



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: David Ploense, Rick Engineering
FROM: Amber Wood Hicken, Planner I
DATE: 7/24/25
SUBJECT: Douglas 234 Dunkin Donuts, Site Plan
Review Comments 05

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: Amber Wood Hicken

EMAIL: ahicken@parkerco.gov

PHONE: 303.805.3338

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 send the application for referral without with this naming convention.

Example: "02" or "Second Submittal"

Site Plan and Project Details

1. As noted in redlines, turf grass must be installed and inspected during this planting season (before October) or it cannot be installed due SB24-005. A site plan adjustment can be submitted for in the future to change out the turf.
2. Additional articulation is needed on the building in order to meet the design standards. Please let me know if I can answer any questions (see redlines).
3. Please see the attached redlines for all other planning comments.

Comment Addressed: ☐ Yes ☐ No

Response:

OUTSIDE REFERRAL AGENCY COMMENTS

The following reviews in eTRAKiT have "Advisory Comments" or "Revisions Required:"

- IREA (CORE)
- Parker Water and Sanitation

These comments are available on eTRAKiT. Please address accordingly.

Comment(s) Addressed: ☐ Yes ☐ No

Response:

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

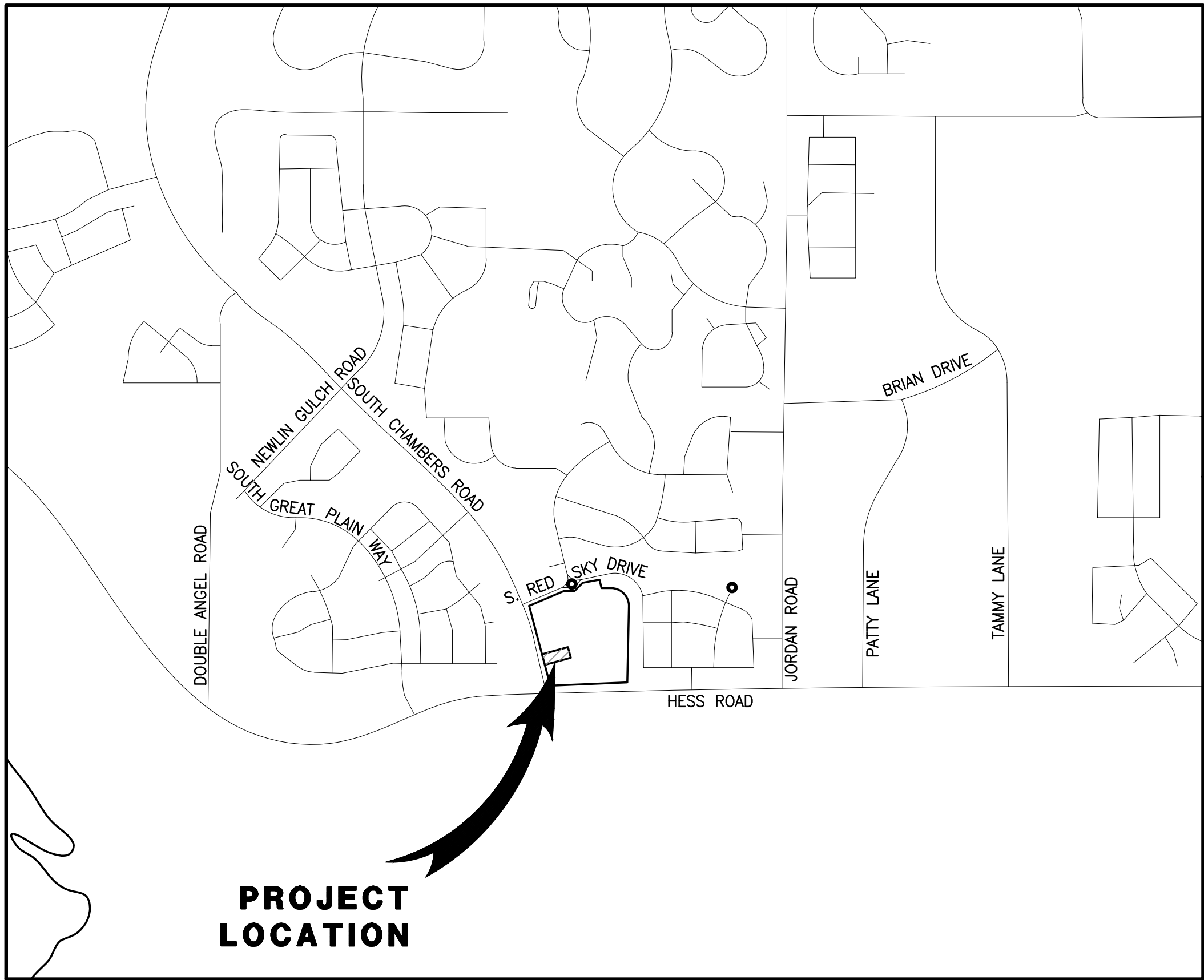
BY SCALED MAP LOCATION AND GRPAHIC PLOTTING ONLY, THIS PROPERTY LIES IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 08035C0181G AND DATED MARCH 16, 2016 — SUBJECT PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA.

LEGAL DESCRIPTION

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

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

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



VICINITY MAP

SCALE 1"= 1000'

1000 500 0 1000
GRAPHIC SCALE: 1"=1000'

east, west, and south facades are
fronts. update setbacks table to
reflect.

Facade sides have been
added to table

SETBACKS		
COMMERCIAL DEVELOPMENT STANDARDS	REQUIRED SETBACKS	PROVIDED SETBACK
FRONT	20'	159.83'
SIDE	10'	48.01'/62.48'
REAR	10'	64.24'

provide in square feet

Changed to sq. ft.

DEVELOPMENT STANDARDS		
COMMERCIAL DEVELOPMENT STANDARDS	TOWN OF PARKER LAND DEVELOPMENT CODE REQ.	PROVIDED
MINIMUM LANDSCAPE AREA	0.14 AC (15%)	0.296 ACRES (34%)
MAXIMUM BUILDING HEIGHT	60 FEET	1 STORY/ 22'-10"
MINIMUM OFF-STREET PARKING	16 (1 PER 3 PEOPLE)	16 ON-SITE SPACES (2 ADA SPACES)
MAXIMUM FLOOR AREA RATIO (FAR)	0.50	0.05

This information does
not match. 35/3 = 12

Updated to
match

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	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	0.296 ACRES
IMPERVIOUS AREA	0.605 ACRES
MAXIMUM IMPERVIOUS AREA	0.766 ACRES, 85% OF TOTAL LAND AREA
BUILDING DENSITY	1,557 SF (BLDG) = 3.97% 39,244 SF (LOT)
MAX BUILDING DENSITY	NONE
PARKING AREA	2,754 SF
PARKING REQUIRED	16 SPACES (1 PER EACH 3 PERSONS OF RATED CAPACITY)
PARKING PROVIDED	16 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	1,557 SF
NET LEASABLE AREA	1,557 SF
BUILDING OCCUPANCY	35 PEOPLE

SEAL:

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

RICK
ENGINEERING COMPANY

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

PROJECT NO: 2243
DRAWN/DESIGNED BY: KA/TWB
CHECKED BY: TWB

DATE: 6/3/2025

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

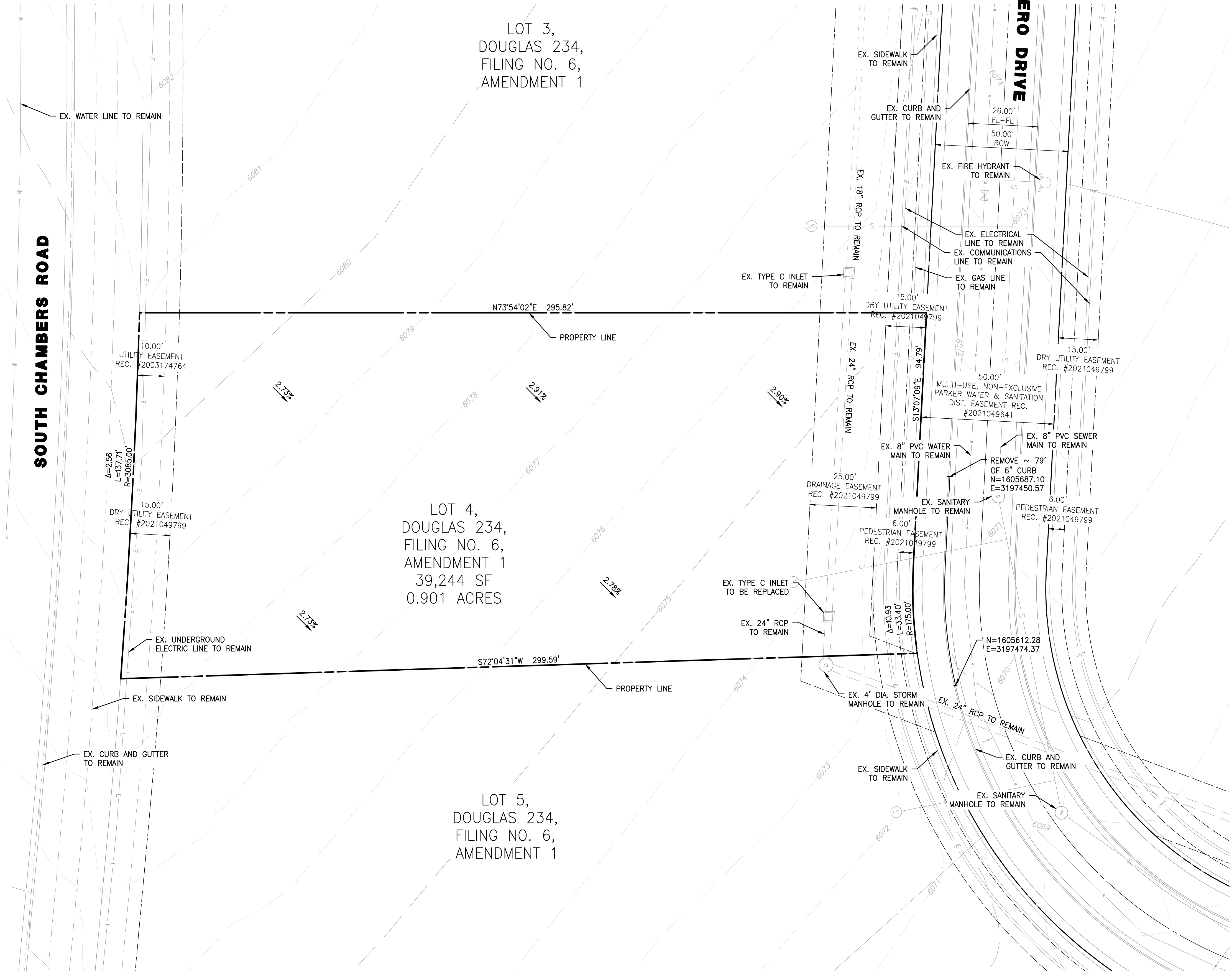
6TH SUBMITTAL

C:\RICK\Projects\0020000\2243_DunkinDonuts\Civil\PlanSets\Site Plan\2243-C-TITLE.dwg - plotted by: dpoense ON 2025-06-03 @ 11:53 - ctbrec_ncs.ctb - © 2025 Rick Engineering Company

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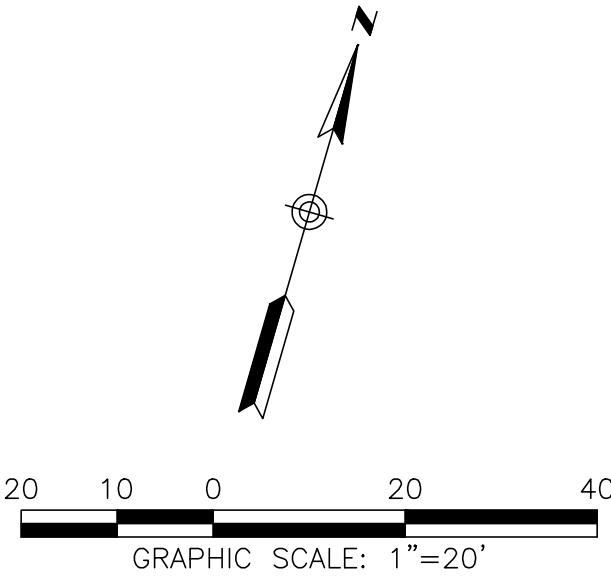
SITE PLAN FOR
DUNKIN' DONUTS
DOUGLAS 234, FILING NO. 6,
AMENDMENT 1, LOT 4

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



NOTES

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



SITE PLAN PREPARED FOR: DOUGLAS 234, FILING NO. 6, AMENDMENT 1, LOT 4 DOUGLAS COUNTY, COLORADO	811 Know what's below. Call before you dig.	DRAWING NO. 2
		EXISTING CONDITIONS & DEMOLITION PLAN
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 DATE: 6/3/2025
SEAL:		CHECKED BY: TWB
DRAWN/DESIGNED BY: KA/TWB		NO. BY DATE REVISION

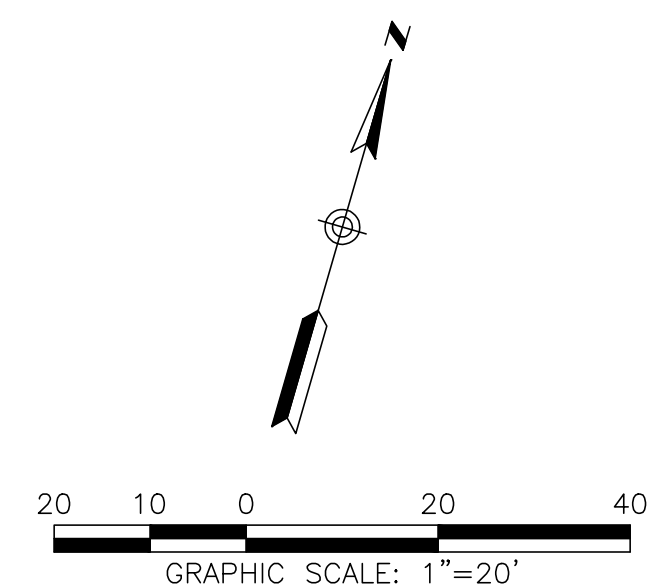
A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2
TOWNSHIP 6 SOUTH, RANGE 66 WEST, 6TH PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
0.901 ACRES, 1 COMMERCIAL LOT

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



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

- 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 RAISED OR TEXTURED 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
- 31 PARKING BUMPER BLOCK



SITE FLAIN PREPARED FOR:

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

DOUGLAS COUNTY, COLORADO

SITE PLAN

אמרי.

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

RICK
ENGINEERING COMPANY

PROJECT NO:

2243	DRAWN/DESIGNED BY:
14/0025	CHECKED BY:

TWB	TWB
-----	-----

6TH 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

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

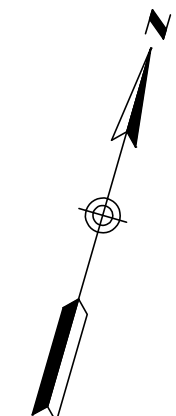
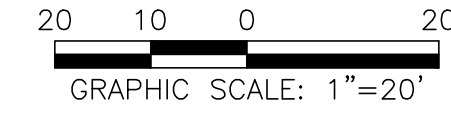
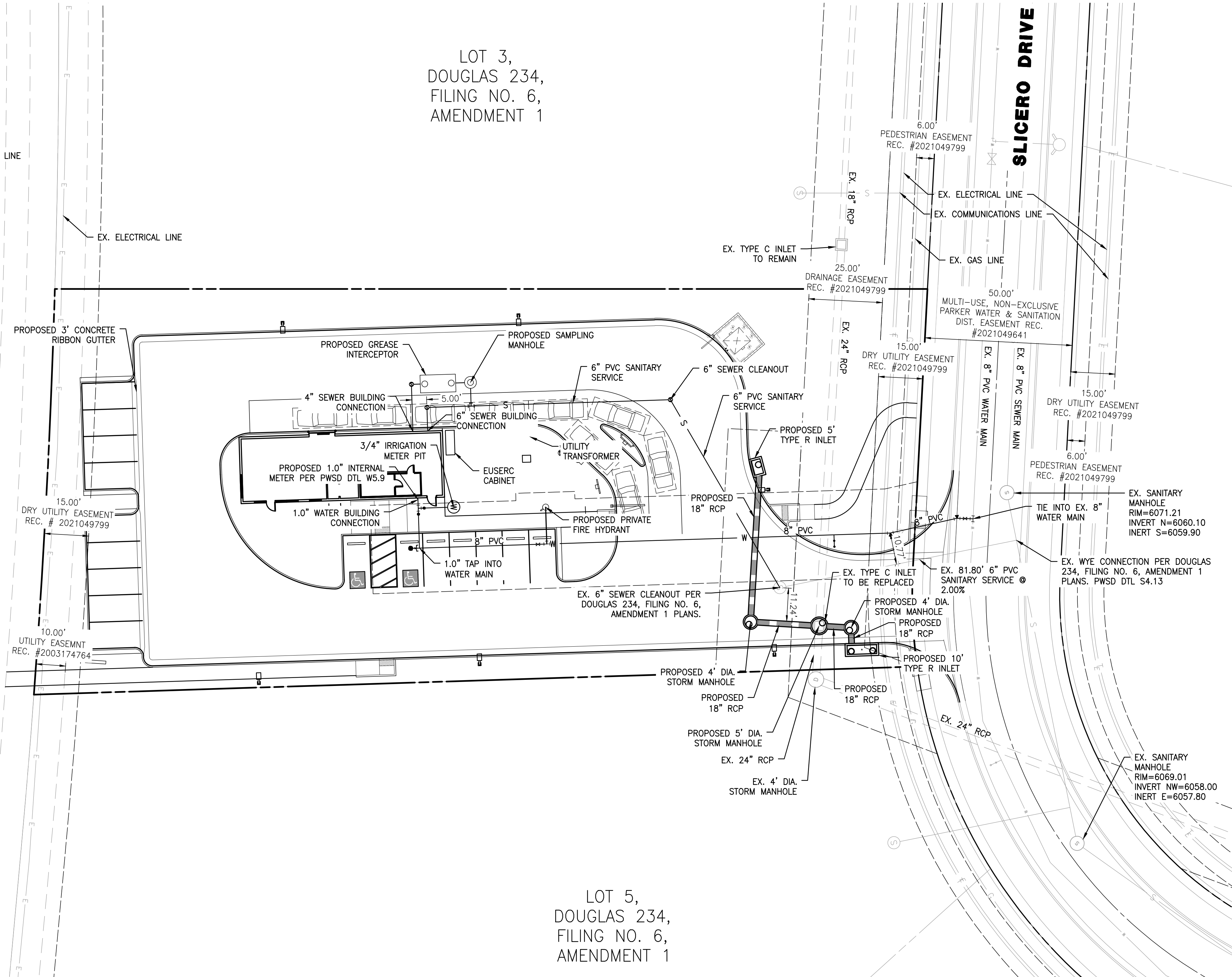
LOT 5,
DOUGLAS 234,
FILING NO. 6,
AMENDMENT 1

SOUTH CHAMBERS ROAD

SLICERO DRIVE

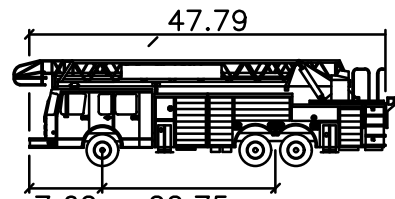
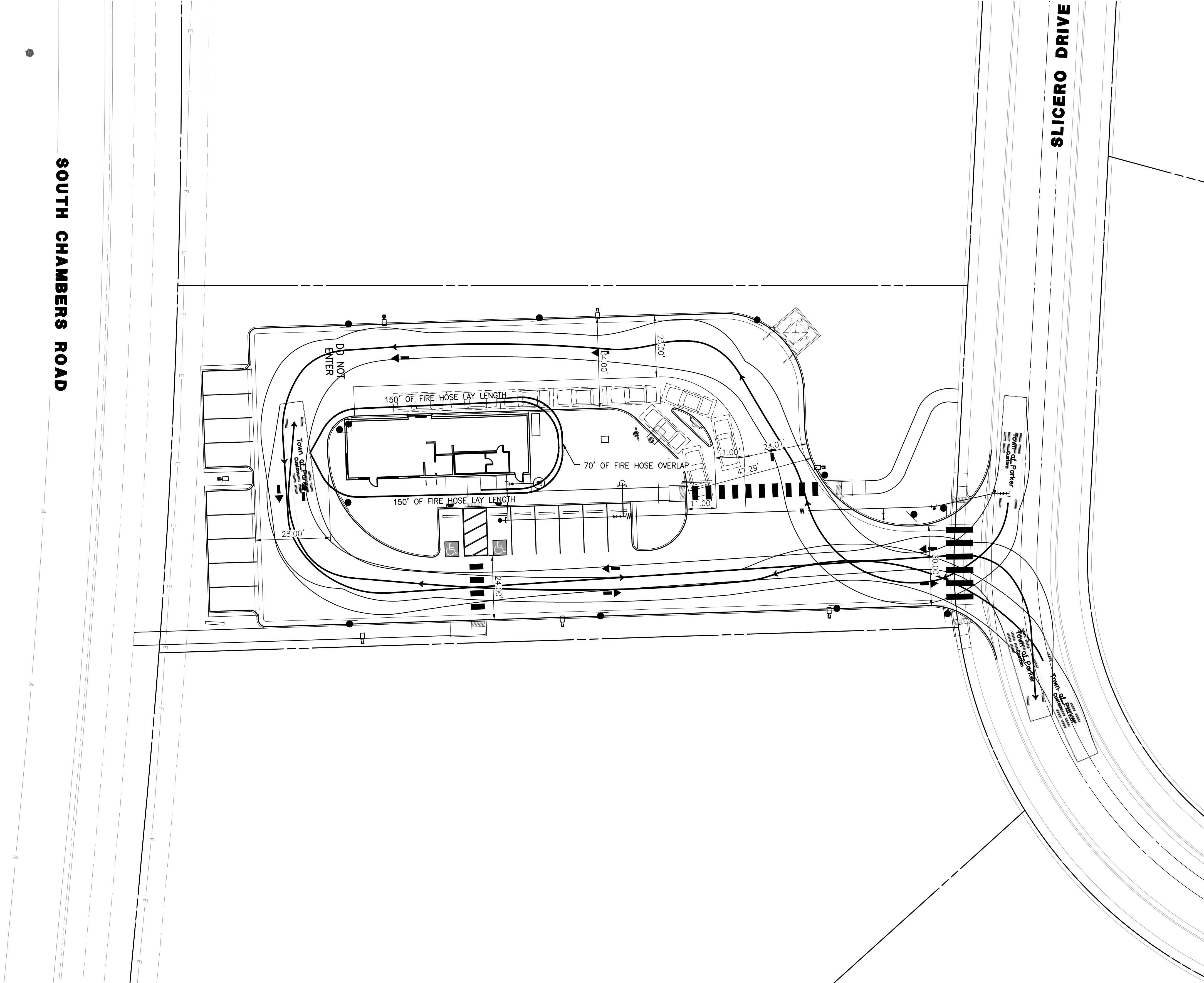
LEGEND

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

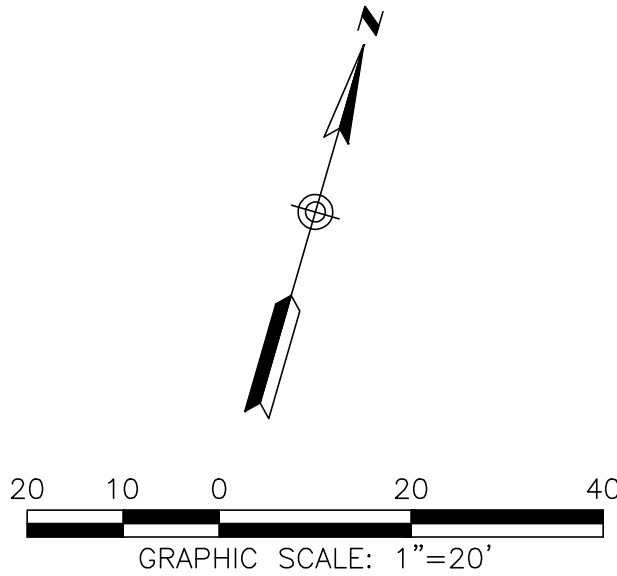


	DRAWING NO. 4
	6TH SUBMITTAL
SITE PLAN PREPARED FOR: DOUGLAS 234, FILING NO. 6, AMENDMENT 1, LOT 4 DOUGLAS COUNTY, COLORADO	
PRELIMINARY UTILITY PLAN	
PROJECT NO: 2243 DRAWN/DESIGNED BY: KA/TWB CHECKED BY: TWB DATE: 6/3/2025	
SEAL:	

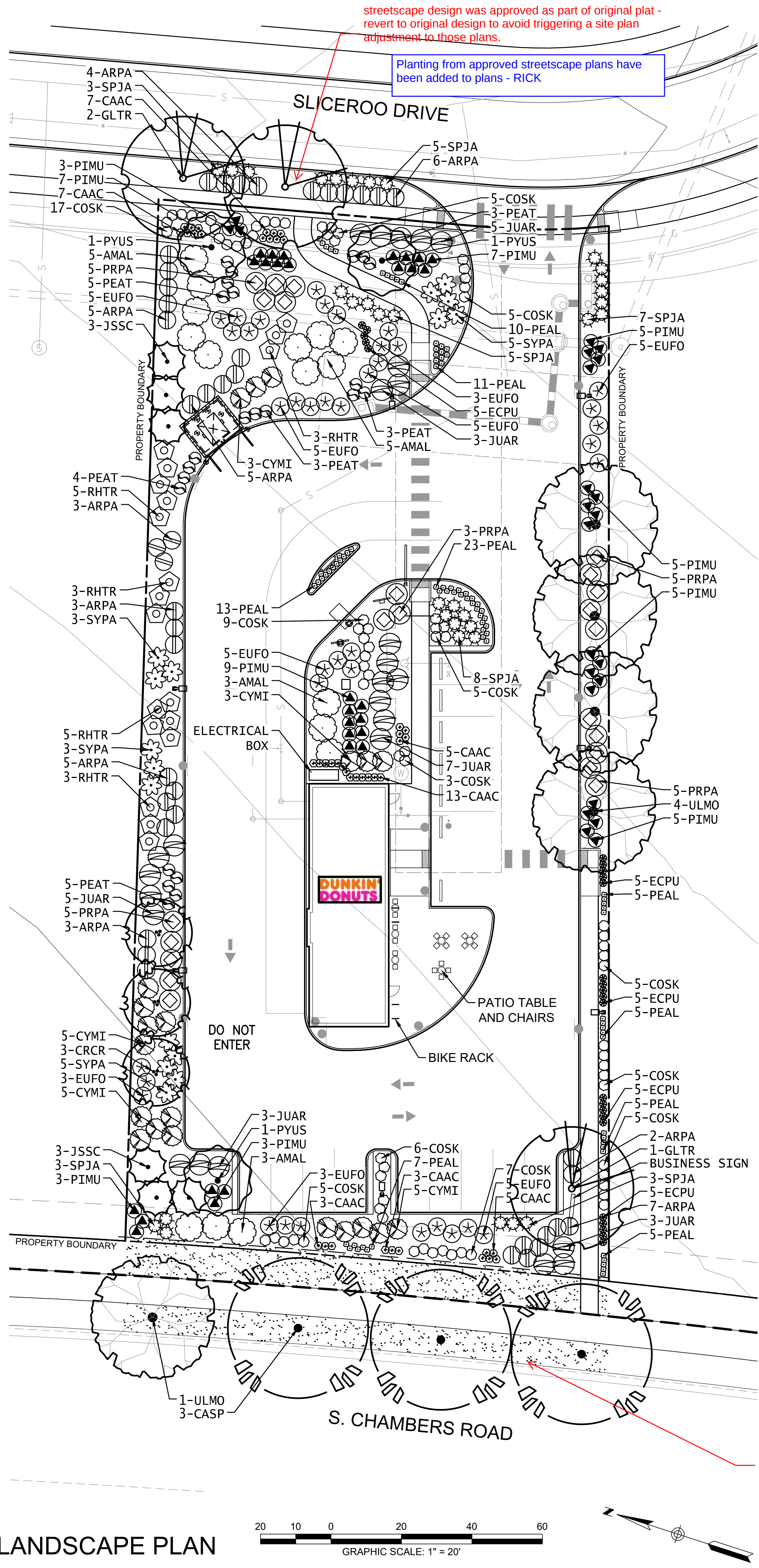
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TOWN OF PARKER
LENGTH: 47.79'
WIDTH: 8.50'
HEIGHT: 10.75'
MIN GROUND CLEARANCE: 1.55'
TRACK WIDTH : 6.92'
LOCK TO LOCK TIME : 5.0sec
WALL TO WALL TURNING RADIUS : 46.67'



	DRAWING NO.		NO.		BY		DATE		REVISION		
	5										
	SITE PLAN PREPARED FOR: DOUGLAS 234, FILING NO. 6, AMENDMENT 1, LOT 4 DOUGLAS COUNTY, COLORADO										
	FIRE TRUCK ACCESS PLAN										
	SEAL: 8678 CONCORD CENTER DR, UNIT 200 ENGLEWOOD, CO 80112 303.537.8020 rickengineering.com										
PROJECT NO:		2243		DRAWN/DESIGNED BY:		KA/TWB		DATE:		6/3/2025	
				CHECKED BY:							



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	3	GLEDTISIA TRIACANTHOS 'INERMIS' 'IMPCOLE' TM	IMPERIAL HONEY LOCUST	2" CAL.	35'
	ULMO	5	ULMUS X 'MORTON'	ACCOLADE ELM	2" CAL.	50'
EVERGREEN TREES						
	JSSC	6	JUNIPERUS SCOPULORUM	ROCKY MOUNTAIN JUNIPER	5 GAL.	30'
ORNAMENTAL TREES						
	CRCR	3	CRATAEGUS CRUS-GALLI 'INERMIS'	COCKSPUR THORNLESS HAWTHORN	1.5" CAL.	20'
	PYUS	3	PYRUS USSURIENSIS 'MORDAK' TM	PAIRIE GEM USSURIAN PEAR	1.5" CAL.	25'
DECIDUOUS SHRUBS						
	AMAL	16	AMELANCHIER ALNIFOLIA	SASKATOON SERVICEBERRY	5 GAL.	10'
	COSK	77	CORNUS SERICEA 'KELSEY'	KELSEY'S DWARF RED TWIG DOGWOOD	5 GAL.	8'
	PEAT	43	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	5 GAL.	4'
	PRPA	28	PRUNUS BESSEYI 'PAWNEE BUTTES'	PAWNEE BUTTES SANDCHERRY	5 GAL.	1.5'
	RHTR	14	RHUS TRILOBATA	THREE LEAF SUMAC	5 GAL.	6'
	SPJA	34	SPIRAEA JAPONICA 'ALPINA'	DAPHNE SPIREA	5 GAL.	2'
	SYPA	16	SYRINGA PATULA 'MISS KIM'	MISS KIM DWARF LILAC	5 GAL.	5'
EVERGREEN SHRUBS						
	ARPA	40	ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO'	PANCHITO MANZANITA	5 GAL.	2'
	CYMI	21	CYTISUS X 'MINSTEAD'	MINSTEAD BROOM	5 GAL.	4'
	EUFO	42	EUONYMUS FORTUNEI 'EMERALD GAIETY'	EMERALD GAIETY WINTERCREEPER	5 GAL.	3'
	JUAR	26	JUNIPERUS SABINA 'ARCADIA'	ARCADIA JUNIPER	5 GAL.	2'
	PIMU	32	PINUS MUGO 'PALOUSE'	PALOUSE MUGO PINE	5 GAL.	4'
PERENNIALS & ORNAMENTAL GRASSES						
	CAAC	43	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	1 GAL.	5'
	ECPU	25	ECHINACAE PURPUREA	PURPE CONEFLOWER	1 GAL.	3'
	PEAL	84	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	LITTLE BUNNY FOUNTAIN GRASS	1 GAL.	1'
GROUNDCOVERS						
		2,533 SF	TURF	90/10 FESCUE / BLUEGRASS SOD		
		12,670 SF	ROCK MULCH	2" RIVER ROCK DECORATIVE ROCK MULCH		
		135 LF	STEEL EDGER			

GENERAL LANDSCAPE REQUIREMENTS				
DEVELOPED AREA = 39,244 SF	CALCULATION	# REQUIRED	# PROVIDED	% EVERGREEN (25%-50% REQ.)
15% MINIMUM SITE LANDSCAPING	39,244 SF x .15	5,887 SF	12,670 SF	44%
75% MINIMUM LIVING MATERIAL COVERAGE	12,670 SF x .75	9,503 SF	9,674 SF	44%
ONE (1) TREE / 1,500 SF OF PERMEABLE AREA	12,670 SF / 1,500 SF	9	23	26%
FIVE (5) SHRUBS / 1,500 SF OF PERMEABLE AREA	12,670 SF / 1,500 SF x 5	45	396	40%

I believe these numbers include the streetscape and parking lot interior, which cannot count.

Tables have been updated - RICK

Tables have been updated - RICK

site perimeter requirements apply to north, east, and south sides

parking lot perimeter requirements apply to west side (10' buffer), new table needed.

STREETSCAPE LANDSCAPE REQUIREMENTS

VEGETATION REQUIREMENTS BETWEEN BACK OF CURB AND RIGHT OF WAY

	CALCULATION	# REQUIRED	# PROVIDED
SLICEROO DRIVE ONE (1) TREE / 40 LF OF FRONTAGE	70 LF / 40 LF	2	2
SOUTH CHAMBERS ROAD ONE (1) TREE / 40 LF OF FRONTAGE	138 LF / 40 LF	4	4

PARKING LOT INTERIOR REQUIREMENTS

PARKING LOT AREA = 2,886 SF	MIN 10% LANDSCAPE REQUIRED	PROVIDED	
PARKING ISLANDS	289 SF	718 SF	
PLANT MATERIALS	CALCULATION	PLANTS REQUIRED	PLANTS PROVIDED
1 TREE / INCREMENTAL 162 SF	718 / 162 = 4.43	5	3
5 SHRUBS / INCREMENTAL 162 SF	(718 / 162) X 5 = 22.16	23	25

SITE PERIMETER LANDSCAPE REQUIREMENTS*

	CALCULATION	TREES REQ. / PROV.	% EVERGREEN (40%-60% REQ.)	SHRUBS REQ. / PROV.	% EVERGREEN (40%-60% REQ.)
NORTH PERIMETER 1 TREE & 5 SHRUBS / 40 LF	296 LF / 40 LF	8 / 8	63%	37 / 54	57%
EAST PERIMETER 1 TREE & 5 SHRUBS / 40 LF	70 LF / 40 LF	2 / 2	0%	17 / 37	41%
SOUTH PERIMETER 1 TREE & 5 SHRUBS / 40 LF	300 LF / 40 LF x 5	7 / 4 + 20 EVG SUBS + 10 DEC SUBS	29%	38 / 57	44%

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

GENERAL LANDSCAPE NOTES

- 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.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES.
- 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.
- 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.
- ALL WEEDS TO BE REMOVED AND DISPOSED OF.
- 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.
- 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.
- 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

- 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 LOOSENEED 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.

SEAL:

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ENGLEWOOD, CO 80112
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rickengineering.com
rickENGINEERING COMPANY
San Diego - Riverside - Sacramento - Orange - Tucson - Phoenix - Las Vegas - Denver

DOUGLAS COUNTY, COLORADO

PROJECT NO: 2243
DATE: 6/4/2025

DRAWN/DESIGNED BY: KN/JG
CHECKED BY: KN

LANDSCAPE PLAN & DETAILS

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

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

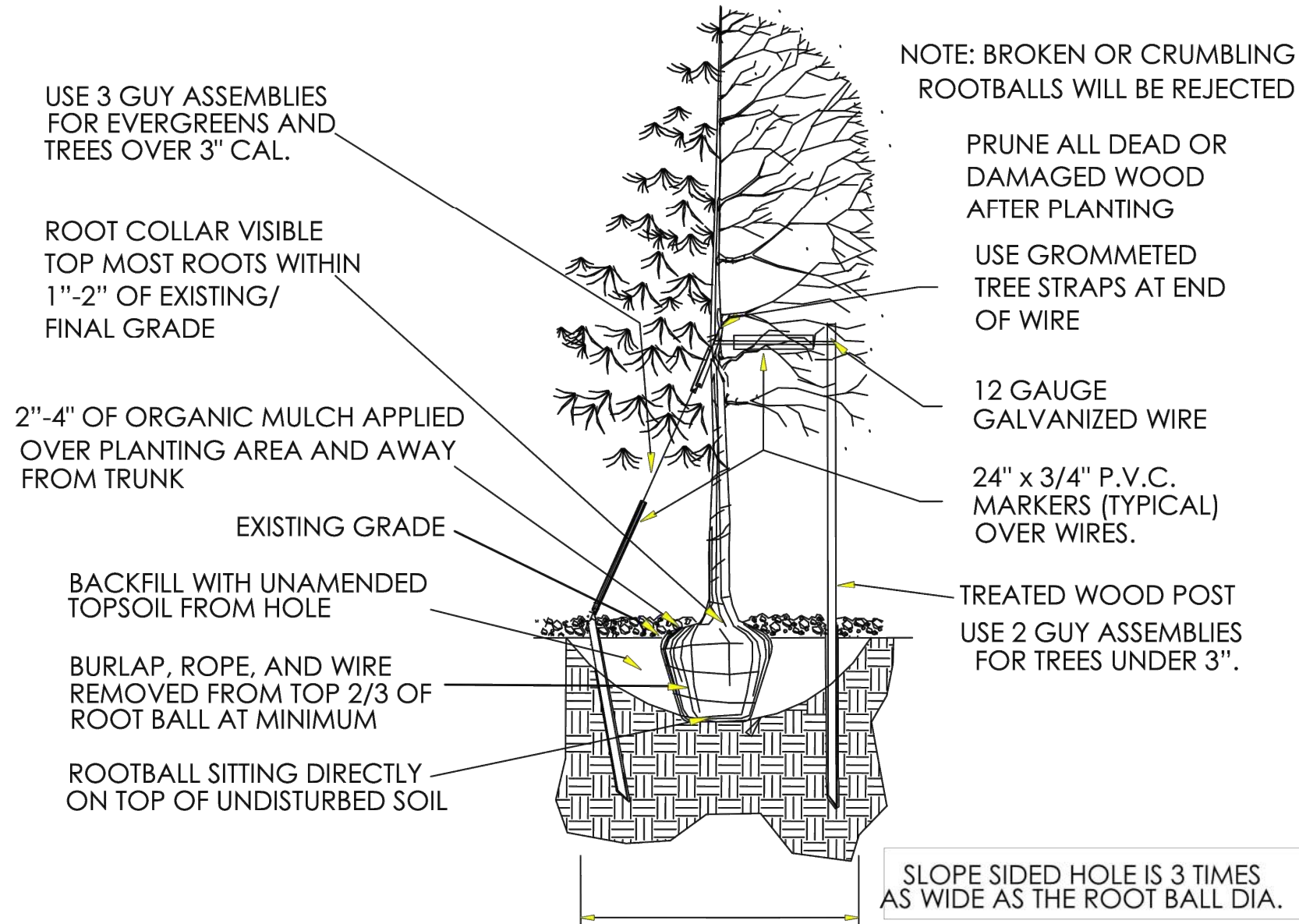
DRAWING NO. 6

6TH 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 36,
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

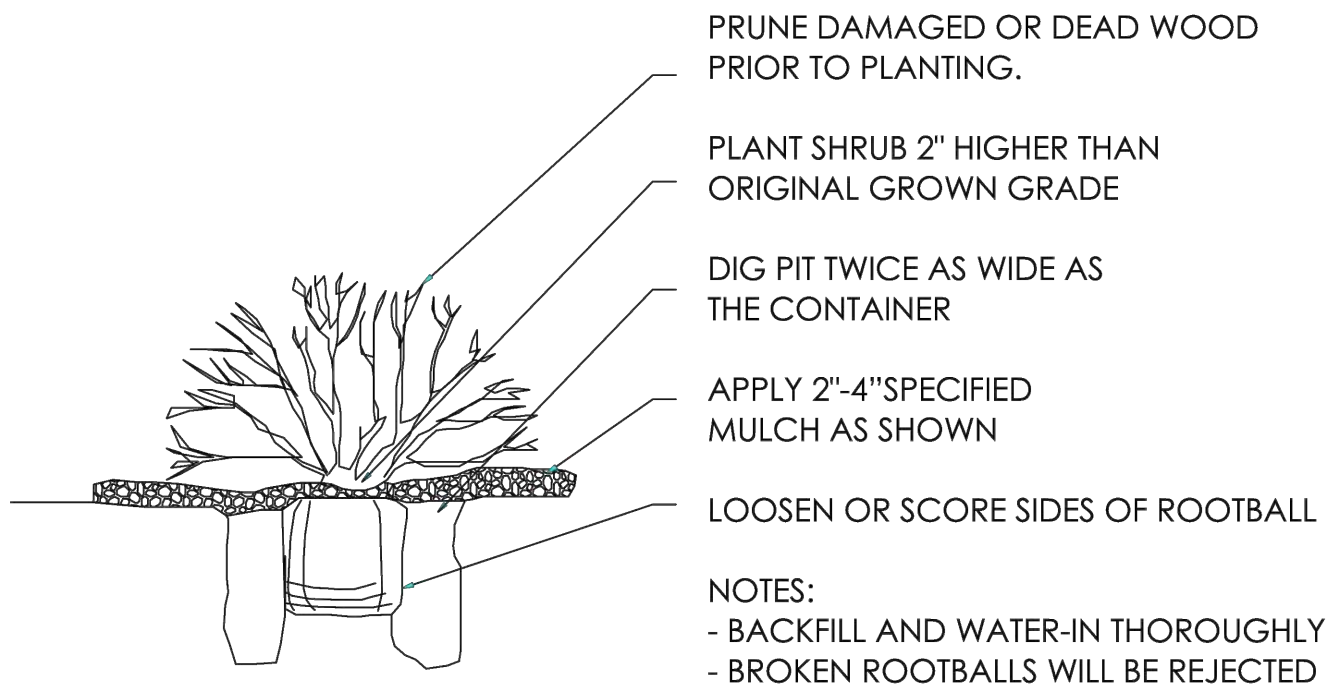


A TREE PLANTING

SCALE: N.T.S

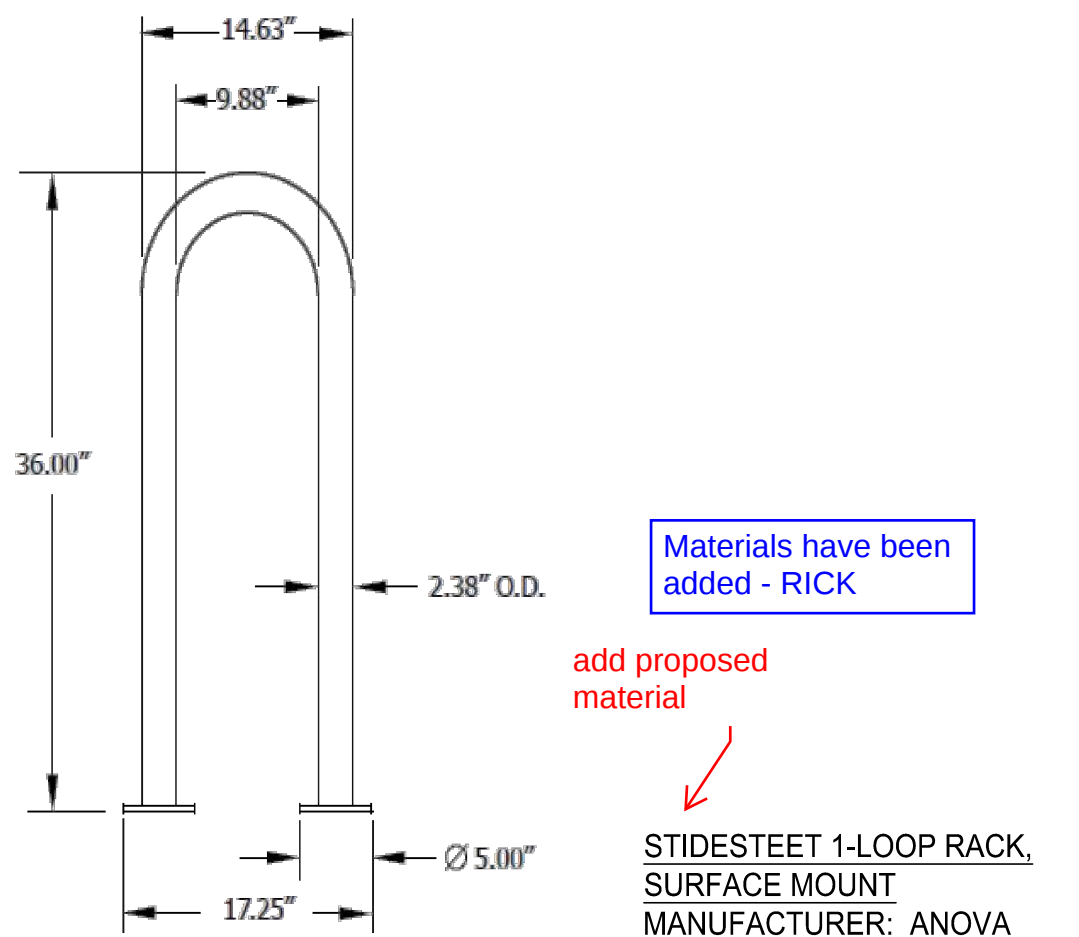
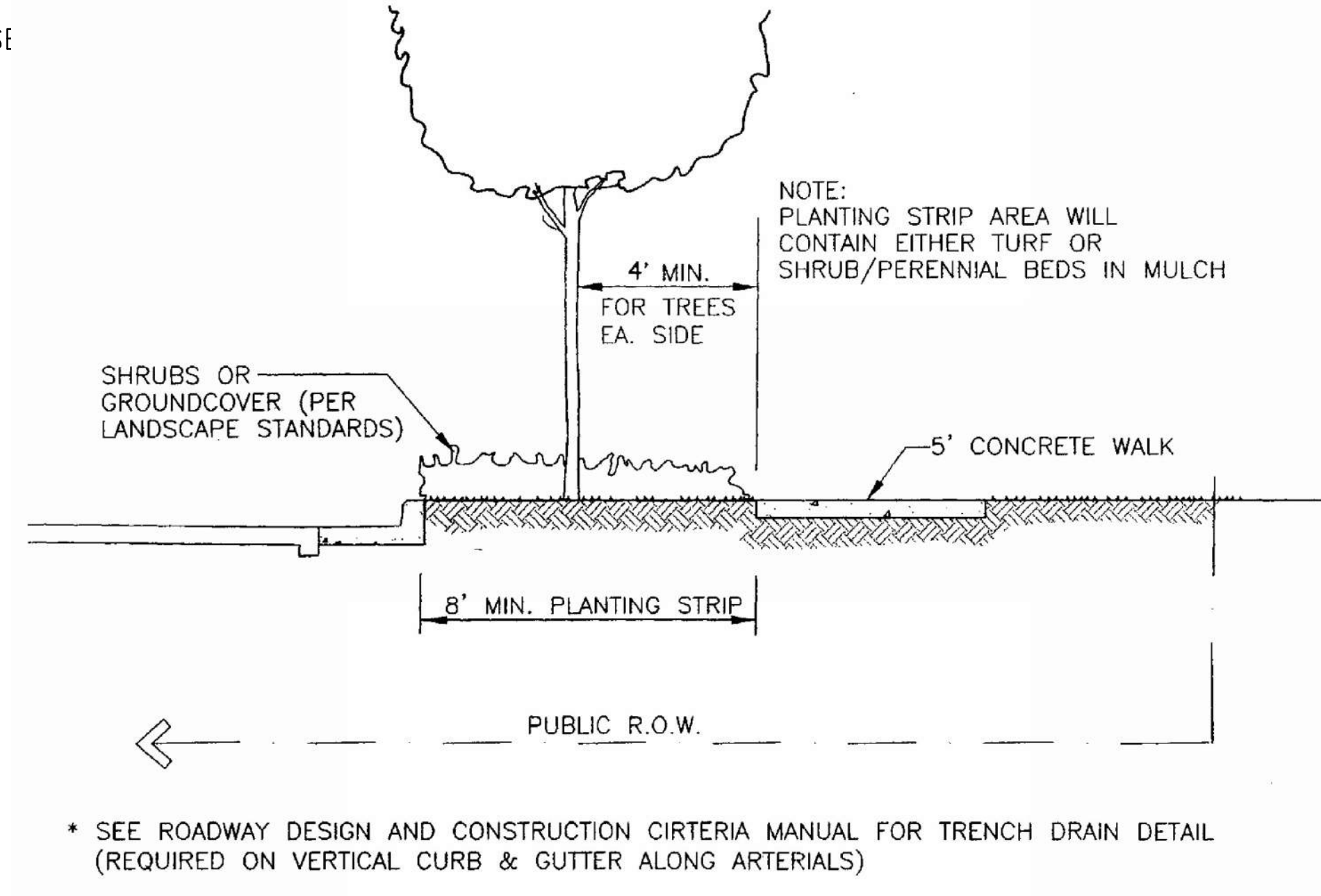
SHRUB PLANTING

SCALE: N.T.S



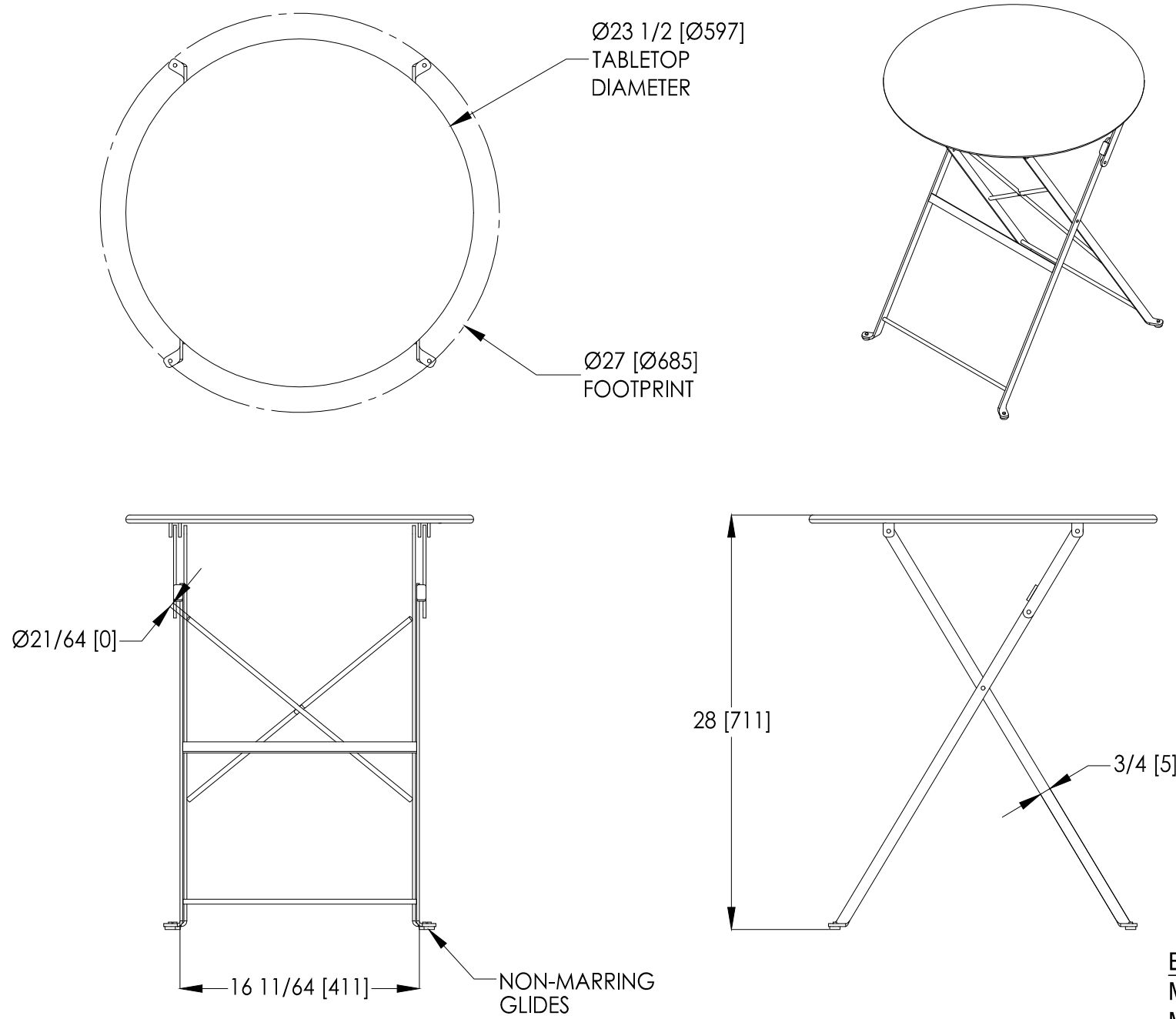
C STREET SECTION WITH DETACHED WALK

SCALE: N.T.



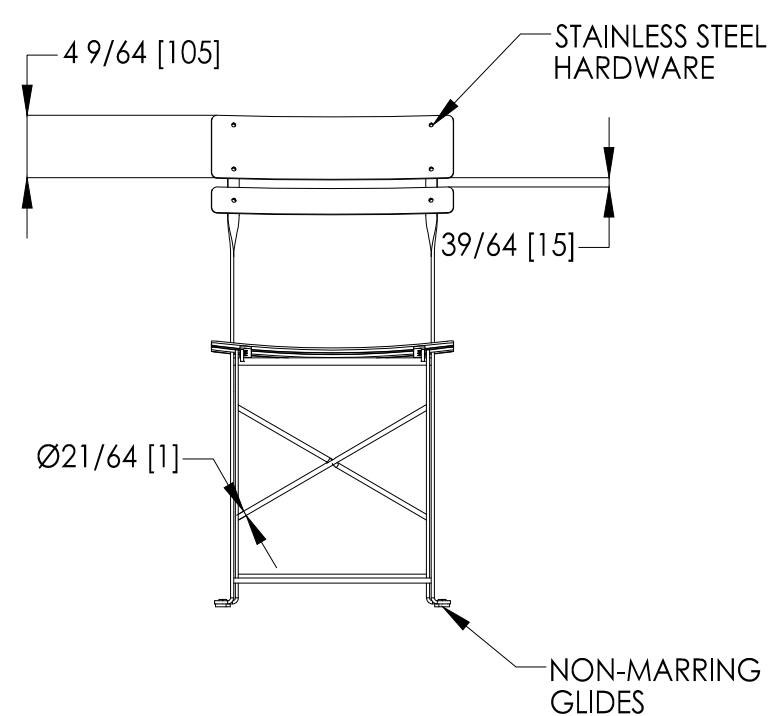
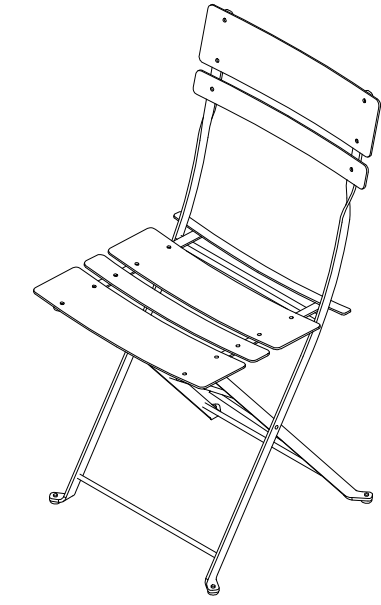
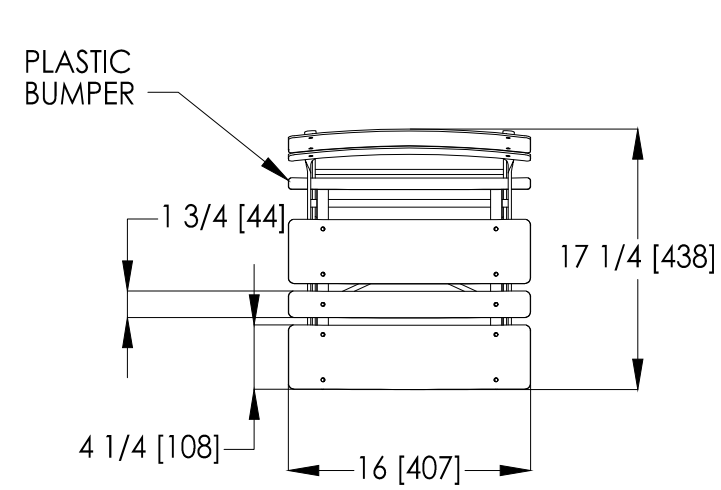
BIKE RACK

SCALE: N.T.S



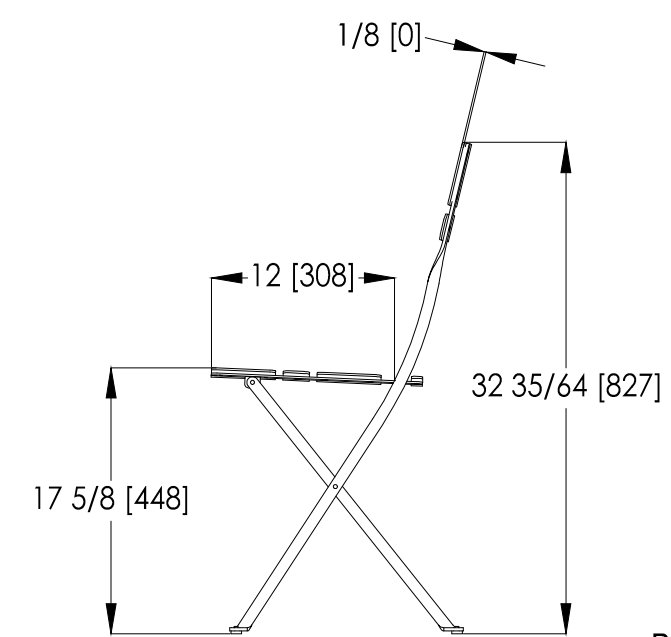
EXTERIOR PATIO TABLES

SCALE: N.T.S.



F PATIO CHAIRS

SCALE: N.T.



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

SITE PLAN PREPARED FOR:

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

DOUGLAS COUNTY, COLORADO

LANDSCAPE PLAN & DETAILS

SEAL:

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ENGLEWOOD, CO 80112
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o - Sacramento - Orange - Tucson - Phoenix - Las Vegas - Denver

2243	DRAWN/DESIGNED BY:	KN/JG
5/4/2005	CHECKED BY:	KN

RIK
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PROJECT NO: _____

DATE: _____



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6TH 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 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	
	HUNTER	HYDRAWISE X2-1400, IRRIGATION CONTROLLER A' 14 STATION CONTROLLER, 12 STATIONS USED	A/9
	P.O.C. A'	METER, P.O.C. 'A' - 1" POTABLE TAP. STATIC WATER PRESSURE IS ASSUMED TO BE 70 PSI, CONTRACTOR TO FIELD VERIFY AND NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY IF DIFFERENT	B/9
	FEBCO	BACKFLOW PREVENTION ASSEMBLY 825-YA SPARKERS W/MODEL 650 WYE STRAINER SIZE OF P.O.C. (1"). IN STRONG BOX ENCLOSURE. ALL PIPING BETWEEN METER AND BACKFLOW DEVICE SHALL BE 'K' COPPER OR RED BRASS.	B & C/9
	RAINBIRD	BRASS MASTER VALVE, EFB-CP-PRS-D, SIZE OF P.O.C. NORMALLY CLOSED WITH PRESSURE REGULATING MODULE. MASTER VALVE SHALL BE INSTALLED IN A 'JUMBO' SIZED VALVE BOX WITH LOCKING COVER AND 'MCV' HEAT BRANDED ON COVER	B & D/9
	HUNTER	RAIN-CLIK FLOW SENSOR. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.	B/9, B/10
	RAINBIRD	QUICK COUPLER VALVE 44RC WITH LOCKING RUBBER COVER, INSTALLED IN 10" ROUND VALVE BOX WITH 'QCV' HEAT BRANDED ON COVER INSTALL QCV ON A 1" STUB-OUT OFF MAINLINE.	D/10
	RAINBIRD	PEB, REMOTE CONTROL VALVE. BOX WITH LOCKING VALVE COVER AND 'RCV' HEAT BRANDED ON COVER.	A/11
	RAINBIRD	XCZ-150-PRB-COM, 1" REMOTE CONTROL DRIP VALVE KIT. BOX WITH LOCKING VALVE COVER AND 'RCV' HEAT BRANDED ON COVER.	C/11
	AS APPROVED	MAINLINE, CLASS 200 PVC SOLVENT WELD FITTINGS	H/10
	AS APPROVED	LATERAL LINE, CLASS 200 PVC SOLVENT WELD FITTINGS	H/10
	AS APPROVED	HUNTER HDL-CV DRIP TUBING WITH EMITTERS TO BASE OF PLANTS	E/9
	AS APPROVED	SLEEVING, SCH. 40 PVC PIPE, MINIMUM 4" DIAMETER FOR PIPING, LARGER WHERE APPROPRIATE. A SEPARATE 2" SLEEVE, FOR WIRE UNDER ALL PAVED SURFACES.	D, H/11
	RAINBIRD	SHRUBS - POINT SOURCE DRIP ZONE, XERIBUG DRIP EMITTERS ON A STAKE CONNECTED TO POLY DRIP TUBING PER DETAIL.	E/9
	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 TL050MPV-1, INSTALL ON PVC EXHAUST MANIFOLD WITHIN VALVE BOX AT LOWEST ELEVATION AND ALL END RUN(S) IN SYSTEM. INSTALL MIN. TYP AS REQUIRED.	

IRRIGATION MATERIAL LEGEND (HEADS):

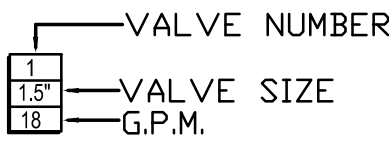
SYMBOL	Q	H	F	MANF.	MODEL NO. / DESCRIPTION	GPM	PRECIP	PSI	RADIUS FT.	DETAIL
	①	②	③	HUNTER	PROS-04-PRS30-8A 4" HIGH POP-UP W/ 8A BROWN NOZZLE	.44, .88, 1.76	3.06	30	8	B/11
	①	②	③	HUNTER	PROS-04-PRS30-10A 4" HIGH POP-UP W/ 10A RED NOZZLE	.50, 1.00, 2.00	2.22	30	10	B/11

LATERAL PIPE SIZING CHART:

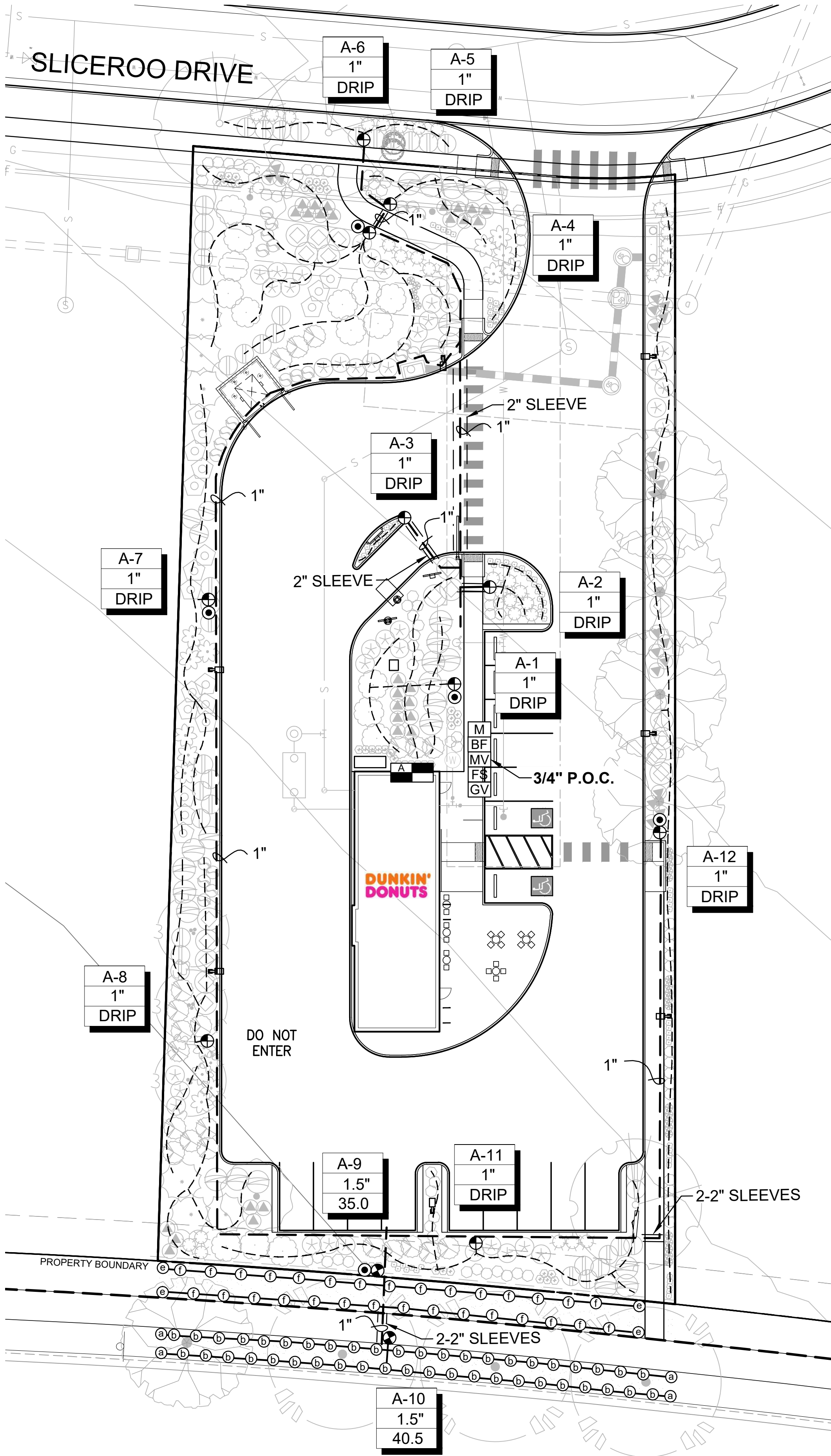
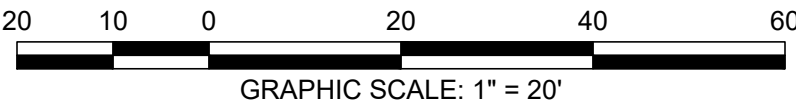
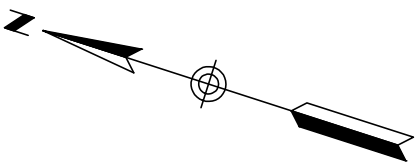
CLASS 200 PIPE	GPM
3/4"	0-10
1"	11-16
1-1/4"	17-26
1-1/2"	27-36
2"	37-55
2-1/2"	56-80

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"



IRRIGATION HAS BEEN UPDATED TO
REFLECT PLANTING REVISIONS - RICK



SITE PLAN PREPARED FOR:

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

DOUGLAS COUNTY, COLORADO

LANDSCAPE IRRIGATION & DETAILS



DRAWING NO.

8

6TH SUBMITTAL

SEAL:

8678 CONCORD CENTER DR, UNIT 200
ENGLEWOOD, CO 80112

rickengineering.com
303.537.8020

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

2243 DRAWN/DESIGNED BY:

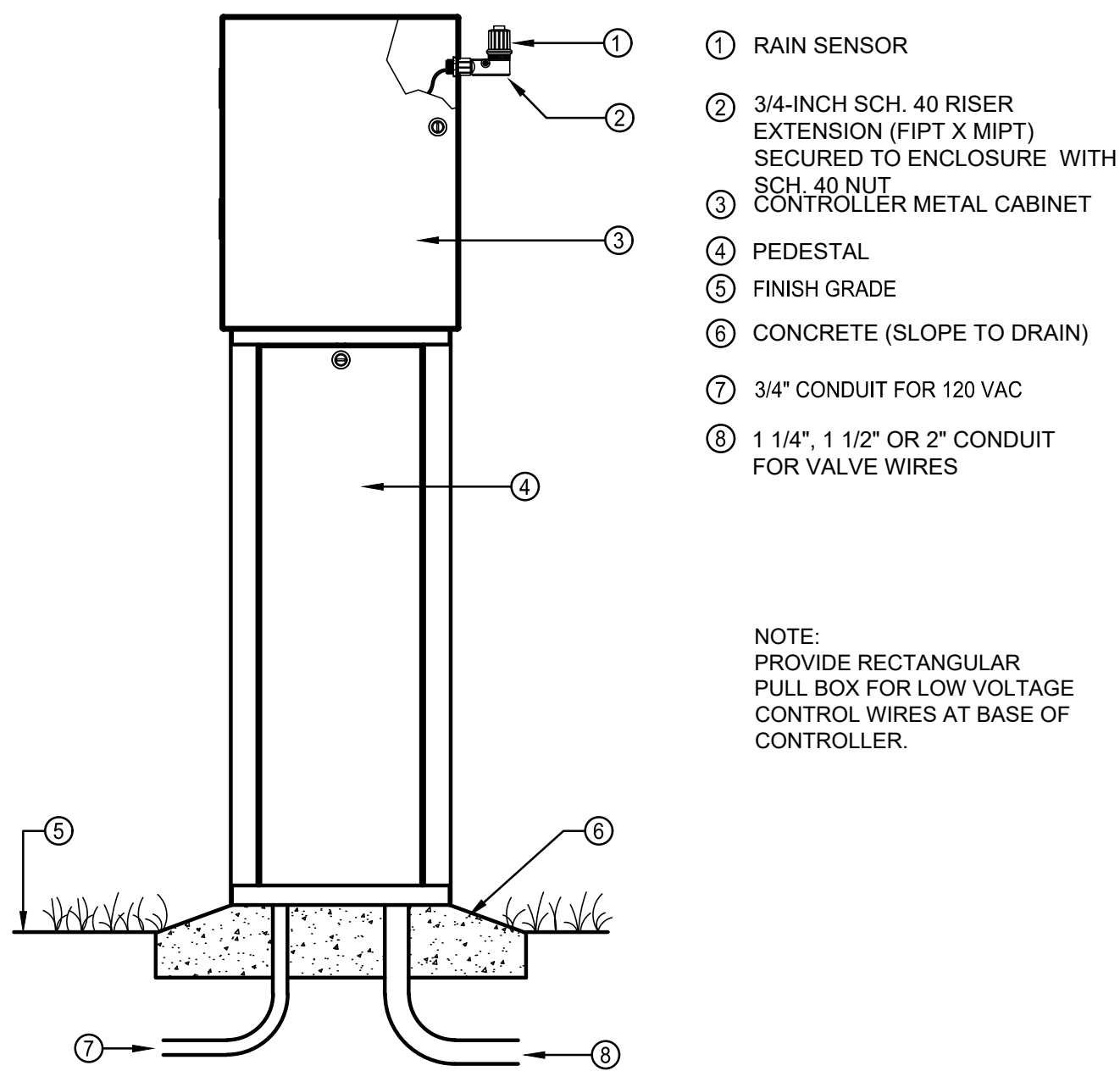
6/4/2025 CHECKED BY:

KN/TM

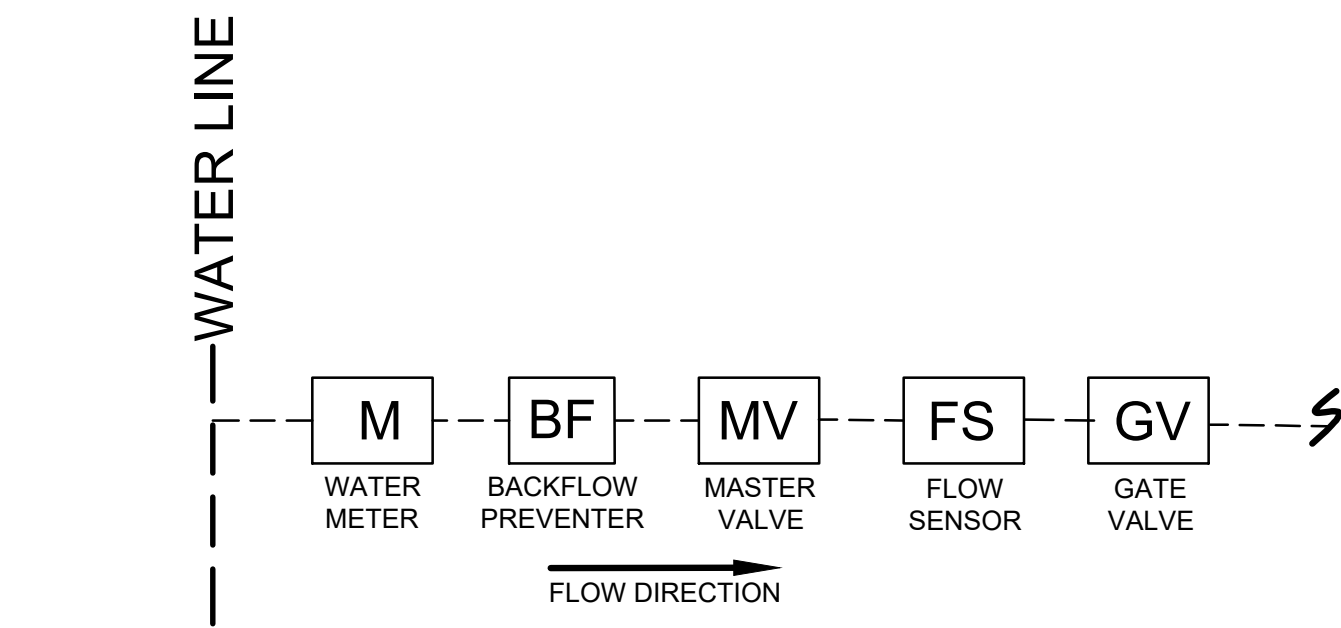
DATE:

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

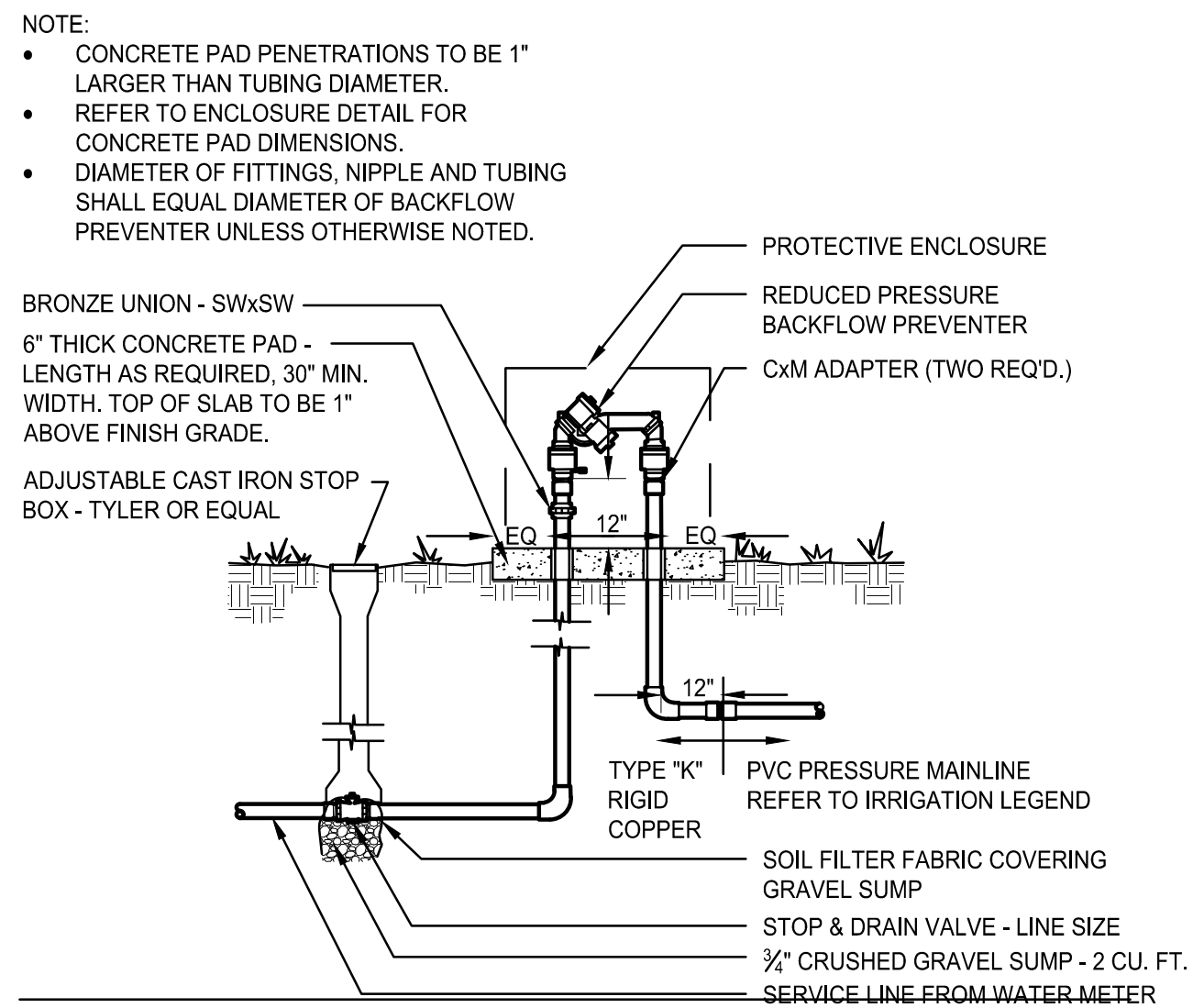
A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29,
TOWNSHIP 6 SOUTH, RANGE 66 WEST, 6TH PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
0.901 ACRES, 1 COMMERCIAL LOT



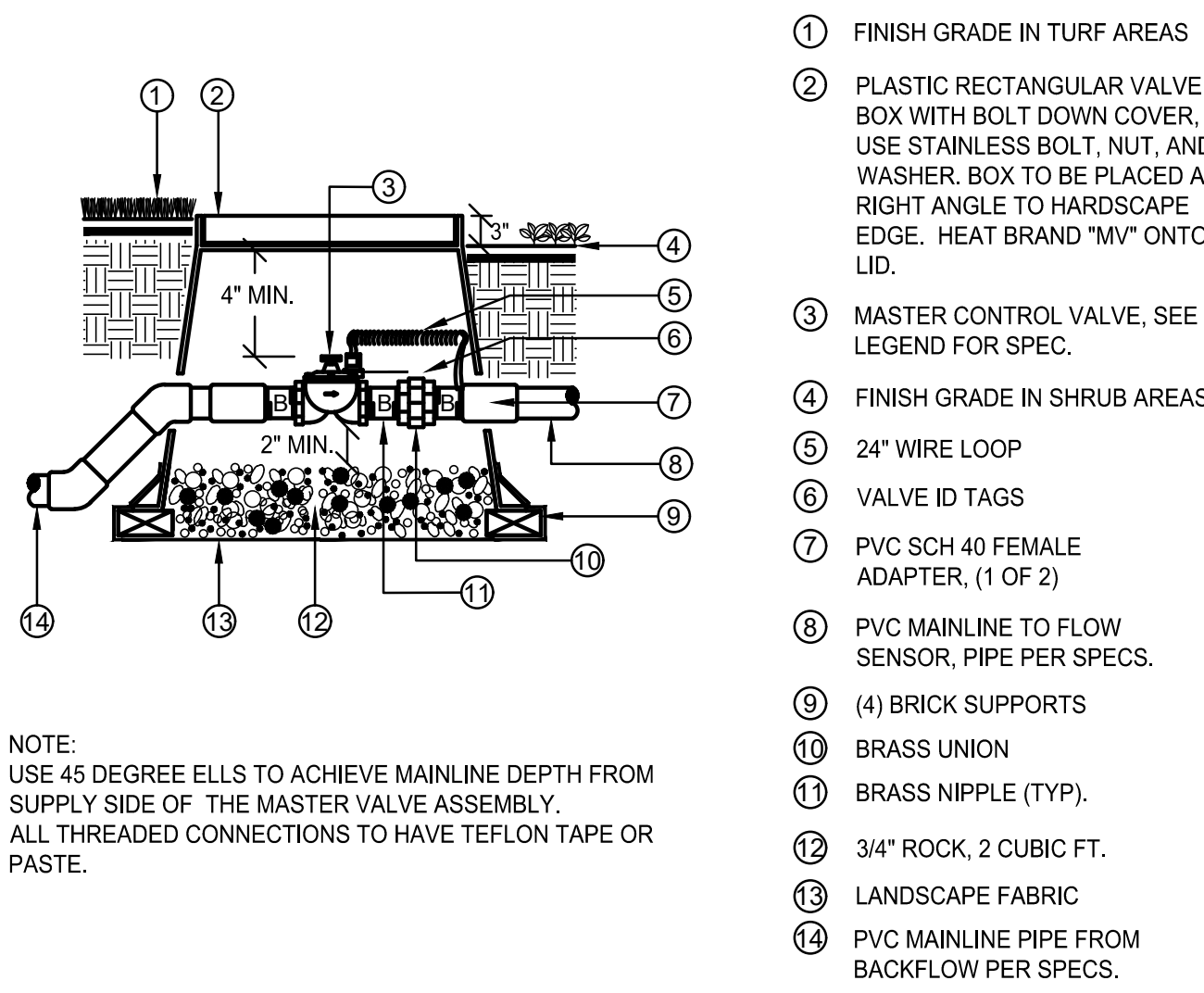
A CONTROLLER PEDESTAL MOUNT
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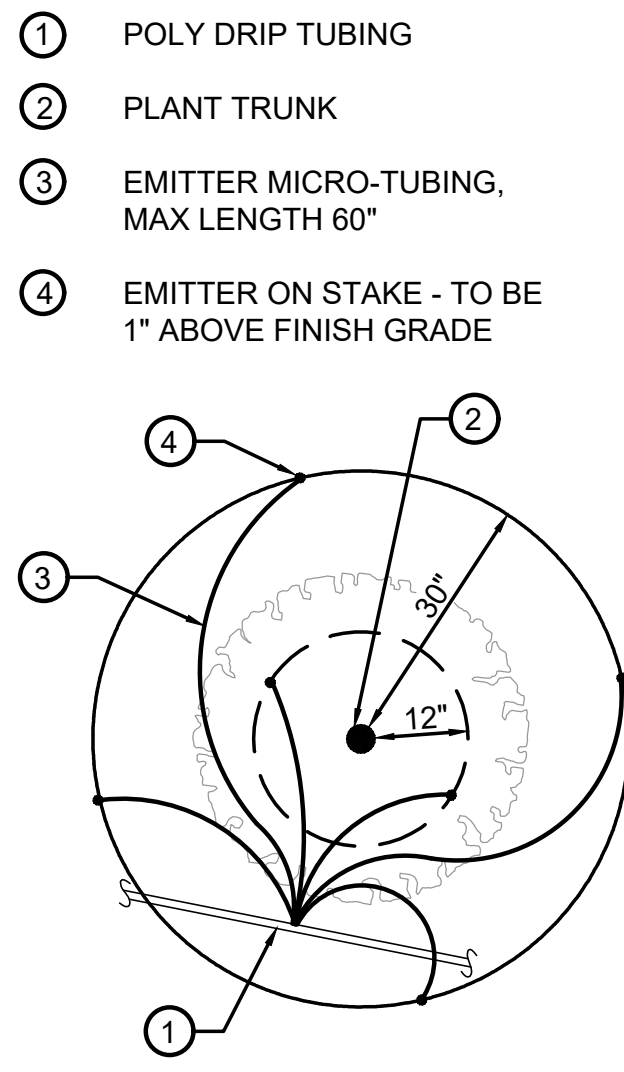
B POINT OF CONNECTION (P.O.C.)
SCALE: N.T.S.



C BACKFLOW PREVENTER
SCALE: N.T.S.



D MASTER VALVE
SCALE: N.T.S.



E DRIP EMITTER
SCALE: N.T.S.



LANDSCAPE/IRRIGATION WORKSHEET

Tap sizing for dedicated irrigation taps

Yellow fields require user input

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

Define Landscape & Irrigation System:

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

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

Moderate Water Use Plant Material		
*Traditional trees/shrubs/perennials, alternative grass types (buffalograss, blue grama, etc.)		
Plant Factor (PF, %)	Med	0.5
Landscape Area (LA, sq ft)		12607
Irrigation Efficiency (IE, %)	Drip	0.9

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

*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)	14937
Avg Plant Factor (%)	0.56
Avg Irrigation Efficiency (%)	0.86

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

Irrigation Water Requirement (IWR):	
Peak monthly IWR:	47950 gal
Maximum flow requirement	5.0 GPM

* 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

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

SEAL:

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303.537.8020
rickengineering.com

RICK
ENGINEERING COMPANY

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

LANDSCAPE IRRIGATION & DETAILS

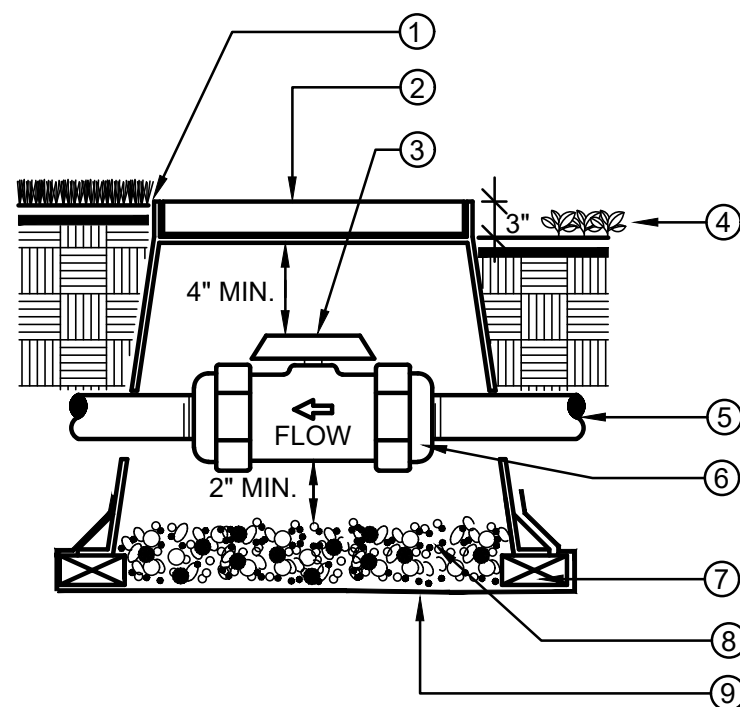


DRAWING NO.
9

6TH 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



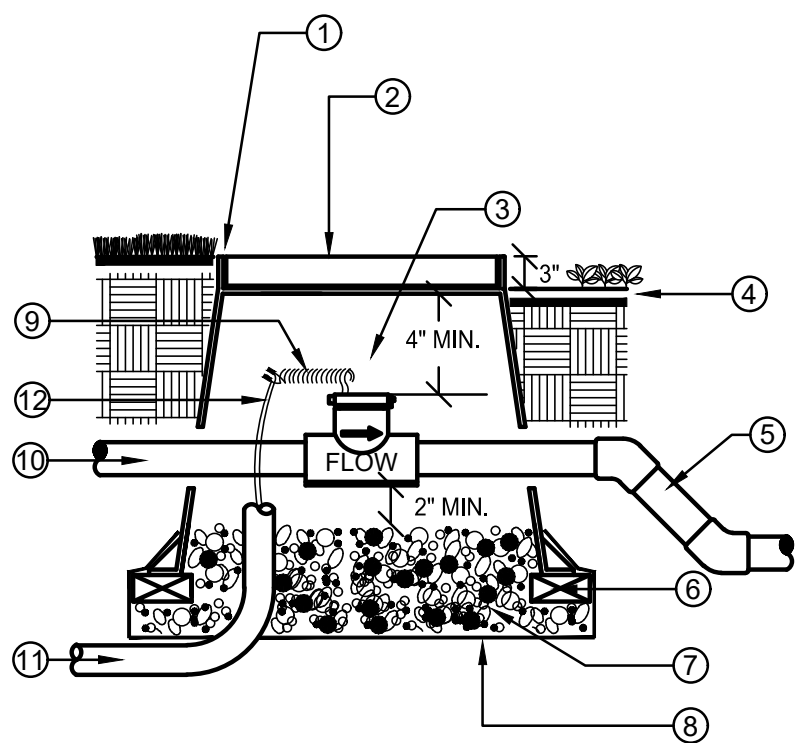
- 1 FINISH GRADE IN TURF AREAS
- 2 PLASTIC RECTANGULAR VALVE BOX WITH BOLT DOWN COVER. USE STAINLESS BOLT, NUT, AND WASHER. BOX TO BE PLACED AT RIGHT ANGLE TO HARDSCAPE EDGE. HEAT BRAND "BV" ONTO LID.
- 3 PVC BALL VALVE. SEE LEGEND FOR SPECIFICATION
- 4 FINISH GRADE IN SHRUB AREAS
- 5 MAINLINE, DEPTH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

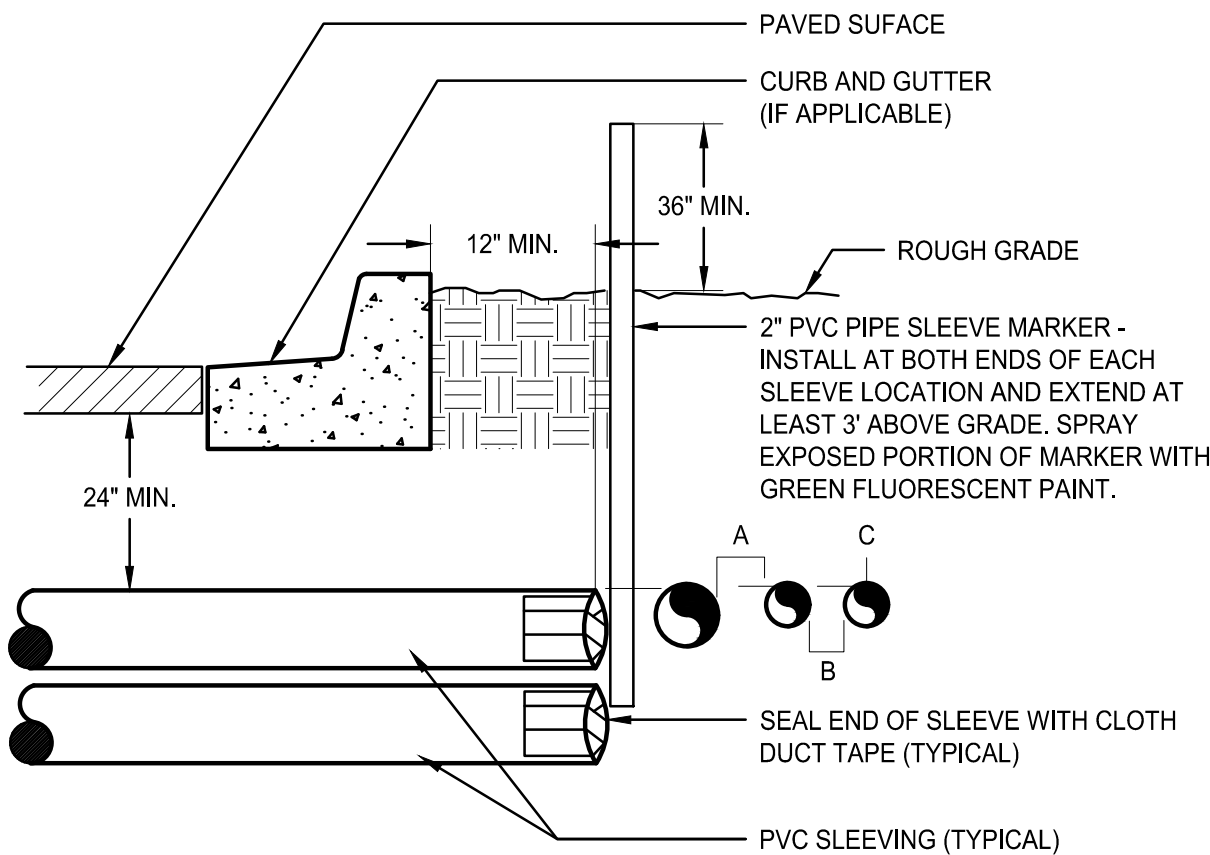
A BALL VALVE, TRU-ION
SCALE: N.T.S.



- 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

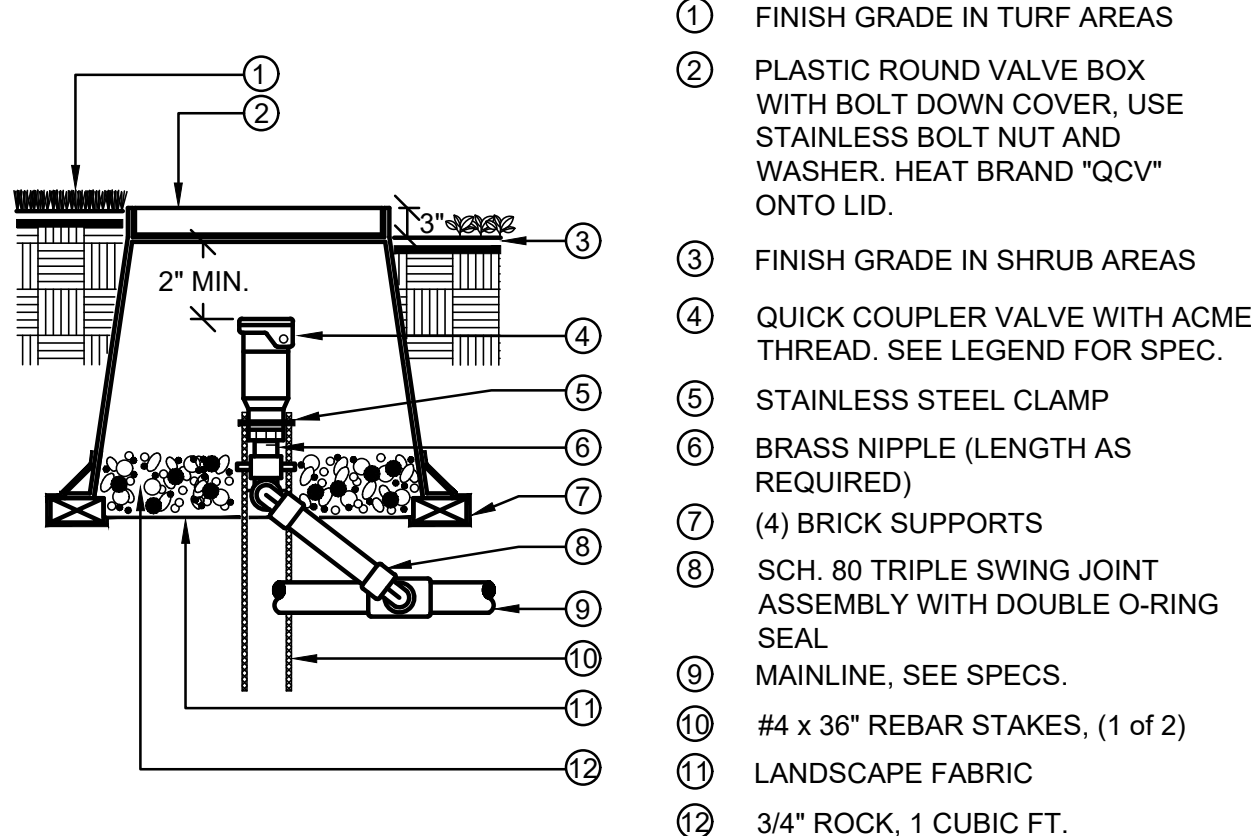
NOTE:
NO FITTINGS 10x PIPE O.D. UPSTREAM OF SENSOR, NO FITTINGS 5x PIPE O.D. DOWNSTREAM OF SENSOR.
INSTALL FLOW SENSOR PER THE MANUFACTURER'S RECOMMENDATIONS. ROUTE WIRES THROUGH CONDUIT TO IRRIGATION CONTROLLER.
USE 45 DEGREE ELLS TO ACHIEVE MAINLINE DEPTH ON THE DOWNSTREAM SIDE OF THE FLOW SENSOR.

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.

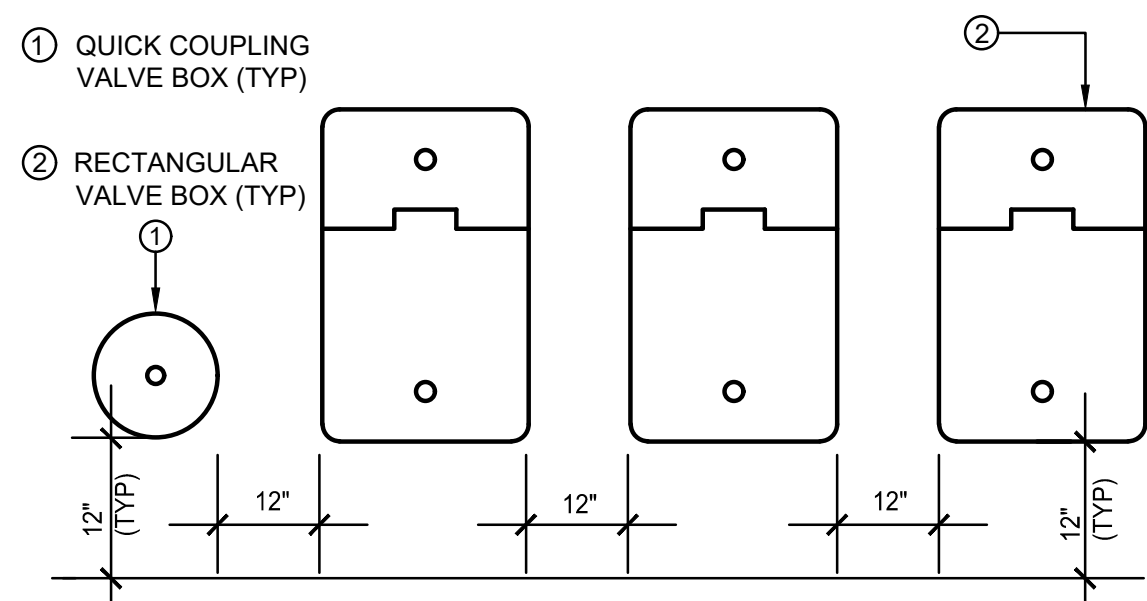
C IRRIGATION SLEEVING
SCALE: N.T.S.



- 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.

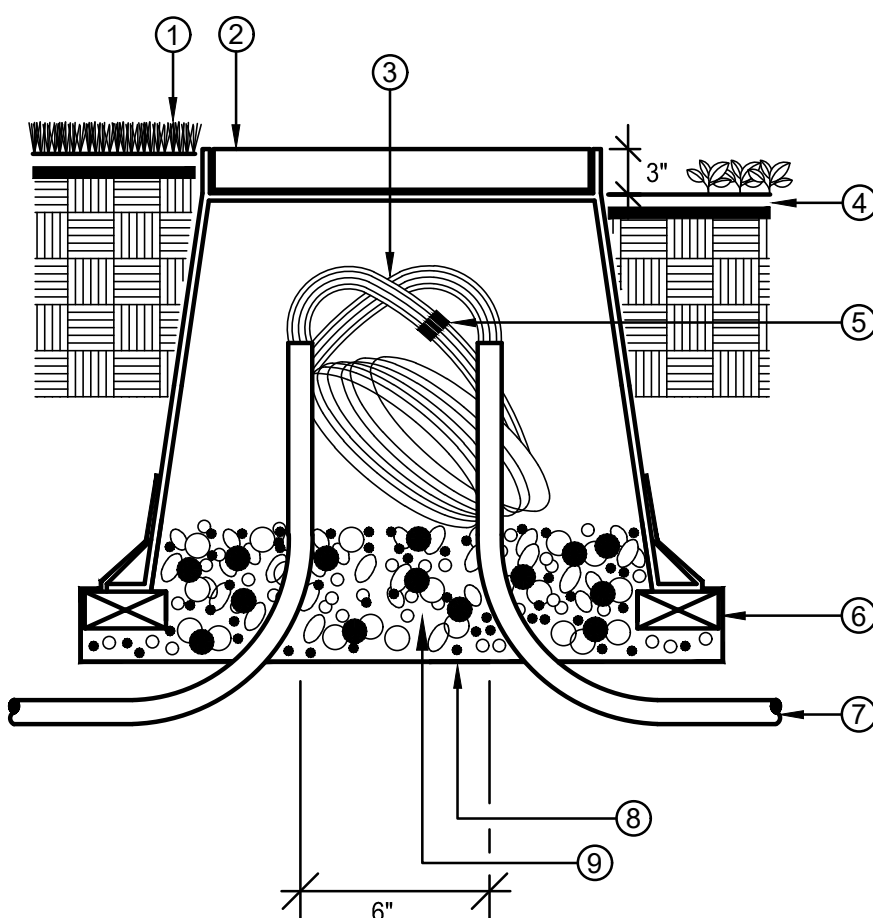
NOTE:
ALL THREADED CONNECTIONS TO HAVE TEFLON TAPE OR PASTE.
QUICK COUPLER VALVE KEY MUST SWIVEL FREELY WHEN INSERTED INTO LUG TRACK.

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



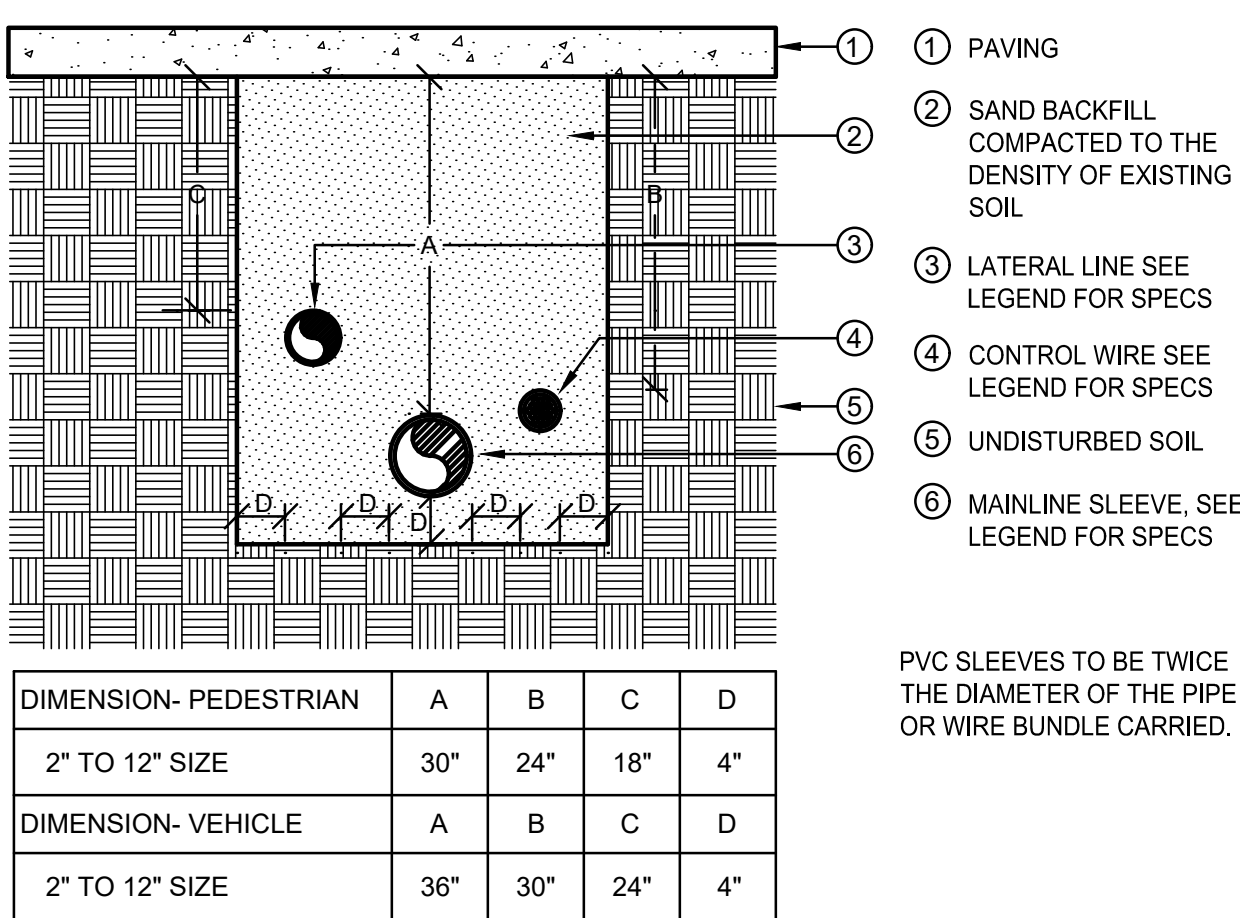
- NOTES:
- VALVE BOXES SHALL BE LABELED BY HOT IRON BRANDING OR ALUMINUM ASPHALT BASED WATERPROOF PAINT.
 - CONTROL VALVES SHALL BE INSTALLED TO ALLOW ORDERLY ARRANGEMENT OF VALVE BOXES.
 - LOCATE VALVE ASSEMBLIES IN SHRUB OR GROUND COVER AREAS WHEN POSSIBLE.
 - LOCATION OF VALVE ASSEMBLIES SHALL BE STAKED FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
 - CENTER VALVE BOXES OVER VALVE ASSEMBLY TO FACILITATE ACCESS AND MAINTENANCE.
 - SET VALVE BOXES AT EQUAL ELEVATIONS WITH TOPS AT FINISH GRADE IN TURF AREAS OR 3" ABOVE FINISH GRADE IN SHRUB/GROUND COVER AREAS.
 - VALVE BOXES SHALL BE SET PARALLEL TO EACH OTHER AND PERPENDICULAR TO EDGE OF AREA.
 - DO NOT DEFORM OR COLLAPSE VALVE BOX BY EXCESSIVE SOIL COMPACTING AROUND BOX.
 - 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.

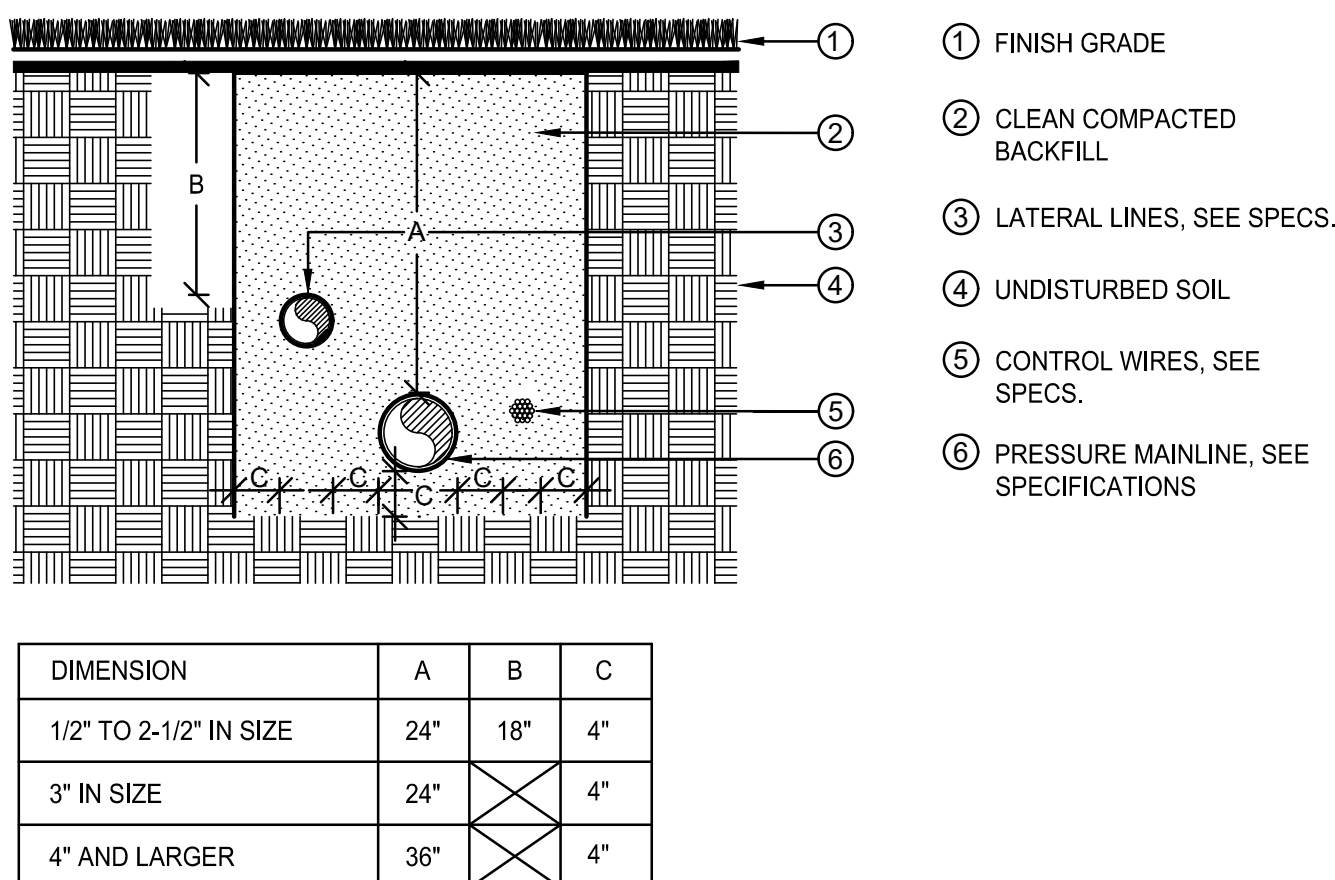
F ROUND PULL BOX
SCALE: N.T.S.



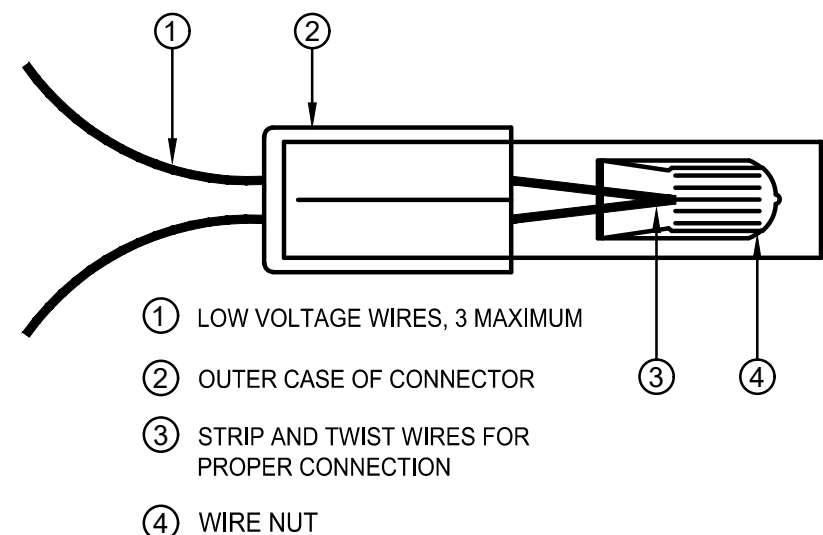
DIMENSION- PEDESTRIAN	A	B	C	D
2" TO 12" SIZE	30"	24"	18"	4"
DIMENSION- VEHICLE	A	B	C	D
2" TO 12" SIZE	36"	30"	24"	4"

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

G SLEEVE INSTALLATION
SCALE: N.T.S.



H PIPE INSTALLATION
SCALE: N.T.S.



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:

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

RICK
ENGINEERING COMPANY

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

PROJECT NO: 2243 DRAWN/DESIGNED BY: KN/TM

DATE: 6/4/2025 CHECKED BY:

SITE PLAN PREPARED FOR:

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

LANDSCAPE IRRIGATION & DETAILS

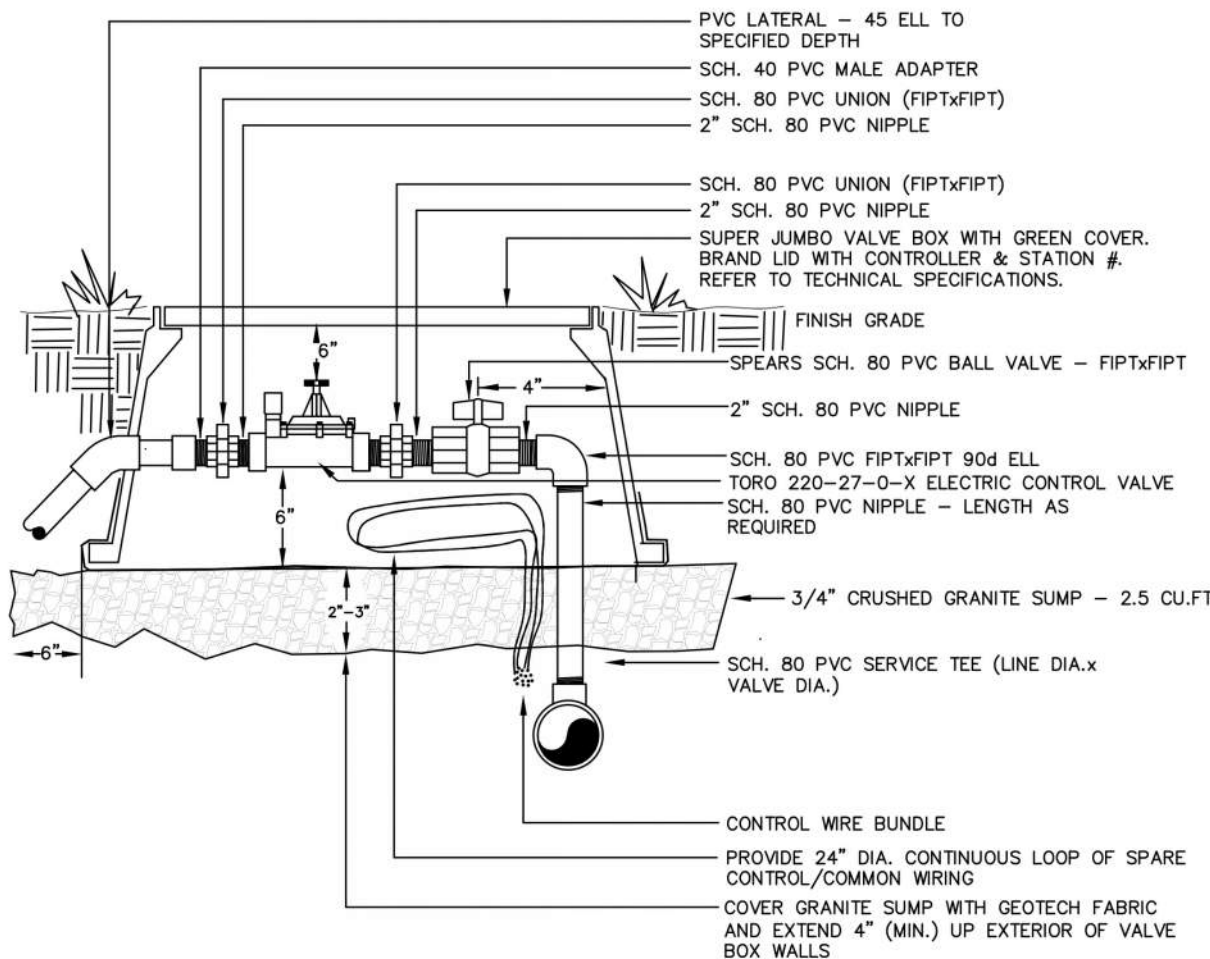
811
Know what's below.
Call before you dig.

DRAWING NO.
10

6TH SUBMITTAL

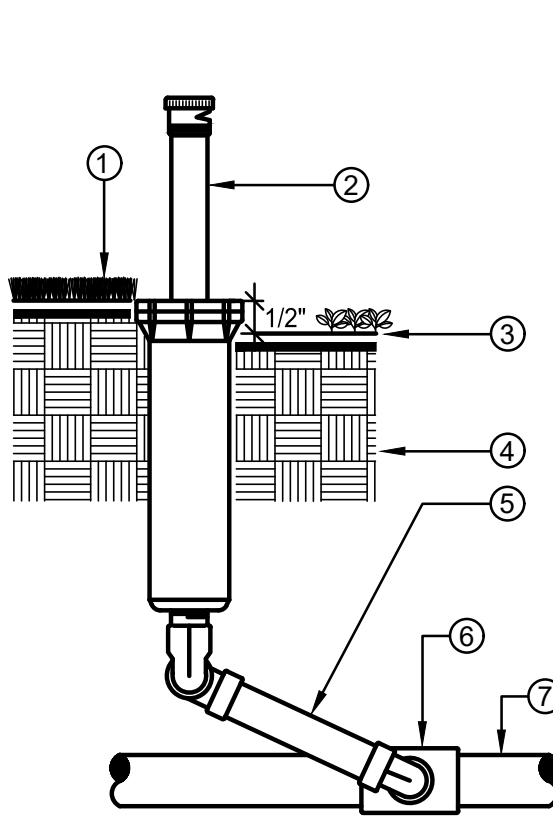
SITE PLAN FOR
DUNKIN' DONUTS
DOUGLAS 234, FILING NO. 6,
AMENDMENT 1, LOT 4

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



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

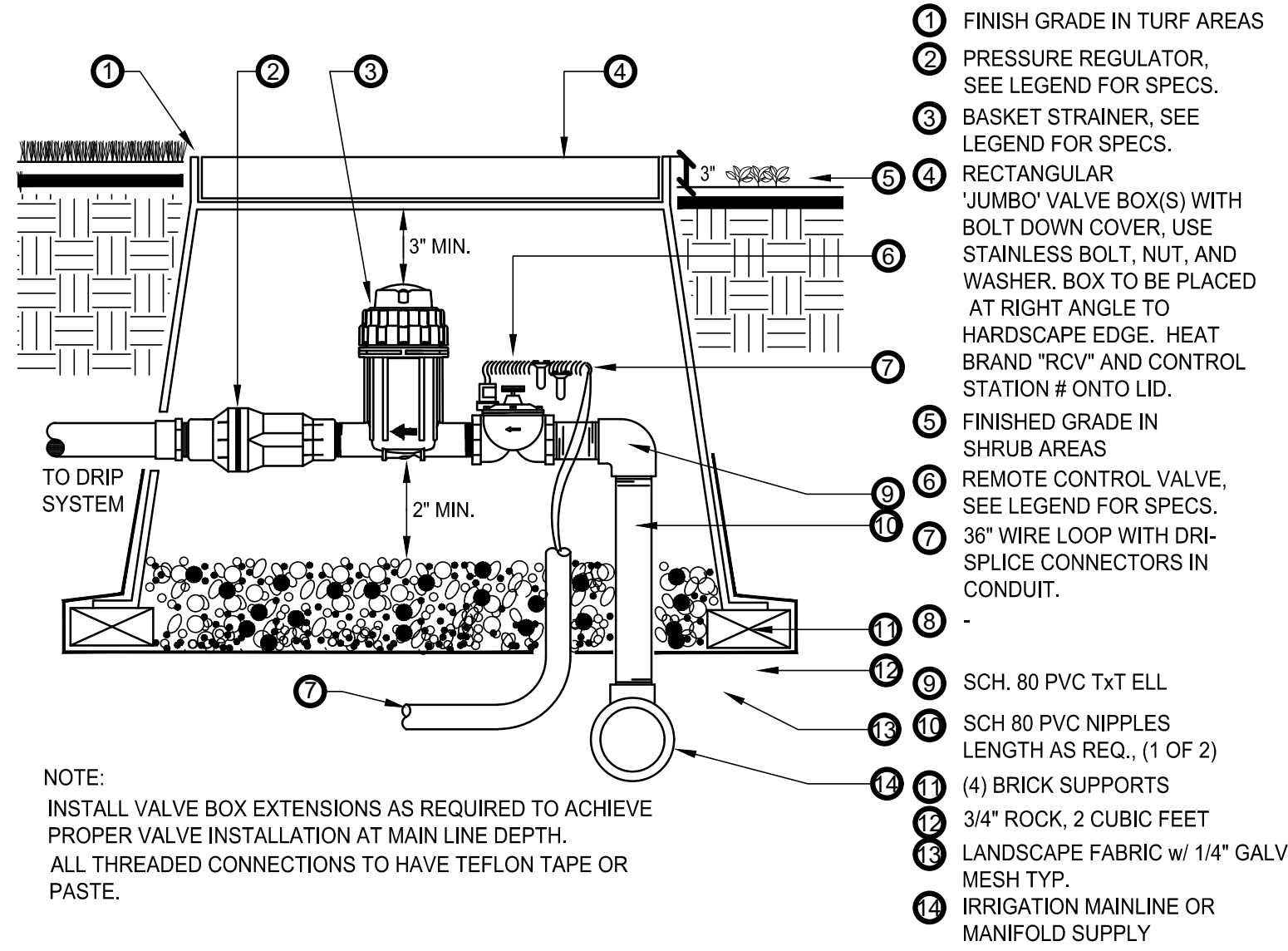
A AUTOMATIC CONTROL VALE
NTS



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

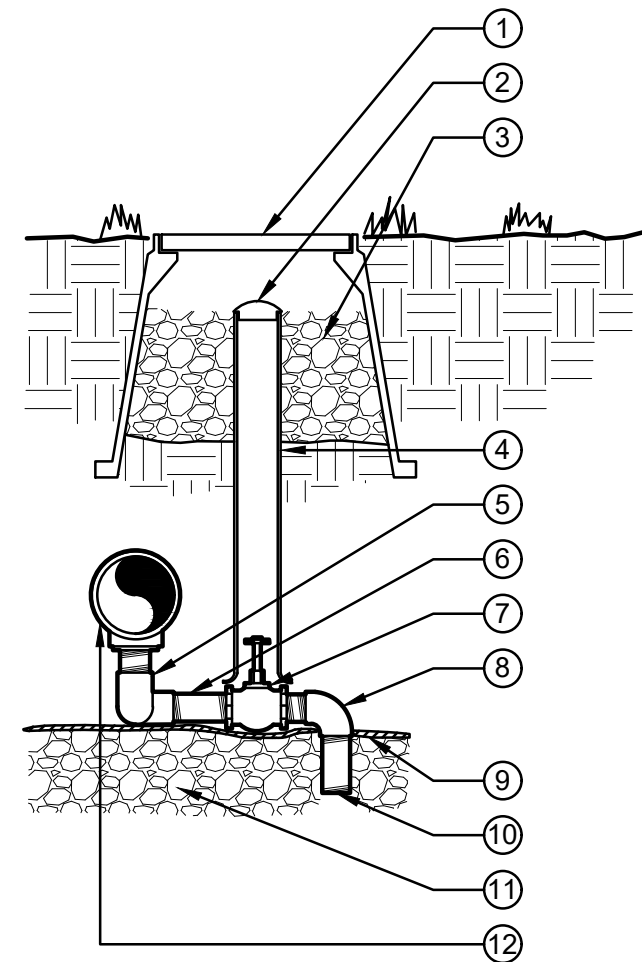
WHERE INSTALLED AT TREES, INSTALL BUBBLERS 3" FROM TRUNK TO ENSURE PROPER WATERING AS TREE GROWS

B POP-UP SPRINKLER
NTS



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.



NOTE: APPLY TEFLON TAPE TO ALL MALE THREADED PVC FITTINGS AND ALL NIPPLES.

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

SITE PLAN PREPARED FOR:

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

DOUGLAS COUNTY, COLORADO

LANDSCAPE IRRIGATION & DETAILS



DRAWING NO.

11

SEAL:

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

RICK
ENGINEERING COMPANY

PROJECT NO:

DATE:

2243 | DRAWN/DESIGNED BY: KN/TM
6/4/2025 | CHECKED BY: KN

6TH SUBMITTAL

PRELIMINARY
NOT FOR BIDDING
NOT FOR CONSTRUCTION

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

#	Date	Issue / Description	Init.
1	11/10/23	Resubmittal	JMG
2	2/14/2025	Resubmittal	JMG

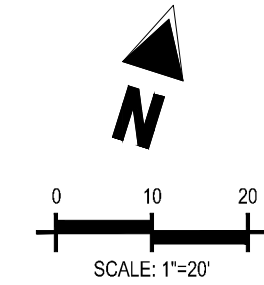
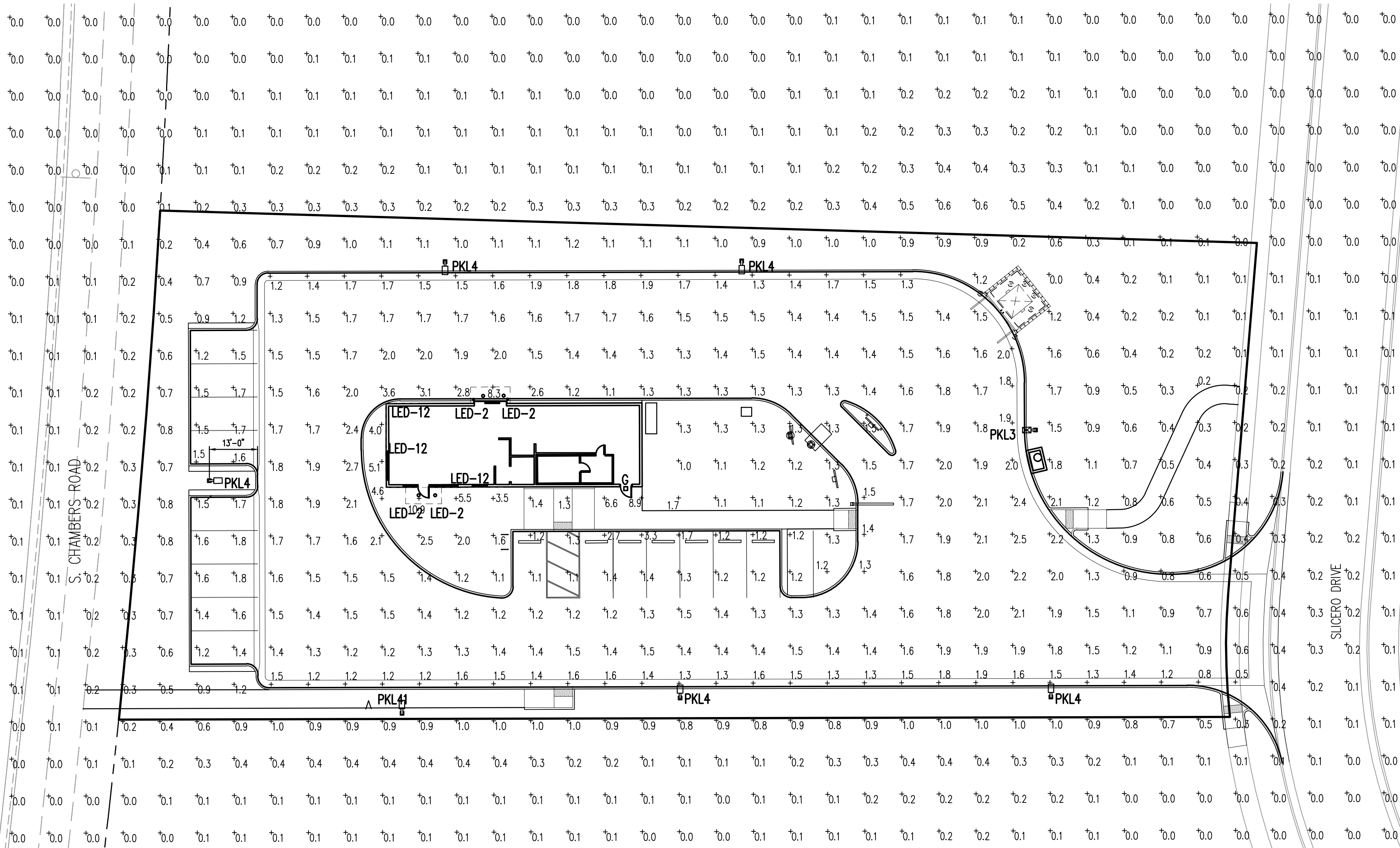
Project No: CBG02
Drawn By: JG
Checked By: JG
Date: August 25, 2023

PHOTOMETRIC PLAN

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



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.

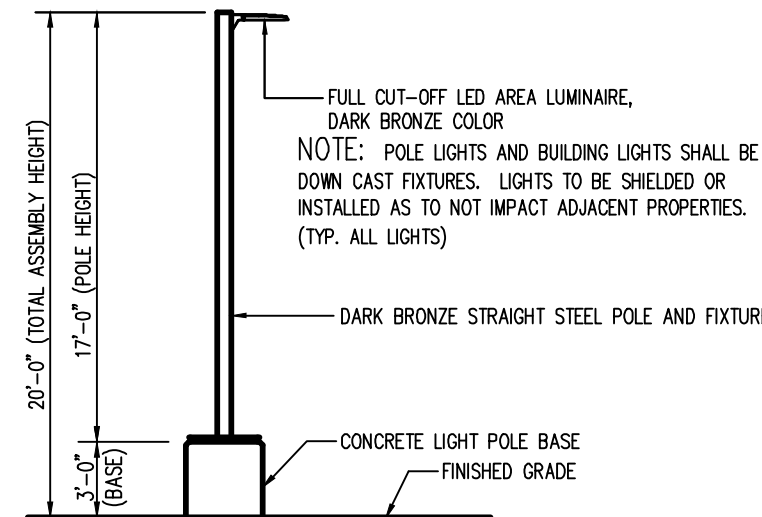
THE CALCULATED PHOTOMETRIC LEVELS MAY OR MAY NOT MEET CERTAIN STANDARDS OR RECOMMENDED PRACTICES OF IESNA.

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.



2 AREA LIGHT DETAIL
SCALE: NOT TO SCALE

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

show uniformity ratio for drive aisles and parking lot (should be 6:1 max to min)

Parking and Drive Aisles added to summary.

CALCULATION SUMMARY					
LABEL	UNITS	AVG	MAX	MIN	AVG/MIN
ILLUMINATED AREAS	FC	1.78	10.9	1.1	1.63:1

MARK	SYMBOL	QTY	LAMP	HEIGHT	LLF	LUMENS	WATTS	MODEL #	DESCRIPTION
PKL3	☐	1	LED	20'-0" POLE	1.0	9,556	73	PRV-P-C20-D-UNV-T3-SA-BZ	COOPER LIGHTING, PREVAL PETITE SITE LUMINAIRE, C20 LIGHT ENGINE, 4000K, TYPE III DISTRIBUTION, STANDARD ARM, BRONZE COLOR
PKL4	☐	5	LED	20'-0" POLE	1.0	8,984	73	PRV-P-C20-D-UNV-T4-SA-BZ-HSS	COOPER LIGHTING, PREVAL PETITE SITE LUMINAIRE, C20 LIGHT ENGINE, 4000K, TYPE IV DISTRIBUTION, STANDARD ARM, BRONZE COLOR WITH REAR SHIELD
PKL41	☐	1	LED	20'-0" POLE	1.0	6,437	52	PRV-P-C15-D-UNV-T4-SA-BZ-HSS	COOPER LIGHTING, PREVAL PETITE SITE LUMINAIRE, C15 LIGHT ENGINE, 4000K, TYPE IV DISTRIBUTION, STANDARD ARM, BRONZE COLOR WITH REAR SHIELD
G	☐	1	LED	9'-0" WALL	1.0	2,135	18.2	XTOR2B	COOPER LIGHTING, CROSSOUR WALL LUMINAIRE, 18 WATTS, 5000K, BRONZE COLOR
LED-2	○	4	LED	10'-8" RECESSED	1.0	814	11.8	DRH-R-4/DRDM-10-9-40/DRD2-R-4-S-W	ALTAIR/LED/LMF LIGHTING, 4" ROUND CANOPY DOWNLIGHT, 4000K, WHITE FINISH
LED-12	---	TBD	LED	10'-8" RECESSED	1.0	308/ft	3.7/ft	DL-120V-INFSC3-35-LENGTH-MICH	DIODE LED 120v LED STRIP LIGHT, 3500K, RECESSED MOUNTED UN CHANNEL UNDERNEATH STEEL 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

- 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 DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
- 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 POT-HOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

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TOWNSHIP 6 SOUTH, RANGE 66 WEST, 6TH PRINCIPAL MERIDIAN,
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13.80 ACRES, 11 COMMERCIAL LOTS

Project	Catalog #	Type	PKL3 PKL4 PKL41
Prepared by	Notes	Date	

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. See notes on page 2 for details on warranty and return policy.
 2. See website for more details on warranty and return policy.

Lumark

Preval LED

Area / Site Luminaire

Product Features

Product Certifications

Connected Systems

- WaveLinx

COOPER
Lighting Solutions

PKL00010101 10/23
June 01, 2023 10:47

Lumark		Prevail LED					
Ordering Information							
SAMPLE NUMBER: PREV-L-C75-D-UNV-2A-LS-BZ							
Product Family	Light Engine ¹	Core Temperature	Driver	Voltage	Disinfection	Mounting	Color
PREV-Preval PREV-Preval BSA Compliant ² TIA-Preval BSA Compliant ²	PC-1 C75-1 (120°) 130 lumens C75-2 (120°) 130 lumens C75-3 (120°) 130 lumens C75-4 (120°) 130 lumens C75-5 (120°) 130 lumens C75-6 (120°) 130 lumens C75-7 (120°) 130 lumens C75-8 (120°) 130 lumens C75-9 (120°) 130 lumens C75-10 (120°) 130 lumens C75-11 (120°) 130 lumens C75-12 (120°) 130 lumens C75-13 (120°) 130 lumens C75-14 (120°) 130 lumens C75-15 (120°) 130 lumens C75-16 (120°) 130 lumens C75-17 (120°) 130 lumens C75-18 (120°) 130 lumens C75-19 (120°) 130 lumens C75-20 (120°) 130 lumens C75-21 (120°) 130 lumens C75-22 (120°) 130 lumens C75-23 (120°) 130 lumens C75-24 (120°) 130 lumens C75-25 (120°) 130 lumens C75-26 (120°) 130 lumens C75-27 (120°) 130 lumens C75-28 (120°) 130 lumens C75-29 (120°) 130 lumens C75-30 (120°) 130 lumens C75-31 (120°) 130 lumens C75-32 (120°) 130 lumens C75-33 (120°) 130 lumens C75-34 (120°) 130 lumens C75-35 (120°) 130 lumens C75-36 (120°) 130 lumens C75-37 (120°) 130 lumens C75-38 (120°) 130 lumens C75-39 (120°) 130 lumens C75-40 (120°) 130 lumens C75-41 (120°) 130 lumens C75-42 (120°) 130 lumens C75-43 (120°) 130 lumens C75-44 (120°) 130 lumens C75-45 (120°) 130 lumens C75-46 (120°) 130 lumens C75-47 (120°) 130 lumens C75-48 (120°) 130 lumens C75-49 (120°) 130 lumens C75-50 (120°) 130 lumens C75-51 (120°) 130 lumens C75-52 (120°) 130 lumens C75-53 (120°) 130 lumens C75-54 (120°) 130 lumens C75-55 (120°) 130 lumens C75-56 (120°) 130 lumens C75-57 (120°) 130 lumens C75-58 (120°) 130 lumens C75-59 (120°) 130 lumens C75-60 (120°) 130 lumens C75-61 (120°) 130 lumens C75-62 (120°) 130 lumens C75-63 (120°) 130 lumens C75-64 (120°) 130 lumens C75-65 (120°) 130 lumens C75-66 (120°) 130 lumens C75-67 (120°) 130 lumens C75-68 (120°) 130 lumens C75-69 (120°) 130 lumens C75-70 (120°) 130 lumens C75-71 (120°) 130 lumens C75-72 (120°) 130 lumens C75-73 (120°) 130 lumens C75-74 (120°) 130 lumens C75-75 (120°) 130 lumens C75-76 (120°) 130 lumens C75-77 (120°) 130 lumens C75-78 (120°) 130 lumens C75-79 (120°) 130 lumens C75-80 (120°) 130 lumens C75-81 (120°) 130 lumens C75-82 (120°) 130 lumens C75-83 (120°) 130 lumens C75-84 (120°) 130 lumens C75-85 (120°) 130 lumens C75-86 (120°) 130 lumens C75-87 (120°) 130 lumens C75-88 (120°) 130 lumens C75-89 (120°) 130 lumens C75-90 (120°) 130 lumens C75-91 (120°) 130 lumens C75-92 (120°) 130 lumens C75-93 (120°) 130 lumens C75-94 (120°) 130 lumens C75-95 (120°) 130 lumens C75-96 (120°) 130 lumens C75-97 (120°) 130 lumens C75-98 (120°) 130 lumens C75-99 (120°) 130 lumens C75-100 (120°) 130 lumens C75-101 (120°) 130 lumens C75-102 (120°) 130 lumens C75-103 (120°) 130 lumens C75-104 (120°) 130 lumens C75-105 (120°) 130 lumens C75-106 (120°) 130 lumens C75-107 (120°) 130 lumens C75-108 (120°) 130 lumens C75-109 (120°) 130 lumens C75-110 (120°) 130 lumens C75-111 (120°) 130 lumens C75-112 (120°) 130 lumens C75-113 (120°) 130 lumens C75-114 (120°) 130 lumens C75-115 (120°) 130 lumens C75-116 (120°) 130 lumens C75-117 (120°) 130 lumens C75-118 (120°) 130 lumens C75-119 (120°) 130 lumens C75-120 (120°) 130 lumens C75-121 (120°) 130 lumens C75-122 (120°) 130 lumens C75-123 (120°) 130 lumens C75-124 (120°) 130 lumens C75-125 (120°) 130 lumens C75-126 (120°) 130 lumens C75-127 (120°) 130 lumens C75-128 (120°) 130 lumens C75-129 (120°) 130 lumens C75-130 (120°) 130 lumens C75-131 (120°) 130 lumens C75-132 (120°) 130 lumens C75-133 (120°) 130 lumens C75-134 (120°) 130 lumens C75-135 (120°) 130 lumens C75-136 (120°) 130 lumens C75-137 (120°) 130 lumens C75-138 (120°) 130 lumens C75-139 (120°) 130 lumens C75-140 (120°) 130 lumens C75-141 (120°) 130 lumens C75-142 (120°) 130 lumens C75-143 (120°) 130 lumens C75-144 (120°) 130 lumens C75-145 (120°) 130 lumens C75-146 (120°) 130 lumens C75-147 (120°) 130 lumens C75-148 (120°) 130 lumens C75-149 (120°) 130 lumens C75-150 (120°) 130 lumens C75-151 (120°) 130 lumens C75-152 (120°) 130 lumens C75-153 (120°) 130 lumens C75-154 (120°) 130 lumens C75-155 (120°) 130 lumens C75-156 (120°) 130 lumens C75-157 (120°) 130 lumens C75-158 (120°) 130 lumens C75-159 (120°) 130 lumens C75-160 (120°) 130 lumens C75-161 (120°) 130 lumens C75-162 (120°) 130 lumens C75-163 (120°) 130 lumens C75-164 (120°) 130 lumens C75-165 (120°) 130 lumens C75-166 (120°) 130 lumens C75-167 (120°) 130 lumens C75-168 (120°) 130 lumens C75-169 (120°) 130 lumens C75-170 (120°) 130 lumens C75-171 (120°) 130 lumens C75-172 (120°) 130 lumens C75-173 (120°) 130 lumens C75-174 (120°) 130 lumens C75-175 (120°) 130 lumens C75-176 (120°) 130 lumens C75-177 (120°) 130 lumens C75-178 (120°) 130 lumens C75-179 (120°) 130 lumens C75-180 (120°) 130 lumens C75-181 (120°) 130 lumens C75-182 (120°) 130 lumens C75-183 (120°) 130 lumens C75-184 (120°) 130 lumens C75-185 (1						

LUMINA

DESCRIPTION

The patented Lumina Crosstour® LED Wall Pack Series of luminaires provides an architectural style with superb 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 well/lobbies, inverted mount for floodcanyoning illumination, postballasts, aisle 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 36W model. Patented secure lock hinge feature allows for safe and easy tool-less electrical connections with the supplied push-on connectors. Back box sizes range three half-inch, NPT threaded conduit entry points. The universal back box supports the small and medium frame units and mounts to standard 3/4" x 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 sole for site lighting applications. Not recommended for arid weather applications.

Optical

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

Electrical

LED driver is mounted to the die-cast housing for optimal heat management. The universal system incorporates both conduction and neutral connection to transfer heat rapidly away from the LED source. 12W, 18W, 26W and 36W series operate in -40°C to +40°C (-104°F to 104°F). High ambient 50°C models available. Crosstour luminaires maintain greater than 98% of initial light output after 72,000 hours of operation. Three half-inch NPT three concentric entry points allow for branch-trunk wiring. Back box is an authorized

Catalog #

Project

Comments

Prepared by

Type

G

Date

electrical wiring compartment. Integral LED electronic driver is standard 5-10V dimming. 120-277V/50/60Hz or 347V 60Hz models.

Finish

Crosstour is protected with a Super durable TIGCO carbon bronze or sunniti white polyester powder coat paint. Super durable conditions while providing optimal color and glare retention of the installed site. Options to meet Bay American and other domestic preference requirements.

Warranty

Five-year warranty.

DIMENSIONS

12W, 18W, 26W
6-3/4" (171mm)
Ø 3 1/2"

12W, 18W, 26W
5-5/8" (143mm)
Ø 3 1/2"

12W, 18W, 26W
4-1/2" (114mm)
Ø 3 1/2"

Technical drawings of Crosstour LED wall pack luminaires. The top drawing shows a front view of the 12W, 18W, 26W model with a height of 6-3/4" (171mm) and a diameter of Ø 3 1/2". It also shows a side view with a width of 17-1/2" (445mm) and mounting holes spaced at 256mm. The middle drawing shows a front view of the 12W, 18W, 26W model with a height of 5-5/8" (143mm) and a diameter of Ø 3 1/2". It also shows a side view with a width of 17-1/2" (445mm) and mounting holes spaced at 256mm. The bottom drawing shows a front view of the 12W, 18W, 26W model with a height of 4-1/2" (114mm) and a diameter of Ø 3 1/2". It also shows a side view with a width of 17-1/2" (445mm) and mounting holes spaced at 256mm.

ESCUTCHEON PLATES

CERTIFICATION DATA

Dock Box Approved Designation, Full voltage and 3000K CCT only
UL1881, WVC Location Listed
LMF L1881 LM80 Compliant
ROHS Compliant
AIAA Compliant Models
IP66 Ingress Protection Rating
Type 24 Corrosion
Design/Light Concentration[†] Qualified[†]

TECHNICAL DATA

400° Maximum Ambient Temperature
External Supply Wiring NEMA 3P

EPA

Effective Power Input (S), P(1)
XTOR®, XTOR®, XTOR® S
XTOR®-45

SHIPPING DATA

Gross Weight Net Weight
3.7 - 6.25 lbs (1.7 - 2.8 kg)

COOPER
Lighting solutions

www.designlights.org

12/10/13 2/27

[illegible]

Type LED-2

DRD

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

PRODUCT SPECIFICATIONS

- 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 (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) 1/2" and (1) 3/4" 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 bars hangers engineered to accommodate lumber, laminated beams and T-bar.

CEILING: 1/2" up to 1".

OUTCUT: 4 3/4" (4" frame-in kit), 4" shallow frame-in kit, 5 5/8" (6" frame-in kit), 6 5/8" (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 PowerPac® Luminaria Disconnect, female. Alternate module construction with 0-10V, EcoSystem® dimming and/or Emergency Battery Backup Unit uses a IDEAL PowerPac® 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 lumen), 14.7W (1000 lumen 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.

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 light aiming fit.

Product Code:	Type:		Date:
Project:	Contact:		

dmf Lighting 1118 E. 223rd St. Carson, CA 90745 T: 800.441.4422
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www.dmfighting.com
Page 1 of 6 | V01.2 | 2015

dmf	RRD2 Recessed LED Downlight General New Construction 4", 5", 6" Aperture						
	PRODUCT SELECTION GUIDE						
	FRAME-IN KIT						
PRODUCT CODE		APPLICATION	ICON/NO-IC	APERTURE			
DRD2M Housing	N New Construction	IC Insulation Contact	4 4" Aperture	(Blank) TRIAC Dimming (Standard)			
				70 0-10V Dimming 750 lm			
				100 0-10V Dimming 1000 lm			
		[Blank] Non-Insulation Contact	5 5" Aperture	7C EcoSystem® Dimming 750 lm			
			6 6" Aperture	10C EcoSystem® Dimming 1000 lm			
			6S 6" Shallow	7TEM TRIAC Dimming w/ Emergency Battery 750 lm			
		Only available in 4" aperture		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			

Type LED-12

Item #
Project

SPECIFICATION SHEET

INFINILINE®	
Voltage/Wattage	120VAC / 3.7W/ft.
Lumens'	2700K 289 Lm/ft.
	3000K 300 Lm/ft.
	3500K 308 Lm/ft.
	4200K 351 Lm/ft.
Max. Run*	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 DVELY-300P, NTELY-300, or NTF-10 Dimmers
Warranty	5-Year Standard, 2-Year Deep Cold*

SPECIFICATIONS

- LED Chip Type: 2835
- LED Chip Beam Angle: 120°
- Luminous Efficacy* (lm/w) ~90-90
- Mounting: Mounting Clips / Mounting Channel
- Connector(s): 60 in. Plug-in, 15 ft. Hardwire
- Ambient Temp*: -43 ~ -122°F (-42 ~ -50°C) (Control system must be used to turn on lights when temperature drops below -5°F)
- Environment: Outdoor / Wet location / Indoor / Deep Cold*
- UV Resistance: Yes but may still degrade over time
- Jacket Material: PVC, UL 94 VRA Rated

COMPLIANCE & REGULATORY APPROVALS

Safety

- UL Listed 2388 Flexible Lighting Products. File # E470197
- UL Listed 1598 Surface Mount Luminaire. File # E503268
- ETL Certified, Canada - UL 2nd. 1598 Surface Mount Luminaire (Hardwire only)

SKU Builder

DI	- 120V	- INFBCS3		- TBD	- TBD	
Voltage		Model	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-INFBCS35-H-240c 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.

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Specifications are subject to change without notice.

Sales Rep: 877.823.6228 | Fax: 415.582.1294 | info@beavercreekled.com | www.beavercreekled.com

SPEC SHEET | INFINILINE® 120V LED Strip Light | S5960121-6.0 | 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.DiodesLED.com.

Visit the product page at www.DiodesLED.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. <i>(Sold Separately)</i>
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. <i>(Must be utilized with mounting channel). (Sold Separately)</i>
DI-INF-MTCH	MOUNTING CHANNEL Cuttable channel used to secure INFINILINE® LED Strip Light. <i>(Sold Separately)</i>

MECHANICAL DIAGRAMS

INFINILINE®

Mounting Clip

DI-INF-MTCL-5

INFINILINE®

Rotating Mounting Clip

(Included with Hardwired Infraline orders)

(Must be utilized with mounting channel)

DI-INF-RTCL-2

INFINILINE®

Mounting Channel

DI-INF-MTCH

- LED chips have a luminous flux range with a tolerance of +/-5%.
- Each maximum run requires a dedicated power feed. Do not extend beyond the recommended maximum run length.
- Deep Cold applications are warranted for 2 years. Out of warranty condition is a greater than 25% loss of light output from initial installation.
- 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.
- Wire leads and accessories are not rated for in-wall installation unless otherwise noted.
- 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 abnormally impact color consistency.
- Operating temperature is measured according to the minimum and maximum ambient temperature environment.
- Do not install in environment where LED chips are exposed to direct sunlight as this will lead to the phosphor will occur.

SPEC SHEET | INFINILINE® 120V LED Strip Light | SS060221-6.0 | 4 OF 5



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

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NOT FOR BIDDING
NOT FOR CONSTRUCTION

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

CHAMBERS & HESS
PARKER, CO

[illegible]

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



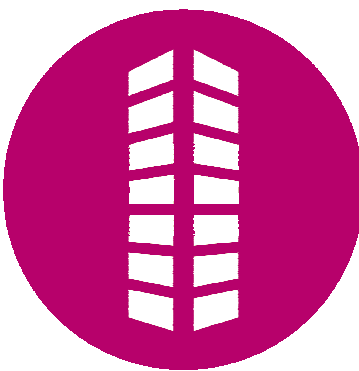
2 EXTERIOR ELEVATION - FRONT (WEST)
SCALE: 1/4" = 1'-0"



is this fiber cement
board or windows?
should be glazing.

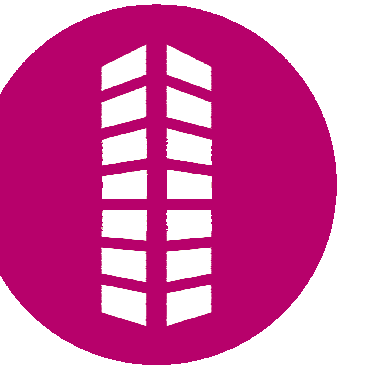
This area is
windows and
clarification
has been
added in the
drawing.

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



#	Date	Issue/Description
1	11-10-2023	RESUBMITTAL
2		
3		
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9		
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11		
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20		

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



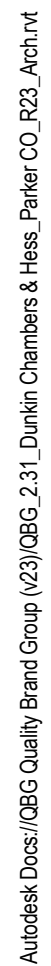
SITE PLAN DOCUMENTS
DOUGLAS 234, FILING NO. 6,
AMENDMENT 1, LOT 4
QUALITY BRAND GROUP CO, LLC

CHAMBERS & HESS
PARKER, CO

[illegible]

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

15





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 4+

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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PARKER
COLORADO

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



PARKER
COLORADO

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
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: 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
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:						



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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:						



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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 details						
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"						



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6/13/2022	4/5/2024	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:						



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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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Project Reviews Town of Parker



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	1/4/2024	12/27/2023	SITE PLAN 10	Ashley Chasez	REVISIONS REQUIRED	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
Notes: 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.						
4/7/2025	4/17/2025	4/22/2025	IREA 10	Brooks Kaufman	REVISIONS REQUIRED	
Notes: The proposed transformer location and shown size do not meet CORE's requirements. Transformer may not open into a drive. The applicant will be required to revise landscape plans to meet CORE requirements.						
4/7/2025	4/22/2025	4/22/2025	SITE PLAN 10	Amber Wood Hicken	REVISIONS REQUIRED	
Notes: See planning comments 04						
4/7/2025	4/21/2025	4/22/2025	TRAFFIC IMPACT STUDY - CIVIL 10	Charles Kudlauskas	ADVISORY COMMENTS	
Notes: The Drainage Report and Traffic Letter will need the application of the signature and seal of a Colorado Licensed PE prior to final approval. The Drainage Easement submitted will need to be drafted by the Town for signature and approval. I will send the Draft Drainage Easement to the applicant when ready.						
7/8/2025	7/21/2025	7/22/2025	IREA 10	Brooks Kaufman	REVISIONS REQUIRED	
Notes: The applicant will be required to address previous comments. Revise transformer location and screening for both the EUSERC cabinet and transformer per CORE requirements.						
7/8/2025		7/22/2025	SITE PLAN 10	Amber Wood Hicken		
Notes: 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: Please see uploaded documents. Please feel free to reach out with any questions.						
4/7/2025	4/22/2025	4/22/2025	PARKER WATER AND SANITATION DISTRICT 10	Robert Ramsey	REVISIONS REQUIRED	see notes
Notes: Please have PWSD Plans signed by Town of Parker Life Safety. Please have PWSD Easement recordation (number 2025016806) recorded on the plans on all pages showing the PWSD Easement. Waiting on final documents prior to plan approval.						

7/8/2025	7/9/2025	7/22/2025	PARKER WATER AND SANITATION DISTRICT 10	Robert Ramsey	REVISIONS REQUIRED	see notes
Notes: Please provide the Completed SIA Exhibits, and LOC, or cash in lieu. All Tap fee invoices must be paid in full. All Engineering review invoices must be paid. Plans must be signed by TOP life safety prior to PWSD signatures.						