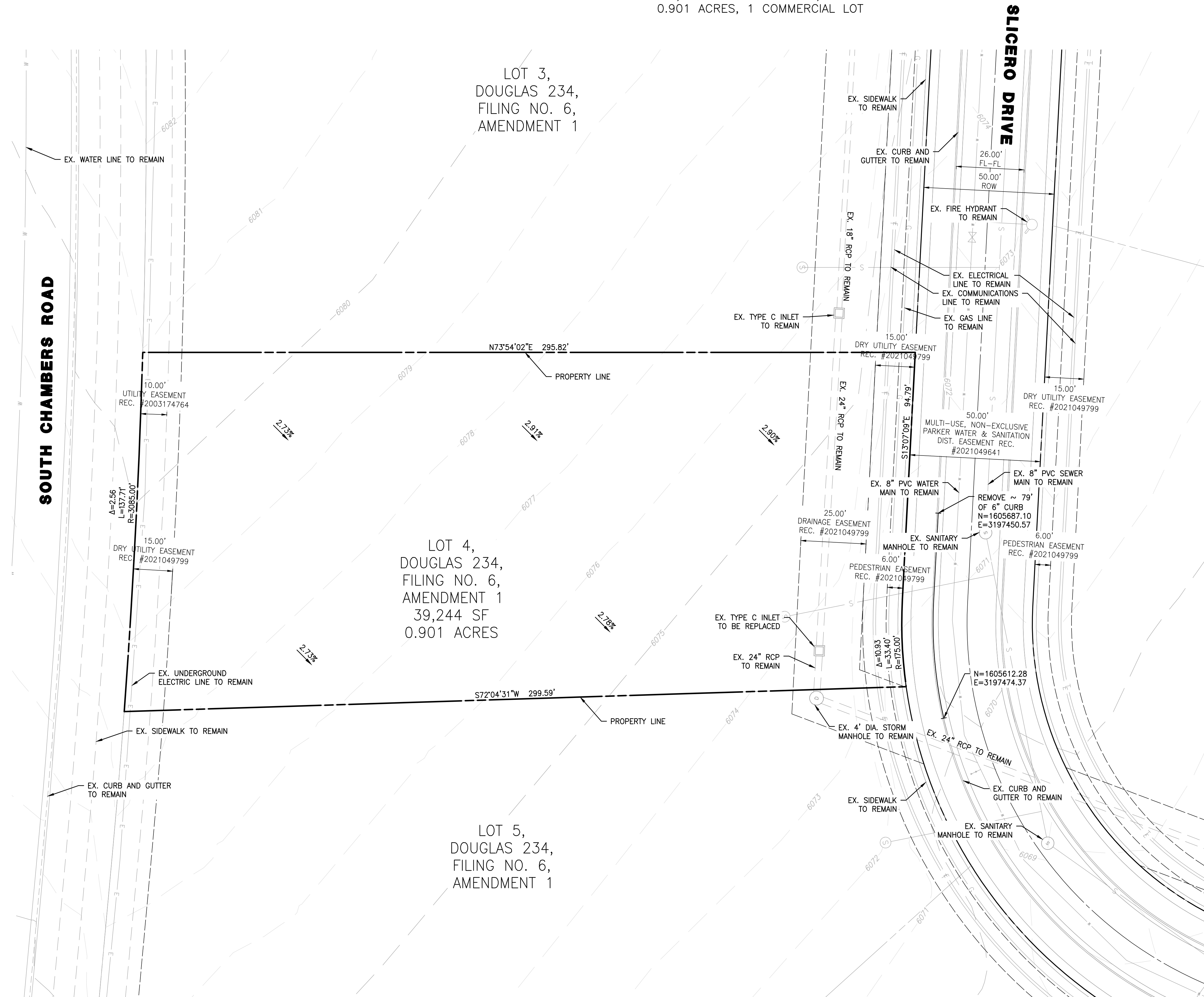


DRAWING NO.
1

3RD SUBMITTAL

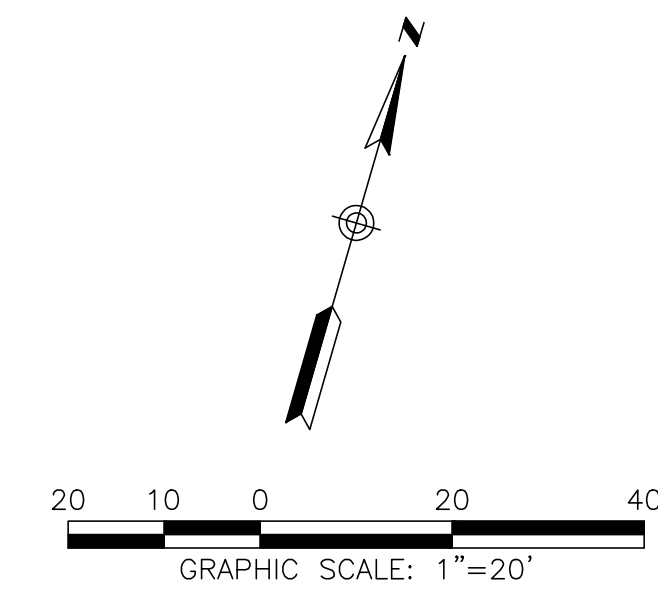
SITE PLAN FOR DUNKIN' DONUTS DOUGLAS 234, FILING NO. 6, AMENDMENT 1, LOT 4

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. 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".

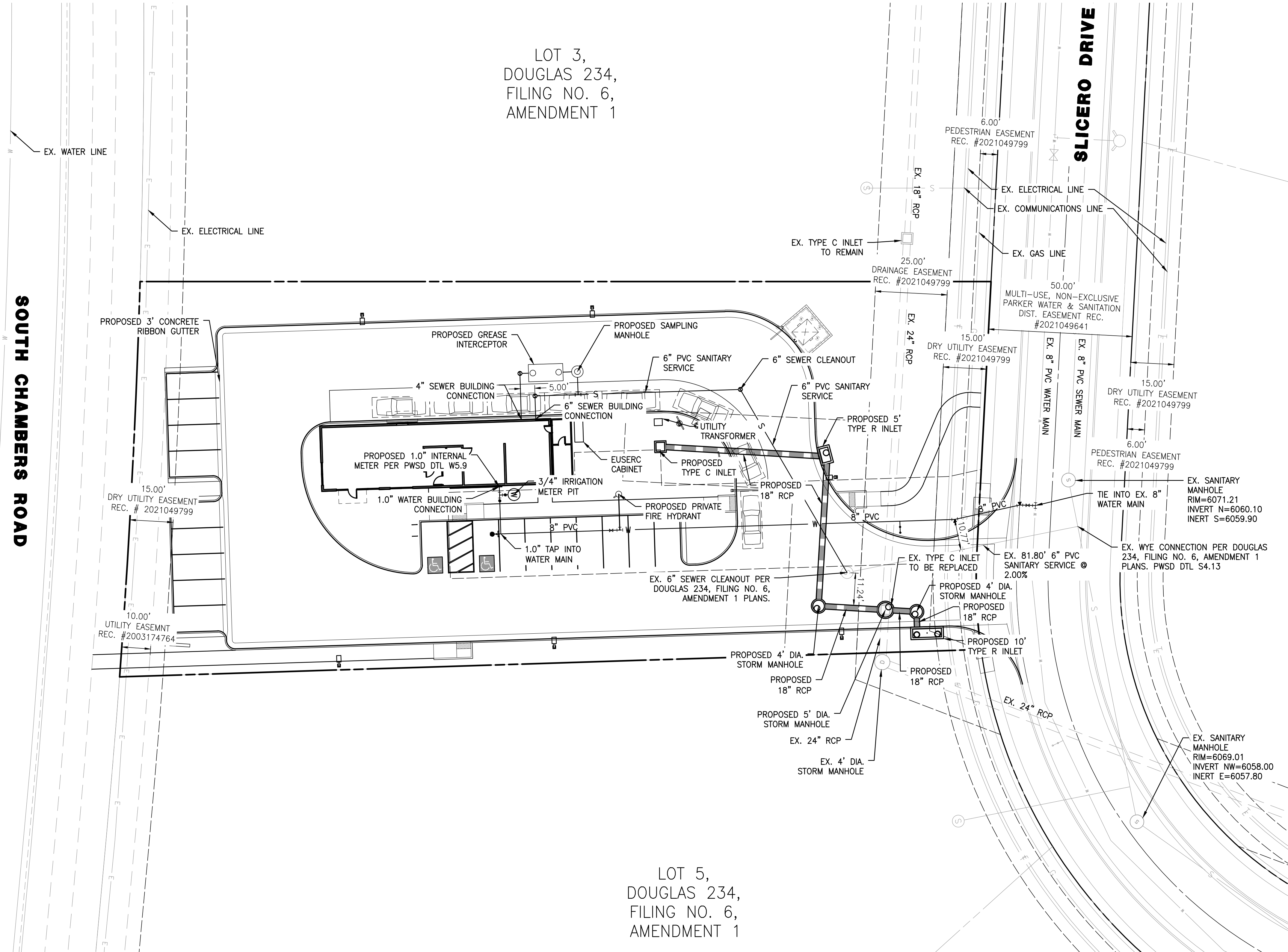


SEAL:									
8678 CONCORD CENTER DR, UNIT 200 ENGLEWOOD, CO 80112 rickengineering.com 303.537.8020									
PROJECT NO: 2243 DRAWN/DESIGNED BY: KA/TWB DATE: 11/27/2023 CHECKED BY: TWB									
DOUGLAS 234, FILING NO. 6, AMENDMENT 1, LOT 4 <small>DOUGLAS COUNTY, COLORADO</small>					EXISTING CONDITIONS & DEMOLITION PLAN				
DRAWING NO. 2									
3RD SUBMITTAL									

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

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

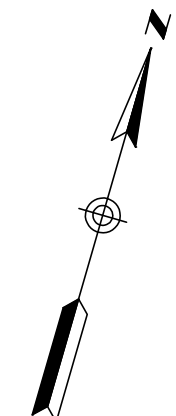


LEGEND

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

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

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

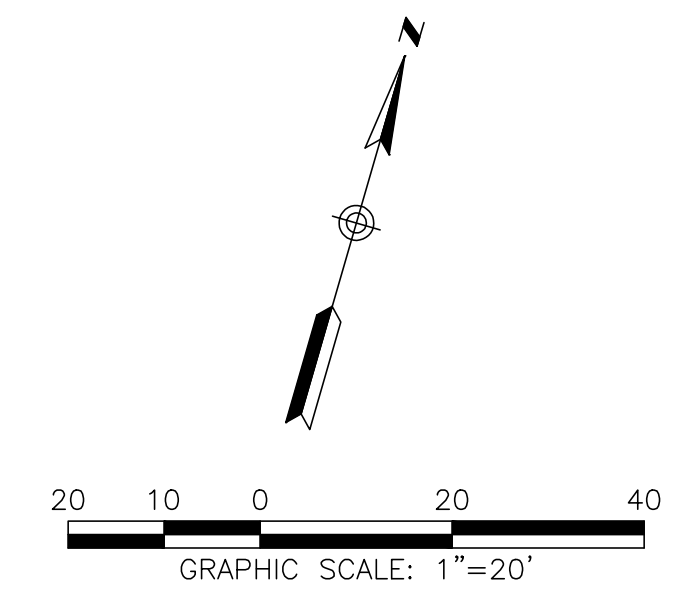
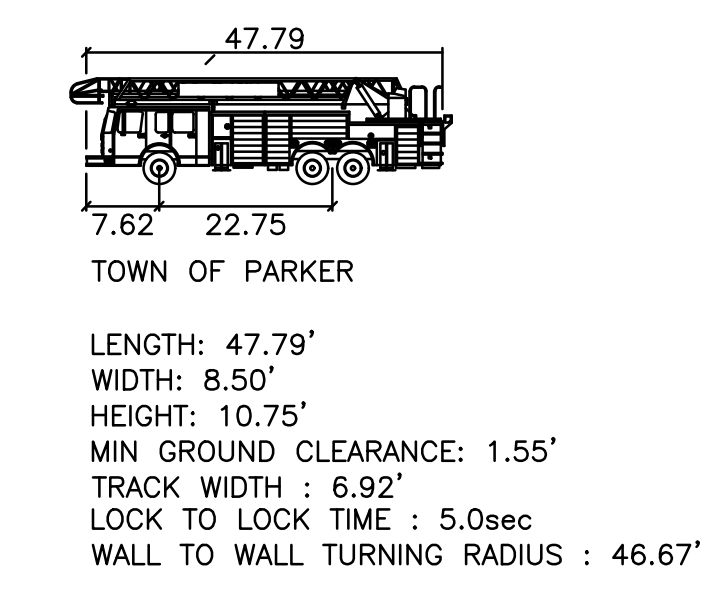
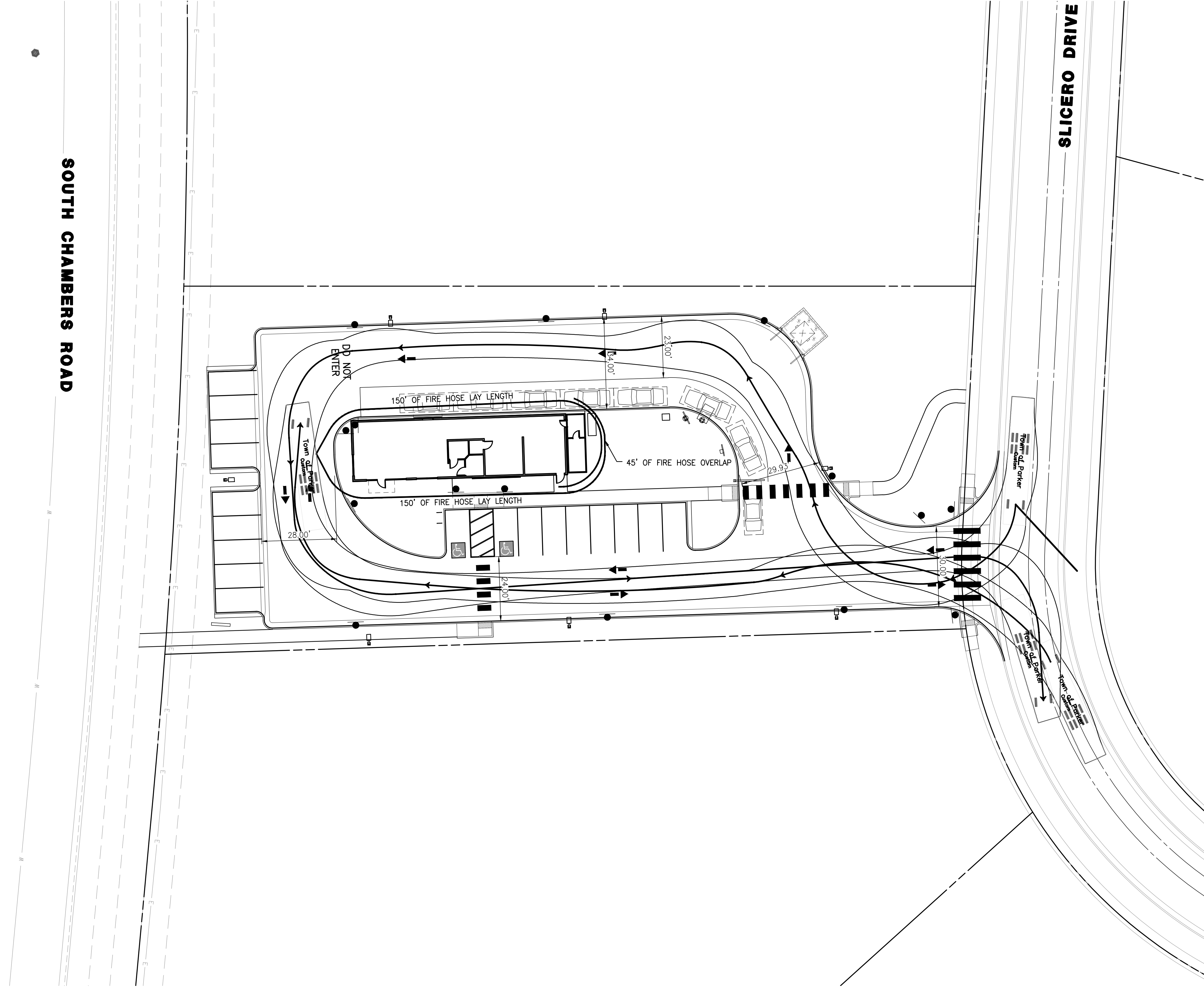


SEAL:	<p>8678 CONCORD CENTER DR, UNIT 200 ENGLEWOOD, CO 80112 rickengineering.com 303.537.8020</p> <p>RICK ENGINEERING COMPANY</p> <p><small>San Diego - Riverside - San Luis Obispo - Sacramento - Orange - Tucson - Phoenix - Las Vegas - Denver</small></p>						
PROJECT NO:	2243	DRAWN/DESIGNED BY:	KA/TWB	DATE:	11/30/2023	CHECKED BY:	TWB
<p>SITE PLAN PREPARED FOR: DOUGLAS 234, FILING NO. 6, AMENDMENT 1, LOT 4 DOUGLAS COUNTY, COLORADO</p>		<p>PRELIMINARY UTILITY PLAN</p>					
DRAWING NO.		4					
3RD SUBMITTAL							

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

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



NO.	BY	DATE	REVISION

SEAL:

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

FIRE TRUCK ACCESS PLAN

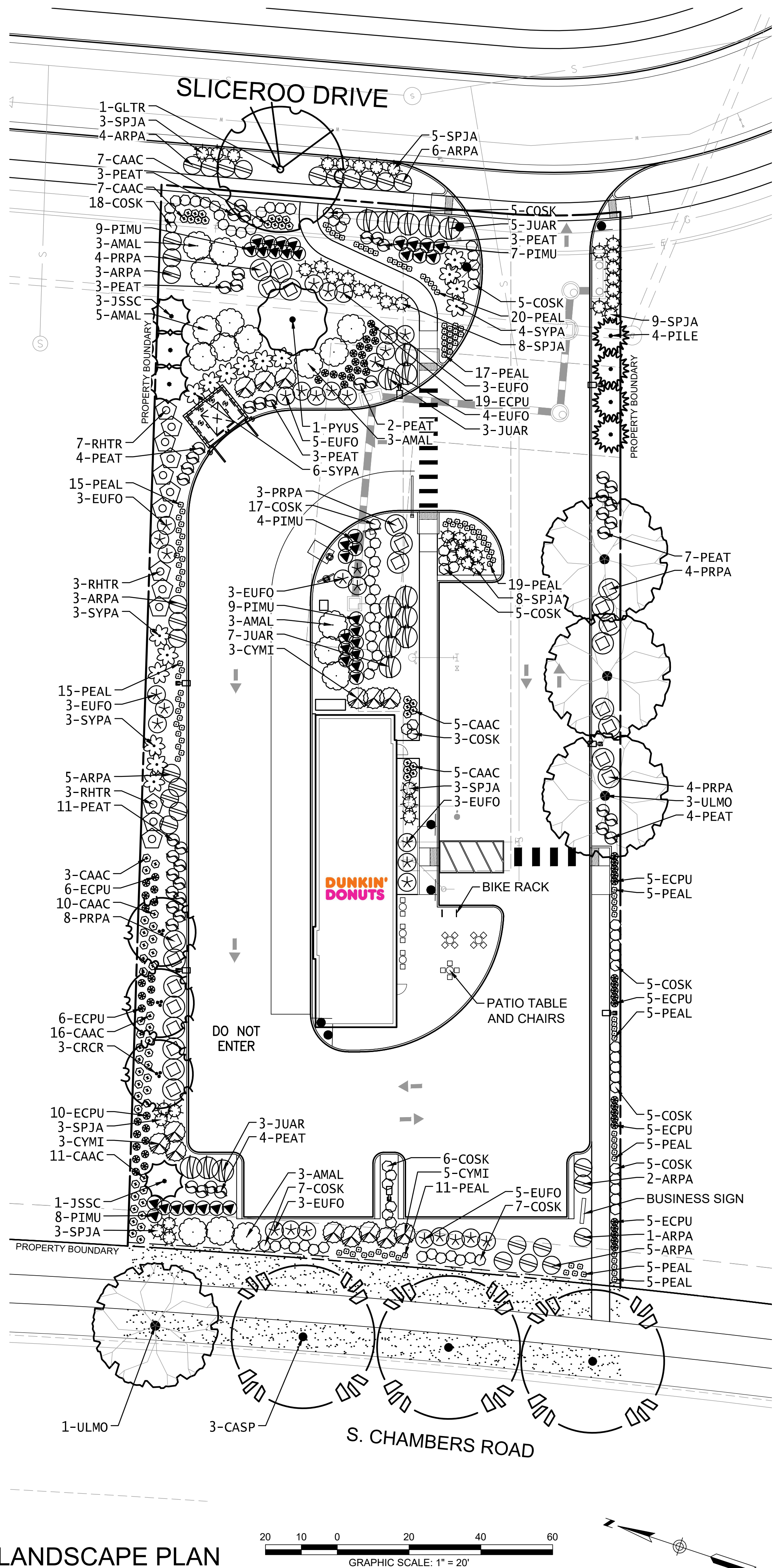
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3RD SUBMITTAL

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



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

GENERAL LANDSCAPE REQUIREMENTS					
VEGETATION REQUIRED BASED ON LOT PERMEABLE AREA (ROW, STREETSCAPE & PARKING LOT REQUIREMENTS NOT INCLUDED)					
	CALCULATION	# REQUIRED	# PROVIDED	EVERGREEN REQ. AT 25%-50%	# EVERGREEN PROVIDED
ONE (1) TREE / 1,500 SF OF PERMEABLE AREA	13,160 SF / 1,500 SF	9	15	3 - 5	8
FIVE (5) SHRUBS / 1,500 SF OF PERMEABLE AREA	13,160 SF / 1,500 SF x 5	44	355	11 - 22	120
75% MATURE VEGETATIVE GROUND COVER	13,160 SF x .75	9,870 SF	9,900 SF	NA	NA
15% MINIMUM OVERALL SITE LIVE COVERAGE	39,244 SF x .15	5,887 SF	7,691 SF	NA	NA

GENERAL LANDSCAPE NOTES

1. THE CONTRACTOR SHALL FOLLOW THE LANDSCAPE PLANS AND SPECIFICATIONS AS CLOSELY AS POSSIBLE. ANY SUBSTITUTION OR ALTERATION SHALL NOT BE ALLOWED WITHOUT APPROVAL OF THE OWNER'S REPRESENTATIVE. OVERALL PLANT QUANTITY AND QUALITY SHALL BE CONSISTENT WITH THE PLANS.
2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES.
3. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND TAG ALL PLANT MATERIAL PRIOR TO SHIPPING TO THE SITE. IN ALL CASES, THE OWNER'S REPRESENTATIVE MAY REJECT PLANT MATERIAL AT THE SITE IF MATERIAL IS DAMAGED, DISEASED, OR DECLINING IN HEALTH AT THE TIME OF ONSITE INSPECTIONS OR IF THE PLANT MATERIAL DOES NOT MEET THE MINIMUM SPECIFIED STANDARD IDENTIFIED ON THE PLANS AND IN THE SPECIFICATIONS. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER'S REPRESENTATIVE FOR INSPECTION AND APPROVAL OF ALL MATERIALS AND PRODUCTS PRIOR TO INSTALLATION.
4. THE CONTRACTOR SHALL WARRANT ALL CONTRACTED WORK AND MATERIALS FOR A PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION HAS BEEN ISSUED BY THE OWNER'S REPRESENTATIVE FOR THE ENTIRE PROJECT UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS OR SPECIFICATIONS.
5. ALL WEEDS TO BE REMOVED AND DISPOSED OF.
6. TREES SHALL NOT BE LOCATED IN DRAINAGE SWALES, DRAINAGE AREAS, OR UTILITY EASEMENTS. CONTACT OWNER'S REPRESENTATIVE FOR RELOCATION OF PLANTS IN QUESTIONABLE AREAS PRIOR TO INSTALLATION.
7. ALL ROCK MULCH PLANTER BEDS TO HAVE 1 1/2" RIVER ROCK AT A MINIMUM 3" DEPTH OVER MIRAFI WEED BARRIER FABRIC AND SHALL BE REGULARLY REPLENISHED.
8. ALL PLANTING SHALL BE MAINTAINED IN A HEALTH AND ATTRACTIVE MANNER AS DETERMINED BY THE TOWN. MAINTENANCE SHALL BE CONDUCTED BY THE PROPERTY OWNER OF RECORD, THE PROPERTY EXPERT OWNER'S AGENT OR TENANT WHICH HAS ASSUMED LANDSCAPE MAINTENANCE RESPONSIBILITY.

TREE PLANTING NOTES

1. EXCAVATE PLANTING HOLES WITH SLOPING SIDES. MAKE EXCAVATIONS AT LEAST THREE TIMES AS WIDE AS THE ROOT BALL DIAMETER AND NO DEEPER THAN THE DISTANCE FROM THE TOP MOST ROOTS IN THE ROOT BALL TO THE BOTTOM OF THE ROOT BALL TO ALLOW FOR SETTLING. DO NOT DISTURB SOIL AT BOTTOM OF PLANTING HOLES, BUT DO SCORE THE SIDES OF THE PLANTING HOLE. THE PLANTING AREA SHALL BE LOOSENED AND AERATED AT LEAST THREE TIMES THE DIAMETER OF THE ROOT BALL. BACKFILL SHALL CONSIST OF EXISTING ON SITE TOPSOIL - NO AMENDMENTS SHALL BE USED UNLESS OTHERWISE SPECIFIED.
2. TREES SHALL BE PLANTED WITH THE ROOT COLLAR/FLARE VISIBLE ABOVE GRADE AND TWO OR MORE STRUCTURAL ROOTS LOCATED WITHIN THE TOP 1" TO 2" OF THE ROOT BALL/FINISHED GRADE MEASURED 3" TO 4" FROM TRUNK. THIS INCLUDES TREES THAT ARE SET ON SLOPES (SEE SLOPE PLANTING DETAIL). TREES THAT DO NOT HAVE A VISIBLE ROOT COLLAR SHALL BE REJECTED. DO NOT COVER THE ROOT BALL WITH SOIL.
3. WHEN ROOT BALL WILL REMAIN INTACT, CUT OFF BOTTOM 1/4 OF WIRE BASKET BEFORE PLACING TREE IN HOLE, CUT OFF REMAINDER OF BASKET AFTER TREE IS SET IN HOLE. REMOVE BASKET COMPLETELY. AT A MINIMUM, THE TOP 2/3 OF THE BURLAP AND BASKET SHALL BE REMOVED FROM THE ROOT BALL ON ALL TREES. REMOVE ALL NYLON TIES, TWINE, ROPE AND BURLAP. REMOVE UNNECESSARY PACKING MATERIAL.
4. FORM SOIL INTO A 3" TO 5" TALL WATERING RING (SAUCER) AROUND PLANTING AREA. THIS IS NOT NECESSARY IN IRRIGATED TURF AREAS. APPLY 2" TO 4" DEPTH OF SPECIFIED MULCH OVER PLANTING AREA AND INSIDE SAUCERS, AWAY FROM TRUNK.
5. STAKING AND GUYING OF TREES IS OPTIONAL IN MOST PLANTING SITUATIONS. IN AREAS OF EXTREME WINDS, OR ON STEEP SLOPES, STAKING MAY BE REQUIRED TO STABILIZE TREES. STAKING AND GUYING MUST BE REMOVED WITHIN 1 YEAR OF PLANTING DATE.
6. TREE WRAP IS NOT TO BE USED ON ANY NEW PLANTINGS, EXCEPT IN LATE FALL PLANTING SITUATIONS, AND ONLY THEN AFTER CONSULTATION WITH THE TOWN ARBORIST.
7. RESETTING OF IMPROPERLY PLANTED TREES WILL ONLY BE ALLOWED IF IT IS DETERMINED THAT DOING SO WILL IN NO WAY COMPROMISE THE ROOT BALL, AND SHALL ONLY BE DONE WITH APPROVAL OF THE TOWN ARBORIST.

SITE PERIMETER LANDSCAPE REQUIREMENTS

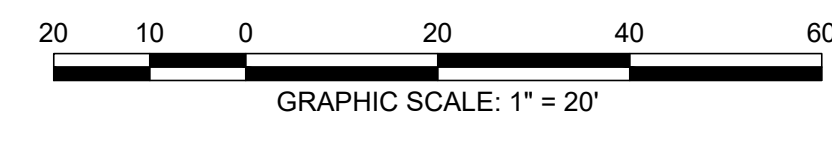
VEGETATION REQUIREMENTS BETWEEN COMMERCIAL & COMMERCIAL PROPERTY LINE BOUNDARY*			
	CALCULATION	# REQUIRED	# PROVIDED
ONE (1) TREE / 40 LF OF EDGE - NORTH SIDE	294 LF / 40 LF	7	7
FIVE (5) SHRUBS / 40 LF OF EDGE - NORTH SIDE	294 LF / 40 LF x 5	37	76
ONE (1) TREE / 40 LF OF EDGE - SOUTH SIDE	298 LF / 40 LF	7	7
FIVE (5) SHRUBS / 40 LF OF EDGE - SOUTH SIDE	298 LF / 40 LF x 5	37	46

* TEN (10) SHRUBS MAY BE SUBSTITUTED FOR ONE (1) TREE

PARKING LANDSCAPE REQUIREMENTS

VEGETATION REQUIREMENTS BASED ON LARGEST PARKING ISLAND AREA				
	CALCULATION	# REQUIRED	# PARKING ISLANDS	# PROVIDED
ONE (1) TREE / INCREMENTAL 162 SF	267 SF / 162 SF	1 / ISLAND	1	0
FIVE (5) SHRUBS / INCREMENTAL 162 SF	267 SF / 162 SF x 5	5 / ISLAND	1	13
THREE (3) ORNAMENTAL GRASSES SUBSTITUTED FOR ONE (1) SHRUB	2 SHRUBS x 3 GRASSES	3 / SHRUB	1	19

LANDSCAPE PLAN



SEAL:

8678 CONCORD CENTER DR, UNIT 200
ENGLEWOOD, CO 80112
rickengineering.com
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PROJECT NO: 2243 | DRAWN/DESIGNED BY: KN/JG | CHECKED BY: KN

DATE: 11/10/2023

DOUGLAS COUNTY, COLORADO

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

LANDSCAPE PLAN & DETAILS

SITE PLAN PREPARED FOR:

Know what's below.
Call before you dig.

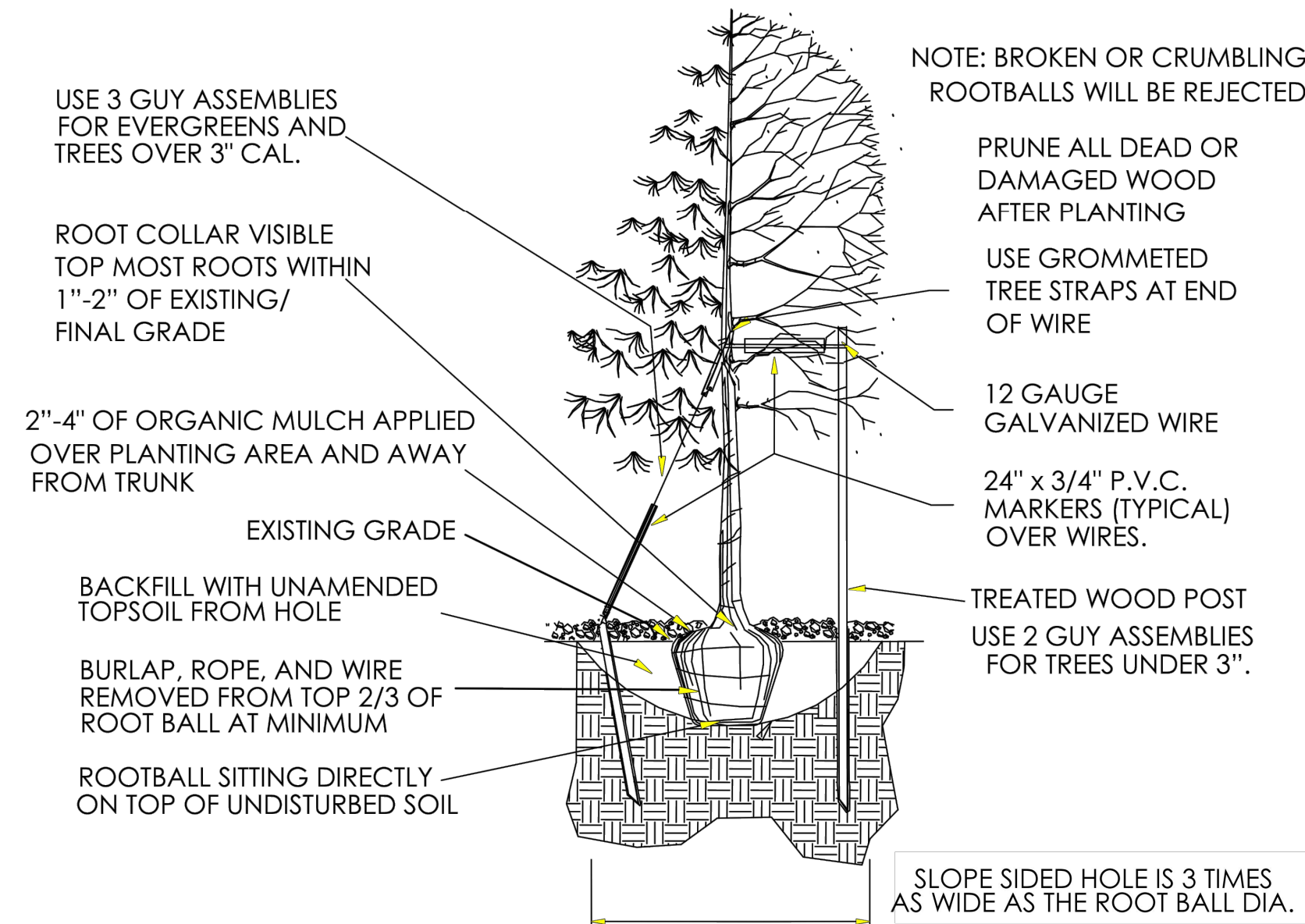
DRAWING NO. 6

3RD SUBMITTAL

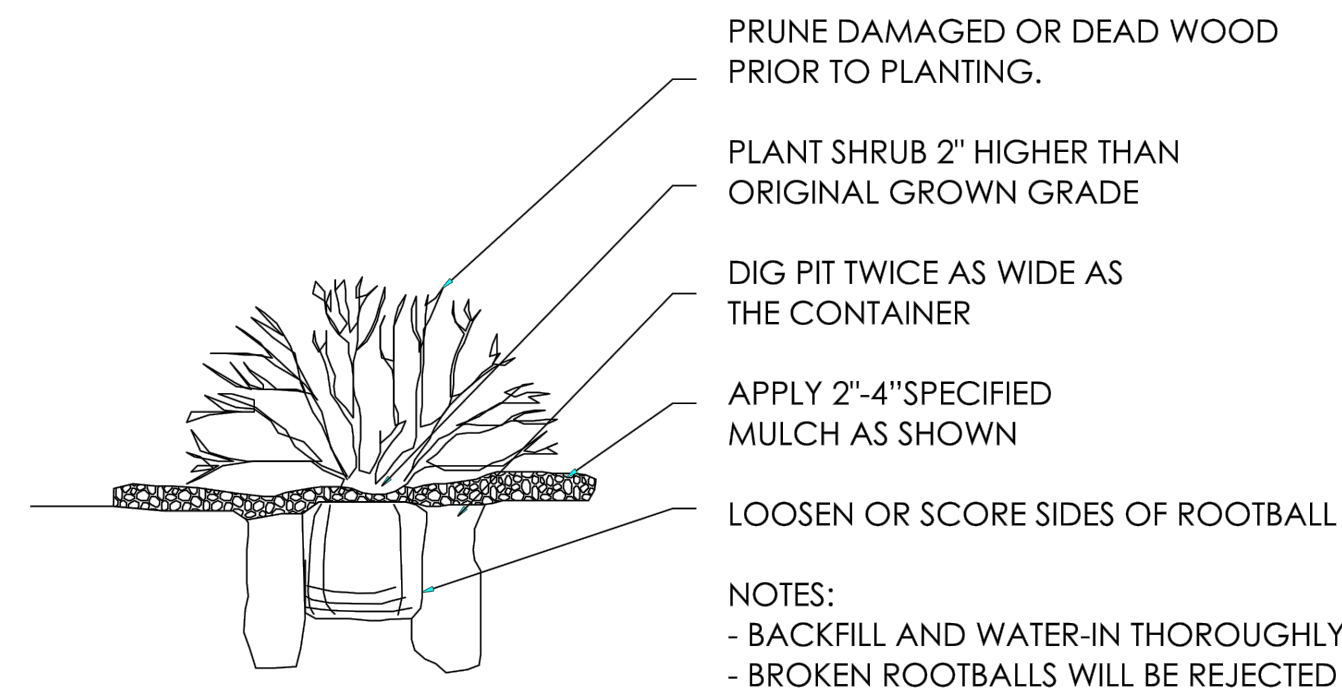
SITE PLAN FOR DUNKIN' DONUTS DOUGLAS 234, FILING NO. 6, AMENDMENT 1, LOT 4

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

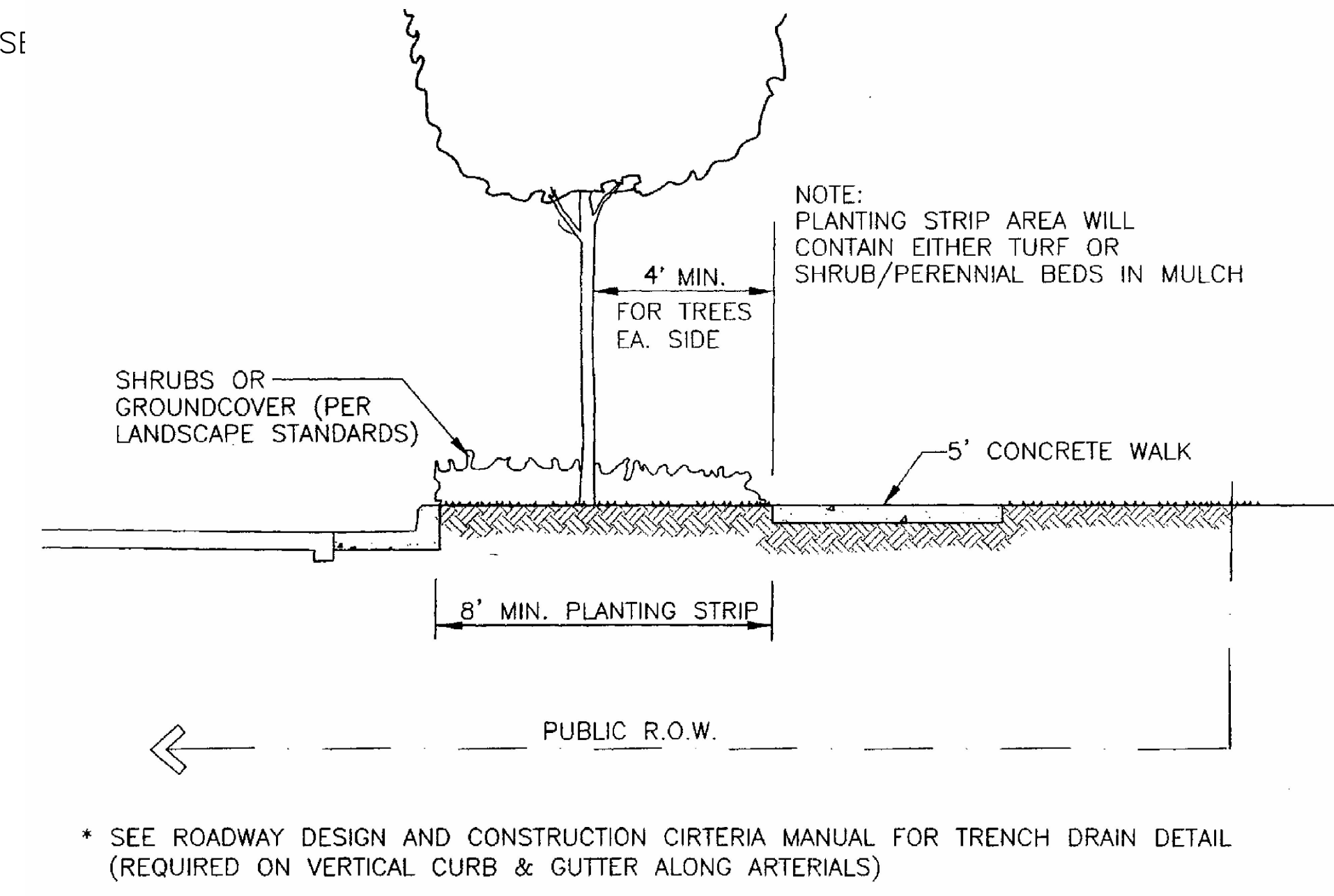
TOWN OF PARKER PLANTING STANDARDS



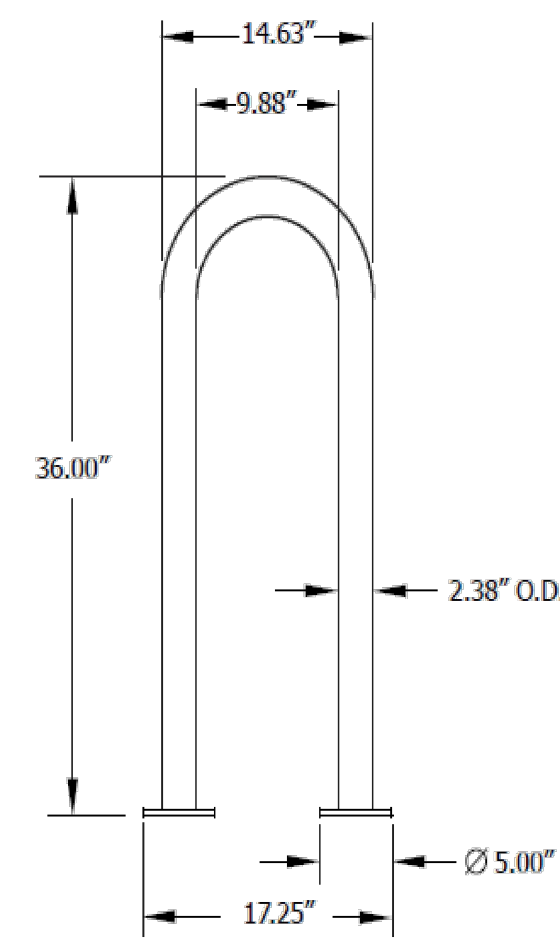
A TREE PLANTING
SCALE: N.T.S.



B SHRUB PLANTING
SCALE: N.T.S.

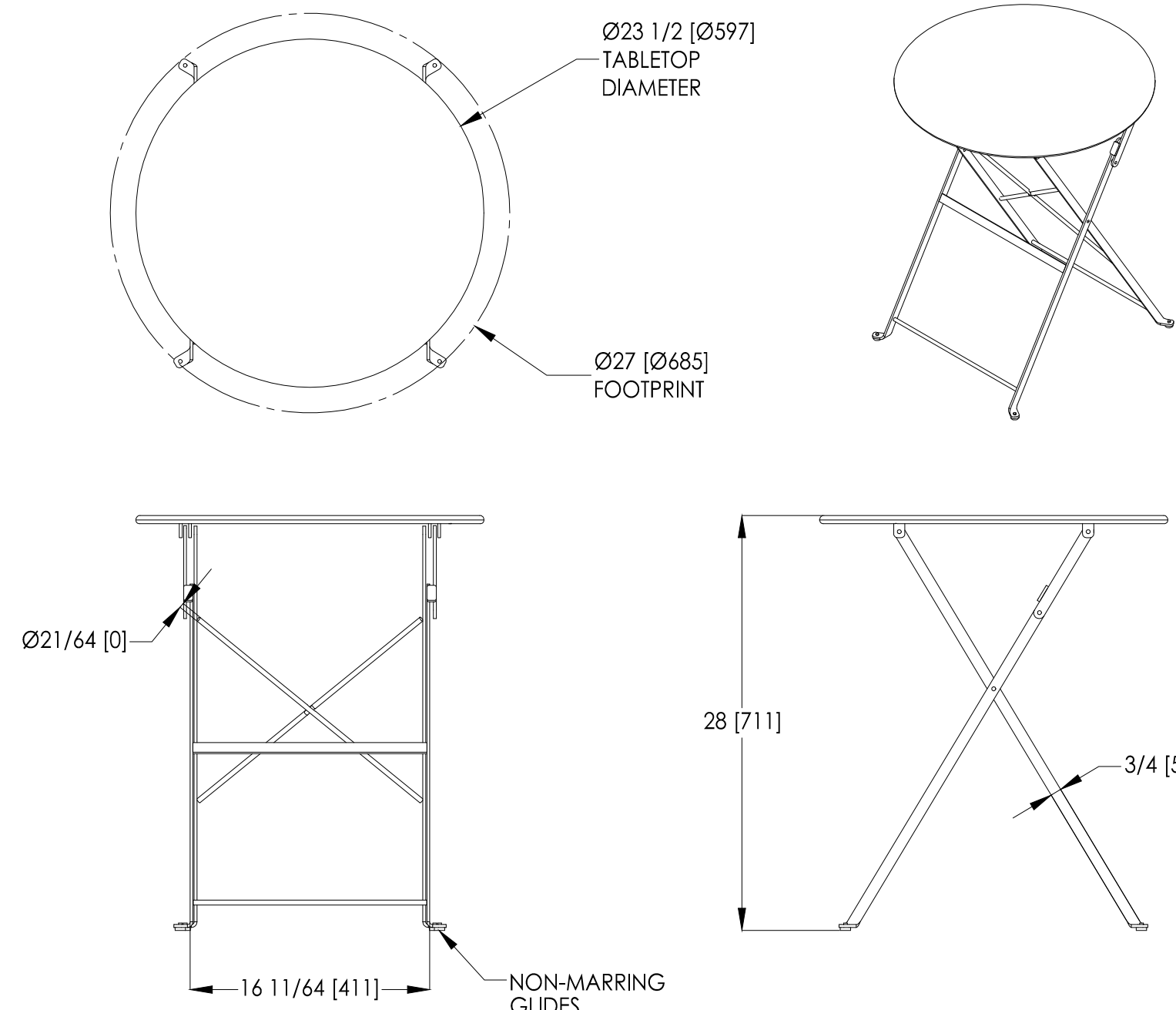


C STREET SECTION WITH DETACHED WALK
SCALE: N.T.S.



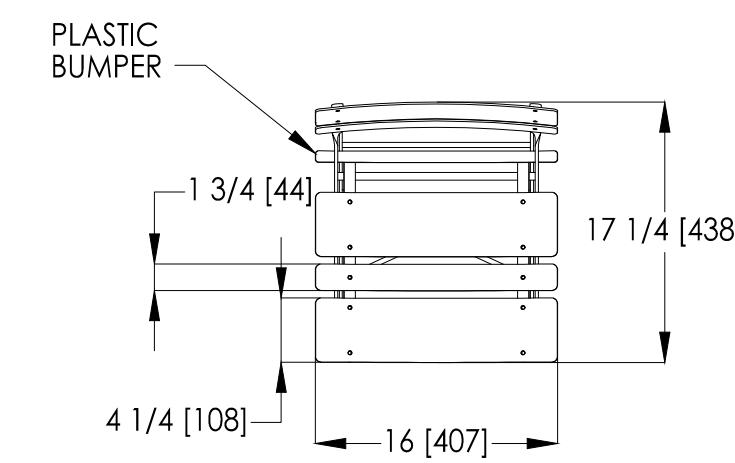
D BIKE RACK
SCALE: N.T.S.

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

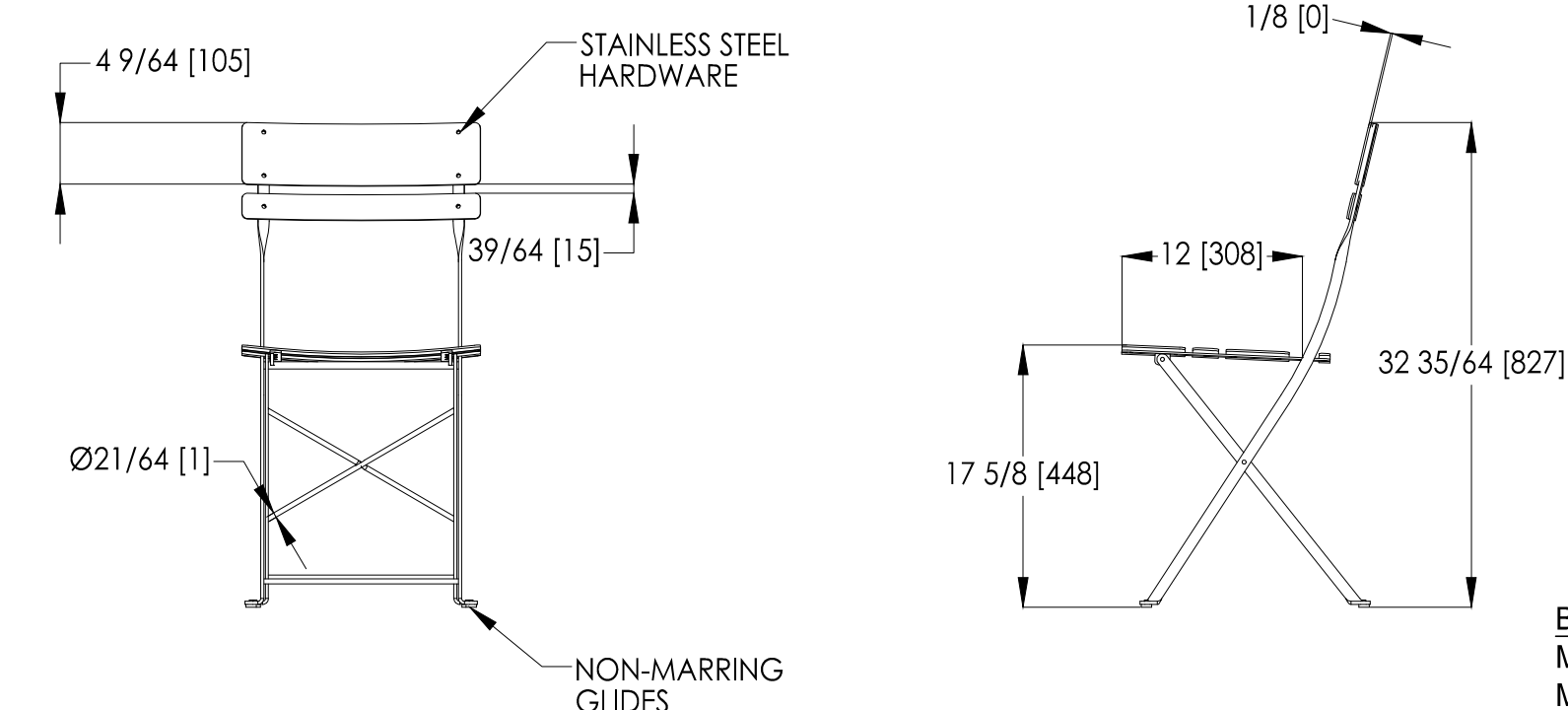


E PATIO TABLES
SCALE: N.T.S.

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



F PATIO CHAIRS
SCALE: N.T.S.



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

NO.	BY	DATE	REVISION

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

LANDSCAPE PLAN & DETAILS

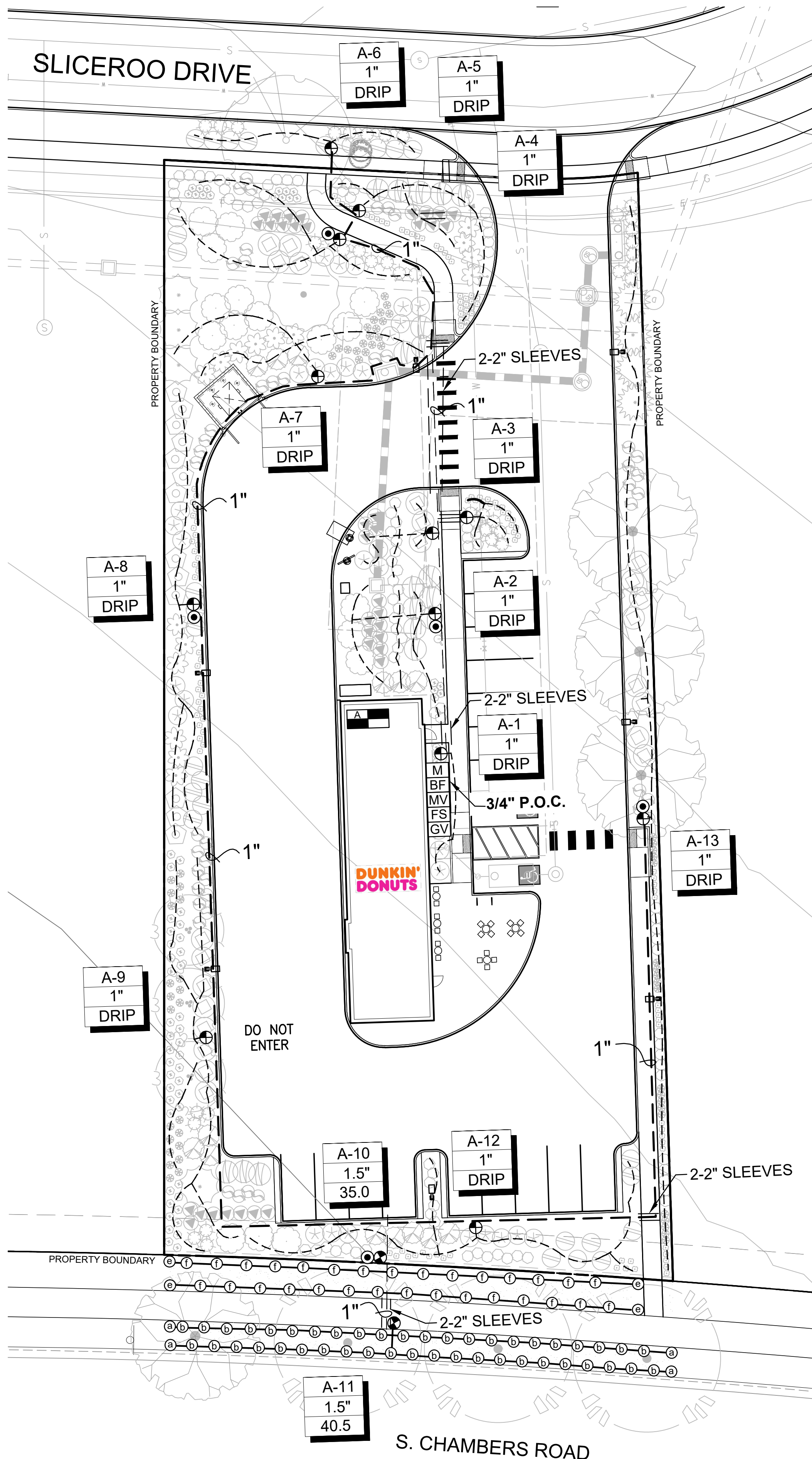
811
Know what's below.
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DRAWING NO.
7

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



IRRIGATION NOTES

IRRIGATION - GENERAL

ALL WORK SHALL CONFORM TO TOWN OF PARKER STANDARDS AND SPECIFICATIONS AND WITH THE ACCEPTED PLANS. REFER TO THESE STANDARDS FOR ADDITIONAL INFORMATION AS NEEDED. A COPY OF THESE SPECIFICATIONS SHALL BE AVAILABLE ON THE WORK SITE AT ALL TIMES.

THIS SYSTEM DESIGN ASSUMES A STATIC PRESSURE OF 70 PSI AT THE POINT OF CONNECTION. CONTRACTOR RESPONSIBLE FOR VERIFYING PRESSURE AND FLOW. CONTRACTOR RESPONSIBLE FOR COORDINATION OF ELECTRICAL INSTALLATION OF CONTROLLER.

INSTALL CONTROLLER ON PEDESTAL AT APPROXIMATE LOCATION SHOWN ON PLANS, COORDINATE LOCATION WITH OWNER.

INSTALL ALL ELECTRICAL IN ACCORDANCE WITH NATIONAL ELECTRICAL CODE AND ALL APPLICABLE LOCAL CODES.

DO NOT PROCEED WITH THE INSTALLATION OF THE IRRIGATION SYSTEM WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS OR GRADE DIFFERENCES EXIST THAT WILL AFFECT THE EFFICIENCY OF THE IRRIGATION SYSTEM. CONTACT OWNERS REPRESENTATIVE FOR CLARIFICATION. IF DISCREPANCIES IN NOTES, DETAILS OR SPECIFICATIONS EXIST CONTACT OWNER'S REPRESENTATIVE TO CLARIFY.

DRAWINGS ARE DIAGRAMMATIC, IRRIGATION SYSTEM IS TO BE INSTALLED IN LANDSCAPE AREAS.

CONTRACTOR RESPONSIBLE FOR INSTALLATION OF ALL IRRIGATION SLEEVING. COORDINATE ALL SLEEVE INSTALLATION WITH OTHER TRADES.

ALL DRIP LINES TO BE INSTALLED BELOW GRADE AND BROUGHT TO THE BASE OF PLANTS.

THE CONTRACTOR SHALL CERTIFY THAT THE GRADE IS WITHIN PLUS OR MINUS ONE-TENTH (1/10TH) OF THE FINAL GRADING PLAN PRIOR TO COMMENCEMENT OF ANY LANDSCAPE OR IRRIGATION WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS, FEES, AND LICENSES ASSOCIATED WITH THE WORK AS SHOWN ON THE PLANS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION.

ANY REVISION TO THE IRRIGATION PLAN SHALL BE REVIEWED AND APPROVED BY THE TOWN OF PARKER PRIOR TO IMPLEMENTATION.

THE CONTRACTOR SHALL HAVE ACCEPTED SET OF PLANS AND MUST HAVE HELD A PRE-CONSTRUCTION MEETING WITH OWNERS REPRESENTATIVE PRIOR TO COMMENCEMENT OF ANY AND ALL WORK.

THE CONTRACTOR SHALL WARRANT THE WORKMANSHIP AND IRRIGATION SYSTEM FOR A PERIOD OF TWO YEARS.

DO NOT DISTURB PAVING, LIGHTING, LANDSCAPE OR IRRIGATION THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLANS.

THE CONTRACTOR SHALL IDENTIFY, VERIFY AND PROTECT CONTROL POINT. CONTRACTOR SHALL VERIFY LOCATION OF CONTROL POINT WEEKLY AND THE ORIGINAL CONDITION OF CONTROL POINT PIN SHALL BE MAINTAINED THROUGHOUT ENTIRE PROJECT. LOCATION AND G.P.S. COORDINATES OF THE CONTROL POINT SHALL BE IDENTIFIED ON ALL PLANS AND AS-BUILTS.

THE IRRIGATION SYSTEM SHALL BE INSTALLED AFTER SOIL PREPARATION AND PRIOR TO PLANT MATERIALS.

IRRIGATION - INSPECTIONS

CONTRACTOR SHALL BE RESPONSIBLE FOR THE SCHEDULING AND COORDINATION OF ALL REQUIRED INSPECTIONS WITH OWNERS REPRESENTATIVE AND THE TOWN OF PARKER. REFER TO TOWN OF PARKER STANDARDS AND SPECIFICATIONS FOR ALL REQUIRED INSPECTIONS.

THE IRRIGATION SYSTEM SHALL PASS A MAINLINE PRESSURE TEST AND COVERAGE TEST AND A WATERING SCHEDULE WITH RUN TIMES AND APPLICATION RATES SHALL BE SUBMITTED PRIOR TO SODDING, SEEDING, OR PLANTING.

CONTRACTOR SHALL SCHEDULE PRESSURE TEST AT COMPLETION OF MAINLINE, MAINLINE SHALL HOLD AT SEVENTY (70) P.S.I. FOR TWO (2) HOURS.

IRRIGATION - AS-BUILTS

APPROVED CONSTRUCTION DRAWINGS SHALL BE ON SITE AND UPDATED DAILY WITH AS-BUILT MARKUPS. CONTRACTOR SHALL MAKE AS-BUILTS AVAILABLE ON SITE TO TOWN STAFF AND OWNERS REPRESENTATIVE FOR REVIEW AND INSPECTION IMMEDIATELY UPON REQUEST.

RECORD ALL CHANGES WHICH ARE MADE FROM THE CONTRACT DRAWINGS. RECORD ALL REQUIRED INFORMATION ON AS-BUILT DRAWINGS. DO NOT USE THESE PRINTS FOR ANY OTHER PURPOSE.

IRRIGATION MATERIAL LEGEND

SYMBOL	MANUFACT.	MODEL NO. / DESCRIPTION	
	HUNTER	HYDRAWISE X2-1400, IRRIGATION CONTROLLER 'A' 14 STATION CONTROLLER, 13 STATIONS USED	A/9
	P.O.C. 'A'	METER, P.O.C. 'A' - 1" POTABLE TAP. STATIC WATER PRESSURE IS ASSUMED TO BE 70 PSI. CONTRACTOR TO FIELD VERIFY AND NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY IF DIFFERENT	B/9
	FEBCO	BACKFLOW PREVENTION ASSEMBLY 825-YA SPARKERS W/MODEL 650 WYE STRAINER SIZE OF P.O.C. (1"). IN STRONG BOX ENCLOSURE. ALL PIPING BETWEEN METER AND BACKFLOW DEVICE SHALL BE 'K' COPPER OR RED BRASS.	B & C/9
	RAINBIRD	BRASS MASTER VALVE, EFB-CP-PRS-D, SIZE OF P.O.C. NORMALLY CLOSED WITH PRESSURE REGULATING MODULE. MASTER VALVE SHALL BE INSTALLED IN A 'JUMBO' SIZED VALVE BOX WITH LOCKING COVER AND 'MCV' HEAT BRANDED ON COVER	B & D/9
	HUNTER	RAIN-CLIK FLOW SENSOR. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.	B/9, B/10
	RAINBIRD	QUICK COUPLER VALVE 44RC WITH LOCKING RUBBER COVER, INSTALLED IN 10" ROUND VALVE BOX WITH 'QCV' HEAT BRANDED ON COVER INSTALL QCV ON A 1" STUB-OUT OFF MAINLINE.	D/10
	RAINBIRD	PEB, REMOTE CONTROL VALVE. BOX WITH LOCKING VALVE COVER AND 'RCV' HEAT BRANDED ON COVER.	A/11
	RAINBIRD	XCZ-150-PRB-COM, 1" REMOTE CONTROL DRIP VALVE KIT. BOX WITH LOCKING VALVE COVER AND 'RCV' HEAT BRANDED ON COVER.	C/11
	AS APPROVED	MAINLINE, CLASS 200 PVC SOLVENT WELD FITTINGS	H/10
	AS APPROVED	LATERAL LINE, CLASS 200 PVC SOLVENT WELD FITTINGS	H/10
	AS APPROVED	HUNTER HDL-CV DRIP TUBING WITH EMITTERS TO BASE OF PLANTS	E/9
	AS APPROVED	SLEEVING, SCH. 40 PVC PIPE, MINIMUM 4" DIAMETER FOR PIPING, LARGER WHERE APPROPRIATE. A SEPARATE 2" SLEEVE, FOR WIRE UNDER ALL PAVED SURFACES.	D, H/11
	RAINBIRD	SHRUBS - POINT SOURCE DRIP ZONE, XERIBUG DRIP EMITTERS ON A STAKE CONNECTED TO POLY DRIP TUBING PER DETAIL.	E/9
	AS APPROVED	WIRE SPLICES ALLOWED ONLY WHERE RUNS EXCEED 2500'. PULL BOXES FOR WIRE SPLICES. PULL BOXES SHALL BE 12" RECTANGULAR WITH LOCKING LID.	I/10
	NETAFIM	DRIP END FLUSH, NETAFIM TL050MFV-1, INSTALL ON PVC EXHAUST MANIFOLD WITHIN VALVE BOX AT LOWEST ELEVATION AND ALL END RUN(S) IN SYSTEM. INSTALL MIN. TYP AS REQUIRED.	

IRRIGATION MATERIAL LEGEND (HEADS):

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

LATERAL PIPE SIZING CHART:

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

SLEEVING SCHEDULE

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



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PROJECT NO: 2243 | 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

Know what's below.
Call before you dig.

DRAWING NO. 8

3RD SUBMITTAL

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

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

ParkerWater & SANITATION DISTRICT LANDSCAPE/IRRIGATION WORKSHEET

Tap sizing for dedicated irrigation taps

Yellow fields require user input

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

Define Landscape & Irrigation System:	
High Water Use Plant Material <small>*Cool season turfgrass (Kentucky bluegrass)</small>	
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 <small>*Hybrid grass types (Texas hybrids, fescue, etc.)</small>	
Plant Factor (PF, %)	High-Med 0.8
Landscape Area (LA, sq ft)	0
Irrigation Efficiency (IE, %)	Overhead 0.65

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

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

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

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

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

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

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

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

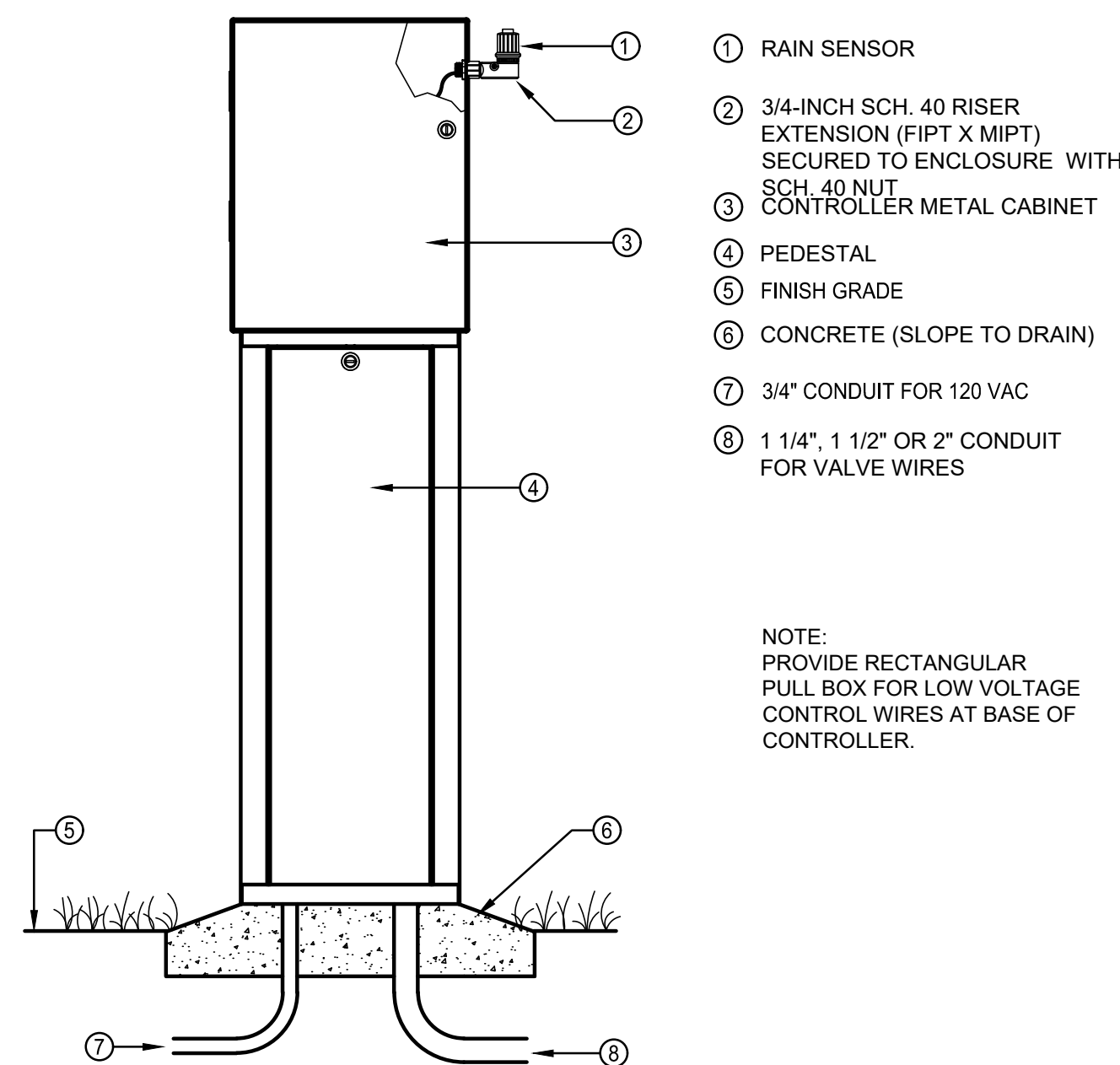
System Design Pressure: 70 PSI

Design pressure has been field tested & verified

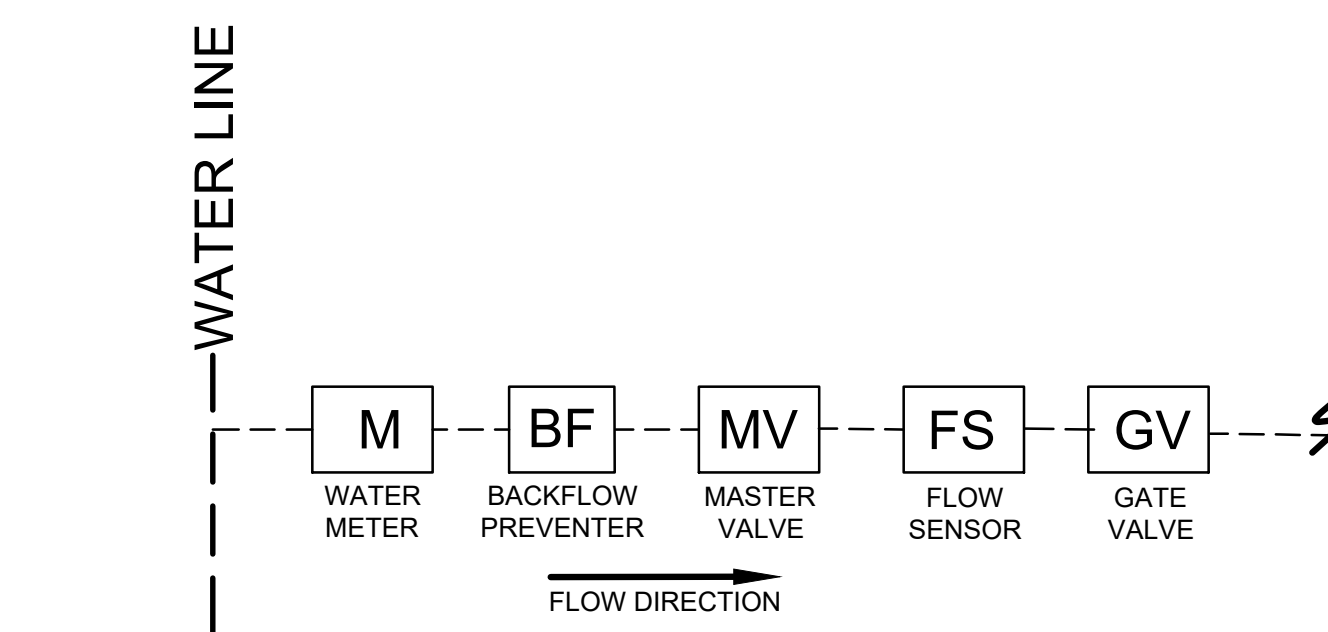
This form has been completed in compliance with PWSD's Engineering Standards & Specifications Manual regarding irrigation design specifications

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

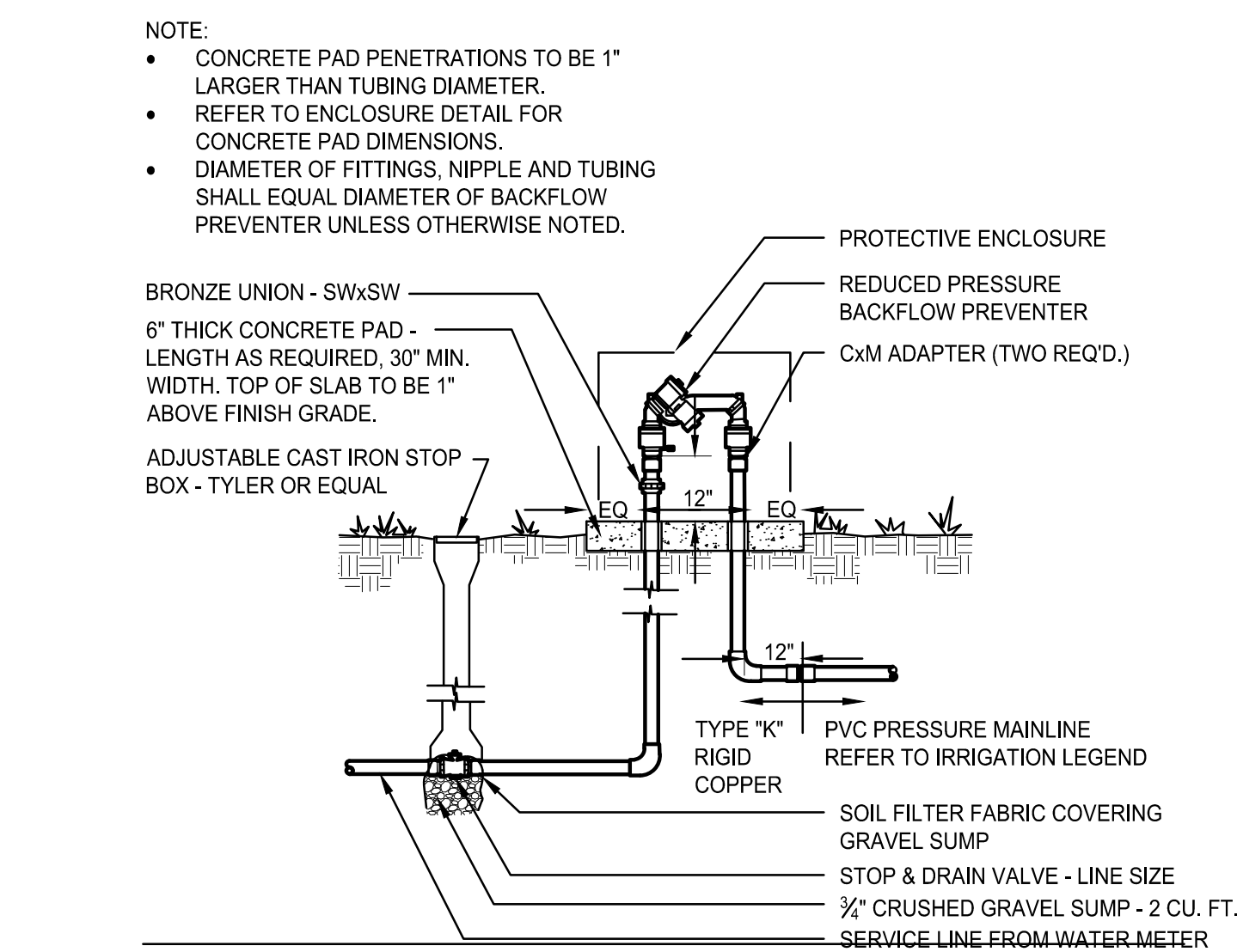
[Visit Appendix B of the SMWSA Model Ordinance for Plant Factor Guidelines](#)



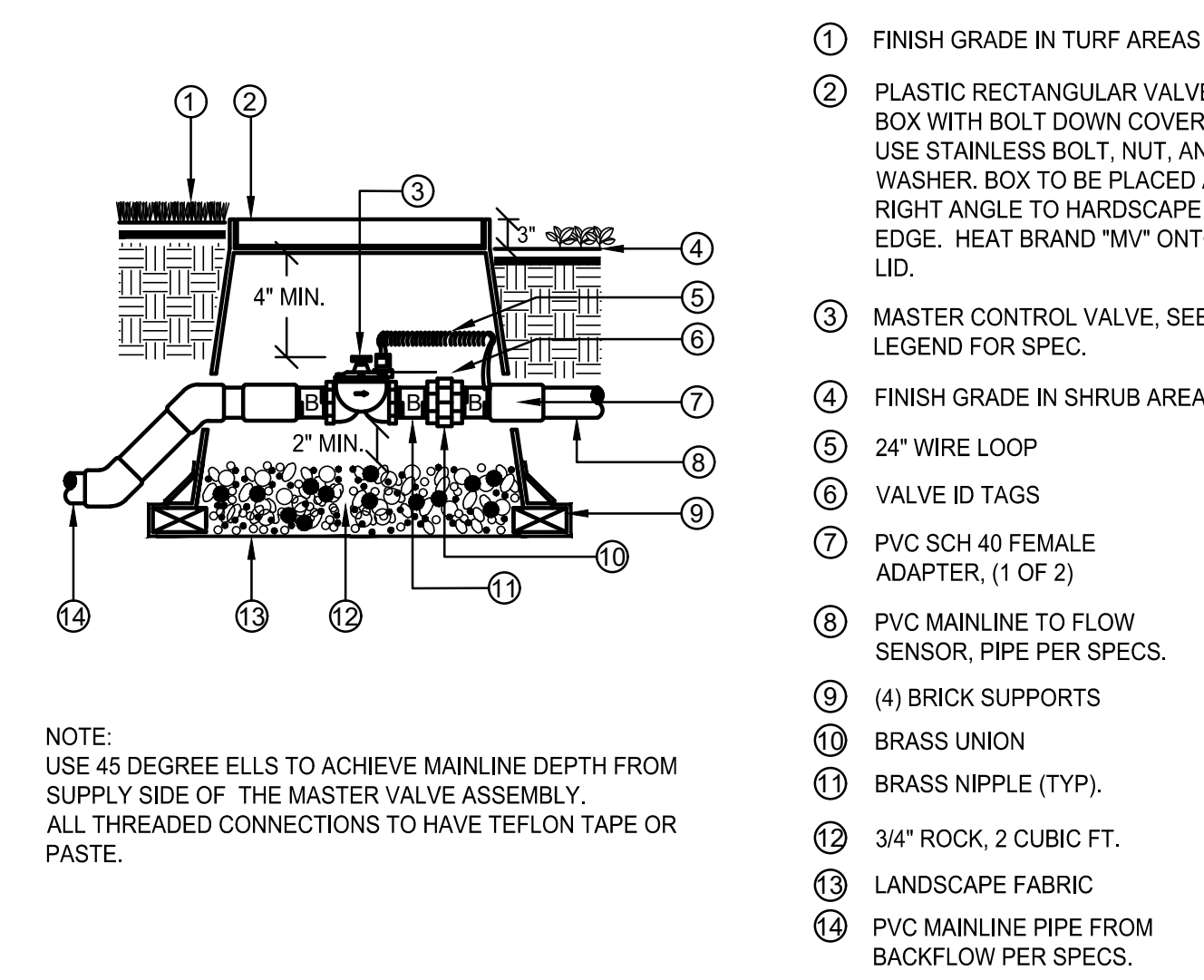
A CONTROLLER PEDESTAL MOUNT
SCALE: N.T.S.



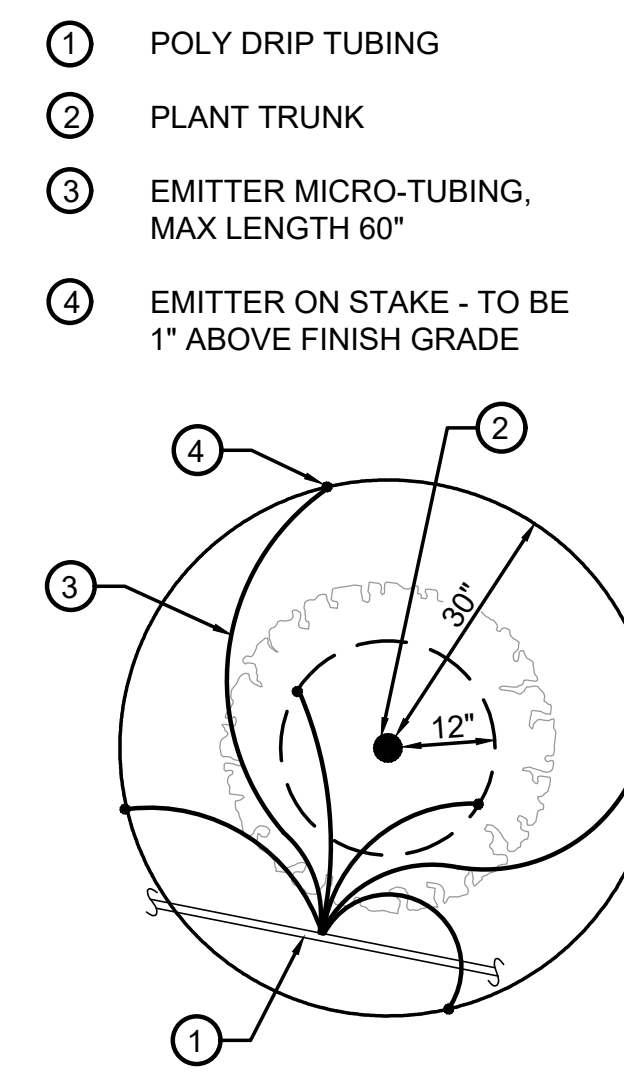
B POINT OF CONNECTION (P.O.C.)
SCALE: N.T.S.



C BACKFLOW PREVENTER
SCALE: N.T.S.



D MASTER VALVE
SCALE: N.T.S.



E DRIP EMITTER
SCALE: N.T.S.

PLANT SIZE	EMITTER FLOW RATE	EMITTER QTY. AT MULCHED BED LOCATIONS	EMITTER QTY. AT NATIVE SEED LOCATIONS
1-2 GALLON MATERIAL	0.5 GPH	ONE EACH	ONE EACH
5 GALLON MATERIAL	0.5 GPH	TWO EACH	TWO EACH
1-1/2" CALIPER TREE	1 GPH	THREE EACH	FOUR EACH
2" CALIPER TREE	1 GPH	FOUR EACH	SIX EACH
2-1/2" CALIPER TREE	1 GPH	SIX EACH	EIGHT EACH
3" CALIPER TREE	1 GPH	EIGHT EACH	TEN EACH
3-1/2" CALIPER TREE	1 GPH	NINE EACH	ELEVEN EACH
4" CALIPER TREE	1 GPH	TEN EACH	TWELVE EACH
6 FT. CONIFEROUS TREE	1 GPH	FOUR EACH	SIX EACH
8 FT. CONIFEROUS TREE	1 GPH	SIX EACH	NINE EACH
10 FT. CONIFEROUS TREE	1 GPH	EIGHT EACH	TWELVE EACH
12 FT. CONIFEROUS TREE	1 GPH	TEN EACH	FOURTEEN EACH

NO.	BY	DATE	REVISION

SEAL:

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

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

LANDSCAPE IRRIGATION & DETAILS

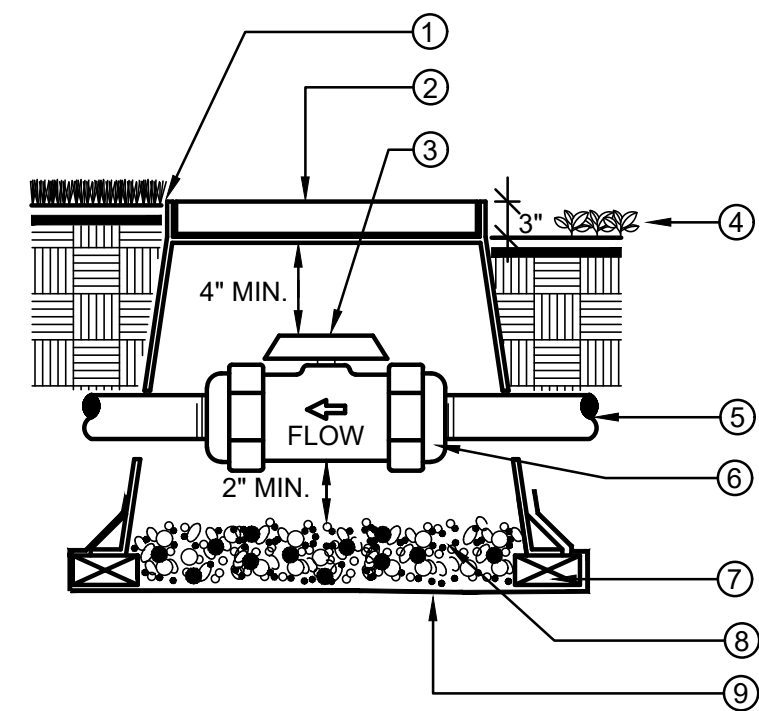
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Know what's below.
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SITE PLAN FOR DUNKIN' DONUTS DOUGLAS 234, FILING NO. 6, AMENDMENT 1, LOT 4

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



- ① FINISH GRADE IN TURF AREAS
- ② PLASTIC RECTANGULAR VALVE BOX WITH BOLT-DOWN COVER. USE STAINLESS BOLT, NUT, AND WASHER. BOX TO BE PLACED AT RIGHT ANGLE TO HARDSCAPE EDGE. HEAT BRAND "BV" ONTO LID.
- ③ PVC BALL VALVE. SEE LEGEND FOR SPECIFICATION
- ④ FINISH GRADE IN SHRUB AREAS
- ⑤ MAINLINE, DEPTH AS PER SPECS.
- ⑥ DUAL UNION CONNECTIONS AS PART OF BALL VALVE. THREADED IF SPECIFIED IN LEGEND
- ⑦ (4) BRICK SUPPORTS
- ⑧ 3/4" ROCK, 2 CUBIC FT.
- ⑨ LANDSCAPE FABRIC

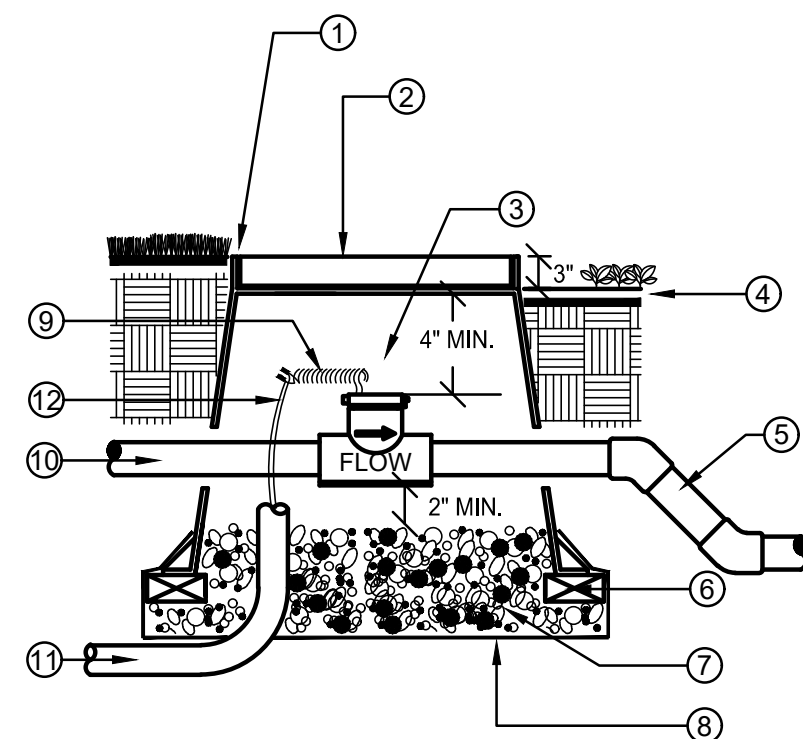
NOTE:
BOX TO BE INSTALLED TO ALLOW FOR PROPER OPERATION OF BALL VALVE HANDLE. INSTALL AT RIGHT ANGLE TO HARDSCAPE EDGE.

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

ALL THREADED CONNECTIONS SHALL HAVE TEFLON TAPE OR PASTE.

A BALL VALVE, TRU-UNION

SCALE: N.T.S.

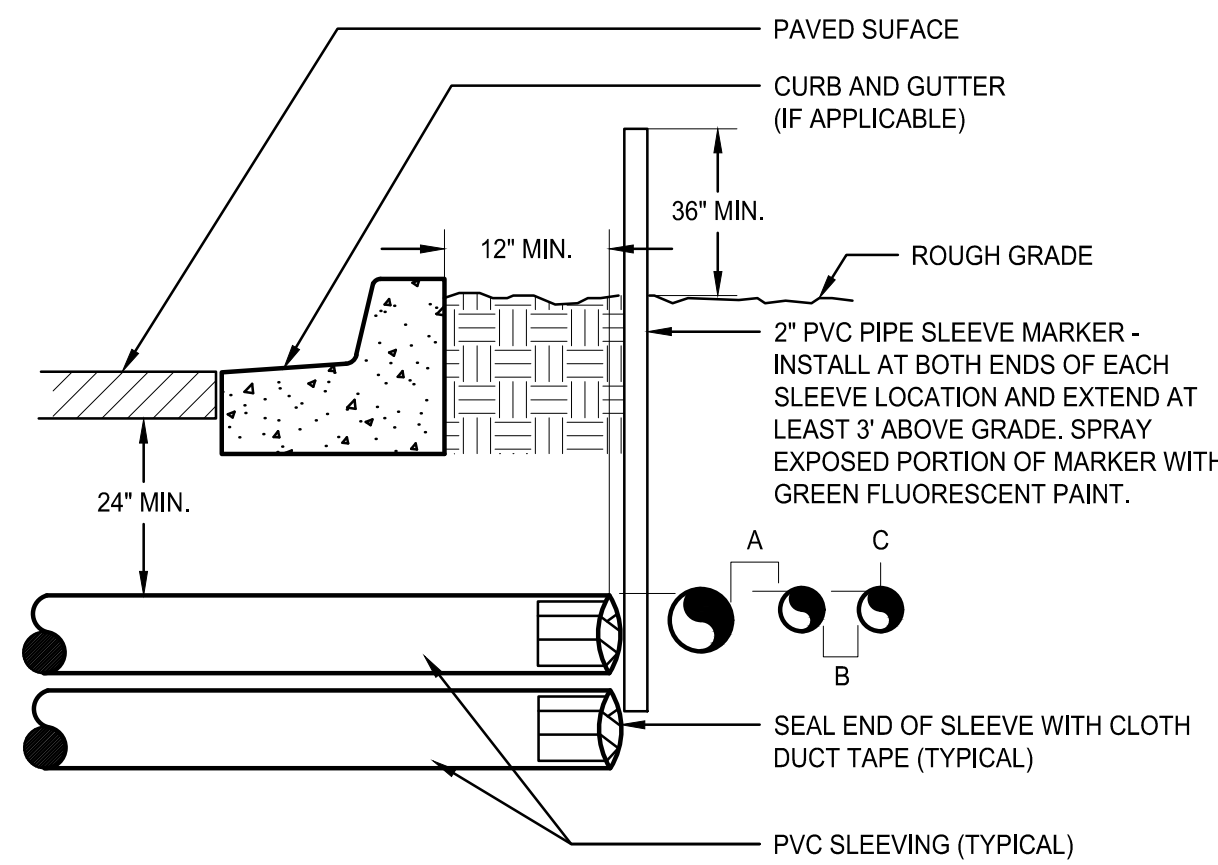


- ① FLUSH W/ FINISH GRADE IN TURF AREAS TYP.
- ② CONCRETE RECTANGULAR VALVE BOX WITH CAST IRON LOCKING LID. BOX TO BE PLACED AT RIGHT ANGLE TO HARDSCAPE EDGE. PAINT "FS" ONTO LID.
- ③ FLOW SENSOR. SEE LEGEND FOR SPECIFICATION
- ④ FINISH GRADE IN SHRUB MULCH AREAS
- ⑤ PVC MAINLINE TO SYSTEM, PIPE PER SPECIFICATION
- ⑥ (4) BRICK SUPPORTS
- ⑦ 3/4" ROCK, 2 CUBIC FEET
- ⑧ LANDSCAPE FABRIC
- ⑨ 24" WIRE LOOP
- ⑩ PVC MAINLINE FROM MASTER VALVE
- ⑪ 1" ELECTRICAL CONDUIT TO CONTROLLER
- ⑫ SHIELDED CABLE

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

B FLOW SENSOR

SCALE: N.T.S.

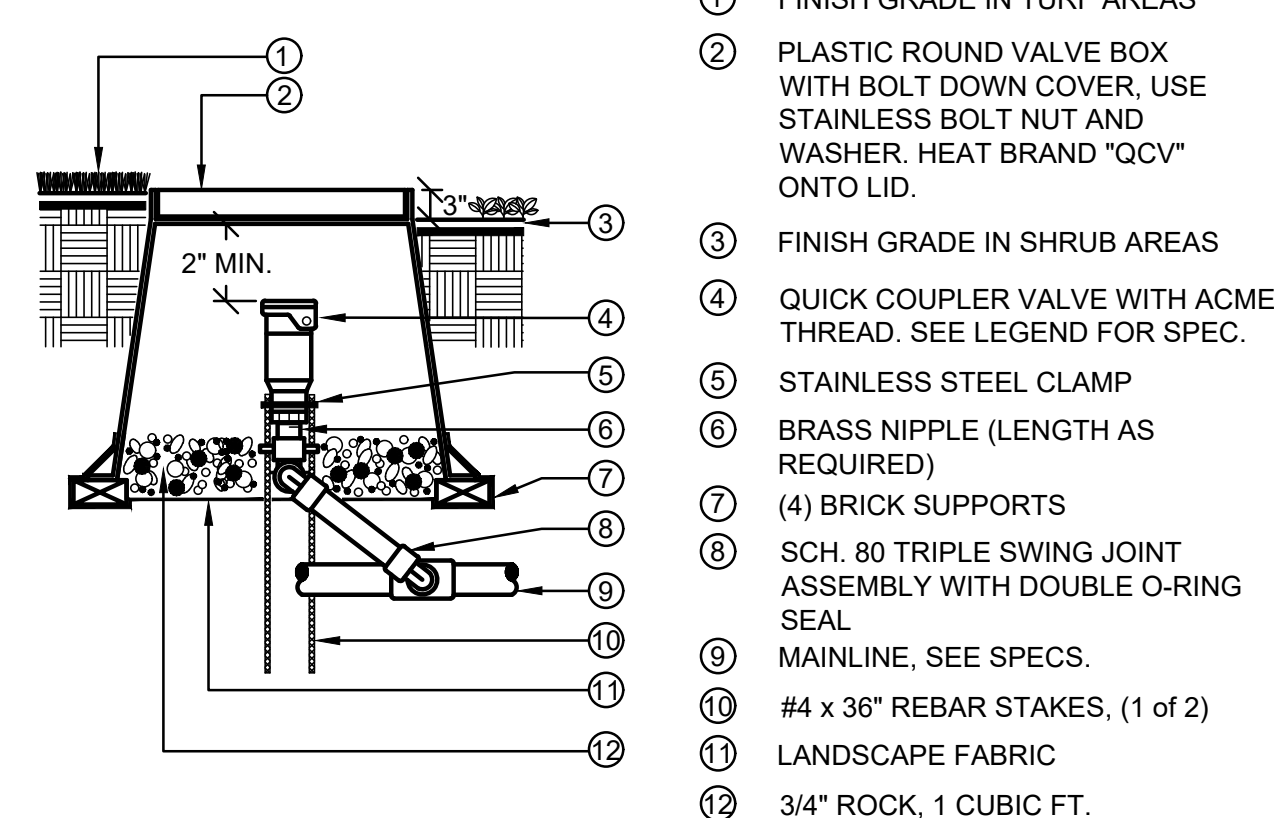


- ① PAVED SURFACE
- ② CURB AND GUTTER (IF APPLICABLE)
- ③ ROUGH GRADE
- ④ 2" PVC PIPE SLEEVE MARKER - INSTALL AT BOTH ENDS OF EACH SLEEVE LOCATION AND EXTEND AT LEAST 3' ABOVE GRADE. SPRAY EXPOSED PORTION OF MARKER WITH GREEN FLUORESCENT PAINT.
- ⑤ SEAL END OF SLEEVE WITH CLOTH DUCT TAPE (TYPICAL)
-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

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

C IRRIGATION SLEEVING

SCALE: N.T.S.

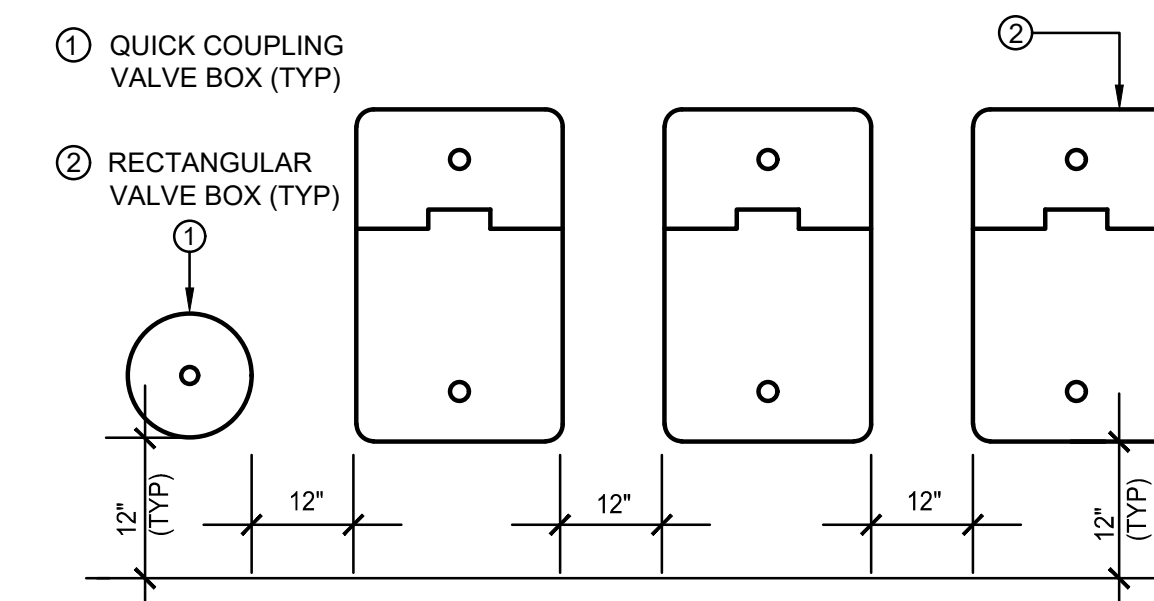


- ① FINISH GRADE IN TURF AREAS
- ② PLASTIC ROUND VALVE BOX WITH BOLT-DOWN COVER, USE STAINLESS BOLT NUT AND WASHER. HEAT BRAND "QCV" ONTO LID.
- ③ FINISH GRADE IN SHRUB AREAS
- ④ QUICK COUPLER VALVE WITH ACME THREAD. SEE LEGEND FOR SPEC.
- ⑤ STAINLESS STEEL CLAMP
- ⑥ BRASS NIPPLE (LENGTH AS REQUIRED)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

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

D QUICK COUPLER VALVE

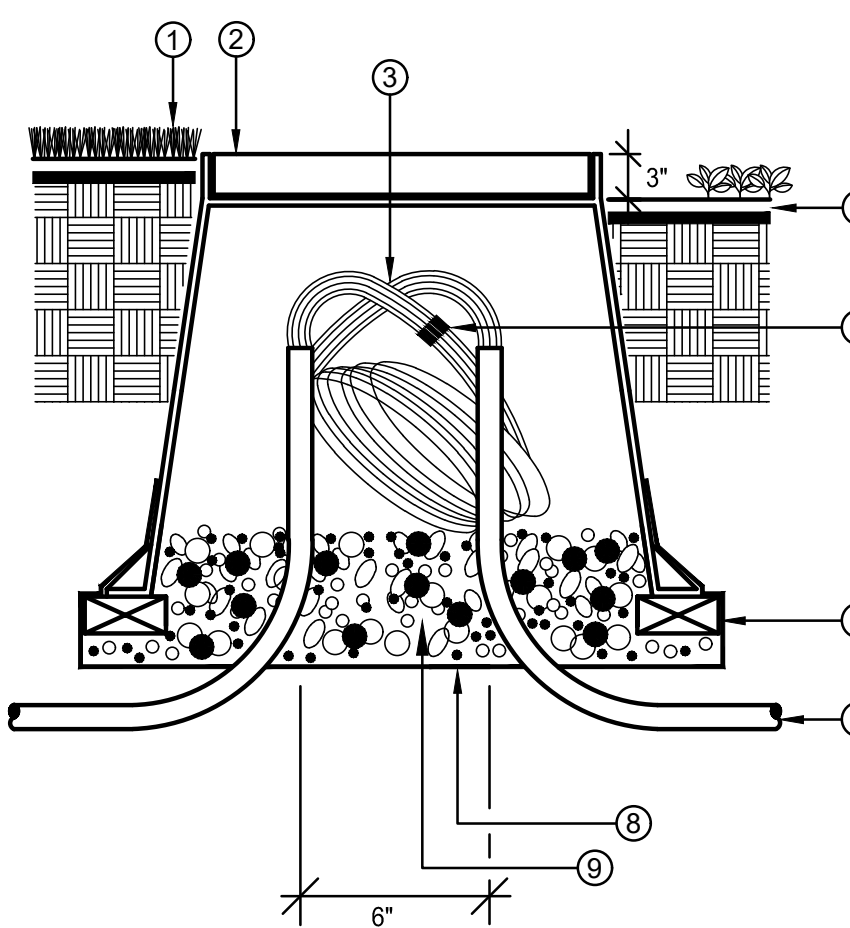
SCALE: N.T.S.



- ① QUICK COUPLER VALVE BOX (TYP)
 - ② RECTANGULAR VALVE BOX (TYP)
- NOTE:
1. VALVE BOXES SHALL BE LABELED BY HOT IRON BRANDING OR ALUMINUM ASPHALT BASED WATERPROOF PAINT.
2. CONTROL VALVES SHALL BE INSTALLED TO ALLOW ORDERLY ARRANGEMENT OF VALVE BOXES.
3. LOCATE VALVE ASSEMBLIES IN SHRUB OR GROUND COVER AREAS WHEN POSSIBLE.
4. LOCATION OF VALVE ASSEMBLIES SHALL BE STAKED FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
5. CENTER VALVE BOXES OVER VALVE ASSEMBLY TO FACILITATE ACCESS AND MAINTENANCE.
6. SET VALVE BOXES AT EQUAL ELEVATIONS WITH TOPS AT FINISH GRADE IN TURF AREAS OR 3" ABOVE FINISH GRADE IN SHRUB/GROUND COVER AREAS.
7. VALVE BOXES SHALL BE SET PARALLEL TO EACH OTHER AND PERPENDICULAR TO EDGE OF AREA.
8. DO NOT DEFORM OR COLLAPSE VALVE BOX BY EXCESSIVE SOIL COMPACTING AROUND BOX.
9. ON RECYCLED SYSTEMS ALL VALVE BOXES AND QUICK COUPLER VALVES SHALL BE CLEARLY COLORED PURPLE.

E VALVE BOX LAYOUT

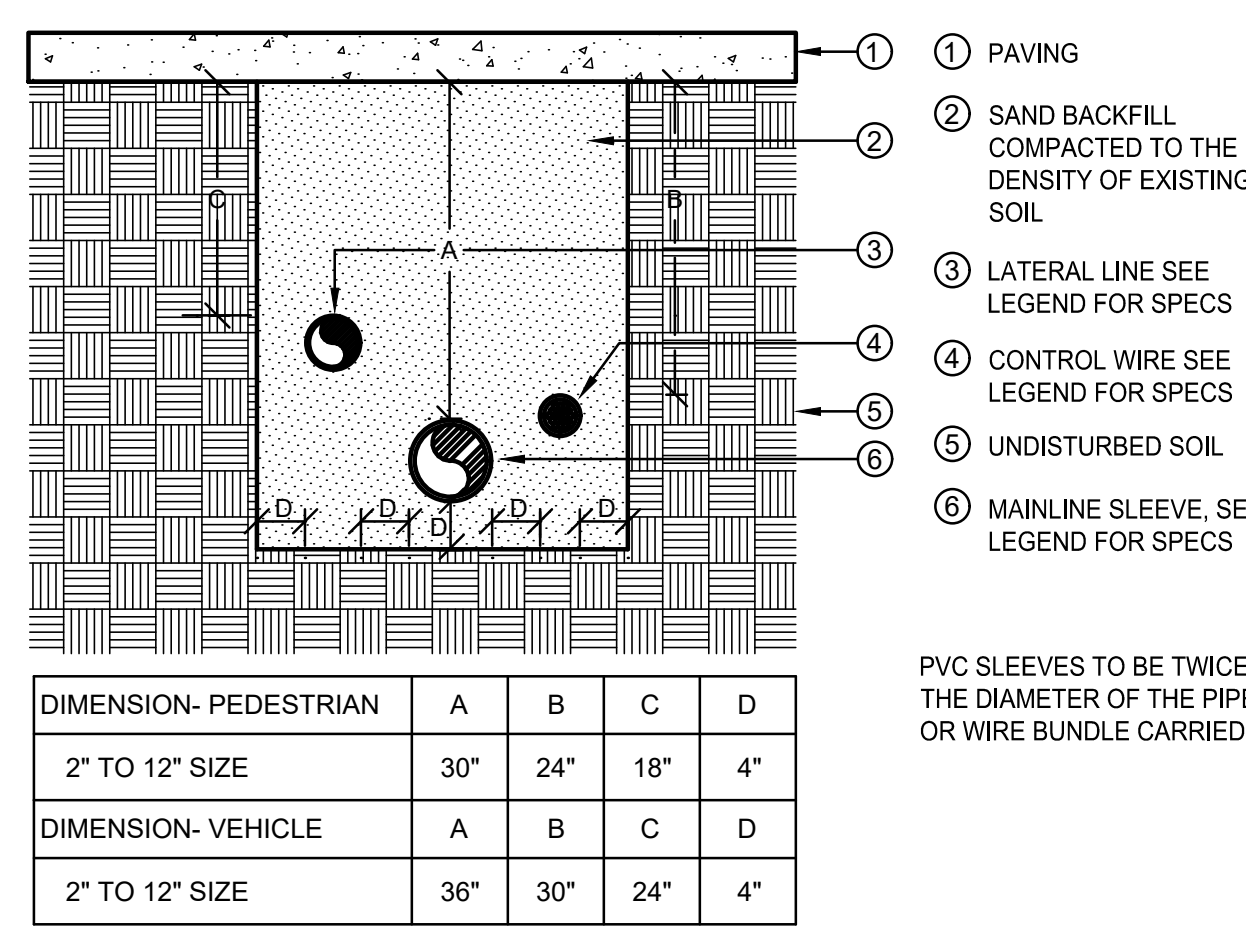
SCALE: N.T.S.



- ① FINISHED GRADE IN TURF AREAS
- ② 10" ROUND PLASTIC VALVE BOX WITH BOLT-DOWN COVER, USE STAINLESS BOLT, NUT, AND WASHER. HEAT BRAND "PB" ONTO LID.
- ③ 24" WIRE EXPANSION LOOP (TYP).
- ④ FINISH GRADE IN SHRUB AREAS
- ⑤ WATER PROOF WIRE CONNECTORS
- ⑥ (4) BRICK SUPPORTS
- ⑦ PVC ELECTRICAL SWEEP (IF INSTALLED IN CONDUIT)
- ⑧ LANDSCAPE FABRIC
- ⑨ 3/4" ROCK, 1 CUBIC FT.

F ROUND PULL BOX

SCALE: N.T.S.

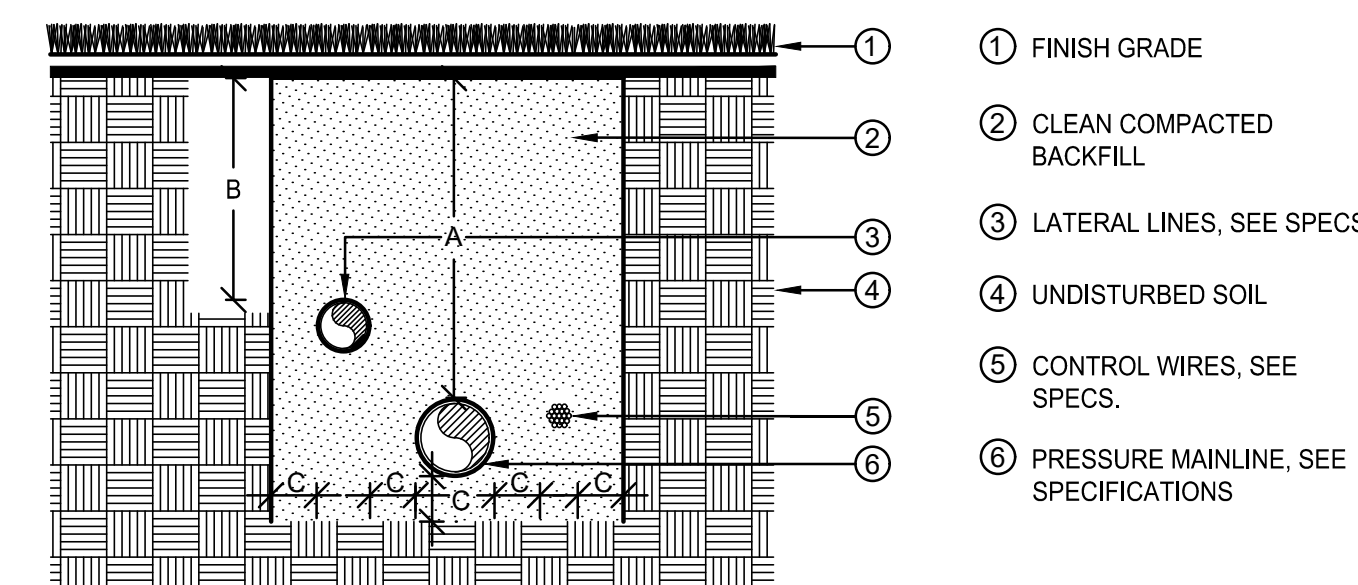


DIMENSION- PEDESTRIAN	A	B	C	D
2" TO 12" SIZE	30"	24"	18"	4"
DIMENSION- VEHICLE	A	B	C	D
2" TO 12" SIZE	36"	30"	24"	4"

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

G SLEEVE INSTALLATION

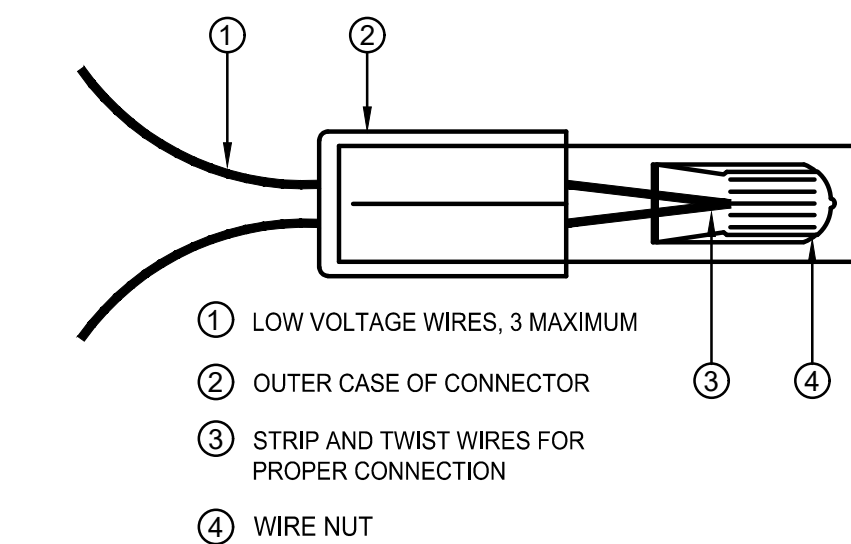
SCALE: N.T.S.



DIMENSION	A	B	C
1/2" TO 2-1/2" IN SIZE	24"	18"	4"
3" IN SIZE	24"	X	4"
4" AND LARGER	36"	X	4"

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

I WIRE CONNECTIONS

SCALE: N.T.S.

SEAL:

NO.

BY

DATE

REVISION

KN/TM

2243

11/16/2023

DESIGNED BY:

CHECKED BY:

KN

PROJECT NO:

8678 CONCORD CENTER DR, UNIT 200

ENGLEWOOD, CO 80112

rickengineering.com

303.537.8020

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

San Luis Obispo

ENGINEERING COMPANY

RICK

DOUGLAS COUNTY, COLORADO

LANDSCAPE IRRIGATION & DETAILS

DOUGLAS 234, FILING NO. 6,

AMENDMENT 1, LOT 4

3RD SUBMITTAL

DRAWING NO.

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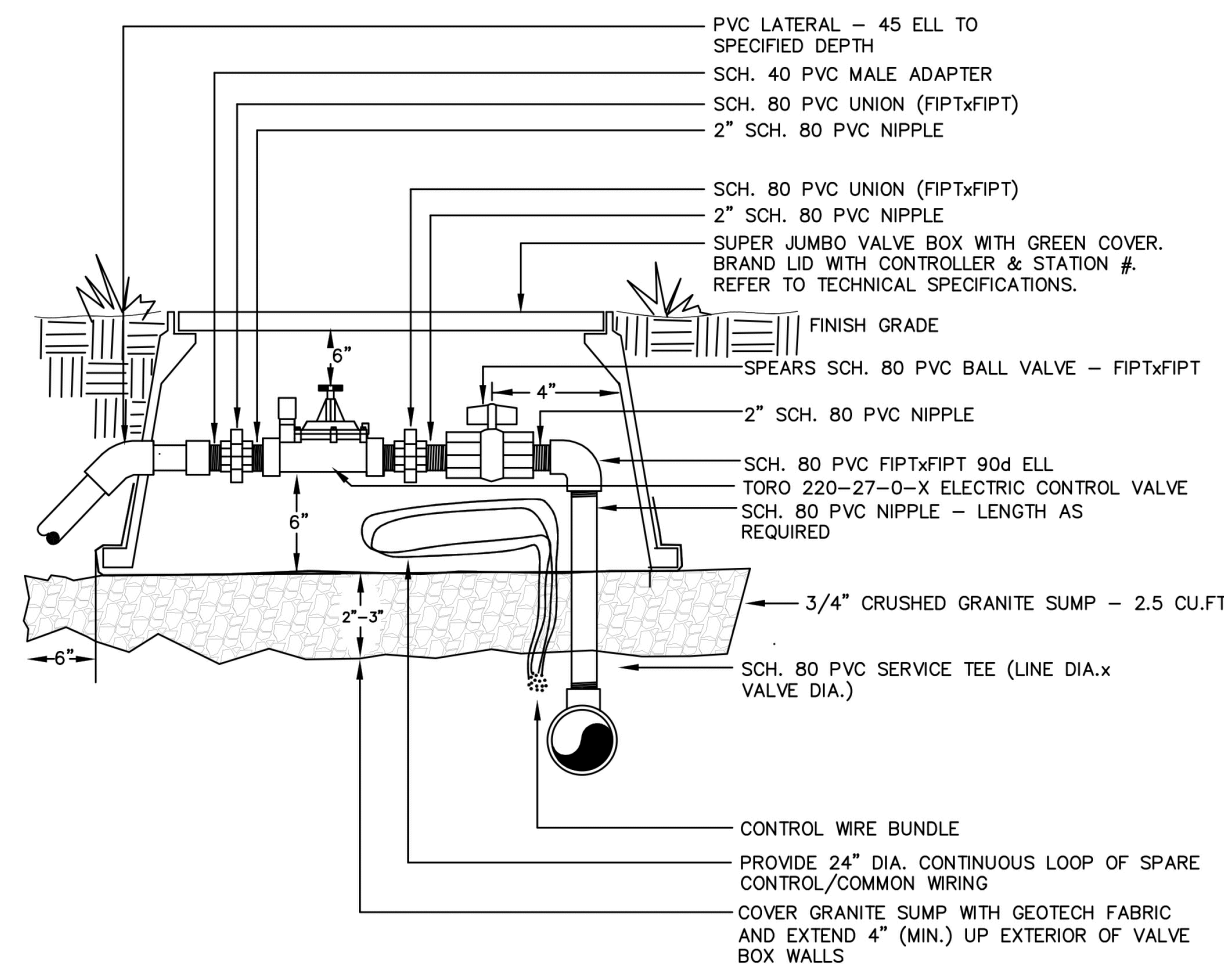
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Know what's below. Call before you dig.

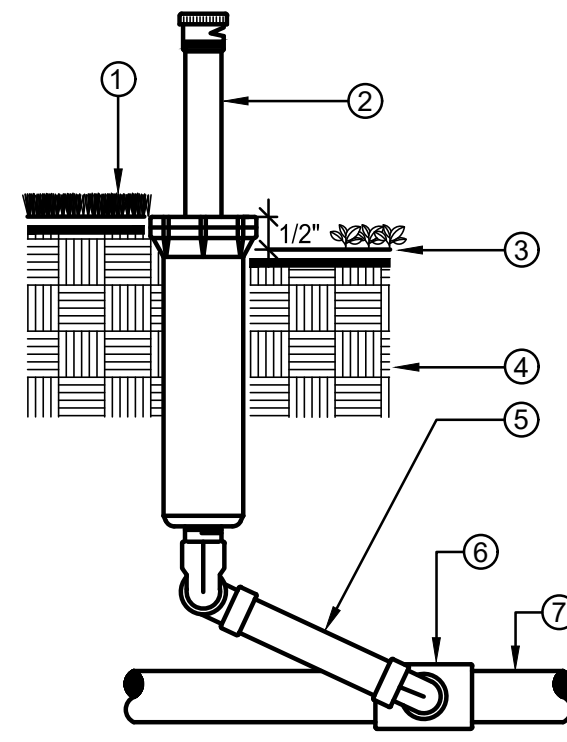
SITE PLAN FOR DUNKIN' DONUTS DOUGLAS 234, FILING NO. 6, AMENDMENT 1, LOT 4

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



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

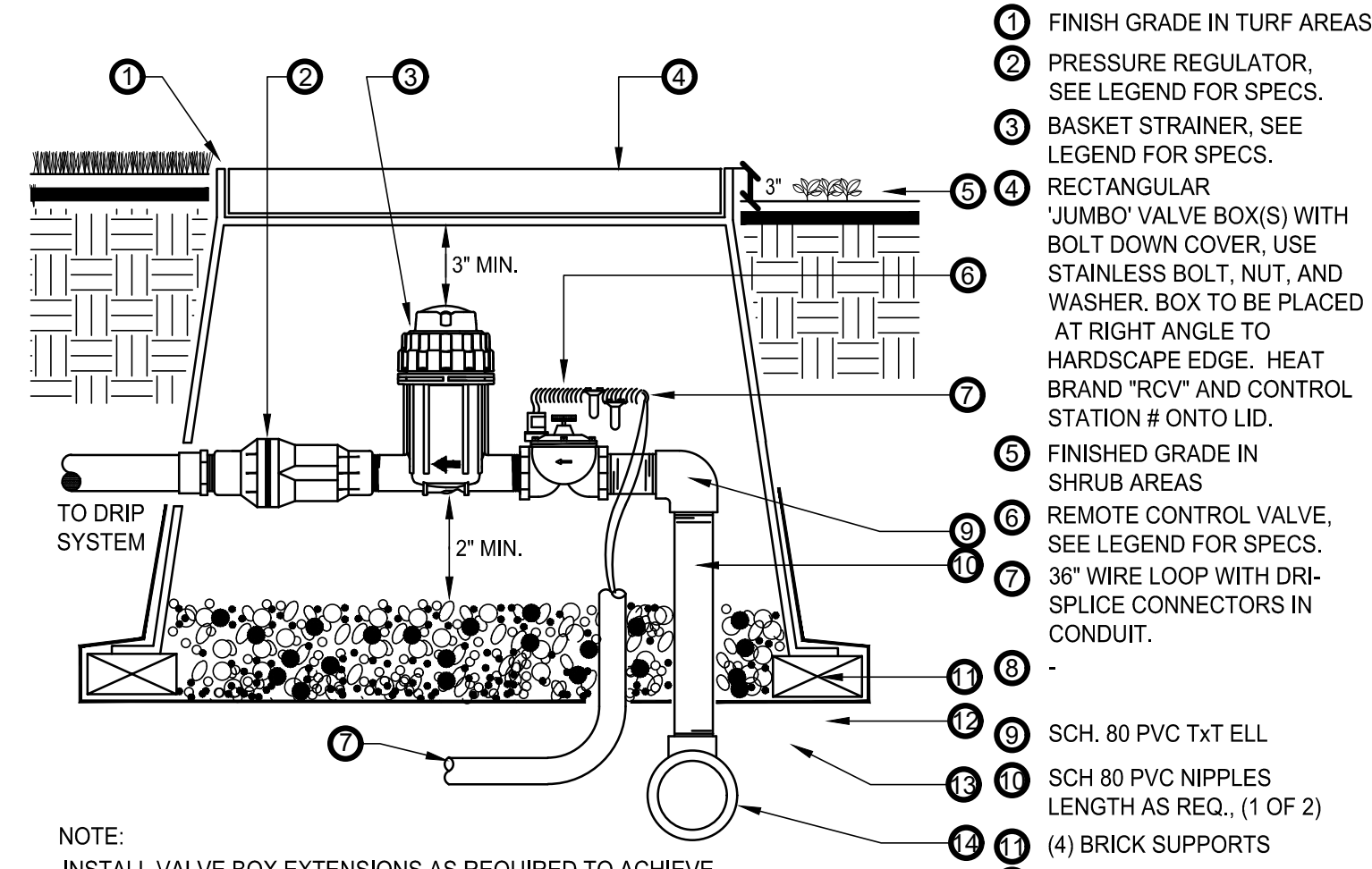
A AUTOMATIC CONTROL VALE
NTS



- NOTE:
INSTALL SPRINKLER HEADS 24" FROM PAVING EDGE. INSTALL SPRINKLER HEADS PLUMB. ADJUST SPRAYS OR NOZZLE STREAM TO COVER LANDSCAPE AREA WITHOUT OVERSPRAY ONTO PAVING, FENCES, WALLS OR BUILDINGS. ALL THREADED CONNECTIONS TO HAVE TEFLON TAPE OR PASTE.
- WHERE INSTALLED AT TREES, INSTALL BUBBLERS 3" FROM TRUNK TO ENSURE PROPER WATERING AS TREE GROWS

B POP-UP SPRINKLER
NTS

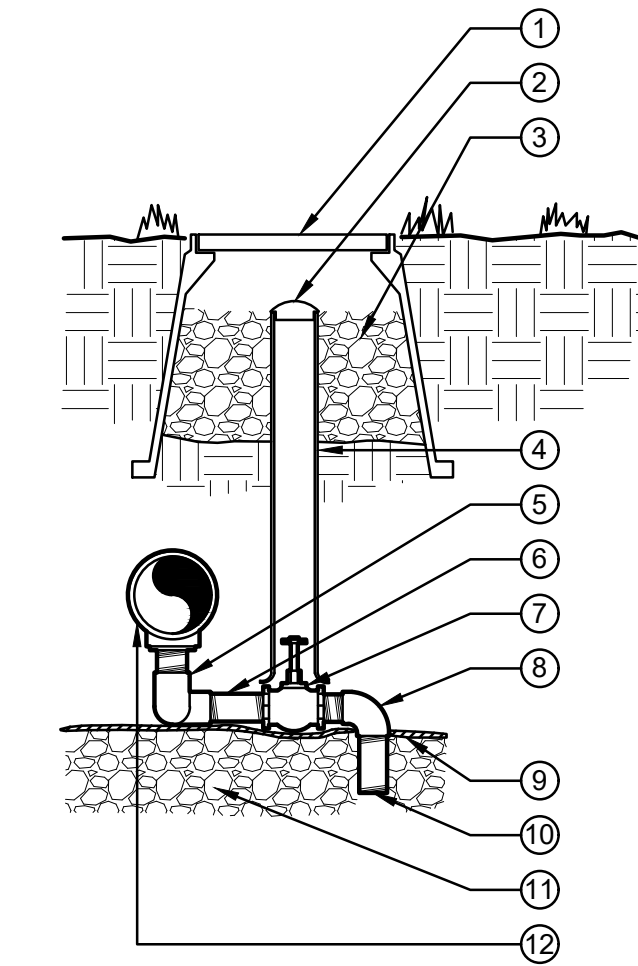
1. INSTALL SPRINKLER HEAD FLUSH WITH FINISH GRADE IN TURF AREAS
2. POP-UP SPRINKLER HEAD, SPRAY OR ROTOR SEE LEGEND FOR SPECIFICATION
3. INSTALL SPRINKLER HEAD 1/2" ABOVE FINISH GRADE IN SHRUB AND GROUND COVERS AREAS
4. UNDISTURBED SOIL
5. TRIPLE SWING JOINT ASSEMBLY
6. SCH 40 PVC SxSXT TEE FITTING LATERAL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



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

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

1. 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. SCH. 80 PVC TXT ELL
9. SCH 80 PVC NIPPLES LENGTH AS REQ., (1 OF 2)
10. (4) BRICK SUPPORTS
11. 3/4" ROCK, 2 CUBIC FEET
12. LANDSCAPE FABRIC w/ 1/4" GALV. MESH TYP.
13. IRRIGATION MAINLINE OR MANIFOLD SUPPLY



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

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

NO.	BY	DATE	REVISION

SEAL:

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

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

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

LANDSCAPE IRRIGATION & DETAILS

811
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DRAWING NO. 11

3RD SUBMITTAL

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

#	Date	Issue / Description	Init.
1	11/10/23	Resubmittal	JG
2			
3			
4			
5			
6			
7			
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9			
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Project No: **06202**
Drawn By: **JG**
Checked By: **JG**
Date: **August 25, 2023**

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

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

Project: PKL3

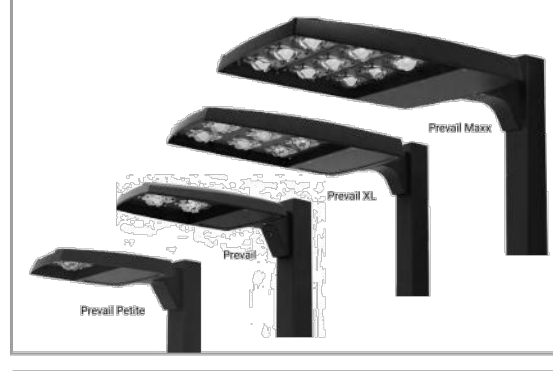
Prepared by: [Blank]

Catalog #

Notes

Type

Date




Lumark
Prevail LED
Area / Site Luminaire

Product Features

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

Product Certifications



Interactive Menu

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

Connected Systems

- WaveLinx

Quick Facts

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

Dimensional Details



Lumark

Ordering Information

SAMPLE NUMBER: **PKL3-D-UNV-14-5A-BZ**

Prevail LED

Product Family	Light Output	CRI	Driver	Voltage	Distribution	Mounting	Color
PKL3-Prevail LED	4,800-16,800 Lumens	90	35W-100W	120V	120°	1/2" Type B	White
PKL3-Prevail LED	21,600-72,000 Lumens	90	100W-300W	120V	120°	1/2" Type B	White
PKL3-Prevail LED	84,000 Lumens	90	300W	120V	120°	1/2" Type B	White

Options (Add as Suffix)

Accessories (Order Separately)

Notes:

1. All product configurations are standard unless noted. See notes for details.
2. Custom configurations are available. See notes for details.
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Lumark

Ordering Information

SAMPLE NUMBER: **PKL3-D-UNV-14-5A-BZ**

Prevail LED

Product Family	Light Output	CRI	Driver	Voltage	Distribution	Mounting	Color
PKL3-Prevail LED	4,800-16,800 Lumens	90	35W-100W	120V	120°	1/2" Type B	White
PKL3-Prevail LED	21,600-72,000 Lumens	90	100W-300W	120V	120°	1/2" Type B	White
PKL3-Prevail LED	84,000 Lumens	90	300W	120V	120°	1/2" Type B	White

Options (Add as Suffix)

Accessories (Order Separately)

Notes:

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Lumark

Ordering Information

SAMPLE NUMBER: **PKL3-D-UNV-14-5A-BZ**

Prevail LED

Product Family	Light Output	CRI	Driver	Voltage	Distribution	Mounting	Color
PKL3-Prevail LED	4,800-16,800 Lumens	90	35W-100W	120V	120°	1/2" Type B	White
PKL3-Prevail LED	21,600-72,000 Lumens	90	100W-300W	120V	120°	1/2" Type B	White
PKL3-Prevail LED	84,000 Lumens	90	300W	120V	120°	1/2" Type B	White

Options (Add as Suffix)

Accessories (Order Separately)

Notes:

1. All product configurations are standard unless noted. See notes for details.
2. Custom configurations are available. See notes for details.
3. Custom configurations are available. See notes for details.
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dmf

Type LED-2

DRD2

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

dmf

Type LED-12

INFINILINE® 120V LED Strip Light

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

PRODUCT SPECIFICATIONS

Frame-in Kit

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

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

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

CEILING: 1/2" up to 1".

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

Light Engine

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

BINNING: Color variation within 2-step MacAdam ellipse.

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

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

SYSTEM POWER CONSUMPTION: 118W (18W module), 147W (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 IESNA LM-80-2008 standard (L70, B50).

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

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

WARRANTY: 5 year limited warranty.

Trim

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

Product Code	Type
PKL3-LED-4-18-1000	4" x 18" x 1000lm
PKL3-LED-4-18-2000	4" x 18" x 2000lm
PKL3-LED-4-18-3000	4" x 18" x 3000lm
PKL3-LED-4-18-4000	4" x 18" x 4000lm
PKL3-LED-4-18-5000	4" x 18" x 5000lm
PKL3-LED-4-18-6000	4" x 18" x 6000lm
PKL3-LED-4-18-7000	4" x 18" x 7000lm
PKL3-LED-4-18-8000	4" x 18" x 8000lm
PKL3-LED-4-18-9000	4" x 18" x 9000lm
PKL3-LED-4-18-10000	4" x 18" x 10000lm
PKL3-LED-4-18-11000	4" x 18" x 11000lm
PKL3-LED-4-18-12000	4" x 18" x 12000lm
PKL3-LED-4-18-13000	4" x 18" x 13000lm
PKL3-LED-4-18-14000	4" x 18" x 14000lm
PKL3-LED-4-18-15000	4" x 18" x 15000lm
PKL3-LED-4-18-16000	4" x 18" x 16000lm
PKL3-LED-4-18-17000	4" x 18" x 17000lm
PKL3-LED-4-18-18000	4" x 18" x 18000lm
PKL3-LED-4-18-19000	4" x 18" x 19000lm
PKL3-LED-4-18-20000	4" x 18" x 20000lm
PKL3-LED-4-18-21000	4" x 18" x 21000lm
PKL3-LED-4-18-22000	4" x 18" x 22000lm
PKL3-LED-4-18-23000	4" x 18" x 23000lm
PKL3-LED-4-18-24000	4" x 18" x 24000lm
PKL3-LED-4-18-25000	4" x 18" x 25000lm
PKL3-LED-4-18-26000	4" x 18" x 26000lm
PKL3-LED-4-18-27000	4" x 18" x 27000lm
PKL3-LED-4-18-28000	4" x 18" x 28000lm
PKL3-LED-4-18-29000	4" x 18" x 29000lm
PKL3-LED-4-18-30000	4" x 18" x 30000lm
PKL3-LED-4-18-31000	4" x 18" x 31000lm
PKL3-LED-4-18-32000	4" x 18" x 32000lm
PKL3-LED-4-18-33000	4" x 18" x 33000lm
PKL3-LED-4-18-34000	4" x 18" x 34000lm
PKL3-LED-4-18-35000	4" x 18" x 35000lm
PKL3-LED-4-18-36000	4" x 18" x 36000lm
PKL3-LED-4-18-37000	4" x 18" x 37000lm
PKL3-LED-4-18-38000	4" x 18" x 38000lm
PKL3-LED-4-18-39000	4" x 18" x 39000lm
PKL3-LED-4-18-40000	4" x 18" x 40000lm
PKL3-LED-4-18-41000	4" x 18" x 41000lm
PKL3-LED-4-18-42000	4" x 18" x 42000lm
PKL3-LED-4-18-43000	4" x 18" x 43000lm
PKL3-LED-4-18-44000	4"



Project Reviews Town of Parker

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



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Project Reviews Town of Parker



Review Group: ALL

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



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Project Reviews Town of Parker



Review Group: AUTO

4/4/2022			ENGINEERING ADMINISTRATIVE	Tom Williams		
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Notes:

4/4/2022	4/27/2022	4/18/2022	LAND USE COMPLETENESS REVIEW	Alex Mestdagh	COMPLETED	
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Notes:

Review Group: SP 1ST 20

6/13/2022	7/8/2022	7/13/2022	BUILDING 20	Randy Sale	APPROVED	01 review
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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.



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Project Reviews Town of Parker



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

1. 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
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Notes:

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

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



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Project Reviews Town of Parker



6/13/2022	8/8/2022	7/13/2022	CONSTRUCTION PLANS - CIVIL	Michael Walton	ADVISORY COMMENTS	See Notes
<p>Notes:</p> <p>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.</p>						
6/13/2022	7/6/2022	7/13/2022	DOUGLAS COUNTY ASSESSORS OFFICE 20	Marian Woodward	NO COMMENT	01 review
<p>Notes:</p>						
6/13/2022		7/13/2022	DOUGLAS COUNTY ENGINEERING DIVISION 20	DC Referrals		01 review
<p>Notes:</p>						
6/13/2022	7/12/2022	7/13/2022	DOUGLAS COUNTY PLANNING SERVICES DIVISION 20	DC Referrals	ADVISORY COMMENTS	01 review
<p>Notes:</p> <p>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.</p> <p>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.</p>						
6/13/2022		7/13/2022	DOUGLAS COUNTY SCHOOL DISTRICT RE1 20	Shavon Caldwell		01 review
<p>Notes:</p>						
6/13/2022	7/29/2022	7/13/2022	DRAINAGE REPORT - CIVIL	Alex Mestdagh	NO COMMENT	01 review
<p>Notes:</p>						
6/13/2022	7/15/2022	7/13/2022	DRAINAGE REPORT - STORMWATER	Michael Walton	REVISIONS REQUIRED	See Stormwater Memo
<p>Notes:</p> <p>Provide a drainage conformance letter specific to this site plan application.</p>						
6/13/2022		7/13/2022	ECONOMIC DEVELOPMENT 20	Bo Martinez		01 review
<p>Notes:</p>						



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Project Reviews Town of Parker



6/13/2022	6/27/2022	7/13/2022	FIRE LIFE SAFETY 20	Randy Capra	REVISIONS REQUIRED	See Notes
<p>Notes:</p> <p>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.</p>						
6/13/2022	7/29/2022	7/13/2022	FLOODPLAIN DEVELOPMENT PLAN	Alex Mestdagh	NOT APPLICABLE	01 review
<p>Notes:</p>						
6/13/2022	7/13/2022	7/13/2022	IREA 20	Brooks Kaufman	REVISIONS REQUIRED	01 review
<p>Notes:</p> <p>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.</p>						
6/13/2022	7/29/2022	7/13/2022	PLAT - CIVIL	Alex Mestdagh	NOT APPLICABLE	01 review
<p>Notes:</p>						
6/13/2022	7/11/2022	7/13/2022	POLICE 20	Greg Epp	NO COMMENT	01 review
<p>Notes:</p>						
6/13/2022	7/12/2022	7/13/2022	PUBLIC SERVICE COMPANY OF COLORADO 20	Donna George	ADVISORY COMMENTS	see New Notes
<p>Notes:</p> <p>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</p>						
6/13/2022	8/8/2022	7/13/2022	SITE PLAN - CIVIL	Michael Walton	APPROVED	01 review
<p>Notes:</p>						
6/13/2022	7/15/2022	7/13/2022	SITE PLAN - STORMWATER	Michael Walton	APPROVED	01 review
<p>Notes:</p>						
6/13/2022	7/28/2022	7/28/2022	SITE PLAN 20	Carson Byerhof	REVISIONS REQUIRED	01 review
<p>Notes:</p> <p>Cannot return comments until outstanding items from completeness review have been submitted.</p> <p>Pushing review out until July 28th</p> <p>See attached, "STAFFcomments...Review01"</p>						



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Project Reviews Town of Parker



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

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



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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
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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
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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@ccbwwqa.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.



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

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

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



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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:						



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